

**MEETING MINTUES
BYRAM TOWNSHIP PLANNING BOARD
MEETING, April 15, 2021**

CALL TO ORDER

Chairman Shivas called the meeting to order at 7:30 p.m.

ROLL CALL

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
HERE	H	H	H	H	H	H	H		H	H	H
ABSENT								A			
EXCUSED											
LATE											

Also present: Attorney Alyse Hubbard, Esq.
 Engineer Cory Stoner, P.E. C.M.E.
 Planner Paul Gleitz, P.P. AICP
 Secretary Caitlin Phillips

STATEMENT BY CLERK

Both the Federal and State governments have declared a state of emergency in response to the outbreak of the Covid-19 Virus, that limits the number of people allowed to gather, and requires social distancing. To continue Planning Board business, the regularly scheduled meeting for April 15, 2021 is being held by remote video or audio connection only. This service allows the Board, its professionals, applicants, and members of the public to participate.

Adequate notice of this meeting has been published specifying the time and access information in compliance with the provisions of the Open Public Meetings Act. Notice of this meeting is on file in the office of the Planning Board Secretary, posted on the main door, and on the bulletin board in the Municipal Building, and on the Township website at:

https://www.byramtwp.org/index.php/meetings/committees/planning_board

and has been forwarded to those persons requesting notice.

FLAG SALUTE led by Chairman Shivas

MINUTES

Mr. Morytko motioned to approve the April 1st minutes, seconded by Mr. Walsh. The following vote was taken:

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
MOTION				√							
SECONDED										√	
AYE		√	√	√		√	√		√	√	√
NAY											
ABSTAIN	√				√						
ABSENT								√			

Motion carried.

RESOLUTIONS

SP5-2018 Raimo of Stanhope, Inc., 49 Route 206, Block 35 Lot 36 & Block 37 Lot 26, V-B Zone Preliminary & Final site plan to add new structures and make site improvements.

Mr. Serrilli motioned to approve the resolution, seconded by Mr. Smith. The following vote was taken:

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
MOTION							√				
SECONDED									√		
AYE	√		√	√	√		√		√	√	√
NAY											
ABSTAIN		√				√					
ABSENT								√			

Motion carried.

SP3-2019, 263 Route 206 Real Estate LLC, 251 Route 206, N-C Zone

Use variance and conditional use variance for garage with concept plan.

Chairman Shivas clarified that this approval is for the concept portion of the description “Preliminary Major Site Plan with Variances” and that the main topic is allowing three buildings on one property. Ms. Hubbard said it should be noted that preliminary site plan approval was removed, and that it’s now a use variance approval with a site plan concept.

Mr. Morytko motioned to approve the resolution, seconded by Mr. Serrilli. The following vote was taken:

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
MOTION				√							
SECONDED							√				
AYE	√			√	√		√		√		√
NAY											
ABSTAIN		√	√			√				√	
ABSENT								√			

Motion carried.

Z14-2020, Safa LLC, (Joe Ahmad), 16 Weaver House Cove Road, Block 109 Lot 2, R-5

Application to raise the pitch of the roof on an existing single-family dwelling.

Mayor Rubenstein motioned to approve the resolution, seconded by Mr. McElroy. The following vote was taken:

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
MOTION						√					
SECONDED			√								
AYE		√	√	√		√	√		√	√	√
NAY											
ABSTAIN	√				√						
ABSENT								√			

Motion carried.

Z19-2020, Craig Humphrey, 18 Broad Street, Block 223 Lot 3, R-4 Zone

New roof overhang, shed, and covered deck area to increase square footage of home, with a proposed building coverage variance.

Mr. Morytko motioned to approve the resolution, seconded by Mr. McElroy. The following vote was taken:

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
MOTION				√							
SECONDED			√								
AYE		√	√	√		√	√		√	√	√
NAY											
ABSTAIN	√				√						
ABSENT								√			

Motion carried.

Z01-2021, Karen McDonald, 4 Roger Drive, Block 26 Lot 364, R-4 Zone

Proposed porch with a front setback variance.

Mr. Morytko motioned to approve the resolution, seconded by Mr. Serrilli. The following vote was taken:

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
MOTION				√							
SECONDED							√				
AYE		√	√	√		√	√		√	√	√
NAY											
ABSTAIN	√				√						
ABSENT								√			

Motion carried.

