

June 4, 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, Warner, Magnus, Honeyman. Absent Mr. Perk.

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(1) Mr. Sakarias Hansen of Read Road, R. D. Flanders, wishes to build a carport attached to his present garage building. Application for permit was denied because the side yard set back is only 6' from the line it should be 7'. The applicant has already built some of the foundation and wishes to continue building on it. Motion was made and seconded that the members of the Board inspect the property. Motion was carried. After inspection of the property motion was made and seconded that the variance be granted. Motion carried.

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(2) Mr. Louis Ramano requested variance to erect a dwelling with attached garage on property located at lot 4, block 3, Maple Ave. Chesler Park. The application was denied because of an unimproved road. Motion was made and seconded the variance be granted providing applicant sign a waiver of redress for improving roads. Motion was carried.

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(3) Mr. Seeber representing Dorann Estates made application to erect a double face sign 4' X 8', on the corner of Eyland Ave. and Righter Road with a 15' set back from each street. Application was denied because the sign is over size and does not refer to the premises upon which it is displayed, also it is not placed behind prevailing front building lines. Motion was made and seconded that the variance be granted for a period of 6 months, providing this Board receive a letter from Mr. Chesler giving permission to erect said sign on his property. Motion carried with all in favor except Mr. Williams.

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(4) Mr. John J. Esposito of Center Street, Port Morris. Applicant wishes to erect a dwelling on the corner of Kenvil Ave. and Corwin Street in Kenvil. Application was denied because of insufficient lot frontage. The lot is 121.4 on Kenvil and 125. on Corwin with a 42' set back. Motion was made and seconded that the variance be granted. Motion was carried.

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(5) Mr. William Warner of Route 46, Kenvil, wishes to build a 2 story building using the grade floor as stores and the 2nd. as three apartments. Motion was made and carried to inspect the site in question. After inspection of the site motion was made and seconded that the variance requested be denied because of insufficient lot area for sanitary facilities adequate enough to accomodate both stores and apartments. Motion carried.

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(6) Mr. William Kruszewski appeared before the Board to ask for a revision of his former application. He now wishes to install two 5,000 gal. tanks in the ground meeting all requirements of NBFU in lieu of erecting a 15,000 gal. overhead tank requested in Feb. 1957. This new tank is to be 13' from the existing tank under the ground. Motion was made and seconded that the variance

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(6) be granted providing the applicant meet all the requirements of the NBFU. Motion was carried.

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(7) Mr. John Warren of Kings Cove, Landing wishes to erect an accessory building or tool shed 6' X 8', 1 foot from the property line. The application was denied because of insufficient set back from the property line, should be 3'. Motion was made and passed that the Board inspect the property in question. After inspection of the site motion was made and seconded that the variance be granted. Motion was carried.

(8) Mr. Roy Utter made application for variance on a lot located on Mapledale Ave. This Board received a letter from the Planning Board stating that a subdivision had been denied because of insufficient area. The lot is 306' X 100' and the lot being subdivided will be 100' X 100'. Motion was made and seconded to inspect the site in question. After inspection of the site it was decided to deny the variance request and ask the applicant to meet with the Board at their next meeting.

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(9) Mr. Steve Vernicek of Route 46 Ledgewood requested a variance to move the Whitehouse Restaurant to the existing foundation of the Silver Dollar Diner located on the Ledgewood Circle Route 46. The new building will be slightly larger than the old foundation. Motion was made and seconded that the variance be granted. Motion carried.

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(9a) Mr. Vernicek also requested a variance to erect a sign 8' X 12' or 96 sq.ft., 16' high on property located on the Circle at Ledgewood to represent and advertise the new restaurant. After much discussion of making the sign smaller motion was made to inspect the site in question. After inspection of the site motion was made and seconded that the variance be granted. Motion carried showing all in favor except Mr. Magnus.

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(10) Mr. Harold Todd of Route 46, Ledgewood wishes to erect a frame dwelling on the Ledgewood Mt. Arlington Road. The lot being 120' X 162.4', 49' set back and 50' side yard on one side and 34' side yard on the other. The application for permit was denied because of insufficient area of 18,500 sq.ft. Motion was made and seconded that the variance be granted. Motion carried.

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(11) Mr. Frank Fenimore made application to use farm land owned by Muscovic Brothers, for sanitary land fill or garbage disposal. The application for permit was denied because the land is in a residential "B" zone. Motion was made to inspect the site. After inspection of the site by the members of the Board, motion was made and seconded that the variance be denied, motion was carried.

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(12) Mr. Joseph Reidda of 149 16th Ave. East Paterson, N.J. requested variance to erect a sign on H. D. Robinson's property on Hillside Ave. advertising Highlands development. Application for permit was denied because of excessive area, and does not refer to premises upon which it is displayed, also residential "B" zone. After inspection of the site in question motion was made to deny the variance. Motion carried.

Meeting adjourned 9:45.

Respectfully submitted,

*R. H. Thiele*

Clerk