

TOWNSHIP OF ROCKAWAY
BOARD OF ADJUSTMENT
MINUTES FOR REGULAR MEETING
June 20, 2023

This meeting of the Rockaway Township Board was called to order by Mr. Jason Smolinski at 7:00pm 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 February 8, 2023 and The Daily Record on February 7, 2023. Notice to the paper was made via email. Formal action may be taken.

ATTENDANCE:

-Present: Mr. Smolinski, Mr. Scherwa, Mr. Nicastro, Ms. Royek, Ms. Platts, Mr. Bell, Mr. Novak and Mr. Rockwell

-Absent: Mr. Loftus, Ms. Lucas, Mr. Lusardi & Mr. Strowbridge

FLAG SALUTE

SWEARING IN OF ACTING SECRETARY: Mr. Smolinsky made a motion to swear in Mr. Scherwa as acting secretary in the absence of Mr. Loftus, seconded by Ms. Platts. Approved unanimously.

APPROVAL OF MINUTES: NONE

CORRESPONDENCE: There were no correspondence

OPEN TO THE PUBLIC: No comment

RESOLUTION:

Escrow – Payment for Professional Services

Mr. Nicastro made a motion to approve, seconded by Mr. Scherwa, with approval by Mr. Smolinski, Mr. Scherwa, Mr. Nicastro, Ms. Royek & Ms. Platts.

BOA # 23-02

Jacob

17 Shadyside Lane

Block 40308 Lot 9

"C" Variance

Mr. Nicastro made a motion to approve, seconded by Ms. Platts, with approval by Mr. Smolinski, Mr. Scherwa, Mr. Nicastro & Ms. Platts. Ms. Royek abstained.

COMMITTEE REPORTS: None

OTHER MATTERS: None

PUBLIC HEARING:

BOA #22-22 Marogi 20 Johnson Road
Block 40301 Lot 2 "C" Variance
Carried forward to 8/15/2023

BOA #23-04 Karlin 14 Longview Drive
Block 40701 Lot 109 "C" Variance

Proposed Improvements

The applicant, Harriet Karlin, proposes to construct a garage in the front yard of the subject site. The garage will have a width of eighteen feet, a length of forty feet, and a footprint of seven hundred and twenty square feet. The front-end wall elevation will contain a garage door, while the "right side wall elevation" will feature a smaller door and two windows. The other two façades will be blank.

The applicant is seeking "c" variance relief from Section 54-30.8A(3) which establishes that "no accessory building shall be permitted in any front yard."

Ms. Karlin testified she would be open to change the direction of the garage and reduce the size if needed. She also agreed to add a door, windows, and landscaping as suggested. She stated that gutters, downspouts and a French Drain around the building would be installed with required grading towards a storm drain. She was represented by her attorney, Dean Stamos of Ferraro & Stamos.

This application will be carried forward to 9/5/2023, where the applicant will have impervious coverage calculations available, along with photographs and images of a smaller proposed garage in the suggested changed direction with landscaping and added doors/windows as necessary.

Open to Public:

Resident, Donna Becker, stated her concern regarding BOA # 23-04 and how the proposed application would affect the drainage run off to her neighboring property.

NEW BUSINESS: None

OLD BUSINESS: None

Adjournment of the meeting was made by _____, seconded by _____. Next meeting, _____, 2023 at _____ pm.