

BYRAM TOWNSHIP PLANNING BOARD AGENDA
For Thursday, June 19 2025, 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 2025 was forwarded to the Board's designated newspaper, and posted on the bulletin boards and main doors of the Municipal Building.
4. **FLAG SALUTE**
5. **MEETING MINUTES-** June 5, 2025
6. **RESOLUTIONS**
Z06-2025 Tiffany Heineman, 205 Lake Drive, Block 255 Lot 191, R5 Zone
Application for an addition, deck, and site improvements
7. **OLD BUSINESS**
Z08-2024 Diane and William Carkhuff, 82 South Shore Road, Block 189 Lot 1, R-5 Zone
Application for construction of a new single-family dwelling
8. **REPORTS FROM COMMITTEES**
Environmental Commission
Open Space
Township Council
Zoning Report
9. **BILLS:** Maraziti and Falcon (7): \$1,015 / Harold Pellow (12): \$3,936.25
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: June 5 2025

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

ROLL CALL:

Members Present: Mss. Colligan, DeMagistris, Lewandowski; Messrs. Mayor Rubenstein, Proctor, McElroy, Morytko, Smith, Walsh, Chairman Shivas

Members Absent: Ms. Raffay

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

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 2025 was forwarded to the Board's designated newspaper, and posted on the bulletin boards and main doors of the Municipal Building.

FLAG SALUTE: led by Chairman Shivas.

MINUTES: May 15, 2025

Motion of Mr. McElroy to approve the minutes, second of Ms. Colligan.

Ayes: Mss. DeMagistris, Colligan, Lewandowski; Messrs. Mayor Rubenstein, McElroy, Morytko, Smith, Walsh, Chairman Shivas

Abstaining: Mr. Proctor

Absent: Ms. Raffay

None opposed. Motion carried.

RESOLUTIONS

Z15-2024 Jennifer and Eric Schuffenhauer, 271 Lackawanna Drive, Block 344 Lot 2.03, R2 Zone
Application for garage, deck, relocation and proposal of driveways, rear yard storage of vehicles, and steep slope disturbance

Motion of Mr. Proctor to approve the resolution, second by Mayor Rubenstein.

Ayes: Mss. Colligan, DeMagistris; Messrs. Mayor Rubenstein, Proctor, McElroy, Smith, Walsh, Chairman Shivas

Abstaining: Mr. Morytko, Mr. Walsh, Ms. Lewandowski

Absent: Ms. Raffay

None opposed. Motion carried.

SUBCOMMITTEE

SP3-2025 Aqua New Jersey, Inc., Lynn Drive, Block 337.04 Lot 25.45, R3 Zone

Application for utility enclosure for PFAS water treatment equipment

Mr. Walsh said they discussed the application tonight, which is for updating the well systems. The waivers they feel are appropriate are an Environmental Impact Statement, and a landscape and lighting plan, though they'd like to see that information at the hearing. The Highlands application is in process. They'd also like a general map detailing the system, including the well houses and tanks, and locations throughout the neighborhood. Mr. Stoner noted the Highlands application should be a condition of any approval. Ms. Phillips asked Mr. Richard Wells, a representative for Aqua in the audience, what their preferred date it. Mr. McElroy asked about a potential conflict with the application.

Motion of Mr. Walsh to deem the application complete and schedule it for a hearing on 07/03/2025, second by Ms. DeMagistris.

Ayes: Mss. Colligan, DeMagistris, Lewandowski; Messrs. Mayor Rubenstein, Proctor, McElroy, Morytko, Smith, Walsh, Chairman Shivas

Absent: Ms. Raffay

None opposed. Motion carried.

NEW BUSINESS

Z06-2025 Tiffany Heineman, 205 Lake Drive, Block 255 Lot 191, R5 Zone

Application for an addition, deck, and site improvements

Tiffany Heineman was sworn in as the applicant. Adam Finkle was sworn in as the architect; he is licensed in New Jersey, and has presented in front of other Boards including Butler, Boonton, Piscataway, and East Brunswick, and his license is in good standing. He was deemed an expert.

Ms. Heineman is looking to build an addition. There is currently a three-season room. She likes the area, and wants to make the house safer. Mr. Finkle reviewed the property and interior. The existing kitchen is small, and the bathroom is off of the kitchen. There is no bathroom currently on the second floor. There is a shed on the property; they have no history of an approval for this being submitted. Ms. Hubbard said they can amend their application. Mr. Finkle said it's 8.96 feet from the side. Ms. Heineman said she moved there in 2017 and believes it was there even before the prior owners. Her leach field is close to that location, and the neighbors never had an issue with it. The Schuffenhauers entered the meeting at this time. Ms. Heineman asked to amend the application to include the side yard setback for the shed. Mr. Finkle said there are patio areas on the property. The house has a septic system, and there is an application to the County. There is a well, and there are plans for gas in the neighborhood. He noted the flood elevations. They are in the Highlands' preservation area.

Mr. Finkle reviewed the setbacks. They're proposing a kitchen/dining area since there isn't much space now. He reviewed the interior. They're adding a deck in the rear, along with site improvements. They're looking to expand two bedrooms and add a bathroom, as well as a laundry space and closet. They considered building off of the right side, but that would be too close to the septic field. The left side is already too close. Chairman Shivas asked how far the deck is to the water. Mr. Finkle said it's 25 feet. Mr. Stoner noted they're outside the flood hazard area. The deck can't be closer than 25 feet. Mr. Finkle said the height is going from 17.02 feet to 21.49 feet, so it's under the 35 foot requirement. The style is a lake tudor, and they're trying to keep within the character of the neighborhood, and look like what's there now. He noted a vegetative buffer. There is a landscape architect working on this who will provide a plan for review. There is a paver patio near the lake, which is replacing a gravel patio. It's keeping the same footprint. Chairman Shivas discussed drainage. Ms. Heineman said it's loose stone. Mayor Rubenstein asked about pitching the water to the vegetative buffer. Chairman Shivas noted they'll need to add a silt fence during construction. Mr. Stoner said it should drain to the center of the property. Chairman Shivas asked about the driveway turnaround. Mr. Finkle said it's gravel and the well-cap is near the area. They can move the driveway a little but don't want to encroach on the well system. Ms. Heineman said the Lake Lackawanna area has tight lots. She wants to do something about that area but the well is there, and she's not sure where the gas line is going. Mr. Finkle said there's a telephone pole nearby. Ms. Heineman said the mailboxes are all in the area as well. Mr. Walsh asked if the sightlines are difficult. Ms. Heineman said it's pretty open. There are utility lines that are kept clear. Chairman Shivas noted it's a lightly-traveled road. Mr. Stoner noted they should get County approval. The Highlands Exemption can be approved. Ms. Heineman asked to amend her application to include the rear setback to the lake. Chairman Shivas asked about the deck. Mr. Finkle said those are walkways, which will be demolished.

