

**BOROUGH OF ROCKAWAY  
LAND USE BOARD  
MINUTES  
June 22, 2020**

The regular meeting of the Land Use Board of the Borough of Rockaway, County of Morris, and State of New Jersey was held at the Community Center, 21 Union Street, Rockaway, New Jersey with Chairman Blair presiding. Notice of this meeting was given in the annual resolution and posted on the municipal bulletin board.

Chairman Blair called the meeting to order at 7:30pm. All present saluted the flag and Chairman Blair read the Open Public Meeting Act Statement.

ROLL CALL Present: Chairman Kenneth Blair, Ken Banbor, Joyce Freiermuth, Ron Hamman, Barbara Koch, Janet Leonard, Joseph Maulbeck and Kim Rose.

Absent: Mayor Thomas Mulligan, Councilman Russell Greuter and Mark Howarth

Recuse: William Hopler

Professionals Present: John Mills, Esq.  
Richard Quamme, Eng.  
Golder Speyer, Planner

**APPLICATION LUB #064**  
**ROCKAWAY BOROUGH DPW**  
**21-25 UNION STREET**  
**BLOCK 12 LOT 3**

Richard Quamme explained to the board that this is a courtesy Review for a capital improvement. This application is for the DPW garage. He stated that the garage is needed for storage. This is the only property the borough has that can accommodate the garage. He said that the garage will be 40 X 80 pole barn. There will be no water or sewer. It will have 3 bays and will be dark brown in color with light trim. Mr. Quamme introduced exhibit RB1 showing the barn/garage. Mr. Quamme said there will be a retaining wall in the back of the building 5 feet from the property line. He stated that it is fairly tight spot. Mr. Quamme showed exhibit RB2 showing the large block retaining wall. Mr. Mills asked if the neighbors have been told. Mr. Quamme said no they have not been notified. Joyce Freiermuth said so why didn't the town do a notification of the 200 ft. listing? Mr. Quamme said it is not required for a courtesy review. Ms. Freiermuth wants to make sure that storm water will not run into the neighbors. Golda Speyer asked what the color of the retaining wall will be. Mr. Quamme introduced exhibit RB3 showing the colorized wall and it looks like white brick. Barbara Koch asked what you are planning to store in the garage that will have no heat. Mr. Quamme said that it is intended for cold storage but it is still insulated and will have lights and electric. Mr. Quamme testified that this project is being funded by Rockaway Borough.

Chairman Blair opened the meeting to the public.

There was no public

Chairman Blair closed the meeting to the public.

Chairman Blair asked for a motion. Kim Rose made a motion to approve the application. Barbara Koch seconded. Joe Maulbeck stated he hopes that the neighbors don't get upset. Mr. Quamme said that they need a final design and then they will send the project out to bid in the middle of July.

## **OTHER BUSINESS**

A motion was made by Joyce Freiermuth to accept the minutes from the meeting dated February 4 and March 3, 2020. Janet Leonard seconded and all board members present voted to approve the minutes.

Golda Speyer introduced Ordinance 10-20 to the board. She read the ordinance to the board and said she would like this to be approved quickly. She spoke about a 2017 settlement with fair housing. She talked about Avalon Bay and how it fell apart because of environmental issues with the bats. Ms. Speyer explained the reason why the zoning was changed to all the senior housing in the 3-way zone parcel. Joyce Freiermuth read that only one person in the apartment has to be over 55 to be eligible. Ms. Freiermuth wants it to say everyone should be a senior. Barbara Koch gave an example of a Grandma having to take in her grandson but she had to go to court and they said no she could not have her Grandson live with her because it was senior housing. There was much discussion about age eligibility at a senior complex.

Janet Leonard asked why this property has been selected.

Kim Rose requested that the playground and swing sets be removed from the plans because this is a senior housing no need for a playground for children.

Chairman Blair asked for a motion Barbara Koch made a motion to approve the ordinance but with changes this was second by Ron Hamman.

Joyce Freiermuth asked to send a letter to the Zoning Officer with regards to the Car Wrapping Company/ Faber Properties. She stated he is not compliant and he should be shut down.

The meeting ended at 8:30pm.

Respectfully submitted,

Colleen Reardon  
Land Use Board Secretary