

TOWNSHIP OF ROCKAWAY
PLANNING BOARD

MINUTES FOR REGULAR MEETING
May 15, 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. Schievella, Mr. Simkins, Mr. Dimin, Ms. Kahn, Mr. Novak and Mr. Rockwell (Boswell Engineering)

Absent: Mr. Romaine, Ms. Platts & Ms. Ferrante

APPROVAL OF MINUTES: Mr. Dimin reviewed the minutes of the April 17, 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 Mr. Barilla with unanimous approval.

PB # 2487 – My Salon Suite – 301 Mt. Hope Avenue
Block 11001 Lot 1 Minor Site Plan
The approval of the resolution was unanimous.

PB # 2488 – Holistic Re-Leaf LLC– 321 Mt. Hope Avenue
Block 11001 Lot 6.01 Final Site Plan
The approval of the resolution was unanimous.

PB # 2490 – Little Learners – 41 Green Pond Road
Block 22401 Lot 1.02 Minor Site Plan w/ C's
The approval of the resolution was unanimous

COMMITTEE REPORTS: NONE

OTHER MATERS: NONE

PUBLIC HEARINGS: PB # 2489 – Xtreme Energy – 301 Mt. Hope Avenue
Block 11001 Lot 1 Minor Site Plan

The applicant, Rockaway Center Associates, has submitted an application seeking minor site plan approval for a new indoor active play facility to be located at the Rockaway Townsquare Mall. In addition to an interior alteration, the applicant proposes exterior improvements including a concrete paved area, sidewalks, crosswalk, accessible parking stalls, and changes to the façade and signage. The site, which is identified by municipal tax records as Block 11001 Lot 1, is located at 301 Mount Hope Avenue in the R-B Regional Business District.

The applicant proposes interior and exterior renovations for XTREME ENERGY, an indoor active play facility. The facility will occupy an approximately 25,000 square foot tenant space which comprises two stories. As noted in a rider to the application, the facility will include activities such as a playscape, rope courses, trampoline trax, rock climbing, ninja warrior course, and related activities. The interior improvements and layout are summarized as follows.

1. The first floor will consist of two check-in areas, a play area, slide room, first aid room, four large party rooms, four small party rooms, a warming kitchen/café, restrooms, two locker rooms, a sales room, and a storage room.
2. The second floor will consist of a play area, check-in area, office, bathroom, staff room, and a flex digital rom.

In regard to façade improvements, the applicant proposes a new stucco façade entrance which will span the height of the mall building. A new tenant entrance is also proposed in this location, with an awning to be located above it. One exterior sign is proposed on the new façade which is to feature the logo and the text "XTREME ENERGY ACTIVE PLAY."

Other exterior improvements include the reconfiguration of a loading space and dumpster space, new ADA spaces, a crosswalk, and an expansion of a sidewalk area.

Xtreme Energy is a family entertainment center for ages 2-16 years old. The center will consist of trampolines, rock climbing, rope climbing and ball pits. In between every 2-hour session the employees will clean, there will be about 17-18 employees and about 30 employees on the weekend. All employees will be CPR certified and have First Adi training. Security will be present on Friday,

Saturday and Sunday. There are 3 security checkpoints entering and exiting at the location. The facility can occupy up to 600 people. The hours of operation will follow the mall unless it is a special event. Food will get delivered for parties. There will be a warming kitchen to keep the food that is delivered warm. There is one loading dock, #6 that will be used by Xtreme Energy for trash.

Mr. Quinn made a motion to approve the application, second by Mr. Barilla with the following conditions:

- Install a privacy fence around the loading and dumpster area.
- All crosswalks stripping will be white.
- Install a 400 sq. ft. additional landscaping bed near the new sidewalks.
- The bollards will match the color of the fencing.
- Updated plan showing the landscape, metal panels on the outside and the interior layout/facade.

Approved by Mr. Lutz, Mr. Quinn, Captain Scherr, Mr. Barilla, Mr. Elko, Mr. Washington and Mayor Jackson.

Mr. Quinn, made a motion to close the regular meeting, seconded by Mayor Jackson. The next regular meeting is scheduled for 6/12/23, at 7:30pm in the municipal courtroom.

Respectfully submitted,

Shelley Kahn, Recording Secretary