

**TOWNSHIP OF ROCKAWAY
PLANNING BOARD
MINUTES FOR REGULAR MEETING
JANUARY 10, 2022**

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, that 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 and the Daily Record on 12/8/21 by E-mail.

ATTENDANCE:

-Present: Capt. Scherr, Chairmen Elko, Mr. Barilla, Mr. Washington, Mr. Romaine, Mr. Quinn(phone), Mr. Lutz.

-Also Present: Mr. Babcock, Mrs. Schievella, Mrs. Ferrante, Mr. Dimin, Mr. Novak and the writer.

-Absent: Mayor Puzio & Mrs. Platts

APPROVAL OF MINUTES – November 15, 2021 Mr. Elko made a motion to approve the minutes, seconded by Mr. Quinn with unanimous approval.

CORRESPONDENCE: There was no correspondence.

OPEN TO THE PUBLIC: There was no one present from the public and no applicants.

RESOLUTION: Payment for Professional Services from Escrow Accounts

Mr. Quinn made a motion to approve, seconded by Captain Scherr with unanimous approval.

**PUBLIC HEARINGS: PB # 2468 – WPG Rockaway Commons LLS – 367 Mt. Hope Avenue, Block 11001 Lot 11.03
Minor Site Plan**

Mr. Rittie, Esq. Attorney for applicant summarized the application. Minor Site Plan to divide an existing tenant space into three (3) spaces. Tenant Space T08A will comprise of 2,499 square feet. They will construct a new door along the front facade of this tenant space. In addition, the applicant proposes an elevated sidewalk to provide access to this space. Rear access to a common area is also proposed. Tenant Space T08B will comprise of 2,923 square feet. It will utilize the existing corner entrance and the rear access to a common area is also provided. Tenant Space T08C will comprise of 4,526 square feet. The applicant proposes to construct a new door along the front façade of this tenant space for customer access. Rear access to a common area is also proposed.

Mr. John Ginocchio – Casco Architect explained about the modifications that will be made to the building. He also explained that they will comply with Rockaway Township's Health & Construction codes.

Dave Novak stated that WPG Rockaway Commons was not applying for any variances. Each tenant will be responsible to submit their own signage specs and design to the Zoning/Building Department. If there will be any outdoor dining a permit will be needed.

Ms. Ferrante asked Mr. Ginocchio is the patio being raised to make a level space to enter into the property. Mr. Ginocchio explained it is and they will follow the slope and pitching. Ms. Ferrante stated that the cross slope can't be more than 2%.

It was also stated that new sanitary lateral lines will be added to T08A/T08B & a grease trap for T08A will provide the town with all requested documents.

Mr. Babcock addressed that the sprinkler coverage is for the whole building. It was noted that the modification for the sprinkler is on the cover sheet. The contractor will submit sprinkler permit to remove old and add new sprinklers.

The tenants will take care of adding storage closets and bathrooms in each of their spaces.

The meeting was opened to the public, no one commented, meeting was closed to the public.

Motion to approve the application was made by Captain Scherr, seconded by Mr. Elko. Approved by Mr. Lutz, Mr. Romaine, Mr. Quinn, Captain Scherr, Mr. Barilla, Mr. Elko, Mr. Washington, Mr. Babcock & Ms. Schievella.

Absent Ms. Platts & Mayor Puzio

**PB # 2467 – Morris Commons – 600 & 700 Commons Way, Block 22401 Lot 3.06 & 3.07
Minor Site Plan w/Variations**

Christopher Minx from Russo Development and Doug Bartels from Russo Development explained the changes and updates taking place at Morris Commons. The applicant seeks variance relief from Section 54-30.33.(3)(a) which established a fifty (50) foot front yard setback for the clubhouse and the applicant proposed a setback of 47.8 feet. As noted in the application materials, this is the result of a staking error. The applicant proposes to replace the existing sign on Block 22402 Lot 3.02, located at the intersection of Green Pond Road and Commons way. Inclusive of its base, this sign will have a height of 7.5 feet and a width of 10 feet. The face of the sign will have an area of 60 square feet. It will identify the “Rock Point” multifamily development as well as the Record.

The front yard set back for the clubhouse was not an issue since it was a result in a staking error.

Mr. Bartell explained that the new sign will replace the old sign. The sign will be in the same location that the old sign is in. The new sign will be wider and taller than the old sign. The applicant has proposed a sign height of 7.5 feet, the existing sign height is 4.92 feet. It was confirmed that the proposed sign will not be located in a site triangle. Ms. Ferrante asked Mr. Bartell if the sign would be illuminated. They planned on having it illuminated but he needs to confirm if there is electric by the existing sign. If the sign is illuminated Russo Development will comply with the regulations set forth in Section 54-30.11C.(3). It was confirmed that planting will be added near the bottom of the sign and the temporary sign will be removed.

The applicant has proposed to convert 26 parking spaced into EV parking spaces. It was discussed by the Board and the Board Attorney that as per Senate Bill S3223 and the Department of Community Affairs Model Ordinance, EV parking spaces are considered to be permitted accessory use. EV parking spaces do not need Board Approvals for Morris Commons. Revised plans need to include the EV parking spaces.

The meeting was opened to the public, no one commented, meeting was closed to the public.

The improvements and changes to Morris Commons property will have no substantial detriment to the public good.

Motion to approve the application was made by Captain Scherr, seconded by Mr. Quinn. Approved by Mr. Lutz, Mr. Romaine, Mr. Quinn, Captain Scherr, Mr. Barilla, Mr. Elko, Mr. Washington, Mr. Babcock & Ms. Schievella.

Absent Ms. Platts & Mayor Puzio

Mr. Elko made a motion to close the regular meeting at 8:27pm, seconded by Mr. Romaine with unanimous approval.

Respectfully submitted,

Shelley Kahn