

MINUTES
BYRAM TOWNSHIP PLANNING BOARD
MEETING MAY 1, 2014

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. Morytko</i>	<i>Ms. Raffay</i>	<i>Mr. Valentine</i>	<i>Ms. Segal</i>	<i>Mr. Walsh</i>	<i>Mr. Riley</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	H	H	H	L	A	H	H	H	H	H	H

Engineer
Attorney
Secretary

Cory Stoner
Kurt Senesky
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 Meeting Act.

FLAG SALUTE led by Chairman Shivas

MEETING MINUTES APRIL 3, 2014

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

<i>Planning Board Member</i>	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. Morytko</i>	<i>Ms. Raffay</i>	<i>Ms. Segal</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mr. Riley</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Motion		X									
Second			X								
Aye		X	X					X	X	X	
Nay											
Abstain	X				X		X				
Absent				L		X	X				

Motion carried.

RESOLUTIONS

Z14-2013, John Seekamp, 10 Weasug Trail, Block 383 Lot 1, R-5 Zone (carried from Feb. 6, 2014)

Variance relief to construct a second story addition to a single family dwelling.

A motion was made by Mr. Kaufhold to approve the resolution with a minor correction; the motion was seconded by Mr. Morytko. The following vote was taken:

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

Motion carried.

SP1-2014, PMG New Jersey, LLC, 27 Route 206, Block 29 Lot 201.01, VB Zone
Relief to alter signage.

A motion was made by Mr. Kaufhold to approve the resolution with a minor correction; the motion was seconded by Mr. Morytko. The following vote was taken:

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. Morytko	Ms. Raffay	Ms. Segal	Mr. Valentine	Mr. Walsh	Mr. Riley	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion		X									
Second			X								
Aye		X	X					X	X	X	
Nay											
Abstain											
Absent						X					

Motion carried.

WOSP2-2014, Glen Paladino (Byram Car Wash), Block 365 Lot 1.01, 56 Rt. 206, VB-Zone

A Site Plan Waiver to change existing self-serve vacuums.

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

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. Morytko	Ms. Raffay	Ms. Segal	Mr. Valentine	Mr. Walsh	Mr. Riley	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion		X									
Second			X								
Aye		X	X					X	X	X	
Nay											
Abstain											
Absent						X					

Motion carried.

NEW BUSINESS

Z05-2014, Brian Lanci, 27 Meteor Trail, Block 163 Lot 31, R-5 Zone

Variance relief for lot area, front, side and rear yard setback, principle building coverage and setback to a body of water to add a second story and an overhang to a single family dwelling.

Home owners Brian and Patricia Lanci were sworn in. Mr. Lanci said they have owned this property for seventeen years and their living space is small. Their plan is to add a second story, relocate the two bedrooms to the second story which will allow for a larger kitchen, dining and living room. The master bedroom will have a walk-in closet and a master bath and the guest bedroom will have a bathroom.

Mr. Lanci said Cranberry Lake has many summer residents so he plans on starting the work in the fall of this year or early spring of next year when summer residents are not present.

Mr. Lanci presented Exhibit A1, a revised site plan based on the Planning Board engineer's report, Cory Stoner dated April 14, 2014.

- 3b. Mr. Lanci said that part of the basement consists of a game room and the rest of the basement contains the furnace, and other mechanicals. It is not living space and will remain the same.
- 3c. Mr. Lanci said the house will have vinyl siding and cedar shakes in a neutral color.
- 6a. The Board discussed the percentage of lot disturbance, and it was determined the lot disturbance is 100%. This will be confirmed at the next meeting.
- 6b. Mr. Lanci said that no deck construction is proposed.
- 6c. A certificate of approval from the Sussex County Division of Health with a service contract for the septic system was received.
- 6d. Mr. Lanci stated that construction material will be delivered to the site by hand or by Boom truck.
- 6c. Mr. Lanci said the property allows parking for three mid size vehicles. Mr. Lanci will advise all contractors that Meteor Trail must be kept open at all times and ensured the Board Meteor Trail will have safe passage.

The Board noted that the plans depicted an area for a central air unit and a generator but were not mentioned in the application, setbacks were not included on the plan. There was a lengthy discussion about the location of the generator, propane tanks and the AC unit. The Applicant agreed to withdraw the AC unit and generator from this application and return at a later time.

Mr. Lanci introduced Mr. Gerald Gardner of Houser Engineering. Mr. Gardner provided his education and experience and the Board accepted Mr. Gardner as an expert in his field.

Mr. Gardner discussed the septic system, the generator and AC unit locations saying that if they can find a suitable location for the generator and AC unit and said they will add them to the plans with the setbacks.

Mr. Kaufhold believes that the cantilever adds unnecessary mass to the house. Mr. Lanci said that the cantilever adds two feet to the second story living space.

