

October 18, 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, Perk, Honeyman, Magnus.

B.S. app.
The A & H. Meeker Post 2833, represented by John Tuorinsky, Trustee applied for application on special matters pursuant to Section 311 of the Zoning Ordinance. Institutional uses. The applicant wishes to erect a boiler room on the existing building to be 10' X 17'4".

There were no surrounding property owners present. Motion was made and carried that the special exception be granted to erect a boiler house attached to their present structure. Motion was carried by roll call vote showing all in favor.

B.S. app.
Herman Troha, Kenwil, New Jersey wishes to erect a one story room attached to the rear of his present dwelling. The dwelling is located next to the trailer sales premises on the Ledgewood Circle. The room is to be used as an additional bedroom. The construction of this room is contrary to the Zoning Ordinance under Section 1402 residential construction is prohibited in B-2.

There were no surrounding property owners present and motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance be granted and that a letter be sent to the Building Inspector to issue an approved permit. Motion was carried by roll call vote showing all in favor.

B.S. app.
Mr. Otto Kron, Vail Road, Landing appealed for a variance of the Zoning Ordinance under Section 1203 b, insufficient front yard. The applicant wishes to construct a garage with a room over it. The garage will be underground and the room even with the 1st. floor of the present dwelling. The set back from the front property line to the garage will be 17', but to the room 27'9". The ground. Mr. Kron stated that the garage will be constructed under the ground and will not be seen from the street other than the doors. The rear property line is approximately 50' above the front property line. The livingroom will have a flat roof.

There were no surrounding property owners present and Motion was mad by Mr. Honeyman and seconded by Mr. Warner that the variance be granted. Motion was carried by roll call vote with Mr. Perk abstaining.

B.S. app.
Misses LaSalle and Pardi, Box 1000, Landing, New Jersey appeared before the board for a variance to the strict application of the Zoning Ordinance under Section 1203 (d)(b), insufficient rear yard at 2 points and front yard set back. The property is on the corner of Logan Drive and Culver Road and triangular in shape. The requested front yard is 25' and rear yard set backs will be 20' and 25'. The dwelling proposed will contain 10,000 square feet. The applicants stated that they owned the lot and intend to live in the dwelling themselves. Mr. Sam Cohn, 527 Culver Road an adjoining property owner stated that he had seen the other plans with closer side lines and thought that the plans presented to the Board were better. Motion was made by Mr. Warner, and seconded by Mr. Honeyman that the variance be granted.

LaSalle and Pardi cont'.

Motion was carried by roll call vote showing all in favor with Mr. Perk abstaining.

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Mr. Ben Olsen, 84 Hillside Avenue, Succasunna, appeared before the Board for a variance to the strict application of the Zoning Ordinance under section 1003 (c) addition to a dwelling with insufficient side yard of 13', should be 15'. Mr. Olsen stated that the present house was a summer bungelow and he would like to enlarge it and live in it himself. The lot is on a dirt unimproved road. Mr. John Andenes, 16 Oakhill Drive stated that the names of the roads in the development were on record with the office.

Motion was made by Mr. Honeyman and seconded by Mr. Perk that the variance be granted pursuant to R.S. 40-55:39. Motion was carried by roll call vote showing all in favor.

W.B.

Mr. Wilber Rock, P.O. Box 27, Landing, N.J. applied for a recommendation to the Township Committee for the granting of a variance to Section 1201 of the Zoning Ordinance. Mr. Rock desires to construct a comfort station which will be used in conjunction with his present business and would extend a non-conforming use. The property is in an R-4 zone, the adjoining property is in a B-1 zone. Mr. Rock stated that the comfort station will be erected 20' from his present dwelling and 100' from the lake front. He owns the adjoining property to the west and is used for a parking area.

Mrs. Uhlig, surrounding property owner asked if she would be effected by this structure. From the map location the Chairman stated that her property would necessarily be effected providing Mr. Rock comply with the State Board of Health requirements.

Mr. Henry Leer adjoining property owner stated that Mr. Rock did not own the land he shows on the map; that he, Mr. Leer, owns a stretch 45' wide running in the rear of Mr. Rock's property parallel with the lake so that the comfort station would be closer than 50 feet to a corner of his property line.

The Chairman and the members of the Board reviewed the tax map. It was decided that the map submitted does not comply with the tax map as far as property lines are concerned and the case was closed until further evidence is submitted.

Mrs. Virginia Grogen, speaking for her mother an adjoining property owner stated that they were in favor of the comfort station but not the location as the dining room and kitchen windows look out on Mr. Rocks property and proposed comfort station. She stated that her mother (Mrs. Decker) had installed a comfort station in her basement for the use of customers and felt that Mr. Rock could do the same thing.

There was no further business and the meeting was adjourned at 10:00

Respectfully submitted,

Ruth H. Thiele

Ruth H. Thiele, Clerk