

June 16, 1963 Real Estate THE SUNDAY NEWS

Board to Get Variance Requests

RIDGEWOOD — The Board of Adjustment tomorrow night will consider variance applications sought by two subdividers and three house builders.

Islay J. Ransom is seeking width variances for a proposed subdivision on Brookside Avenue and Leo P. McGillicuddy is seeking variances to subdivide property on Crest Road.

The McGillicuddy application was held over at the board's May 20 meeting.

Charles Mason, agent for Jean H. Birely, is seeking width and plot size variances so he can build a one-family dwelling on North Monroe Street.

Similar applications have been filed by John Staben for property on Walku Road and Walter W. Canner for a lot on Barrington Road. Staben wants a plot size variance and Canner hopes to have a setback requirement relaxed.

Also, Kari Montick needs a variance to build a 6-foot high fence at 246 S. Broad St. and Melvin Bates needs one to build a 6-foot fence at 153 Ackerman Ave. The law says the maximum height for a fence in Ridgewood is 4 feet.

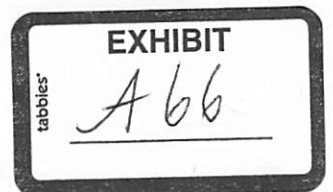
Leonard M. Goldfarb wants a variance to build a detached garage at 220 W. Ridgewood Ave. eight feet closer to the rear property line than permitted by a local ordinance.

LET US BU

GLEE

Corner N. ...

Furnished



page 4

Ann Stratford's Best Buys

P. O. Box 259
Pompton Lakes, N. J.
TEmples 9-0464

The term "bargain" is often misunderstood. That's why I seldom use it. To many it simply means the "cheap and nasty." Actually, a mink coat at \$4,000.00 or a Tiffany diamond at \$3500.00 can be a "bargain," depending on intrinsic value. A Dior creation may be a bargain at \$500.00 while another dress is grossly overpriced at 14.95. It depends entirely on what you get for your money!



Yesterday I went shopping for my summer wardrobe at JENNY BANTA's, 216 E. Ridgewood Ave., Ridgewood—a fashionable shop that has served this aristocratic old town for many years. It is quite true that I bought a couple of dresses that had been greatly reduced for clearance, but for the rest I paid legitimate prices accepted and maintained by all fine shops, and came away feeling I had received much more than full value for my money. For values at 216 include many intangibles—the friendly, expert service of conscientious sales people, the carefully selected "best" of many lines, alterations that compare with custom-made couture establishments, individual attention to individual requirements. But DO visit the shop. You'll be delighted!

Permanents are important, I agree. But a good haircut and trim is MORE important! For without it even a very

sinks to all the charming accessories that complete the Early American picture. Since Rose Zion furnishes many an Early American mod: home, you can be sure her shop has EVERYTHING the mode demands—the rugs, clocks, pictures, pewter, china, etc., besides an excellent Interior Decorating Dept. that makes suitable slip-covers and draperies.

Where to send your carpets to be cleaned? I always recommend the MODERN RUG CLEANERS, 64 Union Ave., Upper Saddle River (DA 7-2146). Their work is excellent; their prices reasonable. Felix Ver Pooten is very much an expert in his line. He's done installations, repair work and cleaning for some major department stores for years and for some of the finest homes in the area, too. Also—and this is a good thing to make note of he gives a 20% reduction on "cash and carry." If you have a station wagon it will pay you to take advantage of this offer!

To the outdoor cook it's a great advantage to be able to consult a good butcher about which cuts are best for the occasion. If your party is large and your budget limited he can help you save money yet delight your guests. Or if cost is no consideration he can suggest cuts sure to impress. If you know exactly what you want, at a quality market such as DALE'S MARKET, 850 E. Ridgewood Ave., Ridgewood (GI 4-0300) you are welcome to step behind the counter and watch meat cut precisely to your order. It's not like buying packaged meats which you must take or leave! DALE'S delivers.

We all like to save money, even if we must travel out of our customary shopping area. So I shall mention WHOLESALE PHOTO SUPPLY, 538 Main St., Paterson (LA 5-2075), run by Morris Friedal who knows more about photography than anyone I know! He handles ALL top national brands as well as imports, does ANY kind of camera repairs, has EVERY new development in equipment and

Vote Remains 3-2, Appeal Is Rejected

RIDGEWOOD — Chairman Weldon G. Halmus of the Board of Adjustment announced at the meeting Monday night that after considering the suggestions of County Judge Benjamin P. Galanti, the board's vote on the Mobil Oil Co. appeal to build a new service station at Ridgewood and Maple Avenues remained the same, three to two against the appeal.

