

April 2, 1969

A meeting of the Zoning Board of Adjustment was held on the above date with the following members present. Mr. Poppitz, Mr. Skarzynski and Mr. Elston. Mr. Reifer, Mr. Neudeck and Mr. Kmetz were absent. Mr. Valention was present as the Board's attorney.

By unanimous vote, Mr. Poppitz acted as Chairman and Mr. Elston acted as Secretary.

The minutes of the previous meeting were approved by motion made and carried.

4269 - Eyland Woods Estates, 360 Sunset Road, Pompton Plains, New Jersey. Application for a Special Exception to the Zoning Ordinance pursuant to N.J.S.A. 40:55-39(b), and Article 5, Section 508 of the Zoning Ordinance. Temporary certificate of occupancy to use a building as sales offices for homes within the subdivision, located on Cathy Place, Block 58/17, lot 5, in the R-1 zone. Temporary certificate of occupancy requires a hearing before the Board of Adjustment.

Mr. Robinson, representing Eyland Woods Estates, presented to the Board proof of service to the surrounding property owners.

Mr. Valentino asked if Mr. Robinson were an attorney. Mr. Robinson said, no, he was not an attorney but an agent for Mr. Dudiak, owner.

Mr. Valentino explained that this application had not gone before the Planning Board and the Board could not act until the application had been reviewed by that Board; this would mean that the case would be held until the next meeting and that in view of the fact that there was only a three man Board present tonight, Mr. Robinson could either present his case or wait another month to present his case.

Mr. Robinson said he understood what Mr. Valentino was saying and felt that the application for the use of a model home was a normal type of application. He said that if the Board was aware of any difficulties that he himself was not aware of it would be appreciated if these problems were made known to him so that he could inform Mr. Dudiak. Mr. Robinson said that the statements he had prepared for the application could be presented at this time.

Mr. Elston read the application.

Mr. Robinson stated that the project lays on the southerly side of Eyland Avenue, 100' this side of Hillside Avenue and extends from Eyland Avenue to Reger Road. We have been before the Roxbury Township Planning Board and have received favorable approval of Section I, on March 6, 1969. At that time we were advised that approval from your Board was needed in order to use the house as a model home and sales office. There are 199 homes proposed in the area, there are public services, water and sewers, including a park area which we have set aside for the Township. The model home will be decorated and furnished,

and contain a general reception area and a conference room. The Planning Board is aware of and familiar with the site plan.

Mr. Elston: Nyma Way has a divider down the center, is there going to be a parking problem with people who come to look at model homes.

Mr. Robinson: We don't feel that there will be a problem of this kind, Nyma Way extends another 1000' at the present time.

Mr. Valentino: How many salesmen will there be?

Mr. Robinson: At the most, two other people besides my self on weekends. They will park their cars at the end of Nyma Way.

Mr. Elston: People may park on Eyland Avenue?

Mr. Robinson: Most people generally seem to get as close to the sales office as possible, I don't believe they will park their cars on Eyland Avenue because of the distance they would have to come to the sales office. Parking down on Nyma Way or Cathy Place would be more convenient and more feasible. When this subdivision came before the Planning Board it was deemed advisable to put the frontage on Cathy Place, the location of the house is therefore closer to Cathy Place than Eyland Avenue.

Mr. Valentino: What are you going to build on lot number 6 & 7?

Mr. Robinson: There are houses being built on them at the present time and they will be used for model homes as displays.

Mr. Valentino: Assuming someone wants to buy the house on one or both of these lots, would it be sold?

Mr. Robinson: We don't want to sell it now, but, if somebody wanted to buy it it is possible that it would be sold.

Mr. Valentino: If one or both of these houses were sold, then cars would be parked in front of those houses and could create a problem for the house owner.

Mr. Robinson: Yes, that might be a possibility, we would, however, prefer not to sell them so soon. Each of those houses of course would have a driveway of their own for the owners use. There is plenty of space to park along Nyma Way and Cathy Place without really interfering with those houses.

Mr. Elston: How may streets have been cut out?

Mr. Robinson: all of these roads, (on the map) have been cut, the paving runs down to what is referred to as Yale Drive, and 1000' or so at the intersection on Cathy Place.

Mr. Poppitz: It seems as though it is just about completed, does the property also have sidewalks?

Mr. Robinson: Yes there are sidewalks and will be throughout the project.

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Mr. Poppitz: Where in the house is the office located?

Mr. Robinson: In the garage area, there will be a driveway leading to the garage and the entrance to the office. There will be no parking in the driveway, in fact it will be blocked off, so the cars cannot drive in.

Mr. Valentino: you understand that this variance expires at the end of one year and that you must come back to this Board at that time.

Mr. Robinson: Yes, we recognize that condition of the temporary certificate of occupancy.

Mr. Poppitz: How wide is Nyma Way? And if cars are parked at the curb, can other cars pass them?

Mr. Robinson: Nyma Way is 70', 20' on one side of the median and 20' on the other side of the median, there is ample room for two cars to pass on one side of the median.

Mr. Elston: If I parked my car on Nyma Way is there enough room to make the swing around the median to get back to Eyland Avenue?

Mr. Robinson: Yes, there is plenty of room to turn around. There is more than ample room available and cleared for cars to park. We do not really want cars to park around the dwellings or in the driveways of the model homes, it is more conducive to showing our property to its advantage.

Mr. Valentino: On a Sunday afternoon when people are out just for a ride, they are likely to stop in, not to buy but from curiosity, there may be crowds of people.

Mr. Robinson: These homes are in the high level of income bracket, and we would probably not have as many people as in other developments. We just finished up a development in another Township of 250 homes, we kept the character and nature of this development at the highest level, and we expect to exercise the same control on this development. These homes will sell for \$35,000.00.

Mr. Elston: Will you be selling only lots and homes within this development and does it meet all the other requirements of our codes?

Mr. Robinson: Only those homes within this development will be sold from this sales office, it meets all the other ordinances and requirements.

It was felt that the Planning Board should review the Site Plan in accordance with Section 504 of the Ordinance and whether or not off street parking should be considered.

Motion was made by Mr. Skarzynski, seconded by Mr. Elston that the application be carried over until the next meeting giving the Planning Board time to review the site plan.

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The motion was carried.

The Clerk read a letter from the Township Committee in regard to a Resolution received from Mine Hill Township. The letter was ordered filed on a motion made and carried.

There was no further business to come before the Board and motion was made and carried that the meeting be adjourned at 9:05 P.M.

Respectfully submitted,

Ruth H. Thiele, Clerk