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

Motion of Mr. Morytko to approve the application with the discussed changes, second by Mr. Proctor.

Ayes: Mss. Colligan, DeMagistris, Lewandowski; Messrs. Mayor Rubenstein, Proctor, McElroy, Morytko, Smith, Walsh, Chairman Shivas

Absent: Ms. Raffay

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

Z15-2024 Jennifer and Eric Schuffenhauer, 271 Lackawanna Drive, Block 344 Lot 2.03, R2 Zone
Application for garage, deck, relocation and proposal of driveways, rear yard storage of vehicles, and steep slope disturbance

Mayor Rubenstein confirmed the Schuffenhauers were present to hear about their resolution, and noted it was approved earlier in the meeting. Mr. Schuffenhauer noted he had questions. Ms. Hubbard said it's up to the Board if they want to entertain a discussion. Chairman Shivas allowed them to appear. Mr. Morytko, Ms. Lewandowski, and Mr. Walsh abstained from this discussion. Ms. Hubbard noted this is not a public hearing; they can make comments but the Board already acted. She noted to Mr. Schuffenhauer the page numbers of the resolution are at the bottom. Mr. Schuffenhauer asked about page 18, numbers 8 and 9. Mr. Stoner said at the hearing they had multiple plans representing what they are proposing, so they need to put that all on one plan before they get construction permits. Then when the work is done, they need to provide an as-built. Mr. Schuffenhauer asked about page 19, number 14, which discusses stormwater. Ms. Hubbard said it's just how they have it now. Mr. Schuffenhauer said it already goes onto their neighbor's property. Mr. Stoner noted they can't change what's there. Mr. Schuffenhauer asked about page 19, number 19. He's aware he said he'd put all the items up top, and asked if at no time he can have something resembling a boat or an RV in the front of the house in the driveway. Mr. Stoner said it can be personal vehicles only. Mr. Schuffenhauer said they're still personal. Chairman Shivas said they can't be stored there. Mr. Schuffenhauer said he'd bring the RV down for a week or two to get it ready for a vacation, so it'd be in the driveway. Chairman Shivas said the intent is that it can't be there for long-term storage. Mr. McElroy said anything more than a week is long term to him. One of the reasons he voted for the application was because there wouldn't be vehicles and boats in the front yard. They need to be careful about defining what is considered storage. His understanding was that they wouldn't be in the front yard. Ms. Hubbard said they were granted outdoor storage in the rear yard, which most residential homes don't have, so there is a place to store those items that's properly screened. Mr. Schuffenhauer asked if this goes into effect this instant, and noted he can't get the RV up there with the amount of rain. He's concerned that within the next year before things are finished, he doesn't want the Zoning Officer citing him. Mrs. Schuffenhauer said they brought the RV down because they went on a trip, and they're planning to use it again. They didn't bring it down to store it there. Ms. Colligan noted there's a timeline by which they need to do certain things, and need to abide by that. Mr. Stoner said there are items that are listed to be done immediately that are related to violations. Mr. Schuffenhauer said there are items for the next 0-3 months. Mr. Stoner said there are also items to be done "Immediately," including the driveway, moving the items to outdoor storage, and removing the RV. He noted this will be the driest time of the year, to help with moving the RV.

Mr. Schuffenhauer said they've been granted the outdoor storage, but around Byram, lots of people don't have storage in their backyard and they have a boat or RV in their driveway, so why are they different. Mr. McElroy said this is not the time to relitigate the hearing. There are a lot of items in the application he didn't like, but the main reason he voted for it was because of the improvement of the lot and getting items removed. The application is done, and they had plenty of opportunities during the hearing. If they didn't want these conditions, they shouldn't have agreed to them when it was discussed. What's in the resolution is what was asked for and agreed to. Mr. Schuffenhauer asked why they're different from someone else if other people have a boat in their front yard and they can't. Ms. Hubbard said they were granted outdoor storage in the back yard, and that was their application.

