

April 5, 1961

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, Magnus. Absent, Mr. Honeyman. Mr. Leonard the Zoning Officer was also present.

The hearing was reopened from last meeting in the case of Mr. Robert Baron of Plymouth Homes, to erect a sign on property located across from the Roxbury Shopping Center and which will advertise the product on the premises.

Mr. Baron stated that he had made changes in the sign for the Board to consider, that he had moved the sign to the west on the property where there is more open space but that it would still be in line with the set back requirements, also the size of the sign has been cut down, the arrow which was on the previous sign has been eliminated, also if the Board feels it more to their liking the applicant would be willing to have a variance on a temporary basis subject to the removal of the billboard on the adjoining property; that is if the billboard were ever removed then the sign would be taken down.

The chairman asked the applicant what realization does he have to say that the billboard would be removed.

Mr. Baron said, none, but if the billboard were removed then the ordinance could be complied with by erecting the sign on the roof, the billboard is the thing that causes the hardship.

Mr. Warner stated that actually the signs are approximately the same size because the 2nd. line of the sign has been extended to where the arrow was; it is three feet higher so that the word Plymouth will show above the billboard. The sign is double face and contains 150 square feet which complies with the ordinance.

Motion was made by Mr. Perk and seconded by Mr. Magnus that the variance be granted subject to existing hardship of the billboard, that the ordinance will be complied with if the billboard is removed, or a change in the location of same. Roll call vote showed all in favor.

Mrs. Irene Frank of Ledgewood was referred to the Board by the Planning Board. The site development plan was approved as to the use of the property. The applicant wishes to erect a new two story building on the corner of Manor Road and Route 46, the size to be 35' & 30' X 20' and will be used as an office building. The proposed set back is 40 feet from Route 46 and 20 feet from Manor Road (instead of 40'). The site plans show a paved parking area in the rear approximately 17 feet wide, the front yard shows paved parking area to include the entire 40 foot set back of the building, also south side of the building is paved as shown on the plans presented. There is no entrance on Route 46 but rather two entrance driveways on Manor Road.

Miss Marie Hoehn who owns the adjoining property to the rear asked what effect would the parking have on her property. Mr. Williams asked what was on her property in the way of buildings. Miss Hoehn answered that there was a garden area on one side and part of the driveway on the other.

April 5, 1961

The Chairman stated that persons are confined to their own property lines and the parking area should not effect the rear property in any way.

Motion was made by Mr. Magnus and seconded by Mr. Warner that the request be taken under consideration and the members of the Board inspect the site. Motion was carried.

*granted April 18, 1961
one member not voting
in favor of
party*

Mr. Vincent Kaiser Box 134, Ledgewood, N.J. requested a variance under section 903-c of the zoning ordinance. He wishes to erect a screened porch to the rear of his present dwelling located on Route 46. The request is for a 14 foot side yard instead of 20 foot. the present building is 5 feet from existing property line. It is in the R-1 zone.

*T.V.
L.V.
O.P.P.*

Motion was made by Mr. Warner and seconded by Mr. Magnus that the variance be granted because it would not be detrimental to the public good nor substantially impair the intent or purpose of the zoning ordinance and it is a hardship. Roll call on the above motion showed all in favor and the variance was granted.

Mr. William Donlin, box 221 Ledgewood, N.J. appeared before the Board under Section 1003 c & d addition to dwelling in R-2 zone. the Property is located on Harriet Way in Lake Rogerene. It is understood by the Board that there are very few lots in Roxbury in this section of the Township and those lots are not in conformance with the Ordinance. *FRONT YARD SET BACK - 17' SIDE YARD - 3' & 10'*

Neither side nor the front yard set back complies with the ordinance, there is an established front set back line.

*T.V.
L.V.
O.P.P.*

Mr. Charles G. Cook adjoining property owner stated that he is in favor of the addition. There were no other persons present for or against the request. Motion was made by Mr. Warner and seconded by Mr. Perk that the variance be granted because it is a hardship on the applicant and it will not be a detriment to the public good nor substantially impair the intent of the zoning ordinance. All in favor of the motion by roll call vote.

Mr. Walt Goodwin Box 224, Netcong, N.J. wishes to erect a sign under Section 702 of the zoning Ordinance and applied for a recommendation to the Township Committee. The property is in a residential zone but the use of the land is nonconforming as a real estate agency and new home sales office. The property is located on Kingtown Mountain formally known as Main Line Homes. Mr. Goodwin stated that at the time the model house was built the property was zoned for business and he bought it with that belief, but the tract is now in the residential zone with the business zone two lots away on the top of the Mountain. Motion was made and seconded that the members of the Board inspect the site in question. Motion was carried.

*T.V.
L.V.
T.C.*

denied by motion April 18, 1961

Mr. Denito representing the Citizens National Bank of Netcong resubmitted plans for the erection of three signs. The property is located on the corner of Route 10 and South Street, Succasunna where a branch ben is now being erected.

Mr. Denito stated that the following signs were requested:

April, 5, 1961

- 1 - walk up window sign. 10 inches wide and 6 feet long on the face of the building above the window.
- 2 - On the east entrance to the bank, stainless steel letters, 10 inches high covering 15 feet in length to be on the canopy.
- 3 - A pole sign to be set back 3' from Route 10 property line containing approximately 5 lines of writing with 3 inch high letters, the top line saying "Entrance". It will be 3' X 6' double faced height from the ground is 6'8". It is 36 square feet instead of required 18 sqft.

Mr. Perk stated that the size of the letters is way out of line, the letters are too small to read so much.

L.C. Clerk
 Motion was made by Mr. Warner and seconded by Mr. Perk that variance request for the entrance sign on Route 10 be denied because of the 3' set back; that variance be granted on the stainless steel 10 inch letters and; that variance be granted on the walk-up window sign. Roll call vote on the above motion showed all in favor.

Applic
 A letter from Mr. Schapowal by Herman Shnyder, agent was read requesting another opportunity to discuss the Erection of the Shell Service Station in Kenvil. The Clerk was directed to send an answer stating that the Board would be willing to meet with the applicant but only if there is sufficient evidence contributed to the appeal ~~that has not been~~ heard or discussed. The Board sees no reason to change its previous decision or to rehash the same points unless something new is brought out. (It might also be mentioned that the applicant might change his proposal from a service station therefore making his appeal very different.)

L.C.
 It was brought to the Boards attention that a license was issued for a used car lot without being referred to the Zoning Board as required by Section 802 of the Zoning Ordinance. The Clerk was directed to forward a letter to the Township Committee for their comment on this matter.

There being no further business the meeting was adjourned.

Respectfully submitted,

Ruth H. Thiele

Ruth H. Thiele, Clerk