

MEETING MINTUES OF THE BYRAM TOWNSHIP PLANNING BOARD: May 1 2025

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

ROLL CALL:

Members Present: Mss. Raffay, Colligan, DeMagistris, Ms. Lewandowski; Messrs. McElroy, Smith, Walsh, Chairman Shivas

Members Absent: Mayor Rubenstein, Mr. Proctor, Mr. Morytko

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. Mr. Proctor, Ms. Colligan, and Mr. Smith entered the meeting at this time.

MINUTES: April 17, 2025

Motion of Mr. McElroy to approve the minutes, second of Ms. DeMagistris. Ms. Raffay noted she was not present, and Ms. Lewandowski noted she was present, for the 17th. Ms. Phillips will make those changes.

Ayes: Mss. DeMagistris, Colligan, Lewandowski; Messrs. McElroy, Smith, Walsh, Chairman Shivas

Abstaining: Ms. Raffay

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

None opposed. Motion carried.

RESOLUTIONS

Z04-2025 Judy Barbuto, 4 Rose Trail, Block 178 Lot 26, R-5 Zone

Application for replacement of porch and cantilever roof

Motion of Mr. Smith to approve the resolution, second by Ms. Colligan.

Ayes: Mss. Colligan, DeMagistris, Lewandowski, Messrs. McElroy, Smith, Chairman Shivas

Abstaining: Ms. Raffay, Walsh

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

None opposed. Motion carried.

Z03-2025 Peter Ianzano, 83 Lake Drive, Block 249 Lot 73, R-5 Zone

Application for home addition and garage

Motion of Mr. Smith to approve the resolution, second by Ms. Colligan.

Ayes: Mss. Colligan, DeMagistris, Lewandowski; Messrs. McElroy, Morytko, Smith, Chairman Shivas

Abstaining: Ms. Raffay, Walsh

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

None opposed. Motion carried.

NEW BUSINESS

Z01-2025 Regina Frandano, 1 Cranberry Ledge Road, Block 105 Lot 26, R-5 Zone

Application for enclosure of mudroom/porch area

Regina Frandano was sworn in as the applicant and thanked the Board for their time. She has lived there for ten years and added a fence with a gate to keep the dogs from getting out. She wants to enclose the front porch to make it a mudroom. This would help keep her dogs safe and help with temperature control. Her living room doubles as a dining room so she wants more space. She plans to cover the mudroom in a faux stone which will match the fireplace.

Mr. Stoner said he has no major issues with the application. He reviewed the variances. The home is an existing non-conforming structure. This is in a Highlands Preservation area but the work falls under Exemption 5. He confirmed the work is taking place on the side with the concrete walkway. Chairman Shivas noted it's two front yards. Mr. Smith said on the application it shows the setback from the proposed work, but it should be from the closest point of the house. Ms. Hubbard confirmed she is enclosing the concrete landing too. Mr. Smith confirmed the existing fence is four feet. Ms. Frandano said it has two gates. It was a white picket fence but she converted it to a chain-link for dog safety. Ms. Raffay confirmed the rear elevation is really the front yard elevation on Cranberry Ledge. Ms. Hubbard asked about the sheds. Ms. Frandano said the larger shed was there when she bought the home, and the other is a garbage-can shed that she bought and assembled. Mr. Walsh confirmed it can be moved around. Mr. Stoner said it needs to be 10 feet off the property line as an accessory structure. Mr. Walsh said they should acknowledge the sheds. Ms. Frandano said the shed is old and isn't sure how well it would move. Ms. Hubbard noted if she moved it, it might be too close to the house. Mr. Stoner said it's an undersized lot and it's been there awhile. Ms. Frandano said the neighbor faces it and hasn't said anything. The garbage enclosure is the same height as the fence. She moved it away from the fence so the dogs can't use it to hop over. Ms. Hubbard confirmed Ms. Frandano wants to amend the application to seek relief for the two sheds.

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

Mr. Stoner noted they can use the provided survey for the size and distances. Motion of Mr. Walsh to approve the application with the amended variance request, second by Ms. Raffay.
Ayes: Mss. Raffay, Colligan, DeMagistris, Lewandowski; Messrs. McElroy, Smith, Walsh, Chairman Shivas

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

None opposed. Motion carried. Ms. Hubbard explained the appeal period.

REPORTS FROM COMMITTEES

Environmental Commission- Mr. McElroy said they met on the 24th but he was not able to attend.

Open Space- Ms. Phillips said the next meeting is on the 12th.

Township Council- No one was there to represent this.

BILLS:

Maraziti and Falcon (10): \$2,543.65. A motion to approve the bills was made by Mr. Walsh, seconded by Ms. Colligan. All were in favor. Motion carried.

Colliers (1): \$405.00. A motion to approve the bills was made by Mr. Walsh, seconded by Ms. Colligan. All were in favor. Motion carried.

OPEN TO THE PUBLIC

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

ADJOURNMENT

Ms. Hubbard re-affirmed her oath of office. A motion to adjourn the meeting was made at 7:55 pm by Mr. McElroy, seconded by Ms. DeMagistris. All were in favor. Motion carried. The meeting was adjourned.

Submitted by Caitlin Phillips