

**TOWNSHIP OF ROCKAWAY
BOARD OF ADJUSTMENT
MINUTES FOR REGULAR MEETING
March 16, 2021**

This meeting of the Rockaway Township Board was called to order by Mr. Ray Tahan 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 and The Daily Record on December 16, 2020. Notice to the paper was made via email. Formal action may be taken.

ATTENDANCE:

-Present, Mr. Loftus, Mr. Scherwa, Mr. Nicastro, Mr. Tahan, Ms. Royek, Mrs. Platts

-Also Present: Mr. Lusardi, Mr. Deus, Ms. Garcia, Ms. Lucas, Mr. Novak & Mr. Bell

-Absent: Mr. Smolinski

FLAG SALUTE

APPROVAL OF MINUTES: March 2, 2021 Regular Meeting. Mr. Loftus made a motion to approve, seconded by Mr. Tahan, with unanimous approval.

PUBLIC HEARINGS:

Mr. Tahan opened with **BOA #21-02 Johnson 75C Upper Hibernia Road Block 50101 Lot 16 Minor "C" Variance.** The homeowner, Mr. Johnson along with his Engineer, John Ferrante from E2 Project Management LLC 87 Hibernia Road Rockaway presented to the Board. Mr. Johnson explained how he wanted to put in an inground pool with a patio and firepit. The Johnson family are a family of 4 and due to COVID they plan on spending a lot of time at home this summer. He lives on a private road with 6 houses total and his lot is an under-size lot. Mr. Ferrante explained how the Johnson's house which is located in the R 88 Zone has a lot size which is about 3 times less than it is allowed. Mr. Ferrante also noted the stormwater will be directed toward the proposed drywells. The Johnson's will be installing a 4 ft fence around the pool area and keeping the existing fence around their backyard. What is being proposed is consistent with the neighborhood and the septic will not be affected. Mr. Nicastro made a motion to approve, seconded by Mr. Tahan, with unanimous approval.

BOA #21-03 Connolly 8 Wynding Way Block 30701 Lot 17 "C's" Variances. The homeowner Amanda Connelly and her architect, Tiina Vaska from Denville presented to the Board. Ms. Vaska stated that Connolly's house is in the R20 Zone and she has an under-size lot. They are adding a total of 389 sq ft. 147 sq ft on the 2nd floor and 242 sq ft in the basement. The addition will not impact the neighbors. They will also be replacing the stoop and the front stairs. Ms. Connolly answered questions from Mr. Novak's report. The new siding will match the existing siding, the proposed addition is flat before sloping upward toward the rear of the dwelling, the retaining wall is staying and if any work needs to be done a permit will be needed, there are 2 downspouts the one by the front door will discharge out of the front of the house and the corner/inside wall will run down the side of the driveway. The garage is being used as a rec room and if the homeowner wants to convert back to a garage, they will need to get permits. The driveway is staying as it is. Mr. Nicastro asked Ms. Connolly to confirm that the garage

would not be used as a bedroom and she confirmed it would not be. In the resolution it will state the garage will be not be used as bedroom and if the homeowners would like to change it back to a garage they will need to apply for the correct permits. Mr. Loftus made a motion to approve, seconded by Mrs. Platts, with unanimous approval.

RESOLUTION: Mr. Bell read the **Resolution for Payment for Professional Services from Escrow Accounts**. Mr. Nicastro made a motion to approve, seconded by Mr. Tahani, with unanimous approval.

Mr. Bell read **the Resolution of BOA #21-01, Ziatyk**. Mr. Loftus made a motion to approve, seconded by Mr. Tahan, with unanimous approval.

Mr. Bell read **the Resolution of BOA #20-19, Volta Charging, LLC**. Mr. Loftus made a motion to approve, seconded by Mr. Tahan, with unanimous approval.

Adjournment of the meeting was made by Mr. Nicastro, seconded by Mr. Loftus at 8:26pm.