

MEETING MINUTES
BYRAM TOWNSHIP PLANNING BOARD MEETING
MARCH 15, 2018

CALL TO ORDER

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

ROLL CALL

	Mr. Chozick	Mr. Dixon	Mr. Gonzalez	Ms. Raffay	Ms. Kash	Mr. Kaufhold	Mr. Morytko	Mayor Rubenstein	Ms. Shimamoto	Mr. Walsh	Chairman Shivas
HERE	H	H		H	H	H		H	H		H
ABSENT											
EXCUSED							EA			EA	
LATE			L								

Also, present: Attorney Kurt Senesky
 Planner Paul Gleitz
 Secretary Cheryl White

STATEMENT BY CLERK

Adequate notice of this meeting has been published specifying the time and place in compliance with the provisions of the Open Public Meetings Act.

FLAG SALUTE led by Chairman Shivas

MINUTES

Approval of the March 1, 2018 Meeting Minutes

A motion was made by Mr. Kaufhold, the motion was seconded by Ms. Raffay. The following vote was taken:

	Mr. Chozick	Mr. Dixon	Mr. Gonzalez Alt. 1	Ms. Raffay Alt. 2	Ms. Kash	Mr. Kaufhold	Mr. Morytko	Mayor Rubenstein	Ms. Shimamoto	Mr. Walsh	Chairman Shivas
Motion						√					
Seconded				√							
Aye	√	√		√	√	√		√	√		√
Nay											
Abstain											
Absent			√				√			√	

Motion carried.

RESOLUTIONS

Byram Land Development, 9 Lackawanna Drive, Block 226 Lot 16, IPR Zone
 Appeal of NOV - Prohibited use of outdoor storage.

Ms. Shimamoto said that on Page 11, Number 3 should be removed in its entirety. She said it implies that Byram Land Development received approval for pre-existing, nonconforming outdoor storage. The Board agreed. A motion was made by Mr. Chozick to approve the resolution with the change. The motion was seconded by Ms. Shimamoto. The following vote was taken:

	Mr. Chozick	Mr. Dixon	Mr. Gonzalez	Ms. Raffay	Ms. Kash	Mr. Kaufhold	Mr. Morytko	Mayor Rubenstein	Ms. Shimamoto	Mr. Walsh	Chairman Shivas
Motion	√										
Seconded									√		
Aye	√					√			√		√
Nay											
Abstain											
Absent							√			√	

Motion carried.

SP5-2018, Byram Township, Block 226 Lot 26 & 26.07, 30 Old Indian Spring Road, R-2 Zone

Lot line adjustment to transfer 0.661 acres from Block 226 Lot 26, to Block 226 Lot 26.07 as part of an open space acquisition.

Mr. Dixon pointed out that on Page 3, Number 1, references a building permit for the addition which is not applicable to this approval and should be removed. The Board agreed. The Board secretary will correct the resolution. A motion was made by Mr. Kaufhold to approve the resolution with the correction. The motion was seconded by Mr. Chozick. The following vote was taken:

	Mr. Chozick	Mr. Dixon	Mr. Gonzalez	Ms. Raffay	Ms. Kash	Mr. Kaufhold	Mr. Morytko	Mayor Rubenstein	Ms. Shimamoto	Mr. Walsh	Chairman Shivas
Motion						√					
Seconded	√										
Aye	√	√		√		√			√		√
Nay											
Abstain											
Absent			√				√			√	

Motion carried.

SP1-2018, Byram Car Wash, 56 Route 206, Block 365 Lot 1.01, V-B Zone

Preliminary and final site plan approval, variance relief for a rear yard setback, conditional use variance relief for minimum lot size the addition of five employee parking stalls, three automatic pay station canopy islands with queuing lane expansion, facade improvements, new lighting and signage.

The Board reviewed the resolution and after Board discussion the following changes were made.

- The applicant agreed to present the sign and design to the Board for approval prior to installation.
- Grass pavers were not to be installed in the employee parking area.
- Vehicle speeds on Rt. 206 decreased, not increased. Kurt will remove this sentence.
- The LED sign will only be illuminated during hours of operation; 7 a.m. to 11 p.m.
- The LED sign can only be changed no more than once per week unless requested by the Township.
- The LED sign shall not scroll, flash or have any animation.

A motion was made by Ms. Shimamoto to approve the resolution with the changes mentioned above. The motion was seconded by Mr. Chozick. The following vote was taken:

	Mr. Chozick	Mr. Dixon	Mr. Gonzalez	Ms. Raffay	Ms. Kash	Mr. Kaufhold	Mr. Morytko	Mayor Rubenstein	Ms. Shimamoto	Mr. Walsh	Chairman Shivas
Motion									√		
Seconded	√										
Aye	√	√				√			√		√
Nay											
Abstain											
Absent			√							√	

Motion carried.

