

**TOWNSHIP OF ROCKAWAY
BOARD OF ADJUSTMENT
MINUTES FOR REGULAR MEETING
May 4, 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. Scherwa, Mr. Nicastro, Mr. Tahan, Ms. Royek, Mrs. Platts

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

-Absent: Mr. Lusardi & Mrs. Ferrante

FLAG SALUTE

APPROVAL OF MINUTES: April 20, 2021 Regular Meeting. Mr. Tahan made a motion to approve, seconded by Mr. Loftus, with unanimous approval.

PUBLIC HEARINGS:

Mr. Smolinski opened with **BOA #21-06 93 Omaha Avenue Block 22006 Lot 71 "C" Variance**. The homeowner, Jessica Romanelli presented to the board. She explained how they wanted to add a deck to their backyard to create more outdoor living space. The deck will be 8 ft. in depth, width is 25 ft. & 10 inches and a total area of approximately 206 square feet. Pictures were presented to show the property. The application was complete as per Mr. Smolinski seconded by Mr. Tahan, with unanimous approval. The White Meadow Brook runs through the property which is identified as a C-1 stream. They need a variance for environmental protection 54-30.10, Stream Encroachment. The deck will be in a flood hazard area, it is not enclosed with walls, except for protective or decorative fencing, banisters or latticework that allow floodwaters to pass freely. No disturbance is located within 25 feet of any top of bank. The deck will be about 88 ft away from the stream. The homeowner was informed to call before you dig. Taxes are all up to date. Mr. Tahan made a motion to approve, seconded by Ms. Platts, with unanimous approval.

Mr. Smolinski continued with **BOA #21-09 52 Comanche Ave Block 21001 Lot 25 "C" Variance**. The homeowner, Dennis Dannenfeler and the architect, Jeffrey McEntee presented to the Board. Mr. Dannenfeler explained that he has lived in the house for 7 years in his 2-bedroom ranch as a family of 3. He is looking to put the addition on to move his parents into his house. He is looking to remove his carport, propose a covered porch along the front of the dwelling, single story addition containing a family room as well as a screen porch are proposed along the dwelling's rear. The applicant proposes a second-story addition which will contain 2 bedrooms, an unlabeled room with a closet and 2 bathrooms. The application was complete as per Mr. Smolinski, seconded by Mr. Nicastro, with unanimous approval. The variance relief is for front yard setbacks, side yard setbacks and impervious coverage. It appears the entirety of the site is located within a riparian area. The Hibernia Brook Tributary is located within 300 feet of the site. The addition will not be affected by the Brook. However, the detached garage will most

likely need approvals from the NJDEP. The applicant clarified that the unlabeled room will not be used as a bedroom and the siding will match the existing siding. The downspouts will be discharged at least 10 feet off the property line and not directed toward or adversely affect any neighboring properties. The applicant will install a drywell and a post construction as built survey and height calculation will be provided. Pervious pavers will be considered to reduce impervious coverage and will need to be reviewed by engineering. The improvements of the house will benefit the neighborhood. There will be no substantial detriment to the public. Mr. Loftus questioned and Mr. McEntee confirmed that the detached garage will be a single story 2 car garage, the roof will be under 12 feet in height. The garage will be used for extra storage and will have electric in the it. Mr. Tahan made a motion to approve, seconded by Nicastro, with unanimous approval.

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

Mora application **BOA # 21-08** 36 Christopher Street asked to move the 6 ft. fence on the left side of the house (when facing the house) up to the front of the dwelling. Mr. Novak sgave them permission to move only the left side of the fence up. Before the resolution can be signed off on both owners of the property must come into the municipal building with their Photo ID to clear up any ownership issues.

Adjournment of the meeting was made by Mr. Smolinski, Mr. Tahan made a motion to approve, seconded by Mr. Loftus at 8:27pm.