

January 6, 1960

An organization meeting of the Zoning Board of Adjustment was held on the above date.

The Clerk called for nominations and the following were nominated for Chairman, Vice-Chairman, Secretary respectively. The nominees were Mr. George Williams for Chairman and Mr. Stanley F. Warner for Vice-Chairman and Secretary. The nominations were closed and motion was made that the Clerk cast one ballot. The ballot was cast and the above were unanimously elected.

Mr. Edward Adams, 8 Sheffield Drive, Newark, N.J. made application for variance to erect a dwellin in an industrial area. The property is located off Arlington Street which is a passable dirt road. The particular property is located on Hillcrest Avenue a paper street, approximately 1,270 feet from highway Route 46. The property is 50' X 125'.

The applicant stated that there were other houses in the immediate area both larger and smaller than the proposed dwellings. Notices to surrounding property owners were reviewed by the Board and no one was present either for or against the proposal. There was no further discussion and the Chairman declared the hearing closed and called for a motion from the Board.

Motion was made by Mr. Magnus and seconded by Mr. Warner to make recommendation to the Township Committee to grant this variance as requested, it is already a relatively built up area and there is no reason to deny the land use. Motion was carried by roll call vote showing all in favor.

Mr. Peter Miners, Gordon Road, Berkshire Valley, R.D. Wharton, N.J made application to the Board to erect a dwelling on Gordon Road with insufficient house area. The dwelling is ~~be~~ 26' X 30' or approximately 780 square feet with a full basement.

Mr. Warner withdrew from discussion or voting on this application because he is a resident in the area in question.

The applicant stated that the lot is approximately 104' X 422'. He also stated that because his children are grown he and his wife do not care to live in a larger house.

Mr. Honeyman asked about the sizes of the houses in the area.

Mr. Miners said that some were smaller and some were larger, and that his present house contains 800 square feet.

Notices sent to surrounding property owners were reviewed by the Board and no one was present either for or against the proposal.

The Chairman declared the hearing closed and called for action by the Board.

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

A hearing was opened for Mrs. Veronica Wagner who wishes to make a three room apartment on the second floor of her home located on the corner of Main Street and Evergreen Terrace, Succasunna. She was not present and the Chairman directed the Clerk to inform her that she must make a new application if she wishes to appear again.

Mr. Hilton Goldman, Nuko Terrace, Mt. Freedom, N.J. represented by his attorney Mr. Markovitz made application to the Zoning Board of Adjustment to be allowed to construct homes on land located on Pleasant Hill Road and shown on a map presented entitled, "Hilton Acres, E'Dor Building Corp. Owner & Developer, Roxbury Township, Morris County, N.J." Total area 123.85 Acres, Frank Pesce, Surveyor, Kenvil, N.J. There is no date.

The Attorney stated that there were section on the map which were not included in this appeal namely: ~~Block 1, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10; Block 2, lots 1, 2, 3, 4, 5; Block 3, lots 1, 2; Block 4, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10; Block 5, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10;~~

- Block 1, lots 1, 2, 3, 4, 5, 6, 7, and $\frac{1}{2}$ of lot 8;
- Block 2, lots 1, 2, 3, 4, 5;
- Block 3, lots 1, 2;
- Block 4, lots 1, 20, 19, 18, 17, 16, 15, 14, 13, 12;
- Block 5, lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10.

These lots are outlined in pencil on the map. The lots in Block 1 named above have been given minor subdivision approval by the Planning Board on the basis of 30,000 square feet being actually six lots in all. This map also shows an 18 acre section or tract set aside for future school or park site. This section has been so designated on the Master Plan by the Planning Board.

The Attorney also submitted pictures showing the improvements made on Toby Drive.

The Chairman marked the map as exhibit (1) and the pictures as exhibits 2, 2a, 2b, 2c, 2d, 2e, 2f.

The Attorney stated he was asking for a variance of the Zoning Ordinance in order to permit construction on the lots as laid out on the map with the exception of the pencil outlined lots and including the land designated for park or school site. The lots requested are 15,000 square feet rather than 40,250 square feet as required by present ordinance.

The Chairman asked how many lots were on the original layout?

Mr. Goldman replied that there were 254 lots, but with the park area as presented tonight it is approximately 212 and it would come out to approximately 134 lots if he were to comply with the present ordinance.

Mr. Markovitz went on to say that from a real estate appraisal, a larger more expensive house would not sell. A precedent has been established in the area with Roxbury Hill selling at \$17,000 to ~~xxx~~ \$18,000.

The area of the model homes now existing on the property is in excess of the 1,600 square feet required. They are selling for \$20,000 and \$21,000. The difference in price is because one model contains an attached garage with a deck above it and has a larger basement. One model is split side to side and the other front to back.

Notices sent to surrounding property owners were reviewed by the members of the Board and the Chairman called for remarks from among those present who might be for or against the proposal.

Mr. Fred Freund, a surrounding property owner residing at Route 10 Succasunna asked permission to examine the map but raised no questions.

There were no further questions and the Chairman declared the hearing closed. The Chairman stated that the applicant could either have another hearing to present other evidence necessary or the Board would make it's recommendation to the Township Committee according to the feeling of the members.

Mr. Markovitz asked if the applicant could obtain a letter from this Board stating that an appeal had been made.

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The Chairman stated he would be informed of this.

The meeting was adjourned by motion at 9:30 PM. Motion was carried.

Respectfully submitted,

Ruth H. Thiele

Ruth H. Thiele, Clerk