

Board of Adjustment Agenda  
June 18, 2019

1. Call to Order: Notice of this meeting was provided to The Citizen and The Daily Record on December 12, 2019. Formal action may be taken at all meetings.
2. Notice to the newspapers was via email.

Attendance:

- P Mr. Jason Smolinski (Chairperson)
- P Mr. Matthew Yawger (Vice-Chairperson)
- A Mr. James Loftus
- P Mr. Timothy Scherwa
- P Mrs. Phyllis Hantman (Sec.)

Alternates:

- P. Mr. Adam Lusardi Alt. 2
- P. Mr. Manuel E. Deus Alt. 3
- Engineer: Mrs. Ferrante

- P. Council: Mr. Bell
- P. Mr. Black
- P. Mr. Novak

3. Flag Salute
4. Approval of Minutes :
5. Correspondence:
6. Open to the Public:
7. Regular Order of Business

8. Resolutions

- a. BOA#16-22  
Tucker Kelley  
388 Green Pond Road  
"D" Carriage House  
Block 30503 Lot 12
- b. Escrow

Not Ready

9. Committee Reports

10. Other Matters-

11. Public Hearings

- a. BOA# 19-03  
Gallin  
44 Lake End Road  
Block 40401 lot 67  
"C" New House
- b. BOA # 18-09  
Wendy's (Carried from May 7, 2019)  
449 Rt. 46  
Block 10205 Lot 7

Approved waivers - Reso - July 16th meeting

Carried to July 16th

12. Old Business

13. New Business

14. Adjourn

**TOWNSHIP OF ROCKAWAY  
Board of Adjustment**

**MINUTES FOR REGULAR BOARD OF ADJUSTMENT MEETING  
June 18, 2019**

This meeting of the Rockaway Township Board of Adjustment was called to order by, Chairman Smolinski at 7:30 pm, in the Council Meeting Room of the Rockaway Township Municipal Building, 65 Mt. Hope Road, Rockaway Township, New Jersey.

Announcement was made that this meeting was being held pursuant to the New Jersey Open Public Meetings Act, that 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 and Daily Record on December 12, 2018 via E-mail.

# ***Application Minutes for***

## **Application # 19-03**

### **Gallin**

### **44 Lake End Road**

### **"C"s Variances**

### **New Dwelling**

### **Block 40401 Lot 67**

<b><u>Counsel for Applicant:</u></b>	Robyn Valle, Esq.	Testimony (Y)
<b><u>Engineer for Applicant:</u></b>	Fred Stewart, PE	Testimony (Y)
<b><u>Architect for Applicant:</u></b>	Keith Holling	Testimony (Y)
<b><u>Planner for Applicant:</u></b>		Testimony (N)
<b><u>Additional Witnesses:</u></b>	Nina Gallin- Property Owner	Testimony (Y)

The applicant has submitted an application seeking a "C" variance(s) relief to demolish an existing dwelling and construct a new two-story dwelling. Applicant also proposes to enclose the existing carport and to add a second story to the garage which will be a loft area for storage (non-livable space). Variance relief will be for steep slopes and shoreline development.

- New home, 3540sq ft. 4 bedrooms, will be for a vacation home for her family
- Property has no road frontage and four side yards.
- New dwelling will be 22 ft. off of lake.
- Driveway will be widen for emergency vehicle- (width of 12 ft. of gravel)
- Will apply for Morris County Soil
- No fresh water wet lands at this site
- Applied to NJDEP for flood hazard verification.
- Revised drawings are required

Board approved waivers, unanimously

A-1-Area Photos of current conditions

A-2-Colored rendering of proposed house

- Application was approved unanimously.  
Resolution will be memorialized on July 16, 2019

- No new old or new business.
- Escrow Resolution for professional services, approved unanimously.
- BOA #18-09  
Wendy's  
449 Rt. 46  
Block 10205 Lot 7  
Announced that this matter will be carried to July 16, 2019 without the necessity to re-notice
- BOA #16-22  
Tucker Kelley  
388 Green Pond Road  
Block 30503 Lot 12  
Resolution was not ready.

BOA Meeting adjourned.

Next regularly scheduled meeting Tuesday July 2, 2019