

The Planning Board Public Hearing Meeting for November 19, 2020 to begin at 7:30 p.m. EST, (Eastern Standard Time) will be held via Zoom, a remote video and telephone conference only.

When: Nov 19, 2020 07:30 PM Eastern Time (US and Canada)

Topic: Byram Township Planning Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88229612925>

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 646 558 8656 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 882 2961 2925

If you lack the resources or know-how for technological access you should contact the Planning Board Secretary for assistance. The Planning Board Secretary may be contacted at 973-347-2500 Ext. 132 or via email at cwhite@byramtwp.org.

[Click the link below each item to view details.](#)

**BYRAM TOWNSHIP
SPECIAL MEETING
PLANNING BOARD AGENDA
FOR THURSDAY, NOVEMBER 19, 2020
7:30 P.M.**

Agenda revised 11/18/2020

7:00 p m.

COMPLETENESS REVIEW

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.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **OPENING STATEMENT** - both the Federal and State governments have declared a state of emergency in response to the outbreak of the Covid-19 Virus, that prohibits all gatherings of more than twenty- five people and requires social distancing. To continue Planning Board business, the regularly scheduled meeting for November 19, 2020 is being held by remote video or audio connection, hybrid at the Byram Township Municipal Building at 10 Mansfield Drive, Byram Township. This service allows the Board, it's professionals, applicants and members of the public to participate. Access information was posted on the Township's Website under Planning and Zoning, Meeting Agendas.
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 has also been electronically sent to the newspapers and uploaded to Byram's website, at not less than 48 hours in advance of the meeting. In addition, a copy of this notice is on file in the office of the Planning Board Secretary.
4. **FLAG SALUTE**
5. **MINUTES**
Approval of the October 29, and November 05, 2020 Meeting Minutes
6. **COMPLETENESS**
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.

7. **RESOLUTIONS**
SP6-2020, Cranberry Lake Fire Department, 225 Route 206, Block 212 Lot 7, N-C Zone
 To add an LED freestanding sign

SP4-2020, On Time Sign and Design, 10 Route 206, Block 42 Lot 112, V-B Zone
 Preliminary and Final Plan for the rehabilitation of an existing building commercial building which includes three separate tenants, signage, parking improvements, and façade changes.
8. **NEW BUSINESS**
Z11-2020, John Petersen, 6 Ascot Lane, Block 337.11 Lot 32.15, R-3 Zone
 To install 1,204 sq. ft. of ground mounted solar array panels.
<https://byrampdtwp.sharepoint.com/:f:/s/PlanningBoard/EiuuiPp1ZGFirmYMVdtFrgBN872VxS7hdlzsV-qaDJE6A?e=EYtVmM>
9. **OLD BUSINESS**
SP2-2020, Byram Route 206 Developers, LLC., 75-77 Route 206, Block 34 Lots 14 & 15, V-B Zone (carried from October 29, 2020)
 To construct a 5,585 sq. ft. food market with fueling stations, and associated site improvements; parking, lighting, landscaping and utilities.
<https://byrampdtwp.sharepoint.com/:f:/s/PlanningBoard/EtMbJfzz-PBPiDdnKvCRrxkBrLII-cif7Xag3JAgwc10hg?e=vfMiCN>
10. **EXTENSIONS OF APPROVAL**
SP3-2018, Weber Brothers Properties, LLC, 35 Route 206, Block 36 Lot 39, V-B Zone
 1-year extension of approval for a previously approved site plan, approved December 20, 2018

SP2-2019, Anty Trucking Inc., 9 Lackawanna Drive, Block 226 Lot 16, IRP Zone
 1-year extension of approval for a previously approved site plan, approved May 2, 2019
11. **SITE PLAN WAIVER**
WOSP8-2020, Steffens & Steffens LLC, 276 Route 206, Block 225 Lot 15.01, N-C Zone
 To paint the exterior of an existing commercial building. Approved by the Zoning Officer.
12. **REPORTS FROM COMMITTEES**
 Architectural Review Committee
 Board of Health
 Building Committee Environmental
 Commission Open Space
 Township Council
 Zoning Report – October 2020

OTHER BUSINESS
 Board discussion - Moving forward with technology, paper verses digital.
13. **BILLS**
 Harold Pellow & Associates, Inc. (9 bills) \$4,218.90
 L & G Planning (7 bills) \$5,040.00
14. **OPEN TO THE PUBLIC**
15. **ADJOURNMENT**

Upcoming Meetings:

December 03, 2020

- Barbara Bolen – Accessory Structure.
- Marina & Kevin Prokup – Accessory structure, and 7 ft. fence.
- Safa, LLC – To raise the pitch of a roof on an existing dwelling.

December 17, 2020

- Edward King – 6 ft. fence in the front yard.
- Raimo of Stanhope, Inc. – Preliminary & Final Site Plan.

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.