

MEETING MINTUES OF THE BYRAM TOWNSHIP PLANNING BOARD: June 4 2026

This meeting was called to order at 7:30pm by Chairman Shivas.

ROLL CALL: Mss. DeMagistris, Colligan, Lewandowski; Messrs. Proctor, McElroy, Smith, and Chairman Shivas
Members Absent: Ms. Raffay; Messrs. Walsh, Morytko, Mayor Rubenstein

Also Present: Engineer Cory Stoner, Attorney Alyse Hubbard, Secretary Caitlin Phillips

OPENING STATEMENT: Adequate notice of this meeting of the Byram Township Planning Board was given as required by the Open Public Meeting Act. A resolution indicating the time, date, and location of regular Board meetings for the year 2026 was forwarded to the Board's designated newspaper, and posted on the bulletin boards and main doors of the Municipal Building. Starting on March 1, 2026, all legal notices of the Planning Board shall be posted on the website of the Township of Byram. A link to the website location was forwarded to the Secretary of State of the State of New Jersey. All applicant notices shall be published on an online publication that meets the statutory requirements of NJSA 35:1-1.

FLAG SALUTE: led by Chairman Shivas.

MINUTES: May 21, 2026.

Motion of Mr. McElroy to approve the minutes, second by Mr. Smith.

Ayes: Mss. Colligan, DeMagistris, Lewandowski; Messrs. McElroy, Smith, and Chairman Shivas

Abstaining: Mr. Proctor

Members Absent: Ms. Raffay; Messrs. Walsh, Morytko, Mayor Rubenstein

None opposed. Motion carried.

RESOLUTIONS

SP1-2026 On Time Sign and Design LLC (Vito Lombardo), 10 Route 206, Block 42 Lot 112, VB Zone

Application for amended site plan

Ms. Hubbard noted there were changes to the resolution made today. Ms. Phillips said there was a copy sent of the resolution, along with a version with markups from the applicant's professionals' offices.

Motion of Mr. McElroy to approve the resolution, second by Ms. Colligan.

Ayes: Mss. Colligan, DeMagistris, Lewandowski; Messrs. McElroy, Smith, and Chairman Shivas

Abstaining: Mr. Proctor

Members Absent: Ms. Raffay; Messrs. Walsh, Morytko, Mayor Rubenstein

None opposed. Motion carried.

SUBCOMMITTEE

WOSP1-2026 Salt Bar LLC, 109 Route 206, Block 70 Lot 9, VB Zone

Application for deck and stair replacement

Mr. Stoner said there was a waiver of site plan last year, granted for interior work. This is to modify the deck and stairs and for a pergola. The plans show this as being like-for-like, as well as interior renovations. He noted the plans don't show the proposed items on the existing plans, though they're marked as modifications of existing items. There are also no dimensions of what's existing, which they'd use to verify it's a replacement of something existing in the same shape and size. The stairs were started without permits. The code violation needs to be addressed. The Subcommittee's opinion is that there's not enough information to make a determination.

Motion of Mr. McElroy to request additional information to continue the review, second by Ms. Colligan.

Ayes: Mss. Colligan, DeMagistris, Lewandowski; Messrs. McElroy, Smith, and Chairman Shivas

Abstaining: Mr. Proctor

Members Absent: Ms. Raffay; Messrs. Walsh, Morytko, Mayor Rubenstein

None opposed. Motion carried.

OLD BUSINESS:

Z04-2026 Maria Lacatena, 71 Brookwood Drive, Block 58 Lot 76, R3 Zone

Application for a deck, pool, and shed

Chairman Shivas noted they're requesting to carry the application to 10/15.

Motion of Mr. Proctor to carry the application 10/15, second by Ms. DeMagistris.

Ayes: Mss. Colligan, DeMagistris, Lewandowski; Messrs. Proctor, McElroy, Smith, and Chairman Shivas

Members Absent: Ms. Raffay; Messrs. Walsh, Morytko, Mayor Rubenstein

None opposed. Motion carried.

NEW BUSINESS:

SP2-2026 Patriots Path Council Inc., 750 Waterloo Road, Block 377 Lot 2; Block 378 Lot 1; Block 384 Lot 1, OS Zone

Application for preliminary and final site plan to modify the campsite; including renovating existing structures and proposing pavilions

Michael Selvaggi from Lavery, Selvaggi & Cohen, P.C. represented the application. He said this proposal is to revitalize and renovate the site, to continue to provide services for the Scouts. A general development plan would be an appropriate use of the application. They'll ask for preliminary and final site plan approval, which will help the Scouts as they proceed with construction. The buildings won't be done all at the same time, but will be staged over the next several years. Having the site plan would help zoning and construction process the applications without coming back to the Board. For site plans, they'd be good for a total of five years. Under section 52 of the MLUL, for properties over 150 acres, the Board can grant the approval beyond the total of five years. Ideally, they'd like 20 years to get this done.

