MINUTES BYRAM TOWNSHIP PLANNING BOARD MEETING JUNE 5, 2014

CALL TO ORDER

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

ROLL CALL

	Mr.	Mr.	Mr.	Ms.	Mr.	Mr.	Ms.	Mr.	Mr.	Ms.	Chairman
	Riley	Morytko	Chozick	Raffay	Kaufhold	Valentine	Segal	Walsh	Gonzalez	Shimamoto	Shivas
HERE	Н	Н			H		Н		H	H	
ABSENT											
EXCUSED			E	E		E					E
LATE								L			

Also present:

Engineer

Cory Stoner

Attorney

Kurt Senesky Cheryl White

Secretary

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 1, 2014

A motion was made by Ms. Segal and seconded by Mr. Riley to approve the minutes with

two minor corrections. 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							X				
Second	X										
Aye	X	X					X		X	X	
Nay											
Abstain											
Absent			X	X		X		X			X

Motion carried.

At 8:15p.m. Mr. Walsh arrived at the meeting and stepped down for this application.

OLD BUSINESS

Z05-2014, Brian Lanci, 27 Meteor Trail, Block 163 Lot 31, R-5 Zone (carried from May 1, 2014)

Mr. Lanci, who was previously sworn in reviewed the changes to the revised plan dated May 19, 2014.

- The generator was withdrawn from the application.
- The central air unit was relocated to the front of the property due to the noise concern expressed by his neighbor.

Mr. Senesky asked if Mr. Lanci would consider landscaping around the unit as a buffer. Mr. Lanci said the unit will have a natural buffer from an existing eight foot wall, rocks and trees. He added that the contractor advised him not to landscape directly around the unit.

- The propane tanks will remain in the same location as shown on the plan.
- Number of stories; Mr. Lanci presented Exhibit A3 *New Jersey Residential Code* and said based on their definition of a story and the grade of his basement it should not considered a story, therefore the house would be two and one half stories.

Mr. Stoner said you must go by the township codes and since the basement has one full façade facing the lake, it must be considered a story therefore making the house three and one half stories. Mr. Stoner added that the overall building height is 24.1', which meets the requirements of the ordinance but the number of stories allowed exceeds the ordinance. Mr. Senesky said that the application must be amended to include a variance to exceed number of stories permitted.

- Mr. Lanci discussed the attic space and believes it should not be considered a story. Mr. Stoner said that since 60% of the attic space is less than five feet in height it would be considered a half story.
- Impervious coverage existing today is 54% and proposed is 55%. Lot disturbance is 100%. Mr. Lanci said both calculations are provided on the revised plan.

The Board discussed the number of variances; it was determined there are nine. The Board discussed the front yard setback in an R-5 zone and the corrections that need to be made to the applicant's zoning table on the plan.

The Board had no further questions. 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 Ms. Segal to approve the application with the stipulation that a revised plan and an updated zoning table be provided. The motion was seconded by Mr. Riley. The following vote was taken:

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

Motion carried.

REPORTS FROM COMMITTEES

Township Council

No report.

Environmental Commission

- The committee was given a draft of the soil importation ordinance and at the next meeting the committee will review the draft before giving it to the Council and Planning Board.
- They are also working on the easement monitoring project. Some of the members have been reviewing and organizing maps and documents looking for easements. A consultant has been hired to input all the data.

Architectural Review Committee

No report.

Open Space

No report.

Board of Health

- The Board is currently in the process of reviewing all of the ordinances and if needed will be recommending revisions to the Council.
- The County BOH inspected Timbers Restaurant due to an assumed rat infestation but nothing was found.
- Byram Diner has reported nitrate problems.
- Lockwood Tavern is under conditional Board of Health approval; they need a new hand washing sink.
- Exxon, a Classification Exception Area (CEA), was found that it has temporarily exceeded the ground water standards so the use of ground water was restricted. The remediation for the contamination is natural. The Board of Health needs to beware of this in the event someone wants a well permit.
- The BOH is applying for a \$1,000.00 grant for radon test devices for Byram Day and to sell at the Municipal building.
- The EC and the BOH will have a joint meeting on June 26.

ANY OTHER BUSINESS THE BOARD DEEMS NECESSARY

Mr. Sabatini, the acting Zoning Official, has approved a Site Plan Waiver for Amped Vapor at the Shop Rite Plaza.

BILLS

Harold E. Pellow & Associates Inc. \$1,896.25 (3 bills)

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

Schenk, Price, Smith & King, LLP \$2,063.25 (5 bills)

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

PUBLIC COMMENT

Vice-Chair Kaufhold opened to the public. 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 p.m.by Ms. Segal, seconded by Ms. Shimamoto. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted: Cheryl White