

July 2, 1958

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, Perk, Warner, Magnus, Honeyman.

P.B. ✓  
(1) Mr. Esposito representing Josephine Ciotola of Kenvil appeared before the Board to request a variance on a subdivision of land located in Port Morris on the corner of Center St. and Main St. The lots will be 52' X 150' and 55' X 150'. There are 3 existing dwellings on the whole parcel. (2 being on the corner lot). The applicant had a letter from the Planning Board stating that they could not grant a subdivision because of insufficient area and frontage. Motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance be granted. Motion carried showing all in favor.

P.B. ✓  
(2) Mr. William S. Miller appeared before the Board to request a variance to erect a dwelling on a plot of land 80' X 71' and 61' <sup>applicant now own entire strip of land</sup> located on West Dewey Avenue on property from the estate of Hester Baker. Applicant had a letter from the Planning Board denying a subdivision because it is not an approved map, the frontage and area do not meet present requirements. A building permit was also denied because of insufficient frontage and area, also 15' rear yard on one point is not enough, should be 20'. Motion was made by Mr. Warner and seconded by Mr. Honeyman that the variance be granted providing the applicant meet all requirements of the Board of Health and that applicant certify to the Chairman of the Board that the deed is recorded within 6 months of this date. Motion was carried showing all infavor except Mr. Perk.

P.B. ✓  
(3) Mr. Roy Utter again appeared before the Board to request a subdivision of land located on Mapledale Avenue (see minutes of last meeting) The applicant stated that his son would like to have the larger parcel. Motion was made by Mr. Honeyman and seconded by Mr. Magnus that the variance be granted to make a subdivision of a piece of property 400' front and 100' in depth into 2 parcels 100' X 100' and the remaining 300' X 100' as shown on map presented. Motion was carried by a roll call vote showing all in favor.

P.B. ✓  
(4) Mr. Frank A. Ball made application for a variance to subdivide a parcel of land on Mt. Road, Ledgewood. A letter from the Planning Board stated that a minor subdivision had been denied because of insufficient land area. The lot request is 80' X 231' and 175' and it is understood that the applicant will erect a dwelling and use it for his own. Motion was made by Mr. Magnus and seconded by Mr. Honeyman that the variance be granted to permit the use of a parcel of land 80' X 231' & 175' on ~~xxx~~ Mt. Road, for his own use and that the applicant meet the minimum requirements of the Board of Health. Motion was carried with a 3 to 2 vote with Mr. Perk and Mr. Warner in the negative.

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T.V.  
(5) Mr. William Hillen of Ledgewood wishes to erect a frame dwelling on Main Street Ledgewood on a lot 91.7' X 248' going to 85' back width. The dwelling will be 30' X 52' and 20' from side property line. Application was denied because of insufficient lot area and frontage. Motion was made by Mr. Warner and seconded by Mr. Magnus that the variance be granted providing the applicant meet the minimum requirements of the Board of Health. Motion was passed by a roll call vote showing all in favor.

P.B.  
(6) Mrs. Robert Toto appeared before the Board to request a variance to subdivide a parcel of land located on Hunter Street, the parcel being 200' X 303' into 2 lots 100' X 303'. Subdivision was denied ~~xxx~~ by the Minor Subdivision Committee because of insufficient lot area. Motion was made by Mr. Honeyman and seconded by Mr. Magnus to grant the variance to divide the lot as shown on a map entitled, Property of Robert N. Toto and Wife, Roxbury Township, Morris County, New Jersey, and meeting all the minimum requirements of the Board of Health.

T.V.  
(7) Mr. George F. Anger appeared before the Board to request a variance to erect an attached carport on his dwelling on McKeel Drive, Succasunna. Application wishes to erect same, 11' in front of the established building line and 9'4" from side property line. Application for permit was denied because of insufficient side yard set back, aggregate width of two side yards equals 17' should be 20', also encroaching in front yard, disregarding established line. Motion was made by Mr. Warner and seconded by Mr. Magnus to deny the variance. Motion was passed by a roll call vote of 4 to 1. Mr. Perk being in favor of the Applicant.

T.V.  
(8) Mr. John Tardive wishes to erect a sign 4' X 6' located on property owned by R. P. Smith and Sons, Inc. on the corner of Route 10 and Main Street, Succasunna. Application for permit was denied because it does not refer to the premises on which it is displayed. Motion was made by Mr. Warner and seconded by Mr. Magnus that the variance be granted for the erection of a 4' X 6' sign, not less than 25' from the front property line and not less than 15' from the side property line on a temporary basis of 6 months and providing the Board receive a letter of from Mrs. Smith the owner of the property giving her permission for said sign. Motion was carried by a roll call vote showing all in favor.

There being no further business ~~XXXXXXXXXXXXXXXX~~ there was discussion about changing the date of the meeting night of this Board. It was decided to go on record to leave the meetings of this Board as they are, the 1st. Wed. of the month. This discussion was brought up by Mr. Berry who suggested it would be better if the meetings of the Planning Board and the Board of Adjustment were farther apart. The members of the Board feel that this is a good idea.

The meeting was adjourned at 10:00 by motion.

Respectfully submitted,

Ruth H. Thiele, Clerk

Ruth H. Thiele

Stanley F. Kanner