David Kopsa from Newton was sworn in as the Director of Camping and Properties for Patriot's Path Council, which he has done since 2023. Before this he worked as a director of camping in Bergen County. He has also worked with the Scouts with camping programs since 2006 in New Mexico, West Virginia, and California. He is not requesting to be an expert. Mr. Kopsa said in the summer they run two camping operations, which has about 1,000 kids. The rest of the year, they have campouts. There are plans for a lot of pavilions, which helps provide shaded teaching spaces and protection from inclement weather. They also want to show donors who they're pursuing funding from that they have a thought-out plan for the site. Mr. Selvaggi confirmed the list Mr. Stoner reviewed covered the scope of what they'd like to do. He asked Mr. Kopsa what the timeline of these projects would be. Mr. Kopsa said about 10 years. Mr. Selvaggi confirmed the camp has been operating there about 77 years, and that they believe these improvements will help them stay viable. He asked Mr. Kopsa when the last time improvements like this were done. Mr. Kopsa said they've done a few projects throughout the years, but never had this level of work involved in his and his coworkers time here. Chairman Shivas noted they mentioned a 20 year timeframe. He said that seems a long time—he's been on the Board 40 years. The world has changed in 20 years, but 10 seems more feasible. He noted they'd need an update from the Engineer every few years to make sure things are still as proposed. Mr. Selvaggi confirmed a written correspondence would be sufficient, and they're not expected to return to the Board. He

noted they'd know by year 9 if they'd need an extension on any parts of the work. Mr. Stoner noted they have received permits for things recently that were like-for-like, such as the pavilion and guard shack. Ms. Hubbard asked how big Patriot's Path Council is. Mr. Kopsa said they cover 5 counties, including Sussex, Bergen, Essex, Somerset, and Middlesex, and they have about 10,000 scouts, and they're trying to get more to join. Mr. McElroy said the Environmental Commission noted they wanted project plans as they evolve, but noted once they get a project plan, they're just going to zoning and construction, so won't be sent to the EC. Mr. Stoner noted they may need outside agency approvals. Chairman Shivas noted the EC also brought up trees, and asked how many are being removed. He doesn't know how they'd be able to tell how many. Mr. Kopsa said they handle tree from safety sense, making sure dead trees are taken down. They work closely with the tree contractor. Mr. Proctor asked if they plan to clear cut any trees. Mr. Stoner said they could make it a condition to not clear any trees in areas not designated on the plans. Mr. Stoner noted the acreage of the properties is large. Mr. Selvaggi noted this is in the Highlands Preservation area. Mr. McElroy noted the town ordinance also requires certain steps as well.

Chairman Shivas opened to the public. No one came forward, so he closed to the public.

Todd Bletcher from Mountainside New Jersey was sworn in as the Planner. Mr. Bletcher has degrees in city planning, and is licensed and certified. He is also a Scout leader, and most of the kids in his group go to the camp. He has appeared in front of other towns including Woodbridge, Edison, New Brunswick, and South River. He was deemed an expert. He said the camp operates year-round, and has been in continuous operation since at least the 1940s. It is a traditional summer camp, with a lake, trails, archery, shooting ranges, swimming pools, activities, cabins, and a caretaker. For safety, they only allow registered scouts and their parents on the property. This is not commercial; people can't rent a cabin from them, it's just a scout program. There are no RVs or campers. They operate differently than the other locations in the CR zone. With an 80 year old facility, there is maintenance involved, including the buildings and their systems. The town raised a concern that there is no site plan approval. They were asked to prepare something to present to the Board so they know the existing conditions and what's being proposed. The Scouts have laid out what they want to do and called it their Master Plan, which for the Board would be a site plan. Some items don't need Board approval, but they wanted to show everything on the plan. There are no architectural plans or engineering and grading plans because they haven't been designed. The applicant wants to get site approval, and then when they're ready for each building or part, they'll get the plans ready and present them to the departments. Mr. Bletcher submitted **Exhibit A1**, the facility master plan, which he reviewed. He noted the property was 800 acres, and in the last 18 months there was a sale to the DEP to enlarge Allamuchy State Park, so now it's down to 387 acres. Ms. Hubbard asked how a portion of the lot was sold. Mr. Bletcher said a subdivision was done, directly to the DEP; if it's the state, they can handle the subdivision. Mr. Stoner asked for a copy of the survey. Mr. Bletcher said they started out with the original blocks and lots; on page 11 of the facility document, it shows the 2024 changes. They also show the new block and lot numbers. Mr. Smith noted in the document they were provided it's page 14, and the chart is page 7. Ms. Hubbard confirmed they access the park like anyone else does.