Chairman Shivas said hardly anyone else in town has outdoor storage anywhere on their property. Mr. McElroy said they were cited by the Zoning Officer for multiple violations. The application was to rectify those violations. The time to ask about storing these items in the front yard was during the application. Mr. Smith said if they see someone else with a boat in their front yard and feel they're in violation of the ordinance, they can call the Zoning Officer. The situation is unique to each property. Mr. McElroy said this is a question for the Zoning Officer or the governing body who writes the ordinances in the town, not the Planning Board. They came in with an application, and the Board reviewed it with the ordinances set forth. If they don't like the ordinances, they should go to the governing body. Mrs. Schuffenhauer said if they're camping or need a camper in the front, the way this is written, it sounds like they can't have it in the driveway or they're at risk of getting a violation, where other neighbors have campers or a boat, which is more reasonable, and they'd want to be treated the same way. They plan to store everything in the back as it was approved. Mayor Rubenstein said if they plan to store it the way the approval dictates, there shouldn't be a problem. Mrs. Schuffenhauer said there are times where it may not be easy to get back up the hill. Mayor Rubenstein said the resolution was built on the expectations set at the hearing. They had lengthy conversations on where things would be stored, and he doesn't think any of this should be a surprise. Ms. Colligan said it says "store" not "park." Mr. McElroy said the Zoning Officer enforces this, so the conversation should be with them. Chairman Shivas said the Board is not a policing authority. Mr. McElroy said the Zoning Officer will make the determination between parked and stored. Mr. Schuffenhauer said he doesn't think it's fair if there's a possibility of a fine if he parks the RV for two weeks. Chairman Shivas suggested calling the Zoning Officer to alert him when they're using the RV and bringing it down and give him an idea of the timeframe. That way they can see what the Zoning Officer says, and so he knows what the plan is. Mr. Schuffenhauer said this is still going beyond the rest of Byram. Chairman Shivas said the rest of Byram doesn't have all the stuff that they do in the front yard. Mr. Schuffenhauer asked, if all those items are removed, and then all they have are cars. Chairman Shivas said they testified that they would have more cars soon, and then things might start piling up again. The rest of Byram hasn't had the problem of complaints about items being in the front yard. He doesn't think the conversation with the Zoning Officer should be difficult. The things they came in for, they were granted variances, and those variances stand on their own merit. They caused this problem from what they did before this, and they agreed to where they'd store their items. Mr. Stoner said it's outdoor storage. Most of the time, the Town's focus isn't on one boat in a front yard. Mr. Schuffenhauer asked if it's because they have so much stuff. Mr. Stoner said they have multiple boats, multiple RVs, broken-down trucks, and different items. Mr. McElroy said the Zoning Officer issued multiple summonses. Mr. Schuffenhauer said they plead guilty to those because it's easier. Mr. McElroy said those are not the Board's ordinances—they are provided the ordinances and the applications. Some applications come from the Zoning Officer based on summonses. The Board may not like some ordinances, but their job is to hear the applications that appear before them. They work with applicants to try to come up with plans, like they did with them, and make modifications if needed. Mrs. Schuffenhauer said the resolution is more strict than the ordinances—they're being held to a higher standard. Mr. Schuffenhauer asked why the resolution is different than the ordinance. Mayor Rubenstein noted this is what was agreed to by them in the hearing. The resolution is memorializing what was discussed, the testimony that was given, and the decisions that were made. Mr. Bloch said the Board already voted on this. If they want to change the resolution they need to re-apply and come back to the Board and tell them why they want to change it. Mr. Schuffenhauer said he wants clarification on what's going to happen. Mr. McElroy said the clarification comes from the Zoning Officer, who enforces the ordinances. Ms. Hubbard said if they're unhappy with the resolution they need to reapply.

Mr. Schuffenhauer asked about page 20, item 27. Mr. Proctor said every property is subject to this; the Zoning Officer, Construction Official, and the Board Engineer can stop at any property whenever they need to. It's not unique to Byram—other towns in New Jersey do the same thing. Ms. Hubbard

said they can't enter a property but they can do an inspection. Mr. Schuffenhauer is aware Mr. Stoner will need to come inspect, but that's with notice. Those abstaining re-joined the meeting.

ADOPTION OF AN AMENDMENT TO THE 2025 MASTER PLAN FOR THE "2025 HOUSING ELEMENT AND FAIR SHARE PLAN"

Mr. Bloch reviewed the documentation. There are two parts, including the Housing Element, which goes through demographics. The second part is the Fair Share Plan, where they look at how the needs are met. He reviewed the process for this, and the obligations. The prior round obligations from 1987-1999, where Byram had an obligation of 33 units, remain. He reviewed the rounds and units, as well as the Village Center set-asides. They have to identify any potential developers that want to build affordable housing, so he mentioned the application for Gary Niec. Ms. Hubbard said this is the only application that's been submitted to the Board, and it's not deemed complete. Chairman Shivas said on page 25, it notes the town has no natural gas, which needs to be modified. Mayor Rubenstein suggested noting there is limited natural gas and it's currently being expanded with multiple gas companies. He noted there are a few references to Lopatcong and Borough instead of Township. Mr. Smith said on page 11, the pie chart is missing one of the pieces.

Mr. Stoner asked about the unmet need. Mr. Bloch said there are things listed to meet the unmet need. You have to provide a realistic opportunity and re-zone in some situations. For unmet need, you would provide opportunities for options. You're still in compliance but it's more about providing options. Chairman Shivas said Byram is 98% Highlands, so there's little land to build. Mr. Bloch said the state was COAH, now it's DCA, and there's a formula for unmet need. They present the number of affordable housing units that they need statewide, and then they break it down into regions. There's another formula to figure out what each town in each region's share is of that number. They take into account vacant land factors, non-residential factors, and income factors. Those three combined is how they get their obligation share. COAH then noted sometimes there's not enough land to build, so that's why the vacant land adjustment option was added. Mayor Rubenstein noted that doesn't account for Highlands. Chairman Shivas asked about a mother-daughter house situation. Ms. Hubbard noted they'd need to go through the lottery system. Mr. Smith noted on pages 26-27, the water company list needs to be updated. Mr. Stoner said the updated list should be in the Stormwater documentation on the website. Ms. Hubbard noted the resolution is also prepared.

Chairman Shivas opened to the public and no one spoke so he closed to the public. Mr. Bloch noted they have 48 hours to send this to the program.

Motion of Mr. McElroy to approve this with the resolution, second by Ms. Colligan.

Ayes: Colligan, DeMagistris, Lewandowski; Messrs. Mayor Rubenstein, Proctor, McElroy, Morytko, Smith, Walsh, Chairman Shivas

Absent: Ms. Raffay

None opposed. Motion carried.

REPORTS FROM COMMITTEES

Environmental Commission- Mr. McElroy said they met last week and discussed lake buffering.

Open Space- Mr. Morytko said they have a meeting next week.

Township Council- Mayor Rubenstein said they passed two ordinances for Belton Street and the checklist and accessory structures. A new ordinance was introduced for light nuisance and trespass. Mr. Proctor said they have a new Fire Department member, and reviewed the audit. They went through the approval for sale of public properties. Mayor Rubenstein said at the next Council meeting there will be a presentation by the Lenape Valley High School Historical Society about the Roseville Schoolhouse. Tomorrow is the CO Johnson playground grand opening. Chairman Shivas said there was a letter about how the taxes are put together, and 26% is from the town.

Zoning Report- Everyone had a copy.

OPEN TO THE PUBLIC

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

ADJOURNMENT

A motion to adjourn the meeting was made at 9:20 pm by Mr. McElroy, seconded by Mr. Proctor. All were in favor. Motion carried. The meeting was adjourned.

