

December 7, 1960

The regular monthly meeting of the Zoning Board of Adjustment was held on the above date with Chairman Williams presiding. The following members were present: Messrs, Williams, Warner, Honeyman, Magnus, Perk.

Rev. Paul Virkler, representing the Roxbury Bible Church appealed for a special exception under Section 408 of the Zoning Ordinance. The proposal is to erect a building 30' X 50' attached to the present structure located on Hillside Avenue to be used as a Sunday School room and hall for members of the church. This plot plan was approved by the Planning Board for Site Development including parking area.

There was no one present either for or against the proposal.

Motion was made by Mr. Warner and seconded by Mr. Honeyman that special exception be granted. Roll call vote showed all in favor, except Mr. Perk who abstained.

Mrs. Jennit Masi, Center Street Port Morris did not appear and the application was declared withdrawn.

Mrs. Anna Chivato and Mrs. Alex Papp her daughter applied for variance to the strict application of the Zoning Ordinance under Sections 1602 and 1603 of the zoning ordinance.

The property is located in the Industrial zone on Main St. and Green Lane, Succasunna.

The variance request is for side line set back between existing dwellings to be 10.1' from the frame house as shown on map presented entitled "Proposed Subdivision plan, Mark Lane, Succasunna, Township of Roxbury Owned by Anna Chivat, dated Sept 28, 1960, and 8.03' from the brick house as shown.

There was no one present either for or against the proposal.

Mrs. Chivato stated that she would retain one house and lot and sell the other (corner lot sell)

Motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance requested be granted and the Blanning Board be so informed. Motion was carried by roll call vote showing all in favor.

Mr. Robert Baron representing Plymouth Homes, A. Maskello, and AA Best appealed for a variance to the strict application of the Zoning Ordinance. He wishes to erect a free standing pylon double face sign, 30' from the highway property line, 25' high and 10' wide. The sign will be 26' from the ground to the bottom of the sign, and will be 55' from the easterly property line. The applicant stated that he had a 3 month lease on the bill board standing on the adjoining property. The sign hides the model house almost completely and although the owner of the bill board would not be willing to move the sign there is a possibility that the sign be raised higher off the ground.

There was no one present either for or against the proposal.

Motion was made by Mr. Magnus and seconded by Mr. Warner to inspect the site in question. Motion carried by roll call vote showing all in favor.

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DEC 8 ANSD

P.B.

DEC 8 ANSD

DEC 30 ANSD
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Mr. Jack Brothers, Route 10, Succasunna appeared before the Board for a variance on the strict application of the Zoning Ordinance under sections 415 and 1403 setback requirements.

DEC 30 AMSD

The proposal is for the erection of an addition 20' X 20' to the present building (located on Rt. 10 & Hunter St.) with a 16' rear yard and 14' front set back from the highway. The property is 215' along Route 10 and 50' on Hunter Street. The proposed use of the addition is a dentist office. Mr. Brothers will sell the entire property.

There was no one present either for or against the proposal.

Motion was made by Mr. Magnus and seconded by Mr. Warner that the variance be granted subject to there being parking area equal to twice the square feet of the entire structure as required under Section 602 of the Ordinance, and that all sanitary requirements are met, because the relief requested can be granted with substantial detriment to the public good and will not impair the intent and purpose of the zoning ordinance. Roll call on the above motion showed all in favor.

Mr. Ezra Newmark, representing Manuel Selengut appeared before the Board to request a variance to the strict application of the Zoning Ordinance under Section 1203d rear yard set back. The property in question is located on the corner of Mt. Arlington Blvd. and Morse Place in Landing.

Mr. Newmark stated that the front yard faces Morse Place. that the entrance to the house will be from Morse Place, that the garage roof will be level with the ground and the entrance will go over the flat roof of the garage.

Mr. John Jacobson 1027 Wilcox Ave. Bronx, N.Y.C. Foreman of the Shore Hills Construction Co. stated that the ground is on a hill making the proposed entrance actually at ground level with Morse Place.

Mr. Newmark submitted pictures and map exhibit B showing a similar house and its location, stating again that the question before the Board was the rear yard set back and nothing else.

Mr. VanLier, 501 Morse Pl. Landing, adjoining property owner stated that he had not been served notice of this hearing.

The Secretary referred to the affidavit and found that Mr. Van Lier was PUC and therefore Mr. Selengut still owned the lot.

Mr. Van Lier stated that the proposed house would block the view of his house and that it was understood that Mr. Selengut would not build a house that would block the view, the proposed housed 1st. floor will be on the same level.

Mr. Newmark stated that Mr. Selengut does not guarantee view or other such things.

Mr. David Reifer stated that the front entrance to Mr. VanLier's home is now and was the front entrance from Mt. Arlington Blvd.

The Planning Board in 1958 granted a subdivision on these lots making side yards where front yards were, that Mr. Van Lier has an agreement with Mr. Selengut stating that he would not build on the lot. The agreement was read by the Chairman.

Mr. Newmark stated that the property was offered to Mr. Van Lier who decided not to buy and that the garage mentioned in the agreement is not in question but rather a house with an insufficient rear yard.

Mr. Wurster, 507 Vale Road, stated that his house is around the

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corner of the property in question and is against the erection of this house because of the traffic hazard. The road is hilly with a curve just beyond the property. The erection of the house would cause a blind spot so that cars could not be seen coming from the North.

Mr. Newmark stated that the issue is a narrow one, it is not whether a house will be constructed upon this lot but whether or not the front will be on Mt. Arlington Blvd. or Morse Place.

Mr. Saul Goldstein adjoining property owners asked if this is a model house would be considered a business, the area is zoned as residential.

Mr. Newmark stated that a building permit could be obtained at any time by turning the front entrance to the other street. The Chairman stated that it is the right of any property owner to utilize his property to the best advantage. That it is the Board's responsibility to protect the owners as well as the surrounding properties.

The question facing the board is a request for variance of a 7' rear yard. The lot area complies with the zoning requirements and in fact contains approximately 2,000 sq.ft. more than required.

Motion was made by Mr. Magnus and seconded by Mr. Honeyman to inspect the site in question. Motion was carried by roll call vote showing all in favor.

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Mr. Thomas Koclas owner of property on Route 46 near the Netcong Circle appeared with application for recommendation to the Township Committee for the erection of a sign. The sign will be 15' from the highway property line and will stand on pylon poles 10' from the ground to the bottom of the sign. The advertising area is 16' X 7', double faced 224 sq.ft. total area. Motion was made by Mr. Warner and seconded by Mr. Magnus to make recommendation to the Township Committee to allow the erection of this sign in the residential zone. Roll call vote on the above motion showed all in favor.

A letter from the Clerk of the Board was read requesting an increase in salary and an allowance for the use of her car.

This was approved and included in the budget. Motion was made and seconded that the budget for 1961 be submitted to the Governing Body.

The meeting was adjourned at 11:00 PM. by motion made and carried.

The members of this board will meet on Saturday next to inspect the two sites in question.

After inspecting the site of Plymouth Homes, Mr. Baron, motion was made and seconded to deny the variance requested because the variance could not be granted without it being a detriment to the surrounding property and public good.

After inspection of the site of Manual Delengut on Mt. Arlington Blvd. and Morse Place Motion was made and seconded to deny the request for variance because it would be a detriment to the public good and welfare, and it is not a hardship.

*Respectfully submitted
Ruth H. Thule Clerk*

