

**TOWNSHIP OF ROCKAWAY  
PLANNING BOARD**

**MINUTES FOR REGULAR MEETING  
March 20, 2023**

This meeting of the Rockaway Township Planning Board was called to order by Chairman, Jack Elko 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: Mayor Jackson, Capt. Scherr, Chairman Elko, Mr. Barilla, Mr. Washington, Mr. Quinn, Mr. Lutz, Ms. Platts, Ms. Schievella, Ms. Ferrante, Mr. Dimin, Ms. Kahn, Mr. Novak.  
Absent: Ms. Schievella

**APPROVAL OF MINUTES:** Mr. Dimin reviewed the minutes of the February 13, 2023 meeting. Mr. Quinn made a motion to approve, seconded by Captain Scherr with unanimous approval.

**CORRESPONDENCE:** NONE

**OPEN TO THE PUBLIC:** NONE

**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.

**PB # 2485 – Gasflo – 40 Green Pond Road Block 22103 Lot 11 Minor Site Plan**  
The approval of the resolution was unanimous.

**PB # 2483 – Ionbond – 200 Roundhill Drive Block 22204 Lot 2 Minor Site Plan**  
The approval of the resolution was unanimous.

**PUBLIC HEARINGS: PB # 2484 – Goldthwaite/Van Lenten – 40 Green Pond Road  
Block 22103 Lot 11 Minor Subdivision**

The applicant, Mr. Stephen H. Goldthwaite has submitted an application seeking minor subdivision approval for a lot line adjustment, the result of which would consolidate three lots into two lots. The site, which is identified by municipal records as Block 31001 Lot 6, 10 and 11, is located at 16, 483 and 487 Split Rock Road in the R-88 and R-5AC Single Family Detached Residential Districts.

During the Goldthwaithe Minor Site Plan meeting the applicant explained that the proposed changes are to preserve the land, clean up the easement and lot line. Mr. Goldthwaithe purchased Lot 6 in 1996 and then purchased lot 11. Lot 10 was purchased in 2022. There will be no development or new driveway added. Was in discussion with Green Acres, still intend to continue with Green Acres but in the meantime went to proceed with subdivision to clean up lot line and easement. Will rent out the house on the 10-acre lot. May preserve in the future.

Mr. Lutz made a motion to approve the application, seconded by Mr. Washington with the following conditions: Tax accessor to assign new block and lot numbers and easement to be provided to the township. Approved by Ms. Platts, Mr. Lutz, Mr. Romaine, Mr. Quinn, Capt. Scherr, Mr. Barilla, Mr. Elko, Mr. Washington and Mayor Jackson.

**PB # 2486 – Sterigenics– 108 Lake Denmark Road  
Block 30102 Lot 3 Minor Site Plan w/ variances**

The applicant, Sterigenics, has submitted an application seeking minor site plan approval as well as “c” variance relief to construct a new 95,000 gallon suppression tank and a new 288-square foot pumphouse to service an existing light industrial building. The site, which is identified by the municipal tax records as Block 30102 Lot 3, is located at 108 Lake Denmark Road in the R-5AC Single Family Detached Residential District.

The applicant proposes to replace the existing fire suppression system which is presently located off-site with a new 95,000 gallon water tank and a pumphouse. Both structures are to be located to the southerly side of the existing building. The tank will have a height of 23’-7 ¾” and a diameter of 26’ 8 ⅞”. The pumphouse is to have an area of 288 square feet and a height of 12 feet. In addition, a new eight-inch underground water pipe is proposed which will extend from the pumphouse to the main building. A rider to the application also indicates that a gravel service driveway will be provided from the existing parking lot to the pumphouse.

The following items require variance relief:

1. Impervious Coverage. Variance relief is required from Section 54-30.21E(9) which establishes a maximum permitted impervious coverage of eight percent for the R-5AC District. This equates to an allowable coverage of approximately 52,272 square feet. The applicant has proposed an impervious coverage of 12% which equates to approximately 78,408 square feet of coverage. For reference, the site presently has an impervious coverage of 11.9% which equates to 77,754.6 square feet.
2. Accessory Structure Height. Variance relief is likely required from Section 54-30.8A(2) which establishes that in residential zoning districts no accessory building shall exceed the height of the principal building or sixteen feet, whichever is lesser in height. The proposed water tank has a height of 23’-7 ¾”.

The new water storage tank is being installed to bring it up to compliance and to meet all the codes of the fire system. No DEP is needed. Th new tank will only be used for fire suppression. The tank will not need to be serviced; water will always be in the tank.

Mr. Quinn asked if the old tank would be removed after the new one is constructed, Sterigenics stated that it was not on their property so they were not aware. Mr. Elko asked what would happen if the power went out, it was stated that if there was a power outage a diesel pump will provide back up.

Mr. Quinn made a motion to approve the application, seconded by Mr. Elko. Approved by Ms. Platts, Mr. Lutz, Mr. Romaine, Mr. Quinn, Capt. Scherr, Mr. Barilla, Mr. Elko, Mr. Washington and Mayor Jackson. Sterigenics asked for permission to start work as soon as possible. Mr. Dimin stated you can start work without the memorialized resolution, at your own risk. Must get permits.

Mr. William Simkins was sworn in as the 2<sup>nd</sup> Alternate to the Planning Board by Mr. Dimin.

Mr. Quinn, made a motion to close the regular meeting, seconded by Capt. Scherr. The next regular meeting is scheduled for 4/17/23, at 7:30pm in the municipal courtroom.

Respectfully submitted,

**Shelley Kahn, Recording Secretary**