

BYRAM TOWNSHIP PLANNING BOARD AGENDA
For Thursday, July 16 2026, 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 of the Byram Township Planning Board was given as required by the Open Public Meeting Act. A resolution indicating the time, date, and location of regular Board meetings for the year 2026 was forwarded to the Board's designated newspaper, and posted on the bulletin boards and main doors of the Municipal Building. Starting on March 1, 2026, all legal notices of the Planning Board shall be posted on the website of the Township of Byram. A link to the website location was forwarded to the Secretary of State of the State of New Jersey. All applicant notices shall be published on an online publication that meets the statutory requirements of NJSA 35:1-1.
4. **FLAG SALUTE**
5. **MEETING MINUTES-** June 18, 2026
6. **RESOLUTIONS**
Z03-2026 Mike and Faith Pedersen, 30 South Shore Road, Block 383 Lot 2.05, OS Zone
Application for a use variance, for an expansion of a nonconforming structure, for home alterations
7. **SUBCOMMITTEE**
WOSP1-2026 Salt Bar LLC, 109 Route 206, Block 70 Lot 9, VB Zone
Application for deck and stair replacement
8. **NEW BUSINESS**
Z17-2025 Brian Lenker, 88 Lee Hill Road, Block 298 Lot 2201, R5 Zone
Application for conversion of a garage into a single-family dwelling
9. **BILLS:** Colliers (2): \$2,996.25 / Maraziti and Falcon (5): \$2,214.00
10. **REPORTS FROM COMMITTEES**
Environmental Commission
Open Space
Township Council
11. **OPEN TO THE PUBLIC**
12. **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: June 18 2026

This meeting was called to order at 7:30pm by Chairman Shivas.

ROLL CALL: Mss. Raffay, DeMagistris, Lewandowski; Messrs. Morytko, Smith, Walsh, and Chairman Shivas

Members Absent: Ms. Colligan; Messrs. Mayor Rubenstein, Proctor, McElroy

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

FLAG SALUTE: led by Chairman Shivas.

OPENING STATEMENT: Adequate notice of this meeting of the Byram Township Planning Board was given as required by the Open Public Meeting Act. A resolution indicating the time, date, and location of regular Board meetings for the year 2026 was forwarded to the Board's designated newspaper, and posted on the bulletin boards and main doors of the Municipal Building. Starting on March 1, 2026, all legal notices of the Planning Board shall be posted on the website of the Township of Byram. A link to the website location was forwarded to the Secretary of State of the State of New Jersey. All applicant notices shall be published on an online publication that meets the statutory requirements of NJSA 35:1-1.

MINUTES: June 4, 2026.

Motion of Mr. Morytko approve the minutes, second by Ms. Raffay

Ayes: Mss. Raffay, DeMagistris, Lewandowski; Messrs. Morytko, Smith, and Chairman Shivas

Abstaining: Mr. Walsh

Members Absent: Ms. Colligan; Messrs. Mayor Rubenstein, Proctor, McElroy

None opposed. Motion carried.

RESOLUTIONS

SP2-2026 Patriots Path Council Inc., 750 Waterloo Road, Block 377 Lot 2; Block 378 Lot 1; Block 384 Lot 1, OS Zone

Application for preliminary and final site plan to modify the campsite; including renovating existing structures and proposing pavilions

Motion of Ms. DeMagistris to approve the resolution, second by Ms. Lewandowski.

Ayes: Mss. DeMagistris, Lewandowski; Messrs. Smith, Chairman Shivas

Abstaining: Ms. Raffay, Messrs. Morytko, Walsh

Members Absent: Ms. Colligan; Messrs. Mayor Rubenstein, Proctor, McElroy

None opposed. Motion carried.

OLD BUSINESS:

Z12-2025 Marcelo Lopez, Jans Way, Block 360 Lot 6, R2 Zone

Application for new home construction

Chairman Shivas said they're requesting to carry the application to 09/17. Ms. Phillips noted they're revising their plans. Ms. Hubbard said they were having a hard time tracking down consent to use the road. Mr. Stoner said they're trying to find a different means of using the road.

Motion of Mr. Walsh to carry the application 09/17, second by Mr. Smith.

Ayes: Mss. Raffay, DeMagistris, Lewandowski; Messrs. Morytko, Smith, Walsh, and Chairman Shivas

Members Absent: Ms. Colligan; Messrs. Mayor Rubenstein, Proctor, McElroy

None opposed. Motion carried.