Galanti had suggested that the board consider the application on the basis of a variance from the zoning ordinance instead of as a use-variance.

In a short meeting, the board granted the applications of Grant Lee Builders, Vincent A. Andrews, and Russell Benson for variations on minor violations of the zoning ordinance.

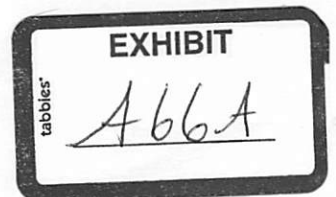
The applications of Leo P. McGillicuddy was postponed for hearing at the June meeting, and that of Karl Montlick for a 6 foot fence at 246 South Broad St., was withdrawn.

The applications of Mrs. Jessica Lilly for variations to build houses on two undersized lots at Summit and Wilson Sts. were granted. Halmus, A. Steffee Smith, and Merle Boxwell voted in the affirmative, Thomas P. Ford was opposed, and Albert L. Eingenbrot abstained, because he had not been present at the hearing last month.

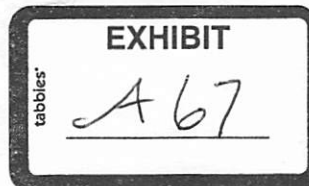
Area Motorists Lose Licenses

TRENTON — Six area motorists have been suspended of their driving privileges under the New Jersey Division of Motor Vehicles 50230

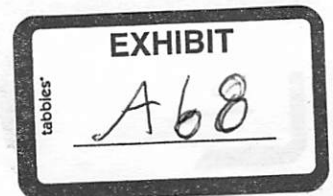
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5500.	87-1162-88c
PLYMOUTH—1957. 2 door hardtop. 6 cylinder, automatic transmission. \$100. 664-7546.	
	87-1322-88cc
PLYMOUTH.— 1957. good transportation, mileage, tires and running condition, 6 cylinder standard, radio and heater. Bargain \$99. 337-6529.	
	87-2423-89c
PLYMOUTH—1961, automatic transmission, radio, heater, good paint, tires. See at 246 South Broad St., Ridgewood or call 445-6139 or 327-5072.	
	88-2248-89cc



0-90 ack, ood	<p style="text-align: right;">888-1938-89c</p> <p>PLYMOUTH — 1957, good transportation, mileage, tires and running condition, 6 cylinder standard, radio and heater. Bargain \$99. 337-6529.</p> <p style="text-align: right;">87-2423-89c</p>	auto upho mak
-90c as- atic air- ter, co- ook	<p>PLYMOUTH—1961, automatic transmission, radio, heater, good paint, tires. See at 246 South Broad St., Ridgewood or call 445-6139 or 327-5072.</p> <p style="text-align: right;">88-2248-89cc</p>	TEMP Wag tion or o
89cc ble, adi-	<p>PLYMOUTH—1964, Fury; 426 engine, 4-speed, must sell, many extras. Call after 6 p.m., 327-7939.</p> <p style="text-align: right;">88-1351-89cc</p>	THUN equi at Rive 427- THUN



Page 90 THE SUNDAY NEWS October 18, 1987

LEGLALS

(Continued from

Preceding page) amending by adding thereto a new subsection 35-99.5 (a) to read as follows:

(6) The total impervious coverage of any lot within the lot shall not be more than 75 percent of the total lot area.

Section 15, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (6) to read as follows:

(6) Accessory buildings built in any year shall not be closer than 5 feet from any side or rear property line of the lot containing said accessory building.

Section 16, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 17, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 18, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 19, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 20, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 21, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 22, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 23, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 24, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 25, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 26, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 27, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 28, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 29, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 30, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 31, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 32, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

(7) Accessory buildings or structures shall not be erected closer to any street side line than the required front yard setback for the principal building on the lot containing said lot.

Section 33, Section 35-73.5 Accessory Buildings or Structures is hereby amended by amending 35-73.5 (a)(7) to read as follows:

permitted premises to be used for professional offices. Scheduled 10/18/87.

1981 No. 617-A - Marriot Corporation - Block 67, Lot 110 (Ray Rogers) Route 17 and Island Road - Addition to Dining Room - Scheduled 12/29/87.

1981 No. 618-B - Randco J. Valente - Block 69, Lot 220-2 - 160 Route 17 South - "B" Version - Alterations to approve site plan and variances. Scheduled 12/28/87.

1981 No. 708 - David & Susan Horowitz - Block 10, Lot 21 & 22 Corner of Pine Hill Road & Crest Road - "C" Variance to build a single family in an R-40 (40,000 sq. ft. has 14,282.82 sq. ft. lot) - Scheduled 12/18/87.

