

**TOWNSHIP OF ROCKAWAY
PLANNING BOARD**

**MINUTES FOR REGULAR MEETING
June 21, 2021**

This meeting of the Rockaway Township Planning Board was called to order by Chairperson Jack Elko 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: Mayor Puzio, Capt. Scherr, Chairmen Elko, Mr. Barilla, Mr. Washington, Mr. Romaine, Mr. Quinn, Mr. Lutz, Mrs. Platts. Also present: Mrs. Brookes, Mr. Babcock, Mrs. Ferrante, Mr. Dimin, Mr. Novak & Mr. Black.

APPROVAL OF MINUTES: Chairperson Elko reviewed the minutes of the May 17, 2021 regular meeting. Captain Scherr made a motion to approve the minutes, seconded by Mayor Puzio. The approval of the minutes was unanimous.

OPEN TO THE PUBLIC:

Chairperson Elko opened with **PB# 2451 Sedak 327A & 327C Split Rock Road Block 30901 Lot 2 & 3 Minor Subdivision/Lot Line Adjustment**. Mr. Oller the Attorney introduced the applicant and the engineer, Mr. Fred Stewart. Mr. Stewart explained the reason for the lot line adjustment which was to have the driveway and the shed entirely located on lot 3. Mr. Stewart explained that the property is located in an R-88 Zone which required 220'. The lot width now is 197' therefore improving the non-conformity. Lot 2 is being increased by 22 sq ft. The lot line adjustment will create no more encroachments. Mr. Stewart anticipates no additional approvals will be required. The applicant requires variance relief pursuant to NJSA 40:55D-70c from Section 54-30.22E.(2) which establishes a minimum lot width of 220 feet, whereas the applicant has proposed 197.1 feet for Lot 2. We note that Lot 2 presently has an existing deficient minimum lot width of 176.9 feet

The meeting was open to the public for comments. No comments from the public. Motion to close public portion made by Mr. Quinn, seconded by Mr. Elko with unanimous approval.

Motion to approve the application was made by Mr. Washington, seconded by Ms. Platts with unanimous approval.

Chairperson Elko continued with **PB# 2452 Alfa Investments, LLC 253 Mt. Hope Avenue Block 10718 Lot 4 Minor Subdivision & "C" Variance** They are requesting variance relief for 54-30.29 et.seq, dimensional relief related to yard (front) setback encroachments (40' required, 14.7' proposed along Mt. Hope Ave., 24.08' proposed along Blakely Street. Simone Calli, applicant's attorney presented Mr. Smith from Jaman Engineering in Randolph, NJ. The property is on the corner of Mt. Hope Avenue and Blakeley. Property

contains existing shed to be removed and a 2-story framed dwelling. A 1.5'-2' mound with rubble rock wall on top run along west and east sides of the property.

They would like to subdivide into 2 lots. R-13 Zone minimum lot size is 13,125 sq. ft. 1st lot 4.02 containing 15,069 sq. ft. which contains existing building. Morris County Planning Board is requiring 33' easement to be dedicated to the County. The County report included the dedication of ROW & Licensing Agreement to assume maintenance of retaining wall along Mount Hope Ave. Existing lot, pre-existing nonconformity with 2 front yards. They will comply with all rear yard setbacks. Minimum lot width is 75 at the roadway. The existing is serviced by water and sewer and is proposed to tie into the existing. The proposed Lot 4.01 is 19,122sq. ft, impervious coverage is 16.77% when 25% is permitted.

Mr. Smith referenced the planners comment regarding if the architectural plans were conceptual or Actual. Mr. Smith commented that they are 99% accurate with the only difference being the exterior treatment in the center will go from brick to shingle.

Morris County Soil Conversation Plan ready to be submitted barring any amendments to the plan from this meeting.

Putting on the record that only 2 variances for the preexisting conditions.

Requesting Waivers:

Dewberry's Report- Mr. Smith indicated no wetlands on site based on search of NJ Geo Web.

#10 – Mr. Smith testified on the removal of the stone wall for the driveway and does not believe there to be an issue with sight distance.

#15 – Two trees to come out for the driveway and grading of Lot 4.01 Mr. Smith testified that the additional four trees do not appear to interfere with sight distance but will work with Township Engineer and remove obstacles if determined necessary prior to CO.

Planner's Report:

Morris County Planning Board Approval Pending

No restrictions or easements required.

No past sub-divisions in past 5 years

No wells or septic's

Item # 10 request waiver from environment

Floors Plans have been provided and are not anticipated to change.

Sheet 5 Mr. Smith will correct error noted on Average Lot Width & will correct zoning table

Proposed drywell, applicant has no issue

Chain link fence will remain up in the back of the property it is not their fence.

Mr. Novak asked how the construction of the home and driveway will impact post-development runoff. Mr. Smith replied that prior to development stormwater runs in the south easterly direction and will continue in that direction. The runoff from the house will be directed to the drywell.

Mr. Elko asked where the runoff from the driveway will go. The merits of a swale were discussed and deemed not appropriate due to existing grade of property on Blakeley. Ms. Ferrante asked if the developer could consider permeable pavers for the driveway. Mr. Lutz suggested that the applicants engineer run pre

vs post development stormwater calculations and if determined necessary design stormwater treatment measure to account for increase. Applicant agreed to condition of approval and suggested they may curb driveway and direct runoff into a drywell.

Mr. Lutz also requested that as a condition of approval the applicant move the swale 10 ft away from the dwelling. Applicant agreed.

The meeting was opened to the public:

Mrs. Lisa Costanzo 12 Blakeley Avenue is concerned that the block is very small and if their parking on the street it will be hard for delivery trucks to get by. Mr. Smith indicated that the proposed dwelling will have a 2-car garage and additional parking in the driveway. He is opposed to the house being built she likes the open space.

Mr. Ed Zitz 7 Blakely Avenue requested to take a closer look at the proposed driveway. He was also concerned with the run-off water that runs down Blakeley and wanted to make the Board aware of it. Mr. Smith indicated that he would add a berm/grade driveway accordingly.

Motion to close public portion made by Mr. Quinn, seconded by Mr. Barilla with unanimous approval.

Motion to approve the application was made by Ms. Platts, seconded by Mr. Scherr with unanimous approval. With the following conditions:

*Work with Township Engineer regarding the sight distance for the proposed driveway and removing obstacles determined to interfere.

*Provide stormwater calculations of Pre vs. Post Development to Township Engineer to determine if additional measures (i.e., drywell) is required.

*Move swale 10 ft away from dwelling.

*Berm/Grade Driveway

RESOLUTION: Mr. Dimin read the **Resolution for Payment for Professional Services from Escrow Accounts**. Captain Scherr made a motion to approve, seconded by Mr. Quinn with unanimous approval.

Mr. Dimin made a motion to close the regular meeting, Mr. Barilla made a motion to approve, seconded by Captain Scherr. The next regular meeting is scheduled for 8/16/21, at 7:30pm in the municipal courtroom.

Respectfully submitted,

Shelley Kahn, Recording Secretary