

March 15, 1961

A meeting of the Zoning Board of Adjustment was held on the above date with Chairman Williams presiding. The following members were present: Messrs, Williams, Perk, Warner, Honeyman and Magnus.

The meeting was called to further discuss the variance requested by John Schapowal to erect a Shell Oil Service Station on the corner of Route 46 and Kenvil-Berkshire Valley Road in Kenvil.

The denial on the part of the Building Inspector was for the gasoline pumps which will set back 18'6" from Route 46 instead of 25'; the sign on the south east corner of the property is to have approximate setback of 15' instead of the required 15', this sign will not rotate as indicated on the map.

There was discussion of Section 804 e, which states that this type of structure must be at least 500 feet away from any public gathering place.

Mr. Williams asked Mr. Rupp, a representative of the Shell Oil Co. if he thought the plans met all the requirements of the Zoning Ordinance? to which Mr. Rupp replied, Yes, otherwise we would not have gone as far with the plans.

The Chairman stated that the ramps do not meet the requirements of the ordinance also all the buildings within 500' are not shown on the plot plan.

Mr. Rupp stated that he would like to include anything else in the variance request that has not previously been mentioned (which is made known at the meeting) including the entrance ramp at the intersecting street. Mr. Rupp also stated that he had not have to show existing buildings within 500 feet of the premises to any other Boards and was not aware of it in our Ordinance.

The Chairman stated that the Board knows in general the type of buildings and construction within 500 feet of the tract. All were in agreement with this.

Mr. Warner asked about the other structure mentioned at the previous meeting to be erected between this structure and the hotel.

Mr. Schapowal stated that it was only contemplated, but that it would be one or two stories, and would include the rest of the tract, but that the kind of work done would of course depend on the tenants. The structure would be cinder block with a brick front, something modern.

Mr. Rupp stated that he could have presented an elaborate case

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but thought the Board was familiar with the property. It is very suitable for this use.

The Chairman stated that it was not the intention of the Board to restrict the use of someones property. The Board considers the future of the Town for the whole Township.

Mr. Perk stated that there is only one real thing that is the problem and that is, the hotel within 500 feet. It is definitely a public gathering place, hotel occupancy is governed by very strict State Law.

There was further discussion concerning the type of stations and number of stations along Route 46 from the Township line in the East to the Ledgewood Circle.

Special
Motion was made by Mr. Warner and seconded by Mr. Magnus that the special exception be denied because it could not be granted without detriment to the public good, does not comply with the ordinance for the pump set back or pylon sign set back, there is a hotel within 500 feet of the tract, there is a record of accidents at this intersection and a hardship is not indicated.

Roll call vote on the above motion was as follows:

Williams - Yes	Warner - Yes
Honeyman - Yes	Magnus - Yes
Perk - Yes	

As a result of the above roll call the special exception was denied.

There was no further business and the meeting was adjourned.

Respectfully submitted,

Ruth H. Thiele
Ruth H. Thiele, Clerk