

**MEETING MINUTES
BYRAM TOWNSHIP PLANNING BOARD
MEETING, October 21, 2021**

CALL TO ORDER

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

ROLL CALL

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
HERE	H	H			H		H	H	H	H	H
ABSENT											
EXCUSED			E	E		E					
LATE											

Also present: Attorney Alyse Hubbard, Esq.
Engineer Cory Stoner, P.E. C.M.E.
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

COMPLETENESS REVIEW:

SP6-2021 Cranberry Lake Community Club, PO Box 360, Block 193 Lot 1, R-5 Zone
Maintenance for a boat dock.

Mr. Walsh recused himself from this application. Ms. Raffay said the Subcommittee met tonight to discuss this. They feel the application is complete; Mr. Stoner noted there are two items that are needed for the meeting, including a signed copy of the survey and an ownership certification because the dock is near a paper street, to show the rights of the dock.

Ms. Raffay motioned to deem this application complete and be heard on 12/02/2021, seconded by Ms. Shimamoto. This vote was taken:

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
MOTION					√						
SECONDED								√			
AYE	√	√			√		√	√	√		√
NAY											
ABSTAIN										√	
ABSENT			√	√		√					

Motion carried.

Mr. Walsh returned to the Board.

RESOLUTIONS

SP7-2021, Suez Water, Block 43 Lots 206.02, R-5 Zone
Approval for a temporary structure for a water treatment system.

Mr. Walsh motioned to approve this resolution, seconded by Mr. Serrilli. This vote was taken:

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
MOTION										√	
SECONDED							√				
AYE	√	√			√		√	√	√	√	
NAY											
ABSTAIN											√
ABSENT			√	√		√					

Motion carried.

NEW BUSINESS

Z13-2021 Veronica Sullivan, 5 Landone Trail, Block 122 Lot 33, R-5 Zone
Extension of exterior wall with variance for setback to body of water.

Veronica Sullivan of 5 Landone Trail was sworn in. She has a one-family home and wants to move the lake wall about 7 feet to give her additional square footage; she's confined on all four sides. It's been the family home for 27 years and she's owned it since this spring, and she's trying to modernize it. Mr. Walsh confirmed it's the wall facing the lake, not a bulkhead wall that she's looking to move. Ms. Sullivan said she wants to add some rooms to make the interior nicer and more accessible. Currently there's a concrete slab where the house would be extended. The addition will be over top of what's existing. She has a well and a septic system.

Ms. Shimamoto said there's a required lakefront buffer, and asked about vegetation. Ms. Sullivan said she'd like to dock the boat. Ms. Shimamoto said with the bulkhead she's relieved from the buffer in that section. Wherever there's no bulkhead or dock is where the vegetation would go; Mr. Stoner said that would be about 10 feet of her property because the lot is small. Ms. Shimamoto asked how the stormwater is handled. Dawn Sullivan Toto was sworn in to help answer these questions; she stated that the runoff is not towards the lake, it runs off to the side, and the gutter wraps around the side and the water runs to some rocks. Ms. Hubbard confirmed there are no water issues at this time. Mr. Walsh noted that there won't be any additional runoff because the addition is over the slab. Mr. Stoner confirmed he's not concerned with the amount of water for this property.

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

Mr. Stoner discussed the variances for this property. This is excluded from the highlands. The elevations will be similar to what's existing; Ms. Sullivan said the aesthetics will be either cedar shingles or remain grey. Chairman Shivas said the zoning table needs to be corrected to the confirmed measurements. Mr. Stoner will write the correct measurements on the zoning table, and Ms. Sullivan will read over it and sign that it's correct. Ms. Hubbard confirmed that the lot has a topographic hardship with its narrowness and having two front yards, and her renovations will have more benefits than keeping it as it is, and won't negatively impact the area. Ms. Shimamoto commended Ms. Sullivan on repurposing an area already being used rather than increasing the impervious coverage.

Mr. Smith motioned to approve this application with the updated zoning table, seconded by Mr. Serrilli. The following vote was taken:

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
MOTION									√		
SECONDED							√				
AYE	√	√			√		√	√	√	√	√
NAY											
ABSTAIN											
ABSENT			√	√		√					

Motion carried.

OLD BUSINESS

Z02-2021 Eric Schuffenhauer, 271 Lackawanna Drive, Block 344 Lot 2.03, R-2 Zone
Addition of a pole barn, attached garage, front porch, and pool deck.

