

**TOWNSHIP OF ROCKAWAY**  
**BOARD OF ADJUSTMENT**  
**MINUTES FOR REGULAR MEETING**  
**April 6, 2021**

This meeting of the Rockaway Township Board was called to order by Mr. Jason Smolinski 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. Smolinski, Mr. Loftus, Mr. Nicastro, Mr. Tahan, Ms. Royek, Mrs. Platts

-Also Present: Mr. Deus, Ms. Garcia & Mr. Pryer

-Absent: Mr. Scherwa, Mr. Lusardi, Ms. Lucas & Mrs. Ferrante

**FLAG SALUTE**

**APPROVAL OF MINUTES: March 16, 2021 Regular Meeting.** Mr. Nicastro made a motion to approve, seconded by Mr. Deus, with unanimous approval.

**PUBLIC HEARINGS:**

Mr. Smolinski opened with **BOA #21-04 1 Hillside Road Block 40702 Lot 6 "C" Variance**. The homeowner, Mr. Grieves presented to the Board. Mr. Grieves explained how he wanted to add a Shed on his property because he is seeking additional space in his single-family dwelling for his growing family. The location of the shed is considered in a front yard. Mr. Grieves reviewed other locations for the shed that wouldn't require a variance relief but picked this proposed location because he stated it was a logical location, given the existing structures, setbacks and stream on his property. It was determined that no impervious coverage variance was required however if Mr. Grieves decides in the future to pave his driveway, he will need a variance. The approvals will be granted upon the following conditions; applicant must comply with all representations made to the Board orally or in writing, during the course of the meeting, approval by any other government agency that may have jurisdiction, building permits will not be issued unless property taxes are current & escrow account for professional review fees is current with sufficient fees, shed shall not exceed 120 sq ft in area & the shed shall comply with Mr. Novak's report. Mr. Nicastro made a motion to approve, seconded by Mr. Tahan, Mr Smolinski abstain, Mr. Loftus, Ms. Royek, Mrs. Platts, Mr. Dues & Ms. Garcia approved.

**BOA #21-05 Wilks 5 Anderson Avenue Block 21004 Lot 17 "C" Variances.** The homeowner Carolyn and Allen Wilks presented to the Board. They will be removing an existing shed and propose to install an in-ground pool. They will exceed the impervious coverage limitation by 25% to 35.5%. After further review with the Board the Board allowed to permit up to 40% impervious coverage in order to put a patio around one side of the pool. The property is an undersized lot, the use will not have an adverse impact. No change to the existing dwelling or any setbacks. Approvals will be granted upon the following conditions; comply with any and all representations made to the Board orally or in writing, application is subject to approval by any other government agency within jurisdiction, building permits

will not be issued without confirmation of property taxes current and escrow account for professional review fees is current with sufficient fees & the applicant shall submit revised plans indicating the 40% impervious coverage. Mr. Tahan made a motion to approve, seconded by Mrs. Nicastro, with unanimous approval.

**RESOLUTION:** Mr. Pryer 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. Pryer read **the Resolution of BOA #21-02, Johnson**. Mr. Tahan made a motion to approve, seconded by Mr. Loftus, with unanimous approval.

Mr. Bell read **the Resolution of BOA #21-03, Connolly**. Mr. Tahan made a motion to approve, seconded by Mr. Nicastro, with unanimous approval.

Adjournment of the meeting was made by Mr. Smolinski, Mr. Tahan made a motion to approve, seconded by Mr. Loftus at 8:35pm.