

October 2.

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 minutes of the previous meeting were approved as received through the mail by each member.

The hearing for Dr. Barney Shapiro was continued from the last meeting.

Dr. Shapiro wishes to erect an attached foyer to his dwelling on route 10 and Main Street, Ledgewood. The dwelling is presently used as a dental office and dwelling. He also proposes to black top the area on the south side of the structure for patient parking area as shown on the sketch plat submitted with the application. The present structure is 1.8' and 1.9' from the street lines, the foyer will be 7' X 10' and will be added to the side of the dwelling near Main Street.

Motion was made by Mr. Warner and seconded by Mr. Magnus that the variance from Section 1403 b & d of the Zoning Ordinance for the erection of a foyer 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.

Roll call on the above motion showed all in favor and the variance was granted.

Mr. Phillip R. Michaud, 968 Stuyvesant Ave. Union, N.J. appealed for a variance to the strict application of the Zoning Ordinance under Section 415, corner lot set back, 1503 d, insufficient side yard, 602, insufficient parking. He proposes to erect a building on the corner of Route 10 and an unimproved road running through to Main Street, Succasunna. The lot is 120' X 180', the proposed building is to be 90' X 67' and will have a 20' set back on the access road side and 40' set back

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from Route 10. The existing building is to be removed. The plot plan also shows parking for 32 cars.

Mr. Michaud stated that if there were 12 customers in the store at one time it would be a lot. The building is to be used by the Dover Upholstery Store. He also stated that the present submission does not show a basement but a two story building. The second floor will be used for storage of dry goods, being mostly material bolts which are bulky.

The sanitary facilities will be installed in the rear parking area according to where the Board of Health will allow. Mr. Michaud further said that the whole area will be paved and a fence constructed on the south side along the neighboring residence property line.

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

Motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance for side yard, parking and corner lot set back 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, subject to the approval by the Board of Health.

Roll call on the above motion showed all in favor and the motion was carried.

Hearing was opened in the case of Concrete Industries, Division of Bergen Block Inc. Mine Road, Kenvil, N.J. for variance to the strict application of the Zoning Ordinance under Section 704, erection of a sign on property other than that which is advertised on the sign. Mr. Harry Phillipson representing the Concrete Industries submitted a plot plan showing the location and size of the proposed sign. The sign will be 6 feet long by 2 feet high, standing 7 feet off the ground. It will be set back 15 feet from Mine Road and Dell Avenue and located on property owned by the Alan Wood Steel Company. Mr. Phillipson said that the sign would be setback sufficiently and high enough so that it would not be a traffic hazard, it will be a non-illuminated double faced sign.

There was no one in the audience either for or against the proposal and the hearing was closed. Motion was made by Mr. Peñlet seconded by Mr. Honeyman that the variance 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. Motion carried by roll call vote.

Hearing was opened for Mr. Loye Hochstetler, Kenvil, N.J. who is appealing for a variance to the strict application of the Zoning Ordinance under Section 1203 b and 415, front yard and corner lot set back. Mr. Hochstetler presently owns a dwelling on the corner of Ward Place and Frank Street, Kenvil, he wishes to erect a porch on the full length of the front of the house 8 feet wide. The proposed set back from Frank Street is to be 20.9' and from Ward Place, 29'. The porch is to be enclosed across the front of the house. It was determined that the house situated in Mine Hill Township is 20' back from the road and that there are woods on the north side. Mr. Hochstetler said that the north west winds make his house very cold and the addition of an enclosed porch would help to keep his house warmer.

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

Motion was made by Mr. Warner, seconded by Mr. Magnus that the variance 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. Motion was carried.

Hearing was opened for Mr. Wilbur Radtke, 101 Route 10, Succasunna, who is appealing for a variance to the strict application of the zoning ordinance under Section 1302 (k), the erection of a phone booth in the parking lot with insufficient set back. Mr. Radtke wishes to erect the booth on an island in his parking lot 2 feet from the property line. He stated that there is presently a pole standing there which contained flood lights, this pole will be removed. The phone company called his attention to the fact that his indoor phone was being over worked and creating undue traffic in the restaurant. There is an island with burbing near the property line and the booth will not interfere with the parking area.

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

Motion was made by Mr. Magnus, seconded by Mr. Pellet that the variance 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. Motion was carried by roll call vote.

Hearing was open for Mr. Max Kamm, 144 Eyland Avenue, Succasunna, who appealed for a variance to the strict application of the Zoning Ordinance contrary to Section 1001, single family residential zone.

Mr. Alan Rubenstein representing Mr. Kamm presented pictures of the basement in the dwelling showing, sink, sanitary facilities and cooking facilities and a modern interior of the room. Mr. Kamm intends to separate the rooms with dividing walls. Mr. Rubenstein said that there is really no place in the Township where apartments are available that Mr. Kamm and his wife travel a good part of the year but would like to live in Succasunna between trips. He goes to Florida two or three months in the winter and vacations during the summer also. Mr. Kamm wants to reduce the size of his living area. He would live in the basement and rent out the upstairs as an apartment. The house is located on a busy road and Mr. Kamm would not rent to people with children but rather persons his own age. He would like to have people up stairs who will maintain the house when he is away. There are two separate septic systems for this house, the same size as the ones installed in the Sunrise Park houses. There is sufficient parking area as a double driveway has been paved.

There was no one present either for or against the proposal and motion was made by Mr. Honeyman, seconded by Mr. Pellet that the Board inspect the property in question.

Mr. Rubenstein stated that he would prepare an affidavit stating the length of time Mr. Kamm proposes to stay in the house.

Hearing was open for Charles Post, Jr. There was no one present to speak in his behalf and the hearing was closed.

There was no further business and the meeting was adjourned at 10:15 P.M.

Respectfully submitted, *Ruth Thiele*
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