

July 5, 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, Warner, Magnus, Honeyman. Absent, Mr. Perk.

Mr. Arnold Eriksen, 125 Hillside Avenue, Succasunna, made application for variance to the strict application of the Zoning Ordinance under Section 1002-c, side yards.

The applicant wishes to erect an addition to his dwelling located off Hillside Avenue on a lot 126' X 321'. At the present time the house is 4' from the property line (abutting Beechwood Heights). The addition is to be 10 feet from the property line and 13' X 14' in size. Also it will be approximately 142 feet from Hillside Avenue. The applicant stated he has been living in the house for the past 14 years and wishes to extend the kitchen with the proposed structure to be used for bathroom facilities.

Motion was made by Mr. Warner and seconded by Mr. Magnus to grant the variance requested because the relief requested is not a 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.

Mr. George Aber, 24 Paul Drive, Succasunna, appealed for a variance to the strict application of the Zoning Ordinance under Section 1003 c, side yards. The applicant wishes to erect an attached garage with a side yard of 10 feet instead of 15 feet. Mr. Aber stated that there is only one other garage in the immediate neighborhood, that he has no car port or other shelter for his car, that the lot narrows toward the rear making it difficult to put the garage in another place. There was no one present either for or against the proposed garage.

Motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance be granted because the relief requested is not a 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.

Mr. Richard Smith made application for recommendation to the Township Committee for the granting of a variance under Section 1602 a. The lot is located on Green Lane, Succasunna in the industrial zone. Green Lane is an unimproved street. The applicant stated that this lot is the last lot on Green Lane to be developed, that all the yard set backs are satisfactory.

Motion was made by Mr. Magnus and seconded by Mr. Honeyman that recommendation be made to the Township Committee for the granting of this variance on an unimproved street in the Industrial Zone. In view of the fact that there are other homes in the district it is believed that such relief can be granted without being detrimental to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

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

Mr. Joseph Santos appealed for a variance to the strict application of the Zoning Ordinance under Section 1003 d. The applicant owns a lot on the corner of Golf Lane and Putters Road. The house proposed will face Golf Lane and is 50' X 25', meeting all yard requirements except the rear which will be 40 feet instead of 50 feet. The applicant stated that the lot slopes toward the proposed rear of the dwelling making it better to face the house on Golf Lane rather than Putters Road.

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

Mr. Ernest Pisano representing his brother James Pisano presented application for a recommendation to the Township Committee for the granting of a variance under Section 1502 of the Zoning Ordinance. The applicant wishes to erect an addition to his present service station on Route 46 across from the Ledgewood Shopping Center. The addition is to be used for the retail sales of auto parts. A letter was read from the Planning Board approving the Site Development Plan showing paving of parking area and exit and entrance driveways. The applicant stated that there would be no new pumps installed, that the building will not have garage type doors, but an ordinary entrance door. Mr. Pisano stated that his brother has a very bad heart condition and in a few more years the pumps will probably be removed and the auto parts store will take over. The house is approximately 50 feet from the service station and has been there since 1946 or 1947.

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Motion was made by Mr. Magnus and seconded by Mr. Warner that recommendation be made to the Township Committee for the granting of this variance because the relief requested 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.

Miss Gail Fatum, made application to make a single family dwelling on Main Street, Succasunna into two apartments. After discussion, motion was made by Mr. Warner and seconded by Mr. Honeyman that the Board inspect the site in question. Motion was carried.

Mr. Joseph Lombardi appeared before the Board to ask if action had been taken on his variance request. He was informed that the Planning Board had not yet answered the letter and it was suggested that Mr. Lombardi attend the Planning Board meeting on the 20th of July.

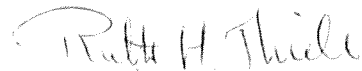
There being no further business the meeting was adjourned at 10:00 PM.

Respectfully submitted,  
Ruth H. Thiele, Clerk

*Ruth H. Thiele*

The members of the Board met at another time after inspecting the property on Main Street Succasunna and variance request by Miss Gail Fatum. The dwelling, presently in a business zone is a non-conforming use as a residence. The applicant wishes to convert the dwelling into two apartments, to live in one apartment and rent out the other. Motion was made and seconded that the variance request be denied because it would increase a non-conforming use, the lot is very narrow it is not a hardship and there was no evidence submitted to show that the structure would be repaired to the point that it would be safe for habitation and it would be detrimental to the public good. Motion was carried by roll call vote showing all in favor except Mr. Magnus.

Respectfully submitted,



Ruth H. Thiele, Clerk