

MEETING MINTUES OF THE BYRAM TOWNSHIP PLANNING BOARD: September 18 2025

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

ROLL CALL:

Members Present: Mss. Raffay, DeMagistris, Colligan; Messrs. Proctor, McElroy, Walsh, Chairman Shivas

Members Absent: Ms. Lewandowski, Messrs. Mayor Rubenstein, Morytko, Smith

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

OPENING STATEMENT: Adequate notice of this meeting of the Byram Township Planning Board was given as required by the Open Public Meeting Act. A resolution indicating the time, date, and location of regular Board meetings for the year 2025 was forwarded to the Board's designated newspaper, and posted on the bulletin boards and main doors of the Municipal Building.

FLAG SALUTE: led by Chairman Shivas.

MINUTES: August 21, 2025

Motion of Ms. Raffay to approve the minutes, second of Ms. DeMagistris.

Ayes: Ms. Raffay, DeMagistris; Messrs. Proctor, Chairman Shivas

Abstaining: Ms. Colligan, Messrs. McElroy, Walsh

Absent: Ms. Lewandowski, Messrs. Mayor Rubenstein, Morytko, Smith

None opposed. Motion carried.

RESOLUTIONS

SP4-2025 Ionna EV (Wawa), 75 Route 206, Block 34 Lot 15, VB Zone

Application for EV charging stations in Wawa parking lot

Ms. Raffay confirmed changes were made to include comments from Mr. Bloch.

Motion of Ms. Raffay to approve the resolution, second of Ms. DeMagistris.

Ayes: Ms. Raffay, DeMagistris; Messrs. Chairman Shivas

Abstaining: Ms. Colligan, Messrs. Proctor, McElroy, Wash

Absent: Ms. Lewandowski, Messrs. Mayor Rubenstein, Morytko, Smith

None opposed. Motion carried.

NEW BUSINESS

Z05-2025 Joshua Guerra, 3 Camelot Drive, Block 336 Lot 3.16, R2 Zone

Application for ATV track and landscaping

Chairman Shivas said this application needs to be carried with further notice. Mr. Walsh confirmed the content was not sufficient.

Motion of Mr. Proctor to approve the application, second of Ms. Colligan.

Ayes: Mss. Raffay, DeMagistris, Colligan; Messrs. Proctor, McElroy, Walsh, Chairman Shivas

Absent: Ms. Lewandowski, Messrs. Mayor Rubenstein, Morytko, Smith

None opposed. Motion carried.

Z09-2025 Aaron Shrensel, 148 Glenside Trail, Block 306 Lot 2238, R5 Zone

Application for deck extension and fence

Aaron Shrensel was sworn in as the applicant. Chairman Shivas confirmed there are two other decks he's looking to connect, so it will be one big deck. Mr. Shrensel said one of the existing decks

is a balcony, so it's not easily accessible. He needs relief in the form of a side yard variance because he has a very narrow lot. The house is within the 15-foot setback, so to do much of anything, he's required to get variances because of the size of the lot. He's looking to use the existing deck line, and continue it further out to make it more usable. The property doesn't have level space. Mr. McElroy said based on Mr. Stoner's memo, the existing side yard is closer than the proposed, so he's actually improving it a few feet from the current. Mr. Stoner said the existing deck is closer than 5 feet, because he's not parallel to the property line. He suggests getting a variance for the entire deck, not just the addition. In case they take it down and want to put it back up, they then have the variance. Mr. Stoner asked about the fence and wood fence on the plan. Chairman Shivas said it looks like it starts at the deck. Mr. Shrensel said the fence they're proposing would start at the 5.5 foot part of the deck. It starts on the ground at the end of the deck, not on it. Ms. Hubbard confirmed that's what's there now. Mr. Shrensel said there's a white plastic fence that's existing, and he doesn't intend to continue that. He doesn't want to block the view to the lake. They're looking for regular railings beyond the existing white plastic fence. The "wood" fence labeled is existing, and is the white plastic. The deck is wood, and any existing fence is the white one in the photos. For the new deck part, it will be a railing. Mr. Stoner confirmed the white fence will stay. He said they should include the existing deck, so would include those measurements. Chairman Shivas noted they already received the Lake Mohawk Club approval. Ms. Raffay asked where their septic is. Mr. Shrensel said it's further back. Ms. Raffay asked why they're asking for a deck that's larger than the house. Mr. Shrensel said they need space for entertaining. They also have elderly parents, who they would like to have visit more, so they want more access, and for it to include handrails. Ms. Raffay asked how close the neighbor is. Mr. Shrensel said about 12 or so feet. They spoke with them about this.

Chairman Shivas confirmed the fence will be six feet. Ms. Raffay asked about access to the rear yard. Mr. Shrensel said this wouldn't have any affect on access. They have the left side to access the rear yard, and they back up to the power lines. For construction of the deck, they will likely be doing that by hand, so they could use a trailer-able auger, which is small enough to get back there. Mr. Walsh asked about the hardship for the variance. Mr. Shrensel said the lot is irregularly shaped and entirely on a steep grade. With the mobility issues their parents have, this would allow them to visit more. There's no level place, so this is a family-oriented effort. Mr. Stoner asked about the fence, and confirmed it's near the property line. He asked about a gap between the wall to the neighbors. Mr. Shrensel said it may be visible in some photos. The neighbor to the south has a retaining wall that his driveway is on, and beyond that wall, about 3 feet, is also his property. The neighbor doesn't go there, and Mr. Shrensel mows that lawn, so they're looking to use that as a fourth wall with his permission, but they're not planning to build anything permanent on his property. The rear line goes up to the edge of his property. He will work out a non-permanent solution to fill in the gap. They want to keep the deer out and start a garden. Ms. Raffay confirmed they're not planning to remove any trees. Chairman Shivas said they can't put anything on a property unless they own it, unless they have an easement. Mr. Shrensel said they plan to discuss that with the neighbor. Ms. Hubbard confirmed that wall is 10-12 feet at its absolute highest. Mr. Shrensel said it goes down to below six feet at the higher end.

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

Motion of Mr. Proctor to approve the application, second of Ms. DeMagistris.

Ayes: Mss. Raffay, DeMagistris, Colligan; Messrs. Proctor, McElroy, Walsh, Chairman Shivas

Absent: Ms. Lewandowski, Messrs. Mayor Rubenstein, Morytko, Smith

None opposed. Motion carried. Ms. Hubbard explained the appeal period. Mr. Shrensel thanked the Board for their service to the town.

REPORTS FROM COMMITTEES

Environmental Commission- Mr. McElroy said there's a meeting next week.

Open Space- Ms. Phillips said their meeting this month was cancelled. The next one is October 13th.

Township Council- Mr. Proctor said they swore in and promoted police officers. They also appointed a member to the Recreation Committee. The capital ordinance was introduced, not to exceed \$20,000 for fire breathing-apparatuses. There was also an ordinance to allow Veolia to expand their water service in East Brookwood.

OPEN TO THE PUBLIC

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

ADJOURNMENT

A motion to adjourn the meeting was made at 7:55 pm by Mr. McElroy, seconded by Mr. Proctor. All were in favor. Motion carried. The meeting was adjourned.

Submitted by Caitlin Phillips