

**MEETING MINUTES
BYRAM TOWNSHIP PLANNING BOARD
SEPTEMBER 19, 2019**

CALL TO ORDER

Chairman Shivas called the meeting to order at 7:00 p.m.

ROLL CALL

	Mr. Chozick	Mr. Dixon	Mr. Gonzalez	Mr. Kaufhold	Mr. Morytko	Mr. Olson	Ms. Raffay	Mayor Rubenstein	Ms. Shimamoto	Mr. Walsh	Chairman Shivas
HERE	H	H		H		H	H	H	H		H
ABSENT											
EXCUSED			EA		EA					EA	
LATE											

Also present: Attorney, Kurt Senesky
Planner, Paul Gleitz
Secretary, Cheryl White

STATEMENT BY CLERK

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

Approval of the September 5, 2019 Meeting Minutes.

A motion to approve the minutes as written was made by Mr. Kaufhold. The motion was seconded by Mr. Olson.

The following vote was taken:

	Mr. Chozick	Mr. Dixon	Mr. Gonzalez	Mr. Kaufhold	Mr. Morytko	Mr. Olson	Ms. Raffay	Mayor Rubenstein	Ms. Shimamoto	Mr. Walsh	Chairman Shivas
MOTION				√							
SECONDED						√					
AYE	√	√		√		√	√	√	√		√
NAY											
ABSTAIN											
ABSENT			√		√					√	

Motion carried.

PLANNING SESSION

Review of the draft L.E.D./Message Board Sign Ordinance

Mr. Gleitz said the Council held a workshop and he provided a red-lined version of the draft ordinance showing the changes. Paul reviewed the draft with the Board and below are their recommendations.

Terms defined: 240-7

Page 2. **Sign, Message Center - omit "athletic score board"**.

Section 3. 240-47.2 Signs permitted in non-residential districts

K. Message Center Signs

Page 2. # 1) Permitted in: Village Business and Neighborhood Commercial, **exclude IPR and VC.**

Page 3. # 4) Area: Message center signs shall **not exceed 30% or 15 sq. ft." whichever is less.**

Chairman Shivas asked for clarification regarding Message Center Signs, specifically on #4, on Page 3, **Area:** Paul said message center signs you typically see at schools, banks, restaurants and said the calculation would be that a message center sign can be 50% of one sign, (no more than half can be the message sign), and 30% applies if a commercial property has three signs, of different types, taking the total area of all three signs can be no more than 30% of the total allowed. Paul said he agrees with Ken and John that 30% seemed to liberal. Paul recommends adding "no more than" or "up to". **It was the consensus of the Board to add no more than 30% or 15 sq. ft., whichever is less.**

Page 3. # 5) Maximum Number: Only allow 1 message board sign per property.

L. Digital Display Signs

Page 3. # 1) Permitted in: Village Business and Neighborhood Commercial, **exclude IPR and VC.**

4) Area: Message center signs shall **not exceed 32 sq. ft.**

4) Sign Type: Ground, pole mounted, omit **wall mounted signs.**

6) Message Duration: change to **Five minutes**

7) Message Display: Omit **goods and services** add **on premise business.**

8) Digital Display Sign: should be **full color** not four, after actual, add **not virtual**, and correct RGB to **RGB.**

Page 5. #12) **Digital Display Menu Boards:**

a. Sign Type: Omit freestanding, should be **ground, pole or wall mounted.**

b. Message Duration: Add **touch screen.**

It was the consensus of the Board that Message Center, Digital Display, and Digital Display Menu Boards signs should only be permitted in the Neighborhood Commercial and Village Business zone. Ken pointed out that in our current ordinance freestanding signs or ground sign are not allowed in NC zone. There was Board discussion about this and since most commercial properties have pre-existing freestanding or ground signs the Board believes these signs should be permitted in the NC zone. Paul will correct the ordinance.

Mr. Dixon talked about the enforcement of the brightness of the signs and the possibility of a shared service with Newton. During a sign presentation at a past PB meeting the presenter indicated that Newton has a meter to measure brightness. There was Board discussion about different options such as having the Board engineer test the signs, or the township purchasing a device and training the zoning official or a shared service with a town.

