

AGENDA
BYRAM TOWNSHIP PLANNING BOARD
DECEMBER 6, 2018
REGULAR MEETING 7:30 P.M.

COMPLETENESS – 6:45 p.m.

SP6-2018, Thomas Brummer, 15 Lee Hill Road, Block 336 Lots 15.06 & 15.09, R-2 Zone

Lot line adjustment w/variance for insufficient road frontage and to intensify a pre-existing, non-conforming lot.

SP7-2018, Dave Hergert, (aka Elite Automotive), 254 Route 206, Block 216 Lot 3.04, N-C Zone

Major site plan with variance to construct a five-stall parking area in the front yard, additional employee parking, the relocation of the building entrance along with other site improvements.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING STATEMENT**

Adequate notice of this meeting has been published specifying the time and place in compliance with the provisions of the Open Public Meetings Act.

4. **FLAG SALUTE**

5. **MINUTES**

Approval of the November 1, 2018 Meeting Minutes

6. **COMPLETENESS**

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7. **RESOLUTIONS**

Z06-2016, Jose Goncalves, 25 Carpenter Road, Block 238 Lot 508, R-3 Zone

Second request for an extension of approval to construct a new single-family dwelling.

Z09-2018, Ashley Eyrich, 90 Lackawanna Drive, Block 229 Lot 8, R-5 Zone

Variances for two side yard setbacks to construct an entrance on the right side of the house and to keep a previously constructed deck in the rear of the home.

SP3-2018, Weber Brothers Properties, LLC (aka Sunnyside Landscaping), 35 Route 206, Block 36 Lot 39, V-B Zone.

Amended site plan with conditional use and bulk variances to keep an already constructed 609 sq. ft. salt shed, to construct a 4,800 sq. ft. garage, to allow a residential apartment on the third floor, signage and other associated site improvements.

8. **NEW BUSINESS**

This matter will be heard on January 3, 2019

SP4-2018, Tomahawk Lake Inc., Tomahawk Trail, Block 343 Lots 1, 2 and 3, C-R Zone

Amended site plan with Use Variance to construct a 36' X 40' concession stand, to add overflow parking areas on the grass, and to add two new waterslides.

9. **REPORTS FROM COMMITTEES**

Township Council
Environmental Commission
Open Space
Architectural Review Committee
Zoning Office

10. **SITE PLAN WAIVER**

Brooke's Beer Garden, 172 Lackawanna Drive, Block 265 Lot 287, N-C Zone
Change of tenant – formally "Orchard Beer Garden"

11. **BILLS**

Schenck, Price, Smith & King LLP (6 bills) \$2,700.00

12. **PUBLIC COMMENT**

13. **ADJOURNMENT**

The Board Engineer, Board Planner and Board Attorney are sworn in at the beginning of each year and are deemed to be under oath on a continuing basis.