

**TOWNSHIP OF ROCKAWAY**  
**BOARD OF ADJUSTMENT**  
**MINUTES FOR REGULAR MEETING**  
**June 15, 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. Tahan, Ms. Royek, Mrs. Platts

-Also Present: Ms. Garcia, Ms. Luca & Mr. Bell

-Absent: Mr. Schwerwa, Mr. Nicastro, Mr. Lusardi & Mr. Deus

**FLAG SALUTE**

**APPROVAL OF MINUTES: May 18, 2021 Regular Meeting.** Mr. Tahan made a motion to approve, seconded by Ms. Platts, with unanimous approval.

**PUBLIC HEARINGS:**

Mr. Smolinski opened with **BOA #21-12 4 Meadow Avenue Block 10801 Lot 10 "C" Variance**. The homeowner, Iliana Symeonidis presented to the board. The applicant requested variance relief from Section 54-30.8 (e(1)) which establishes a maximum fence height of four feet in a front yard area and the applicant is proposing a six foot fence in the front yard area along Rose Court. Ms. Symeonidis purchased the house a couple of months ago for her family. She is looking to put a 6 ft. fence on her property for the privacy and safety reasons. The application was deemed complete by Mr. Smolinski, seconded by Ms. Royek, with unanimous approval. The applicant was made aware that a corner lot fence over 30 inches in height above the level of pavement at the center of the street opposite the point in question shall be erected or maintained within 25 feet of the intersection formed by the projections of the two-street sideline at the corner. The applicant confirmed that it will be. The applicant is aware and confirmed that the finished side of the fence faces the abutting property or street. The fence will wrap around the tree on the side property and the existing fence will be removed. The fence will be an improvement to the property. Mr. Loftus made a motion to approve, seconded by Ms. Royek, with unanimous approval.

Mr. Smolinski continued with **BOA #21-11 8 Oak Lane Block 40401 Lot 28 "C" Variance**. The homeowner, Rob & Lisa DeVries along with their engineer, Fred Stewart and contractor Steve Finke presented to the Board. The applicant is seeking variance relief from Section 54-30.10j. This establishes that no building shall be constructed within 100 feet of the shoreline of any lake, pond or water body larger than 1 acre in size. Mrs. DeVries explained that the property is 47ft from the Shoreline. The house was demolished about 1 year ago. The DeVries family is looking to build a 450 sq. ft. entertainment and storage building. It will not be a living space. The DeVries Family owns the property behind this lot and would like to construct this entertainment structure to use for storage in the

winter/summer and also to have when they come off the lake for a snack or to change to help avoid bringing sand through their house. They also want to be able to sit outside and enjoy the lake view. The building will not have a bedroom or bathroom. There will be an outdoor sink that will conform to regulations. As per the NJDEP this is called a "sink of convenience". A grinder pump is used for the "sink of convenience", this sink does not create any additional flows of the septic. The stone walls that will be built on the property will be 3 ft. in height. The structure will not have any gutters but the roof will be pitched, run off toward the crushed gravel toward the lake. Jim Loftus asked if there would be any electric, Mr. Finke said there will be. JCP&L will merge power from the new structure with underground wires on the property edge to their house. There will also be propane and a wood burning stove. All regulations and inspections will be followed for all utilities on this new structure.

By allowing the Devries to build the outdoor structure it is making improvements to the area. They removed an old dwelling from the property and will be removing an old shed also. They will be eliminating the use of a septic continually. This structure will make this property an improvement and there will be no substantial detriment to the public. Mr. Smolinski made a motion to approve, seconded by Mr. Loftus, with unanimous approval.

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

Mr. Bell read **the Resolution of BOA #21-07, Miller**. Ms. Platts made a motion to approve, seconded by Mr. Tahan, with unanimous approval.

Mr. Bell read **the Resolution of BOA #21-11, Ashdyl Properties**. Mr. Smolinski made a motion to approve, seconded by Mr. Loftus, with unanimous approval.

Adjournment of the meeting was made by Mr. Smolinski at 8:40pm, Mr. Tahan made a motion to approve, seconded by Ms. Platts.