

**TOWNSHIP OF ROCKAWAY  
PLANNING BOARD**

**MINUTES FOR REGULAR MEETING  
September 20, 2021**

This meeting of the Rockaway Township Planning Board was called to order by Chairman 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, 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 the Daily Record on 1/9/19 by E-mail.

**ATTENDANCE:**

Present: Mayor Puzio, Capt. Scherr, Chairman Elko, Mr. Romaine, Mr. Quinn and Mr. Lutz, Mrs. Platts, Mrs. Brookes  
Also present: Mrs. Ferrante, Mr. Novak (Burgis), Mr. Black (Dewberry) Mr. Dimin and the writer.  
Absent: Mr. Barilla, Mr. Washington, Mr. Babcock.

**APPROVAL OF MINUTES – July 19 2021** Mr. Quinn moved the minutes, seconded by Mr. Scherr. The approval of the minutes was unanimous.

**CORRESPONDENCE:** There was no correspondence.

**OPEN TO THE PUBLIC:** There was no one present from the public.

**RESOLUTION: Payment for Professional Services from Escrow Accounts**

Chairman Elko made a motion to approve, seconded by Captain Scherr with unanimous approval.

**RESOLUTION: PB # 2457 – Atlantic Health - 253 Mt Hope Ave, Block 11001 Lot 8  
Preliminary & Final Major Site Plan w/ "C" Variances**

Mr. Phil Smith, PE representing Atlantic Health was there to take the signed resolution. Approval of the resolution was unanimous. The resolution would be signed and memorialized.

**OPEN TO THE PUBLIC: PB# 2430A Ciabo Meats- 92 Green Pond Road Block 22103 Lots 16,29,30  
Site Plane & "C" Variance**

Mr. Rittie, Esq. Attorney for applicant summarized application. Preliminary and Final Site Plan for Solar Canopy Panels along the front of the existing building. Applicant proposes concrete sidewalk, stormwater system, and an additional parking lot is for employees (approximately 130 employees) the business has relocated from New York City.

Mr. Heinz Vieluf, Owner of 92 Green Pond Rd, testified that Ciabo Meats is a meat manufacturer, purchased in 2013. He would like to go 'green' to off-set the utility costs with solar panels.

Scott Bowden, Sun Works- Roseville CA, designer for the solar canopies to offset the cost of the utilities testified that they will keep as much vegetation and provide landscaping, canopy range is outside of the existing trees and reduced the solar panel canopies. Front yard setback of 12ft. Exhibits A-1 through A-3 (Colored renderings of the proposed location of the solar canopies.

Mayor Puzio commented to keep trees as they are visually appealing.

Mr. Elko asked if the shading of trees would hinder the solar production. Mr. Bowden replied that the panels will tip to capture the light and will not affect productivity.

Ken Smith, PE - T & M Engineering Middletown NJ. Testified that the solar canopies will have a front yard setback of 12 ft. and they will be placed outside the spread of the existing trees along Green Pond Road, will have 96 new parking spaces, the previous pavement will be kept. Plants will get enough water and sunlight. Will add evergreen trees to the immediate north of the proposed parking area for further screening. NJDEP permit is currently in review with the state, there will not be a gutter system, stormwater from the canopies will recharge into the ground. The lighting will be on a timer (dusk-dawn), height of canopies will allow for emergency vehicles to pass under it. The existing trees will be pruned and will not affect or obstruct the panels in the future.

Mr. Lutz asked about the DEP permit, currently in review with the state.

Mr. Quinn inquired about the fire truck staging area. The truck will be stationed on Green Pond Road.

Nicholas Rotonda, PP – T&M Associates Bloomfield NJ testified that the subject property is located in an Industrial Zone, the proposed improvements are consistent with the master plan, there still will be light air and open space, will not conflict with the development and general welfare of neighboring properties, and will promote the utilization of renewable energy

Motion to approve the application was made by Mayor Puzio, seconded by Mr. Quinn with an 5-2 verdict. Approved by Mr. Lutz, Mr. Quinn, Capt. Scherr, Mr. Elko and Mayor Puzio. Denied by Mrs. Platts and Mr. Romaine.

**OTHER MATTERS:**

Captain Scheer made a motion to close the regular meeting at 7:58pm, with unanimous approval.

Respectfully submitted,

*Erin Murray*