NEW BUSINESS

SP5-2020, Mountainside Country Store and Garden Center, 198 Route 206, Block 226 Lot 3, N-C Zone
Conversion of a restaurant to a retail store and garden center and associated site improvements.

The project engineer Craig Stires, the attorney Steven Schepis, and the project architect and licensed professional planner Anthony Garrett joined the meeting. Mr. Schepis noted his client purchased the site a few years ago, hoping to redevelop it into a landscape contractor business in conjunction with a garden center, as well as a country store.

Mr. Gleitz added that they’re looking for conditional use approval, and confirmed with Ms. Hubbard to handle the conditional use first. This will make sure the Board has jurisdiction as a Planning Board, and if the applicant doesn’t meet all the conditions, they present conditional use variance testimony, which would then change the makeup of the Board. He added that in his memo on page 5, A through G are the conditional use standards. His review is that they comply with most of the standards, and just needs testimony on a few other conditions to make sure they comply. If the Board agrees to their compliance, then it’s a permitted conditional use, and the Board can proceed as the Planning Board.

Mr. Stires was sworn in as an expert as a professional engineer in New Jersey at the business address of 43 West High Street in Somerville New Jersey. His credentials are a BS in Civil Engineering and having been a professional engineer in NJ from 1993. He has been working on similar applications for the last 30 years, the work being done around central Jersey, Bridgewater, Somerville, Phillipsburg, and Bedminster.

Mr. Gleitz confirmed with Mr. Stires their compliance with various elements of the property. One compliance question regarded the side yard near a right-of-way; Mr. Stires noted it complies because they don’t abut a right-of-way or residential use. He also confirmed they comply with outdoor storage, and added it’s screened by fencing. There is no small engine repair on the site. Mr. Gleitz then told the Chairman he believes the applicant met the conditional use requirements. Chairman Shivas confirmed with Mr. Gleitz there are no D variances for this application.

Mr. Stires showed **Exhibit A1**, a 100-scale aerial view of the property, along with **Exhibit A2** with a 30-scale aerial view, and **Exhibit A3** with a 20-scale aerial view of the improvements. Mr. Schepis noted that the applicant Lou Coviello was listening on Mr. Schepis’ phone, and has been attempting to join the call. Mr. Stires provided details about the existing property, looking at Exhibit 3 to show the signage. The site is serviced by on-site septic and well; the well has been tested and determined to be acceptable for the proposed use. The surrounding properties, shown on Exhibit 1, are owned by Tilcon and the state of New Jersey, so there are no immediate residents in the area. The back portion of the property slopes steeply, draining from east to west across the property, down Route 206 to the state lands. Mr. Stoner asked if the county approval of the septic refers to the letter from October that states there should be no food prep. It was confirmed that there will be no cooking but they can sell packaged goods, but there is anticipation that with septic modifications, the applicant would be able to sell food on site after the proper approvals.

Lou Coviello, the applicant, joined the call at this time with his wife Andrea and was sworn in. Ms. Hubbard confirmed with Chairman Shivas that he’s approves of the exhibits being shown for this application.

Mr. Stires discussed with the proposed conditions, which include a thrift shop, antique store, retail area with coffee/breakfast or ice cream, a lawn and garden area in the rear of the building, and the landscape business. The renovations include: the siding being changed to stone, construction of a new 500 square foot garage, installation of a wall along the back, construction of an employee parking lot (Lou expects 6 employees), 10x10 storage bins separated by movable walls with a dumpster near the bins, landscape display areas above the wall with steps on either side of the garage leading to that area that would have shrubs and bushes for sale, an additional landscape area, an outdoor patio, all paving will be removed and will be topsoiled/seeded with supplemental landscaping, a new sidewalk will lead to the entrances, the parking will be repaired, and 3 entrances will be removed and 1 new entrance and an exit to the

north will be added. The parking in the front is for customers for either the landscape supply or country store. The existing signs will be removed and a new monument sign will be installed, needing a variance because it's near the right-of-way. New landscaped islands will be in the parking lot to add appeal, new lighting with a colonial style light fixture will be in the parking lot, and sidewalk lighting will also be added.

