

BYRAM TOWNSHIP PLANNING BOARD AGENDA
For Thursday, December 21, 2023, at 7:30 P.M.
Meeting Held at: 10 Mansfield Drive, Byram Township NJ

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. **MEETING MINUTES-** December 7, 2023
6. **RESOLUTIONS**
 - Z24-2023 Ruth Pineiro, 72 Lynn Drive, Block 337.04 Lot 54, R-3 Zone
Approval for deck expansion
 - Z23-2023 Mia Costic and Stuart Marker, 2 Sleepy Lagoon Terrace, Block 297 Lots 1 and 2, R-5 Zone
Approval for pre-existing non-conforming decks
 - Z15-2021 Melissa and Chad Pirnos, 71 Lake Drive, Block 249 Lot 62, R-5 Zone
Resolution of Extension for approval to demolish existing dwelling and rebuild a new single-family home.
7. **NEW BUSINESS**
 - SP7-2023 Panther Lake RV, LLC, 6 Panther Lake Campground, Block 360 Lots 23, 24, 31, 31.10, and 31.11, CR Zone
Approval for changes to pool and patio area, including bathrooms, a pavilion, cabana facilities, expansion of patio, and enhancements to lighting and landscaping
****CARRIED TO 01/04/2024****
 - Z16-2023 Barbara Krassner, 11 Pathfinder Trail, Block 115 Lot 6, R5 Zone
Approval for deck on an undersized lot
****CARRIED TO 01/04/2024****
 - Z21-2023 Paul and Theresa Kane, 3 Sandys Road, Block 404 Lot 32, R-5 Zone
Approval for expansion of driveway and addition of second driveway
8. **BILLS**
 - Harold Pellow and Associates (1): \$207.00
 - Maraziti and Falcon (11): \$3,727.50
9. **REPORTS FROM COMMITTEES**
 - Architectural Review Committee
 - Environmental Commission
 - Open Space
 - Township Council
 - Zoning Report
10. **OPEN TO THE PUBLIC**
11. **ADJOURNMENT**

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

MEETING MINTUES OF THE BYRAM TOWNSHIP PLANNING BOARD: December 7, 2023

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

ROLL CALL:

Members Present: Mss. Franco and Raffay, Messrs. Morytko, Serrilli, Smith, Proctor, Chairman Shivas

Members Absent: Mayor Rubenstein, Messrs. McElroy and Walsh

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

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.

FLAG SALUTE: led by Chairman Shivas

MINUTES: November 16 2023. Mr. Smith motioned to approve the minutes, seconded by Mr. Morytko.

Ayes: Mss. Franco and Raffay, Messrs. Morytko, Smith, Proctor, Chairman Shivas

Abstaining: Mr. Serrilli

Absent: Mayor Rubenstein, Messrs. McElroy and Walsh

None opposed. Motion carried.

RESOLUTION

Z22-2023 John Brennan, 135 Lake Drive, Block 250 lot 120, R-5 Zone

Approval for addition to single-family home, and memorialization of existing shed and fence

Ms. Raffay motioned to approve the resolution, seconded by Mr. Proctor.

Ayes: Mss. Franco and Raffay, Messrs. Morytko, Smith, Proctor, Chairman Shivas

Abstaining: Mr. Serrilli

Absent: Mayor Rubenstein, Messrs. McElroy and Walsh

None opposed. Motion carried.

SUBCOMMITTEE

SP8-2023 Byram Car Wash, 56 Route 206, Block 365 Lot 1.01, VC Zone

Approval for replacement of vacuums and monument sign

Ms. Raffay said the car wash came for additional improvements through a site plan waiver, but they needed to come to the Board. There are variances needed for the proposed sign, and they're proposing new vacuums. The Subcommittee is ok with the waivers requested, but need photos or renderings of the vacuums. Ms. Phillips said they can schedule this for 01/04 until the 2024 hearing dates are approved, and then carry them to 01/18. Ms. Raffay motioned to deem the application complete and schedule it for a hearing on 01/04, subject to the renderings being provided, seconded by Mr. Serrilli.

