

November 1, 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. Absent: Messrs, Warner, Honeyman.

*act Perk
5/10/61*

A hearing was held for Mr. Carl Hansen appealing for the strict application of the Section 903 (d), set back on rear line, unimproved road, non-conforming lot. Also the lot is less than the required area. The applicant wishes to erect a dwelling on the lot located off Mt. Road to be situated 50' from the right of way in the front, and 40' from the rear property line with a 40' side property line, the lot area consists of 6/10 of an acre. The dwelling will contain 12,000 square feet. The nearest house is approximately 500 feet away. The road is dirt and slag, unimproved. There were no surrounding property owners present. The hearing was closed and motion was made by Mr. Perk and seconded by Mr. Magnus that the variance be granted to erect a dwelling on the lot known as Block 33A, Lot 19, on the Tax Map of the Township of Roxbury, because it will not be detrimental 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.

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A hearing was opened for Mr. John Jacobsen, 30 Unneberg Avenue, Succasunna, N.J. appealed to the Zoning Board of Adjustment for a variance to the strict application of the Zoning Ordinance under Sections 410, 411, 413, 414, 1003(e). The Clerk stated that Mr. Jacobsen has appeared before the Planning Board and was referred by that Board to the Adjustment Board for subdivision of his land on the corner of Hilltop Lane off Unneberg Avenue.

The subdivision lots did not meet the requirements of the Zoning Ordinance and the road is not improved. The applicant stated that he would give 10' from the front of the "new" lot on Hilltop Lane in the event the Township ever improved the road. This was so indicated on the maps and the "new" lot is reduced to 20,245 square feet instead of 21,450 square feet. There were no surrounding property owners present and the hearing was closed. Motion was made by Mr. Magnus and seconded by Mr. Perk that recommendation be made to the Planning Board to approve the subdivision as shown and corrected on the map presented as the relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purposes of the zone plan and zoning ordinance. R. S. 40:55-39.

There being no further business the meeting was adjourned at 9:30 PM by motion made and carried.

Respectfully submitted,

Ruth H. Thiele

Ruth H. Thiele, Clerk