

**TOWNSHIP OF ROCKAWAY
BOARD OF ADJUSTMENT
MINUTES FOR REGULAR MEETING
August 3, 2021**

This meeting of the Rockaway Township Board was called to order by Mr. Ray Tahan 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: Mr. Loftus, Mr. Scherwa, Mr. Tahan, Ms. Royek

-Also Present: Mr. Deus, Ms. Garcia, Mr. Bell

-Absent: Mr. Smolinski, Mr. Nicastro, Ms. Platts, Mr. Lusardi & Ms. Lucas

FLAG SALUTE

APPROVAL OF MINUTES: July 20, 2021 Regular Meeting. Mr. Loftus made a motion to approve, seconded by Ms. Royek, with unanimous approval.

PUBLIC HEARINGS:

Mr. Tahan opened with **BOA #21-20 161 Perry Street Block 10601 Lot 36 "C" Variance**. The homeowner, Jason Jenkins presented to the board along with Steve Lindner from Backyard Custom Builders, Inc. Mr. Jenkins explained that he would like to have a Pole Barn built to have a place to put and protect his camper, patio furniture and toys. The Pole Barn is 20 ft x 40 ft. The applicant has requested variance relief from Section 54-30.10K which establishes that development within 100 feet of the center line of any stream or brook as set forth in the Community Facilities Plan, or any stream or brook that has water in it all year, is prohibited.

The applicant was deemed complete by Mr. Deus, seconded by Mr. Loftus, with unanimous approval. There are no Environmental Constraints, the impervious coverage is approximately 15%, which conforms to the standards of the R-13 District. Mr. Jenkins will comply with Section 54-30.8A.(2) of the Township's land use regulations which establishes no accessory structure shall exceed the height of the principal building or 16 ft, whichever results in the lesser height. The gutters and downspouts will empty into a French drain along the building. They will empty into the pipes and be underground (36 inches to 48 inches-trench). The driveway will remain the same. They will need to dig about 2-3ft. and bring in about 40 yards of soil on the inside of the retaining wall. The Township Engineer needs to approve the grading plan. No electric, plumbing or living place will be in the Pole Barn.

There were no questions from the public.

Mr. Jenkins stated that the Pole Barn will improve his property because it will be a spot to properly store and protect his investment and it will hide the camper. There will be substantial detriment to the public by having the Pole Barn installed.

Mr. Tahan made a motion to approve, seconded by Mr. Loftus, with unanimous approval. With the following conditions:

- Township Engineer needs to approve the grading plan.
- No electric, plumbing or living space in the Pole Barn.

RESOLUTION:

Mr. Bell read **the Resolution of BOA #21-18, Kaslow**. Mr. Tahan made a motion to approve, seconded by Mr. Deus, with unanimous approval.

Adjournment of the meeting was made by Mr. Tahan at 7:50pm, Mr. Loftus made a motion to approve, seconded by Ms. Royek.