

Board of Adjustment Agenda
July 2, 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:

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

Alternates:

~~Mr. Adam Lusardi~~ Alt. 2 A
~~Mr. Manuel E. Deus~~ Alt. 3 A
 Engineer: Mrs. Ferrante
 Council: Mr. Bell
 Mr. Novak

3. Flag Salute
4. Approval of Minutes : June 18, 2019 - Approved motion carried
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. BOA# 19-03
Gallin
44 Lake End Road
Block 40401 lot 67
"C" New House

Check w/
Dumin
July 16th

c. Escrow

9. Committee Reports
10. Other Matters-
11. Public Hearings

- a. BOA # 19-04
Ofelia DiBenedetto (Metro Supply)
205 Green Pond Road
Block 22204 Lot 6
Certificate of Non-Conforming Status

Smolinski - yes
 Yawger - yes
 Loftus - yes
 Hantman - yes

Approved
 July 16th
 MSB

12. Old Business
13. New Business
14. Adjourn - 8pm

**TOWNSHIP OF ROCKAWAY
Board of Adjustment**

**MINUTES FOR REGULAR BOARD OF ADJUSTMENT MEETING
July 2, 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 # 19-04 Ofelia DiBenedetto (Metro Supply) 205 Green Pond Road Certificate of Non-Conforming Status Block 22204 Lot 6

<u>Counsel for Applicant:</u>	Kevin Weinman Esq.	Testimony (Y)
<u>Engineer for Applicant:</u>		Testimony (N)
<u>Architect for Applicant:</u>		Testimony (N)
<u>Planner for Applicant:</u>		Testimony (N)
<u>Additional Witnesses:</u>	Opfelia DiBenedetto- Property Owner of Metro Supply	Testimony (Y)
	John Vandermark- Great Grandfather & Father previously owned Metro Supply	Testimony (Y)

The applicant has submitted an application seeking a certificate of nonconforming use for outdoor storage areas which is presently used by Metro Supply. The site, which is located at 205 Green Pond Road. Metro Supply in the PED Zone-Planned Economic Development.

- Mrs. DiBenedetto bought Metro Supply in February 2007 from the Vandermark's
 - Landscape & Masonry Supply business
 - 205 Green Pond Road currently has outside storage and will continue with outside storage.
- Mr. John Vandermark
 - Previously owned by his grandfather and father
 - Started working there in the mid 1970's
 - "toothbrush" (aerial view in Burgis' report June 11, 2019) area has been used for outdoor storage.

A-1-Letter to the board from Mr. Weinman

A-2 & A-3-Pictures that were included in Mr. Weinman's packet

- Application was approved unanimously.
Resolution will be memorialized on July 16, 2019
- No new old or new business.
- BOA# 19-03
Gallin Resolution was not ready and should be ready by July 16, 2019
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- 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 16, 2019