

MEETING MINUTES
BYRAM TOWNSHIP PLANNING BOARD MEETING
MAY 7, 2015

CALL TO ORDER

Chairman Shivas called the meeting to order at 8:00 p.m.

ROLL CALL

	Mr. Riley	Mr. Morytko	Mr. Chozick	Ms. Raffay	Mr. Kaufhold	Mr. Valentine	Ms. Segal	Mr. Walsh	Mr. Gonzalez	Ms. Shimamoto	Chairman Shivas
HERE		H	H	H	H		H		H		H
ABSENT											
EXCUSED	EA					EA		EA		EA	
LATE											

Also present: Attorney Kurt Senesky
Secretary Cheryl White

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

MEETING MINUTES APRIL 16, 2015

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

	Mr. Riley	Mr. Morytko	Mr. Chozick	Ms. Raffay	Mr. Kaufhold	Mr. Valentine	Ms. Segal	Mr. Walsh	Mr. Gonzalez	Ms. Shimamoto	Chairman Shivas
Motion											
Seconded											
Aye		√		√	√		√		√		√
Nay											
Abstain			√								
Absent	√					√		√		√	

Motion carried.

PRESENTATION

Historic Preservation

Andrea Proctor, a recent member of the Architectural Review Committee attended a Historic Preservation workshop, “*Preserving Your Community’s Heritage*” on March 28, in Ocean County presented by the CLG Program (Certified Local Government).

In short, the CLG Program, which is granted by the NPS (National Park Service), and in coordination with SHPO (State Historic Preservation Office) is a national initiative that provides valuable technical assistance and small local grants to local governments seeking to keep for future generations what is important and significant from their past. The CLG Program’s primary goal is integrating local government and historic preservation. One of the requirements for the CLG program is for a municipality to establish and maintain a qualified historic preservation commission (HPC). Municipal Land Use Law (MLUL) says that local governing bodies may by ordinance provide for a Historic Preservation Commission (HPC). The commission may consist of 5, 7, or 9 appointed members that are specified by class. Andrea commented that Byram’s Master Plan has a Historic Preservation Element and identifies historical sites in Byram Township and through an established HPC (Historic Preservation Commission), and local ordinances Byram may preserve these sites, even if they have not been designated by the National Registry of Historic Places.

Andrea provided information that the Board secretary will scan and disseminate to Board members for review and action if desired.

RESOLUTION

SP1-2010, First Hartford Realty Corp. 77 Route 206, Block 34 Lot 14, V-B Zone

Relief from a condition of a prior resolution of approval for a use and bulk variance and site plan approval to construct a pharmacy with a drive up window.

A motion was made by Mr. Kaufhold and seconded by Mr. Morytko to approve the resolution as presented. The following vote was taken:

	Mr. Riley	Mr. Morytko	Mr. Chozick	Ms. Raffay	Mr. Kaufhold	Mr. Valentine	Ms. Segal	Mr. Walsh	Mr. Gonzalez	Ms. Shimamoto	Chairman Shivas
Motion					√						
Seconded		√									
Aye		√			√		√		√		√
Nay											
Abstain											
Absent											

Motion carried.

NEW BUSINESS

Z03-2015, Karen Preziosa, 10 Marine Terrace, Block 295 Lot 6, R-5 Zone

A front and side yard setback to construct a deck.

Applicant, Karen Preziosa was sworn in and said that they are seeking relief for a side and front yard setback to install a 680’ deck on the front of the home. This location, rather than the rear of the property would allow them to enjoy the great views of Lake Mohawk. She added that the right side of her property is where the septic and leach field is, so this would be the best location for a deck.

The Board had no further questions. Chairman Shivas opened to the public. No one from the public came forward. Chairman Shivas closed to the public.

A motion was made by Mr. Kaufhold and seconded by Mr. Chozick to approve the application. The following vote was taken:

	Mr. Riley	Mr. Morytko	Mr. Chozick	Ms. Raffay	Mr. Kaufhold	Mr. Valentine	Ms. Segal	Mr. Walsh	Mr. Gonzalez	Ms. Shimamoto	Chairman Shivas
Motion					√						
Seconded			√								
Aye		√	√	√	√		√		√		√
Nay											
Abstain											
Absent	√					√		√		√	

Motion carried.

ANY OTHER BUSINESS THE BOARD DEEMS NECESSARY

- Review of Byram’s Checklists - The Board reviewed checklist from other towns and determined that Byram’s checklists are sufficient and user friendly. Chairman Shivas said he has not received any negative feedback nor are they are difficult to understand. Mr. Senesky said it’s important that they are not cumbersome and he believes the most important information concerning the application is reports from the planner and/or engineer.

The change that was recommended was to the Variance/Lot Line Application which was to add “existing” to “Elevations and floor plans of proposed construction”. Some errors were found in the site plan checklist which will be corrected.

- Status of the Nufrio Application – Mr. Nufrio’s attorney sent a letter to the Board with a zoning table indicating what requirements of the zone have been met and a request for a hearing date. After Board discussion it was determined that the zoning officer visit the property with a copy of the resolution to ascertain what conditions are still outstanding and then provide a report to the Board.

REPORTS FROM COMMITTEES

- Township Council – Nothing to report.
- Environmental Commission – No meeting was held.
- Open Space Committee – No meeting was held.
- Architectural Review Committee – No meeting was held.
- Board of Health – No meeting was held.

BILLS

Harold Pellow & Associates, Inc. (8 bills) \$2,297.26

A motion was made by Mr. Kaufhold and seconded by Mr. Chozick to approve Mr. Stoner’s bills. All were in favor. Motion carried.

Schenck, Price, Smith & King LLP. (6 bills) \$1,672.50

A motion was made by Mr. Kaufhold and seconded by Mr. Chozick to approve Mr. Senesky’s bills. All were in favor. Motion carried.

PUBLIC COMMENT

Chairman Shivas opened to the public.

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

ADJOURNMENT

A motion to adjourn the meeting was made at 9:05 p.m.by Mr. Kaufhold and seconded by Mr. Morytko. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted: *Cheryl White*