

**TOWNSHIP OF ROCKAWAY**  
PLANNING BOARD

MINUTES FOR REGULAR MEETING  
June 12, 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: Capt. Scherr, Chairman Elko, Mr. Barilla, Mr. Washington, Mr. Romaine, Mr. Quinn, Ms. Schievella, Mr. Simkins, Mrs. Ferrante, Mr. Dimin, Ms. Kahn, Mr. Novak and Mr. Rockwell (Boswell Engineering)

Absent: Mayor Jackson, Mr. Lutz, & Ms. Platts

APPROVAL OF MINUTES: Chairman Elko reviewed the minutes of the May 15, 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. Chairman Elko made a motion to approve, seconded by Captain Scherr with unanimous approval.

PB # 2489 – Xtreme Energy – 301 Mt. Hope Avenue  
Block 11001 Lot 1 Minor Site Plan  
The approval of the resolution was unanimous.

COMMITTEE REPORTS: NONE

OTHER MATERS: NONE

PUBLIC HEARINGS: PB # 2493 – Marvel 913 Green Pond Rd.  
Block 40701 Lot 67

The applicant, Christina Marvel, has submitted an application seeking minor subdivision approval for a lot line adjustment. The site, which is identified by municipal records as Block 40701 Lots 67 and 68, is located at 913 and 911 Green Pond Road respectively in the R-88 Single Family Detached Residential District.

The applicant seeks minor subdivision approval for a lot line adjustment. Specifically, the applicant proposes to stagger the shared lot line near the vicinity of the existing dwellings. As a result, the aforementioned encroachment of the dwelling and driveway from Lot 67 onto Lot 68 will be eliminated. The following is summarized: 1. Proposed Lot 67. Proposed Lot 67 will be slightly increased in size from 21,114.6 square feet (0.48 acres) to 22,426 square feet (0.51 acres). 2. Proposed Lot 68. Proposed Lot 68 will be slightly reduced in size from 40,320.5 square feet (0.93 acres) to 39,005 square feet (0.90 acres). No other improvements are proposed at this time.

The following items require variance relief. Additional variances may be identified after the applicant submits a zoning table.

1. Minimum Lot Size: Lot 67. Variance relief is required from Section 54-30.22E.(1) which requires a minimum lot size of 88,000 square feet in the R-88 District, whereas Proposed Lot 67 has a proposed lot size of 22,426 square feet. For reference, the lot presently has a lot size of 21,114.6 square feet

2. Minimum Lot Size: Lot 68. Variance relief is required from Section 54-30.22E.(1) which requires a minimum lot size of 88,000 square feet in the R-88 District, whereas Proposed Lot 68 has a proposed lot size of 39,005 square feet. For reference, the lot presently has a lot size of 40,320.5 square feet.

3. Minimum Side Yard Setback: Lot 67. Variance relief is required from Section 54-30.22E.(6) which requires a minimum side yard setback of twenty-five feet, whereas Proposed Lot 67 has a proposed side yard setback of 5.8 feet. For reference, it appears that the corner of the dwelling presently has a setback of nearly zero feet

The purpose of the Subdivision is to clearly define property lines and to ensure the house, driveway and septic are on the correct property. The applicant stated that no cross-access or other easements are required. The stone wall was stated by the applicant to be about 2.5 feet in height.

Mr. Quinn made a motion to approve the application, second by Mr. Barilla.

Approved by Mr. Romaine, Mr. Quinn, Captain Scherr, Mr. Barilla, Chairman Elko and Mr. Washington

PB # 2493 – Cibao Meat 92 Green Pond Rd.  
Block 22103 Lots 16, 29 & 30

The applicant, Heinz Fieluf of Cibao Meat Products, Inc., has submitted an application seeking preliminary and final site plan approval as well as “c” variance relief for various site improvements, including constructing additions to the front and rear of the building, restriping ADA accessible spaces, and installing new attached and freestanding signage. The site, which is identified by municipal tax records as Block 22103 Lots 16, 29, and 30, is located at 92 Green Pond Road in the I Industrial District. The applicant was represented by Jason Rittie, Esq. & Michael R. Thomas of T & M Associates.