Submitted by Caitlin Phillips

Resolutions Approved at Previous Meeting

In the matter of Jennifer Schuffenhauer
Case No. Z15-2024
MF#5000.040

BYRAM TOWNSHIP

PLANNING BOARD

RESOLUTION OF MEMORIALIZATION

RELIEF GRANTED:	Minimum Front Yard Setback
	Minimum Side Yard Setback
	Steep Slopes Disturbance
	Outdoor Storage
	Maximum Driveway Grade
	Unpaved Gravel Driveway
	Two Driveway Openings within 200 feet

WHEREAS, Jennifer Schuffenhauer has applied to the Planning Board of Township of Byram seeking approval to construct a garage addition and deck additions, steep slopes disturbance, and outdoor storage for premises located at 271 Lackawanna Drive, and known as Block 344, Lot 2.03 on the Tax Map of the Township of Byram, which premises are in the “R-2” 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 and occupant of the subject property. The Applicant is proposing to construct a garage and deck addition, along with approval for steep slopes disturbance and permission to maintain outdoor storage, requiring relief pursuant to N.J.S.A. 40:55D-70c from the following sections of the Township's Zoning Ordinance:
 - a. Section 240-29.2D - Lot Disturbance shall not include critical areas (slopes in excess of 25%): Applicant disturbed 761 square feet of critical slopes
 - b. Section 240-40B(1) – Driveway Grade in excess of 5% shall be paved; no paving proposed for the upper portion of the driveway, with excess grade of 5%
 - c. Section 240-40B(2) – Driveway Grade shall not exceed 15%; existing driveway grade in excess of 15%
 - d. Section 240-52C(2) – Minimum Front Yard Setback: 100 feet required, 43.4 feet proposed
 - e. Section 240-52C(3) – Minimum Side Yard Setback: 50 feet required: 33.3 feet proposed on east side (proposed garage addition)
 - f. Section 240-52C(3) – Minimum Side Yard Setback: 50 feet required: 33.7 feet proposed on west side (proposed deck addition)
2. The Applicant submitted the following documents, along with the Application for a Variance:
 - a. Site Plan prepared by Lyon Engineering, dated July 8, 2024, updated July 18, 2024, consisting of 2 sheets.

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- b. Portion of the Site Plan, marked up with color coding, indicating fencing and storage areas, with explanation of storage locations, undated.
- c. Portion of the Site Plan, marked up with color coding, indicating fencing and storage areas, undated.
- d. Project Timeline for 271 Lackawanna Drive, undated.
- e. Revised Project Timeline for 271 Lackawanna Drive, undated.
- f. Email from Richard VanderPloeg, Senior Inspector, Road Openings, County of Sussex, Division of Engineering, dated September 26, 2024.
- g. Rendering of Shed, Front View, with dimensions, preparer unknown, undated.
- h. Rendering of Shed, Front/Side View, with dimensions, preparer unknown, undated.
- i. Hand Drawn Architectural Rendering of Front of Existing Home and Proposed Garage, with dimensions, preparer unknown, undated.
- j. Hand Drawn Architectural Rendering of Front of the Proposed Garage, with dimensions, preparer unknown, undated.
- k. Hand Drawn Architectural Rendering of Garage Right Side Elevation, showing property grade, with dimensions, preparer unknown, undated.
- l. Hand Drawn Architectural Rendering of Rear Elevation, with dimensions, preparer unknown, undated.
- m. Hand Drawn Main Level of Garage Floor Plan, with dimensions, preparer unknown, undated.

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- n. Hand Drawn 2nd Floor Storage Attic Garage floor plan, with dimensions, preparer unknown, undated.
- o. Hand Drawn Architectural Rendering of Pool Side, Proposed Deck Extension and Garage Gable, Left Side Elevation, with dimensions, preparer unknown, undated.
- p. Hand Drawn Architectural Rendering of Pool Deck Front Elevation, with dimensions, preparer unknown, undated.
- q. Hand Drawn Architectural Rendering of Aerial View of home, with deck dimensions, preparer unknown, undated.
- r. Photos of the Home, the property and rock outcropping, five (5) pictures total.
- s. Zoning Application Decision, Denial, dated August 19, 2022.
- t. Zoning Application Decision, Denial, dated August 29, 2022.
- u. Notice of Violation, issued by Nick Cutrone, Zoning Officer and Code Enforcement Officer, dated February 28, 2022, along with pictures, consisting of 15 sheets.
- v. Zoning Permit Application, dated August 22, 2022, with two (2) sheets of attachments.
- w. Zoning Permit Application, dated April 4, 2022, with four (4) sheets of attachments, Zoning Permit Issued on April 20, 2022.
- x. Tax Map, prepared by Harold E. Pellow, PE & LS, dated June 2006, Sheet 8.03.

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3. The Board received the following documents:
 - a. Memorandum from Cory L. Stoner, P.E., P.P., the Planning Board Engineer, dated September 16, 2024, January 21, 2025, updated March 26, 2025.
 - b. Memorandum from Cory Stoner, P.E. to Nick Cutrone, Zoning Officer, dated January 21, 2024.
 - c. Elaine Evers, Environmental Commission Secretary, dated February 6, 2025.
4. A duly noticed public hearing was conducted on April 3, 2025, at which time Jennfier and Eric Schuffenhauer, the Applicants, presented sworn testimony in support of the application. The subject property is approximately 175 feet by 625 feet with frontage on Lackawanna Drive. The property is nonconforming as to lot area and lot width and has a non-conforming side yard setback on the western side of the home. The lot is developed with a single-family, bi-level home that sits within the front yard setback, with partially paved, partially gravel driveways, walkways, an in-ground pool, multiple accessory structures and fencing.
5. The Applicants received a Notice of Violation dated February 28, 2022, which followed a site inspection of the property and noted the following violations of the Property Maintenance regulations (Section 186) and Zoning regulations (Section 240):
 - a. Section 186-14 – Public Nuisance – Issued as overall broad violation
 - b. Section 186-15A – Exterior Property Areas – Linked with public nuisance and speaks to overall lack of cleanliness

