



The Township of Byram
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To the Byram Township Council,

At their July 1st meeting, the Planning Board discussed the municipal site plan, brought to them for courtesy review by the Nader Group. The key points discussed during this presentation include the stormwater drainage as it relates to buffering, water quality, and meeting state requirements. The building is near Lubber's Run, so concern over protecting it during the construction was noted. Another key discussion point was the question of consolidating everything towards the back of the site. It was explained that the objective is to phase construction to continue administrative operations without interruption. Other highlighted material included Mr. Gleitz notes about landscaping. He emphasized the benefits of using native cultivars of plants, particularly due to the Board requiring such plantings of residents, and of investing in the landscaping more, as less than \$12,000 is budgeted for it at the moment. He noted that with other municipal buildings he's seen flagpoles, benches, bike racks, picnic tables, and other general places for the community to gather. The Planning Board would also like to review the architectural plans for the proposed buildings. The meeting minutes relevant to this topic are included below for further details on the discussion.

July 1, 2021 Meeting Minutes:

Mayor Rubenstein said the Council authorized site plan work from the Nader Group for the municipal building. The Council wants the Planning Board to review the plan and provide any comments. Wassim Nader from the Nader Group, 111 Mill Street Hackettstown, and Paul Couvrette, same business and address, were sworn in.

Mr. Nader presented the site plan, indicating an administration building in the front done by preserving the existing building and adding a "t" segment on top. To the left of that is a new police building. They modified the site to allow better flow of traffic and distinguish between the buildings more easily. They're preserving the tennis courts, and propose one driveway that will concentrate the traffic for better direction. The first parking lot is being preserved for the administration building; the police parking is found further down the drive. There are also sidewalks to link the buildings. There is a gate near the salt box to enhance safety for the DPW. The rear gate in the back stops the public from going further than the parking lot. The Nader Group was requested to add parallel parking for the police station so police personnel can have easy access. There will also be signage to direct people around the site.

Mr. Couvrette discussed the drainage plan; there will be minimal change with the grading. The only real change was adding high and low spots in the driveway to channel drainage to inlets. The electric service comes from Mansfield Drive, and the next pole would be in the middle of the driveway, so they're relocating it to the curved peninsula and bringing the electric service underground. Water is provided by a new well. They're collecting the stormwater in the inlets and pipes and sending it to Lubber's Run. Mr. Couvrette continued with the lighting plan, which includes colonial-style lampposts for the parking and around the building. Mr. Nader added they're also proposing some landscaping which includes foundation plantings like boxwoods and ornamental trees. Mr. Couvrette continued that

some of the plantings include weeping cherries, flowering dogwoods, mountain boxwood shrubs, weeping dwarf Japanese maples, other shrubs, and Colorado spruces. Chairman Shivas asked them to review the entrances to the buildings, and Mayor Rubenstein went through the layout.

Ms. Raffay asked about stormwater drainage; the edges of pavement near Lubber's Run have flush curbs on them, so the water can run into the grass and into the river without being dumped into the storm drain. She wanted clarification about the stormwater regulations. Mr. Couvrette noted this project is likely to be exempt from the Highlands Act because they are redeveloping a site within 125% of its current impervious area. The stormwater regulations have changed to encourage this sort of redevelopment, removing clean impervious coverage like roofs and sidewalks and focusing on motor vehicle surfaces that trigger water quality. This project reduces the motor vehicle surface, so water quality measures aren't needed. Ms. Raffay asked what they're doing with the roof run-off. Mr. Couvrette said it'll be tied into the storm drain system. Mr. Stoner noted this is still considered a major project, and Mr. Couvrette went into the buffers and needed permits. Mr. Stoner asked why many aspects seemed to be in the back or tucked away in regard to parking. Mayor Rubenstein said when they were designing the buildings, they wanted to consider how to phase the project to not interrupt building operations. This provides the opportunity to construct the police department without tearing down the trailers. Ms. Raffay asked about putting electrical wires underground; Mr. Couvrette said the second pole connection to the building will be underground.

Mr. Gleitz noted that they should consider replacing the cultivars with native species, since the residents of Byram are asked to do that same, so this would be a good way to lead by example. He noted that .03% of the project is landscaping. He'd like them to replace the weeping cherry with black cherry, the boxwoods with holly, the Japanese maple with redbud or dogwood, and the spruce with native pines. He also noted rain gardens would be a good example for the town, especially in areas with sheet flow, to help with buffering Lubber's Run.

Mr. Gleitz also noted that he doesn't see a flagpole, bike racks, benches, picnic tables, or anywhere outside for the community to gather. He noted there is typically a monument area at the municipal building. Benches are encouraged, and employees may want to eat lunch outside. He also noted the light pole in the visitor parking area should be moved to the end and put a curb around it or add plantings around it, or even lose some parking spaces for safety. Mr. Nader said they proposed eliminating 2 parking spaces, keep the light pole where it is, and have a cross-hatch area for visitors to walk. Mr. Gleitz reiterated that less than \$12,000 for the project is budgeted for the landscaping materials at the moment. He also noted a letter is typically drafted with the comments and given to the Council. Ms. Raffay asked that typically for applicants they have people check their work, and asked how that works for this project. Mayor Rubenstein noted the municipality isn't required to have a Planning Board application for approval.

Thank you for your time and consideration,

Caitlin Phillips
Planning Board Secretary