

A meeting of the Zoning Board of Adjustment was held on the above date with Chairman Warner presiding. The following members were present: Mr. Sheaffer, Mr. Popitz, Mr. Honeyman, Mr. Pellet. Mr. Valentino was also present as the Board's attorney.

The minutes of the previous meeting were approved on a motion made by Mr. Pellet and carried.

103166 - S & S Construction Co. 206 Mt. Arlington Blvd. Landing, N.J. Application for a variance for the erection of a dwelling on 501 Mansel Road, Block 111, lot 11 being also on the corner of Rogers Drive, R.-3 zone, contrary to Section 901(b) and (d) insufficient front and rear yards.

Mr. Selengut appeared before the Board asking the Board's decision regarding his application.

The Chairman of the Board stated that the Board had not come to a definite decision and would hold the case over until the next meeting. There was no further action taken at this meeting.

12-66 Township of Roxbury, Municipal Building, Route 10, Succasunna, N.J. Application for Special Exception to the Zoning Ordinance pursuant to N.J.S.A. 40:55-39(b). Erection of a municipal garage, on lot 46, block 39, Main Street, Succasunna, N.J. under Section 315 of the Zoning Ordinance.

Mr. Sprow representing the Township appeared before the Board. He stated that the intent and purpose behind the application is that the Township has had quite a number of complaints regarding the operations on the site. This building would house the Township equipment. The bulk materials have mostly been moved to the park locations so that dirt and dust from sand and so forth are no longer there. The building is approximately 500 square feet, there are 5 trucks, 1 sweeper, 1 back hoe, and grader, plus 2 smaller trucks. At this point we feel it is better to keep the equipment in the same general area. The building can also be used for storage in winter of summer equipment and vice versa. There are 10 bays proposed for the building, plus the other building which can be used for larger items such as blades for the snow plow.

Mr. Sheaffer asked what is behind the property belonging to the Township?

The property in the rear is owned by the Sohns, it is all residential zone.

Mr. Pellet asked how far away is this building from the dwelling next door?

Mr. Sprow stated about 40 feet.



After reviewing the site plan presented, the Board determined that it was still in disagreement with the zoning ordinance in regard to Section 1602(c), (d) and (e), the parking area and dimensions of the parking lot, there is a 10 foot rear yard instead of 50 feet, there should be a side yard of 40 feet or 20 percent of the average lot width, off street parking is too close to the boundary line.

Mr. Harrison stated that the parking lots will not be necessary as there are no employees.

The Board asked Mr. Harrison to submit a site plan and application for variances of all the items required before the Board could act.

Mr. Harrison stated that he would submit proper plans, and applications.

There was no further action taken on this application and there was no one in the audience who wished to speak for or against the application.

113466 - Roxbury State Bank, Roxbury Shopping Center, Route 10, Succasunna, N.J. Application for variance to erect a sign contrary to Section 1110, 1403 (b) and (c), only one pylon sign allowed on the same property. Insufficient side and front yard set back. Located on Block 45, lot 23, in B-3 zone. Also time and temperature sign contrary to Section 522(d). Located in Roxbury Shopping Center in B-3 zone.

Mr. Kronig, president of the Roxbury State Bank appeared before the Board with Mr. Steve Radin, attorney. Mr. Kronig submitted application ~~and plan showing the sign~~ and also a site plan showing the sign location on the property 15 feet from the property line and 15 feet from the street right of way line. The Board reviewed the sign layout and determined that there were not enough measurements on the drawing for the Board to make a determination.

After discussing the missing measurements the Board asked the applicant to submit more detailed drawings. There was no one in the audience who wished to speak either for or against the application and the hearing was closed.

The clerk submitted a proposed budget for the coming year. The Chairman read the budget and motion was made and carried that the budget be submitted to the Township Committee for their consideration.

The Chairman offered holiday greetings to the members of the Board.

There being no further business to come before the Board the meeting was adjourned on a motion made by Mr. Pellet and carried at 10:15 P.M.

Respectfully submitted,  
Ruth H. Thiele, Clerk