

BOROUGH OF EATONTOWN

RESOLUTION

WHEREAS, Broad Street Offices, Inc., a New Jersey corporation has applied to the Eatontown Planning Board for a variance from the terms of Section 89.7.8.10 of the Zoning Ordinance, to permit parking within less than 10 feet of a lot line, and for site plan approval for the parking area with respect to premises located at 100 Broad Street, also known as Lot 8, Block 36, on the Tax Map, as more particularly shown on a map entitled "Site Plan for John O'Mara, situate in the Borough of Eatontown, New Jersey", dated October 4, 1979, and prepared by Thomas P. Santry, P. E. & L. S.; and

WHEREAS, the applicant has caused proper service to be made upon all interested parties in accordance with the requirements set forth in the Municipal Land Use Law, and the applicable ordinances of the Borough of Eatontown, and the Planning Board has thereby gained jurisdiction in the matter; and

WHEREAS, a public hearing was held on November 26, 1979, on the application at which time the applicant, as well as all interested persons were given an opportunity to be heard with respect to the application;

NOW, THEREFORE, the Eatontown Planning Board, after having heard the testimony of the applicant, and having considered the exhibits presented, makes the following findings of fact:

1. The premises in question are situated in a B-1 Zone and contains an area of approximately 14,000 square feet, having frontage and width of 68 feet, and a depth of 194 feet.

2. There is an existing structure on the subject premises which is presently used for professional and general offices, and this is a permitted use in the B-1 Zone. At present, there are 10 people employed in the building.

3. There are 13 parking spaces shown on the site plan, as well as two parking spaces located in a garage on the premises, giving a total of 15 office street parking spaces, which meets the requirements of the B-1 Zone.

4. There is a requirement in the B-1 Zone that parking shall not be permitted within 10 feet of the lot line.

5. The applicant testified that due to the exceptional shape of the property, if the required set back were adhered to, there would be room only for eight parking spaces on the property, and there would also be insufficient paved area for automobiles to turn around.

6. The applicant testified that he intends to pave the rear portion of the premises within three feet of the property lines.

7. The applicant further testified that the reduction in the set back requirement would be in basic conformity with the area, and further indicated that adjacent properties in the vicinity do not meet the 10 foot set back requirement with respect to their parking areas.

8. No persons voiced objection to the application.

9. In light of the testimony and the exhibits presented, the Board finds that the applicant suffers legal hardship, and that the variance, if granted, would not cause substantial detriment to the public good and would not substantially impair the intent and purpose of the Zone Plan and the Zoning Ordinance of the Borough of Eatontown.

NOW, THEREFORE, BE IT RESOLVED, that the application of Broad Street Offices, Inc., for a variance to permit parking within 10 feet of the lot line, as shown on the site plan hereinabove referred to, be and the same is hereby granted; and

BE IT FURTHER RESOLVED, that the granting of this

variance does not confer final site plan approval as the Board is awaiting review by its engineers of the drainage aspects of the proposed site plan.

The within resolution was approved at the meeting of November 26, 1979. It was moved by Mr. Manning; seconded by Mrs. Wolcott.


HARVEY J. SLOVIN, CHAIRMAN
EATONTOWN PLANNING BOARD

Dated: December 10, 1979

The above resolution was offered by: Mr. Irwin.

Seconded by: Mr. White

Ayes: Messrs. Slovin, White, Irwin, Wake and Di Como.

Nays: None

Abstain: Mr. Barbato

Absent: Mr. Manning, Mrs. Wolcott, and Mayor Frankel.

