

December 4, 1963

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

The hearing for Mr. Peter DeJaeger represented by Mr. Peter Harrison was continued from the last meeting. The members of the Board have inspected the property in question on a corner lot in Shore Hills Estates. The variance requested under Section 415, and 1203 (b)(d) concerns corner lot set back. The proposed dwelling will front on Oliver Road with a 17' and 22'8" set back with a rear yard set back of 8'. The dwelling will be 10' from one side of the property line and 103'4" from Rogers Drive.

There was no one in the audience either for or against the proposal.

Motion was made by Mr. Warner and seconded by Mr. Magnus that the variance requested be granted subject to the requirements of the local sanitary laws as such relief 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. (R.S. 40:55-39). Motion was carried by roll call vote showing all in favor.

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The hearing for Mr. Selengut was continued from the last meeting. The notice of hearing has been sent to the property owners. Mr. Selengut stated that he wished to continue using the model home as a real estate office as permitted in the zoning ordinance on a temporary basis for a period of one year.

Mr. Herman Wooster, 507 Vail Road, stated that he had objections to any variances of the Zoning Ordinances.

Mr. David Reifer of Ford Road stated that he didn't see why the business had to be conducted in the residential zone when just 100 feet away is a business zone. Mr. Selengut maintains and conducts a business of several operations including mortgages. Mr. Reifer also stated that the Shore Hills Estates is developing the area and not the S & S Construction Company, there are members of Mr. Selengut's family in the business. The Zoning Ordinance is intended to relieve a hardship which does not exist in this case.

Mr. Selengut said that he was the manager of the S & S Construction Company and the active partner in the Shore Hills Estates.

The Board informed Mr. Selengut that this was an application to use the model home only for the sale of other dwellings in the development.

Mr. Selengut said that is what he is doing, the mortgage business is necessary with the sale of a house. He has been in this same business for the last 18 years.

Mr. Warner asked if there were anything else which would be brought to the attention of the Board, such as parking in front of other peoples homes or in front of driveways.

Mr. Reifer said that there have been some complaints along these lines.

Mr. Selengut stated that there was ample parking in the area. He owns the field across the street where people can park, and in fact in the summer, people park on his property to use the beach, that he should be the one to complain. He has 200' of frontage along the lots in question for parking.

Mr. Selengut also said that he would probably apply for the same use next year but under the ordinance he was only allowed three permits and would move the model home business.

Mr. Pellet asked if there were any permanent employees.

Mr. Selengut said that the only person was Mr. Jacobson as construction engineer and the operations were only conducted a few days a week and on week-ends.

The hearing was closed and motion was made by Mr. Honeyman, seconded by Mr. Warner that in as much as we have condoned the use of this model home as an office that Mr. Selengut's permit be renewed for one more year as such relief 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. (R. S. 40:55-39)  
Motion was carried by roll call vote, showing all in favor.

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Mr. Draesel, attorney, representing the Diocese of Newark presented application for special exception for the erection of a church building on property located on Hillside Avenue and abutting Dalland Road. The property contains 5 acres and the site plan shows a proposed temporary building and temporary parking area. In the future a permanent building will be erected to the rear of the lot, the permanent parking area will be ~~located~~ on the rear lot adjoining Dalland Road.  
located

The present proposed building is 100' X 40' and will set 60' back from Hillside Ave.

Mr. Draesel stated that a parish hall might be included in the future plans, that the Vicar's dwelling is presently located on Carey Road, but there are no plans for building same on this property.

When the permanent building is erected the temporary building will be removed and erected in another site not in the Township. Dalland Road is a ~~paper~~ road shown on the Tax Map.

There was no one in the audience either for or against the proposal and the hearing was closed.

Motion was made by Mr. Warner and seconded by Mr. Pellet that the application for a special exception to the provisions of the zoning ordinance pursuant to Section 408 for the erection of a building to be used as a church, known as St. Dunstan's Episcopal Church, to be located on Hillside Avenue, Succasunna be granted as such relief 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. (R. S. 40:55-39).

In view of the holidays in January which falls on the regular meeting day the meeting of the Zoning Board of Adjustment will be held on January 8, 1963.

There was no further business and the meeting was adjourned.

Respectfully submitted,

*Ruth H. Thiele*  
Ruth H. Thiele, Clerk