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- c. Section 186-15B – Grading and Draining – Linked to tract disturbance
- d. Section 186-18A –Rubbish and Garbage – Accumulation of garbage/rubbish
- e. Section 186-18B – Disposal of Rubbish – For failure to dispose of rubbish
- f. Section 186-18C – Disposal of Garbage – For failure to dispose of garbage
- g. Section 240-16 – Unapproved Accessory Structures – Originally issued for the 2nd shed and swing set
- h. Section 240-26 – Outdoor Storage – Outdoor storage of multiple items
- i. Section 240-29 – Inoperable Motor Vehicles – Multiple vehicles with expired or missing plates
- j. Section 240-29.2 – Tract Disturbance – For disturbance of steep slopes
- k. Section 240-37A – Parked Motor Vehicles on Lawns – Multiple vehicles involved
- l. Section 240-37B – Storage of Construction Equipment in Residential Zone – For large excavator in backyard

The Applicants appeared in municipal court and resolved some of the noted violations, the within application is to resolve all outstanding violations.

- 6. The Applicants are proposing to construct a 35-foot by 39-foot garage addition on the eastern side of their home. The existing garage doors will be sealed and the garage will become part of the basement and shall not be utilized as a bedroom. A three (3) bay garage addition, with a second story, is proposed to be constructed. The garage will be 32 feet to the midline of the roof from grade, where 35 feet in height is permitted. The height to the peak of the garage is 39-

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- foot, and 40-foot maximum façade height is allowed. A boulder retaining wall will be constructed to the rear of the proposed garage in order to allow for the construction of the garage into the existing hillside. This retaining wall will require drawings and calculations prepared by a licensed engineer for review and approval by the Board Engineer prior to the start of construction of the wall.
7. The addition will require front yard setback relief, as 100 feet is required and a 43.4-foot setback is proposed. The addition will also require side yard setback relief, as 50 feet is required and 33.3 feet is proposed. The garage extends beyond the front and rear facades of the home. The Applicants testified that the design was proposed to create depth, which they felt would be aesthetically more attractive. The garage cannot be set back any further from the right-of-way due to the mountain rock that exists in the rear of the home.
8. The first floor of the garage will be utilized to park vehicles, both personal and recreational, and will include a car lift. The second story of the garage will be accessed via an interior staircase and used for storage of outdoor furniture, canoes, pool equipment and toys, and tools, among other things. The garage will provide the Applicants with a shop for “tinkering” and will not be used for commercial purposes. The Applicant testified that he will be repairing vehicles, including boats, in the garage, as the violation included working on vehicles in the yard. Additionally, there will be electricity, but no heat or plumbing and cannot be utilized as a habitable area. The driveway and parking area in front of the garage will be used to store personal vehicles, no recreational, such as RVs, ATVs, and snowmobiles vehicles will be stored in that area.

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9. The property was re-graded to create the driveway that extends along the eastern side of the property, including the three (3) areas where the re-grading disturbed slopes in excess of 25%, for a total of 761 square feet. Starting on the northern portion of the lot (areas are labeled “Re-Grade Areas 1-3”) and working south:
- a. Regrade Area 1 – 312 square feet. This portion of the property consists of steep slopes and natural terrain, including rock outcropping, which required backfill and regrading. The Area shall be stabilized with mulch and vegetation.
 - b. Regrade Area 2 – 242 square feet. This portion of the lot consists of a steep slope nature terrain valley that required backfill along the downhill portion. The Area shall be stabilized with mulch and vegetation.
 - c. Regrade Area 3 – 207 square feet. This portion of the lot consists of steep slopes, mostly exposed rock outcropping that required backfill along the hill portion. The Area shall be stabilized with mulch and vegetation.

It was noted that these areas were previously disturbed, however the Applicants must seek variance relief for the disturbance of slopes in excess of 25%.

10. The Applicant regraded the property to create driveway access from the existing driveway to the rear of the property. The driveway goes around rock outcroppings and a swale through the natural terrain to access the rear of the property. Due to the slope of the property, the driveway does not conform to the driveway specifications, as set forth in Section 240-40B of the Township’s Zoning Ordinance:

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- (1) All off-street parking areas shall be constructed of a minimum of six inches of compacted quarry processed stone, dense graded aggregate or other acceptable material over a compacted subgrade. Where the grade of the driveway exceeds 5% in grade, the driveway must be paved with a minimum of two inches of hot mix asphalt surface course, or approved equal, over a base of a minimum of four inches of compacted quarry processed stone, dense graded aggregate or other acceptable base material. Alternative pervious pavements are permitted, provided that the function, safety and durability of the pavement is acceptable to the Board Engineer.
- (2) No driveway shall at any point exceed a grade of 15%.
- (3) Within 25 feet of the residential dwelling to be served, no driveway shall exceed a grade of 4%.
- (4) Within 20 feet of the right-of-way, no driveway shall exceed a grade of 2%.
- (5) Dimensions of driveway width shall be a minimum of 12 feet and a maximum of 13 feet. This excludes the portion of the driveway near the residential dwelling which may be increased in width to allow for proper access to garages, parking and turnaround areas.

10. The existing driveway encroaches onto the adjoining property and must be relocated onto the subject property. The driveway is gravel and ranges from 8% to 25% in grade, which is very steep and exceeds the permitted grade in the Township. To address the safety concerns, as well as the possibility of the driveway eroding onto the roadway, all portions of the driveway that exceed 5%

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shall be stabilized utilizing dense graded aggregate placed in geogrid as shown on the details provided on the plans prepared by Lyon Engineering.