Chairman Shivas asked what part of the main building will be for the general store and what will be part of the landscape business. Mr. Stires said the back corner is for the landscape supply business. Mayor Rubenstein asked how much equipment would be stored back there. Mr. Stires referred to the list of equipment that was submitted—2 dump trucks, 2 equipment trailers, 1 excavator, 1 articulated front loader, 1 forklift, and 1 bobcat; the dump trucks, trailers, and excavator will be out on sites for construction. The forklift, bobcat, and loader will be on site to load supplies; the forklift and bobcat will be stored at night in the garage and the loader will be stored in front of the bins, which is fenced and will be closed at night. Mayor Rubenstein's concern is the space, as there is parking back there for employees. Mr. Coviello said the landscape division will be out of the way prior to the store opening; the landscape division will arrive at 7, the equipment will leave the site, and then the area will be open for employee parking. The equipment trailers are most often left on the job sites, so coming back to the yard would be occasional. Mayor Rubenstein noted that the curbs (on sheet 4 of the site plan) have a corner near the fence that could be softened to allow the trucks to pass through. An idea was to take the island in the front out and paint it to allow more space for the trucks. Chairman Shivas asked how this affects deliveries and Mr. Stires said the deliveries would be coming in a box truck or something similar, which would fit in the site. Mr. McElroy asked if there would be a need for larger delivery vehicles for the food preparation aspect of the business, and Mr. Stires said those deliveries would be box trucks too. Mr. Gletiz asked how bulk landscaping materials will be delivered and if trucks could maneuver on the site. Mr. Coviello said those would be delivered similarly with a box truck, and that there's plenty of room. Chairman Shivas asked if they got in trees or bushes, if they would be maneuvered via forklift. Mr. Coviello said they'd order things that are easy to carry, not huge plant material, so they'd carry everything to the upper level. Mr. Gletiz asked regarding the commercial landscaping, if he is purchasing the materials at other areas and bringing them to the site directly. Mr. Coviello said he purchases items from wholesalers and sends it directly to the jobs.

Mr. Stoner said regarding the maneuverability, it seems probable that they can move around. It would be beneficial to have a circular pattern in the rear though. He also noted that he has seen construction equipment come back from jobs rather than stay at the site of construction, so he's a little concerned about the trailer aspect, but thinks it could work. He also asked about the parking spaces; 22 in total and 7 in the rear for employees (15 out front). He confirmed with Mr. Stires that those parking spaces are sufficient for the public. Regarding trash, Mr. Stoner asked if they'd be using one of the bins. Mr. Coviello said it'll be in a container, and Mr. Stoner followed up that there will be no gate. Mr. Stires responded that there is the boulder wall on two sides and the blocks on the third side, so it's open in the front, and behind the gated fence. Mr. Stoner noted that this area is near the mountain, and asked if their containers will be animal-proof.

Mr. Stoner further asked about the parking spaces, which are 18x9 feet. Mr. Stires said the parking has been updated since Mr. Stoner's review, so the parking spaces in front and middle are 20 feet long. The ones on the south end and for employee parking are 18 but have room to overhang. Mr. Stoner said he has no objections but noted they are smaller than standard, so they'd need design waivers. Mr. Stoner confirmed with Mr. Stires that the parking lot will be resurfaced. Regarding drainage, Mr. Stoner said they are reducing the impervious coverage so there's no need for additional stormwater retention. His only concern is when the water comes out of the driveway; Mr. Stires said the DOT had no comment on this aspect. Mr. Stoner also had a concern about the runoff from the back of the property, which runs towards the back of the building to the north in the grass, into the swale. He also asked what kind of traffic will be generated; will this be as busy as the restaurant was? Mr. Coviello said he's expecting it to be less busy because the restaurant was serving people 3 times a day.

Ms. Hubbard swore in Andrea Duffy Coviello, 501 Windemere Avenue, Mount Arlington at this time.

Mr. Stoner asked about lighting, saying they have addressed his comments in their revisions. There are flood lights, which Mr. Stoner confirmed would be removed. The lights will be used 8-5 pm. The only time the store would stay open later is in the summer to serve ice cream.

Chairman Shivas asked where the small engine repair will take place. Mr. Coviello said any repairs are done off site. Chairman Shivas confirmed that the garage would then just be used for storage. Mr. Stoner asked about the label on the plans that reads "install racking for storage," which would be pallet racks to store bluestone treads/stairs, PVC pipe, reinforcement rods, etc. to minimize space. Mr. Stoner confirmed no one can see this unless they're in the rear of the property. Mr. Coviello said it won't exceed the height of the roof, and Mr. Stires added there will be gaps for the doorways.

