

**TOWNSHIP OF ROCKAWAY
BOARD OF ADJUSTMENT
MINUTES FOR REGULAR MEETING
May 3, 2022**

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

ATTENDANCE:

-Present: Mr. Smolinski, Mr. Nicastro, Ms. Royek, Ms. Platts, Mr. Lusardi, Mr. Deus, Mr. Novak, Mr. Ten Kate & Mr. Bell

-Absent: Mr. Loftus, Mr. Scherwa, Mr. Tahan, Ms. Garcia, Ms. Lucas

FLAG SALUTE

APPROVAL OF MINUTES: April 19, 2022.

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

CORRESPONDENCE: There were no correspondence

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

**PUBLIC HEARINGS: BOA # 22-06 Lischin 27 Crescent Ridge Road Block 30705 Lot 68
"C" Variance**

The homeowner, Mr. Lischin presented to the board. Mr. Lischin explained how he wanted to install a fence to keep deer out and people from cutting through his property since he is on a corner property. The applicant is seeking approval for the construction of a six-foot tall decorative and chain link fence within a front yard area along a portion of Crescent Ridge Road and Old Beach Glen Road. The applicant has requested variance relief from Section 54-30.8E.(1) which establishes a maximum fence height of four feet in a front yard area, whereas the applicant seeks approval for a six foot tall decorative and chain link fence in a front yard setback.

The application was deemed complete by Mr. Smolinski, seconded by Ms. Platts with unanimous approval.

Mr. Novak asked the applicant and he confirmed that the finished side of the fence will face outwards toward the public and the fence will not be within 25 feet of the intersection.

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

The applicant explained by adding the fence it will protect his property. There will be no negative impact to the neighbors and will be improving the property.

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

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

The homeowner, Ms. Cecilia DeVenezia presented to the board along with her attorney Mr. Michael Salvaggi. Ms. DeVenezia explained that she is proposing to demolish an existing dwelling and to construct a new dwelling in its place. The applicant is requesting variance relief from Section 54-30.22E.6 which establishes a minimum side yard setback requirement of 25 feet, Section 54-36 which established that no permit for the erection of any building or structure shall be issued unless the lots abut a street giving access to such a proposed building or structure.

The application was deemed complete by Mr. Smolinski, seconded by Ms. Platts with unanimous approval.

Ms. DeVenezia had installed a brand-new septic system on the property. Originally Ms. DeVenezia was just going to renovate the 1st floor and add a level until they realized that the foundation was not stable enough to do the work. The homeowner is planning on building on the same footprint since the new septic system was put it already.

Ms. DeVenezia will follow all requirements and regulations that are required for Fire Safety, proposed contours, soil disturbance and soils erosion. She will also comply with the gutters, downspouts and overhangs.

Mr. Robert Scialla, architect of the project explained that the house will fit very well in the location. The house will be a total of about 1500 sq ft, 3 bedrooms, 2 story and an 8 ft. down basement. Mr. Scialla expressed that this is the best location of the house to be put up due to the environmental impact. The existing walkway will be staying with minor patches and improvements. Firewall will be put up within 5 feet from the property line.

Mr. Ten Kate expressed that a sump pump would be needed and approved by the Township Engineer and that revised plans be submitted with impervious coverage calculations.

The meeting was open to the public. The meeting was closed to the public.

Mr. Scialla explained that this new house will not affect houses around it and the previous house has been there for years. The closest house is about 300 ft from the new one. The new house will fit into the neighborhood. It is a modest house. The new house will have no negative impact on the neighborhood.

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

RESOLUTION:

**BOA #22-05 Sosely 30 George Street
Block 10301 Lot 13 "C" Variance**

Mr. Deus made a motion to approve, seconded by Ms. Royek, with approval from Mr. Lusardi, Ms. Royek & Mr. Deus.

Adjournment of the meeting was made by Mr. Nicastro, seconded by Mr. Platts. Next meeting, May 17, 2022 at 7:30pm.