11. There are four (4) sheds on the property and a chicken coop. The Applicant is proposing to remove the two (2) centrally located sheds and construct a 12.5 foot by 32 foot shed in the same location. The shed will be conforming to the zoning requirements and used to store equipment and toys. The other sheds and chicken coop will remain in their current locations.
12. There are two (2) swales located across the driveway near the back of the home that direct the stormwater from east to west into a ditch that connects to the county storm drain behind the pool and eventually into the county system under Lackawanna Drive. There are no changes proposed to the current flow of stormwater on the property.
13. There is a rear covered porch on the western side of the home and a second story side deck that overlooks the pool area. The Applicants currently have to exit the home from the rear porch and walk around to the pool area. The Applicants are proposing to expand the second story, side yard deck, add a sliding door for access from the kitchen and a spiral staircase from the deck to the side yard. The deck will require side yard setback relief as 50 feet is required and 33.7 feet is proposed. Another deck is proposed in the rear yard, which is conforming to the zoning requirements.
14. The Applicants have a pontoon boat, a bowrider, an ocean boat and a rowboat, along with two trailers, which is in violation of Section 240-26 that prohibits outdoor storage in residential neighborhoods. The Applicants are proposing to

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store the boats and trailers in the rear of the property, which will be accessed from the driveway and screened by fencing. The Applicants represented that they are able to maneuver the vehicles in and out of the storage area, and do not plan to access the area on a regular basis. All vehicles permitted in the storage area in the rear yard, and parking within the permitted areas on the property are registered to the homeowners.

15. The Applicants are proposing to remove the existing chain link fence on the western side of the rear yard and construct a 4-foot stockade Trex fence around the perimeter of the rear of the property. Additional screening fences that extend from the perimeter fence into the yard are proposed on the eastern side of the property, one in front of the shed and one in front of the storage area. A gate is proposed across the driveway to allow access to the rear of the property. All new fencing will be consistent with the existing fencing and the portions of fencing that are down or broken shall be repaired or replaced. A Zoning Permit is required to confirm that the fence is consistent with the Township's Zoning Ordinance.

16. There is a horseshoe shaped driveway along the Lackawanna frontage, with two driveway openings. The Applicants submitted an email from Richard VanderPloeg from the Sussex County Division of Engineering noting that the County does not have an issue with the second driveway opening, as it has been in existence for many years. The correspondence further noted that if the Applicants propose to resurface the driveway, which was opened during the installation of the septic system, a road opening permit will be required. The Board

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acknowledged the email from the County and noted that although the second driveway opening is in violation of the Township's Ordinance, Section 240-40A(2), the driveway is along Lackawanna Drive which is a county road and the driveway is a pre-existing driveway allowed by the County. Additionally, the septic report from 2005 indicates that there were two (2) driveway openings. Accordingly, the Board decided to memorialize the existing condition and granted a variance to permit two driveway openings within 200 feet.

17. There is a board-on-board fence along Lackawanna Drive that screens the area between the two (2) driveway openings that is currently located within the right-of-way. The Applicants shall relocate the fence to be completely within the subject property in accordance with the Township's Ordinance, Section 240-24A(2) that requires that all fences within the front yard be no more than 4 feet in height and be located 2 feet inside the property off the adjacent roadway right-of-way.

18. As set forth in A-1, the Applicant set forth that they will comply with the following timeline for completion of the approval:

- a. Immediately:
 - i. Stabilize steep slopes disturbance
 - ii. Move items from driveway and relocate the vehicles to the approved outdoor storage area: Ocean Boat, Snowmobile trailer (snowmobiles to be stored in Snowmobile trailer), travel trailer, pontoon boat, bowrider and rowboat
 - iii. Remove RV from the property

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- iv. Move and stabilize driveway to upper area using dense graded aggregate and Geogrid as shown on plan details
 - v. Submit revised plans to reflect approved changes for review and approval by the Board Engineer for resolution compliance
 - vi. Relocate the fence that is partially located on Lackawanna Drive within 2 feet inside the right-of-way
- b. 0-3 Months, items shall not be addressed until all items to be addressed immediately have been completed.
- i. Apply for and obtain zoning permits for outdoor storage area fences and all perimeter fencing.
 - ii. Apply for and obtain zoning and construction permits for all retaining walls, foundation wall and garage.
 - iii. Apply for and obtain zoning and construction permits for sheds and deck.
 - iv. Construct fence for screening of outdoor storage area and lower shed area following Zoning Permit approval
 - v. Construct pool deck
 - vi. Begin back deck footings
- c. 3-9 Months
- i. Complete back deck construction
 - ii. Install 12.5-foot by 32-foot shed
 - iii. Install fencing along the rear and western property line
- d. 9-12 Months

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- i. Construct retaining wall and grade area for proposed garage
 - ii. Construct garage foundation and framing
 - iii. Remove excavator from property once garage foundation and retaining wall is constructed.
- e. 12-18 Months
 - i. Complete construction of the garage
 - ii. Complete construction of any unfinished portion of fencing
 - iii. Regrade and pave front circular driveway

19. The property is located within the Highlands Preservation Area and the proposed improvements can be accomplished under Highlands Exemption #5, which permits the construction of various improvements to a single-family dwelling, including a garage and driveway.

20. The subject property is a steeply sloped, narrow lot with mountain rock in the rear of the property that creates a hardship for the Applicants. The grade of the driveway is a result of the slope of the property and the limited access to the rear of the property. The house sits within the front portion of the lot, which is developed with driveways and multiple accessory structures. The pool is located on the side of the house, which does not have access from the home. The extended deck will allow the homeowners direct access to the pool area.

21. This application was submitted to address outstanding property maintenance and zoning violations, in addition to the proposed improvements that the Applicants requested. The garage and shed will provide storage for the many tools, equipment, children's toys and recreational vehicles that the Applicants, and their

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large family have. The indoor storage of these items will resolve the violations that are pending against the Applicants and improve the appearance of the property, and are justification for the Board granting the requested variance relief.