Mr. Gonzalez arrived at the meeting at 8:00 p.m.

REPORTS FROM COMMITTEES

Township Council – Mayor Rubenstein said that power was restored to all Byram residents by Tuesday, March 13th and other than that he had nothing to report.

Environmental Commission – Ms. Shimamoto said they have a meeting on March 22.

Open Space – An Open Space representative was not present at tonight’s meeting.

Architectural Review Committee – Ms. Shimamoto said the committee met with the attorney and a dispatcher from Anty Trucking and they presented renderings and photos of their proposed development. The committee requested swatches of the material the buildings are constructed of. Ms. Shimamoto said the building proposed is 28 ft. tall, 80 ft. wide and 160 ft. in length, saying that they will be used to store large equipment. She said the committee asked them to consider other material or a location on the site less visible from Lackawanna Drive. The applicant agreed to return to the ARC for further discussion.

DISCUSSION ITEMS

SPLT ZONES

Mr. Gleitz said correcting the SPLT zoned parcels identified in the 2012 Re-exam report is the last step to Highlands Plan Conformance. The Board discussed the noticing requirements and Mr. Gleitz said that noticing property owners is not required since these changes are identified in the 2012 Re-exam report, and added that it is the intention of the Reexamination Report to recommend that any property identified as being split zoned be rezoned to fall entirely within one zoned district. However, the properties listed below, which the Board will discussed tonight, have explanatory circumstance so it was the consensus of the Board that a courtesy notice to the properties listed below

Mr. Gleitz reviewed the Block and Lots below with the Board for discussion:

Site #1 –

Block 226 Lots 3, 4, 5, 6, 7, 9, 10 & 16 and SPLT Lots 8 & 11.

IPR Zone

Mr. Stoner recommends the northern boundary should stop at the line between Block 226 Lot 5 and Block 226 Lot 6. Lot 6 and Lot 7 are outside of the mining areas but both contain portions of the large berm along Route 206 that buffers the quarry. Due to their locations along Route 206, they could never be developed. He recommends excluding Lots 3, 4 and 5. Mr. Stoner added that Lots 5, 8 & 11 should remain SPLT. He said the boundary line follows the mountain ridge line and nothing will be developed north of that line due to the presence of a major wetlands chain. He said Lots 8 and Lot 11 should be zoned IPR.

Site #2 –

Block 226, Lots 18 & 23

Mr. Gleitz explained this is the area behind the Consolidated School saying it is a large parcel in the Highlands Preservation area and is in wetlands. Mr. Gleitz recommends an R2 zone, which is more

restrictive. After Board discussion and since most of the lots are undevelopable, it was the consensus of the Board to zone these properties R3, the less restrictive zone.

Site #3

Block 226 Lot 14

Mr. Gleitz recommends the entire parcel should be zoned VB (Single Commercial Site). The Board agreed.

Site #4

Block 226 Lot 4.01

Mr. Gleitz recommends the entire parcel should be zoned NC (Single Commercial Site). The Board agreed.

Site #5

Block 344 Lot 28

Mr. Gleitz recommends the entire parcel should be zoned R1. The Board agreed.

Site #6

Block 315 Lot 2139

Mr. Gleitz recommends the entire parcel should be zoned R-5, where the road frontage is. The Board agreed.

Block 383 Lot 2.13 and Block 331.02 Lot 1 are zoned OS (open space) and Mr. Gleitz believes they should be zoned R5. The Board agreed.

The Board accepts all recommendations by the Planner except for his recommendation for Site #2.

SIGNS

The Board has had three applications that involved variance relief/Board approval for LED signs because they are prohibited in Byram's Code. Since these signs are the "modern" more preferred signage, the Board needs to decide if they want to prohibit, make conditional, or allow these type signs, and if they are allowed, will standards be imposed such as; only one LED sign per property, no off-site advertising allowed, etc. The Board secretary will investigate how other local towns handle these signs and provide this information to the Board.

PUBLIC COMMENT

Chairman Shivas opened to the public. No one from the public came forward. Chairman Shivas closed to the public.

BILLS

Harold Pellow and Associates, Inc. (1 bill) \$903.08

A motion to approve Mr. Stoner's bill was made by Mr. Kaufhold. The motion was seconded by Ms. Raffay. All were in favor. Motion carried.

Mr. Frank Gonzalez, from the Byram Township Historical said that on March 21, 2018 at 7:00 p.m. in the meeting room at Town Hall, Mr. Robert Dennis, a long time Cranberry Lake resident will present "The History of Cranberry Lake". All are encouraged to attend and it will be posted on the Byram's website under "Upcoming Events.

ADJOURNMENT

A motion to adjourn the meeting was made at 9:45 p.m. by Mr. Kaufhold, and seconded by Mayor Rubenstein. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted: *Cheryl White*