Ayes: Mss. Franco and Raffay, Messrs. Morytko, Serrilli, Smith, Proctor, Chairman Shivas

Absent: Mayor Rubenstein, Messrs. McElroy and Walsh

None opposed. Motion carried.

NEW BUSINESS

SP6-2023 Tomahawk Lake, 155 Tomahawk Trail, Block 343 Lots 1, 2, and 3, CR Zone

Application for amended site plan approval to include Lots 3 and 4 into the site plan for parking, and modify a ticket office for larger square footage

Mr. Stoner noted they recently submitted a zoning permit for the ticket booth, and asked if that's still on the proposed plans. Ms. Phillips said no new plans have been submitted. Mr. Stoner said they should request a status of the application, and carry it with the request that this be clarified before 01/04/2024. Mr. Proctor motioned to carry the application to 01/04/2024, seconded by Mr. Serrilli:

Ayes: Mss. Franco and Raffay, Messrs. Morytko, Serrilli, Smith, Proctor, Chairman Shivas

Absent: Mayor Rubenstein, Messrs. McElroy and Walsh

None opposed. Motion carried.

Z16-2023 Barbara Krassner, 11 Pathfinder Trail, Block 115 Lot 6, R5 Zone

Approval for deck on an undersized lot

Mr. Proctor motioned to carry the application with corrected notice, seconded by Mr. Serrilli:

Ayes: Mss. Franco and Raffay, Messrs. Morytko, Serrilli, Smith, Proctor, Chairman Shivas

Absent: Mayor Rubenstein, Messrs. McElroy and Walsh

None opposed. Motion carried.

Z24-2023 Ruth Pineiro, 72 Lynn Drive, Block 337.04 Lot 54, R-3 Zone

Approval for deck expansion

Mr. Morytko recused from this application. Ruth Pineiro was sworn in. Her existing deck is non-conforming for the rear property line. It needs to be replaced, so she wants to expand it and add a staircase to access the yard. Mr. Stoner noted that Chairman Shivas said this subdivision was created as part of a cluster development, meaning the lots are smaller with green space behind them, so these lots are already undersized. Ms. Pineiro submitted **Exhibit A1**, four photos of her back property. Chairman Shivas asked if the deck is being replaced on both sides. He confirmed it's only being affected in the rear. Mr. Smith confirmed the photos were taken standing on the deck, and that she's making the deck wider. Mr. Stoner asked what's on the left side of the property. Ms. Pineiro said another piece of green space with a creek. Ms. Raffay confirmed four feet is being added for stairs. Mr. Smith asked how she gets on the deck now; Ms. Pineiro said through the house; there's no way to get to the ground from the deck. Mr. Proctor asked about vegetation disturbance. Ms. Pineiro said it's well maintained and will continue to be so, and it's not near the deck. Ms. Franco noted the Environmental Commission memo.

Chairman Shivas opened to the public and no one spoke so he closed to the public.

Mr. Smith reviewed the distances. The Board discussed what the setback should be. Mr. Proctor motioned to approve the application with a 39-foot rear yard setback, seconded by Mr. Serrilli:

Ayes: Mss. Franco and Raffay, Messrs. Serrilli, Smith, Proctor, Chairman Shivas

Abstaining: Mr. Morytko

Absent: Mayor Rubenstein, Messrs. McElroy and Walsh

None opposed. Motion carried. Ms. Hubbard reviewed the appeal period. Mr. Morytko reentered the hearing.