1981 No. 709 - Rochelle Reed Trepel - Block 61, Lots 11 & 14 - 20 S. Highland Road - "C" Variance - Utility shed on property line - Public hearing scheduled.

1981 No. 704 - Arthur & Susan Kowalski - Block 150, Lot 17 - Wathamill Road - "C" Variance - To build a front porch - Public hearing scheduled.

The next regularly scheduled meeting will be held on October 21, 1987 at the Commodore Perry School, East Raritan Avenue, Mahwah, New Jersey beginning at 8:00 p.m.

By Order of the Board of Adjustment.

Elaine Michalka Secretary

SN2145 Fee: \$40.00 October 18, 1987

3. PUBLIC POSITION

1981 No. 703 - David & Lorena Halbert - Block 74, Lots 2 & 4 - 1 Winter Street - "C" Variance - Utility shed on property line - Public hearing scheduled.

1981 No. 700 - Harry Gordon - Block 151, Lot 84 - 880 Wyckoff Avenue - "A" Variance - Approval of the location of the Zoning Officer to park landscaping trucks on driveway - Public hearing scheduled at 11/15/87.

1981 No. 704 - Arthur & Susan Kowalski - Block 150, Lot 17 - Wathamill Road - "C" Variance - To build a front porch - Public hearing scheduled.

The next regularly scheduled meeting will be held on October 21, 1987 at the Commodore Perry School, East Raritan Avenue, Mahwah, New Jersey beginning at 8:00 p.m.

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Elaine Michalka Secretary

SN2145 Fee: \$40.00 October 18, 1987

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ing the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Deputy Clerk's office in said Village Hall to the members of the general public who shall request the same.

Colleen Hall Raiser Village Clerk

SN2145 Fee: \$40.00 October 18, 1987

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shall take effect immediately upon passage and publication as required by law.

The ordinance published herewith was introduced and passed upon first reading at a regular meeting of the Council of the Village of Ridgewood, in the County of Bergen, held on October 13, 1987. It will be further considered for final passage after public hearing thereon, at a meeting of said Council to be held in the Village Hall in said Village, on November 10, 1987 at 8 o'clock p.m. and during the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Deputy Clerk's office in said Village Hall to the members of the general public who shall request the same.

Colleen Hall Raiser Village Clerk

SN2145 Fee: \$40.00 October 18, 1987

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any enlargement of a non-conforming structure, as hereinafter requested, Public Hearing on this application will be held by the Board of Adjustment in the Courtroom, 3rd Floor, Village Hall, 131 North Maple Avenue, Ridgewood, New Jersey, on Wednesday, October 28, 1987, at 8:00 p.m., or as soon thereafter as the matter may be heard. All interested parties may appear and be heard at that time.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Board of Adjustment.

COLE, CRANEY, YAMNER & BYRNE, P.A. Attorneys

Brownstown Associates, Inc. Applicant Gary S. Redish A Member of the Firm

SN2133 Fee: \$22.00 October 18, 1987

1987, at Commodore Perry School, East Raritan Avenue, Mahwah, N.J., used for an Ordinance of the said Township of Mahwah.

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ing the week prior to and up to and including the date of such meeting, copies of said ordinance will be made available at the Deputy Clerk's office in said Village Hall to the members of the general public who shall request the same.

Colleen Hall Baiser
Village Clerk

EN2152
Fee: \$47.00
October 16, 1987

Borough of Ramsey
NOTICE OF ORDINANCE NO. 790-F

Notice is hereby given that the following Ordinance was introduced at the meeting of the Mayor and Council of the Borough of Ramsey, held on the 14th day of October, 1987 and at that time passed its first reading by title, and that said Ordinance will be further considered by the Mayor and Council for final passage thereof at a meeting to be held on the 28th day of October, 1987 at 9:00 P.M., prevailing time or as soon thereafter as the matter can be reached, at the Municipal Building in said Borough.1

Janetie Sewac
Borough Clerk

AN ORDINANCE TO AMEND AND SUPPLEMENT ORDINANCE NO. 872 ENTITLED "AN ORDINANCE TO REQUIRE THE PLANTING OF SHADE TREES FOR NEW CONSTRUCTION IN THE BOROUGH OF RAMSEY, IN THE COUNTY OF BERGEN AND STATE OF NEW JERSEY AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF"

BE IT ORDAINED by the Mayor and Council of the Borough of Ramsey that:

1. Paragraph 4 of Ordinance No. 872 entitled "An Ordinance to Require the Planting of Shade Trees for New Construction in the Borough of Ramsey, in the County of Bergen and State of New Jersey and Providing Penalties for the Violation Thereof" be and the same is hereby amended and supplemented to read in its entirety as follows:

"4. The owner, person, firm or corporation engaged in new construction shall provide the necessary funds for all new plantings and shall deposit the sum of \$175.00 per tree with the Shade Tree Commission to cover the cost of such trees. This deposit shall be increased or decreased depending upon the actual cost of the trees at the time of their purchase by the Shade Tree Commission. In addition to the aforementioned deposit, the sum of \$10.00 per tree shall also be deposited with the Shade Tree Commission to cover the cost of inspection, fertilization, pruning and other related maintenance during the first year of planting."

