

January 4, 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, Honeyman. The later was excused after the first applicant.

Mr. Louis Bukta of Unneberg Avenue, Succasunna appeared for variance to the strict application of the Zoning Ordinance under Section 1001 c, side yard, and Section 1001 d, rear yard.

He wishes to erect an addition to the rear of his dwelling being X, with a rear yard of 24' and side yard of 9½'. The property is angular in shape with 189' along Unneberg Ave, 143' on the South side and 234' in the rear, the N. side comes to a point.

Mr. Bukta stated that he needed more room in the house as it had been a summer home in the past.

Motion was made by Mr. Honeyman and seconded by Mr. Perk that the variance be granted because it is a hardship and it will not be a detriment to the public good and will not substantially impair the intent and purpose of the zone plan and Zoning Ordinance.

Roll call vote on the above motion showed all present in favor, Mr. Williams, Mr. Honeyman, Mr. Perk. Mr. Warner and Mr. Magnus had not arrived.

Mr. Honeyman was excused from the meeting and the other two members came in.

Mr. Michael Ronzo, Route 46, Kenil, N.J. across from the Nt. Arlington Road made application for recommendation to the Township Committee for the addition of two rooms on the rear of his dwelling to be 33' X 12'. The property is 485' X 57'. The application is made under Section 1502 of the Zoning Ordinance.

Mr. Ronzo stated that his son and wife would live in the new addition. The Boards decision was that it would be a two family house. There was no hardship indicated in the testimony given by the applicant. There was no one present either for or against the proposal.

Motion was made by Mr. Warner and seconded by Mr. Perk that recommendation to the Township be against the variance request because there is no hardship indicated and the intent of the zoning ordinance in this area is a Planned Shopping Center zone.

Roll call vote on the above motion showed all in favor except Mr. Magnus who voted against the motion.

Mr. Pasquale Feola, 3rd. Street, Kenil, N.J. made application for the strict application of the zoning ordinance under Section 1301. to convert one of the two stores into an apartment in a building on Main Street, Succasunna, known as the Old Post Office Building. There are two occupied apartments on the 2nd. floor and two vacant stores on the ground floor.

Mrs. Emily Zanetti of 49 south 2nd. Ave. Mine Hills, Dover stated

that she was interested in renting the ~~store~~ and living in the apartment with her youngster, that she had to sell her home because of financial difficulties.

Mr. Feola stated that the alteration would certainly improve the looks of the building, that the previous owners had left it in a state of disrepair.

The apartment would contain three rooms running from front to back.

Motion was made by Mr. Warner and seconded by Mr. Perk that the variance for the strict application of the zoning ordinance be denied because it is not a hardship and it is too small an area with two apartments already existing on the 2nd. floor. Motion was passed by roll call vote showing all in favor.

The organizational meeting was held after the first application was considered. Mr. Williams was elected as Chairman and Mr. Warner was elected as Vice Chairman and Secretary.

There being no further business the meeting was adjourned at 9:30 PM.

Respectfully submitted,

*Ruth H. Thiele*

Ruth H. Thiele, Clerk

*No February meeting*