Z23-2023 Mia Costic and Stuart Marker, 2 Sleepy Lagoon Terrace, Block 297 Lots 1 and 2, R-5 Zone

Approval for pre-existing non-conforming decks

Mark Blount appeared on behalf of the applicant. There are pre-existing non-conforming decks, which have a connected upper and lower portion. The lower portion was already replaced. They've proposed a replacement of the upper deck, increasing the size, and decreasing the setback to the lake. Mia Costic was sworn in as the applicant, and Tracy Bruno was sworn in from Bruno Design Associates in Chester. Ms. Costic said they found this house during the pandemic, and it needs some renovations. They modernized one deck and they're looking to make the other one consistent. The old-style deck has railings close together so it's hard to see the yard. The deck is narrow at the moment.

Chairman Shivas opened to the public and no one spoke so he closed to the public.

Mr. Blount submitted **Exhibit A1**, photos of the property and decks. Ms. Costic said they had to phase the decks. Ms. Bruno said she's not a licensed architect; she's a landscape designer. She has 25 years of experience, and has appeared in front the Boards in Summit and Chester. Ms. Bruno said the replaced portion of the deck was done because they made it smaller than the footprint of the old deck. Mr. Blount confirmed this was for the lower deck. Ms. Bruno noted the replacement will shift the stairs further from the lake. Mr. Blount confirmed the new colors and materials of the new deck will be used for the proposed replacement. He confirmed the vegetation along the lake will remain or be enhanced. The only opening is near the dock. The walkway to the lake will remain. Chairman Shivas confirmed the property itself is large. Ms. Costic noted the shoreline is small. Mr. Serrilli asked about the depth of the decks. Mr. Stoner said it's between 30-35 feet. Mr. Serrilli noted he means from house to railing. Ms. Bruno said 14 feet for the upper deck; the lower deck is 15 feet. Mr. Proctor asked about the stairs. Ms. Costic said they're temporary until the approval because the cable wire is expensive. Ms. Raffay asked about the deck and location. Ms. Costic said the decks were added over time, so they're different styles. They want to make it usable. With the lower deck smaller, there's no room for the fire pit and grill. Ms. Hubbard asked the justification. Mr. Blount said this would be a C1 or C2 variance. It's a large property, and it already exists and is near the lake; the deck needs replacement. Chairman Shivas asked is this closer to or further from the water. Mr. Serrilli said the stairs are further but the deck is closer. Mr. Proctor said the square footage increased but the setback will decrease. Ms. Franco said the setback lines are on a diagonal. Mr. Blount said the closest point to the shoreline shown is from the lower deck already replaced. The setbacks go to the stairs which was the closest point. From the corner of the deck, it looks to be 36 feet from the shoreline. Mr. Stoner said the closest point is 30'2' from the shore. Ms. Franco said that line is not straight. Mr. Smith noted further down from that line may be a little closer. Ms. Bruno said it's about 28 feet. Mr. Blount said they can add a condition of approval, to amend the plan to show the correct setbacks. Chairman Shivas had Ms. Costic change the proposed setback on the application. Ms. Raffay asked how far they can expand it when approved for 28 feet. Mr. Stoner said it's based on the plan presented, so it's 28 feet based on what's being discussed now. Ms. Raffay asked about a survey. Mr. Blount submitted **Exhibit A2**, a copy of their survey, dated August 19, 2020. Mr. Smith noted the older deck had vegetation under it but it's now gravel. Mr. Stoner said this is a de minimis change. Ms. Franco noted the Environmental Commission comments about the vegetation and buffer. Mr. Blount said they proposed enhancing the vegetation on the sides. Mr. Stoner said the vegetation buffer should be maintained, and if enhanced, they need to use native species. Chairman Shivas noted