Chairman Shivas asked how the building is heated. Mr. Coviello said it will be oil and likely be in the building in an aluminum tank.

Mr. Stires asked the Board its opinion on the island that was suggested. Mayor Rubenstein said they seem optimistic about getting trucks and trailers in. Mr. Walsh agreed, saying the circulation would take trailers over the curb. Mr. Stires said they made an effort to make the area as green as possible but after the discussion, it makes sense to paint an island. Mr. Gleitz confirmed that their testimony is that the truck traffic will occur when there is not customer parking in that area. He then asked if they could convert the island in question into two more parking spaces, which would also alleviate Mr. Stoner's concerns about adequate parking. He also noted that they could put a tree at the end of the bins to provide more green space if desired. Mayor Rubenstein agreed that he was worried about people driving over the curb or hitting the fence, and would soften the curb. Mr. Stoner noted that they have a chain-link fence and gate, and confirmed they'd do something more appealing than chain-link. Chairman Shivas confirmed there would be no pole in the middle of the fence. Mr. Stires agreed with Mr. Gleitz's suggestions, thinking that would open things up more. Mr. Coviello reminded the Board that the bins are only used when something in them is needed, so things can be rearranged easily to access items. Mr. Gleitz said his issue is the interaction between the outdoor and indoor sales of the display areas. The display area is for the public to access, and they have to walk through a landscape yard that could have bin materials and vehicles. Mr. Smith agreed, emphasizing the concern of the customers going through the yard to get to the hill. Mr. Shivas added if he was a customer and wanted plants, he'd back his car in near the steps to load everything. Mr. Coviello said this would occur in the loading zone. Mr. Gleitz said as a customer he wouldn't park in a loading zone because he'd think the company vehicles would be there. The intention of a loading zone is to receive supplies for the business. Mr. Coviello said the area with the bins ties into the garden center, and if customers want to look at mulch or stones, they can just walk upstairs to see the plant materials. Chairman Shivas followed up on what happens when they buy the items. Mayor Rubenstein confirmed that the customers would be directed to pull around to the loading zone to get their supplies at checkout. Mr. Coviello said there would be an attendant with the customers, so when items are picked out, they are moved to the customer's vehicle. He also noted there is room to turn around at the loading zone. Mr. Stoner asked what happens if a customer comes in with a trailer; Mr. Coviello said it would be the same situation, where they would pull into the loading zone, back into the corner, and pull straight out. Mr. McElory asked how they will organize the loading zone, especially when it's full of people, and manage the traffic. Mr. Coviello responded that the loading zone is 12x50, so it can fit 3-4 pickup trucks. They'd address the customers one by one, and the customers won't be the ones loading their own plants. Chairman Shivas said it would help to add a crosswalk between the loading zone and the stairs.

Mr. Smith suggested placing the bins where the employee parking is, and the employee parking be moved to the south. The gate would then run from the garage to the back of the building, opening up the front corner where the bins are. Mr. Stoner asked if this would be tougher for drop-off of materials. Mr. Stires said it would still be the same width, so vehicles could access the bins. Ms. Raffay asked where the trash and recycling would go, since they are in a convenient spot at the moment. Mr. Coviello said they could be at the other end, and the garbage truck could reach it without an issue. Mr. Stires said he'd leave the dumpster in an area closer to where it is now to make it easier to pull out. If the bins are at the other end with the gate across, it could be an issue for the equipment getting through. Chairman Shivas suggested putting the gate near the tree, making it go from front to back in the same area, instead of across. Mr. Gleitz noted there wouldn't be space for the customers to see the materials. Mr. Stires said he likes how the gate is because it's a clear delineation between the landscape equipment and the customer circulation. Mr. Gleitz added to put a sign saying, "No Customers Beyond This Point." Mr. Stoner confirmed that just employees will be coming out of the back doors.

Mr. Schepis asked Mr. Stires to incorporate these suggestions into a modified plan. He also asked Mr. Stires that, based on them operating in a limited area because of the Highlands Act, they can't push anything back. He also asked that if this site wasn't already developed, that they wouldn't be able to do anything on the site. Mr. Stoner noted that they're allowed up to a 25% net increase in impervious, and they're in net decrease, so there is room within that to work. Mr. Stires said it'd be about 2,000 square feet, so it's not too significant. Mayor Rubenstein asked if they could deepen the area in the back to allow more parking. Mr. Stires and Mr. Coviello think that'd be doable. Chairman Shivas and Mr. Serrilli agreed with Mayor Rubenstein, and Mr. Morytko added that as long as there's no issues with water runoff from the slopes, there wouldn't be an issue. Mr. Walsh agreed as well, adding that it's important to see what these changes will impact after they're put on paper.

