

Parte  
concrete

June 1, 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, Perk, Honeyman, Magnus.

The meeting was open for the following cases:

Mr. Hans Andresen, 257 Northfield Ave. W. Orange, N.J.

The applicant presented a map entitled "Subdivision of Property Owned by Hans and Ida Andresen, Roxbury Township, Morris County, N.J. dated May 1960, Frank Pesce Surveyor" The applicant stated that he did not plan to build on either lot at the present time.

There were no surrounding property owners present, and the Chairman declared the hearing closed.

The subdivision had been denied by the Planning Board because of the unimproved street, Sunset Lane. *and ~~area~~ of lots.*

Motion was made by Mr. Warner and seconded by Mr. Honeyman that the variance be granted to recommend to the Planning Board the approval of this subdivision, with the understanding by the applicant that if he should sell or build, the lot on Sunset Lane a building permit will not be issued unless the applicant sign a waiver of redress for improving the roads. The motion was passed by roll call vote showing all in favor.

Mr. Fred Davis Jr. Main Street, Succasunna, N.J.

The applicant wishes to erect an addition to his present building and alter the front of it for business purposes. The application was denied because it is a business in a residential zone, and questionable parking area. The map shows an L shaped lot with a 75' front on Main St. running 291' to the rear, with a 50' frontage on Hunter Street, the entire lot contains 27,850 sq.ft. The proposed alteration or addition to the front will be 12' X 48' leaving a 45' set back plus a 10' porch. The side addition is to be 71' long, and the rear 29' X 29'. The property contains a paved driveway 13.52' wide. The applicant stated that the barns would eventually come down for future parking area.

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

Mr. Howard Briant, Unneberg Avenue, Succasunna, N.J.

The applicant wishes to subdivide property between Hilltop Rd. and Unneberg Ave. The subdivision was denied by the Planning Board because of ~~unimproved road~~ (Hilltop Road) The map presented entitled, "Proposed Subdivision property of Howard L. Briant and Wife, Roxbury Township, Morris County, N.J. April 30, 1960, Frank Dufford, Surveyor" shows two lots, one containing approximately 47,000 sq.ft. (applicant's residence) and a lot containing 25,170 sq.ft. with a 10' right-of-way to be deeded to the Township in the event Hilltop Lane is widened to 50'. The map shows Hilltop Lane as a 30' road, figures of which were obtained from the records in the Municipal Building.

LDW  
in exception  
2-11-60  
Size of lot  
in Hill 2042

LDW

VPB

Mr. Fred Chirstensen and Mrs. Thomasen both of Hilltop Lane and surrounding property owners stated that the road Hilltop Lane is a private road and the Applicant was not entitled to rights to use it. They each presented deeds stating that the road was a twenty foot road and they had private rights to it. Mr. Christensen stated that he kept the road in repair himself, and that there was a petition in the Township Offices to have the road paved.

It was the decision of the Board that no action could be taken as the road is private and there is no egress to this lot.

Ledgewood Babtist Church, Ledgewood, N.J. Mr. H. Mooney representing.

The applicant stated that a variance is requested to allow the Church the use of the amplifying system playing chimes and records to continue as before. There have been many complaints about the noise from surrounding property owners.

Mr. Berry, surrounding property owner stated that in view of the fact that the music played is 100% sacred music, played at a reasonable hour it gives a great deal of pleasure to people who can not attend church because of illness. The building proper is in the R-2 zone not in the B-2.

Mrs. Arnold Hooey, Main Street, Ledgewood, stated that she is not against the chimes or the records, but at the time they are played. she stated that the records are played at different times and late at night.

Mrs. Richard Thresher stated she did not object to the use but the hours.

Mr. Henry D'Antonio asked why the church played on a PA system.

A representative of the church answered that the PA system was given to the church in memory of one of the members who is deceased.

Mrs. James Warner also objected to the middle of the week playing, also Mrs. Fracello.

After discussion of when the PA system would be used motion was made by Mr. Warner that the variance be granted that the amplifying system be used only on Sundays, Christmas, Good Friday, for a period of 15 minutes only for each service, that is before Sunday School and 15 minutes before church service and that the volume should not be greater than 60 to 70 decibals within 200'. Motion was seconded by Mr. Honeyman and passed by roll call vote showing all in favor.

Mr. Nathan Bader of Route 46, Ledgewood, N.J.