Eric Schuffenhauer of 271 Lackawanna Drive was sworn in. Mr. Schuffenhauer explained his project, referencing his updated site plan. Mr. Stoner reviewed his recent memo regarding this property. Mr. Schuffenhauer noted that the items on his property that are there now are planned to be used to build the proposed structures. Mr. Stoner reviewed the needed variances. Mr. Schuffenhauer confirmed he removed the front porch from the plans; the side porch was added back to the newest plans. Mr. Stoner confirmed the doors on the barn will face the neighbors' side. Mr. Stoner noted his concern about the steep slopes for the access driveway, and the potential for erosion; the access drive will be constructed with capped millings. Mr. Schuffenhauer needs a variance for the driveway, and to make sure it doesn't cause any erosion into the street. If it does cause erosion, he'd need to come back to the Board to pave it. Ms. Hubbard confirmed this access drive serves a residential dwelling. The driveway will be 12 feet wide. Ms. Shimamoto confirmed that typically details on the driveway design need to be provided.

Mr. Stoner noted that this property has multiple violations. What's proposed is a pole barn, garage, and outdoor storage. Mr. Schuffenhauer confirmed a few boats and trailers will be stored there; all the other stuff on the property will be removed. Mr. Stoner said it seems the intent is to store some of the items on the property in the proposed structures; Mr. Schuffenhauer said anything that doesn't fit will be removed, and they've already started removing items. Chairman Shivas confirmed the playground area will be moved further up near the pole barn; he noted this area should be added to the plan. Ms. Hubbard noted that outdoor storage is prohibited, and wants to confirm what the Board considers outdoor storage. Chairman Shivas said this is a lake community so there's boat storage everywhere, but the Board needs to know where the areas for storage are. Ms. Raffay said it seems unlikely they wouldn't be able to fit their recreational items in the proposed storage. Mr. Schuffenhauer said they have john boats, and need at least two for the kids; they also have a pontoon boat and a barrel rider, and

about 3 would be stored outside; the other two would be stored inside. Ms. Raffay confirmed the boats sit in the water in the summer. The boats stay on the trailer in the winter. They're all registered and legal. Ms. Hubbard asked if the Board wants to designate this area as boat storage rather than recreational. Mr. Walsh confirmed there are trailers that aren't used for boats, so it may need to include more than boats. The fence will be about 40 ft wide and a stockade fence, about the same as the barn, to screen the neighbor and the road. Chairman Shivas asked what the line in the neighbors' yard is; there was fill and mulch put in, and they don't have an issue with it. The Board discussed having this documented so that there's permission for this mulch to remain there. Mr. Walsh said it's more important to have the area of storage delineated rather than focus on the number of items in it. Ms. Hubbard said they need to be careful to not cross over into a use variance. Mr. Smith confirmed the excavator on the property will be removed when the project is done. Ms. Hubbard asked what the timeframe would this be. Mr. Schuffenhauer said he's hoping to have everything done in 2 years.

Mr. Stoner asked about the campers, noting that they have items in them. Mr. Schuffenhauer said he has one that drives and pulls the other one. Mr. Stoner confirmed they're for recreational use and not storage; these will be cleaned out. Ms. Shimamoto confirmed these trailers sit where the garage addition will be, but Mr. Schuffenhauer wants to have them moved near the outdoor storage area. Chairman Shivas said this is the importance of having the items in the outdoor storage defined, to make everything is accounted for. Ms. Hubbard noted her concern in having the trailers moved up and down the access drive. Mr. Stoner asked what will go in the garage addition; Mr. Schuffenhauer said cars. Mr. Stoner noted the violations for inoperable vehicles; Mr. Schuffenhauer said they weren't inoperable, just not registered. Mr. Schuffenhauer said the storage will be a fluid situation. Mr. Stoner said the outdoor storage can likely be able to store 5 items, whether boats, trailers, etc. Mr. Walsh confirmed that all remaining items will be stored either in the garage, barn, or outdoor storage; all else will be removed. Mr. Stoner said this is a key element because the most recent violation comments on outdoor storage. Ms. Hubbard confirmed the shed is still there now and Chairman Shivas confirmed it will be removed. Chairman Shivas asked about the rock outcroppings, and if they'll be a wall. Mr. Schuffenhauer said they're stone on a ledge. The Board discussed their concern about the driveway in relation to the stones.

