

January 2, 1963

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, Magnus, Honeyman.

As requested at the last meeting Mrs. Campion, representing her father Mr. Ulliac submitted maps of property located on Route 46, formally Koclas Lake. Mrs. Campion stated that there are three houses on the property and she wishes to subdivide so that there will be one house on each lot. The larger lot will contain approximately 15.000 square feet while the two

smaller lots are approximately 7,000 square feet. The property is located on an unimproved road.

Motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance for subdivision on an unimproved road with the lots containing less than the required area of 15,000 square feet be granted as shown on the map entitled "Proposed Subdivision of Property Owned by Frank Ulliac and Wife, Roxbury Township, Morris County, N.J." R. J. Washer, P.E. Netcong N.J. 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 or zoning ordinance.

Roll call vote resulted as follows:

Mr. Williams	Yes	Mr. Perk	Yes	Mr. Honeyman	Yes
Mr. Magnus	Yes	Mr. Warner	Yes		

Mr. Frank Polwin, as requested at the last meeting submitted maps showing the location of the proposed dwelling on property on Thor Drive an unimproved road off Unneberg Avenue. The house will have a 35 foot front yard and 22 foot and 15 foot side yards

Motion was made by Mr. Warner and seconded by Mr. Magnus that the variance to erect a house on an unimproved road 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 or zoning ordinance.

Roll call vote resulted as follows:

Mr. Williams	Yes	Mr. Perk	Yes	Mr. Honeyman	Yes
Mr. Magnus	Yes	Mr. Warner	Yes		

Mr. Frank Kantrowitz appealed for a variance to the strict application of the zoning ordinance under Section 1603 b & c insufficient front set back, insufficient side yard, and front lot width is less than the required 200 feet set forth in the ordinance.

Mr. Kantrowitz presented a plot plan showing a building 90' X 120' located 47' from the front property line, 18' from the north property line and 55' from the south line. The existing building is to be removed, there are two other existing storage buildings which will remain for that purpose, another existing storage building will be partly removed to make room for the new building. The parking area is shown in the rear of the building and all parking areas will be paved in blacktop. There is an 18' drive between the proposed building and one of the storage buildings which will serve as access way to the parking. Mr. Kantrowitz stated that the existing

building is too close to the highway and would like to

replace it with a larger building further from the property line.

A Board member asked what was proposed for the materials which are now being stored outside the building. Mr. Kantrowitz stated that those materials would be under cover.

Motion was made by Mr. Honeyman and seconded by Mr. Warner that the variance to erect a building in the industrial zone with insufficient front and side yard and with the lot width being insufficient 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 or zoning ordinance.

Roll call vote resulted as follows:

Mr. Williams	Yes	Mr. Perk	Yes	Mr. Honeyman	Yes
Mr. Warner	Yes	Mr. Magnus	Yes		

Mr. William Spina of The Standard Tile Supply Co. Inc. appealed for a variance to the strict application of the zoning ordinance contrary to Section 1403 b and 602, improper set back for parking. Mr. Spina presented a plot showing a lot 199.95' X 126' & 110' located between the Succasunna Post Office and the Barber shop on Route 10. The proposed building is 139.95' X 55' with a 35' set back and 10' side yard on the post office side and 50' side yard on the other side. Mr. Spina indicated the location of the front entrance door and the rear door which will be used for pick-up and delivery. The building will contain 7,700 square feet, the lot contains 23,600 square feet.

Mr. Spina submitted a letter from the owner of the lot, Mr. Gagliardi certifying that he would sell the property to Mr. Spina as soon as the Board of Adjustment approved the plans. Mr. Spina stated that the building would be set back 35 feet instead of the 40' required and the 95% of his business was wholesale, dealing in distribution of ceramic tile, there would be no manufacturing in the building. The trucks used generally were pick-up trucks by contractors, no heavy trucks would be used. He further stated that if he had 10 customers a day he would be very happy and he did not feel that there would be any use for a parking area in the front of the building. The pickup trucks will come in on the side of the building, drive to the rear, load and go out the same way.

