

MINUTES
BYRAM TOWNSHIP PLANNING BOARD
January 21, 2010

CALL TO ORDER

George Shivas called the meeting to order at 8:05 p.m.

ROLL CALL

	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mrs. Segal</i>	<i>Mr. Steyh</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	P	A	P	P	P	P	P	P	P	A	P

Attorney	Kurt Senesky
Engineer	Lou Slaby
Zoning Officer	John Gutwerk (acting 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 Meeting Act.

FLAG SALUTE

MINUTES:

November 5, 2009:

A motion was made by Mrs. Segal and seconded by Mr. Chozick to approve the minutes. The following vote was taken:

	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mrs. Segal</i>	<i>Mr. Steyh</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	Y	-	Y	Y	Y	Y	Y	Y	Y	-	Y

Motion carried

November 19, 2009:

A motion was made by Mr. McElroy and seconded by Mrs. Segal to approve the minutes with a correction on page 3 (should be err in Skip Danielson's comments not error). The following vote was taken:

	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mrs. Segal</i>	<i>Mr. Steyh</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	A	-	Y	A	Y	A	Y	A	A	-	Y

Motion carried

December 3, 2009:

A motion was made by Mrs. Segal and seconded by Mr. McElroy to approve the minutes with a correction on page 4 (“CLOSED TO THE PUBLIC” shall be added after Mr. Iulo’s comment). The following vote was taken:

	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mrs. Segal</i>	<i>Mr. Steyh</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	Y	-	Y	Y	Y	Y	Y	Y	Y	-	Y

Motion carried

December 17, 2009:

A motion was made by Mr. McElroy and seconded by Mrs. Segal to approve the minutes. The following vote was taken:

	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mrs. Segal</i>	<i>Mr. Steyh</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	A	-	Y	A	Y	A	A	A	Y	-	Y

Motion carried

RESOLUTIONS:

Wallace SP5-09, Block 343 Lot 3 – Request for six-foot fence in the front yard setback. A motion was made by Mrs. Segal and seconded by Mr. McElroy to approve the resolution with one change (remove condition regarding C.O. requirement). The following vote was taken:

	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mrs. Segal</i>	<i>Mr. Steyh</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	A	-	Y	A	Y	A	A	A	Y	-	Y

Motion carried

CBS Outdoor SP6-09, Block 365 Lot 5– Request for a Waiver of Site Plan to move billboard due to Rt. 206 construction. A motion was made by Mrs. Segal and seconded by Mr. McElroy to approve the resolution with changes (date, CBS Outdoor and Western World added, correction as to a C.O.). The following vote was taken:

	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mrs. Segal</i>	<i>Mr. Steyh</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	A	-	Y	A	Y	A	A	A	Y	-	Y

Motion carried

CBS Outdoor SP7-09, Block 35 Lot 38.01– Request for a Waiver of Site Plan to move billboard due to Rt. 206 construction. A motion was made by Mrs. Segal and seconded by Mr. McElroy to approve the resolution with changes (date, CBS Outdoor and Raimo's added, correction as to a C.O.). The following vote was taken:

	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mrs. Segal</i>	<i>Mr. Steyh</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	A	-	Y	A	Y	A	A	A	Y	-	Y

Motion carried

McCarthy Z9-09, Laurel Cove Rd., Block 184 Lots 14 & 26 – Request for a variance to construct an addition to a one family dwelling on an undersized lot. A motion was made by Mr. McElroy and seconded by Mrs. Segal to approve the resolution with a change on pages 3 & 4 (septic system). The following vote was taken:

	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mrs. Segal</i>	<i>Mr. Steyh</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	Y	-	Y	Y	Y	Y	Y	Y	Y	-	Y

Motion carried

Osgood & Myers Z5-09, 241 Lake Dr., Block 255 Lot 225 – Request for a variance to construct additions, a detached carport, a gazebo and fencing. There was discussion as to whether a DEP permit was required. Mr. Shivas tabled the resolution, as language shall be added stating the gazebo was approved, the dock was removed and a ten-foot vegetative buffer will be added.

