

**TOWNSHIP OF ROCKAWAY
PLANNING BOARD**

**MINUTES FOR REGULAR MEETING
April 19, 2021**

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

ATTENDANCE: Present: Mayor Puzio, Capt. Scherr, Chairmen Elko, Mr. Barilla, Mr. Washington, Mr. Quinn, Mr. Lutz, Mrs. Platts. Also present: Mrs. Brookes, Mr. Babcock, Mrs. Ferrante, Mr. Dimin, Ms. Welch and the writer.

Absent: Mr. Romaine

APPROVAL OF MINUTES: Chairperson Elko reviewed the minutes of the March 15, 2021 regular meeting. Mr. Washington made a motion to approve the minutes, seconded by Mr. Quinn. The approval of the minutes was unanimous.

OPEN TO THE PUBLIC:

Chairperson Elko opened with **PB# 2391A Morris Commons, LLC 600 & 700 Commons Way Block 22401 Lot 3.06 & 3.07 Amended Preliminary & Final Minor Site Plan**. Morris Commons had their Attorney, Chris Minx, Engineer, Doug Bartels from Russo Development 570 Commerce Blvd. Carlstadt, NJ and Director of Construction, Thomas Gough at the meeting to explain and answer questions or concerns regarding the Amended Preliminary & Final Minor Site Plan Approval. Mr. Bartels explained that they will be removing the 7 proposed individual trash enclosures which had been previously distributed throughout the site with two centralized disposal areas. The 1st area will be located at Road H adjacent to Detention Basin #1. It will contain two compactors and 2 parking spaces will be located next to the area which will be dedicated for drop-off. One of the spaces will be ADA. The other dumpster will be located on Road I. This one will have a dumpster and an area for bulk items. A parking space will be located next to the area for the drop off. Both disposal areas will be enclosed by a non-combustible fence. With the elimination of the 7 trash enclosures the parking spaces will now increase from 714 to 721 spaces, with no change to the number of ADA spaces.

The applicant proposes to reduce the size of Building D. Revised architectural plans were provided for Buildings E, F, G and I. The previously approved amount of one bedroom was for 125 proposed is now 121, two bedrooms previously approved 173 proposed for 184, three bedrooms previously approved 7 proposed for 0. The affordable housing of 40 units will stay the same. Mayor Puzio inquired and Mr. Minx confirmed that there is no proposed change to the previously approved 40 affordable housing set aside or special needs obligations. As a result of these changes, the parking, sanitary and water demands are to be reduced.

The applicant is also seeking to reduce the footprint of the Clubhouse building from 11,267 sq ft to 11,136 sq ft and to realign the orientation of the building. The applicant is proposing to modify amenities to be located adjacent to the clubhouse. The amenities are a patio, pool and pool area, outdoor yoga area, dog park and playground area. The pool is accessible from the clubhouse ramp and from the ADA spaces. There is also an outdoor building west of the pool for storage and bathrooms. This is to keep the clubhouse dry and clean. The outdoor building will also be used for storing pool equipment and the lounge chairs during the off season.

The applicant was approved for 2 identification signs which were 50 sq ft. The applicant proposes 2 signs still but one sign will be 27.18 sq ft and the 2nd sign will be in the area of up to 50 sq ft.

A truck turning plan was presented. It showed the improvements for the access for trucks to move around the development. Mr. Lutz asked and Mr. Bartels confirmed that the easement to the Rockaway Township Water Tank was unchanged by the proposed changes to the site plan. The dumpsters that the trucks empty are not near the residential areas. Mrs. Ferrante commented and questioned the following. She wanted to confirm the safety of the disposal areas. Residents enter through a gate to get to the compactors and to get access to the dumpsters it would be provided by the management. Changes that need to be done:

- Guiderail – Add detail if not there
- Depressed Curb & grading behind the dumpster. Can cause ponding in the area by the curb behind the dumpsters. Work with engineering to fix this.
- Crosswalks
- Construction Details # 8.2 – Remove the old playground area
- Exterior amenities of the clubhouse – Grills & Fireplaces need to be reviewed by the Fire Official, UCC and any other permit that may be needed.
- Enclosures with non-combustible material around disposal areas

Mr. Dimin made the motion to close the hearing from the public, Mr. Quinn made a motion to approve, seconded by Mayor Puzio. Chairmen Elko made a motion to approve, seconded by Mayor Puzio, with unanimous approval.

RESOLUTION: Mr. Dimin read the **Resolution for Payment for Professional Services from Escrow Accounts**. The approval of the Escrow was unanimous.

Mr. Dimin read the **Resolution for PB# 2450 RT School District (Birchwood)**. Mr. Quinn made a motion to approve, seconded by Mrs. Platts with unanimous approval.

Mr. Dimin made a motion to close the regular meeting at 8:27pm, Mr. Scherr made a motion to approve, seconded by Mayor Puzio. The next regular meeting is scheduled for 5/17/21, at 7:30pm in the municipal courtroom.

Respectfully submitted,

Shelley Kahn, Recording Secretary