

The Planning Board Public Hearing Meeting for March 25th, 2021 to begin at 7:30 p.m. EST, (Eastern Standard Time) will be held via Zoom, a remote video and telephone conference only.

When: Mar 25, 2021 07:30 PM Eastern Time (US and Canada)
Topic: Planning Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89382123860>

Or Telephone:

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

US: +1 267 831 0333 or +1 646 518 9805

Webinar ID: 893 8212 3860

If you lack the resources or know-how for technological access you should contact the Planning Board Secretary for assistance. The Planning Board Secretary may be contacted at 973-347-2500 Ext. 132 or via email at cphillips@byramtwp.org. The Planning Board will also livestream the meeting in the Municipal Building for those who may not have access to a computer. The public will have the opportunity to comment at the appropriate times during the meeting. Formal action may be taken.

**PLEASE TAKE NOTICE
SPECIAL MEETING OF THE
BYRAM TOWNSHIP PLANNING BOARD
ON MARCH 25, 2021 7:30 P.M.**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **OPENING STATEMENT** - both the Federal and State governments have declared a state of emergency in response to the outbreak of the Covid-19 Virus, that limits the number of people allowed to gather, and requires social distancing. To continue Planning Board business, the regularly scheduled meeting for March 25, 2021 is being held by remote video or audio connection only. This service allows the Board, it's professionals, applicants, and members of the public to participate. Adequate notice of this meeting has been published specifying the time and access information in compliance with the provisions of the Open Public Meetings Act. Notice of this meeting is on file in the office of the Planning Board Secretary, posted on the main door, and on the bulletin board of the Municipal Building, on the Township website at: https://www.byramtwp.org/index.php/meetings/committees/planning_board and has been forwarded to those persons requesting notice.
4. **FLAG SALUTE**
5. **NEW BUSINESS (carried from February 18, 2021)**
SP3-2019, 263 Route 206 Real Estate LLC, 251 Route 206, N-C Zone
Preliminary Major Site Plan with Variances to demolish an existing structure and construct a 7,500 sq. ft. retail/office building and a restaurant with a drive thru.
https://byrampdtwp.sharepoint.com/:f/s/PlanningBoard/ErGqnA_bFJJLgHKRgTkZzp4B7tig_5rjtuUnjeaQTaxYUw?e=cIH3SB
6. **VARIANCE REPORT FOR COUNCIL BY CHAIRMAN SHIVAS**
7. **OPEN TO THE PUBLIC**
8. **ADJOURNMENT**

The Board Engineer, Board Planner and Board Attorney are sworn in at the beginning of each year and are deemed to be under oath on a continuing basis.

BYRAM TOWNSHIP PLANNING BOARD VARIANCE REPORT 2021

The Report contains the following information

1. Resident Variances
2. Business Variances
3. List of Wavers
4. Recommendation for the Byram Township Council on ordinances

The Recommendation for the Byram Township Council on possible ordinance changes for 2021

1. Definition in Zoning (240 of the Township Ordinances)
 - A. Bold "Shopping Center" with tabbed definitions for Neighborhood & Regional Shopping Center
 - B. Define Family Farm
2. Add Impervious coverage limitations
3. Amend the accessory structure standards for property with 2 front yards and fencing
4. Remove Solar Panels as an accessory structure and provide new ordinance with square footage & bulk requirements
5. Include design standards or bulk requirements for driveways for 1 or 2 family homes in the 240 zoning
6. Include Residential /Family Farming in 240 zoning with requirements and limitations
7. Add a second entrance and exit to East Brookwood Area

Byram Township Variances Report Residence 2020

number	name	front yd	side yd	rear yd	accessory structure height	accessory structure over 400 sqft	accessory in excess of 1/2 of principal	accessory structure in ft yd	accessory structure distance to principal	distance to water source	fence in ft yd	fence ht	bidg coverage
Z19-2019	Norberg	1							1				1
Z01-2020	Olivera					2	1						
Z02-2020	Gilbert							2				1	
Z03-2020	Koelhoffer									1			
Z04-2020	Pangborn	1	1										
Z05-2020	Markferding										1		
Z06-2020	Gockeler		1	1	1	1				1			
Z07-2020	Kill	1									1		
Z08-2020	Anderson									1			
Z10-2020	Lemon										1		
Z12-2020	King										1		
Z13-2020	Prokup									1		1	
Total		3	2	1	1	3	1	2	1	4	4	1	1

BYRAM TOWNSHIP PLANNING BOARD VARIANCE REPORT BUSINESS 2020

number	name	Variance
SP04-2020	On Time & Design	Height of Principal Structure
		Inadequate Landscape buffers
		Insufficient parking setbacks
		No rear entrance for public access
		Insufficient parking spaces
Spo5-2020	McDonalds	no variance required
Sp06-2020	Byram Twp Fire Department	Front yard setback for Sign

BYRAM TOWNSHIP PLANNING BOARD WAIVER REPORT 2020

Number	Name	Waiver			
wosp01-2020	Heller Group	Sign			
wosp02-2020	Elite Trucking	change of tennant			
wosp03-2020	Byram Adult Day Care	Site plan			
wosp04-2020	16 Skylands Health	Change of tennant & color of Build			
wosp05-2020	Alibi Beach Bar	Site plan			
wosp06-2020	Korean Evangelical Church	Office space only			
wosp07-2020	Landon Maxwell Barbershop	Sign			
Wosp08-2020	Sieffens & Seffens	Change color			
wosp09-2020	Shoprite	New tennant Covid Shot center			
wosp10-2020	Scari	Change color (McDonalds)			