

September 7, 1960

The regular 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 case was opened by the Chairman to hear an appeal for recommendation to the Township Committee requested by Mr. Louis Carfano of 5 Delmar Court, Succasunna. The applicant wishes to convert his garage into a one operator beauty salon. The property is in the R-2 zone the request is contrary to section 901 f of the Zoning ordinance. Mr. Carfano stated that there would be no employees, that the State ~~does~~ not allow employees when there is less than 150 sq.ft. The salon would not be open during the day but from approximately 5:00 to 9:00 in the evening. He further stated "If I am granted this for say 2 years I would open a shop full time at another location. If this salon did not pay in two years I would close it up. I wish to open this salon to supplement my income.

applicant denied

The hearing was closed and there was no one present in fave of the proposal. The Chairman called for those against and Mr. Barth. Stang of Delmar Court a surrounding property owner stated that he has three children, that this street is a dead end and purchased the house with the safety from traffic in mind. He further stated that if there had been a business of any kind in the neighborhood he would not have bought the house. The ~~equity~~ of the house could be lost. The neighborhood lends itself to residential district and the granting of this variance would set a precedent.

The Chairman asked if he would have bought the house had there been a doctor or denist located there. Mr. Stang said no he would not.

The Chairman asked if this dead end could be continued. Mr. Stang said no, that the dead end was a cal de sac and that there are houses all around the circle.

Harry Webb, 6 Delmar Court a surrounding property owner stated that he had bought the first hous in the area because of the dead end turn, and there would not be much traffic. The parking of cars on the circle is a fire hazard because it is impossible to turn around when cars are parked on both sides of the street.

Ralph Keeler, 2 Delmar Court, stated that the traffic would be double on the court because of the dead and the cars go in and must come out the same way.

Doloras Esposito, 4 Delmar Court stated that there are 7 homes in t the immediate area, from 5 of these homes there are 15 children, 10 of whom are preschool, this is strictly a residential area and much safer for children.

Louis Esposito, 4 Delmar Court, surrounding property owner stated that he had the same strong objection. There is no question that the area does not lend itself to commercial atmosphere, we were told when we bought the house it was strictly a residential area. He further stated that he had had a down payment on another home but lost the deposit because there was a similar business in the are and bought this ~~xxx~~ present home. The equity part of the question is vastly important because my job is such that I never know when I will have to leave the state and will have to sell the house and do not feel that I could get the price I should out of it with a business across the street.

Mr. Esposito stated that the neighbors had a meeting and informed Mr. Carfano that they would not like the idea.

The applicant stated that this was his profession and that it has been controlled by the State for the past 10 or 15 years.

The Board members said that according to Section 601, the parking area must equal two square feet of the building and does not include the driveway. There was no further discussion and motion was made by Mr. Warner and seconded by Mr. Perk that the variance request be denied because, 1, that it would be a detriment to the neighborhood, 2, safety factor, 3, parking area is insufficient, 4th, this does not serve a hardship on the applicant. Roll call on the above motion showed all in favor of the motion to deny the variance requested.

Hearing was opened for Mrs. Rose Redan who was represented by her son-in-law Mr. Donald Ehrigott. The application is for a recommendation to the Township Committee to allow a dwelling to be erected on Route 46 in an Industrial zone which is contrary to Section 1602 a, prohibiting a dwelling in this zone. The plot plan shows a tract with a frontage of 200' along rout 46 by 452 feet deep and shows three structures, one a 40' ~~street~~ with 18' house attached containing 6 rooms. The store contains a 4 room apartment on the second floor. and a 24' dwelling containing 6 rooms, also a fram garage to be torn down. The Black River cuts the property in the rear of these structures and the proposed house is to be erected toward the rear of the property approximately 25' from the river, with a 15' side line on one side and 75' side line on the other. Mr. Ehrigott stated that the land further to the rear of the property is low and would not be suitable for building. The Board asked the applicant if he had ever tried to buy More property. Mr. Ehrigott stated that Mr. Goodman wants ~~him~~ to sell to a larger company or corporation and 1 his price would be too high.

Applicant T.L. Denied

~~XXXXXXXXXX~~ There were no surrounding property owners present. Motion was made by Mr. Warner and seconded by Mr. Perk to deny the variance requested because 1, the back property is swappy and needs fill, 2, there are 16 rooms on the tract at the present time, 3, the sewerage disposal on the property is at capacity, 4, it is not a hardship. Motion was carried by 3 to 2 vote by roll call.

Williams	Yes,	Honeyman,	No
Warner	Yes	Magnus	No
Perk	Yes		

Mr. Clarence Henderson, purchaser under contract for property owned by Richard Rowe, proposes to erect a one family dwelling 26' X 42' on property located on the conner of Canal Street and Raritan Avenue in Ledgewood. The lot is in a B-2 zone and is contrary to the ordinance under Section 1302 f, prohibiting residential structure in business zone. Mr. Henderson stated that he would occupy the house himself. The house will approximatly be in line with the rest of the house on the street.

Motion was made by Mr. Warner and seconded by Mr. Perk that recommendation be made to the Township Committee for the granting of a variance to erect a dwelling in the B-2 zone and that the house shall be 26' X 42' as shown on the plot plan submitted and that the residence will be occupied by Mr. Clarence R. Henderson, because the relief requested can be granted without substantial detriment to

Applicant T.L. Committtee Granted (also copy minutes)

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.

An appeal for a variance to the strict application of the zoning ordinance was made by Robert Webb for the erection of a dwelling on a lot on Gordon Road, Berkshire Valley which does not meet the requirements of the ordinance under Section 1003 b & d. The proposed house will be 28' X 69' with attached garage. Front set back line requested is 30', rear yard 41'4".

Motion was made by Mr. Magnus and seconded by Mr. Warner to grant the variance subject to the requirements of the Board of Health, because it is a definite hardship and the granting of this variance will not sufficiently impair the intent and purpose of the zone plan and will not be a detriment to the public good. Roll call on the above motion showed all in favor.

Mr. Thomas Koclas of Netcong made application for a recommendation to the Township Committee to erect a model home with office facilities. The plot plan shows the same location as the previous application but eliminating the shell model home shown on the map submitted. There was discussion of the side lines, location of the model house, parking area and the proposed sign. Motion was made by Mr. Honeyman and seconded by Mr. Warner to make recommendation to the Township Committee for the erection of the model house and office providing that the house will set back 35' from Lake Shore Drive street line and that the parking area be moved over from Lake Shore Drive to begin even with the house side line on Lake Shore Drive and permitting a driveway from Lake Shore Drive into the garage. The sign is to be eliminated in this consideration to be resubmitted at some later date and that this Board recommend to the Township Committee that the variance be granted on this basis and also that such 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.

Motion was made and seconded that the meeting be adjourned all in favor and the meeting was adjourned at 10:30 PM.

Respectfully submitted,

Ruth H. Thiele

Ruth H. Thiele, Clerk

Applicant T.L. Granted

T.C. applic. T.L. Granted