

May 4, 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, Honeyman, Warner, Magnus, Perk. Mr. Leonard, Zoning Officer was also present.

Mr. Robert Curtis, Route 10, Succasunna, New Jersey

The above appeared before the Board to request a variance to occupy and use a building located on Landing Road as a furniture warehouse. Application was denied by the Building Inspector because it is a prohibited use in the B-1 zone. Article 1302c.

The present building is 20' X 32' and is to be used to store household furniture. The applicant stated he would like to improve the property; that in a year if the business is successful a larger building is planned in the rear.

Mr. Perk withdrew from discussion and vote as an interested party. The hearing was closed and there were no surrounding property owners present.

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Motion was made by Mr. Warner and seconded by Mr. Honeyman to grant the variance subject to the premises being used for household furniture storage only and that the variance is good for a period of one year, being may 1961. Motion was carried by roll call vote showing Messrs, Magnus, Honeyman, Warner for, Mr. Williams, against; Mr. Perk, NV.

Mr. Michael Prestera, Huntington, West Virginia, Whitten Transfer Co.

Site Plan Board
Application was made by the above to erect a two family dwelling in an Industrial Zone on the Kenvil, Mt. Arlington Road.

This application was denied by the Planning Board because of set back lines and also by the Building Inspector because the house in the Industrial area is prohibited, and set back. ^{subject} ^{erecting a house}

The property is triangular in shape containing 206' frontage, 253' side line with 700' back line coming to a point on the road. The dwelling is to be 30' X 70' with a 40' set back from road and 30' back yard. The garage for repairing truck and trailer is 20' X 40' with a 50' set back from the road. The applicant owns a trucking business carrying explosives. Empty trailers are parked in the lot until they are needed. The full trailer comes back to the lot for billings, and is on the property $\frac{1}{2}$ to $\frac{3}{4}$ of an hour. The applicant stated that the location the business is in at the present time is a hazardous one because of an increase of business in the immediate area.

Mr. Perk withdrew from the voting.

The hearing was closed and there were no surrounding property owners present.

Motion was made by Mr. Honeyman and seconded by Mr. Magnus to grant the variance requested. Roll call vote showed Mr. Honeyman and Mr. Magnus for the proposal and Mr. Warner and Mr. Williams against. Mr. Perk did not vote. Because of the tie vote the variance was denied.

Mr. James Clementi, 72 Sunset Road, North Plainfield, New Jersey

Application was made to subdivide property creating a s'5" side line between existing buildings.

James Clementi, Cont.

The property is located on Route 46 and adjoins Andy's Lake, and Sharp's Cleaners. The subdivision was denied by the Planning Board because of side lines.

The applicant stated that the houses have been on the land for several years and has them now because of mortgage payments. He has owned them for three years. The occupants of the dwellings would now like to buy the houses. He also stated that the subdivision lines were arranged so as to permit enough room for a driveway for each house. The lots are 40' and 44' frontage by 175' deep.

Surrounding property owners: Anthon LaFalse, Route 46 stated that the lots were not large enough and was against the proposal. Mrs. Fred McConnel was also against the proposal.

Motion was made by Mr. Warner and seconded by Mr. Perk to grant the variance requested of subdivision. Roll call vote showed Messrs, Perk, Warner, Williams for the motion and Mr. Honeyman and Mr. Magnus against. The vote was 3 to 2 in favor and a letter will be sent to the Planning Board stating the approval of the subdivision.

Mr. Arthur Jones, Center Grove Road, R. D. 1, Dover, N.J.

Requested a variance to erect a dwelling on Dogwood Lane off Unneberg Avenue, Dogwood Lane being an unimproved road and the reason for the Building Inspector's denial. All side lines, set backs and area of lot conform to the ordinance.

The applicant stated that he is planning to build and live in the dwelling himself.

Surrounding property owners Mr. and Mrs. Edward Draus of Unneberg Avenue stated that they were for the proposal.

Motion was made by Mr. Warner and seconded by Mr. Perk that the variance be granted subject to the applicant signing a waiver of redress for improving the street. Roll call on the motion showed all in favor.

Hans Andresen, 257 Northfield Avenue, West Orange, New Jersey.

Applied for variance to subdivide property on an unimproved street. The appellant was referred by the Planning Board. The land is located on Eyland Avenue near Roxbury Hill and runs through to Sunset Lane. The subdivision line will create one lot on Eyland Avenue and one lot on Sunset Lane, each containing more than 25,000 square feet. There was not sufficient information on the plot plan and the applicant was asked to obtain and present at the next meeting a better plot plan. No further action was taken.

Mr. Robert Robinson, S. First Avenue, Kenil, N.J.

Applied for variance to erect a house on his property. During discussion it was brought out that the applicant had a legal deed for the rear property separate from the front property and there was no need for the Adjustment Board to act. The Building Inspector can issue a permit. No further action was taken.

