

MEETING MINUTES
BYRAM TOWNSHIP PLANNING BOARD MEETING
DECEMBER 17, 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	Ms. Segal	Mr. Walsh	Mr. Gonzalez	Ms. Shimamoto	Chairman Shivas
HERE	H	H	H	H	H	H	H		H	H
ABSENT										
EXCUSED								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 DECEMBER 3, 2015

A motion was made by Mr. Kaufhold and seconded by Mr. Chozick to approve the minutes with a minor correction. 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.

COMPLETENESS REVIEW

SB1-2015, Brian Church, 4 Raccoon Trail, Block 317 Lot 20.01, R-5 Zone

Lot line adjustment with Block 317 Lot 1.03

Mr. Walsh said the committee reviewed the application and the materials submitted and found the application to be complete. A hearing date has been set for January 21, 2016.

A motion was made by Mr. Walsh and the motion was seconded by Ms. Segal. 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.

RESOLUTIONS

SP2-2015, School Village Apartments, 55 Lackawanna Drive, Block 226 Lot 21, M-F Zone

Preliminary and final site plan with variances for the conversion of the former Consolidated School into twenty one residential apartments.

Mr. Senesky revised the draft resolution to incorporate comments from Mr. Gleitz and provided a copy to the Board. Comments from Mr. Stoner were discussed at the meeting; the Board agreed with Mr. Stoner's comments and Mr. Senesky will revise the resolution. Chairman Shivas believes the revisions are minor and that the Board can vote on the resolution this evening, and the Chairman will review the revised resolution making sure it is accurate. In addition, Chairman Shivas wanted Condition #8 modified to include that the Board Engineer provides the amount of the performance bond required prior to the release of any construction permits.

A motion was made by Mr. Kaufhold to approve the resolution with recommendations made by Mr. Stoner. The motion was seconded by Mr. Chozick. 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.

DISCUSSION ITEMS

HOUSING ELEMENT AND FAIR SHARE PLAN WORKSHOP

Chairman Shivas advised the Board that the draft document of the Byram Township Housing Element and Fair Share Plan was submitted to the Highlands Council on Dec. 8, 2015

REPORTS FROM COMMITTEES

- Township Council – Ms. Raffay said at the last Economic Steering Committee meeting they discussed the final product which were a result of information gathered by the survey. She also encouraged the Board to attend the meetings.
- Environmental Commission - Meeting is Dec. 21, 2015.
- Architectural Review Committee – No meeting held.
- Open Space – Mr. Morytko said the County Open Space tax passed and some of the funds will be used for the County’s Master Plan. He added that the Committee is investigating as to whether some of the funds can be used for the maintenance of prior acquisitions as well. He said the Township is looking for a new forester to implement the plan that Ron Far worked on, and lastly that Tamarack Park should be done in the spring.
- Board of Health – Ms. Segal said the BOH would like to hold a joint meeting with the Planning Board to discuss septic in relationship to new construction vs. additions. The Board secretary will set up a date. She also mentioned that there is a vacancy on the on the Board of Health.

PUBLIC COMMENT

Chairman Shivas opened to the public.

Dave Hergert from Elite Automotive, 254 Route 206, Block 216 Lot 3.04 said he recently received a violation from the zoning department for parking on the grass in the front yard. He presented a proposed plan to the Board asking for their opinion as to whether the Board would even consider his proposal to add parking in the front yard and said that his business is the only commercial property on Route 206 that does not allow parking in the front yard. A copy of a prior resolution was provided to the Board that stated that Elite Automotive had a previous parking agreement with Adam Todd however Mr. Hergert stated that since Adam Todd is now under different ownership, the prior agreement is null and void. Mr. Hergert also said that his proposal for parking in the front yard would mainly be used for dropping off and picking vehicles up and would not impact traffic on Route 206. The Board felt this would be a reasonable request. The Board discussed different ideas for his proposed additional parking and recommended adding some landscaping in the front. Mr. Hergert said he is also thinking about some façade changes to his building and the Board recommended that he meet with the Architectural Review Committee first.

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

BILLS

Schenck, Price, Smith & King, LLP (3 bills) \$3,150.00

A motion was made by Mr. Walsh; the motion was seconded by Mr. Chozick. All were in favor. Motion carried.

ADJOURNMENT

A motion to adjourn the meeting was made at 9:15 p.m. by Mr. Walsh and seconded by Mr. Chozick. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted: *Cheryl White*