

The Planning Board Public Hearing Meeting for October 15, 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: Oct 15, 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/81079773204>

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: 810 7977 3204

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
PLANNING BOARD AGENDA
FOR THURSDAY, OCTOBER 15, 2020
7:30 P.M.**

7:00 p.m. COMPLETENESS REVIEW

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

Preliminary Major Site Plan with Variances to demolish an existing structure and construct a 7,500 sq. ft. retail building and a restaurant with a drive thru.

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 October 15, 2020 is being held by remote video or audio connection only. 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:
September 10 Meeting Minutes
https://byrampdtwp-my.sharepoint.com/:b:/g/personal/cwhite_byramtwp_org/EdBTGS9ZEZJOu1HdXb_iaeYBpTORJuWBe5Cc3WdjsLhx9g?e=XqCpuW
September 17 Meeting Minutes
https://byrampdtwp-my.sharepoint.com/:b:/g/personal/cwhite_byramtwp_org/EXWtOzgiRAdHtYICD5TnlekB9s5KdaoAr254AnyY2KlgLw?e=HtCue7

https://byrampdtwp-my.sharepoint.com/:b:/g/personal/cwhite_byramtwp_org/EVZl-tI9u5AstM_gMJ1eHUBCKUwM1gZOddHLJv_oQnqvq?e=a9IZCY

6. **RESOLUTIONS**

Z08-2020, Emily Anderson, 107 Lake Drive, Block 249 Lot 94.02, R-5

To add a 368 sq. ft. deck to the rear of an existing dwelling.

https://byrampdtwp-my.sharepoint.com/:b:/g/personal/cwhite_byramtwp_org/ET3SPUioU-NEpTvbsUjoNpIbJGM6PEi6wXDFIb_104iSnw?e=rbvw1g

Z07-2020, Vanessa Kill, 202 Lake Drive, Block 254 Lot 9, R-5 Zone

To add a 1,456 sq. ft. second story addition to a single-family dwelling

https://byrampdtwp-my.sharepoint.com/:b:/g/personal/cwhite_byramtwp_org/ESuEzvf9N3Fli8nnapisESABjVr3ZwmY_3Ri_Rmf-V9CQ?e=j9KMmg

Z06-2020, Bob Gockeler, 183 Forest Lake Drive, Block 360 Lot 1.01, R-2

To construct a 50' X 22' deck to the rear of the dwelling, and to add a 40' X 40' Pole Barn.

https://byrampdtwp-my.sharepoint.com/:b:/g/personal/cwhite_byramtwp_org/EahfCzRpVWZGvHa0Br-OcV4BaxNBZcmnV42-f8W2UIDMDQ?e=wlQvaE

7. **NEW BUSINESS**

Z10-2020, Eddie Lemon, 2 Elizabeth Lane, Block 337.01 Lot 91, R-3 Zone

To erect a 6 ft fence in the front yard. This property has two front yards.

https://byrampdtwp-my.sharepoint.com/:f:/g/personal/cwhite_byramtwp_org/Eu-yjefSreZBqqHkDuamLTkBg8mHOcHosoUiWvsD_-2yeQ?e=J0IY4Q

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.

https://byrampdtwp-my.sharepoint.com/:f:/g/personal/cwhite_byramtwp_org/Eu-yjefSreZBqqHkDuamLTkBg8mHOcHosoUiWvsD_-2yeQ?e=J0IY4Q

8. **SITE PLAN WAIVER**

WOSP7-2020, Landon Maxwell Barbershop, 90 Route 206, Block 226 Lot 14, VB Zone

Change of tenant, from dentist office to barber shop. Approved by the Zoning Officer

9. **REPORTS FROM COMMITTEES**

Architectural Review Committee

Board of Health

Building Committee

Environmental Commission Open

Space

Township Council

Zoning Report – September 2020

https://byrampdtwp-my.sharepoint.com/:b:/g/personal/cwhite_byramtwp_org/EXB-GYzTWutKg_b8XpgTkAsBfaBpy5WfXAMPi0h4k1cGEA?e=ROnhbF

10. **OTHER BUSINESS**

Local Finance Notice LFN 20-2021

https://byrampdtwp-my.sharepoint.com/:b:/g/personal/cwhite_byramtwp_org/ESwC8lptLnRJocZ34cGipqoBOM8Z0XqWcyUfgX1C2dnXTQ?e=XyldSy

11. **BILLS**

Harold Pellow & Associates, Inc. (8 bills) \$2,273.40

Law Office of Larry Wiener, (4 bills) \$2,430.00

https://byrampdtwp-my.sharepoint.com/:b:/g/personal/cwhite_byramtwp_org/EZlWGvcsvlPrisuTWn3Q7YBD481GZPJlVwUresrXo3Q?e=ODXvuj

12. **OPEN TO THE PUBLIC**

13. **ADJOURNMENT**

Upcoming Meetings:

- October 29, 2020 – Special Meeting – Byram 206 Developers, LLC (Wawa)
- November 05, 2020 – Tomahawk Lake
- November 19, 2020 – John Petersen – Solar Panels

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.