

MINUTES
BYRAM TOWNSHIP PLANNING BOARD
SPECIAL MEETING APRIL 12, 2012

CALL TO ORDER

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

ROLL CALL

	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mr. Valentine</i>	<i>Mrs. Segal</i>	<i>Mr. Walsh</i>	<i>Mayor Oscovitch</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	H	H	H	H	H	H	H	A	H	H	H
	Attorney Secretary Engineer			Kurt Senesky Cheryl White Lou Slaby							

Mr. Kaufhold and Mr. Walsh arrived late.

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 Meeting Act.

FLAG SALUTE led by Chairman Shivas

MINUTES: April 5, 2012

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

	<i>Planning Board Member</i>	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mrs. Segal</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mayor Oscovitch</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Motion					X							
Second		X										
Aye	X	X	X		X	X			X	X	X	
Nay												
Abstain				X			X					
Absent								X				

Motion carried.

NEW BUSINESS

SP2-12, Jefferson Lakes Day Camp, Block 370, Lot 7.01, C-R Zone

Amended site plan to install electricity and water for a pole barn and kitchen.

The applicant's Attorney, Mr. Larry Kron of Nausbaum, Stein, Goldstein, Bronstein & Kron, explained that the applicant was approved for a pole barn in October 2011 and is back to obtain approval for electricity, water and a kitchen unit inside the pole barn. The applicant's architect, Mr. Michael Byrne, was sworn in and has previously testified before the Board. Mr. Byrne noted that this project consists of two main components, a pre-fabricated, self-contained kitchen unit inside the pole barn and a utility area surrounded by a stockade fence for propane tanks, garbage, and gray water tanks outside the structure.

Mr. Jim Glasson of Civil Engineering, Inc., who was sworn in and has previously testified before the Board, reviewed the plans and Mr. Slaby's report dated April 9, 2012. Below is Mr. Glasson's testimony in answer to the specific comments in Mr. Slaby's report.

- A ladder would be used to access the roof. Condensation will be drained and piped to an appropriate area where it will not collect.
- The trash area will be enclosed on all four sides and trash will be collected and removed daily to an off-site dumpster.
- The Board agrees with Mr. Slaby and a concrete slab will be used in the utility area to stabilize the tanks.
- The gate and width of the gate must be depicted on the plan. The applicant testified there will be no vehicle access in this area. Any propane, gray water or sewer trucks will use hoses and not access this site. It was noted that sewage disposal will not occur during business operation hours.
- The applicant believes the fixtures are adequate for the use of the facility and Mr. Slaby agreed.
- A company will be contracted to empty the gray water tanks three times a week. The tanks will be monitored and emptied more frequently if required.

- Water lines are depicted on the plan. Lines will be blown out when camp closes to prevent freezing.
- The applicant testified there will be no nighttime activities.
- Mr. Byrne provided testimony that the pole barn itself is not sprinklered, but the kitchen unit has an Ansul system integrated into the hood unit.
- The dumpster is located off site.

It was noted that the waste line to the tanks, the concrete pad for the utility area, and the transformer must be depicted on the plan.

Board member Ms. Segal had a question about hours of operation. Mr. Kron introduced Mr. Justin Efros, who was sworn in; he has been the camp director for eight years and oversees capital projects. Mr. Efros indicated the camp serves approximately 800 attendees from June 25 to August 17 and operates Monday thru Friday 9:30 a.m. to 4:30 p.m. Staff hours are 7:00 a.m. to 6:00 p.m. There are no evening hours for camp. Ms. Segal asked the applicant if they would agree to outline hours of operation in the resolution, and Mr. Efros agreed. Mr. Efros testified the kitchen unit will be used to serve lunch to the camp attendees, in the past lunch was not provided. The Board asked if Jefferson Lakes will be using the facility for private events; Mr. Efros said it is only used for camp purposes at this time and not in operation during fall, winter or spring.

The Board had no further questions.

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

A motion was by Mr. Walsh and seconded by Ms. Segal to approve the amended site plan. The following vote was taken:

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Mrs. Raffay	Mrs. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion							X				
Second					X						
Aye	X	X	X	X	X	X	X		X	X	X
Nay											
Abstain											
Absent								X			

Motion carried.

Mr. Senesky will prepare the resolution for the May 3, 2012 meeting.

REPORTS FROM COMMITTEES

TC Councilwoman Raffay noted that on Tuesday, April 17 2012 the Highlands Checklist Ordinance will be introduced and then will go to the Planning Board for review. She reminded the Board about the Smart Growth America workshop on May 17 and May 18. Please let Margaret McGarrity know if you plan on attending.

EC Nothing to report.

ARC Mr. McElroy noted the ARC has a new member who he believes will be a valuable addition to the committee.

OS Lisa Shimamoto reported there was a meeting on April 9, 2012, and they discussed Jones Lane. Cory Stoner is re-engineering the field, and funding for the project was discussed.

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

ANY OTHER BUSINESS THE BOARD DEEMS NECESSARY

Chairman Shivas wants the Board to research solar ordinances in other municipalities for discussion at the June 7 2012 meeting.

A motion to adjourn the meeting was made at 9:05 p.m. by Mr. Valentine and seconded by Mr. Kaufhold. All were in favor. The motion carried. The meeting was adjourned.

Respectfully submitted:
Cheryl White