they need another outside agency approval. Mr. Stoner asked about the wood stairs to the boat dock, since they'll need to be replaced at some point. Ms. Costic said they're railroad ties now. They would replace them with stone or something more natural. There's red bricks on the landing which don't fit in. The only purpose of the stairs is to get to the boat house. Mr. Stoner said this could be pulled in to the application. Ms. Costic said the stairs are dilapidated, so it may not follow that exact line. Ms. Hubbard said the issue is disturbance so if they don't maintain that area, they need to come back to the Board. Mr. Stoner said it needs to be the same footprint. Ms. Bruno said it would be more narrow with a stone step. It's out of the footprint, but it aligns better. Ms. Hubbard said the size is not as important as the disturbance. Ms. Bruno said they'll do a patio under the deck. Ms. Hubbard reviewed the notice. Mr. Stoner reviewed the ordinance. Ms. Raffay confirmed it speaks to buildings. Mr. Proctor asked about DEP issues. Mr. Stoner said they should be 25 feet off the lake, but if they're in the same footprint they may be okay. Ms. Costic said it's more important that the stairs are safe, and that they blend in with the nature. Ms. Raffay asked about the expansion, and why it can't be out of the setback. Ms. Costic said there's a cliff in the back, and a pool. The back of the house is nice but you can't see the lake. The decks there are also nice because they're elevated. There's a little shed; it had wood in it and the dogs use it now. Chairman Shivas noted they're replacing an existing deck that's deteriorating.

Chairman Shivas opened to the public and no one spoke so he closed to the public.

Mr. Smith motioned to approve the application with the need to submit the survey and adding dimensions to the plans for the deck, and the line for the setback to the water's edge, along with the adjusted setback request, seconded by Mr. Serrilli:

Ayes: Ms. Franco, Messrs. Morytko, Serrilli, Smith, Proctor, Chairman Shivas

Absent: Mayor Rubenstein, Messrs. McElroy and Walsh

Nays: Ms. Raffay

None opposed. Motion carried. Ms. Hubbard explained the appeal period.

BILLS

Maraziti and Falcon (5): \$892.50. A motion to approve the bills was made by Mr. Morytko, seconded by Mr. Smith. All were in favor. Motion carried.

REPORTS FROM COMMITTEES

Architectural Review Committee: Mr. Morytko said there's been no meeting.

Environmental Commission: Mr. McElroy was not present.

Open Space: Mr. Morytko said there's a meeting next week.

Township Council: Ms. Franco said they had a hearing for a junkyard license transfer for North Jersey Auto Wreckers to Crown Vehicle Salvage. They had a first reading for the ordinance for stored salt. They discussed the fire department capital program, and the substitution of vehicles. The ordinance is for private/business to not store salt in a way that stormwater may get to them.

OPEN TO THE PUBLIC

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

ADJOURNMENT

A motion to adjourn the meeting was made at 8:45pm by Ms. Franco, seconded by Mr. Proctor. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted by Caitlin Phillips

Resolutions Approved at Previous Meeting

In the matter of John Brennan
Case No. Z22-2023
MF#5000.089

BYRAM TOWNSHIP

PLANNING BOARD

RESOLUTION OF MEMORIALIZATION

RELIEF GRANTED: **Front Yard Setback**
 Side Yard Setbacks
 Side Yard Setback of Accessory Structure
 Distance from the Lake of Accessory Structure

WHEREAS, John Brennan has applied to the Planning Board, Township of Byram seeking approval to construct a second story addition for premises located at 135 Lake Drive, and known as Block 250, Lot 120 on the Tax Map of the Township of Byram which premises are in a “R-5” Residential Zone;

WHEREAS, by ordinance adopted by the Township Council of the Township of Byram under statutory authority, the Planning Board and Zoning Board of Adjustment were combined into one Board which Board possesses and may exercise all powers granted to the Planning Board and Zoning Board of Adjustment pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq., said single Board being known as the Planning Board of the Township of Byram; and

WHEREAS, the Board, after carefully considering the evidence presented by the Applicant and having conducted a public hearing has made the following factual findings:

1. The Applicant is the owner of the subject property. The Applicant is proposing to renovate the interior of the home and construct a second story

{366167.DOC.1}1

addition requiring relief, pursuant to N.J.S.A. 40:55D-70(c), from the following Sections of the Township's Zoning Ordinance:

