

**Board of Adjustment Agenda**  
**July 16, 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 A
- Mr. Timothy Scherwa P
- Mrs. Phyllis Hantman (Sec.) P

Alternates:

- Mr. Adam Lusardi Alt. 2 P
- Mr. Manuel E. Deus Alt. 3 P
- Engineer: Mrs. Ferrante A
- Council: Mr. Bell P
- Mr. Novak P
- Mr. Black P
- Mr. Ascoles & P

3. Flag Salute

4. Approval of Minutes : July 2, 2019

*hantman 1st  
Lusardi 2nd*

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

*not ready*  
*approved*

*approved*

9. Committee Reports

10. Other Matters-

11. Public Hearings

- a. BOA # 19-05  
Ricca  
6 Old Lane  
"C" New Dwelling (Impervious Coverage)  
Block 40402 Lot 10
- b. BOA # 18-09  
Wendy's (Carried from June 18, 2019)  
449 Rt. 46  
Preliminary & Final Site Plan  
Block 10205 Lot 7

*Waivers  
Approved*

*hantman 1st  
Deus 2nd* } *Approval*

*Carried to  
August 6, 2019  
@ 7:30*

12. Old Business

13. New Business

14. Adjourn

**TOWNSHIP OF ROCKAWAY  
Board of Adjustment**

**MINUTES FOR REGULAR BOARD OF ADJUSTMENT MEETING  
July 16, 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 # 19-05**  
**Ricca**  
**6 Old Lane**  
**“C” New Dwelling**  
**Block 40202 Lot 10**

<u>Counsel for Applicant:</u>	Robyn Valle, Esq.	Testimony (Y)
<u>Engineer for Applicant:</u>		Testimony (N)
<u>Architect for Applicant:</u>	Keith Holling	Testimony (Y)
<u>Planner for Applicant:</u>	David Troast, PP	Testimony (Y)
<u>Additional Witnesses:</u>		Testimony (N)

The applicant has submitted an application seeking C variance relief to demolish an existing dwelling and to construct a new two-story dwelling (approximately 2477sq.ft.) and a detached garage with loft area.

- New pervious paver driveway
- Variance for Impervious Coverage.
  - Allowed is 25% of total lot area- Existing -43 %, Proposed- 33%.
- House build in 1931
- House sits on piers
- 700ft from lake and no wetlands.
- Green Pond Corp has approved the proposed new dwelling
- Propane tank to be relocated to the rear of the property.
- 20ft wide driveway meets RSIS.
- Will revise drawings with down spouts
- New well located in driveway
- Undersized lot
- Increasing property values
- Benefits the neighborhood
- Over impervious coverage but reducing by 10%
- Loft area in garage is for storage only.

A-1- Storyboard, presented by Keith Holling, with existing conditions of property and house

A-2- Storyboard, presented by Keith Holling, of area photos

No public objected

- Application was approved unanimously.  
Resolution will be memorialized on August 6, 2019

Send Mr. Loftus 7/16/19 CD recording of Wendy's

- No new old or new business.
- BOA# 19-03  
Gallin Resolution – Approved
- BOA#19-04  
Ofelia DiBenedetto Resolution- Approved
- 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 August 6, 2019