

MEETING MINUTES
BYRAM TOWNSHIP PLANNING BOARD MEETING
APRIL 20, 2017

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
ABSENT										
EXCUSED			EA				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

MINUTES

Approval of the April 6, 2017 Meeting Minutes

A motion was made by Mr. Kaufhold, and seconded by Ms. Segal to approve the minutes as written. 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.

MINUTES

Approval of the April 13, 2017 Meeting Minutes for the Special Joint Meeting of Planning Board and the Township Council

A motion was made by Mr. Riley, and seconded by Mr. Morytko to approve the minutes as written. 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.

NEW BUSINESS

Z04-2017, Richard Sullivan, Block 276 Lot 520.02, 143 Forest Lake Drive, R-5 Zone

Variance for a front yard setback to construct a deck.

Applicant and owner, Mr. Richard Sullivan was sworn in. Mr. Sullivan said that he recently purchased the home which was in disrepair. He said he is renovating the home and wants to add a 10 ft. by 14 ft. deck to the front of the home. He said the home is across the street from the lake, and other homes in the area have a front deck which allows them to enjoy the lake view. He said because the deck does not meet the front yard setback, a variance is required. Mr. Sullivan said that after his septic application was submitted to the County Division of Health Mr. Sullivan he was told by the County that the deck had to be moved in two feet, not to interfere with the septic. There was Board discussion about the revised setback measurements and Mr. Sullivan's plan was changed to reflect the deck 26.7' from the front property line, which would require a front yard setback variance of 8.3'.

The Board had no more questions. Chairman Shivas opened to the public. No one from the public came forward. Chairman Shivas closed to the public.

A motion to approve the application was made by Mr. Morytko, and the motion was seconded by Mr. Riley. 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.

OLD BUSINESS

Z02-2017, David A. Nufrio, Block 273 Lot 300, 138 Lackawanna Drive, R-5 Zone (carried from March 2, 2017)

Request for the modification or relief from previous conditions of approval in 2007.

Mr. Nufrio's Attorney, Mr. Kevin Kelly sent a letter asking that this matter be carried for one month. He said that due to the previous snow storm, the engineer was unable to perform a site inspection which delayed the revision of the site plan. A motion to carry the application without further notice to May 18, 2017 was made by Mr. Kaufhold. The motion was seconded by Ms. Shimamoto. 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

Aqua NJ, Inc., Block 337 Lot 82, Lynn Drive, R-3 Zone

Expansion of an existing well house, the construction of a 4,000 gallon tank, with associated site improvements.

The Board reviewed the material submitted. The Board believed because a portion of the driveway was being improved, Lot 76 and Lot 77 in Block 337 should be included in noticing.

A motion was made by Ms. Shimamoto, the motion was seconded by Mr. Morytko to deem the application complete and scheduled a public hearing date of July 20, 2017. 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.

Alex Rubenstein, Block 234 Lots 1.04 & 1.05, and Block 364 Lot 8, 3 Partridge Road R-2 Zone

Construction of a garage, a lot line adjustment between lot 1.05 and Lot 8, and the redrawing of conservation easements.

The Board reviewed the material submitted and deemed the application complete. A motion to schedule a public hearing date of August 3, 2017 was made by Mr. Kaufhold. 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.

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

REPORTS FROM COMMITTEES

Township Council

Ms. Raffay said the Township Manager recently held a public question and answer session for the Byram Seniors with regards to the proposed municipal building. Ms. Raffay said other meetings will be held on:

Wednesday, April 26, 2017 - 7:30 PM to 9:30 PM

Saturday, April 29, 2017 - 11:00 AM to 2:00 PM

Saturday, May 6, 2017 - 10:00 AM - 1:00 PM

Ms. Raffay said that this information is available on the Byram Township Website, and that all meetings will be conducted at Byram Town Hall - 10 Mansfield Drive, Byram Township.

Environmental Commission

Ms. Shimamoto said the meeting is Thursday, April 27.

Open Space

Mr. Morytko said that the Township Forrester, Ron Farr has started working on the Open Space Stewardship Plan. He said he will begin surveying boundary markings, conduct trail evaluations, and trail markings; he will also be identifying wetlands, and vernal ponds.

Mr. Morytko said that the opening of Tamarack Park will be held on Saturday, May 13 10:00 am to 1:30 p.m. Festivities will include a ribbon cutting ceremony at noon, guest speakers from the County, State, and the DEP, and food will be served. He said it will also kick off the second Township Hike series. Mr. Morytko said everyone is encouraged to park at C.O. Johnson Field where shuttles will be available to bring folks back and forth, or you can hike the trail from C.O. Johnson Field to the park, which is about 1.3 miles. He said you can register on line so the Township has an idea of how many people will be attending, and added that volunteers are needed. He said all of this information is available on the Byram Township Website.

Board of Health

Ms. Segal said the rabies clinic was a success. They vaccinated over 300 dogs and cats without incident.

Architectural Review Committee

No meeting was held. The Board complimented the committee for a job well done with regards to the Mavis Tire façade color saying that the color is pleasing, and the sign is in good taste.

BILLS

Harold Pellow & Associates, Inc. (1 bill) \$1,125.00

A motion to approve Stoner bill was made by Ms. Segal and the motion was seconded by Mr. Riley. All were in favor. The motion was carried.

L&G Planning (2 bills) \$600.00

A motion to approve Mr. Gleitz bills was made by Ms. Segal, and the motion was seconded by Mr. Riley. All were in favor. The motion was carried.

OPEN TO THE PUBLIC

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 p.m. by Ms. Segal, and seconded by Mr. Kaufhold. All were in favor. Motion carried. The meeting was adjourned. Respectfully submitted: Cheryl White