The applicant proposes to construct two additions to the front and rear of the building. The front addition, which will essentially “square-off” the chamfered northerly corner of the building, will consist of a new two-level ADA accessible vestibule as well as an expanded mezzanine level office space. The façade of this front addition will feature a light and dark stucco finish. New signage is also proposed on the addition, as well as signs in the form of circular flags along the existing front façade. The rear addition will consist of an expanded dock office. The façade of this addition will feature windows and a masonry base. Other site improvements include new concrete and landscaping areas near the northerly corner of the building, a new landing and ramp along its northeasterly façade, three re-striped ADA spaces, and a new monument sign along the southerly driveway entrance.

The following items require variance relief:

1. Minimum Front Yard Setback. Variance relief is requested from Section 54-30.63E.(2) which establishes a minimum front yard setback of one hundred feet for the I Industrial District, whereas the applicant has proposed a front yard setback of 72.81 feet as measured from the proposed front addition. For reference, the building presently has a setback of 75.9 feet.
2. Minimum Rear Yard Setback. Variance relief is requested from Section 54-30.63E.(3) which establishes a minimum rear yard setback fifty feet, whereas the applicant has proposed a setback of 47.02 feet from the proposed rear addition. For reference, the building presently has a rear yard setback of 63.1 feet.
3. Maximum Impervious Coverage. Variance relief is required from Section 54-30.63E.(6) which establishes a maximum impervious coverage of forty-five percent, whereas the applicant has proposed an impervious coverage of 58.64%. For reference, the site presently has a coverage of 58.65%; thus, the improvements represent a slight decrease.
4. Signage: Number of Freestanding Signs. Variance relief is requested from Section 54-30.11H.(2) which establishes a maximum of one freestanding sign in the I Industrial District. The applicant has proposed a secondary freestanding sign near the southwesterly driveway.
5. Signage: Freestanding Sign Area. Variance relief is requested from Section 54-30.11H.(2)(a) which establishes a maximum freestanding sign area of fifty square feet, whereas the applicant has proposed a sign area of one hundred and forty square feet.
6. Signage: Freestanding Sign Height. Variance relief is requested from Section 54-30.11H.(2)(b) which establishes a maximum freestanding sign height of six feet, whereas the applicant has proposed a sign height of ten feet.
7. Signage: Attached Sign Area. Variance relief is requested from Section 54-30.11H.(3)(b) which establishes a maximum area of six square feet for attached signage, whereas the applicant has proposed an area of eighty-one square feet for the proposed “Cibao Meat Products” sign.

8. Signage: Attached Sign Dimensions. Variance relief is requested from Section 54-30.11H.(3)(c) which establishes that only one dimension of any sign may exceed two feet. The dimensions of the proposed "Cibao Meat Products" sign are 5' by 16' 2 1/8".

Cibao Meat Products has been in operation for 55 years. It is a 3 generation, family run business. They feel it is important to represent their network of multicultural employees with symbols of their origin in the form of the various countries' flags on the building. They will not need a variance previously requested for the flags. Mr. Quinn made a motion, seconded by Mr. Scherr, The Board voted and unanimously agreed the representations would be considered "architectural designs" and not signs.

The applicant testified the front corner of the building will be squared off to include an elevator. The front entrance will meet existing grade and the new stairs will have handrails on both sides. The new monument sign will be 80 square feet and lit by spotlight. It will be landscaped within 3 months of being built. All attached signs will be backlit. All lighting will be on timers to go off at midnight. The addition on the rear of the building will be for shipping employees and there will be no change in hours of operation. There will also be no new additional lighting to the exterior of the addition in the rear of the building.

In addition to the above-mentioned changes, the applicant also has a previously approved 6 pier solar carport being constructed. This project is scheduled to be complete August/September 2023. There will also be 2 trees planted to replace the 2 trees removed.

Mr. Quinn made a motion to approve, seconded by Chairman Elko, with approval by Mr. Romaine, Mr. Quinn, Captain Scherr, Mr. Barilla, Chairman Elko & Mr. Washington with the following conditions.

- Sight triangle
- Landscaping
- Retaining wall details and calcs.
- Spot elevations.
- Lighting to be shut off at night, midnight.
- Handrails on both sides of the staircase.
- 80 square feet. Within 3 months of the erection of that sign, landscaping installed. If not, violations will be issued.

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

Respectfully submitted,

Shelley Kahn, Recording Secretary