

AGENDA
BYRAM TOWNSHIP PLANNING BOARD
SEPTEMBER 7, 2017
REGULAR MEETING 8:00 P.M.

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. **MINUTES**

Approval of the August 9, 2017 Special Meeting Minutes

Approval of the August 17, 2017 Meeting Minutes

6. **RESOLUTIONS**

SP1-2017, Aqua NJ Inc., Block 337.01 Lot 82, Lynn Drive, R-3 Zone

Conditional use variance for a 242 sq. ft. addition to an existing well house, update related equipment, the construction of a 4,000 gallon equalization tank, the reconstruction of the access drive, and associated landscaping, lighting and other improvements.

Alex Rubenstein, Block 234 Lots 1.04, (3 Partridge Road) and Lot 1.05 (1 Partridge Road) and Block 364 Lot 8 (14 Reis Avenue), R-2 Zone.

Variance to erect a 2,400 sq. ft. garage, proposal of a lot line adjustment, and a request to amend the delineation of conservation easements.

Lake Mohawk Country Club, Block 293 Lot 6.01, and Block 291 Lot 1.01, West Shore Trail, R-3 Zone

Replacement of the West Shore Trail South Gate monument sign, entrance kiosk, roadway widening pavement resurfacing, and a split rail fence.

7. **NEW BUSINESS**

Z12-2017, Paul and Allyson Botto, 13 Ash Street, Block 28 Lot 320.02, R-4 Zone

Variance relief to construct 473 sq.ft. addition to a single family dwelling, and for other pre-existing structures on the property.

8. **OLD BUSINESS**

Rt. 206 Byram GW LLC (Quick Chek Corporation) Rt. 206 & Brookwood Road, Block 41 Lots 88.01,88.02 & 89, V-B Zone (carried from July 6, 2017)

Use variance and associated site improvements for a retail store with gas pumps.

9. **REPORTS FROM COMMITTEES**

Township Council

Environmental Commission

Open Space

Architectural Review Committee

Board of Health

10. **SITE PLAN WAIVERS**

WOSP2-17, Owner, Tony Reis, APEP, Inc., - 13 Route 206 Block 27, Lot 381.02, V-B Zone

Change of tenant - approved by the Zoning Officer - New tenant - Byram Day Spa, (formally Byram Medical),

WOSP4-17, Owner - Heller Property Partners, 27 Routes 206, Block 27 Lot 380.01, V-B Zone

Change of tenant approved by the Zoning Officer – New tenant - Rising Fist Martial Arts, LLC, (formally Byram Pizza)

WOSP6-2017, Owner – Barry Feldman, 206 Acorn Street Development Corp., 8 Route 206, Block 42 Lot 13, V-B Zone

Change of tenant – approved by the Zoning Officer – New tenant – Ross Mixed Martial Arts, Inc. (formally Hair Salon)

11. **BILLS**

Schenck, Price, Smith & King, LLP (5 bills) \$1,380.00

Harold Pellow & Associates, Inc. (8 bills) \$2,239.00

12. **OPEN TO THE PUBLIC**

13. **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.