OLD BUSINESS:

DeLane, Z19-06, Route 206 North, Block 360 Lot 8 – Change in application to construct a new single-family home.

Mr. Senesky swore in Jerry DeLane and his engineer Jeffrey Careaga.

Mr. Careaga explained they want to change the orientation of the house in order for the front of the house to face Route 206.

Mr. Senesky stated this is a change in the application not a new application.

Mr. Careaga explained the changes on the architectural plans dated October 18, 2007. He stated the height would be between twenty-one and twenty-three feet. He explained the storm water runoff with the lower drywell. The upper drywell will be eliminated and the septic system is approved.

Mr. Walsh stated he remembered the discussions in 2006 and 2007 about the orientation of the house. He questioned how the change occurred when the old way was supposed to be better.

Jerry DeLane, nephew of the original applicant, wanted it changed. Mr. DeLane explained the delays due to obtaining a D.O.T. permit. He stated he did not think he should have to come before the board. Chairman Shivas explained a change requires Board approval.

Mr. Slaby questioned Mr. Careaga regarding the design and elevation of the drywell as well as the grading and elevations of the rear doors (Slaby letter of 1/21/10).

Mr. Careaga explained the grading and his building height calculations are 21.57'. He stated he could raise the grade two-feet if necessary.

Mr. Slaby stated the architect should depict the elevations and midpoint of the roof on his plans. He stated the engineers plans have an 8'x8' deck and the architectural plans have a 10'x10' deck. Mr. Slaby stated he wants consistency on both sets of plans.

Mr. Careaga and Mr. DeLane agreed to the 10'x10' deck and they will make sure the plans match.

A motion was made by Mr. Walsh and seconded by Mr. Valentine to approve the application with changes to the site plan and architectural plans as per tonight's meeting. The following vote was taken:

	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mrs. Segal</i>	<i>Mr. Steyh</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	Y	-	Y	Y	Y	Y	Y	Y	Y	-	Y

Motion carried

Bouquet, Z07-07, 18 Fieldstone Trail, Block 337.08 Lot 38.45 – request for a one-year extension to construct a new home.

Mr. Bouquet explained he is having difficulty obtaining title to the property due to the Garrison Holdings having the charter revoked for their corporation.

Open and closed to the Public.

A motion was made by Mr. Steyh and seconded by Mr. Chozick to approve the extension until the second meeting in January 2011. The following vote was taken:

	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mrs. Segal</i>	<i>Mr. Steyh</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	Y	-	Y	Y	Y	Y	Y	Y	Y	-	Y

Motion carried

NEW BUSINESS: none

BILLS:

A motion was made by Mr. Steyh and seconded by Mr. Chozick to approve the bills for Mr. Senesky totaling \$4824.25. The following vote was taken:

	<i>Mr. Chozick</i>	<i>Mr. Kaufhold</i>	<i>Mr. McElroy</i>	<i>Mrs. Raffay</i>	<i>Mrs. Segal</i>	<i>Mr. Steyh</i>	<i>Mr. Valentine</i>	<i>Mr. Walsh</i>	<i>Mr. Gonzalez</i>	<i>Ms. Shimamoto</i>	<i>Mr. Shivas</i>
Roll Call	Y	-	Y	Y	Y	Y	Y	Y	Y	-	Y

Motion carried

OPEN TO THE PUBLIC:

Mrs. Raffay started a discussion on the sign ordinance. She stated she was waiting for additional information from Paul Gleitz. There was a discussion amongst the Board members regarding the sign ordinance and looking into amending it.

Mr. Walsh stated he would like a telephone call if the meeting was cancelled at the last minute, as he does not always check his e-mail. Mr. Shivas stated he would take care of that.

Mr. Danielson stated that Gordon-Byram might be asking to come before the Board to add tenants signs to the pylon sign. Currently Shop-Rite is the only sign on the pylon.

ADJOURNMENT:

At 9:40 p.m. Mr. Valentine made a motion to adjourn, it was seconded by Mr. Chozick, all were in favor and Chairman Shivas adjourned the meeting.