Mr. Russell Crane, 17 Jones Street, Kenvil, New Jersey

Applied for variance to erect a dwelling on property on Railroad Avenue, Kenvil. Property consists of three lots. Two lots contain dwellings and are 50' front by 175' deep. The request is for lot #3 as shown on the map presented. During discussion it was discovered that a subdivision of this property had not been approved and the applicant was referred to the Planning Board for subdivision approval. No further action was taken at this time.

Mr. Edward Garrison, Eyland Avenue, Succasunna, N.J.

Applied for variance to enclose his front porch with jalousie type construction. The property is located on Eyland Avenue approximately across the street from Righter's Road. The application for permit was denied by the Building Inspector because it does not conform with the established front yard setback line of existing dwellings within 250' of the property. The setback line requested is 44' to the existing porch. The lot is 60' wide. Motion was made by Mr. Warner and seconded by Mr. Honeyman that the variance be granted. Roll call vote showed all in favor.

Mr. Louis Shattuck, 127 East Shore Road, Denville, N.J.

Applied for variance to erect a dwelling on Utter Road and Curtis Road at Shore Hills, Landing, N.J. It was denied by the Building Inspector because it does not meet required setback of 30' on Utter Road, this being a corner lot. Utter Road is a paper street. The lot is 58' X 125'. The house set back from Curtis Road will be 35' and approximately 18' to 22' from Utter Road. (should be 30') Surrounding property owners present were Mr. William Laboy and Mr. Selenuit both were for the proposal. There was no one against the request and motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance be granted. Roll call on the motion showed all in favor.

Mr. Pareis, Evangelical Lutheran Church, Succasunna.

Applied for variance to erect a building on the northeast corner of Unneberg Avenue and Eyland Avenue in the R-2 Residential area. The plot plan shows 6 acres, a proposed Fellowship Hall of 4,160 sq. ft. parking area of 28,800 sq. ft. and future church and other buildings. The Hall will set back 130' from Unneberg Ave. The parking area has exit and entrance on both streets. This plan has been approved as Site Development Plan by the Planning Board. Surrounding property owners John Peterson and E. Cornielson are in favor of the proposal and Mr. and Mrs. Kraus are against the proposal. After further discussion motion was made by Mr. Warner and seconded by Mr. Perk to make a recommendation to the Township Committee for the erection of this Church. Motion was carried by roll call vote showing all in favor.

Mr. William E. Brown, Jr. 16 Harrison Place, Hawthorne, N.J.

Applied for a variance for a used car lot on the corner of Route 46 and Ferre-Monte Avenue, Kenvil. The property is 150' on Route 46 and

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Mr. William Brown, Jr. cont.

100' on Ferre-Monte Avenue. A proposed office building 18'X 10' is to be 50' from front property line. After further discussion motion was made by Mr. Honeyman and seconded by Mr. Perk to deny the request because it would be inimical to the public safety and welfare to the surrounding property owners in the Township. Roll call on the above motion showed Messrs, Honeyman, Perk, Magnus and Williams, for the motion and Mr. Warner against the motion. The motion was carried by 4 to 1 vote and the variance denied.

Mr. Brownslow Wisniewski, Emmans Road, Succasunna, N.J.

Applied for variance to subdivide property in the R-1 Zone. The property is locate on Emmans Road and the map shows 3 lots. 1 lot contains the applicant's dwelling and is 206' front. The other two lots are 250' X 150' and contain approximately 30,000 sq.ft. the zoning requires 40,250 sq.ft. in this area. The applicant was referred to the Board by the Planning Board because of the area of the lots. Motion was made by Mr. Honeyman and seconded by Mr. Perk to grant the variance requested and send a letter to the Planning Board stating same. Motion was carried by roll call vote showing all in favor.

Mr. Prestera, the second applicant asked if he could have his case reopened. After discussion motion was made by Mr. Honeyman and seconded by Mr. Perk that the Board rehear the case. Mr. Prestera stated that the location they now occupy is highly undesirable, the hazards are great. The property, all around them have been sold off and built on making it very difficult to enter and exit on the property. Windaloom, A & P and the Cleaning establishment have caused the area to be congested with people and cars, the trailer trucks must cut across traffic to reenter the premises. On the new location the trailer trucks are on the right side and turn the corner without having to cut across traffic. During the summer Route 46 is highly traveled and it is getting worse. After considerable motion was made by Mr. Honeyman and seconded by Mr. Magnus that a letter of recommendation be sent to the Township Committee to allow the use of the land and the erection of a double dwelling in the Industrial Zone.(the dwelling will be occupied by the caretaker and family). Motion was carried by roll call vote showing Mr. Honeyman, Mr. Magnus, Mr. Perk, voting for the proposal and Mr. Williams voting against, while Mr. Warner abstained.

The Clerk was asked to inquire from Mr. Smith how long the approvals of this Board are good.

The meeting was adjourned at 12:10 PM.

Respectfully submitted,

Ruth H. Thiele, Clerk