

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Byram, County of Sussex and State of New Jersey, that said Board shall meet as follows during calendar year 01/01/2016 UNTIL 12/31/2016

REGULAR MEETINGS
2016 PLANNING BOARD MEETING DATES

| | | | |
|-----------|----|---------------------|----|
| JANUARY | 07 | Reorganization Mtg. | 21 |
| FEBRUARY | 04 | | 18 |
| MARCH | 03 | | 17 |
| APRIL | 07 | | 21 |
| MAY | 05 | | 19 |
| JUNE | 02 | | 16 |
| JULY | 07 | | 21 |
| AUGUST | 04 | | 18 |
| SEPTEMBER | 01 | | 15 |
| OCTOBER | 06 | | 20 |
| NOVEMBER | 03 | | 17 |
| DECEMBER | 01 | | 15 |
| JANUARY | 05 | (2017)* | |

(*Denotes 2017 Reorganization Meeting)

All of the above meetings shall begin at 8:00 p.m. prevailing time. All meetings shall be held in the Municipal Building, 10 Mansfield Drive, unless otherwise noticed, and official action may be taken.

BE IT FURTHER RESOLVED that a certified copy of the Resolution be forwarded to the New Jersey Herald and shall be posted on the bulletin board in the Byram Township Municipal Building.

BYRAM TOWNSHIP PLANNING BAORD

Attest:

I certify that the foregoing resolution was adopted by the Byram Township Planning Board at a meeting held on January 07, 2016.

Cheryl White
Cheryl White, Board Secretary

A motion to approve the resolution was made by Mr. Walsh; the motion was seconded by Mr. Morytko. The following vote was taken:

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

Motion carried.

Chairman Shivas reviewed the members of the subcommittees:

| Site Plan Subcommittee | Master Plan Subcommittee | Ordinance Subcommittee |
|---|---|--------------------------------------|
| Caryn Segal (Committee Chair) (BOH liaison) | Marie Raffay (Committee Chair) (Township Council liaison) | Ken Kaufhold (Committee Chair) |
| Mike Walsh | George Shivas | George Shivas |
| Lisa Shimamoto (EC & ARC liaison) | Frank Gonzalez | Lisa Shimamoto (EC & ARC liaison) |
| Frank Gonzalez | Ken Kaufhold | Robert Chozick |

MEETING MINUTES DECEMBER 17, 2015

A motion was made by Mr. Kaufhold and seconded by Mr. Walsh to approve the minutes.

The following vote was taken:

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

Motion carried.

OLD BUSINESS

Superior Structures, LLC, 44 Birch Parkway, Block 308 Lot 1823, R-5 Zone

To construct a second story addition requiring variances.

Attorney for the applicant, William Askin of Laddey, Clark & Ryan said that they were here this evening because at the November 5, 2015 meeting building and height calculations that were provided were not clear. Revised plans were received 12/15/2015 and reviewed by Mr. Stoner and in his report dated 12/30/15 said that the building and façade height met the Township requirement

and will be below 25 feet, and the façade height will be under the requirement of 30'. He added that since there is a walkout basement a variance for 3.5 stories is required.

Chairman Shivas reiterated that one, pre-existing full wall and foundation must remain. The Board discussed the foundation plantings in the rear to minimize the building height and that the planner will be required to review the landscape plan submitted by the applicant.

The Board had no further questions. Chairman Shivas opened to the public. No one from the public came forward. Chairman closed to the public.

A motion to approve the application was made by Mr. Chozick and the motion was seconded by Mr. Morytko. The following vote was taken:

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

Motion carried.

Mr. Askin said that at the Nov. 5 meeting a draft resolution was presented and the applicant would like the Board to vote on the resolution this evening. The Board reviewed the draft resolution and identified changes/corrections. Mr. Senesky said the changes are minor in nature and believed the Board could vote on the resolution tonight. Mr. Senesky will make the changes and the Chairman Shivas will review it to ensure the resolution is accurate. The Board agreed.

A motion to approve the resolution with the minor changes discussed at the meeting was made by Mr. Chozick. The motion was seconded by Mr. Morytko. The following vote was taken:

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

Motion carried.

REPORTS FROM COMMITTEES

- Township Council – Ms. Raffay said that at the Council had their reorganization meeting Jan. 5 and there were no substantial changes. She also mentioned board and committee vacancies and encouraged members to get the word out.
- Environmental Commission – Ms. Shimamoto said at the last meeting the committee reviewed the application for Brian Church and said that it appeared that the vegetation buffer on this property is sufficient, otherwise there were no comments.
- Architectural Review Committee – The committee will be meeting next week with some professionals from Quick Check to review the architectural drawings of their proposed building.
- Open Space – No meeting held.
- Board of Health – No representative was present.

Chairman Shivas said that the Board of Health would like a joint meeting with the Planning Board to discuss the Chester Township Ordinance regarding new construction/septic requirements vs. additions/septic requirements.

Chairman Shivas told the secretary to set up a joint meeting and to resend the ordinance to the Board members.

OTHER BUSINESS

Mr. Stoner provided an update on the construction of CVS saying that a temporary Certificate of Occupancy was issued so that the store can be stocked and that CVS should be ready to open within a month. There are some outstanding issues that need to be resolved prior to the issuance of a C.O. and Mr. Stoner is requesting a bond be required to ensure all outstanding items are addressed.

Chairman Shivas asked Mr. Stoner about the Bond for the School Village Apartments Bond and Mr. Stoner said that he will ask the applicant’s engineer for an estimate for Cory to review. Chairman Shivas recommended Mr. Careaga provided a list of items along with the estimate that the Bond will include.

PUBLIC COMMENT

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

BILLS

Harold Pellow & Associates, Inc. (7 bills) \$3,849.39

A motion was made by Mr. Walsh; the motion was seconded by Mr. Chozick to approve Mr. Stoner’s bills. All were in favor. Motion carried.

ADJOURNMENT

A motion to adjourn the meeting was made at 9:00 p.m. by Mr. Walsh and seconded by Mr. Kaufhold. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted: *Cheryl White*