

October 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, Honeyman, Magnus.

*T.V. 198*

Mr. George Grabovetz, representing Kenvil Gardens Inc. appeared before the Board requesting variance to the strict application of the Zoning Ordinance. The case was reopened from last meeting. The proposed building will be erected three feet from the side line. Also the parking area is not to be paved until the sales office or store is erected and open for business. The building is to be 160' X 200'. The existing office and shop is to be dismantled. A letter from the Planning Board was read giving favorable approval and suggested that Kenvil Gardens agree that in the event the building is sold the parking area would be paved.

Mr. Harold Buchanan adjoining property owner asked if the three foot side line applies to the entire property side line. The Chairman stated that the variance only applied to the building as shown on the plot plan. Mr. Grabovetz stated that the building would be entirely enclosed.

Motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance be approved for the set back for side yard and the parking area requirements because it will not be detrimental to public good nor substantially impair the intent or purpose of the Zoning Ordinance, providing Kenvil Gardens agrees to providing one for one parking area for the entire structure which is to be built and further agreeing that any time that the use of the building changed from storage of lumber and building supplies and component parts to any other use or any future contract of sales of the building or any part of the building shall stipulate that the future owner will comply with the requirements of the variance. Motion was carried by roll call vote showing all in favor.

*T.V. 198*

Mr. Harold Busch duly authorized by Mr. Zolton Csete to represent him in regard to his request for variance. He wishes to erect an attached garage, the latter being a non-conforming use permitted by variance at another time. The Chairman of the Board feels that it is not necessary for Mr. Csete to appear before the Board as side lines are not in question.

The Clerk was instructed to forward a letter to the building Inspector to grant Mr. Csete a building permit. Motion was made by Mr. Honeyman and seconded by Mr. Magnus to this end. Motion was carried by roll call vote showing all in favor.

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Mr. Leonard Sylvester made application to erect a house on an unimproved road, near Netcong ball field. The proposed house will have insufficient rear yard because of the shape of the property. During the testimony of Mr. Sylvester it was brought out that he would not live in the dwelling but was selling it to someone else. No action was taken by the Board as the applicant does not intend to occupy the dwelling and new owners would have to come before the Board to request variance in their name.

Mr. Peter Harrison appeared before the Board to ask questions pertaining to making formal application to request a major subdivision

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The Secretary read a letter from the Planning Board reviewing Mr. Harrison's case concerning the preliminary map showing lots containing 30,000 square feet and the revised map showing lots containing 40,000 square feet. It was the feeling of the Board that the Planning Board make a more formal recommendation to the Adjustment Board in referring Mr. Harrison them.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Ruth H. Thiele".

Ruth H. Thiele, Clerk