

July 30, 1946

A meeting of the Roxbury Township Planning Board was held at the Suscaunna Grammar School at 8:00 P.M. Thomas James presided.

The meeting time was spent to consider questions on the proposed zoning Ordinance and changes on the proposed zoning Map which arose at the preliminary hearings of July 16th and 23rd 1946.

1. Hercules Powder Company requested that all their property be placed in the Industrial "D" zone.

The zoning Commission (Planning Board) decided that all Hercules Powder Company property north of route #6 be placed in the Industrial "D" zone with the exception of a small strip along route #6 which is already in the Business "C" zone.

Motion granting the request was made by Raymond Kilar and seconded by Oscar Benson.

Vote was unanimous.

2. Hercules Powder Company requested the following changes in the proposed zoning Ordinance.

(a) Section IX Sub-section No 2

The storage of crude oil or any of its volatile products or other highly inflammable liquids in above ground tanks with individual capacity greater than 500 gallons, and the storage of explosives, unless the same is stored on the premises of and used in connection with a manufacturing plant, the operation of which is subject to and carried on in accordance with applicable laws of the State of New Jersey.

(c) The manufacture or use of any product that is noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise for which is destructive to life or property, unless the manufacture of such product is subject to regulation by laws of the State of New Jersey and the manufacturing operations are carried out in accordance with the requirements of such applicable laws.

Motion by Elmer Stephens that the above change be made. Seconded by Frank Dufford. Vote was unanimous.

Request of Wm J. Ribes Sr. that his property (Main road, Landing, in from Route #6) be placed in the Business or Industrial Zone.

Motion by Oscar Benson that this request be granted and placed in the Business Zone. Seconded by Frank Pierce. Vote unanimous.

Request of Wm J. Ribes Jr., that his property (from Route #6 toward Landing) be placed in the Industrial zone. Request was denied on motion by Oscar Benson, seconded by Raymond Kees and the unanimous vote of the Board.

It was decided to change zoning Map as follows - Intersection of Morris and Centre Streets, Port Morris, on the south side of County road between road and railroad track as far as Township Line.

Motion by Oscar Benson. Seconded by Raymond Kees. Vote was unanimous.

A letter from Mr. Harold A. Pise representing the North Jersey Dairy Co., was read, asking for a meeting with the Planning Board and suggesting going out in the field or viewing their

tracts so as to present a better picture in the minds of everyone concerned before final adoption of the proposed Zoning Map.

The Planning Board approved and set Tuesday Aug 6, 1946 at 6:30 P.M., for the meeting. It was decided to meet on the old Corwin Tract, Dill Ave., Kenil, N.J.

Request of Mr. Harry Charles that the Jardine Tract be placed in the Industrial Zone up to within 150 ft. of Kenil Ave., and 150 ft. of Main St.

This request was denied on motion by Oscar Benson, seconded by Frank Pease and the unanimous vote of the Board.

Mr. Charles also requested that the Horse Shoe Lake property be placed in the Business "C" Zone.

Request granted with exception to the following which is residential:-
Approximately 1000 feet from Eyland Ave down Righter's Road southeast, and 300 feet from Righter's Road northeast along Eyland Ave.

Motion by Frank Pease, seconded by Oscar Benson and unanimous vote of Board.
Anthony Leonard Sec.

PROPOSED CHANGES IN SECTION IX. -
Sub-sections (2) and (c)

- (2) The storage of crude oil or any of its volatile products or other highly inflammable liquids in above-ground tanks with individual capacity greater than 500 gallons, and the storage of explosives, unless the same is stored on the premises of and used in connection with a manufacturing plant, the operation of which is subject to and carried on in accordance with applicable laws of the State of New Jersey.
- (c) The manufacture or use of any product that is noxious or offensive by reason of the emission of odor, dust, smoke, gas or noise, or which is destructive to life or property, unless the manufacture of such product is subject to regulation by laws of the State of New Jersey and the manufacturing operations are carried on in accordance with the requirements of such applicable laws.