Mr. Schepis confirmed that the Board would like to see these suggestions on paper before proceeding. Mr. Gleitz had a few other items for them to consider in their revised plans. This includes the label "IS," which doesn't seem clear. He also asked about the free-standing sign, requesting that be put in a flower bed. Mr. Stires said it's proposed to be in mulch, but they didn't label the perennial bed, but will do so. Mr. Gleitz also confirmed that the two existing signs will be removed and one will be put up, and there are no façade signs. Mayor Rubenstein asked why there aren't any; Mr. Gleitz noted they are

allowed up to 3 different sign types. Mr. Gleitz also confirmed they're not planning on having any signage representing the design build firm.

Chairman Shivas opened to the public. No one expressed an interest. Chairman Shivas closed to the public.

Anthony Garrett was introduced as a licensed professional architect and planner, and was sworn in at the business address of Bilow Garrett Group, 161 Main Street, Ridgefield Park NJ. Mr. Garrett stated his credentials including being a licensed architect in New Jersey since 1991, and has worked in towns like Hamburg, Sussex, Egg Harbor, and Upper Bergen County. He was the former Chairman of Boonton's Planning Board. Chairman Shivas deemed him an expert for planning and architectural.

Mr. Garrett showed the floor plan SK-100. The main restaurant seating area will be converted into a retail space with shelving for sundries and food. There will be ice cream and self-serve coffee bars. Next to the vestibule door is where people will pay. The thrift shop in the northeast corner of the building would potentially have clothing, housewares, etc. To the south of the building is for antiques. The areas to the east of the ice cream are storage areas, and there are no plans now to prepare food there. There is a utility space along the back wall, and the southeast corner is for the garden center. They don't want customers circulating through the utility spaces, so they'd use the door along the south wall (door #6). There are currently two bathrooms, one of which they would modify to be handicap accessible. There is a step out of the retail space to the antiques, and they would make a ramp there. Most of what is there today would be cosmetically improved.

Chairman Shivas asked where the furnace and oil will go, and Mr. Garrett said it'd be in the utility space. Ms. Raffay asked about customer flow; there are 3 entrances based on what people want to do (i.e., gardening, retail and antiques, and thrift shop). Mr. Garrett said the door for the thrift shop is not a prime entrance; the intent would be to have people circulate through the door near the ice cream bar. There's one entrance to the retail space, and then the garden center retail would be accessed through the exterior from door #6. There is door #3 in the building for the bathrooms. Chairman Shivas asked if the door for the thrift shop would be a fire exit; Mr. Garrett said most likely, and perhaps bringing goods through that door. Mr. Garrett noted they have a floor plan for the garage, used for storing items that can't get wet, and a 12 ft. door to let the forklift in.

Mr. Garrett then referred to drawing SK-200 for elevations, showing the main entry at the vestibule. They're proposing to extend a vertical element on top of the roof and put some clearstory glass in. They may also use that area for signage, and are proposing to put in a watercourse of a cast-stone veneer, and will repair the existing shingled roof. The 9-pane windows would remain, and the clearstory windows would match the finish. They're working with an earth-tone pallet. To the right of the south elevation, there is a chimney-like structure that would be clad with stone. Mr. Coviello said they're looking to use the indigenous stone to do the veneer work.

Mr. Garrett then discussed **Exhibit A4**, noting that the site is severely encumbered by the Highlands Preservation Zone and the topography of the site. They favored the northern end because the south and east of the site are heavily treed. Further east is the Tilcon quarry, immediately north is an empty lot, and there is a self-storage facility that is the first location nearby with significant development. Across the road is state property, mostly wetlands, so the area most likely won't get more development. There are three residential-type structures in the area that are over 400 feet away from the property, so they don't believe the work on their site will affect these properties. Mr. Garrett turned to **Exhibit A5**, a photo array he compiled that shows the existing restaurant and signage. They're looking to add a monument sign that would improve the aesthetic. His photos show there are dropped curbs, and the proposed site plan channels traffic better in and out of Route 206 and eliminates one of the curb cuts.

