

**TOWNSHIP OF ROCKAWAY
BOARD OF ADJUSTMENT
MINUTES FOR REGULAR MEETING
September 21, 2021**

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

-Also Present: Ms. Garcia, Ms. Lucas & Mr. Bell

-Absent: Mr. Deus, Mr. Nicastro, Mr. Lusardi

FLAG SALUTE

PUBLIC HEARINGS:

Mr. Smolinski opened with **BOA #21-17 Bruss 47 Lake Telemark Block 30307 Lot 9 "C" Variance**. The homeowner, Abby Bruss presented to the board. Ms. Bruss explained that she would like to construct a new front porch. The applicant has requested variance relief from Section 54-30.29E.(5) which establishes a minimum front yard setback of forty (40) feet for the R-13 District, whereas the applicant has proposed a setback of 31.7 feet as measured from the location of the proposed porch.

The applicant was deemed complete by Mr. Smolinski, seconded by Ms. Platts, with unanimous approval. There are no protective covenants or deed restrictions and no signs are proposed or existing on the property. This property is shallow which is causing the variance of the front yard setback in the R-13 District.

The applicant will be removing an existing shed and will construct a new one-car detached garage. The garage will be 15 ft. wide by 24 ft. in length and an area of about 360 sq ft. The applicant is proposing to remove an existing patio area and replace it with a permeable paver.

If approved Ms. Bruss needs to reconfirm with the Engineer the Permit by rule 12 for the front steps. There will be no roof added over the porch. The impervious coverage with the new porch will be 27%.

Mr. Smolinski opened the meeting to the public. No comments from the public. Closed to the public.

Ms. Bruss explained that the lot size is shallow and that is the reason they are going for the variance. The improvements to this house will only enhance the neighborhood. There will be no negative criteria if a variance is granted.

New drawings need to be made showing the distance of the porch from the front yard and side yard.

Ms. Platts made a motion to approve, seconded by Mr. Tahan, with unanimous approval.

Mr. Smolinski continued with **BOA #21-23 Carroll 137 Lake Shore Drive Block 21806 Lot 9 "C" Variance**. Mr. Carroll, homeowner presented to the board. The applicant wants to construct a shed 8 ft. by 16 ft. and a future proposed covered patio to the rear of the shed. The applicant has requested variance relief from section 54-30.29E(9) which establishes a maximum impervious coverage of 25% for the R-13 District. Variance relief is also requested from section 54-30.10 which establishes that no building shall be constructed within 100 ft of the shoreline of any water body greater than 1 acre in size.

The applicant was deemed complete by Mr. Smolinski, seconded by Ms. Platts, with unanimous approval. There are no protective covenants or deed restrictions on the property.

The shed will be located about 45 ft. from the shoreline. The patio will be on the side closer to the lake. The shed will be 8 ft. in width by 16 ft. in length and a total of 128 sq. ft.

Mr. Smolinski opened the meeting to the public. No comments from the public. Closed to the public.

Mr. Carroll stated the shed will improve his property and the neighborhood. There will be negative criteria if the variance is granted.

Ms. Platts made a motion to approve, seconded by Mr. Scherwa, with unanimous approval.

RESOLUTION:

Mr. Smolinski read **the Resolution of Escrow**. Mr. Smolinski made a motion to approve, seconded by Mr. Loftus, with unanimous approval.

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

Adjournment of the meeting was made by Mr. Smolinski at 8:03pm, Mr. Tahan made a motion to approve, seconded by Ms. Platts. Next meeting, October 5, 2021 at 7:30pm.