Mr. Smith asked if the outdoor storage can be called a parking area to solve what can be there. Mr. Stoner suggested saying "areas for parking of recreational equipment." Ms. Shimamoto said this needs to be delineated better to make sure the storage stays where it should. Mr. Stoner said they can use the fence area and draw it to the pole barn for the space of the outdoor storage; that way the Zoning Officer can make sure the storage is within the approved boundaries. Mr. Stoner said there's an existing paved driveway with a horseshoe turn is still technically existing, so that would need to be removed because the septic has since been placed there. Putting the driveway back the way it was would need County approval.

Mr. Stoner discussed the fill brought in; he hasn't received any trucking records that confirmed the soil came from Bayonne. Mr. Schuffenhauer said he doesn't have them. Mr. Stoner said there's no soil ordinance, but he is concerned where it came from. Ms. Raffay said even without the ordinance, there are concerns about runoff. There was further discussion about the paperwork for the soil. Mr. Walsh confirmed the soil in Bayonne was tested, not the soil on the property in question. Mr. Stoner said he's seen before that soil that was considered clean was proven to not have proper records, so they could ask for soil testing and sampling to make sure the soil is clean. Mr. Schuffenhauer asked what he could have done to prevent this; Ms. Shimamoto noted that he shouldn't have filled a steep slope area, and Mr. Schuffenhauer state that he didn't. Mr. Chozick noted that there are quarries and other locations where you can buy certified clean fill. Ms. Franco noted they mean clean in the sense of chemical-free, because when it rains those substances then spread and can contaminate wells. Mr. Schuffenhauer confirmed if he gets the trucking records that would help the Board. Mr. Walsh asked Mr. Stoner the process of getting soil sampling. Mr. Stoner said they'd dig test holes around the property and have it sent to a testing facility.

Chairman Shivas had the Board review the variances. Ms. Raffay asked what the deck is for. Mr. Schuffenhauer said the kitchen is where the proposed deck is; they want to be able to keep an eye on the pool area for the safety of their kids. There are stairs for the deck that will be put against the house. There are no stairs now; the deck connects to the back porch. Ms. Hubbard confirmed the hardship is that the lot is nonconforming. The proposed garage will hold three cars.

Ms. Shimamoto noted that no architectural drawings are provided; she can't approve anything without having confirmation on what's being proposed. Mr. Schuffenhauer said he's testified to what's he's doing; Ms. Shimamoto said she needs to see these details on the plans to have it clearly explained what's happening. Mr. Stoner summarized that the Board needs to know how the garage will connect to the existing house. Ms. Hubbard confirmed the garage will be framed on site. Ms. Raffay asked why the garage doors are nonstandard; Mr. Schuffenhauer said he has an RV and boats that need to fit. The second floor will be about the height of the windows on the second floor of the house. Chairman Shivas said if he wants to enter the garage from the house, the measurements seem off. He confirmed the

access to the garage is only at the lower level. Mr. Stoner noted that how this is accessed is not shown. Ms. Franco noted the Board typically has plans that show what the interior and exterior would look like, and these are prepared before applicants come to the Board to have everything planned out, so that what they're asking for is explained. Ms. Hubbard noted that the Board can't tell applicants how to design things or how to change plans; the applicant has to come to the Board and ask for what they want specifically. Ms. Shimamoto said they need to make sure everything is allowable; there's no confirmation about plumbing, electrical, interior layout, etc. Mr. Schuffenhauer said there's no way people could know that because someone else that owns the home later could put items in the garage that aren't allowed. Ms. Shimamoto said they wouldn't be able to because the resolution of approval for the property would be there to outline what's allowed and what's restricted. Mr. Schuffenhauer said there's no way to prove this on drawings. Ms. Hubbard noted that in resolutions there are conditions of approval that outline what's allowed. Chairman Shivas confirmed all the details of the proposed structures need to be provided to the Board for them to approve anything. Mr. Walsh said this also needs to be documented because years from now it acts as a memorialized reference for what's approved. Ms. Hubbard said the needed details have to relate to the variances he's seeking; the siding is of little importance compared to the height, size, layout, etc. There was further discussion about the garage. Ms. Raffay asked about the cisterns relating to the pole barn. Mr. Stoner said he needs to address the pole barn as well with its layout and access.