There was a lengthy discussion about the building height and number of stories. Mr. Gardner and Mr. Stoner will look at the ordinance and the number of stories will be determined at the next meeting.

Mr. Lanci reviewed the Environmental Commission's report and believes this addition increases the value of his home and improves the area.

- He said the house will remain a two bedroom house.
- Mr. Lanci said that the County Division of Health issued a Certificate of Compliance and received a service contract for the septic system which was provided to Byram Town Hall.
- Mr. Lanci believes installing a new septic will impact the lake in a positive way.
- Mr. Lanci said that three vehicles can park safely on his property.
- Mr. Lanci stated that construction materials will be delivered by hand or Boom truck.
- Mr. Lanci disagrees with the comment the house is three and one half stories.
- Mr. Lanci expressed concern related to his hardship discussion.
- From April 15 to September 28 Mr. Lanci said he receives his water from a community well, and then he draws water from the lake and uses a water filtration system.
- Mr. Lanci said that many properties in Cranberry Lake are developed on steep slopes; he added that his property is terraced.
- Mr. Lanci agreed to plant shrubs along the lake that are approved by the Township Planner.

Chairman Shivas opened to the public.

Mary Seage, 29 Meteor Trail has concerns about the AC unit and generator location. She stated the current proposal is right under her bedroom window and in the summer her window are open and she will hear noise. She would like the AC and generator re-located.

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

Mr. Kaufhold asked about the large attic space and believed with dormers it could become potential living space. Mr. Lanci said that the attic height has insufficient headroom and it is not insulated or heated and will only be used for storage. He added that he is a retired fireman and knows the danger for potential fires in attic spaces and he would never jeopardize the safety of his family.

Ms. Shimamoto asked how they will maintain the outside of the house being so close to the property line. Mr. Lanci said they will use scaffolding.

The Board had no further questions. Mr. Lanci decided to revise his plans, look at a better location for the AC unit and generator and he requested to return at the May 15 meeting.

The Board asked Mr. Lanci to provide the location of the AC unit and generator with the setbacks on the plan, the impervious coverage and disturbance calculations, and the number of stories of the proposed dwelling.

The Board had no further questions.

A motion was made by Ms. Segal to carry the application to May 15, 2014 without further notice. The motion was seconded by Mr. Kaufhold. The following vote was taken:

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. Morytko	Ms. Raffay	Ms. Segal	Mr. Valentine	Mr. Walsh	Mr. Riley	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion					X						
Second		X									
Aye	X	X	X		X			X	X	X	X
Nay											
Abstain											
Absent				X		X	X				

Motion carried.

REPORTS FROM COMMITTEES

- TC** Ms. Raffay said that Mayor Oscovitch appointed Earl Riley as his designee to the Planning Board.
- EC** Ms. Shimamoto said that she agreed that some of the comments on the Lanci application were not under the purview of the Environmental Commission.
- ARC** No report.
- OS** The committee discussed the Payson property at the corner of Acorn Street and Route 206, and that Open Space was not interested in the parcel. Mr.Morytko added that the Town Council decided to demolish the house on the Tamarack field property.
- BOH** No report.

Cory Stoner, Planning Board Engineer recommended to the Board that if septic records are unavailable when residents are doing an addition that there be an ordinance that the septic must be certified by an engineer stating the septic is adequate for the proposed construction.

A motion was made by Ms. Segal to recommend this to the Council; the motion was seconded by Mr. Chozick. All were in favor. Motion carried.

In 2006, referenced in Ordinance 5-2006 authorizing zoning district changes a mapping error occurred placing Block 70 Lot 9 in the OS (Open Space) zone whereas it should be zoned VB (Village Business).

It was the consensus of the Board that a recommendation is made to the Township Planner, Paul Gleitz that he be charged with making this correction.

ANY OTHER BUSINESS THE BOARD DEEMS NECESSARY

Status update on Nufrio -

A deed of sale was received transferring adjacent property to Mr. Nufrio which alleviates Mr. Nufrio requiring a variance, and a portion of the original existing dwelling to be removed. After Board discussion Mr. Senesky will send a letter to Mr. Nufrio’s attorney stating that Mr. Nufrio must appear before the Board with an amended site plan showing the property is now conforming and to be sure all other conditions have been satisfied.

Zoning Officer’s Report for March 2014

The Board had no comment.

BILLS

Schenck, Price, Smith & King, LLP (6 bills) \$1,389.00

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

Slaby Engineering & Associates (1 bill) \$247.71

A motion was made by Mr. Chozick and seconded by Mr. Kaufhold to approve Mr. Slaby’s bill. All were in favor. Motion carried.

Harold E. Pellow & Associates, Inc. (2 bills) \$1,225.00

Chairman Shivas asked to hold Harold Pellow bills until the next meeting.

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 10:45 p.m.by Mr. Kaufhold, seconded by Mr. Morytko. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted: *Cheryl White*