NEW BUSINESS:

Z03-2026 Mike and Faith Pedersen, 30 South Shore Road, Block 383 Lot 2.05, OS Zone

Application for a use variance, for an expansion of a nonconforming structure, for home alterations

Ms. DeMagistris recused from this application. Faith and Michael Pedersen were sworn in as the applicants at 20 Allamuchy Trail. Mr. Pedersen said he bought this house last June, and it was in disrepair. He pulled down sheetrock and found there were fire-damaged rafters and the roofing was burned and then covered up. He went to the Building Department and spoke with the Construction Official, who told him to speak with the Zoning Officer. He then went to the Zoning Office in July of 2025. He was told that since he's not leaving the structure, and just putting up new walls and a roof, and not adding anything and leaving the foundation, that he didn't need a zoning permit. He then went back to the Building Department for permits, which were issued. It took a few months because he had to order trusses. The permits were approved around August or September, and he ordered the trusses when he knew he had the permits. In early November he put the trusses up, and then was told he needs a variance after he already did the work.

Mr. Stoner said this property is owned by the State, with approximately 13-14 dwellings on it. You're only allowed one principal structure on a property. Unless you're replacing like-for-like, it's an expansion of an existing non-conformity. The footprint is the same, but the roof is higher than before. Mr. Stoner noted the new roof was over top the old roof. He noted this is a D2 variance. He said the setbacks to the lake could not be this way if built today, but they're not expanding that setback. He added that it took time to get to the Board because they were asked to get a letter from the State to make sure they allowed this and received the information, which is in the packet submitted to the Board. Ms. Hubbard noted they commented as the land owner, not commenting on the actual structure. Mr. Stoner noted at this meeting, they should discuss if there's any detriments to raising the roof and what justifies it.

Ms. Hubbard noted this is more a technical variance because the structure itself doesn't need relief. They are one of multiple buildings on the property. The State holds the land, and they do 99-year leases to the residents. They don't need any C variances. She asked what the height difference is. Mr. Pedersen said about 5 feet higher than original. Chairman Shivas said it doesn't exceed the height limitations. Mr. Pedersen said he built over the roof to remove the bad parts underneath and protect the rest. The Board noted when they pull permits in the Construction Office, the applicant would be notified of what's needed to comply with the fire inspector. Mr. Pedersen said the Building Inspector let him put the siding on.

Mr. Walsh asked if the Zoning Officer signed off saying this isn't a problem, why would they then, months later, say this is an issue. Mr. Stoner said the Zoning and Construction offices signed off, and the Construction Official went out. Mr. Pedersen said the Construction Official came out and measured the heights with him, and thought everything was good. He noted the acting Zoning Officer told him he needed a variance. Mr. Stoner said they saw the roof was over top the other one, and realized the height was changing. He noted the zoning office likely didn't have the information the Board has now.

Ms. Raffay asked since this is a D2 variance, do they need anything more. This is a unique situation, so what are the proofs needed? Ms. Hubbard said it's not the same heightened criteria for a use. The expansion criteria relates to if the site can accommodate the expansion. Ms. Raffay confirmed the site is the property with all the houses. Ms. Hubbard said they would also consider any detriments. Mr. Pedersen said there's no house behind them. Ms. Pedersen said they're about the highest one on the hill. Mr. Stoner confirmed there

are trees in the area. Mr. Pedersen said it's a small structure so it makes it feel bigger to have a taller ceiling.

Chairman Shivas opened to the public. No one came forward, so he closed to the public.

Chairman Shivas noted they have six members. Ms. Hubbard said they need five positive votes, and confirmed with the applicants that they're comfortable proceeding. Motion of Ms. Raffay to approve the application, second by Ms. Lewandowski.

Ayes: Mss. Raffay, Lewandowski; Messrs. Morytko, Smith, Walsh, and Chairman Shivas

Members Abstaining: Ms. DeMagistris

Members Absent: Ms. Colligan; Messrs. Mayor Rubenstein, Proctor, McElroy

None opposed. Motion carried. Mss. Hubbard and Phillips discussed the appeal period. Ms. DeMagistris re-entered the meeting.

BILLS:

Maraziti and Falcon (10): \$2,865.15. A motion to approve the bills was made by Mr. Walsh, seconded by Mr. Morytko. All were in favor. Motion carried.

REPORTS FROM COMMITTEES

Environmental Commission- Mr. Smith said at the Council meeting, they presented an award to a resident on behalf of the Environmental Commission and Council, for her commitment to the environment. She has been promoting removal of invasive species and volunteers at EC events, and has been doing a great job. There is a meeting next week.

