

BYRAM TOWNSHIP PLANNING BOARD AGENDA
For Thursday, November 2 2023, 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 has been published specifying the time and place in compliance with the provisions of the Open Public Meetings Act.
4. **FLAG SALUTE**
5. **MEETING MINUTES-** September 21, 2023
6. **RESOLUTIONS**
Z05-2021 Alissa Macmillan, 6 Fox Trail, Block 116 Lot 19, R-5 Zone
Amendment to resolution for enclosure of porch
7. **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
8. **REPORTS FROM COMMITTEES**
Architectural Review Committee
Building Committee
Environmental Commission
Open Space
Township Council
Zoning Report (September)
9. **BILLS**
Harold Pellow and Associates (14): \$3,982.25
Maraziti and Falcon (11): \$3,290.00
10. **OPEN TO THE PUBLIC**
11. **ADJOURNMENT**

The Board Engineer, Planner, and Attorney 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: September 21, 2023

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

ROLL CALL:

Members Present: Mayor Alex Rubenstein, Cris Franco, Marie Raffay, Richard Proctor, Chair George Shivas

Members Absent: Andrew McElroy, John Morytko, Eric Serrilli, Greg Smith, Vicechair Michael Walsh

Also Present: 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 7, 2023. Ms. Raffay motioned to approve the minutes, seconded by Ms. Franco.

Ayes: Mayor Rubenstein, Ms. Franco, Ms. Raffay, Mr. Proctor, Chairman Shivas

Absent: Mr. McElroy, Mr. Morytko, Mr. Serrilli, Mr. Smith, Mr. Walsh

None opposed. Motion carried.

RESOLUTIONS

Z17-2023 Frank Diliberto, 11 Brookwood Road, Block 40 Lot 2, R5 Zone

Approval for deck extension

Mr. Proctor motioned to approve the resolution, seconded by Ms. Franco:

Ayes: Mayor Rubenstein, Ms. Franco, Ms. Raffay, Mr. Proctor, Chairman Shivas

Absent: Mr. McElroy, Mr. Morytko, Mr. Serrilli, Mr. Smith, Mr. Walsh

None opposed. Motion carried.

SP6-2023 Tomahawk Lake, 155 Tomahawk Trail, Block 343 Lots 1, 2, and 3, CR Zone

Application for amended site plan approval to include Lots 3 and 4 into the site plan for parking, and modify a ticket office for larger square footage

Ms. Hubbard confirmed this is memorializing the denial for the bifurcation of the application. Ms. Raffay motioned to approve the resolution, seconded by Mayor Rubenstein:

Ayes: Mayor Rubenstein, Ms. Franco, Ms. Raffay, Mr. Proctor, Chairman Shivas

Absent: Mr. McElroy, Mr. Morytko, Mr. Serrilli, Mr. Smith, Mr. Walsh

None opposed. Motion carried.

NEW BUSINESS

Z18-2023 James Brembt, 8 Crows Nest Road, Block 400 Lot 132, R4 Zone

Approval for pre-fabricated shed in the front yard

Chairman Shivas said this is no longer in the front yard, so it doesn't need a variance, and the application has been withdrawn.

BILLS

Harold Pellow & Associates (6): \$2,388.00. A motion to approve the bills was made by Mayor Rubenstein, seconded by Ms. Franco. All were in favor. Motion carried.

Maraziti and Falcon (12): \$6,825.00. A motion to approve the bills was made by Mayor Rubenstein, seconded by Ms. Franco. All were in favor. Motion carried.

REPORTS FROM COMMITTEES

Architectural Review Committee: No one was present to represent this.

Environmental Commission: No one was present to represent this.

Open Space: Ms. Phillips said there is a meeting next month.

Township Council: Mayor Rubenstein said they discussed ARP funds, which will be used solely for recreational improvements in the town, mainly CO Johnson field 8 improvements and lighting. Chairman Shivas said they're working on the basketball court and paved it today. Mayor Rubenstein noted it can't be used for a few months for curing.

