

**TOWNSHIP OF ROCKAWAY  
PLANNING BOARD**

**MINUTES FOR REGULAR MEETING  
February 13, 2023**

This meeting of the Rockaway Township Planning Board was called to order by Frank Barilla at 7:33pm 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 8, 2022. Notice to the paper was made via email. Formal action may be taken.

**ATTENDANCE:** Present: Mayor Jackson, Capt. Scherr, Mr. Barilla, Mr. Quinn, Mr. Lutz, Ms. Platts, Ms. Schievella, Ms. Ferrante, Mr. Dimin, Ms. Kahn, Mr. Novak.  
Absent: Chairmen Elko, Mr. Washington & Mr. Romaine.

**APPROVAL OF MINUTES:** Mr. Dimin reviewed the minutes of the January 9, 2023 re-org meeting. Mr. Quinn made a motion to approve, seconded by Mr. Barilla was unanimous approval.

Mr. Dimin reviewed the minutes of the January 9, 2023 regular meeting. Mr. Quinn made a motion to approve, seconded by Capt. Scherr was unanimous approval.

**RESOLUTION:** Mr. Dimin read the **Resolution for Payment for Professional Services from Escrow Accounts**. Mr. Quinn made a motion to approve, seconded by Capt. Scherr with unanimous approval.

**PUBLIC HEARINGS: PB # 2485 – Gasflo – 40 Green Pond Road  
Block 22103 Lot 11 Minor Site Plan**

The applicant, Gasflo has submitted an application seeking minor site plan approval for façade improvements consisting of new windows and doors as well as to restripe parking area, construct a new sidewalk connection and install new signage. The site, which is identified by municipal tax records as Block 22103 Lot 11, is located at 40 Green Pond Road in the I Industrial District.

During the Gasflo Minor Site Plan meeting the applicant explained that the proposed changes are to accommodate a new cafeteria as well as to better accommodate truck circulation in the parking lot. ADA striping will be coordinated with the Township Engineer. The inlets have recently been repaved. The owner of the property will meet with the Township Engineer to make sure the inlets are up to date with the current standards. A copy of the easement must be submitted to the township, The new signage will fit into the existing frame. Parking was removed near the loading bay to accommodate trucks. The new parking will comply with Section 54-29.15D.(2). Stripping and no parking signs will be added to the new blank area, subject to approval of the Township Engineer.

Mr. Quinn made a motion to approve the application, seconded by Ms. Platts with the following conditions: ADA striping, Copy of Easements, Signage must fit into the existing frame, parking in loading bay needs to comply with 54-29.15D.(2), no parking striping and signage must be added coordinate with Township Engineer. Approved by Ms. Platts, Mr. Lutz, Mr. Quinn, Capt. Scherr, Mr. Barilla, Ms. Schievella and Mayor Jackson.

**PB # 2483 – Ionbond – 200 Roundhill Drive  
Block 22204 Lot 2 Minor Site Plan**

The applicant, Ionbond, has submitted an application seeking minor site plan approval to remove existing chillers located to the rear of a building and to install 2 new chillers units. The site, which is identified by municipal tax records as Block 22204 Lot 2, is locate at 200 Roundhill Drive in the PED Planned Economic Development District.

Ionbond makes PVC coating in big reactors. The applicant would like to install 2 new chillers. They currently have 1 chiller on the roof that is about 13 years old that and another on installed in the back of the building that is smaller. They are not reliable and efficient. The 2 new chillers will both be located on cement pad. The new chillers will be energy efficient and they are electric. The new chillers the only noise will be from the fans inside the units. No grading will be need, a 6-foot cement pad will be constructed for each one. The current impervious coverage is 26.3%. A 5-foot chain link fence will be put around the new chillers. The roof leaders will continue to be directed toward the back of the property. Copy of easement will be sent to the township. Only 800 sq ft of soil will be disturbed. The new chillers will be placed in their new location by a crane.

Mr. Quinn made a motion to approve the application, seconded by Mayor Jackson with the following conditions: Provide copies of the easement to the township and roof leaders direction of water to rear of the property not into adjoining properties. Approved by Ms. Platts, Mr. Lutz, Mr. Quinn, Capt. Scherr, Mr. Barilla, Ms. Schievella and Mayor Jackson.

**OTHER MATTERS:**

Consistency determination subject to NJSA40:55 D-26 A -Referral Powers Prior to the adoption of a development regulation, revision, or amendment thereto, the planning board shall make and transmit to the governing body, within 35 days after referral, a report including identification of any provisions in the proposed development regulation, revision or amendment which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate.

O 23-05

Cooperative Sober Living Residences Proposed Land Use Development Regulations  
Amendments Permitted use in the B-1 Neighborhood Business District, the B-2 Highway  
Business District & R-P Residential-Professional Districts.

The Board did not find that the proposed ordinance is inconsistent with the Township's comprehensive land use documents.

1. The Board offered two recommendations for the proposed ordinance:
  - a. The Board recommended that an additional conditional use standard be provided establishing a minimum setback of five hundred feet between a cooperative sober living facility and a public or private school.
  - b. The Board recommended that a parking standard be established for cooperative sober living facilities. While no specific recommendation was offered by the Board, our office recommends a parking standard of at least 1.25 parking spaces per bed.

The recommendations will be presented to the Mayor and Council.

Mr. Dimin explained that the Planning Board only advises on this ordinance. There will be no comments from the public regarding questions or concerns about Ordinance 23-05.

**MEETING OPEN TO THE PUBLIC:**

Julia Urmston 341 Split Rock Road Rockaway wanted to know when the public would be allowed to ask questions and concerns regarding Ordinance 23-05. Mr. Dimin explained at the Mayor & Council meeting on February 28, 2023.

Meeting was closed to the public.

Mr. Quinn, made a motion to close the regular meeting, seconded by Capt. Scherr. The next regular meeting is scheduled for 3/20/23, at 7:30pm in the municipal courtroom.

Respectfully submitted,

**Shelley Kahn, Recording Secretary**