

October 1, 1958

The regular monthly meeting of the Zoning Board of Adjustment was held on the above date with Chairman Williams presiding. The following members were present, Messrs: Williams, Perk, Honeyman Warner, Magnus.

✓ (1) Mr. Louis Masino of Kenvil Avenue, Succasunna, wishes to erect a dwelling on a lot on Maple Avenue, off Kenvil Ave. and Evergreen Terrace. The lot is # 7 in Block 2 and is 82'+ X 100'+ and is shown on a map entitled, "Lot 7, Block 2, Chesler Park, Property of Louis Masino, Succasunna, Roxbury Township, Morris County, N.J" Frank W. Dufford Surveyor. Application for permit was denied because of unimproved road.

Motion was made by Mr. Warner and seconded by Mr. Magnus to grant the variance providing the applicant sign a waiver of redress for improving the road, and having required front, rear and side lines and meeting the requirements of the Board of Health. Roll call vote on the above motion showed all in favor except Mr. Perk.

✓ (2) Mr. Charles Christiana, Conklin Road, R. D. Flanders wishes to renew his permit to occupy a trailer while constructing his house. (see minutes of last meeting).

Motion was made by Mr. Honeyman and seconded by Mr. Warner to grant the variance for one month beginning Oct 5 and ending November 5, 1958, at which time the applicant must reapply for renewal if necessary. Roll call on the above motion showed all in favor.

✓ (3) Mr. Stanley Kowalsky, Box K, Kenvil, N.J. wishes to erect a dwelling on a lot 100' X 200'. The applicant has owned the lot for approximately 10 years and is located on Hillside Avenue in front of the Meeker Estate S/W side of Route 10. The application for permit was denied because of insufficient frontage and area of lot.

Motion was made by Mr. Warner and seconded by Mr. Perk to grant the variance subject to the applicant meeting all set-back requirements and the requirements of the Board of Health. Roll call on the above motion showed all in favor.

✓ (4) Mr. John Grabovetz appeared before the Board representing Rickel Brothers. He wishes to erect a sign on the face of a building in the shopping Center. Each light is to be 8' high and will be attached to the surface of the building, not on the edge. The total length of these letters is 48', the building being 120'.

Motion was made by Mr. Honeyman and seconded by Mr. Warner to grant the variance. Roll call on the above motion was as follows: Williams, Warner & Honeyman = Yes, Perk, Magnus = No.

✓ (5) Mr. Hilton Goldman appeared before the Board with a request to erect two signs on lots located on Pleasant Hill Road, and the corner of Toby Drive (new road),. The signs are to be 4' X 6' with a 15' set back and located 1 on Block 3, Lot 1, the other on Block 2, Lot 1. These signs will advertise his new homes.

Motion was made by Mr. Warner and seconded by Mr. Honeyman to grant the variance for two temporary signs beginning October 1, 1958 and ending October 1, 1959. The printed material may be changed at the applicant's discretion but the expiration date must show on the signs at all times. Roll call on the above motion showed all in favor except Mr. Magnus.

✓  
✓  
(6) Mr. Joseph Reidda of Highland Manor Homes, 149 16th Avenue E. Paterson, N.J. wishes to erect a temporary sign for 6 months on the S/W corner of Hillside Avenue and Robinson Avenue. The application for permit was denied because the sign does not advertise the property on which it is to be erected. The applicant present a letter from the property owner Mr. Pasinasky and 12 residents within a radius of 200 feet showing no objections for said sign.

Motion was made by Mr. Warner and seconded by Mr. Honeyman to grant the variance for 6 months beginning October 1, 1958 and ending April 1, 1959. The sign to be a single face, 44" X 47" as shown on the sketch presented. (the pole being 2 feet high making the overall height of the sign 44". and subject to the applicant indicate the expiration date on the sign, with set backs of 20' and 25'. Roll call on the above motion showed all in favor. ~~xxxxxx~~

✓  
✓  
(7) Mr. Anthony D'Auria, Box 232, Netcong, N.J. made application to establish an amusement Park on property now or formally owned by one Roenstad and shown on a map presented. This park will include a train ride, paddle boats, pony ride, domestic animals and the like. Application for permit was denied because it is an unlisted business in Roxbury Building Zone Ordinance, also it is partly in a residential area.

Motion was made and seconded to inspect the property and gather further information as to the locality and zoning. Motion was passed.

*held for further consideration*

✓  
(8) Mr. R. G. Berry of Raritan Avenue, Ledgewood, N.J. wishes to erect a greenhouse on his land off Raritan Ave. for his private use. Application for permit was denied because of the "paper" road.

Motion was made by Mr. Warner and seconded by Mr. Magnus to grant the variance to erect a greenhouse for private use and not a business venture. All in favor.

There was no further business and the meeting was adjourned by motion.

Respectfully submitted,

*Ruth H. Thiele*

Ruth H. Thiele, Clerk

*SFW*