

MEETING MINUTES
BYRAM TOWNSHIP PLANNING BOARD MEETING
FEBRUARY 1, 2018

CALL TO ORDER

Chairman Shivas called the meeting to order at 7:30 p.m.

ROLL CALL

| | Mr. Chozick | Mr. Dixon | Mr. Gonzalez | Vacant | Ms. Kash | Mr. Kaufhold | Mr. Morytko | Mayor Rubenstein | Ms. Shimamoto | Mr. Walsh | Chairman Shivas |
|---------|-------------|-----------|--------------|--------|----------|--------------|-------------|------------------|---------------|-----------|-----------------|
| HERE | H | H | | | | H | H | H | H | H | H |
| ABSENT | | | | | A | | | | | | |
| EXCUSED | | | EA | | | | | | | | |
| LATE | | | | | | | | | | | |

Also, present: Attorney Kurt Senesky
Secretary Tom Dixon

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 January 18, 2018 Meeting Minutes

A motion was made by Mr. Kaufhold with a minor correction to the roll call saying that he was marked absent on Jan. 18 but he was in attendance. The Board secretary will make that correction. The motion was seconded by Mr. Morytko. The following vote was taken:

| | Mr. Chozick | Mr. Dixon | Mr. Gonzalez | Vacant | Ms. Kash | Mr. Kaufhold | Mr. Morytko | Mayor Rubenstein | Ms. Shimamoto | Mr. Walsh | Chairman Shivas |
|----------|-------------|-----------|--------------|--------|----------|--------------|-------------|------------------|---------------|-----------|-----------------|
| Motion | | | | | | √ | | | | | |
| Seconded | | | | | | | √ | | | | |
| Aye | √ | √ | | | | √ | √ | √ | √ | √ | √ |
| Nay | | | | | | | | | | | |
| Abstain | | | | | | | | | | | |
| Absent | | | √ | | √ | | | | | | |

Motion carried.

RESOLUTIONS

SP5-2017, Jefferson Lake Day Camp, LLC, 38 Jefferson Lake Road, Block 366 Lot 3.01 and Block 370 Lot 7.01, C-R Zone.

Amended site plan approval to demolish two existing buildings, construct a new office building, along with other associated improvements.

There was no Board discussion. A motion to approve the resolution as written was made by Mr. Kaufhold, the motion was seconded by Mr. Walsh. The following vote was taken:

| | Mr. Chozick | Mr. Dixon | Mr. Gonzalez | Vacant | Ms. Kash | Mr. Kaufhold | Mr. Morytko | Mayor Rubenstein | Ms. Shimamoto | Mr. Walsh | Chairman Shivas |
|----------|-------------|-----------|--------------|--------|----------|--------------|-------------|------------------|---------------|-----------|-----------------|
| Motion | | | | | | √ | | | | | |
| Seconded | | | | | | | | | | √ | |
| Aye | √ | √ | | | | √ | √ | | √ | √ | √ |
| Nay | | | | | | | | | | | |
| Abstain | | | | | | | | | | | |
| Absent | | | | | √ | | | | | | |

Motion carried.

COMPLETENESS REVIEW

SP2-2018, Anty Trucking Inc., Block 226 Lot 16, 9 Lackawanna Drive, IPR Zone

Preliminary and final site plan to construct a 20' X 40' addition and loading dock to existing building, construct two 12,800 sq. ft. equipment storage buildings, outdoor storage and associated site improvements for the operations of a trucking and rigging company.

Mr. Walsh said the completeness review committee met and reviewed the materials submitted along with Mr. Stoner's report. Mr. Walsh gave a summary of the proposed development and said that items pointed out by Mr. Stoner must be addressed by the applicant prior to the public hearing but these items did not warrant that the application be deemed incomplete. The Board secretary will notify the applicant of the hearing date and provide the applicant with a copy of Mr. Stoner's report.

A motion to deem the application complete with a public hearing date of April 19, 2018 was made by Mr. Walsh. The motion was seconded by Mr. Kaufhold. The following vote was taken:

| | Mr. Chozick | Mr. Dixon | Mr. Gonzalez | Vacant | Ms. Kash | Mr. Kaufhold | Mr. Morytko | Mayor Rubenstein | Ms. Shimamoto | Mr. Walsh | Chairman Shivas |
|----------|-------------|-----------|--------------|--------|----------|--------------|-------------|------------------|---------------|-----------|-----------------|
| Motion | | | | | | | | | | √ | |
| Seconded | | | | | | √ | | | | | |
| Aye | √ | √ | | | | √ | √ | | √ | √ | √ |
| Nay | | | | | | | | | | | |
| Abstain | | | | | | | | √ | | | |
| Absent | | | √ | | √ | | | | | | |

Motion carried.

NEW BUSINESS

Z21-2017, Harry Bouquet, 18 Fieldstone Trail, Block 337.08 Lot 38.45, R-3 Zone

Variance for a front yard setback and critical lot disturbance to construct a two-story single-family dwelling.

Mr. Bouquet sent a request that his application be carried to Feb. 15, 2018. Bouquet said comments from the Byram Township Environmental Commission were not delivered to him until Jan. 31 and his engineer would like sufficient time to review their comments and provide a response. Mayor Rubenstein said it should also be noted that some conditions were found on the site during an inspection and that the Board engineer should amend his initial report to include these conditions.

A motion was made by Mr. Walsh to carry this application to Feb. 15 without further notice. The motion was seconded by Mr. Chozick. The following vote was taken:

| | Mr. Chozick | Mr. Dixon | Mr. Gonzalez | Vacant | Ms. Kash | Mr. Kaufhold | Mr. Morytko | Mayor Rubenstein | Ms. Shimamoto | Mr. Walsh | Chairman Shivas |
|----------|-------------|-----------|--------------|--------|----------|--------------|-------------|------------------|---------------|-----------|-----------------|
| Motion | | | | | | | | | | √ | |
| Seconded | √ | | | | | | | | | | |
| Aye | √ | √ | | | | √ | √ | √ | √ | √ | √ |
| Nay | | | | | | | | | | | |
| Abstain | | | | | | | | | | | |
| Absent | | | √ | | √ | | | | | | |

Motion carried.

REPORTS FROM COMMITTEES

- Township Council - Mayor Rubenstein said he has nothing to report.
- Environmental Commission - Ms. Shimamoto said they reviewed the Bouquet application and provided comments to the Planning Board. Ms. Shimamoto said that the EC realized that a variance application for a new home on this property was approved in 2010, however the EC has all new members and have questions that they believed should be addressed. Chairman Shivas gave a summary of the approved application saying that Mr. Bouquet had applied for three extensions which have since expired. Kaufhold said there were many environmental concerns with this site in the past that need to be considered today.
- Architectural Review Committee - No meeting was held.
- Open Space - Mr. Morytko said the meeting is next week.

PUBLIC COMMENT

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

BILLS

Harold E. Pellow & Associates, Inc. (11 bills) \$2,447.95

A motion was made by Mr. Walsh, the motion was seconded by Mr. Chozick to approve Mr. Stoner's bills. All were in favor. Motion carried.

Schenck, Price, Smith & King, LLP (7 bills) \$5,122.50

A motion was made by Mr. Walsh, the motion was seconded by Mr. Chozick to approve Mr. Senesky's bills. All were in favor. Motion carried.

ADJOURNMENT

A motion to adjourn the meeting was made at 7:45 p.m. by Mr. Walsh, and seconded by Mr. Kaufhold. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted: *Cheryl White*