

TOWNSHIP OF ROCKAWAY
PLANNING BOARD

MINUTES FOR REGULAR MEETING
July 17, 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. Simkins, Mrs. Ferrante, Mr. Dimin, Ms. Kahn, Mr. Novak and Mr. Rockwell (Boswell Engineering)
Absent: Mr. Lutz, & Ms. Platts

APPROVAL OF MINUTES: Chairman Elko reviewed the minutes of the June 12, 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 Captain Scherr with unanimous approval.

Approval of Appointment of Recording Secretary, Jamie Browne with unanimous approval.

PB # 2491 – Cibao Meat – 92 Green Pond Road
Block 22103 Lot 16, 29 & 30 Preliminary & Final Major Site Plan
The approval of the resolution was unanimous.

PB # 2493 – Marvel – 913 Green Pond Road
Block 40701 Lot 67 Minor Subdivision with "C's" Variance
The approval of the resolution was unanimous

COMMITTEE REPORTS: NONE

OTHER MATERS: NONE

PUBLIC HEARINGS: PB # 2499 – Sephora 343 Mt. Hope Ave
Block 11001 Lot 9 Minor Site Plan

The applicant, Sephora-USA, has submitted an application seeking minor site plan approval for interior modifications as well as new signage to accommodate a Sephora, a personalized makeup and skin care store. The site, which is identified by municipal tax records as Block 11001 Lot 9, is located at 343 Mount Hope Avenue in the R-B Regional Business District.

The applicant proposes interior renovations to combine two tenant spaces into one to accommodate a Sephora, a retail store specializing in personalized makeup and skin care. The interior of the tenant space will consist of sales space with merchandise racks as well as a make-up table, bathrooms, a break room, a stock room, an electrical area, and an interior rear hallway.

In addition to the interior renovations, the following exterior improvements are proposed:

Sephora will be closing up one of the exterior doors in the front of the store. There will be one main door in the front and a back door exit.

A new sign will be attached to the building. The sign will comply with the standards set forth in section 54-30.11G(1)(a). A window sign was proposed, it will comply with the standards set forth in section 54-30.11G(1)(b). A blade sign will replace the existing blade sign. The existing sidewalks and ADA access are in good condition and no changes need to be done.

Sephora will have about 20 employees employed. The hours of operation are Monday – Saturday 10am-8pm and Sunday 11am-7pm. Deliveries will be weekly at the back door from 9am-12pm.

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

Approved by Mr. Quinn, Captain Scherr, Mr. Barilla, Chairman Elko, Mr. Washington and Mayor Jackson with the following conditions:

- The illuminated sign attached to the building will only be on during the hours of operation.
- Submit the list of owners of 10% stock
- Include space for signatures for Township Engineer, Chairperson & Secretary

PB # 2498 – Sharo 57 Miami Trail
Block 20801 Lots 20 & 21 Minor Subdivision

The applicant, Anthony and Dorothy Sharo, has submitted an application seeking minor subdivision approval for a lot line adjustment. The site, which is identified by municipal records as Block 20801 Lots 20 and 21, is located at 57 and 59 Miami Trail respectively in the R-13 Single Family Detached Residential District.

Proposed Development

The applicant seeks minor subdivision approval for a lot line adjustment. Specifically, the applicant proposes to realign the shared property line between existing Lots 20 and 21 to essentially curve it around the existing dwelling on Lot 21. As a result, the following is summarized:

1. Proposed Lot 20. Proposed Lot 20 will be decreased in size from 30,002 square feet (0.689 acres) to 13,169 square feet (0.302 acres).
2. Proposed Lot 21. Proposed Lot 21 will be increased in size from 16,326 square feet (0.375 acres) to 33,159 square feet (0.761 acres).

No other improvements are proposed at this time.

The purpose of the minor subdivision is to make better use of the lots. Lot 20 is steep, can't use beyond the fence. The side yard is more accessible. Lot 21 is currently a short triangle. The minor subdivision will allow this lot to have more usable yard and more of a backyard. The minor subdivision will allow both homeowners to have more usable yard space.

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

- **Easement submitted regarding sanitary sewer, wall & maintenance and utility connections.**

Mr. Quinn, made a motion to close the regular meeting at 7:51pm. seconded by Mr. Elko. The next regular meeting is scheduled for 8/21/23, at 7:30pm in the municipal courtroom.

Respectfully submitted,

Shelley Kahn, Recording Secretary