

**TOWNSHIP OF ROCKAWAY
BOARD OF ADJUSTMENT
MINUTES FOR REGULAR MEETING
February 7, 2023**

This meeting of the Rockaway Township Board was called to order by Mr. Jason Smolinski at 7:30pm in the Council Meeting Room of the Rockaway Township Municipal Building, 65 Mount Hope Road, Rockaway Township, New Jersey.

Announcement was made that this meeting was being held pursuant to the New Jersey Open Public Meetings Act. Notice had been properly posted and filed with the Municipal Clerk of the Township of Rockaway, mailed to all those persons requesting notification, and provided in writing to The Citizen of Morris County on December 7, 2022 and The Daily Record on December 6, 2022. Notice to the paper was made via email. Formal action may be taken.

ATTENDANCE:

-Present: Mr. Smolinski, Mr. Loftus, Mr. Scherwa, Ms. Royek, Ms. Platts, Mr. Deus, Ms. Lucas, Mr. Bell, Mr. Novak & Mr. DeNicola (Boswell Engineering)

-Absent: Mr. Nicastro, Mr. Lusardi & Mr. Strowbridge

FLAG SALUTE

CORRESPONDENCE: There were no correspondence

OPEN TO THE PUBLIC: No comment

RESOLUTION:

**BOA #22-23 Gentile 115 Lake End Road
Block 40501 Lot 15 "C" Variance**

Approval from Mr. Smolinski, Mr. Loftus, Mr. Scherwa, Ms. Royek, Mr. Deus, Ms. Lucas. Ms. Platts abstained

**BOA #22-24 Morina 102 Berkshire Avenue
Block 10904 Lot 2.02 "C" Variance**

Approval from Mr. Smolinski, Mr. Loftus, Mr. Scherwa, Ms. Royek, Mr. Deus, Ms. Lucas. Ms. Platts abstained

**BOA #19-03 Mattoni 44 Lake End Road
Block 40401 Lot 67 EXTENSION**

Approval from Mr. Smolinski, Mr. Loftus, Ms. Royek, Mr. Deus, Ms. Lucas. Mr. Scherwa abstained.

PUBLIC HEARINGS:

**BOA #22-25 Feldman/Gray 129 Lake Shore Drive
Block 21806 Lot 13 "C" Variance**

The homeowner, Mr. Feldman presented to the board. The applicant wants to construct a second story addition to be constructed along the rear of the existing dwelling. The addition will consist of a bathroom and screened in balcony. The addition will be on piers; thus, no first-floor addition is proposed. The applicant request variance relief from Section 54-30.29E.(9) which establishes a maximum impervious coverage of 25% for the R-13 District which equates to approximately 2,870 square feet if permitted coverage on the subject sit. The applicant has proposed an impervious coverage of 28.27% which equates to approximately 3,426 square feet.

The applicant was deemed complete by Mr. Smolinski, seconded by Mr. Loftus, with unanimous approval.

This is an undersize lot. There will be no increase of bedrooms. The gutters and downspouts will continue to discharge in the back of the yard behind the shed. The discharge will be at least 10 feet off the property line and will not be directed toward or adversely affect any of the other existing dwellings. There will be no grading in the yard.

The meeting was open to the public. No one from the public was at the meeting. Closed to the public.

Ms. Platts made a motion to approve, seconded by Mr. Deus with the following conditions as built survey and building height calculations. Approvals by Mr. Smolinski, Mr. Loftus, Mr. Scherwa, Ms. Royek, Ms. Platts, Mr. Deus and Ms. Lucas.

Adjournment of the meeting at 8:07pm was made by Mr. Deus, seconded by Ms. Lucas. Next meeting, February 21, 2023 at 7:30pm.