

April 1, 1959

The regular monthly meeting of the Zoning Board of Adjustment was held on the above date with Chairman Williams presiding. There were no members absent.

12 (1) Mrs. Marilyn Storey, South First Avenue, Kenil, N.J.

Applicant owns a dwelling on the above addressed property on a lot 130'X 75'. The dwelling has a porch 7' wide on the front of it leaving a 12'2" front set back line. Mrs. Story would like to enclose this porch with glass and install heat.

The application for permit was denied because of insufficient front set back line.

Motion was made by Mr. Magnus and seconded by Mr. Honeyman that the variance be granted. Motion was passed by roll call vote showing all in favor except Mr. Perk who abstained.

12 (2) Mr. Harris Schnars, North First Avenue, Kenil, N.J.
on North 2nd. Ave

Applicant has a plot 120'X 100' located in Kenil and wishes to erect a dwelling for his occupancy. The has 12,000 sq.ft. area.

Motion was made and seconded to inspect the property. Application for permit was denied because of insufficient arear and frontage. Also dead end and unimproved road.

27 (3) Mr. Edward Sayette, 506 Colver Road, Landing, N.J.

Applicant owns a lot 50' wide at the above named address with a dwelling 21.95'X 20'. 23' setback from front property line. The applicant wishes to erect an addition of 10' to the dwelling. Leaving a 7'2" side yard. The other side yard being 10'85".

Application for permit was denied because the aggregate two side yards equal 18'. Should be 20'.

Motion was made by Mr. Honeymand and sec nded by Mr. Magnus that the variance be granted. Roll call vote showed all in favor and the motion was carried.

12 (4) Dean Oil Co. Fairwood, New Jersey (~~Sector~~)

Applicant wishes to erect a new building on property located on Route 10, running through to Eyland Place. The existing station is a non conforming use. Two of the old structures now on the property will be torn down.

Motion was made by Mr. Magnus and seconded by Mr. Honeyman that the Board inspect the site in question. Motion carried.

(5) Mr. Robert Curtis for Curtis Turner Associates Inc.
157 West Clinton Street, Dover, New Jersey

The applicant wishes to consturct a real estate office on the property located on Route 10 and Eyland Place. The lot contains 9,999 sq.ft. and is triangular inshape having 231'X 220'X 87'. The building will be set 15' f om Route 10 and Eyland Place and 7½' from

April 1, 1959

IV (5) cont.

the 87' side of property. The building is to be 24'X 40'.

Application for permit was denied because of insufficient area and it is located in a residential "B" zone.

Motion was made and seconded to grant the variance for use as a real estate office only and applying only to the applicant. Motion was carried by a roll call vote showing all in favor.

IV (6) Mr. Luigi Latini, P.O. Box 755, Landing, New Jersey

Applicant wishes to erect an addition to his present dwelling located at the named address on a lot 60'X 125'. The present dwelling is 27'X 22'. The proposed addition is 27'X 16' and will contain a 1 car garage with a room above also an entrance to his existing dwelling. There will be a portion of the garage protruding 5' from the established front property line. Proposed side lines will be 10' and 7'.

Application for permit was denied because the aggregate width of two side yards equals 17' feet. It should be 20'. Also questionable front set back line. (established line)

Motion was made and seconded that the variance be granted. Motion was carried by a roll call vote showing all in favor.

IV (7) Zands Realty, 46 Intervall Road, Boonton, N.J. (Seeber)

Applicant wishes to erect a sign 4'X 8' on a lot located on Meadowview Ave, a proposed new road in the tract known as The Spargo tract on Eyland Avenue. This same sign was permitted for 6 months on the corner of Eyland Ave. and Righter Road. The sign is to be located on the second lot in front of Eyland Ave. and 15' from adjoining property owner with a 15' set back from new street.

Motion was made by Mr. Warner and seconded by Mr. Magnus that the request be granted providing the applicant show the expiration date of 6 months from the date of permit issuance on the face of the sign. Motion was carried by a roll call vote.

IV (8) Mr. Mitchell Chmura, Box 147, Ledgewood, N.J.

Applicant wishes to add to his dwelling 20'X 34' located on Emmans Road, Ledgewood. The proposed addition is 16'X 32'. The lot is 150'X 100'. Side yards will be 45' and 55'. Present front set back line is 9' on dwelling. This addition will be erected even with this line.

Application for permit was denied because of insufficient frontage and area.

Motion was made by Mr. Honeyman and seconded by Mr. Warner that the variance be granted. Motion was carried by a roll call vote showing all in favor.

IV (9) Mr. John Tardive, Succasunna, New Jersey

Applicant wishes to subdivide his property for the purpose of

April 1, 1959

(9) cont.

paving the area ~~and~~ for parking or driveway for the stores in front of the proposed subdivision. The applicant presented a letter from the Planning Board showing denial of subdivision application, because of insufficient area of the part being subdivided and the side line of the dwelling will not conform to the ordinance. The lot is 197'X 130', applicant's dwelling is on Richards Ave. having 60' ~~69'~~ frontage. A group of stores is located on Route 10 with a driveway area in the rear. The applicant wishes to subdivide 10' from his dwelling property adjoining the driveway reducing his dwelling property to 50 feet. The applicant stated that he intends to move the dwelling off the property within 3 years. Mr. Warner stated that it was not good to reduce the size of the dwelling property.

Motion was made by Mr. Warner and seconded by Mr. Perk to deny the request for subdivision because the house lot would be too small. Roll call on the above motion was as follows:

Warner: yes Honeymaa: No
Perk: Yes Magnus: No
Williams: Yes

As a result of the above roll call the motion was carried.

There was no further business and the meeting was adjourned at 10:00 PM.

Respectfully submitted,

Ruth H. Thiele

Ruth H. Thiele, Clerk

Inspection of applications # 2 and # 4 held on the Sat. after the above meeting date. All members present.

all over

T.V.
2. After inspection of the site in question motion was made and seconded that the variance be granted. Motion carried.

T.V.
4. After inspection of the site in question motion was made and seconded that the variance be denied, because of insufficient lot area, also dwelling existing on the same lot will be only 15' away from proposed station. Motion was carried.

Respectfully submitted,

Ruth H. Thiele, Clerk

Ruth H. Thiele

SFW