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Ms. Shimamoto said she still has issues with the stormwater runoff. Mr. Stoner said they have two rain cisterns, and nothing proposed for the garage, but that's already on a driveway. The Board and applicant discussed drainage. There needs to be some way to capture the water runoff. Chairman Shivas confirmed near where the new driveway could have a drywell. Mr. Schuffenhauer asked if they could do a partial approval on the application tonight; Chairman Shivas said he doesn't see how this can be bifurcated. Mr. Walsh said if he can get information for some parts of this more easily than others, then they may be able to approve those parts at the next meeting. Mr. Stoner noted there are still zoning violations; Mr. Schuffenhauer said he has one for disturbing steep slopes. The previous zoning officer has marked 3 areas with steep slopes; Mr. Stoner noted they're shown with hatch-patterns on the plans. Chairman Shivas noted they can't really approve the driveway with the steep slopes without the drainage plan. Mr. Stoner said these areas are disturbed steep slopes, and Mr. Schuffenhauer maintains that there was no steep slopes disturbed. There was further discussion about previous documentation. Mr. Schuffenhauer noted that he created the steep slopes, there was nothing there to disturb before. Chairman Shivas said this should be resolved in court. Mr. Stoner and Chairman Shivas said there needs to be better documentation, and the engineer should have noted that the slopes were man-made, because the Board can't assume that.

There was further discussion on when Mr. Schuffenhauer would have the new documentation ready. He needs to bring in architectural drawings and what will happen within the garage, with dimensions; driveway details regarding drainage and construction; pole barn details regarding the entrance; further details on the steep slopes; delineation of the outdoor storage area; and a paper trail of the fill or soil testing. Mr. Walsh recommended having the engineer so they can discuss details with Mr. Stoner. Mr. Serrilli explained that the presented documents are in conflict so this just needs to be cleaned up. Mr. Walsh agreed, saying the Board wants this project to succeed, but they need more information. Ms. Raffay noted that the disturbance needs to include the pole barn calculations. Mr. Walsh noted that the plans seem to indicate this as an R-5 when this is an R-2 zone, so he has to make sure the measurements are correct. Mr. Schuffenhauer asked if he can get an approval for the storage area so items can be moved there; Ms. Raffay said no because it doesn't have the steep slope approval yet. Chairman Shivas said no one can stop him from moving items around on the property.

Ms. Shimamoto motioned to carry this application with no further notice to January 6th, seconded by Mr. Smith. The following vote was taken:

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
MOTION								√			
SECONDED									√		
AYE	√	√			√		√	√	√	√	√
NAY											
ABSTAIN											
ABSENT			√	√		√					

Motion carried.

NEW BUSINESS

SP5-2021 Center for Humanistic Change, 12 Route 206, Block 42 Lot 110, VB Zone
Interior renovations and addition of exterior elevator.

Mr. Lawrence Cohen, the attorney of the applicant, spoke on their behalf. James Glasson, their engineer, was also present and in good standing. Mr. Cohen explained the application details, and called upon Paul Kucinski, the executive director of the Center for Humanistic Change to testify, who was sworn in. The Center has been there since 1990, and they are a non-profit organization for adults with developmental disabilities. This property is their main office, as well as Champs' Ice Cream store and thrift shop where people from the Center work. They're looking for an elevator to comply with ADA standards. The first floor is the ice cream store and a training area for CPR, first aide, etc., as well as the thrift shore which is vacant at this time. The corporate headquarters is upstairs with 15 people working there. There is parking in the front and rear, and the employees park in the back. The office is open from 8:30-4:30 or 5pm; the ice cream store is open Tuesday through Sunday from around 2pm-10pm. The vacant thrift store is intended to be repurposed, potentially as a food pantry. In terms of the façade for the exterior, they'd match the existing brick. Regarding signage, they're intending to only paint the thrift shop sign white until they decide what will be there.