Open Space- Mr. Morytko said they had a meeting last week. Ms. Phillips said they approved the bow-hunting parcels. They discussed trail signage, and what materials they'd want to use. They discussed having a packet of this information ready for the next meeting.

Township Council- Mr. Stoner said the Council discussed the municipal building improvements, including drainage upgrades that correspond to FEMA maps. Ms. Raffay asked about the paving. Mr. Stoner said they're milling and paving. They worked on Brookwood Drive, milled along Tamarack, paved Colby and Manu, and are milling in Forest Lakes.

OPEN TO THE PUBLIC

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

ADJOURNMENT

A motion to adjourn the meeting was made at 8:05 pm by Ms. Raffay, seconded by Mr. Morytko. All were in favor. Motion carried. The meeting was adjourned.

Submitted by Caitlin Phillips

Resolutions Approved at Previous Meeting

In the matter of Patriots' Path Council, Inc.
Case No. SP2-2026
MF#5000.133

BYRAM TOWNSHIP

PLANNING BOARD

RESOLUTION OF MEMORIALIZATION

**GRANTED: Preliminary and Final Site Plan
 Certification of Preexisting Nonconforming Use**

WHEREAS, Patriots' Path Council, Inc. has applied to the Planning Board of Township of Byram seeking Preliminary and Final Site Plan Approval to renovate existing structures, construct new structures and make site changes for premises located at 750 Waterloo Road, and known as Block 377, Lot 2, and Block 378, Lot 1 and Block 384, Lot 1 on the Tax Map of the Township of Byram which premises are in the "OS" Open Space and "CR" Commercial Recreation 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. Michael Selvaggi, Esquire, of Lavery, Selvaggi, and Cohen, PC represented the Applicant.

2. The Applicant, Patriots' Path Council, Inc. ("PPC"), a regional Scouting America Council, is the owner of the subject property and operates the Mount Allamuchy Scout Reservation ("MASR"), a camping facility for scouts, on the site. The Applicant is proposing to improve and modify the existing campsite, including interior and cosmetic renovations to existing structures and proposing to construct pavilions, and improve and maintain aesthetics and functionality of the property, requiring Preliminary and Final Site Plan Approval.
3. The Applicant submitted the following documents, along with the Land Use Application:
 - a. Master Plan (Overall Map), dated November 6, 2025, consisting of five (5) sheets.
 - b. Project Sheet Index, dated ____, revised through May 3, 2025, consisting of one (1) sheet.
 - c. Pictures of the existing photos, consisting of 35 sheets.
 - d. Mt. Allamuchy Scout Reservation, Sample Project Location Sites, dated January, 2025, consisting of one (1) sheet.
 - e. Deed from Morris-Sussex Area Council, Inc., Boy Scouts of America, a non-profit corporation of New Jersey to the Patriots' Path Council, Inc., Boy Scouts of America, a non-profit corporation of New Jersey, dated September 25, 2006, and recorded on December 8, 2006, in Deed Book 3100, Page 319.
4. The Board received the following memorandum:

- a. Cory L. Stoner, P.E., P.P., the Planning Board Engineer, dated May 15, 2026.
 - b. Environmental Commission, dated June 1, 2026.
5. The Mount Allamuchy Scout Reservation Master Plan, prepared by Todd Bletcher, PP, AICP, revised through September 9, 2024, certified March 11, 2025, consisting of 34 pages was marked as A-1 for identification during the hearing.
6. A duly noticed public hearing was conducted on June 4, 2026, at which time David Kopsa, the Director of Camping and Properties for the Applicant, and Todd Bletcher, a Professional Planner and Scout Leader, presented sworn testimony in support of the application.
7. The subject property is consists of three (3) abutting lots, comprising 394.13 acres in the Open Space and Commercial Recreation Zone. There is no approved site plan for the property, but the Applicant has received municipal permits for improvements made in the past. PPC has owned the MASR since 1924 and operates daily and weekly camps on the property. PPC must comply with the National Camp Standards established by the Boy Scouts of America/Scouting America, as well as comply with state and local building safety and health codes. Accordingly, the Applicant must make certain improvements to the existing structures, as well as construct new structures, to maintain compliance. In an effort create a comprehensive approach, PPC has prepared a Master Plan to strategize and prioritize the proposed improvements and site work to maintain a vibrant and relevant facility.

