

December 3, 1958

The regular monthly meeting of the Zoning Board of Adjustment was held on the above date with Mr. Warner acting Chairman in Mr. Williams absence. Those present were: Messrs, Warner, Honeyman, Magnus. Absent: Williams and Perk.

Mr. White representing the Dean Oil Co. appeared before the Board to request a variance or information. The Oil Co. has purchased or will purchase the lot adjoining their property located on Route 10 and Eyland Place. They wish to use this new property as a paved driveway for ingress and egress. It was the opinion of this Board that the Dean Oil Co. could use their own property for a driveway, that it did not involve building or construction of any kind.

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Mr. J. William Benner, representing the S. S. C. Holding Company Inc. concerning the property this Co. owns located on Emmans Road. (Swim & Sport Club). ~~THREE~~ requested a variance regarding the building of a summer cottage located in the wooded area of the sportpark, and not connected with any thoroughfare excepting via a privated road which opens onto Emmans Road. The lot is 100' X 100', is # 22 on the map presented, and will be 20'X22' and used for summer occupancy only.

Motion was made by Mr. Honeyman and seconded by Mr. Magnus to grant the variance to build a summer cottage providing the applicant comply with all the sanitary and health requirements of the Township.

Motion was passed by a roll call vote, with Mr. Warner voting No.

4
Mr. Joseph Reidda requested a variance to erect a sign on his property located in the Robinson Development on HighlandAve. and Walker Ave. The sign is a double face, temporary sign with 12 sq.ft. area. Motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance be granted to erect a double face sign with 12 sq.ft. in area on a temporary basis to expire on July 1st. 1959 and that this expiration be printed on the face of the sign. Motion was carried by a roll call vote.

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Mr. Henry C. Will of Berkshire Valley appeared before the Board to request a variance on a subdivision with a lot that does not meet the requirements of the Planning Board. The applicant had a letter from the Planning Board denying the subdivision. The lot is located on a private road off the Berkshire Valley Road, the private road being a dirt unimproved road. Motion was made by Mr. Honeyman and seconded by Mr. Magnus to grant the variance to subdivide this property on an unimproved road. Motion was carried by roll call vote.

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Mr. John Hyll of Beechwood Heights Succasunna asked for information concerning erecting a stable for a pony which he wishes to purchase for his son. The stable would be located in the rear of his property approximately 10' from the rear line. The building would be 8'X 19' with a 50'X 50' coral around it. His property is approximately 220. deep. The building Inspector could not issue a permit at this time because there is nothing in the ordinance about stables in a residential zone. It was felt by the members of the Board that legal advise should be obtained by the Building Inspector. No further action was taken.

4 (4) Mr. Benjamin Bragman appeared before the Board to request a variance to erect a pylon ground sign situated at Route 46 & Mt. Arlington Rd. known as the LedgeWood Circle Shopping Center. The sign is to be double faced, with 149 sq.ft. each side or a total of 298 sq.ft. Set back is to be 15' from route 46, as shown on the sketch presented. Motion was made by Mr. Honeyman and seconded by Mr. Warner that the variance be granted. Roll call on the above motion showed all in favor. Permit was denied because of excessive area.

4 (5) Mr. Bragman also presented a request for variance at the same location, to erect a wall sign on the W. T. Grant Co. building. These letters are individual 5' high for a total of 9 letters, making the size of the sign 225' sq.ft. and attached to the front of the building. Application was denied because of excessive area. Motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance be granted. Motion carried by a roll call vote.

4 (6) Mr. Bragman also requested a variance for the Food Fair Store to be located at the LedgeWood Circle Shopping Center. These letters are to be attached to the wall, 4' high giving a total of 128 sq.ft. The application was denied because of excessive area. Motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance be granted. Motion was passed by a roll call vote.

4 (7) Mr. Felix Medore appeared before the Board to request a variance to relocate a sign from Route 46 ~~to~~ LedgeWood to Route 46, Kevnil, on the corner of FerreMonte Ave and Route 46. The building is 18' from Ferremonte and 6' from Route 46. The sign to be 30' from Ferremonte and 15' from Route 46 on the top of the building. The Billboard is double faced, and is 10' X 22'. The building permit reads subject to approval of the Board of Adjustment. Motion was made by Mr. Magnus and seconded by Mr. Honeyman that the variance be granted. Roll call showed all in favor. Mr. Medore showed a lease from Mrs. Mary Detko for the use of the building for the bill board and a certificate from the New Jersey Advertising Agency allowing said sign in this location.

Motion for adjournment was made and seconded at 10:00 PM.

SFW Respectfully submitted,
Ruth H. Thiele
Ruth H. Thiele, Clerk