- a. Section 240-14 – Minimum Front Yard Setback: 38.5 feet required, 20.5 feet existing and 20.5 feet proposed.
 - b. Section 240-55C(3) – Minimum Side Yard Setback: 15 feet required, 9.4 feet existing and 8.9 feet proposed on the northern side and 10.0 feet existing and 9.3 feet proposed on the southern side of the home.
2. During the course of the hearing, the Applicant amended the application to include the removal of the existing shed and the construction of a new shed, requiring relief, pursuant to N.J.S.A. 40:55D-70(c), from the following Sections of the Township's Zoning Ordinance:
- a. Section 240-16A(7) – Minimum Setback of an Accessory Structure from Existing Lake: 75 feet required, 25 feet proposed.
 - b. Section 240-16B(4) – Minimum Side Yard Setback of an Accessory Structure: 10 feet required, 5 feet proposed.
3. The Applicant submitted the following documents along with the Application for a Variance:
- a. Architectural Plans, approved by Rossello Design, LLC, undated, consisting of four (4) sheets.
 - b. Survey of Property, prepared by Thomas C. Yeager & Associates, dated September 30, 2022.
 - c. Pictures of the home and the property, four (4) total.

{366167.DOC.1}2

- d. Certificate of Compliance for an Individual Sewer Disposal System, issued by Sussex County Department of Environmental and Public Health Services, dated March 23, 2023, consisting of five (5) sheets.
4. The Board received a memorandum from Cory L. Stoner, P.E., P.P., the Planning Board Engineer, dated November 10, 2023.
5. The following were marked for identification:
 - a. A-1- Pictures of the home, with the existing fence, two (2) total.
6. A duly noticed public hearing was conducted on November 16, 2023, at which time John Brennan, the Applicant and Jason Dunn, of Dykstra Associates, PC, who was accepted as an expert professional planner, present sworn testimony in support of the application. The subject property is an undersized lot, which is approximately 52' x 115', with a slight curvature of the lot line along Lake Lackawanna. The existing one-story dwelling has a 20.5-foot front yard setback, an 8.9-foot setback on the northern side and 10-foot setback on the southern of the dwelling, as depicted on the survey. There is a stone driveway along the northern side of the property and a wooden fence, which is shared with the neighboring property. There was a shed in the backyard on the south side of the property, which was removed during the upgrades to the septic system, but remains on the survey.
7. The Applicant purchased the home approximately one year ago and is proposing to renovate the existing first floor to convert the bedrooms into a living room and an office and construct a stairway to the proposed second floor, which will consist of two bedrooms, a bathroom, and a washer/dryer

{366167.DOC.1}3

room. The submitted plans include a sitting room, but the Applicant explained that the space will be incorporated into the master bedroom. The proposed home will result in two bedrooms, two bathrooms, a living room, dining room, kitchen and sunroom. There will be storage in the attic and there is a crawlspace under the home. The proposed addition will be a vertical expansion of the home and the existing non-conforming setbacks, however there is a proposed roof overhang in the front and back of the home indicated on the survey in blue.

8. There will be no increase in bedrooms, so the recently upgraded, two-bedroom septic system will be sufficient for the proposed addition. The Applicant was advised that the home cannot exceed two bedrooms.
9. The existing fence is 4 feet in the front of the home and 6 feet in the side and rear yards, which conforms with the applicable zoning standards. Pursuant to the septic plans submitted to Sussex County and prepared by Careaga Engineering, Inc., dated March 9, 2023, there is an existing propane tank within the side yard setback on the southern side of the property.
10. During discussions with the Board regarding the shed that was removed from the Property, the Applicant amended the application to include the construction of a new shed in the rear yard, which required relief from the minimum side yard setback requirement and the minimum distance between an accessory structure and a water source. The proposed shed will not exceed 10' x 10' and will be constructed on a stone pad.