He noted that the sign they're proposing is not permitted by ordinance, and is just over 18 feet off the curb line. He showed photos of the CVS signs nearby; the one that's 18 feet off the curb line is visible while the one 30 feet away is hard to see. Mr. Garrett asserts the sign they're proposing is safer, more visible, and is similar to other signs along Route 206. The next variance they're looking for is the front yard setback. They can't move the building, and it would almost be impossible to recreate a building of this size on the site, so it's an existing nonconforming condition that they're not exacerbating. The next variance is the building height; they're not raising the roof other than the front entrance. Because there is a deficient front yard setback, it's more appropriate for the building to be lower. If it was built higher, being close to Route 206, it may cause a canyon effect that wouldn't be appropriate, nor would a two-story building, which would likely need a new framing system. The last variance is the parking, which is an existing nonconforming condition Mr. Garrett believes they are lessening by reducing the parking and channelizing of the area. Regarding the customers using the garden center, they could designate the stalls as garden center parking. He believes they are meeting the goals and objectives of the MLUL by providing commercial uses in an appropriate location, promoting free-flow of traffic by channelizing the driveways and eliminating a curb-cut and obstructions (i.e. the signs), retaining natural features, promoting economic growth by reinvigorating a fallow site, minimizing the impact of

development on forest lands and wildlife by leaving a majority of forest land untouched, and the elevations are enhancing the visual character of the area. They are developing a neighborhood convenience space that will serve the community, and the variances will not affect the public welfare. Mr. Morytko added that the ARC was pleased with the plans, and Mr. Coviello listened to the suggestions they had.

Mr. Stires showed the image of the proposed sign, which is on the site plan sheet. Chairman Shivas asked about the height, which will be 6 feet with a 2-foot base to avoid snow pile-up, be double-sided, and have the same veneer as the building. Ms. Hubbard noted that Mr. Garrett testified that there was no exacerbation of the setback, but since there is a vertical expansion to add to the tower, she sees it as an exacerbation.

Chairman Shivas opened to the public. No one expressed an interest. Chairman Shivas closed to the public.

Mr. Schepis said either the Board can move forward with an approval subject to revising plans to accommodate the comments, or they could come back. He also suggested Ms. Hubbard could draft a resolution and when they come back they could get an approval and resolution together. Ms. Hubbard said if they were guided accordingly, she could draft a resolution that would be amended at the hearing once the revised plans are received. Chairman Shivas said he'd like to see the changes first.

Mr. Morytko motioned to carry this application to June 17th, seconded by Mr. Walsh. The following vote was taken:

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
MOTION				√							
SECONDED										√	
AYE	√	√	√	√	√	√	√		√	√	√
NAY											
ABSTAIN											
ABSENT								√			

Motion carried.

Mr. Schepis asked that the notice be persevered and carried to the 06/17 meeting, and consented to carry until that time.

REPORTS FROM COMMITTEES

Architectural Review Committee: Mr. Morytko said there was no meeting.

Building Committee: Mr. Morytko said there was no meeting.

Environmental Commission: Ms. Shimamoto was absent so there is nothing to report.

Open Space: Mr. Morytko said a few of the committee members will be walking around Cranberry Overlook tomorrow to review trail and forestry options. They're pursuing an option to create a kayak launch at Riverside Park. They've recommended pursuing a grant for improvements at the playground park at West Brookwood.

Township Council: Mayor Rubenstein said they passed the budget at a .89% increase this year, along with a few ordinances for capital expenditure for paving streets in town. Next Tuesday there will be an information session about the marijuana ordinance, and potentially a BARKS conversation.

Zoning Report: Everyone received a copy.

BILLS

Harold Pellow & Associates, Inc. (11)- \$2,919.88

Law Office of Larry Wiener (1)- \$450.00

A motion to approve the bills was made by Mr. Walsh. The motion was seconded by Mr. Morytko. All were in favor. Motion carried.

OPEN TO THE PUBLIC

Chairman Shivas opened to the public. No one expressed an interest to speak. Chairman Shivas closed to the public.

ADJOURNMENT

A motion to adjourn the meeting was made at 10:00 by Mr. Smith. The motion was seconded by Ms. Raffay. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted,
Caitlin Phillips