The applicant ~~XXXXXXXXXXXXXXXXXXXX~~ occupies a portion of the Shoe Store on Route 46, Ledgewood as a clothing store. He wishes to erect a 3' X 3' sign on the roof of the building. The application for permit was denied because the limit for the number of signs permissible is reached. The store is 51' long and contains a 17' X 2 1/2' sign on the roof and a neon pole sign in the front yard. the store sets back from the highway approximately 50'. The small sign requested would be mounted on the roof and will be lower than the 17' sign. After further discussion motion was made by Mr. Warner and seconded by Mr. Magnus that the variacne be granted for a 3' X 3' sign to be mounted on the roof. Motion was carried by roll call vote showing all in favor except Mr. Williams who voted against.

T.C.  
T.L.

V.L.

Mr. Norman MacCrea, Flanders, N.J.

Applicant wishes to erect a dwelling in the R-3 zone located on Raritan Ave. in Ledgewood. The lot does not meet the minimum floor area of 1,200 square feet, and the Building Inspector denied the permit.

W.L.H.  
The applicant stated that the dwelling will be erected to meet all other requirements of set back and side yards, that the houses in the vicinity were approximately the same size as the one proposed or smaller. The lot is 100' X 125.75', the house proposed is to be 24' X 42'. There were two surrounding property owners present who did not object to the proposal.

Motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance be granted. Roll call vote showed all in favor.

Mr. Williams Brown, Jr. 16 Harrison Avenue, Hawthorne, N.J.

W.T.L.H.  
Mr. Allen Rubenstein representing the applicant stated the applicant would probably be the only full time operator of a used car lot. The business will be an asset to the Township, it will be attractive and certainly improve the lot. The location is on the corner of Route 46 and Ferro-Monte Avenue, in Kenil, N.J. Mr. Rubenstein presented as exhibits 1 through 7 pictures of the existing land at the present time. and as exhibit 8 a layout of the planned used-car lot, showing room for no more than 24 cars. The improvement to the land will be in excess of \$3,000. it will also be bordered with trees and shrubbery. Mr. Rubenstein also stated that Mr. Brown has been out of work for several months now because ~~the~~ of a highway going through his present property in Hawthorne, and he was forced to vacate. The property is 150' X 125' feet, there will be no overhead lighting, it will emanate from the low fencing surrounding the lot. The office will be of modern construction 20' X 10', the lot will contain crushed stone pavement. Mr. Rubenstein continued by saying that used-car lots are not open on Sundays because of state law. He also presented petitions from surrounding property owners which was not admissible to the hearing because the people were not present.

Mr. Rubenstein questioned Mr. Brown as to how long he was in the business. Mr. Brown stated that he had been selling cars for dealers after 1946 and has owned his own lot for 8 years, that he was forced to vacate the lot he now owned and would like to settle in this town. He has a five year lease with a five year option on the property.

Mr. Rubenstein presented for evidence two character reference letters and also a letter from the property owner Mrs. Elvire Herrera asking the Board to grant the request so she could derive an income from it. He also stated that a letter from the Church of Nazarene stated that the congregation had no objections to the use of the property.

It was brought out in the discussion that the entrance to the lot would be on Ferro-Monte Ave not on Route 46, that there would be no more than 24 cars in the lot at one time and that no repair work or gas would be done on the lot.

Motion was made by Mr. Magnus and seconded by Mr. Warner that the variance be granted exactly as shown on plans presented and known as exhibit 8. Motion carried by roll call vote showing all in favor.

Mr. Thomas Koclas, Netcong, N.J.

Applicant made application to erect a dwelling to be used jointly

as a real estate office and residence, and to erect a shell model home to be used as a display building. The application was denied on various points, side yard should be 50' facing street; more than one person to be employed in the real estate office; model home is a business in the R-1 residential zone; also sign located in the front yard.

The property is on the corner of Lake Shore Drive and Route 46, Near Koclas Lake and Netcong Circle.

V.D. ✓  
The applicant stated that there would be no plumbing in the shell display house and would be removed if the dwelling and office were sold. The lot is 150' X 150' sq.ft or 22,500 sq.ft. The proposed side yard from display house is 5' and from the residence is 35', the map presented shows a parking area in the back of the lot. Because there was no evidence of the sign the Board stated that the sign would not be taken into consideration at this time. Motion was made by Mr. Warner and seconded by Mr. Magnus that the variance be ~~xxx~~ denied because there is too many buildings on too small a lot. Motion was carried by roll call vote showing all in favor.

It was decided to have a special meeting for Mrs. Crane on June 15, at 7:30 AM.

There was no further business and the meeting was adjourned.

Respectfully submitted

*Ruth H. Thiele*

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