

AGENDA
BYRAM TOWNSHIP PLANNING BOARD
JUNE 15, 2017
REGULAR MEETING 8:00 P.M.

7:30 p.m. Site Plan Waiver

WOSP3-2017 Mavis Discount Tire/STS Tire, 58 Rt. 206, Block 365 Lot 1.02, VC-Zone
Review to paint building brick façade.

1. CALL TO ORDER

2. ROLL CALL

3. OPENING STATEMENT

Adequate notice of this meeting has been published specifying the time and place in compliance with the provisions of the Open Public Meetings Act.

4. FLAG SALUTE

5. MASTER PLAN CONSISTENCY REVIEW

Ordinance 10-2017

AN ORDINANCE AMENDING CHAPTER 215 ENTITLED "SUBDIVISION AND SITE PLAN REVIEW" OF THE CODE OF THE TOWNSHIP OF BYRAM TO AMEND ARTICLE IV "PLAT DETAILS TO AMEND SECTION 215-19 "CONCEPT SUBMISSION FOR MAJOR SUBDIVISION" AND TO AMEND ARTICLE V ENTITLED "IMPROVEMENTS" TO AMEND SECTION 215-28 "SIDEWALKS" AND TO AMEND AND REPLACE SECTIONS 215-29 "SHADE TREES AND GENERAL LANDSCAPING" AND 215-34 "LIGHTING" AND CREATE NEW SECTIONS 215-30 "COMMERCIAL AND MULTI-FAMILY STRUCTURES" AND 215-30.1 "LOADING AND SERVICE AREAS FOR COMMERCIAL AND MULTI-FAMILY DEVELOPMENT" AND 215-30.2 "OFF-STREET PARKING AREA REQUIREMENTS FOR COMMERCIAL AND MULTI-FAMILY DEVELOPMENT" AND TO AMEND AND REPLACE SECTION 215-34 "STREETLIGHTING" WITH NEW SECTION 215-34 "LIGHTING" AND TO AMEND ARTICLE VII "ENVIRONMENTAL PROTECTION" TO AMEND SECTION 215-45 "ENVIRONMENTAL IMPACT STATEMENTS" AND TO AMEND ARTICLE X "SITE PLAN REVIEW" TO AMEND SECTION 215-51 "PLANNING BOARD REVIEW STANDARDS" AND TO AMEND SECTION 215-54 "PRELIMINARY SITE PLAN DETAILS" AND AMENDING CHAPTER 240 ENTITLED "ZONING" OF THE CODE OF THE TOWNSHIP OF BYRAM TO AMEND ARTICLE I "GENERAL PROVISIONS" TO AMEND SECTION 240-2 "PURPOSE" AND TO AMEND ARTICLE III ENTITLED "DEFINITIONS" TO AMEND SECTION 240-7 "TERMS DEFINED" AND TO AMEND ARTICLE IV ENTITLED "GENERAL REGULATIONS" TO AMEND AND REPLACE SECTION 240-11.1 ENTITLED "APPLICATIONS FOR DEVELOPMENT" WITH NEW SECTION 240-11.1 ENTITLED "HIGHLANDS AREA LAND USE ORDINANCE" AND TO AMEND SECTION 240-16 "ACCESSORY BUILDINGS AND STRUCTURES" AND TO AMEND SECTION 240-25 "PROXIMITY OF STRUCTURES AND CONSTRUCTION ACTIVITY TO WATERWAYS" AND TO AMEND ARTICLE V "NON-CONFORMING BUILDINGS AND USES" TO AMEND SECTIONS 240-30 "CONTINUANCE OF NONCONFORMING USES" AND TO AMEND SECTION 240-32 "CESSATION OF OPERATION" AND TO AMEND SECTION 240-34 "ALTERATIONS AND RESTORATION" AND TO AMEND ARTICLE VI ENTITLED "PARKING AND LOADING" TO REPEAL SECTION 240-40 "OFF-STREET PARKING AREA REQUIREMENTS" AND AMEND ARTICLE IX ENTITLED "DISTRICT REGULATIONS" TO AMEND SECTION 240-50.1 "REQUIREMENTS FOR ALL RESIDENTIAL ZONES" AND TO AMEND AND REPLACE SECTION 240-56 ENTITLED "VB VILLAGE BUSINESS DISTRICT" AND TO AMEND AND REPLACE SECTION 240-57 ENTITLED "NC NEIGHBORHOOD COMMERCIAL DISTRICT" AND TO AMEND AND REPLACE SECTION 240-59 ENTITLED "VC VILLAGE CENTER MIXED USE DISTRICT" WITH NEW SECTION 240-59 ENTITLED "VC VILLAGE CENTER ZONE FORM-BASED CODE" AND TO AMEND AND REPLACE SECTION 240-60 "INDUSTRIAL PROFESSIONAL RECREATION" AND TO AMEND ARTICLE X ENTITLED "CONDITIONAL USES" TO AMEND AND REPLACE SECTION 240-62 "CONDITIONAL USES" WITH NEW SECTION 240-62 "CONDITIONAL USES IN THE VILLAGE BUSINESS, NEIGHBORHOOD COMMERCIAL AND INDUSTRIAL PROFESSIONAL RECREATION ZONES" AND TO CREATE NEW SECTION 240-63 "CONDITIONAL USES IN THE VILLAGE BUSINESS & NEIGHBORHOOD COMMERCIAL ZONES" AND TO CREATE NEW SECTION 240-64 "CONDITIONAL USES IN THE NEIGHBORHOOD COMMERCIAL & INDUSTRIAL PROFESSIONAL RECREATIONAL ZONES" AND TO CREATE NEW SECTION 240-65 "CONDITIONAL USES IN THE VILLAGE BUSINESS & INDUSTRIAL PROFESSIONAL RECREATIONAL ZONES" AND TO CREATE NEW SECTION 240-66 "CONDITIONAL USES IN THE NEIGHBORHOOD COMMERCIAL ZONE ONLY" AND TO CREATE NEW SECTION 240-67 "CONDITIONAL USES IN THE VILLAGE BUSINESS ZONE ONLY" AND TO CREATE NEW SECTION 240-68 "CONDITIONAL USES IN THE INDUSTRIAL PROFESSIONAL RECREATIONAL ZONE ONLY" AND TO AMEND ARTICLE XI ENTITLED "ADMINISTRATION AND ENFORCEMENT" TO AMEND SECTION 240-69 "OFFICE OF ZONING OFFICER CREATED"

