

MEETING MINTUES OF THE BYRAM TOWNSHIP PLANNING BOARD: February 6 2025

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

ROLL CALL: Mss. Raffay, Colligan, DeMagistris; Messrs. Proctor, McElroy, Morytko, Smith, Walsh, and Chairman Shivas

Members Absent: Messrs. Rubenstein, Serrilli

Also Present: Engineer Tom Knutelsky, 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

OATH OF OFFICE:

Board Members: Jeanine Colligan took her oath of office.

COMMITTEE APPOINTMENTS

Chairman Shivas appointed Mr. Walsh to lead the Site Plan Subcommittee, and the other members include Mr. McElroy and Mss. Raffay and DeMagistris.

MINUTES: January 16, 2025. Motion of Mr. Proctor to approve the minutes, second by Mr. McElroy.

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

Abstaining: Ms. Colligan

Absent: Mayor Rubenstein, Mr. Morytko, Mr. Serrilli

None opposed. Motion carried.

RESOLUTIONS

Z22-2024 Prestige Country Homes, 10 Newton Avenue, Block 36 Lot 50.02, R4 Zone

Application for construction of a second floor addition

Motion of Mr. Proctor to approve the resolution, second by Ms. Raffay.

Ayes: Mss. Raffay; Messrs. Proctor, McElroy, Smith, and Chairman Shivas

Abstaining: Ms. Colligan, Ms. DeMagistris, Mr. Walsh

Absent: Mayor Rubenstein, Mr. Morytko, Mr. Serrilli

None opposed. Motion carried.

NEW BUSINESS

Z20-2024 William Grabler, 39 Meteor Trail, Block 162 Lot 44, R5 Zone

Application for construction of a home addition and site improvements

William Grabler was sworn in as the applicant, and Ken Fox of Fox Architectural Design was sworn in, and his licenses are in good standing. Mr. Fox was deemed an expert. Mr. Grabler said the home is small, and he doesn't want a big place, just more room. He wants a master bathroom, a bigger kitchen, and 2.5 bathrooms. Chairman Shivas asked if he talked to the Board of Health. Mr. Grabler said he's staying at two bedrooms. Chairman Shivas said the Board of Health still needs to look at this. Mr. Grabler said he will work with them.

Mr. Fox reviewed his plans for the addition. He noted technically this is a three-story building by code. There is an "L-shaped" section that makes the third story, but part of it is a crawl space. Chairman Shivas confirmed the basement has an exit to the outside. Mr. Fox submitted **Exhibit A1**, a site layout. Chairman Shivas asked what goes across the property at the lake. Mr. Fox said it's a stone seawall. Chairman Shivas noted the

Environmental Commission's request to have a buffer at the lakefront. Mr. Fox submitted **Exhibit A2**, photo board 2. This shows a stone bulkhead. Mr. Smith confirmed Mr. Grabler has a dock. Mr. Walsh asked if the area is level or if water flows into the lake. Mr. Fox said that area is flat; water percolates into the ground. They're proposing 132 square feet of additional impervious coverage. Mr. Grabler said he doesn't have an issue with collecting water on this lawn. Ms. Raffay noted that means the water is running from the lawn into the lake. Mr. Grabler said he planted everything around the area. He doesn't get a lot of water off the roof. Mr. Fox submitted **Exhibit A3**, photo board 1 of eleven photos. This shows plantings and a garden. Ms. Hubbard confirmed the addition is in the front of the house. Mr. Knutelsky noted the roofline changes, and asked what happens to those roof liters. Mr. Fox explained the roof design. Any new runoff is coming through opposite the lake and runs down into the lower part of the property. Mr. Grabler said on both sides of the house there are bushes and beds, and he terraced an area. Chairman Shivas thinks there's a bulkhead, but asked if they could put in bushes. Mr. McElroy asked if other people have decks and patios out to the lake, and less of a yard, in this area. Mr. Grabler said there's nothing unusual about his house, other people have similar layouts. Mr. Fox reviewed the variances. Mr. Knutelsky noted this is an existing non-conformity of the property. Mr. Fox noted the third story is a hardship along with the existing grades of the property. Chairman Shivas mentioned a note on the plans. Mr. Fox said this will be updated to measure from the overhangs.

Mr. Knutelsky asked about materials and colors. Mr. Fox said the roof will likely be asphalt shingles. The siding will likely be clapboard and shakes. Mr. Grabler said the house is currently blue. Mr. Knutelsky noted because there's a bulkhead, a permit by rule is likely allowable. Chairman Shivas asked if any encroachments are increased. Mr. Fox said they're not exacerbating the front or side setbacks, and are not coming any closer to the property lines. Ms. Raffay likes that they designed it into the hillside. They could have put three stories up to the front, but it'll be stepped back, and they used the hill and built it to the land.

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

Motion of Mr. McElroy to approve the application, second by Mr. Proctor.

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

Absent: Mayor Rubenstein, Mr. Morytko, Mr. Serrilli

None opposed. Motion carried. Mr. Morytko entered the meeting at this time.

BILLS:

Harold Pellow and Associates (13): \$3,910.51. A motion to approve the bills was made by Mr. Walsh, seconded by Mr. Proctor. All were in favor. Motion carried.

Maraziti Falcon (6): \$5,127.50. A motion to approve the bills was made by Mr. Walsh, seconded by Ms. Raffay. All were in favor. Motion carried.

ANNOUNCEMENT

Chairman Shivas announced that Mr. Serrilli has resigned, so there is a vacancy. Someone has sent a resume in, and the Council needs to approve them.

REPORTS FROM COMMITTEES

Environmental Commission- Mr. McElroy said they will work with the forester on invasive species. They'll work on plans for Earth Day and Arbor Day. Dana Flynn stepped down as Chair and Peter Dlugos is now the Chair. Ms. Flynn reviewed the planting plan, and said most of them are either not available or hard to find. She will make some recommendations to update the list.

Open Space- Mr. Morytko said there's a meeting Monday.

Township Council- Mr. Proctor said they discussed the quarry license. They will do a moth spraying again. They discussed Affordable Housing. The Council is putting together a joint subcommittee including Mr.

Proctor, another Council member, and two or three people from the Board. They may need to have virtual meetings with a Planner. If anyone wants to join, they should let Mr. Proctor or Mayor Rubenstein know. Ms. Hubbard noted Mr. Bloch will be drafting the housing element and the group can help.

OPEN TO THE PUBLIC

Chairman Shivas opened to the public. No one was present, so Chairman Shivas closed to the public.

ADJOURNMENT

A motion to adjourn the meeting was made at 8:05 pm by Mr. McElroy, seconded by Mr. Proctor. All were in favor. Motion carried. The meeting was adjourned.

Submitted by Caitlin Phillips