22. No one from the public was in attendance at 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. The Board determined that the relief can be granted pursuant to N.J.S.A. 40:55D-70c from the following Sections of the municipal zoning ordinance:

- a. Section 240-29.2D - Lot Disturbance shall not include critical areas (slopes in excess of 25%): Applicant disturbed 761 square feet of critical slopes
- b. Section 240-40A(2) – Number of driveway openings shall not exceed one opening for a frontage of less than 200 feet; two driveway openings are existing and approved
- c. Section 240-40-B(1) – Driveway Grade in excess of 5% shall be paved; no paving proposed for the upper portion of the driveway, with excess grade of 5%
- d. Section 240-40-B(2) – Driveway Grade shall not exceed 15%; existing driveway grade in excess of 15%

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- e. Section 240-52C(2) – Minimum Front Yard Setback: 100 feet required, 43.4 feet approved
 - f. Section 240-52C(3) – Minimum Side Yard Setback: 50 feet required: 33.3 feet approved on east side (proposed garage addition)
 - g. Section 240-52C(3) – Minimum Side Yard Setback: 50 feet required: 33.7 feet approved on west side (proposed deck addition)
2. N.J.S.A. 40:55D-70c(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 steeply sloped lot with rock outcroppings and natural terrain that creates a hardship for the Applicants, as there is limited access to the rear of the property. The house sits within the front portion of the lot, which creates a hardship for the Applicant to construct a conforming addition. The pool is located on the side of the house, which does not have access from the home. Although a side yard variance is required for the deck, the extended deck will allow the homeowners direct access to the pool area.

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4. The Applicants have several violations pending related to outdoor storage and site disturbance. The garage and shed will provide storage areas to house the equipment, vehicles and toys that are currently in the yard. The proposed improvements will allow the Applicants to organize the property and screen the storage area from public view. The fencing will provide safety and screening for the Applicants family and improve the appearance of the property. The installation of the geogrid will maintain the slope of the driveway to create safer conditions on the property and prevent runoff onto the roadway. The Board determined that, overall, permitting the improvements with the required variances would not result in a substantial detriment to the surrounding area, rather would be beneficial to the neighborhood. The improvements are not inconsistent with the Master Plan and the Zoning Scheme, as this property is unique due to the slope and configuration of the lot. The outdoor storage will be screened from the public and the property will be organized and easier to maintain.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Byram on the 5th of June, 2025 that the approval of the within application be granted subject, however, to the following conditions:

1. Applicants shall comply with all the conditions and standards set forth in Section 240 of the Township's Ordinances. The Applicants 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. Applicants shall be bound to comply with the representations made before this Board by the Applicants, and its professionals, at the public hearing. The

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- 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. Applicants 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. Applicants shall submit a Certificate that taxes are paid to date of approval to the Board Secretary.
 5. Applicants shall obtain permits and approvals from the Township's Construction and Zoning Department prior to the commencement of work.
 6. 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.
 7. Applicants 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.
 8. Applicants shall submit an updated, accurate variance plan, subject to the approval of the Board Engineer, prior to the issuance of a Construction Permit.
 9. Applicants shall submit a survey indicating the As-Built location of the proposed garage, driveway, and other improvements, subject to the approval of the Board Engineer, prior to the issuance of a Certificate of Occupancy
 10. Construction details and calculations, prepared by a licensed engineer, for all retaining walls on the property that exceed four (4) feet in height shall be

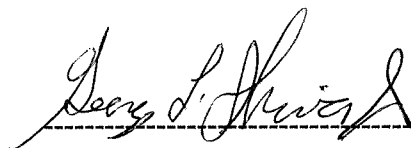
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submitted to the Board Engineer for review and approval prior to the issuance of a Construction Permit.

11. No items on the within timeline shall be started until the items listed as “immediately” are fully completed and approved by the Board Engineer.
12. All items marked “immediately” shall be completed within 90 days of the approval of the resolution, prior to the start of items marked 0-3 months.
13. No zoning or construction permits shall be issued until the outdoor storage remediation is completed and all fences required to buffer the outdoor storage is completed.
14. Stormwater runoff shall be maintained on the property and directed into the county stormwater system, continuing the current drainage pattern, and not directed onto an adjacent lot.
15. The entire portion of the driveway that encroaches on the adjacent lot shall be relocated onto the subject property immediately.
16. The fence along Lackawanna Drive shall not exceed 4 feet in height and shall be relocated on the property at a location 2 feet out of the right-of-way immediately.
17. The fence utilized for the dog-run area shall be removed.
18. The garage shall remain without heating or plumbing and shall not be habitable.
19. The driveway and parking area in front of the garage shall be used to store personal vehicles only, no recreational vehicles may be stored in front of the home.
20. No commercial uses shall be conducted on the property and all vehicles stored on the property shall be registered to the homeowner.

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21. The Applicants shall not store items not personally owned by them on their property.
22. The storage areas shall remain screened and the fences shall be maintained to delineate the outdoor storage area and provide screening to the rear yard.
23. Should the Applicants wish to convert the basement into additional bedroom space, an approval shall be obtained from the Sussex County Health Department for the septic system.
24. All temporary storage of construction equipment shall be removed from the property before the issuance of a Certificate of Occupancy.
25. The excavator shall be temporarily stored in the rear yard, behind the home, and removed from the property after the garage foundation is constructed but in no way shall remain on the property for more than 12 months from the date of the subject approval.
26. The Applicants shall comply with the Timeline set forth herein. If the Applicants are unable to meet the approved timeline, they shall return to the Board for an amended application to revise the Timeline accordingly.
27. The property will be subject to the periodic inspections by the Zoning Officer, Construction Official, and Board Engineer and any violation of the conditions set forth herein, post approval, shall be considered a new violation and the Applicants may be cited accordingly.


George Shivas

{379432.DOC.2}20

On motion of: Mr. Proctor

Seconded by: Mayor Rubenstein

The vote on the Resolution was as follows:

AYES: Seven (7): Mayor Rubenstein, Mr. Proctor, Mr. McElroy, Mr. Smith, Ms. Colligan, Ms. DeMagistris, Ms. Lewandowski, Chairman Shivas

NAYS: Zero (0)

ABSTAINING: Three (3): Mr. Morytko, Mr. Walsh, Mr. Lewandowski

ABSENT: One (1): Ms. Raffay

I certify that the above Resolution is a true copy of a Resolution adopted by the Planning Board on June 5, 2025.

Caitlin Phillips

**Caitlin Phillips, Planning Board
Secretary**

Dated: 06/06/2025

Prepared by: Alyse Landano Hubbard, Esq.

