

**TOWNSHIP OF ROCKAWAY
PLANNING BOARD**

**MINUTES FOR REGULAR MEETING
July 19, 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, Mr. Dimin, Mr. Novak & Mr. Ten Kate.

APPROVAL OF MINUTES: Chairperson Elko reviewed the minutes of the June 21, 2021 regular meeting. Mr. Quinn made a motion to approve the minutes, seconded by Captain Scherr. The approval of the minutes was unanimous.

OPEN TO THE PUBLIC:

Chairperson Elko opened with **PB# 2457 Atlantic Health Systems 333 Mt. Hope Avenue Block 11001 Lot 8 Preliminary & Final Major Sit Plan with "C's" Variance.** Mr. Kenneth Pape represented the applicant along with Phil Smith, Project Manager for Atlantic Health. Phil Smith explained that Atlantic Health is looking to install Solar Carport Canopies in 5 of their locations. Atlantic Health wants to install Solar Canopies because they are better for the environment. They are looking to install 8 arrays over an existing parking area located in the front of the building (1-3), East of Mt. Hope Ave(B1-B3), East of the building (C1) and South side of the property (C2). The applicant requires variance relief for the following; 54-30.8C(1), 54-30.8C(3), 54-30.51.E.(3)(c), 53-30.51E.(4)

Mr. Babcock requested the clearance be 14 ft in height. Mr. Smith confirmed that the arrays will meet any requirements that is requested by Rockaway Township. Mr. Washington asked if the roof of the arrays will be opened or closed and Mr. Smith confirmed that the roofs will be closed with a deck underneath it.

The drainage of the arrays will be using the existing drainage. Stormwater report was missing and will be submitted.

Mr. Novak asked if any new vegetation will be put on the islands. Mr. Smith confirmed that Red Maples will be planted to the far east to replace the trees that are being removed. The trees that are being removed are not in good shape and are starting to die.

Mr. Babcock asked the location of the control centers and the transformers. Mr. Smith noted that they will be located in the South East corner by the existing transformers. Mr. Smith also answered Mr. Washington's question that the voltage will be 480 volts.

Mr. Lutz confirmed with Mr. Smith that if the existing stormwater management system on site needs to be upgraded the applicant will do it. The EV charging stations will be Level 2 chargers.

Mr. Novak wanted to know if the columns holding up the canopies will impact the parking spaces. Mr. Smith explained that they will not impact the parking spots.

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

Motion to approve the application was made by Mr. Washington, seconded by Mr. Quinn with an 8-1 approval. Approved by Mayor Puzio, Captain Scherr, Mr. Elko, Mr. Barilla, Mr. Washington, Mr. Romaine, Mr. Quinn and Mr. Lutz. Denied by Ms. Platts.

With the following conditions:

- *Move array A1 to avoid removing or damaging trees.
- *Work with Town Planner regarding landscaping.
- *Work with Town Engineer for stormwater management system.
- *Raise or move any arrays to meet the emergency vehicles requirements.
- *Comply with all professional reports and requirements.
- *Stormwater report missing and will be submitted.
- *Waiver of Development Agreement.
- *Submit revised plans.

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 read the **Resolution for PB# 2449 Mine Hills Properties**. The approval of the resolution was unanimous.

Mr. Dimin read the **Resolution for PB# 2451 Sedak**. The approval of the resolution was unanimous.

Mr. Dimin read the **Resolution for PB# 2452 Alfa Investments, LLC**. The approval of the resolution was unanimous.

Chairman Elko made a motion to close the regular meeting, Mr. Quinn made a motion to approve, seconded by Captain Scherr. The next regular meeting is scheduled for 9/20/21, at 7:30pm in the municipal courtroom.

Respectfully submitted,

Shelley Kahn, Recording Secretary