The Board asked if there was any property in the rear available. Mr. Spina said, no, there was no land available for purchase.

Mr. George Smith representing Mrs. King, owner of the property in the rear stated that the problem coming before this board is the front set back and parking area. There is to be no parking in the front as stated by Mr. Spina. Mr. Smith inquired as to the use of the building.

Mr. Spina stated that the building would be used to store ceramic tile for sale to contractors and also a show room, that there would be some customers but that 95% of the business is wholesale. There will be no manufacturing.

Mr. Smith stated that Mrs. King was concerned with the clutter of the block. The Post Office is a mess and the vegetable stand left so much debris. The Board stated that in the testimony given there would be an improvement to the grounds. The rear set back conforms with the ordinance.

Mr. Smith asked if the Board was aware that the location of the proposed building is that which the State plans to use for the proposed jughandle for Hillside Avenue. The Board said that they were not aware of that situation but that Mr. Spina would have to take the chance if he wished.

Mr. John Negri owner of the Barber Shop asked how far away the building would be from his property line. He was asked to look at the site plans which indicate that the building will be 50' away from his property line.

Mr. Spina also stated that there would be two employees to start and no more than seven.

Motion was made by Mr. Warner and seconded by Mr. Honeyman that the variance be granted to erect a building on a lot on Route 10 with insufficient parking area and front set back, 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.

Roll call vote resulted as follows:

Mr. Williams	Yes	Mr. Perk	Yes	Mr. Honeyman	Yes
Mr. Magnus	Yes	Mr. Warner	Yes		

The Freeway Construction Co. did not appear and no action was taken.

Mrs. Rose Redan represented by her son Steve Redan made application for a recommendation to the Township Committee for the granting of a variance to Section 1602 a of the zoning ordinance, converting a single family residence into a double family house, in the industrial zone. Mr. Redan presented a Site Plan showing the size and shape of the lot and the location which is on Route 46 in Kenvil adjoining Kantrowitz in the rear. The plan shows a store with apartment above and a two family house attached, there is a 24' X 28.6' dwelling on the same lot which is the structure in question. The dwelling sets back 26 feet from the read, the plans also show the septic lines and dry wells and a paved parking area and paved driveway. The lot is 200' X 452'.

Mr. Redan stated that he would like to convert the house as he is getting married in February and would like to live in the house but it would be too large for him, there is a family in the house presently on welfare and they have all but destroyed it. He stated that he is going to have to repair the house he might as well convert it at the same time. There are seven rooms, four up and three down.

He would like to rent the apartment to a couple with no children. He stated that legal action is being taken to get the present tenants out of the house. There was no one present in the audience against the proposal,

Mr. Don Yegarner stated that he would like to see the variance approved in order to avoid having people in the house such as are there presently.

Motion was made by Mr. Magnus and seconded by Mr. Honeyman that the recommendation be made to the Township Committee to grant the variance of converting a single family dwelling into a double dwelling in the industrial zone as such relief can be granted with out substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan or zoning ordinance.

Roll call vote resulted as follows:

Mr. Williams	Yes	Mr. Honeyman	Yes	Mr. Magnus	Yes
Mr. Perk	No	Mr. Warner	No.		

Motion was made by Mr, Honeyman and seconded by Mr, Magnus that Mr. Williams and Mr. Warner remain as Chairman and Secretary for the coming year. Mr. Warner will also serve as Vice-Chairman. Motion was carried.

The minutes of the previous meeting were corrected by Mr. Honeyman to read "Planning Board instead of Adjustment Board. The minutes of the previous meeting were approved as written, corrected and mailed to each member of the Adjustment Board by motion made and carried. Mr. Perk approves of the minutes but abstains from voting on that part of the minutes which concerns the Shore Hills Country Club as an interested party.

There was no further business and the meeting was adjourned at 11:00 PM.

Respectfully submitted,

Ruth H. Thiele
Ruth H. Thiele, Clerk

*Minutes amended on May 8
to include hearing on
S. Perry Malkin
Eyland Ave.
Luccasanna, N.J.*