

March 11, 1964

A special meeting of the Zoning Board of Adjustment was held on the above date with Chairman Williams presiding. The following members were present; Messrs, Honeyman, Magnus, Pellet. Mr. Warner was absent.

A hearing held in continuance was open for Suburban Used Cars.

Mr. Pfiffer representing Mr. Herman Brooks submitted new maps as requested. Mr. Pfiffer, following the Zoning Ordinance pointed out the items required and shown on the map. He also stated that there would be no gas, or oil tanks and no greasing of cars or other repair work done on the property.

Mr. Brooks stated that he intended to fill in the property to some extent but would not obstruct the brook in any manner nor change the course of the brook. The signs attached to the building will be used for advertisement of the used car lot, the existing billboard has been leased to a sign company. The cross hatch area on the map indicates the parking area for used cars, the entire parking area for the used cars would be paved with crushed stone.

Mr. Pfiffer said that a variance is not requested for the signs, the ordinance requirements will be followed.

Mr. Downs, attorney from Newton, representing Mrs. Paterson who owns the property Mr. Brooks is presently using, request the hearing to be held over until she could attend the meeting in person.

The Board stated that the question before the Board concerns a used car lot 500' away from Mrs. Paterson's property

Mr. George O'Dell, a surrounding property owner stated that he had no objections to the used car lot but asked if a new structure would be erected and if any excavating would be done.

The Board said that there is no new building proposed. The illumination will be more modern than that presently used and there will be no flashing signs or lights. There will be no excavating but fill will be provided to obtain necessary contour for sales space.

Mr. Brooks stated that he would have a maximum of 60 cars on the lot, that he presently had 40 cars on display.

The Chairman pointed out that the present site would be abandoned for a used car lot and relocated approximately 500 feet west. There is one set back that is

March 11, 1967

improper, the building is 14.7 feet back from the property line instead of 25'.

Motion was made by Mr. Magnus and seconded by Mr. Honeyman that the special exception be granted because the plot plan appears to meet the requirements of the zoning ordinance, except where outlined, the parking of used cars will leave sufficient room for off-street parking for customers and safety of the public, that no motor fuel will be served on the property, that the maximum number of cars is limited to 60 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 vote resulted as follows:

Mr. Magnus, Yes                      Mr. Honeyman, Yes                      Mr. Pellet, Yes

Mr. Williams, Yes, subject to the relocating of the signs that are now attached to the building shall be set back at least 25 feet from the highway right of way or front property line, also that the front lines of the display areas fronting the highway will be moved back at least 35' from the highway right of way which will more nearly protect the public safety.

Mr. Paul Simon asked for a postponement of his hearing until the next regular meeting. Mr. Simon will be informed that he must notify the surrounding property owners of this change in date.

There was no further business and the meeting was adjourned.

Respectfully submitted,

*Ruth H. Thiele*

Ruth H. Thiele, Clerk

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