{379432.DOC.2}21

BYRAM TOWNSHIP, SUSSEX COUNTY, NEW JERSEY

**RESOLUTION OF THE PLANNING BOARD ADOPTING
THE AMENDMENT TO THE MASTER PLAN TO ADD THE
“FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN –
FOR THE TOWNSHIP OF BYRAM, SUSSEX COUNTY, NEW JERSEY,
MAY 15, 2025,” PREPARED BY DANIEL N. BLOCH, P.P., AICP, EADA**

WHEREAS, N.J.S.A. 40:55D-28 authorizes the Planning Board to prepare and, after a public hearing, adopt or amend a Master Plan, or components thereof, to guide the use of lands within the municipality in a manner that protects public health and safety and promotes the public welfare; and

WHEREAS, pursuant to N.J.S.A. 52:27D-310 and the Township of Byram’s Fourth Round Affordable Housing Obligation, the Planning Board determined the need to adopt a new Housing Element and Fair Share Plan; and

WHEREAS, the Township and Planning Board retained Daniel N. Bloch, P.P., AICP, EADA to prepare the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025” which is attached hereto and incorporated herein by reference, which represents the Planning Board’s vision of the Township of Byram in a manner generally consistent with the goals and objects of the Planning Board and the Municipal Land Use Law; and

WHEREAS, the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025” prepared by Daniel N. Bloch, P.P., AICP, EADA, was considered at a duly noticed public hearing of the Planning Board on June 5, 2025, and the Planning Board intends, by this Resolution, to

adopt the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025”, as prepared by Mr. Bloch and amended during the subject public hearing, which shall supersede all prior Housing Elements and Fair Share Plans of the Township of Byram; and

WHEREAS, the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025”, as prepared by Mr. Bloch and amended during the subject public hearing, shall be adopted pursuant to N.J.S.A. 40:55D-28 of the Municipal Land Use Law.

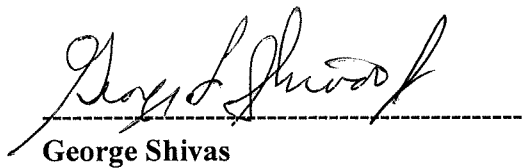
NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Byram on the 5th day of June, 2025, as follows:

1. The Planning Board of the Township of Byram, County of Sussex, State of New Jersey hereby adopts the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025” prepared by Daniel N. Bloch, P.P., AICP, EADA; and
2. The Planning Board Secretary is authorized and directed to provide notice of this action in accordance with N.J.S.A. 40:55D-13.
3. The Planning Board Secretary is hereby authorized and directed to forward a copy of the “Fourth Round Housing Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025” prepared by Daniel N. Bloch, P.P., AICP, EADA, together with a copy of this Resolution to the Highlands Council, the Office of Planning Advocacy, and to the Sussex County Planning Board, as required by law.
4. The Planning Board hereby approves the work on the “Fourth Round Housing

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Element and Fair Share Plan, for the Township of Byram, Sussex County, New Jersey, May 15, 2025” prepared by Daniel N. Bloch, P.P., AICP, EADA as performed under the grant agreement between the Township and the Highlands Council.

5. This Resolution shall take effect as provided by law.



George Shivas

On motion of: Mr. McElroy

Seconded by: Ms. Colligan

The vote on the Resolution was as follows:

AYES: Ten (10): Mayor Rubenstein, Mr. Proctor, Mr. McElroy, Mr. Morytko, Mr. Smith, Ms. Colligan, Mr. Walsh, Ms. DeMagistris, Ms. Lewandowski, Chairman Shvias

NAYS: Zero (0)

ABSTAINING: Zero (0)

ABSENT: One (1): Ms. Raffay

I certify that the above Resolution is a true copy of a Resolution adopted by the Planning Board on June 5, 2025.

Caitlin Phillips

**Caitlin Phillips, Planning Board
Secretary**

Dated: 06/06/2025

Prepared by: Alyse Landano Hubbard, Esq.

{379432.DOC.2}3

ZONING REPORT

(June 2025 for activity during May 2025)

Zoning Activity	May
ZP Approved	24
ZP Denied	1
ZP Not Required	0
ZP Var/Site Plan Waiver Compl.	1
ZP Change of Tenant Waiver	1

Investigation of Complaints	May
Property Maint./Zoning Complaints	
Complaints Received	7
Open Cases	13
Cases Cleared	4
Summonses Issued	1

	May
Signs removed from roadside	27



Nick Cutrone, Zoning and Code Enforcement Officer

Change of Tenant Waiver for Miracle Ear (Mosaico Tavern shopping center)

Byram Township Planning Board Bills		
June 19 2025		
Harold Pellow	Date	Amount
Inv. 83082 Schuffenhauer: attenance, memos	2025.05.22	\$906.25
Inv. 83098 Ianzano: meeting	2025.05.22	\$108.75
Inv. 83099: Barbuto meeting	2025.05.22	\$108.75
Inv. 82858 Schuffanhauer: memos	2025.04.22	\$145.00
Inv. 82867 Cocchi: meeting, memos	2025.04.22	\$283.75
Inv. 82871 Koenig: meeting, memos	2025.04.22	\$326.25
Inv. 82872 Ghazal: meeting, memos	2025.04.22	\$495.00
Inv. 82873 Lowrie: memos, review	2025.04.22	\$445.00
Inv. 82874 Frandano: memos	2025.04.22	\$72.50
Inv. 82875 Ianzano: memos, review	2025.04.22	\$492.50
Inv. 82876 Barbuto: memos, review	2025.04.22	\$492.50
Inv. 83088 Grabler: review	2025.04.22	\$60.00
Harold Pellow Total		\$3,936.25
Maraziti and Falcon	Date	Amount
Inv. 59446 Scully: Review information	5/8/2025	\$192.50
Inv. 59443 Carkhuff: communciations	5/8/2025	\$17.50
Inv. 59445 Patel: attendance	5/8/2025	\$70.00
Inv. 59447 Affordable Housing: communications	5/8/2025	\$35.00
Inv. 59448 Lackawanna Dogs: revise resolution	5/8/2025	\$17.50
Inv. 59449 Aqua: application review	5/8/2025	\$35.00
Inv. 59453 Ianzano: review, attendance, draft resolution	5/8/2025	\$647.50
Maraziti and Falcon Total		\$1,015.00
Colliers	Date	Amount
Colliers Total		\$ -
Grant Total		\$4,951.25