Zoning Report: Everyone had a copy.

OPEN TO THE PUBLIC

Chairman Shivas opened to the public. Mr. Brembt appeared as a member of the audience, making sure the application was withdrawn. Chairman Shivas closed to the public.

ADJOURNMENT

A motion to adjourn the meeting was made at 7:37pm by Ms. Raffay, seconded by Ms. Franco. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted by Caitlin Phillips

ZONING REPORT

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Zoning Activity	Sep
Zoning Consultations	30
ZP* Approved	19
ZP* Denied	3
ZP Not Required	1
ZP Var/Site Plan Waiver Compl.	0
ZP Change of Tenant Waiver	0
Resolution Compliance for CO	0
Highlands Determinations	0
COVID-19 Special Permits	0

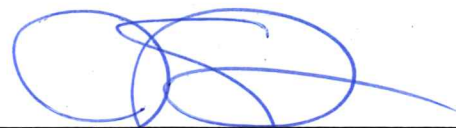
Investigation of Complaints

Property Maint.	Sep
Verbal Warnings	0
Written Warnings	4
Unfounded complaints	2
Open Cases	2
Cases Cleared	2
Prior Violation Compliance	0
Summonses Issued	3

Zoning Complaints

Verbal Warnings	0
Written Warnings	1
Unfounded complaints	0
Open Cases	0
Cases Cleared	1
Prior Violation Compliance	0
Summonses Issued	0
Stop Work Orders Issued	0

	Sep
Signs removed from roadside	0



Joseph Sabatini - Acting Zoning Officer

**Byram Township Planning Board
Bills for November 2nd, 2023**

<u>Harold Pellow</u>	DATE	AMOUNT
Inv. 78173 Krassner: Reports, review	10/2/2023	\$340.25
Inv. 78169 Sullivan/Salvesen: meeting, review	10/2/2023	\$349.00
Inv. 78170 Farrell/Brizzolara: meeting, review	10/2/2023	\$433.00
Inv. 78171 Brembt: reports, review	10/2/2023	\$340.25
Inv. 78172 Diliberto: reports, review	10/2/2023	\$340.25
Inv. 78167 Tomahawk Lake: site check, meeting, review	10/2/2023	\$897.00
Inv. 78168 Perry: review	10/2/2023	\$56.00
Inv. 78166 Rudy & Vania: review, resolution compliance	10/2/2023	\$364.00
Inv. 78162 Moberg: meeting, review	10/2/2023	\$207.00
Inv. 78163 Tony Reis: meeting	10/2/2023	\$379.50
Inv. 78376 Krassner: Application Review	10/16/2023	\$34.50
Inv. 78377 Diliberto: application review	10/16/2023	\$69.00
Inv. 78379 Alibi: meeting attendnace	10/16/2023	\$138.00
Inv. 78378 Brembt: application review	10/16/2023	\$34.50
HP Total		\$3,982.25

<u>Maraziti and Falcon</u>	DATE	AMOUNT
Inv. 54573 Board: attdance, review agenda	9/11/2023	\$122.50
Inv. 54770 Board: attendance	10/9/2023	\$70.00
Inv. 54773 Tomahawk Trail: conference, report, communications, resolutions	10/9/2023	\$1,907.50
Inv. 54774 Venture II: review ownership, legal notice	10/9/2023	\$105.00
Inv. 54775 Moberg: review resolution, notice	10/9/2023	\$52.50
Inv. Sullivan/Salvesen: Resolution, notice	10/9/2023	\$52.50
Inv. Alibi: notice	10/9/2023	\$17.50
Inv. 54778 Farrel: resolution, notice	10/9/2023	\$52.50
Inv. 54779 Brembt: communications	10/9/2023	\$210.00
Inv. 54780 Diliberto: review, attendance, resolution	10/9/2023	\$280.00
Inv. 54781 Krassner: communications, emails, notice	10/9/2023	\$420.00
Maraziti Falcon total		\$3,290.00

<u>GRAND TOTAL</u>		<u>\$7,272.25</u>
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