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

Mr. Glasson of Civil Engineering in Budd Lake was sworn in. He provided a summary of the property. This was originally approved in 1988 in B-1 Zoning, which has since changed to the VB Zone. Because of this zoning change, there are a few variances that must be requested. Mr. Stoner confirmed these are existing nonconforming structures. Mr. Glasson also discussed the parking and circulation for this property. The sheds, located next to the dumpster area, are used to store lawn mowers and snowblowers. The large green area on the plans was the septic system; when it was abandoned, the sewer line was brought in from Route 206, so the old septic area is now a lawn area. Their water supply comes from a well in an island in the front; the area that's now grass in the front was previously a detention area. The rear of the building has a sidewalk with no space or planting near the building, so they want to add an addition, shown as Exhibit A2. Behind the building is a through lane and drive-up for the ice cream, as well as a loading space. Because there's a lawn area now, they're looking to add an addition in the back to provide a large sidewalk with plantings. The through lane and loading would be pushed back into what was the septic area. There would also be better handicap access as well. They're placing stop signs, no entry signs, and fire lane signs. They're just re-facing the business signs there. Mr. Glasson reviewed the utilities; they're taking the roof area from the addition and running it to underground pipes to Route 206. One light pole was relocated to a new island area; the rest remains the same. He referenced Mr. Gleitz's report about landscaping; there will be landscaping around the back, the edges of the loading area, islands, and across the front of the two rows of parking that didn't have anything earlier. This screens the parking that exists in the front.

Mr. Glasson noted they would like to remain open during construction, a plan for which is on sheet 9. They'll fence off the rear of the parking lot and restrict only the ice cream and office to remain open, no thrift store or training. Employees would park in front. The drive through would be closed, so the ice cream would just be for walk in. There would be access for a garbage truck to get into the site. There will be signage for the construction area. The impervious coverage is increasing 251 square feet, and they're adding green space. They'll work to make sure the plant species are acceptable to the Board and professionals.

Ms. Raffay asked about ADA parking in the back, and how they'd get into the building. Mr. Glasson said they'd move across the depressed curb or around the side, so the door is accessible, and the curb is depressed where the ADA parking is for vans. The elevator is a side entrance with a double door; the sidewalk there is very wide at 6.5 feet. All the walkways meet the ADA accessibility requirements.

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

Mr. Stoner reviewed his report with Mr. Glasson. Ms. Franco asked why the circulation is a figure-eight; Mr. Glasson said how the spaces are angled in the back effects this. Mr. Kucinski said when Subway came in, that's how the circulation was structured so that it forced people towards the back to look for parking.

Mr. Walsh motioned to approve this application as submitted, seconded by Ms. Shimamoto. The following vote was taken:

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
MOTION										√	
SECONDED								√			
AYE	√	√			√		√	√	√	√	√
NAY											
ABSTAIN											
ABSENT			√	√		√					

Motion carried.

DISCUSSION TO ADOPT THE 2021 MUNICIPAL WATER USE AND CONSERVATION MANAGEMENT PLAN

Mr. Stoner presented this plan to the Board, prepared to detail water use in the area. The point is to not have a deficit in the water; i.e. not taking more out than what's in the ground. A lot of areas are in a deficit situation. This would be a Master Plan element. It was reviewed by the Council and then sent to the Board for consideration. About 3 watersheds cover the municipality. The report has well records from across the municipalities, and looked into what water goes back in using septic system modeling; calculating a net water availability. It also discusses strategies to mitigate this deficit; i.e. taking less water out or putting water back in, as well as public education, ordinances, and review of the application by this Board. There could be education in terms of irrigation design, low-flow showerheads and toilets, etc. They've combined the efforts of this and the clean water initiative. Lots of applications include water quantity, quality, and recharge. They put in the documentation that every five years this is reviewed, pending grants. Ms. Raffay asked how they get data from individual wells; Mr. Stoner said they get estimates from rates and calculations.

Ms. Raffay asked what the purpose of this in relation to the Master Plan. Mr. Stoner said it's needed because it's documentation and planning for future projects, and helps with approvals. Mr. Smith noted that on page 64 there are strategies that are their aim. He asked that 2 water companies are exempt from this even though the usage is in Byram—would this make the Highlands hold them responsible for the usage. Mr. Stoner said he doesn't think so, and the main three areas are more Byram's responsibility. Byram has little impact on the other ones. Chairman Shivas asked why it doesn't state what the Highlands does to begin with. The town has reduced the amount of water already, and a lot of land is protected to help with water management. They should recognize that a lot of people in the Highlands have already done a lot. Water goes to the cities and there isn't much recognition or help for the towns where the water comes from. He wants to make sure the purpose is to protect the water and the people, and not just to relocate water out of the town.

