

MINUTES
BYRAM TOWNSHIP PLANNING BOARD
September 16, 2010

CALL TO ORDER

Chairman Shivas called the meeting to order at 8:07 p.m.

ROLL CALL

	/	/	/	/	/	/	/	/	/	/	/	/
	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Mrs. Raffay	Mr. Valentine	Mrs. Segal	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas	
Roll Call	P	P	A	A	A	P	P	A	P	P	P	
	Attorney Secretary			Kurt Senesky Cheryl White								

Let the record reflect Ms. Raffay arrived at 8:09 P.M.

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 led by Chairman Shivas.

MINUTES:

September 2nd, 2010

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

/	/	/	/	/	/	/	/	/	/	/	/	/
Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Mrs. Raffay	Mrs. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas	
Motion				X								
Second		X										
Aye	X	X		X	X		X		X	X	X	
Nay												
Abstain												
Absent			X		X		X					

Motion Carried

SITE PLAN WAIVER REQUEST - Lakeland Bank, 80 Route 206 - B1 226 L15.01 – Request to change logo only on existing signs.

Site plan waiver granted. Motion made by Mr. Walsh and Seconded by Ms. Segal. The following vote was taken:

/	/	/	/	/	/	/	/	/	/	/	/	/
Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Mrs. Raffay	Mrs. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas	
Motion						X						
Second				X								
Aye	X	X		X	X		X		X	X	X	
Nay												
Abstain												
Absent			X		X		X					

Motion Carried

COMPLETENESS - Lakeland Bank, 80 Route 206 – Amended Site Plan Bl 226 L15.01 –

To add, change and move signs.

The Planning Board Site Plan subcommittee at the September 16th, 2010 meeting deemed the Site Plan application *incomplete* for the following reasons.

- Submittal of a site plan to include *all* components of the checklist items with the *exception of waiver requests granted for; #16, Slopes, etc., #22, Floor Plans, etc., #28, Fire Protection Details, #29 Environmental Impact and #33, Soil log and Perc test.*
- Signed and Certified Plans were not submitted.

A motion was made by Mr. Walsh and Seconded by Ms. Segal to deem the application incomplete: The following vote was taken:

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Mrs. Raffay	Mrs. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion							X				
Second					X						
Aye	X	X		X	X		X		X	X	X
Nay											
Abstain											
Absent			X			X		X			

Motion Carried

Let the record reflect that Mayor Oscovitch arrived at 8:17PM

OLD BUSINESS - Thomas & Lisa Brennan, BL 365.04 L7, 11 Joan Drive Z07-10 – Variance for left yard setback & maximum lot disturbance to repair, create and modify patio, steps and retaining walls and movement of shed.

Mr. Careaga, Engineer for the applicant stated since the Sept. 2nd meeting he has had several discussions with Lou Slaby, Township Engineer and as noted in Mr. Slaby’s letter dated September 10, 2010 he and Mr. Careaga have reached an agreement and the retaining wall calculations are acceptable. Mr. Careaga will comply with Mr. Slaby’s comments noted in the letter. Mr. Senesky reiterated that one of the conditions of the Resolution is that Mr. Careaga provides to the Planning Board Secretary a letter certifying the safety of the retaining walls.

Mr. Ken Kaufhold made a motion to approve the application with conditions outlined, seconded Ms. Segal. The following vote was taken:

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Mrs. Raffay	Mrs. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion		X									
Second					X						
Aye		X		X	X		X	X	X	X	X
Nay											
Abstain	X										
Absent			X			X					

Motion Carried

RESOLUTIONS:

Thomas & Lisa Brennan, BL 365.04 L7, 11 Joan Drive Z07-10

Variance for left yard setback & maximum lot disturbance to repair, create and modify patio, steps and retaining walls and movement of shed.

A motion was made by Mr. Kaufhold and seconded by Mayor Oscovitch to approve the resolution with conditions. The following vote was taken.

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Mrs. Raffay	Mrs. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion		X									
Second								X			
Aye		X		X	X		X	X	X	X	X
Nay											
Abstain	X										
Absent			X			X					

Motion Carried

MC COMBS, M BL 6 L515 Z08-10 23 Belton St –

Rear Yard Variance to construct deck off existing covered porch.

A motion was made by Mayor Oscovitch and seconded by Mr. Chozick to approve the resolution with conditions. The following vote was taken.

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Mrs. Raffay	Mrs. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion								X			
Second	X										
Aye	X	X		X	X			X	X	X	X
Nay											
Abstain							X				
Absent			X			X					

Motion Carried

SPECIAL DISCUSSION:

Sustainability Element

In March 2009 a draft of a “Green Element” was proposed for adoption as part of the Byram Township Master Plan. After reviewing the various principals for construction and development the Board agreed they would like to see a “Green Element” section added to the Master Plan but concluded the following:

- Remove the word “*Require*” and use “*Recommend*”.
- The Board likes the work the ARC has done but they would like to see the document in a draft format of what it would look like in the Master Plan.
- Check the document for redundancy in the contents of the other elements.

Design Guide

After some discussion the Board concluded that they *Design Guide* is accepted and they would like to see this document added to the Master Plan.

Mr. Kaufhold made the recommendation that this document be added to the Master Plan, it was seconded by Mayor Oscovitch and the following vote was taken.

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Mrs. Raffay	Mrs. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion		X									
Second								X			
Aye	X	X		X	X		X	X	X	X	X
Nay											
Abstain											
Absent			X			X					

Motion Carried

BILLS:

Heyer Gruel & Associates \$0
 Lou Slaby \$3,366.60
 Kurt Senesky \$0

A motion was made by Mr. Walsh and second by Mr. Chozick to approve Slaby Engineering & Associates bill. The following vote was taken:

Planning Board Member	Mr. Chozick	Mr. Kaufhold	Mr. McElroy	Mrs. Raffay	Mrs. Segal	Mr. Valentine	Mr. Walsh	Mayor Oscovitch	Mr. Gonzalez	Ms. Shimamoto	Mr. Shivas
Motion							X				
Second	X										
Aye	X	X		X	X			X	X	X	
Nay											
Abstain							X				
Absent			X			X					

Motion Carried

OPEN TO THE PUBLIC

Chairman Shivas opened the meeting to the public. No one from the public commented. Meeting was closed to the public.

OTHER BUSINESS:

Lisa Shimamoto reported on her visit to JTK in Ledgewood, she wanted to get a visual of what this development might look like. Based on her evaluation she was unable to get a good idea so she asked the Board for any suggestions of other sites she could visit that has large outdoor storage areas. Mr. Senesky said he would find some sites for the Board to visit.

ADJOURNMENT:

At 9:30PM Mr. Kaufhold made a motion to adjourn; it was seconded by Mayor Oscovitch. All were in favor. Motion Carried

Chairman Shivas adjourned the meeting.

Respectively submitted:
 Cheryl E White