

**MINUTES**  
**BYRAM TOWNSHIP PLANNING BOARD**  
**MEETING OCTOBER 2, 2014**

**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		H	H
ABSENT											
EXCUSED						EA			EA		
LATE											

Also present: Attorney Kurt Senesky  
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 SEPTEMBER 18, 2014**

The Board had no discussion. A motion was made by Ms. Segal 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							√				
Second			√								
Aye		√	√	√						√	√
Nay											
Abstain	√				√			√			
Absent						√			√		

Motion carried.

**SITE PLAN WAIVER**

WOSP8 -2014, Glenn Paladino (Byram Car Wash), 56 Route 206, Block 365 Lot 1.01, V-C Zone.  
A site plan waiver to change the building façade.

Mr. Walsh said that Mr. Paladino met with the subcommittee and said that while replacing the roof they noticed the false mansard roof around the building was also in need of repair and unsafe so it was removed. Mr. Paladino met with the zoning officer and expressed proposed changes not only to the building façade but to the lighting and signage. The zoning officer said that changes to the building façade can be handled as a site plan waiver however the other changes require an amended site plan. Since the cold weather is approaching Mr. Paladino decided to apply for the site plan waiver for the façade change and will come back at a later date with an amended site plan for changes to the signage, lighting and landscaping.

Mr. Paladino met with the Architectural Review Committee prior to the site plan waiver meeting. They discussed the colors and design of the building façade. The meeting with the ARC was positive and the committee and the applicant were able to make some modifications to the proposed changes that satisfied both the goals of the applicant and the Township, since this property is in the Village Center zone.

Since the façade change only met the criteria for a waiver, a motion was made by Mr. Walsh and the motion was seconded by Ms. Segal to grant the 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								√			
Second							√				
Aye	√	√	√	√	√		√	√		√	√
Nay											
Abstain											
Absent						√			√		

Motion carried.

**RESOLUTIONS**

Z07-2014, Yuan & Lin Chu, 4 Wa To Ga Pass, Block 149 Lot 180, R-5 Zone.

A variance for a front and side yard setback to construct an addition, and relief for a shed in the front yard.

A motion was made by Ms. Segal and seconded by Mr. Chozick to approve the resolution as presented. 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							√				
Second			√								
Aye		√	√	√			√			√	√
Nay											
Abstain											
Absent								√			

Motion carried.

The Adoption of the Highlands Element to the Byram Township Master Plan.

A motion was made by Ms. Segal and seconded by Mr. Chozick to approve and include the Highlands Element as part of Byram Township’s Master Plan. 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							√				
Second			√								
Aye		√	√	√			√			√	√
Nay											
Abstain											
Absent									√		

Motion carried.

**REPORTS FROM COMMITTEES**

- *Township Council:* No meeting held.
- *Environmental Commission:* Nothing to report.
- *Open Space Committee:* No meeting held.
- *Architectural Review Committee:* Mr. Morytko said that the committee discussed what steps could be implemented so that a commercial property owner wishing to make changes to their property and prior to submissions they meet with the ARC to discuss features and designs that are preferred, especially if applicants are located in the VB Zone. The consensus of the Board was that there are dates that must be adhered to and that could delay those dates being met. Ms. Segal said that many large applications have several hearings which will afford the applicant opportunities so that may be accomplished. It was also said that if the owner/applicant comes to the town from the onset, prior to any drawings being done, the Board secretary can recommend the applicant meet with the ARC to discuss the applicant’s plans.
- *Board of Health:* Ms. Segal said the Board is still reviewing ordinances for correctness.

**ANY OTHER BUSINESS THE BOARD DEEMS NECESSARY**

No business.

**BILLS**

Schenck, Price, Smith & King, LLP \$595.00 (three bills)

A motion was made by Mr. Walsh and seconded by Mr. Kaufhold to approve Mr. Senesky’s bills. All were in favor. Motion carried.

Harold Pellow & Associates, Inc. \$490.00 (one bill)

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

**PUBLIC COMMENT**

Chairman Shivas opened to the public.

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

**ADJOURNMENT**

A motion to adjourn the meeting was made at 8:20 p.m. by Mr. Walsh and seconded by Mr. Kaufhold. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted: *Cheryl White*