Ms. Shimamoto discussed lot coverage. As of now residents don't have to abide by this, and the more impervious surfaces added, the more runoff there is. The Environmental Commission is looking into protecting this, and thinks lot coverage should be an item for the Planning Board. As of now anything considered disturbed can be paved; this isn't mentioned in this water use plan in question. Ms. Hubbard noted that the Master Plan itself needs to be revisited. Mr. Stoner noted the Master Plan discussed stormwater ordinances, so this could tie into that discussion. The Board discussed how to incorporate this into the Master Plan; they can recommend this to the Council but is missing water conservation. Mr. Walsh said this would be a problem if something in the plan was inconsistent, but having something not mentioned isn't inconsistent, it can just be supplemented to this plan. Mr. Smith thinks it'd be a good idea to have specific action we plan to take. Ms. Franco thinks this may be limiting; it's up to the Council to consider these items first. Chairman Shivas said there isn't anything yet for impervious coverage so it should be mentioned; Ms. Shimamoto said if they don't need to come to the Board for anything, a person can pave what they want. Mr. Walsh said he doesn't think this needs to be revised with new language. Ms. Franco agreed saying the Board should take that initiative on their own.

Chairman Shivas opened to the public. Jack Moran commented on this plan, asking where the deficit is coming from. Chairman Shivas said it's in the sewers in our area. Mr. Moran said they should send a copy of this to stakeholders in water companies to provide comment. He noted that the wells are counted by population and census; if it's a per-person gallonage, it could be updated since the 2000 census and thus change the calculations. He suggested having a mandate that if this doesn't work over time showing the deficit decrease, other action can be taken. Chairman Shivas noted that he wondered if this is a baseline where these practices would be enforced. Mr. Moran noted that a lot of what's withdrawn is assumed; Mr. Stoner said this is based on gallons per day so unless it occurs every day it doesn't have a long-term impact. Mr. Moran discussed the desire for non-intrusive measures. Mr. Stoner said this is just educational purposes at this time. Mr. Moran noted that strategies that affect residents the least should be the focus; there should be a hierarchy of where the water usage comes from. Ms. Franco asked if rainfall is considered; Mr. Stoner said they do account for climate calculations. Chairman Shivas noted they talk about potential droughts and the need to start conserving now.

Jeanie Moran noted that Ms. Parrish provided a presentation to the Council about impervious coverage which was not well received. She also noted regarding the water usage that it seems like the residents are controlled by water companies, who can take how much water they want and the residents then have to account for that usage. Ms. Franco said people do have to account for their own water usage; Ms. Raffay agreed saying she's careful about how she uses it because everyone with a private well has their own infrastructure to maintain and pay for. Ms. Moran said it appears that a lot of people don't account for their usage or the quality, because there are instances of contamination.

Ms. Franco said people using community wells are cognizant of their usage because they're being charged for it. There was further discussion about water regulation.

Chairman Shivas closed to the public.

Mr. Walsh motioned to accept this management plan to become an element of the Master Plan, seconded by Mr. Smith. The following vote was taken:

	Mr. Chozick	Ms. Franco	Mr. McElroy	Mr. Morytko	Ms. Raffay	Mayor Rubenstein	Mr. Serrilli	Ms. Shimamoto	Mr. Smith	Mr. Walsh	Chairman Shivas
MOTION										√	
SECONDED									√		
AYE	√	√			√		√	√	√	√	√
NAY											
ABSTAIN											
ABSENT			√	√		√					

Motion carried.

REPORTS FROM COMMITTEES

Architectural Review Committee: Ms. Shimamoto said there's no meeting.

Building Committee: Mr. Morytko was not here.

Environmental Commission: Ms. Shimamoto said there is a meeting next week.

Open Space: Ms. Phillips said there's a special meeting in the works.

Township Council: Ms. Franco said they discussed police awards and the Water Use document.

Zoning Report: Everyone had a copy.

BILLS

Harold Pellow's Office (16)- \$4,075.84

A motion to approve the bills was made by Mr. Walsh. The motion was seconded by Mr. Serrilli. All were in favor. Motion carried.

OPEN TO THE PUBLIC

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

ADJOURNMENT

A motion to adjourn the meeting was made at 11:30 pm by Ms. Raffay. The motion was seconded by Ms. Franco. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted,
Caitlin Phillips