

**MEETING MINTUES OF THE BYRAM TOWNSHIP PLANNING BOARD: November 2, 2023**

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

**ROLL CALL:**

*Members Present:* Mayor Alex Rubenstein, Mr. McElroy, Mr. Morytko, Mr. Serrilli, Mr. Proctor, Mr. Walsh,  
Chairman Shivas

*Members Absent:* Ms. Franco, Ms. Raffay, Mr. Smith

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

**OPENING STATEMENT:** 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:** September 21 2023. Mayor Rubenstein motioned to approve the minutes, seconded by Chairman Shivas.

*Ayes:* Mayor Rubenstein, Chairman Shivas

*Abstaining:* Mr. McElroy, Mr. Morytko, Mr. Serrilli, Mr. Walsh

*Absent:* Ms. Franco, Ms. Raffay, Mr. Smith, Mr. Proctor

None opposed. Motion carried.

**RESOLUTUIONS**

Z05-2021 Alissa Macmillan, 6 Fox Trail, Block 116 Lot 19, R-5 Zone

*Amendment to resolution for enclosure of porch*

Ms. Hubbard said the language in the original resolution didn't allow them to enclose the porch; there is no expansion. Mr. Proctor entered the meeting at this time. Mayor Rubenstein motioned to approve the resolution, seconded by Mr. Morytko.

*Ayes:* Mayor Rubenstein, Mr. McElroy, Mr. Morytko, Mr. Serrilli, Mr. Walsh, Chairman Shivas

*Abstaining:* Mr. Proctor

*Absent:* Ms. Franco, Ms. Raffay, Mr. Smith

None opposed. Motion carried.

**NEW BUSINESS**

Z20-2023 Sal and Catherine Volonnino, 65 Lake Drive, Block 249 Lot 53, R-5 Zone

*Approval for garage in the front yard*

Severino Volonnino was sworn in. They moved in about four years ago, and would like to put up a one-car garage. They also have a fence and a propane line existing, as well as a shed. The Board noted they need a permit for the fence. Mr. Stoner noted the image of the garage is a rendering. Ms. Hubbard said the only relief needed is being in the front yard. Mr. Stoner asked about the driveway; Mr. Volonnino said it's paved. Between the driveway and the garage will be stone. Mayor Rubenstein noted they should comment on the two driveways. Mr. Stoner said the driveway is existing; Mr. Volonnino said it was just re-surfaced, but it's always been in use. The fence is 4 feet and will be on the right side and in front, and is even with the house in the front. They are not taking any trees down. Mayor Rubenstein noted they should memorialize the shed. Mr. McElroy said the Environmental Commission had comments about the coverage and landscaping, and how water is diverted. Mr. Volonnino said there will be a gravel pad that will catch the water and drain off. There's a pitch to the back of the house. Chairman Shivas noted the lakefront buffer; Mr. Volonnino said they have a bulkhead. Chairman Shivas said it's not a requirement, but it would be nice if they could plant some native species since they're close to water. Mr. Volonnino said they plan to plant around the fence and garage. The Board noted they'll need a zoning permit and should talk to the Construction Department to see if any permits are needed from them.

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

Mayor Rubenstein motioned to approve the application, seconded by Mr. Walsh:

*Ayes:* Mayor Rubenstein, Mr. McElroy, Mr. Morytko, Mr. Serrilli, Mr. Proctor, Mr. Walsh, Chairman Shivas

*Absent:* Ms. Franco, Ms. Raffay, Mr. Smith

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

**REPORTS FROM COMMITTEES**

*Architectural Review Committee:* Mr. Morytko said there's been no meeting.

*Building Committee:* Mr. Morytko said there's been no meeting.

*Environmental Commission:* Mr. McElroy said they cleaned up a trail in Cranberry Ledge, and had about 20 people. They're researching to name some of the trails to help with marketing, and are planning a hike at Cranberry Overlook in January. They're looking at conservation easements to better understand where they are and how to enforce them.

*Open Space:* Mr. Morytko said they didn't have a quorum so there was no meeting.

*Township Council:* Mayor Rubenstein said they authorized engineering work for Field 8 at C.O Johnson, for irrigation, play surface, lighting, bleachers, and a press box. They're aiming to have the engineering done in spring, and are using ARP funds. They bought a calcium container—to keep materials contained and away from environmentally sensitive areas. Mayor Rubenstein noted Chief Burke is retiring next year. He reminded everyone to vote.

*Zoning Report:* Everyone had a copy.

## **BILLS**

Harold Pellow and Associates (14): \$3,982.25. A motion to approve the bills was made by Mayor Rubenstein, seconded by Mr. Morytko. All were in favor. Motion carried.

Maraziti and Falcon (11): \$3,290.00. A motion to approve the bills was made by Mr. Walsh, seconded by Mr. Serrilli. All were in favor. Motion carried.

## **OPEN TO THE PUBLIC**

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

Mr. Stoner said there are two ordinances that may be brought to the Council and then to the Board for consistency review. One item was about salt containment, and the other is for a tree ordinance through the state. Towns would need to monitor how many trees are cut down and limit removal. This is for living trees. Mr. Stoner noted the state has other Tier A requirements for the town; he is working on grant applications for the Highlands. He noted there are gas companies going around town; they're getting ready to move over to East Brookwood. Elizabethtown Gas is working in the north and will bring it through Tamarack over to Forest Lakes.

Mr. Stoner also noted the construction around town. Wawa has started their drainage and are aiming to have the pad site ready by the end of the month. Skylands is close to getting their C.O. Raimo is working on Netcong Avenue. Jefferson Lake started on some items including the dance studio and demolition. Tamarack Villa is being used; they have a TCO. Rudy and Vania are through to the Construction Office and moving forward.

Mayor Rubenstein said there are open seats on the Planning Board, Open Space, Recreation, Trails, and the Environmental Commission. Anyone interested can be referred to Mayor Rubenstein.

## **ADJOURNMENT**

A motion to adjourn the meeting was made at 8:03pm by Mr. McElroy, seconded by Mr. Morytko. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted by Caitlin Phillips