{366167.DOC.1}4

11. Mr. Dunn testified that the lot is located on a golf course and fronts on Lake Lackawanna. The lot is undersized and narrow, creating a hardship for the Applicant, as the home has pre-existing, nonconforming front and side yard setbacks. The Applicant is proposing a second-story addition within the footprint of the lawfully existing structure. The proposed addition will not obstruct neighboring views of the lake and is a reasonable addition that will be an enhancement and upgrade to the property and the surrounding area.
12. The Board discussed whether vegetation was required along the lake front and it was noted that there is a bulkhead, so additional landscaping was not warranted.
13. The proposed addition and shed will be located within the Riparian Zone of Lake Lackawanna but can be constructed under Permit-By-Rule #10, which permits general construction activities located outside a flood hazard area.
14. The property is located within the Highlands Preservation Area but can be constructed under Highland Exemption #5, which permits the construction of improvements to single-family homes, including an addition and a shed.
15. There was no one from the public in attendance for this hearing.

WHEREAS, the Board has determined that the relief requested by the Applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Township of Byram for the following reasons:

1. The Board found the witness testimony to be competent and credible. Relief can be granted pursuant to N.J.S.A. 40:55D-70(c) from the following Sections of the municipal zoning ordinance:
 - a. Section 240-14 – Minimum Front Yard Setback: 38.5 feet required, 20.5 feet approved.
 - b. Section 240-55C(3) – Minimum Side Yard Setback: 15 feet required, 8.9 feet approved on the northern side and 9.3 feet approved on the southern side.
 - c. Section 240-16A(7) – Minimum Setback of an Accessory Structure from Existing Lake: 75 feet required, 25 feet approved.
 - d. Section 240-16B(4) – Minimum Side Yard Setback of an Accessory Structure: 10 feet required, 5 feet approved.
2. N.J.S.A. 40:55D-70(c)(1) indicates that a variance may be granted under its “hardship” provisions, with the hardship being related to the exceptional narrowness, shallowness, shape of the property, unusual topographic conditions or by reason of the location of the existing structures on the property. Under the (c)(2) subsection, variance relief may be granted where it is determined that the proposed relief advances one or more of the purposes of zoning (which purposes are set forth in N.J.S.A. 40:55D-2) and where it is further determined that the benefits of granting the variance outweigh any detriments which might result from it.
3. The subject property is a narrow, undersized lot, with non-conforming conditions, including the front and side yard setbacks creating a hardship for the Applicant to

{366167.DOC.1}6

construct a conforming addition. The proposed addition is a vertical expansion of the existing dwelling, staying within the current footprint of the home.

4. The addition will not obstruct neighboring views of the lake and will upgrade the home, providing additional living space for the Applicant's family. There will be no detriment to the surrounding area and the proposed addition is not inconsistent with the Master Plan or the zoning scheme. Accordingly, the Board determined that the requested relief could be granted.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Byram on the 16th day of November, 2023 that the approval of the within application be granted subject, however, to the following conditions:


1. The Applicant shall comply with all the conditions and standards set forth in Section 240 of the Township's Ordinances.
2. Applicant shall pay all necessary fees and taxes prior to the issuance of a Certificate of Occupancy.
3. An inspection of all improvements shall be subject to the review of the Board Engineer prior to the issuance of a Certificate of Occupancy and/or the closure of zoning or construction permits.
4. The Applicant shall be bound to comply with the representations made before this Board by the Applicant, and its professionals, at the public hearing. The representations are incorporated herein and were relied upon by this Board in granting the approval set forth herein and shall be enforceable as if those representations were made conditions of this approval

{366167.DOC.1}7

5. Prior to occupancy, the owner/tenant shall first obtain a Certificate of Occupancy from the Township of Byram Construction Department.
6. The Applicant shall secure any and all approvals required from any other public agency or governmental body that may have jurisdiction, whether specified herein or not, prior to seeking construction or zoning permits. Outside agency approvals include, but are not limited to (as applicable):
 - a. Sussex County Planning Board
 - b. Byram Township Construction Department
 - c. Byram Township Fire Subcode Department
 - d. New Jersey Department of Environmental Protection
 - e. New Jersey Department of Transportation
 - f. Upper Delaware Regional Sewerage Authority
7. Prior to the issuance of any construction permit, the Applicant shall file with the Board Secretary and the Township Engineer an affidavit verifying that the Applicant is in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the development and shall supply a copy of any approvals received.
8. The application is approved with the Certificate of Compliance for the individual sewer disposal system from the Sussex County Environmental and Public Health Services for a two-bedroom dwelling. The dwelling shall not be converted or utilized as a three-bedroom dwelling without an amended Certificate of Compliance.

