

**MEETING MINUTES**  
**BYRAM TOWNSHIP PLANNING BOARD MEETING**  
**JULY 2, 2015**

**CALL TO ORDER**

Chairman Shivas called the meeting to order at 8:00 p.m.

**ROLL CALL**

	Mr. Riley	Mr. Morytko	Mr. Chozick	Ms. Raffay	Mr. Kaufhold	Mr. Valentine	Ms. Segal	Mr. Walsh	Mr. Gonzalez	Ms. Shimamoto	Chairman Shivas
HERE	H	H	H		H		H	H			H
ABSENT											
EXCUSED				EA		EA			EA	EA	
LATE											

Also present: Attorney Tom Molica  
 Planner Paul Gleitz  
 Secretary Cheryl White

**STATEMENT BY CLERK**

Adequate notice of this meeting has been published specifying the time and place in compliance with the provisions of the Open Public Meetings Act.

**FLAG SALUTE** led by Chairman Shivas

**MEETING MINUTES JUNE 18, 2015**

A motion was made by Mr. Kaufhold and seconded by Mr. Chozick to approve the minutes as written. The following vote was taken:

	Mr. Riley	Mr. Morytko	Mr. Chozick	Ms. Raffay	Mr. Kaufhold	Mr. Valentine	Ms. Segal	Mr. Walsh	Mr. Gonzalez	Ms. Shimamoto	Chairman Shivas
Motion					√						
Seconded			√								
Aye		√	√		√						√
Nay											
Abstain	√						√	√			
Absent				√		√			√	√	

Motion carried.

**SITE PLAN WAIVER**

**WOSP7-2015, American Car Lift, LLC, Block 212 Lot 1, SPLT Zone**

**Change of tenant/use**

The Site Plan Subcommittee met with the applicant and reviewed the application. The applicant proposes to use the existing warehouse to store car lifts used in parking facilities, a small repair shop to do minor repairs along with some office space.

The Subcommittee determined that since the proposed use is similar to the 1986 approved use, and there will be no increase in fluids, no engine repairs and the use will not exceed the prior approval, the waiver was granted. It was determined that within the prior resolution of approval on page 2, number 2 it should be clarified within the new resolution that "bulk storage" refers to petroleum products, lubricants and fluids. The applicant said that they will have no more than two, 55 gallon drums of lubricants stored at one time. The applicant also stated that he is currently leasing the property with intentions to purchase and in the near future will return to this Board with an amended site plan for outdoor storage.

A motion was made by Ms. Segal and seconded by Mr. Riley to grant the site plan waiver. The following vote was taken:

	Mr. Riley	Mr. Morytko	Mr. Chozick	Ms. Raffay	Mr. Kaufhold	Mr. Valentine	Ms. Segal	Mr. Walsh	Mr. Gonzalez	Ms. Shimamoto	Chairman Shivas
Motion							√				
Seconded	√										
Aye	√	√	√		√		√	√			√
Nay											
Abstain											
Absent				√		√			√	√	

Motion carried.

**NEW BUSINESS**

**Z05-2015, Michael Gilbert, 33 Richmond Road, Block 246 Lot 390, R-5 Zone**

Variance for a front yard setback of 11' and side yard setback of 5' to construct a 40' X 6' covered porch to the front of an existing single family dwelling.

Applicant, Michael Gilbert was sworn in and said he wanted to construct a covered porch along the front of his home that will not be enclosed, and will not have heat or lights other than the front house light. Mr. Kaufhold asked why not consider putting the porch on the back of the house since he has plenty of room and Mr. Gilbert said it would improve the appearance of the front of the house, and his wife desires a front porch. He also added that currently there is a deck in the rear of the home that will be removed. The Board had discussion about the front steps and it was noted that steps will also be added to the side of the deck exiting near the garage but will not extend any further than the house. During the meeting it was discovered that Mr. Gilbert didn't take the gutter into account when measuring his setback, a minor change was made to the front yard setback making it 23', requiring a 12' variance.

Mr. Gilbert added that his neighbors were receptive to the proposed porch.

Chairman Shivas opened to the public. No one from the public came forward. Chairman Shivas closed to the public.

A motion was made by Mr. Walsh with the setback correction. The motion was seconded by Mr. Chozick. The following vote was taken:

	Mr. Riley	Mr. Morytko	Mr. Chozick	Ms. Raffay	Mr. Kaufhold	Mr. Valentine	Ms. Segal	Mr. Walsh	Mr. Gonzalez	Ms. Shimamoto	Chairman Shivas
Motion								√			
Seconded			√								
Aye	√	√	√		√		√	√			√
Nay											
Abstain											
Absent				√		√			√	√	

Motion carried.

**REPORTS FROM COMMITTEES**

- Township Council – no representative was present.
- Environmental Commission - no representative was present.
- Architectural Review Committee – no meeting was held.
- Open Space – no meeting was held.
- Board of Health – no meeting was held.

**BILLS**

L&G Planning (1 bill) \$1,680.00

A motion was made by Mr. Walsh, and seconded by Mr. Chozick to approve Mr. Gleitz bills. All were in favor. Motion carried.

**PUBLIC COMMENT**

Chairman Shivas opened to the public.

No one from the public came forward. Chairman Shivas Kaufhold closed to the public.

**ADJOURNMENT**

A motion to adjourn the meeting was made at 8:45 p.m. by Ms. Segal and seconded by Mr. Kaufhold. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted: *Cheryl White*