

October 5, 1960

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

The first hearing on the agenda was for the Lower Berkshire Valley Methodist Church.

Joseph Ford, the Pastor presented the application and sketch plat. The proposed addition is to be connected to the present church structure and will come within approximately 3 feet of both the East and South property lines. The property is 105' X 68'.

The building permit was denied because of insufficient set back on the East and South sides which is contrary to Section 408 of the Zoning Ordinance. The church has permission to use the school property for parking area.

Motion was made by Mr. Warner and seconded by Mr. Honeyman that the variance be granted because the community is growing and needs the larger church and it would not be a substantial detriment to the public good and will not substantially impair the intent and purpose of the Zoning Plan and Zoning Ordinance. Motion was carried by roll call vote showing all in favor.

Hearing for Mr. Walter Boehmn purchaser under contract for a lot located on Maple Avenue off Evergreen Terrace in Succasunna. Maple Ave. is an unimproved street, thus the reason for the building permit denial under the Planning Board Ordinance. The lot is legally approved in Chesler Park Development. The applicant will not live in the house but is building it for someone else. Mr. Wierd, the present owner of the property appeared before the Board and swore under oath that he and Mr. Boehmn have affixed their signatures to a land purchase contract.

Motion was made by Mr. Honeyman and seconded by Mr. Perk that the variance be granted subject to the compliance of the building code and the requirements of the Board of Health for the reason that it is a hardship case and the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. Motion was carried by roll call vote showing all in favor.

The proposed dwelling will be on a lot approximately 77' front and 92' side line. It will be 25' from front property line and 30' from West line and 18' from East line. The dwelling will contain 816 sq.ft. on the first floor and will be a 1 1/2 stories with ~~xxxx~~ finished up stairs. Mr. Rogers a surrounding property owner had no objections and there was no one else present interested in this case.

Mr. Calvin Preater, Box 729, Landing, wishes to erect an addition to his present dwelling located on Wills Road in Landing. The building permit was denied because of insufficient side yard set back in the R-4 Zone contrary to Section 1201 of the Zoning Ordinance.

The lot is 60' X 125'. The present house is one story high and is a non-conforming because of insufficient yard set back in the R-4 zone

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contrary to Section 1201 c of the Zoning Ordinance. The side line of the house in the front is 5' from the property line and 3'9" in the rear. The proposed addition to be 10' X 10' will be 3'11" from the property line. There is to be a basement under this addition, there being no basement under the present house. The applicant stated that the addition will be in conformance with the existing structure.

Mr. Heumen and surrounding property owned has no objections to this addition, and there were no other property owners present.

Motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance be granted because the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. Motion was carried by roll call vote showing all in favor.

Review T.V.
Mr. Thomas Koclas presented plans for a sign which is proposed to be erected on property on Rt. 46 for advertisement for the model home which is to be erected on the property near Koclas Lake. The sign is 24' X 23' and is double faced. The applicant stated that this sign is a requirement of the company for the homes, that all other displan homes had this same size sign. There was no one present either for or against the proposal. The Building Inspector denied the request because it is over size in the residential zone.

Motion was made by Mr. Warner and seconded by Mr. Perk that the request be denied because the sign is entirely too big for the property and is not a hardship. Motion was carried by a roll call vote showing 4 members in favor and one, Mr. Honeyman against the motion.

A letter from Mr. James McKeown of 1450 Parkchester Road, N.Y. 26, N.Y. was read by the Chairman concerning unfavorable conditions on his property in Shore Hills. This Board doesnot have jurisdiction on such matters and therefore can take no action. Mr. McKeown will be so informed.

The Chairmn stated that he and Mr. Warner would atnded the New Jersey State League of Municipalities convention. The Clerk will so inform the Township Committee.

There being no further business the meeting was adjourned at 9:36 PM. by motion made and carried.

Respectfully submitted,

Ruth H. Thiele, Clerk

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