{366167.DOC.1}8

9. The Applicant shall submit revised architectural plans to depict the removal of the wall between the proposed Master Bedroom and the adjacent sitting room to create a larger Master Bedroom, subject to review and approval of the Board's Engineer.
10. The Applicant shall submit a revised survey to depict the removal of the shed, the location of the proposed shed and the existing propane tank, in conformance with the relief granted herein, subject to review and approval of the Board's Engineer.



George Shivas

On motion of: Ms. Raffay

Seconded by: Mr. Proctor

The vote on the Resolution was as follows:

AYES: Six (6): Ms. Franco, Ms. Raffay, Mr. Morytko, Mr. Smith, Mr. Proctor, Chairman Shivas

NAYS: Zero (0)

ABSTAINING: One (1): Mr. Serrilli

ABSENT: Three (3): Mayor Rubenstein, Mr. McElroy, Mr. Walsh

I certify that the above Resolution is a true copy of a Resolution adopted by the Planning Board on December 7, 2023.

Caitlin Phillips

{366167.DOC.1}9

**Caitlin Phillips, Planning Board
Secretary**

Dated: 12/07/2023

Prepared by: Alyse Landano Hubbard, Esq.

{366167.DOC.1}10

Brennan 22-23
11/20/2023
MF# 5000.089

Byram Township Planning Board
Bills for December 21st 2023

<u>Harold Pellow</u>	DATE	AMOUNT
Inv.78657 Planning Board meetings	12/1/2023	\$207.00
HP Total		\$207.00

<u>Maraziti and Falcon</u>	DATE	AMOUNT
Inv. 55276 Planning Board: Board meeting, communications, hearing date review, application review, conference call, research for records retention	12/7/2023	\$1,137.50
Inv. 55278 Panther Lake: review, notice	12/7/2023	\$175.00
Inv. 55284 Byram Car Wash: Review report	12/7/2023	\$52.50
Inv. 55285 Macmillan: review notice	12/7/2023	\$52.50
Inv. 55286 Rubenstein review documents, communications, research and analysis	12/7/2023	\$1,172.50
Inv. 55287 Volonnino: review, attendance, resolution	12/7/2023	\$332.50
Inv. 55288 Brennan: reviews, attendance, resolution	12/7/2023	\$595.00
Inv. 55289 Kane: Review	12/7/2023	\$105.00
Inv. 55290 Costic: Review report	12/7/2023	\$35.00
Inv. 55291 Tiernan: Review report	12/7/2023	\$35.00
Inv. 55292 Pineiro: Review report	12/7/2023	\$35.00
Maraziti Falcon total		\$3,727.50

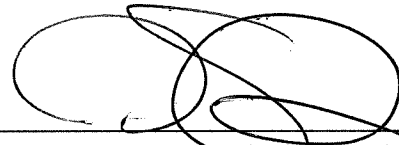
<u>GRAND TOTAL</u>		<u>\$3,934.50</u>
--------------------	--	-------------------

ZONING REPORT

Zoning Activity	Nov
ZP Approved	21
ZP Denied	0
ZP Not Required	0
ZP Var/Site Plan Waiver Compl.	0
ZP Change of Tenant Waiver	0

Investigation of Complaints	Nov
Property Maint./Zoning Complaints	
Complaints Received	12
Open Cases	12
Cases Cleared	5
Summonses Issued	0

	Nov
Signs removed from roadside	0



Joseph Sabatini - Acting Zoning Officer