R E S O L U T I O N

WHEREAS, Broad St. Offices, Inc. has applied to the Planning Board of the Borough of Eatontown for site plan approval to use an existing building for offices on the southerly side of Broad Street, being designated as Lot 8, Block 36 on the current tax map of the Borough, situate in the B-1 Zone; and

WHEREAS, the Site & Design Committee has met and reviewed the site plan for the same prepared by Thomas P. Santry, P.E., dated October 4, 1979, and revised December 7, 1979, subject to certain terms and conditions; and

WHEREAS, the applicant did obtain a variance by action of this Planning Board on January 14, 1980 with respect to permitting parking within 10 feet of the lot line;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Eatontown that the site and design application of Broad St. Offices, Inc., as shown on the application dated October 9, 1979, with plans prepared by Thomas P. Santry, P.E., as noted above, and the accompanying documents and exhibits, be and the same is hereby approved, subject to the following terms and conditions:

1. Compliance by applicant with items 1 and 2 of the letter dated December 17, 1979 from the Borough Engineer.
2. Waiver by this Board of the necessity of installing concrete curbing as recommended by the Borough Engineer.
3. That the applicant comply with all other requirements of the Borough Ordinances before the Building Permit be issued.

Dated: February 11, 1980.

The above resolution was offered by: Mr. Irwin
Seconded by: Mrs. Wolcott

Ayes: Messrs. Slovin, White, Manning, Irwin, Barbato, Wake, Di Como,
Mrs. Wolcott.

Nays: None

Abstain: Mayor Frankel

Absent: None

The above resolution was offered by: Mr. Michael Di Como

Seconded by: Mr. Charles Manning

Ayes: Messrs. Slovin, White, Manning, Wake, Di Como and Mrs. Woclott

Nays: None

Abstain: None

Absent: Mayor Frankel, Mr. Irwin and Mr. Barbato

February 25, 1980



HARVEY J. SLOVIN, CHAIRMAN
EATONTOWN PLANNING BOARD

BOARD OF ADJUSTMENT

Borough of Eatontown, New Jersey

RESOLUTION

WHEREAS.....Broad.Street.Offices, Inc.
(Appellant).....
has applied to the Board of Adjustment of the Borough of Eatontown for permission to erect a free-standing,
15 foot sign in the B-1 District

at premises located at100. Broad .Street
....., Borough of Eatontown,
and known as Block36(Lot(s)8on the Tax map of the Borough of Eatontown

which premises are in a B-1 Zone; and
WHEREAS, the Board, after carefully considering the evidence presented by appellant and of the adjoining property owners
and general public has made the following factual findings:

The applicant is the owner of the subject premises which is utilized as professional offices. Applicant seeks to erect one free-standing sign 3 feet by 5 feet as depicted in Exhibit A-1 set back 20 feet from the property line and 24 feet from the curb line to advertise businesses located on the premises. An existing sign at the sidewalk line will be removed. The area is highly commercial and many businesses near applicant's property utilize signs some of which are illuminated 24 hours a day. Applicant's sign will have a deeper set back than any other sign in the area and will be in line with the front of the adjacent building. There will be no adverse effect on the character of the neighborhood. The proposed sign is necessary to enable the public to locate the businesses at the subject premises. The applicant has proved a hardship exists entitling it to the relief requested.

WHEREAS, the Board has determined that the relief requested by appellants (can) ~~XXXXX~~ be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Borough of Eatontown.

NOW, THEREFORE BE IT RESOLVED by the Board of Adjustment of the Borough of Eatontown,
on this 1st day of .October..... 19.79.
That approval of the application of ..Broad Street Offices, Inc.....

be (granted) (~~denied~~) (~~granted~~) (~~denied~~) (~~granted~~) (~~denied~~) subject, however, to the
following conditions:

1. Applicant apply for sign permit within six months from the date hereof and commence construction within 12 months for the date hereof.
2. The sign shall be 11' later than 9 p.m.
3. The sign must not be larger than 15 square feet.

Moved by: Guerri
Seconded by: Lisanckie

ROLL CALL VOTE

Those in favor: Varaday, Caffyn, Reuter, Guerri, Crance, Kublin, Lisanckie
Those opposed: None
Those absent:
Those not voting:

The foregoing is a true copy of a resolution adopted by the Board of Adjustment of the Borough of Eatontown at its meeting
on October 1, 1979

As copied from the Minutes of said meeting.

Dated: 29 Oct 79


Chairman JOHN M. REUTER
~~xxxxxx~~ Board of Adjustment
Borough of Eatontown, N.J.