In conclusion Paul will bring the recommendations back to the Council. The ordinance would be introduced, then

back to the Board for a consistency review.

WOSP03-19, Avenues Recovery Center, 238 Route 206, Block 219 Lot 4, N-C Zone

Outpatient Counseling

The Site Plan Subcommittee met with a representative from Avenues Recovery Center and found that there were outstanding items such as a more detailed floor plan and parking calculations need to be provided, and input from the Lakeland Emergency Squad, the Fire Marshall, and the Byram Police Department since this center may impact those services.

A motion to carry this application to Oct. 3 was made by Mr. Kaufhold. The motion was seconded by Mr. Dixon. The following vote was taken:

	Mr. Chozick	Mr. Dixon	Mr. Gonzalez	Mr. Kaufhold	Mr. Morytko	Mr. Olson	Ms. Raffay	Mayor Rubenstein	Ms. Shimamoto	Mr. Walsh	Chairman Shivas
MOTION				√							
SECONDED		√									
AYE	√	√		√		√	√	√	√		√
NAY											
ABSTAIN											
ABSENT											

Motion carried.

REPORTS FROM COMMITTEES

Township Council – Mayor Rubenstein said that the Council passed the Stormwater Management Control Ordinance, and they purchased a new police car and a car to be used by administration.

Environmental Commission – Ms. Shimamoto said the next meeting is Sept. 26th.

Architectural Review Committee – No meeting was held.

Open Space – Mr. Olson said the meeting is next month.

Building Committee – No meeting was held.

BILLS

Schenck, Price, Smith & King LLP (8 Bills) \$2,850.00

A motion to approve Mr. Senesky’s bills was made by Mayor Rubenstein. The motion was seconded by Mr. Kaufhold. All were in favor. Motion carried.

Harold Pellow & Associates, Inc. (4 bills) \$1,826.43

A motion to approve Mr. Stoner’s bills was made by Mayor Rubenstein. The motion was seconded by Mr. Kaufhold. All were in favor. Motion carried.

PUBLIC COMMENT

Chairman Shivas opened to the public.

Kate Reinhardt, 4 Joan Drive said she is the current owner of the Frogmore Store and said Avenues Recovery Center is under contract to purchase this property pending Planning Board Approval and wanted to answer any questions the Board may have to help move this along. Chairman Shivas said there were questions that needed to be answered and the representative that attended the meeting did not have answers. Chairman Shivas said hopefully they will provide the information requested and it can be approved on Oct. 3. Mr. Senesky did say if the answers are provided in a timely manner, he can draft a resolution to be available on Oct. 3 to save time. Ms. Reinhardt was appreciative.

No one from the public came forward. Chairman Shivas closed to the public.

EXECUTIVE SESSION

Byram Township Planning Board Attorney

A motion to approve the resolution to go into executive session was made by Mr. Olson. The motion was seconded by Mr. Chozick. The following vote was taken:

	Mr. Chozick	Mr. Dixon	Mr. Gonzalez	Mr. Kaufhold	Mr. Morytko	Mr. Olson	Ms. Raffay	Mayor Rubenstein	Ms. Shimamoto	Mr. Walsh	Chairman Shivas
MOTION						√					
SECONDED	√										
AYE	√	√		√		√	√	√	√		√
NAY											
ABSTAIN											
ABSENT											

Motion carried.

A motion to return to open session was made by Mr. Olson. The motion was seconded by Mr. Kaufhold. The following vote was taken:

	Mr. Chozick	Mr. Dixon	Mr. Gonzalez	Mr. Kaufhold	Mr. Morytko	Mr. Olson	Ms. Raffay	Mayor Rubenstein	Ms. Shimamoto	Mr. Walsh	Chairman Shivas
MOTION						√					
SECONDED				√							
AYE	√	√		√		√	√	√	√		√
NAY											
ABSTAIN											
ABSENT											

Motion carried.

ADJOURNMENT

A motion to adjourn the meeting was made at 9:50 p.m. by Mr. Kaufhold. The motion was seconded by Mr. Olson. All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted, *Cheryl White*