Mr. Bletcher said the property is split-zoned with Open Space and the CR zone. They're not seeking bulk variances, and the building heights will comply. The plan has been designed to not trigger stormwater or Highlands issues. They will provide a Highlands application to the town. Any work near a lake can be addressed through a DEP permit-by-rule. Mr. Stoner noted these approvals should be submitted with the

permit applications to the town. Mr. Bletcher said the property is currently 99.999% forested, and if all elements are built, the property will still be this forested. He reviewed the plans. Some buildings are being repurposed. There's an addition proposed to the dining hall. They're proposing sand replacement at the waterfront. There are dock replacements. Some upgrades for showers, covered porches, concrete pads, and emergency generators to key buildings are proposed. One of the main issues is weather, so the plan is proposing pavilions across the site, to protect people during storms. There is at least one pavilion proposed per campsite and program area. They'll be open-air timber structures. The plan shows the general location for the pavilions, and will stick to the maximum size shown as proposed, and they'll be field-sited. They're proposed in places with as little tree removal as possible. In the center of the property, there's a gravel parking lot. They're looking to move this area to a different gravel lot that already exists near the entrance. This would help get cars away from pedestrian areas. The current gravel area will be converted to a grass field.

Mr. Bletcher discussed the CR zone. There are definitional requirements listed. In the Master Plan, they discuss the CR zone and the Scout camp specifically. The other camps listed include Panther Lake, Tomahawk Lake, Columbia Valley, Jefferson Lake, and the area along Lubbers Run associated with Hudson Farms. They're grouped with these other uses that are different than what they are. Panther Lake is a camping resort. Tomahawk Lake is a water park. Jefferson Lake is a for-profit summer camp. Columbia Valley is closed. Mr. Bletcher said he thinks the CR zone is trying to regulate those commercial uses to avoid golf courses or amusement parks, and to avoid impacting neighbors. They still need to comply with the ordinance, but there is a part that states camping sites are limited to seasonal operations. He noted they operate year-round, and have for a while. He suspects this is meant for more seasonal camping rentals, so that they don't turn into residential places. They have to seek relief from this, but he doesn't think this was intended for them. Mr. Proctor asked Ms. Hubbard if this is a use variance. Mr. Selvaggi said it's more a pre-existing non-conforming use. Ms. Hubbard noted it doesn't affect the site plan, but they either need a use variance or to seek a certification of pre-existing non-conforming use, saying they pre-date it. Mr. Selvaggi noted the camp has been operating the same way since the 40s. Mr. McElroy confirmed the applicant is okay amending their application to include this. Ms. Hubbard said they can submit the paperwork to document this change.

Chairman Shivas opened to the public. No one came forward, so he closed to the public.

Motion of Mr. Smith to approve the application as submitted, including a monitoring report every 3 years, the addition of the certification of pre-existing non-conforming use, providing the updated survey, the 10 year time limit, and permits and outside agency approvals, second by Mr. Proctor.

Ayes: Mss. Colligan, DeMagistris, Lewandowski; Messrs. Proctor, McElroy, Smith, and Chairman Shivas

Members Absent: Ms. Raffay; Messrs. Walsh, Morytko, Mayor Rubenstein

None opposed. Motion carried.

BILLS:

Maraziti and Falcon (8): \$2,185.50. A motion to approve the bills was made by Mr. McElroy, seconded by Mr. Proctor. All were in favor. Motion carried.

Colliers (1): \$266.25. A motion to approve the bills was made by Mr. Smith, seconded by Mr. Proctor. All were in favor. Motion carried.

Harold Pellow (7): \$3,826.25. A motion to approve the bills was made by Ms. Lewandowski, seconded by Mr. Proctor. All were in favor. Motion carried.

REPORTS FROM COMMITTEES

Environmental Commission- Mr. Smith said they're doing a native plant sale in September, currently scheduled for the 12th. The EC is giving away a certain number, and the vendor is selling additional plants. This will likely be at the Fire House. They're collaborating with Sparta's Environmental Commission.

Mr. Selvaggi re-entered the meeting and said the Scouts have a meeting with the Construction Office next week, hoping to get permits. Ms. Hubbard confirmed they're requesting to waive receipt of the resolution. Ms. Phillips noted they'll need to submit a zoning permit prior to coming to the construction office, and Mr. Stoner does a memo to confirm they're okay to proceed. Ms. Hubbard noted she'll likely have the resolution ready for their 06/18. Mr. Stoner said they need to submit architectural drawings with the map they have.

Mr. Smith said the Byram EC is missing one alternate member. Sparta reached out to them saying they have events coming up, and don't have enough members and asked for help. They talked about asking the Council to help with coming up with an Environmental Stewardship award, that they want to give to members of the community who have shown involvement. They don't want it to be periodic, where they feel the need to give it to someone because of a timeframe; they want to give it when there is someone to be recognized.

Open Space- Ms. Phillips said there's a meeting on Monday.

Township Council- Mr. Proctor said they haven't had a meeting, so there's nothing to report.

OPEN TO THE PUBLIC

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

Chairman Shivas said July 6th, there is a meeting in Stanhope about combining the Boards of Education. They're presenting a study. Mr. Stoner said there is paving starting Monday for the next month. Ms. Phillips noted the town garage sale is this weekend. Ms. DeMagistris said she doesn't remember the Trading Post having two businesses there, one of which being a stone company.

ADJOURNMENT

A motion to adjourn the meeting was made at 9:00 pm by Mr. McElroy, seconded by Mr. Proctor. All were in favor. Motion carried. The meeting was adjourned.

Submitted by Caitlin Phillips