Ordinance 11-2017

AN ORDINANCE AMENDING CHAPTER 240 ENTITLED "ZONING" OF THE CODE OF THE TOWNSHIP OF BYRAM TO CREATE A NEW ARTICLE XV ENTITLED "HIGHLANDS AREA LAND USE ORDINANCE, A SUPPLEMENT TO THE LAND USE ORDINANCES OF THE TOWNSHIP OF BYRAM, SUSSEX COUNTY, NEW JERSEY"

6. MINUTES

Approval of the June 1, 2017 Meeting Minutes

7. SITE PLAN WAIVER

WOSP3-2017 Mavis Discount Tire/STS Tire, 58 Rt. 206, Block 365 Lot 1.02, VC-Zone
Review to paint building brick façade.

8. NEW BUSINES

Z07-2017, James and Donna O'Donohue, 5 Meteor Trail, Block 171 Lot 1, R-5 Zone
Variance to erect a 12 ft X 20 ft Garage.

Z08-2017, Kevin Dishinger, 85 North Shore Road, Block 145 Lot 141, R-5 Zone
Variance to erect a 14 ft X 20 ft Storage Shed.

9. REPORTS FROM COMMITTEES

Township Council
Environmental Commission
Open Space
Architectural Review Committee
Board of Health

10. BILLS

Harold Pellow & Associates Inc. Seven (7) \$2,233.40

11. OPEN TO THE PUBLIC

12. ADJOURNMENT

The Board Engineer, Board Planner, and Board Attorney are sworn in at the beginning of each year and are deemed to be under oath on a continuing basis.