

**TOWNSHIP OF ROCKAWAY  
BOARD OF ADJUSTMENT  
MINUTES FOR REGULAR MEETING  
April 19, 2022**

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 8, 2021. Notice to the paper was made via email. Formal action may be taken.

**ATTENDANCE:**

-Present: Mr. Tahan, Ms. Royek, Mr. Lusardi, Mr. Deus, Ms. Garcia, Mr. Novak, Mr. Ten Kate & Mr. Bell

-Absent: Mr. Smolinski, Mr. Loftus, Mr. Scherwa, Mr. Nicastro, Ms. Platts, Ms. Lucas

**FLAG SALUTE**

**APPROVAL OF MINUTES: March 15, 2022.**

Mr. Deus made a motion to approve, seconded by Mr. Tahan, with unanimous approval

**CORRESPONDENCE:** There were no correspondence

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

**PUBLIC HEARINGS: BOA # 22-05 Sosely 33 George Street Block 40801 Lot 30  
"C" Variance**

The homeowner, Mr. & Mrs. Sosely presented to the board, along with their Architect/Planner, Mr. Ken Fox. Mrs. Sosely explained how they propose to construct an addition to the rear of their existing dwelling. The 1<sup>st</sup> floor of the addition will consist of a stairwell and the 2<sup>nd</sup> floor will consist of a bathroom. The house is deteriorating and needs to have work done. The applicant has requested variance relief from Section 54-30.29E.(6) which that on existing platted substandard lots, the total width of the two side yards shall not be less than 15 feet, and no one side yard shall be less than 5 feet & Section 54-30.29E.(7) which establishes a rear yard setback of 35 feet.

Mr. Fox discussed that there would be no change in flow of the downspouts, both sides of the structure go toward the rear of the property and it is not directed toward the neighbor's property. Mr. Ten Kate and Mr. Novak were both okay with this. The siding will match the existing siding. The applicant will be changing the window from the rear to the side of the house.

The meeting was open to the public. There were no comments from the public. Meeting was closed to the public.

Mr. Fox explained that the addition of the house will improve the neighborhood. The house needs to have work done because it is starting to deteriorate. There will be no negative impact to the neighbors and will be improving the property.

Mr. Tahan made a motion to approve, seconded by Mr. Lusardi, with unanimous approval.

**BOA # 22-03 DeVenezia 884 Green Pond Road Block 10301 Lot 13  
"C" Variance**

This application is being carried forward to May 3, 2022 without notice.

Mr. Tahan made a motion to approve, seconded by Ms. Royek, with unanimous approval.

**RESOLUTION:**

Mr. Tahan read the **Resolution for Payment for Professional Services from Escrow Accounts.**  
Mr. Tahan made a motion to approve, seconded by Ms. Royek, with unanimous approval.

**BOA #22-01 Veenstra 22 Sunnyside Lane  
Block 40308 Lot 13 "C" Variance**

Mr. Tahan made a motion to approve, seconded by Mr. Lusardi, with unanimous approval.

Adjournment of the meeting was made by Mr. Deus at 8:02pm, seconded by Mr. Tahan. Next meeting, May 3, 2022 at 7:30pm.