8. Pursuant to N.J.S.A. 40:55D-52, for a property of more than 150 acres, the Planning Board has the ability to extend Preliminary and Final Site Plan approval beyond the statutory three (3) years and 2 one-year extensions. The Applicant is proposing to phase the construction and improvements over 10 years, without the need to return to the Planning Board.
9. Mr. Kopsa testified that during the summer, PPC offers both day camp for elementary school aged children and week-long overnight camps for middle and high school aged children, accommodating about 1000 scouts between July and August each year. Throughout the rest of the year, MASR is utilized for Cub and Boy Scouts, for tent and cabin camping. MASR provides typical activities, such as canoeing, archery, swimming, as well as educational and STEM programs. There is a caretaker on site year-round, who helps maintain the property. The camp is not open to the public, rather just scouts and their families.
10. As set forth in Mr. Stoner's Report, the following improvements are proposed:
Block 377, Lot 2
 - a. Conversion of parking area near Building 6 to grass field
 - b. Widening of the road to proposed parking lot between Buildings 1 and 2
 - c. Construction of new parking area between buildings H4 and C1
 - d. Construction of new pavilion near Building 6
 - e. Construction of new STEM building near building 7
 - f. Construction of new ecology pavilion near building 7
 - g. Renovations to Lodging Building H1
 - h. Renovations to shower house, Building 19

- i. Construction of new camp site area

Block 378, Lot 1

- j. Construction of new office pavilion near Building 53
- k. Construction of new pavilion next to Building 58
- l. Construction of new pavilion next to Building 57
- m. Construction of new pavilion next to Building 64

Block 384, Lot 1

- n. Expansion of Dining Hall Building 11
- o. Renovations to Dining Hall Building 11
- p. Renovations to Lodging Building 10
- q. Construction of new fishing dock and shed between dam structures
- r. Renovations to pavilion Building 28
- s. Refurbish existing boat dock
- t. Reconditioning of swim area

11. In addition to the improvements set forth above, the Applicant is proposing campus wide pavilions in all activity areas, which are roof covers to provide shelter to scouts during inclement weather, as well as emergency generators throughout the site. Additionally, the parking lot will be relocated closer to the entrance to limit vehicular traffic in pedestrian areas. The existing parking area will be returned to grass area.

12. The Applicant regularly removes trees for safety reasons, and will work around the existing landscape during construction. The proposed building locations on

the Master Plan are general locations that will be field adjusted as needed. There is no clear cutting of trees proposed as part of the project.

13. The subject proposal is the most significant plan to upgrade the property that the Applicant has undertaken. The proposed improvements are in various stages of design and funding. After a discussion with the Board, the Applicant will report to the Board's Engineer, every 3 years, to provide an update on the state of construction. The Zoning Officer and Construction Official can issue permits for the proposed improvements, as appropriate.
14. The development is proposed in an orderly way to allow for municipal approval, via the zoning and construction department, as the Applicant is in a position to construct the specific improvements. The entire project is not yet designed; the Applicant will provide architectural and grading plans to the construction department with permit applications.
15. The Applicant sold 387 acres of the property to the New Jersey Department of Environmental Protection to enlarge Allamuchy State Park. However, based on the existing size of the camp, there are no bulk variances required by the improvements and the camp use is permitted in both the OS and CR Zones. The proposal does not require Highlands Act Approval or Stormwater Management measures.
16. The Byram Township 2004 Master Plan anticipates camping as a general use, although this camp is unique as the only non-commercial camping facility. Section 240-58A, primary intended uses in the CR District, states that children's camps and campsites are permitted in the zone. However, subsection A(6) states,

“Grounds and camping sites shall be limited to seasonal operation between April 1 and October 31, subject to the following requirements,” which are all met. This provision would limit the time of year for the camps operations.

17. Instead of seeking variance relief from Section 240-58A(6) of the Township’s Code, the Applicant and its Planner testified that the camp has been existence for approximately 77 years, as a scouting camp, with year-round camping. Pursuant to the Deed from Morris-Sussex Area Council to the Patriots’ Path Council, the Allamuchy Scout Reservation was transferred to the prior owner in 1970. The Township adopted Section 240 in 1979, so campground pre-dated the Township’s Zoning Ordinance. Accordingly, the Applicant is entitled to a Certification of a Preexisting Nonconforming Use, pursuant to N.J.S.A. 40:55D-68 and amended the subject application to seek the Certification.

