

December 6, 1961

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, Perk, Magnus, Warner, Honeyman.

The Chairman opened the hearing of Mrs. M. Olivo who had appeared before the Board in August for approval of a minor subdivision. The map shows a tract of land located on the corner of Barone Street containing a dwelling and garage with a total of 246.70' feet along Route 46. The adjoining property which Mrs. Olivo has owned and lives on has a total frontage along Route 46 of 74.52 feet. The request for subdivision involves the corner lot which would contain a front footage of 151.20 feet along Route 46, the lot left containing 95.50 feet will be attached to Mrs. Olivo's lot making a total of 170.02 feet. The revised map shows three lots with Mrs. Olivo's garage on the property line. It was suggested that Mr. Schindelar contact Mr. Williams so that the situation can be explained and a new map submitted showing just two lots. The hearing was not closed, and no further action was taken.

Miss Fatum did not appear for her variance request.

Mr. Mathison of the New Jersey Bell Telephone Co. presented plans for the erection of a building to be used to accommodate telephone central office equipment replacing that in the Meeker Street building. The Site Development Plans have been approved by the Planning Board. The set back lines meet all the requirements of the ordinance in the B-2 zone. There is a paved parking area shown on the plans with sufficient screening against the residential zone. The application to the Board is made under section 408 of the Zoning Ordinance. Mr. Mathison stated that the building will not be used as a public building at any time, and is not built for multi stories.

The Chairman asked if there were plans for other buildings to be located in the Township. Mr. Mathison stated that it is a hard question to answer, that it would depend on the growth of the Township as to density.

Motion was made by Mr. Warner and seconded by Mr. Perk that the special exception be approved with the building facing Route 10, because it will not be a substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. (R.S. 40: 55-39).

Motion was carried by roll call vote showing all in favor.

Mr. Jack Holland and Mr. Milford Salny appeared before the Board appealing for variance to the strict application of the Zoning Ordinance under section 1603-c side yard set back. Mr. Holland wishes to erect an addition to his present building (office and plant) to be 12 feet from the railroad right-of-way. A letter from the Planning Board stating that Site development Plans were approved providing Mr. Holland make the front of the addition by the present office brick faced.

Mr. Joseph Rogers of 20 Main Street, surrounding property owner asked the Building Inspector what distance away from railroads must buildings be.

There must be maintained a clearance of 8'6" between building and tracks.

Mr. Rogers: Are you doubling the capacity of the building?

Mr. Holland: Actually, yes.

Mrs. Rogers: That would lead me to think that there would be twice as much odor emanating from the building. The odor from the building is bad, there is objectionable noise 24 hours a day, this would mean that the noise would be increased too.

Mr. Holland: The odor would not be increased as the actual plant is not being increased at the present time. The new addition is to be used for storage purposes. The noise would probably be cut down as it would eliminate double handling of materials.

Mr. Rogers: Would the truck traffic be increased?

Mr. Holland: The truck traffic for deliveries would not be increased particularly as the increased storage area would provide for more to be delivered at one time. The Outgoing trucks would remain the same. We hope to gradually increase the output of the plant as the company grows. Later on we might find it necessary to add another building.

Mr. Rogers: Are you subject to the New Jersey Air pollution Laws?

Mr. Holland: I presume that any plant would be subject to those laws.

Mrs. McNeir, 23 Main Street a surrounding property owner stated that her objection is to the appearance of the building on both streets. She stated that the noise has been going on ever since Holland moved into the building. Worthington did not have the noise and odors.

Chairman: By moving the materials inside the new addition much of the noise caused by double handling of the materials would be eliminated.

Mrs. McNeir: There does not seem to be proper supervision in the yard when the lift trucks are being used.

Mr. Holland: I will look into the noise in the yard.

Mrs. McNeir: What is the metal building used for?

Mr. Holland: The metal building is used for storage purposes and we have increased so that it is not adequate and we are storing outside.

Mrs. McNeir: The odor is very bad when the air is heavy and the wind is in the east.

Mr. Holland: I am not aware of the odor. I will try to see that something is done about it. I am very sorry to hear that there is an odor. The Board of Health did come over to the plant last year but found nothing wrong. We did have a drainage problem with the dry wells, but they are taken care of.

Mrs. McNeir: I wish you would ask the gentlemen who drive the trucks to watch their language. It is terrible and I am glad children were not around last week.

Mr. Holland: We are having a truck drivers meeting this week and I will talk to them about it. Also I will post notices around the building.

Mrs. Gulick of Main Street, surrounding property owner stated that when Worthington came in she asked the question as to the protection the property owners would have if Worthington ever left. The answer was that the local laws would take care of it. The truck traffic goes over the dirt road along the railroad track which is not a truck road, it is filled with holes caused by the trucks and the Town can not take care of it because it is a private

road. The other night a truck stopped under out bedroom window and raced the motor, another truck arrived and the talking was very loud. It was three in the morning.

Mr. Holland: I will speak to the drivers about this.

Mr. George Horrocks, 24 Main Street. stated that Mr. Rogers had covered most everything he had ~~in~~ his mind. Is it possible for the trucks to make a delivery other than 4:30 in the morning.

Mr. Holland: The outgoing trucks for New York must be there by 7:00 and must leave at that time.

Mr. Horrocks: There have been some rosy promises made, I hope they are taken care of because our only recourse is to go to the Township Committee.

The hearing was closed and motion was made by Mr. Honeyman and seconded by Mr. Magnus that this variance be granted for 12 foot set back from the railroad property as 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. (R.S. 40: 55-39). Motion was passed by roll call vote showing all in favor.

The Chairman suggested that Mr. Holland make every effort to take care of the things brought out at this meeting by the surrounding property owners.

The motion above also includes the stipulation of the Planning Board for putting brick facing on the front portion of the addition.

The budget was discussed and approved for 1962.

The Clerk was requested to send for five copies of "N.J. Revised Statutes, title 40A, Municipalities and Counties, Chapter 7, Local Land Use Law," West Publishing Co., St. Paul, Minn.

There was no further business and the meeting was closed.

Respectfully submitted,



Ruth H. Thiele, Clerk