

MEETING MINUTES
BYRAM TOWNSHIP PLANNING BOARD MEETING
JUNE 4, 2015

CALL TO ORDER

Vice -Chairman Kaufhold 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	
ABSENT											
EXCUSED						EA		EA			EA
LATE											

Also present: Attorney Kurt Senesky
 Engineer Cory Stoner
 Planner Paul Gleitz
 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 Vice-Chairman Kaufhold

MEETING MINUTES MAY 21, 2015

A motion was made by Mr. Chozick and seconded by Ms. Shimamoto 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			√								
Seconded										√	
Aye					√						
Nay											
Abstain	√			√			√		√		
Absent						√		√			√

Motion carried.

NEW BUSINESS

SP1-2015, Jeff Lake Day Camp, 38 Jefferson Lake Road, Block 366 Lot 3.01 & Block 370 Lot 7.01 C-R Zone

Amended site plan to replace four buildings used for locker rooms and bathrooms with two new buildings for the same use.

Mr. Michael Selvaggi, attorney for the applicant said that Jeff Lakes was before the Board two years ago to make upgrades to the facility and this is a continuation of that plan. Justin Eφος, Director was sworn in and said that on an average week the camp has 700 campers and 200 counselors. The camp opens June 29, 2015 and closes August 21, 2015 and operates from 9:30 a.m. to 4 p.m., Monday thru Friday, and has no sleeping facilities.

He said the current lockers are outdated and requires costly repairs. The upgrades include demolishing four building currently used as locker rooms, bathrooms and a nurses' office and replace them with two buildings for the same use. He plans on beginning construction at the end of this season and have the construction completed by the opening of season 2016.

Vice-Chair Kaufhold opened to the public. No one from the public came forward. Vice-chair Kaufhold closed to the public.

Mr. Selvaggi introduced Mr. Michael Byrne, Architect from Byrne's Design who was sworn in. Mr. Byrne has previously testified before the Board, the Board accepts him as an expert in his field.

Mr. Byrne presented exhibit A1, a larger drawing of the submitted sheet A1 and reviewed the plan. He said the larger building will have a floor area of 6,125' and a building area, (including roof overhangs) will be 9,089', with an overall height of 22.6' to the ridge. The building will consist of locker units 8' X 10' and 8' X 12' in size and will have no interior circulation; each unit will only be accessible from the outside. Some of the space will be used for storage, boys and girls bathroom, and a nurse's office and the overall height of this building is 22.6'. There will be a separate 132' building with a height of 13', and will be used for adult and visitor bathrooms. This building was separated from the other building so that anyone using this facility does not have access to the children's area.

Mr. Byrne reviewed the exterior materials saying that a portion of the buildings will have a vertical board and batten, with a stone veneer on the lower portion of the buildings and simulated wood shake siding on other portions of the buildings. He added that windows were added at a higher elevation so that you cannot see inside; they add light to the locker areas.

Vice-Chair Kaufhold opened to the public. No one from the public came forward. Vice-chair Kaufhold closed to the public.

Jim Glasson, Engineer from Civil Engineering was sworn in and has testified before this Board and the Board accepts him as an expert in his field.

Mr. Glasson presented Exhibit A2, a marked up sheet of sheet 2 of 6 saying that this property is 17 acres and is located in the C-R Zone and described the property details saying that this property consists of 15 buildings, 20 sheds, 5 pools, and 12 court areas.

Mr. Glasson said that the proposed size of the locker room building is 6,125' and the adult bathroom is 132'. Mr. Glasson added that the new bathrooms will be tied to the existing septic system with new septic tanks and a new pump tank to be installed. A Treatment Works Approval is pending DEP approval. Mr. Glasson added that this property has its own well. Mr. Glasson presented Exhibit A3 – Sheet 3 of 6, which has an added schematic of the building and described this building saying that it has a common roof.

He presented Exhibit A4, Grading and Utility Plan and said that the property is flat but some grading was done to maintain water flow. There is internal grading so water flows from inside to outside adding that the entire roof area is piped to gutters, and taken underground and piped to an infiltration system area 20' X 30' in size with six, eight foot diameter drywells.

Mr. Glasson added that this proposed project reduces impervious coverage and storm water.
Mr. Glasson reviewed the variances required:

- Distance to property line
- Distance to a thoroughfare

There was Board discussion on this property having more than one principle structure, and if that should be a variance. Mr. Gleitz said since this property is zoned commercial recreational, which is a special type of use and could be exempt from having a principle structure. Ms. Shimamoto suggested language be added to the resolution stating that. Mr. Senesky and the Board agreed.

Mr. Glasson said that the property is fully landscaped and no mechanical lighting is being added.

Vice-Chair Kaufhold opened to the public. No one from the public came forward. Vice-chair Kaufhold closed to the public.

A motion was made by Mr. Riley and seconded by Ms. Segal to approve the application with a condition regarding the TWA. 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	√										
Seconded							√				
Aye	√	√	√	√	√		√		√	√	
Nay											
Abstain											
Absent						x		x			x

Motion carried.

ANY OTHER BUSINESS THE BOARD DEEMS NECESSARY

REPORTS FROM COMMITTEES

- Township Council – Ms. Raffay said the Council recently passed ordinances for road paving on Amity and Roseville Road and drainage repairs on Lynn Drive, and it will be funded by bonding and capital improvements.
- Environmental Commission, there was no meeting.
- Architectural Review Committee, there was no meeting.
- Open Space meeting is next Monday.
- Board of Health, the Board is reviewing the process for monitoring alternative septic systems.

BILLS

Harold Pellow & Associates, LLC. (8 bills) \$1,012.40

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

PUBLIC COMMENT

Vice-Chair Kaufhold opened to the public.

John Martino, 19 Calais Rd, Randolph asked the Board for guidance. He is proposing to rent the Mountainside Restaurant and use it as a used car lot. The Board told Mr. Martino that a car dealership is a prohibited use in that zone, which would require a use variance, which is one of the hardest variances to obtain approval for. Mr. Senesky advised Mr. Martino he would have to hire an engineer, a planner and an attorney, which could be costly.

No one from the public came forward. Vice-chair Kaufhold closed to the public.

ADJOURNMENT

A motion to adjourn the meeting was made at 9:25 p.m. by Mr. Chozick and seconded by Ms. Segal. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted: *Cheryl White*