18. No one from the public was in attendance at this hearing.

WHEREAS, the Board has determined that the Applicant is entitled to Preliminary and Final Site, as the Project is consistent with 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. The Board determined that the Applicant satisfied the requirements to establish that the existing use predated zoning and that the Applicant is entitled to a Certification of Preexisting Nonconforming Use. The Board further determined that the camp use is consistent with the Master Plan and the applicable zoning, which include children’s camps and campsites within the Primary Intended Uses in the C-R

Zone. It is also permitted in the OS Zone, as the property is used as Open Space/Forested for rustic camping and low-impact outdoor recreation.

2. Additionally, the Planning Board concluded that the Applicant complies with the terms, conditions, standards and requirements of Chapter 215 and all other applicable codes, ordinances and specifications of the Township of Byram, State of New Jersey, and all other agencies having jurisdiction over matters pertaining to site plan development. Pursuant to Section 52b of the Municipal Land Use Law, considering the economic conditions and the comprehensiveness of the development, the Applicant is entitled to ten (10) years to complete the improvements set forth herein and in the Applicant's Master Plan. The Applicant shall provide updates to the Board's Engineer, every three (3) years, to confirm that development is proceeding as anticipated.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Byram on the 4th day of June, 2026 that the approval of the within application be granted subject, however, to the following conditions:

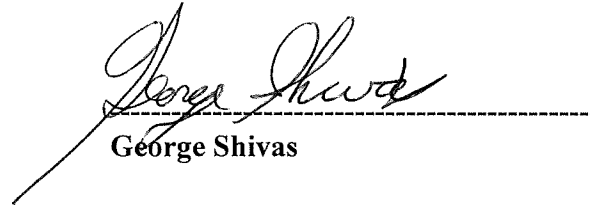
1. The Applicant shall comply with all the conditions and standards set forth in Section 240 of the Township's Ordinances. The Applicant shall be subject to all other applicable rules, regulations, ordinances and statutes of the Township of Byram, County of Sussex, State of New Jersey, or any other jurisdiction.
2. 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

3. The Applicant shall pay all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
4. The Applicant shall obtain permits and approvals from the Township's Construction Department, and Zoning Department, if determined to be necessary, prior to the commencement of work.
5. 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.
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.
7. The Applicant shall comply with the conditions set forth in the applicable NJDEP Permit-by-Rule, subject to review and approval of the Board's Engineer.
8. The Applicant shall submit a survey indicating the location of the proposed improvements, subject to the approval of the Board's Engineer, prior to the issuance of a construction permit.
9. The Applicant shall submit regular progress reports, every three (3) years, to the Board's Engineer to confirm that the construction and renovation of the structures is progressing as anticipated.
10. There shall be no clear cutting of trees for the proposed construction.

11. The entire project, set forth in the Master Plan, shall be completed within 10 years of the adoption of the Resolution of Approval, or return to the Board for additional consideration or extension.

12. The Applicant shall amend the application to seek a Certification of Preexisting, Nonconforming Use, pursuant to N.J.S.A. 40:55D-68.



George Shivas

On motion of: Ms. DeMagistris

Seconded by: Ms. Lewandowski

The vote on the Resolution was as follows:

AYES: Four (4): Mr. Smith, Ms. DeMagistris, Ms. Lewandowski, Chairman Shivas

NAYS: Zero (0)

ABSTAINING: Three (3): Ms. Raffay, Mr. Morytko, Mr. Walsh

ABSENT: Four (4): Mayor Rubenstein, Mr. Proctor, Mr. McElroy, Ms. Colligan

I certify that the above Resolution is a true copy of a Resolution adopted by the Planning Board on June 18, 2026.

Caitlin Phillips

**Caitlin Phillips, Planning Board
Secretary**

Dated: 06/19/2026

Prepared by: Alyse Landano Hubbard, Esq.

Byram Township Planning Board Bills		
July 16 2026		
Harold Pellow	Date	Amount
Harold Pellow Total		\$ -
Maraziti and Falcon	Date	Amount
Inv. 62116 General: communications, meeting attendance, review	7/8/2026	\$ 216.00
Inv. 62120 Salt: review, attendance	7/8/2026	\$ 324.00
Inv. 62121 Patriots Path: review, communications	7/8/2026	\$ 1,152.00
Inv. 62124 Pedersen: communications, review, attendance	7/8/2026	\$ 414.00
Inv. 62125 Lenker: review	7/8/2026	\$ 108.00
Maraziti and Falcon Total		\$2,214.00
Colliers	Date	Amount
Inv. 1185096 On Time Sign: review and preparation	6/11/2026	\$ 1,893.75
Inv. 1185097 Van Fleet: review	6/11/2026	\$ 1,102.50
Colliers Total		\$ 2,996.25
Grant Total		\$5,210.25