

January 8, 1958

The regular meeting of the Adjustment Board was held on the above date with Chairman Williams presiding. A closed meeting was held and the following officers were elected by motion: Mr. George Williams as Chairman and Mr. Stanley Warner as Secretary.

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The open meeting was called to order and Mr. Michael DiDomenico of Port Morris appeared before the Board with a request to convert a single dwelling into a double dwelling. The application for permit was denied because ~~of~~ the premises in question is located in Zone E, a single dwelling zone. Applicant wishes to make a 4 room apartment on the second floor of his house. The lot is 75' X 300'. It is reported that there are 3 other houses on this street which are double dwelling. Motion was made by Mr. Warner and seconded by Mr. Magnus that the variance be granted subject to the local health and sanitary code and the Fire Underwriters Board. Motion was passed by a roll call vote, showing all in favor.

✓
Mr. Ely representing Mrs. Eleanor Buchanan (see minutes of Nov. 5, 1957) appeared before the board to ask permission to erect a service station on a property located on route 10 and Eyland Place. The set back lines as shown on the map presented are 7' from Eyland Place and 22' from shoulder of Route 10. Motion was made by Mr. Magnus and seconded by Mr. Warner that the Board inspect the site in question. Motion was passed by a roll call vote. *Denied*

✓
Mr. Matthew Vesel of Succasunna appeared as instructed last meeting for a hearing. He wishes to erect and use a building on property located at the West end of Main Street, Ledgewood for the purpose of retail selling of garden supplies and the manufacture of women's apparel. The building will be 50' X 40'. Applicant presented registered return receipts for proof of letters sent to surrounding property owners as required by our ordinance. Mr. Mino and Mr. Fuge were present and raised the question of water drainage and pollution from the drainage and septic tank system the applicant would use. Also a question of parking cars on the street or off street parking. These two property owners were informed that the Applicant would have to meet the requirements of the State Health and Sanitary Board and also the Board of Fire Underwriters. The property owners who are absent must be in agreement with the variance. Motion was made by Mr. Magnus and seconded by Mr. Warner that the variance be granted subject to the minimum requirements of the Building Code, the local and state Health Authorities and the local fire department and Board of Fire Underwriters. Motion was passed by a roll call vote showing all in favor.

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VW
Mr. Vincent Denito of Medora Signs, Dover appeared, representing Romott Plumbing at Route 46, Ledgewood Circle, (see minutes of Nov. 5, 1957). Applicant wishes to erect a sign 25' set back from the highway right of way and 1 foot from the side property line. The requirements is 10' from either side line. Area of the sign is 5'6 X 4'6 or 24 3/4 sq.ft. Motion was made by Mr. Warner and seconded by Mr. Magnus that the variance be denied. Motion was passed by a roll call vote, showing all in favor.

VW
Mr. Denito also presented a request for permission to erect a ground sign in front of a building on Route 46, on Kingtown Mt. for McCauley and Gentile, Model Homes. Application for permit was denied because of excessive area. Motion was made by Mr. Warner and seconde by Mr. Magnus that the variance request be denied. Motion was passed by a roll call vote showing all in favor.

VW
Mr. Manuel Selengut wishes to erect a building on the property of the Lakeland Lumber Co. Application for permit was denied because of insufficient side yard setback. The new structure will be a storage shed, warehouse and stockroom, and will be attached to the existing building. The side line is 2' off North side, next to the railroad. The building at the ~~front~~ far end is 26' wide and will be made of wood frame and cinder-block. Motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance be granted. Motion was passed by a roll call vote showing 4 to 1 (Warner No).

VW
Mr. Selengut also present request for variance to erect a dwelling on Mt. Arlington Blvd. lots 10 & 11, Block 2, Section 1. The applicant wishes to move the location of a house 10' toward the front of the lot than shown on the map presented. The application for permit was denied because of insufficient front yard and setback also insufficient rear yard. The front yard would be 17.34 and back yard 18'. Motion was made by Mr. Warner and seconded by Mr. Magnus that the variance be denied. The motion was passed by a roll call vote 3 to 2. Mr. Honeyman and Mr. Perk Not Voting. (voted no)

The members of the Board who were present at this meeting are Mr. Williams, Mr. Magnus, Mr. Warner, Mr. Honeyman, Mr. Perk.

Motion for adjournment was made and passed at 9:50 PM.

Respectfully Submitted,

Ruth H. Thiele
Ruth H. Thiele, Clerk

S.W.