2. This Ordinance shall take effect when passed and published as required by law.

EN2142
Fee: \$34.50
October 16, 1987

Village of Ridgewood
NOTICE

TAKE NOTICE that Karl E. Mautsch has applied to the Ridgewood Board of Adjustment for permission to add a secondary masonry addition to the Auto Body Repair Facility known as Ridgewood Vehicle Company, Inc., at 246 South Broad Street, Ridgewood, New Jersey, also known as Lot 12, Block 3006 on the Village Tax Map, for spray paint booth purposes. In addition, application has been made to convert the present flat roof to a hip roof. A use variance to permit these improvements, as an enlargement of a non-conforming structure has been requested. Public Hearing on this application will be held by the Board of Adjustment in the Courtroom, 3rd Floor, Village Hall, 121 North Maple Avenue, Ridgewood, New Jersey, on Wednesday, October 28, 1987, at 8:00 p.m., or as soon thereafter as the matter may be heard. All interested parties may appear and be heard at that time.

Copies of the application and plans are on file in the office of the Secretary of the Board of Adjustment at 121 North Maple Avenue, Ridgewood, New Jersey, during daily business hours.

By Order of the Board

EN2138
Fee: \$22.55
October 16, 1987

Borough of Waldwick
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING REGARDING VARIANCE APPLICATION

PLEASE TAKE NOTICE that an application has been made to the Board of Adjustment of the Borough of Waldwick for variance relief from the provisions of Chapter 97, Section 97-18C, 97-6 of the Waldwick Zoning Ordinance with respect to premises shown as Lot 66 in Block 1 on the current tax map of the Borough of Waldwick, which premises are commonly known as 14 Summit Ave., Waldwick, New Jersey.

Applicant proposes to build attached garage on side of house, which proposal would be in violation of the provisions of said section of the Waldwick Zoning Ordinance in the following respects: 18 feet exists from house to property line.

A public hearing will be held on said application by the Board of Adjustment of the Borough of Waldwick on Wednesday, October 28, 1987 at 8:00 p.m., prevailing time or as soon thereafter as the matter may be reached, at the Waldwick Municipal Building, 15 East Prospect Street, Waldwick, New Jersey.

A copy of applicant's application for variance relief and accompanying drawing is on file at the office of the Construction Official, Waldwick Municipal Building, 15 East Prospect Street, Waldwick, New Jersey for public inspection during regular business hours.

FRANCINE M. ORSINI
14 SUMMIT AVE.
WALDWICK, NJ 07463
Applicant

EN2117
Fee: \$28.00
October 16, 1987

Township of Mahwah
BOARD OF ADJUSTMENT

Take Notice that on the 4th day of November, 1987, a hearing will be held before the Mahwah Board of Adjustment at the Commodore Perry School, East Ramapo Avenue, Mahwah, NJ at 8:00 p.m. on an application of the undersigned for a variance or other relief so as to permit a nursing and convalescent center pursuant to a Certificate of Need issued by the New Jersey Department of Health. A use variance, height variance, minimum lot area per patient variance are required. Site plan approval is also required. The premises are located in block 194, lots 98 and 99 (formerly known as block 70, lots 11A and 12) on the Mahwah Tax Map and are located at the intersection of Forest Road (i.e. Pauls Ave.) and Wyckoff Avenue. The premises are located in an R2C zone.



ood, NJ October 18, 1987
pplicant

Village of Ridgewood NOTICE

Mr. Karl Montick residing at 246 South Broad Street, Block 3906, Lot 12 (zone R3) has filed an appeal to the Board of Adjustment of the Village of Ridgewood on September 3, 1987 for a variance from the provisions of Section 85-31.2(a) Article X, of the Ridgewood Village Code to permit construction of an addition to house spray paint activity which would increase the square footage of non-conforming structure.

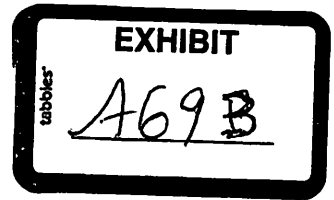
Notice is hereby given that a hearing on this appeal, which will be held on October 28, 1987 in the Village Hall at 8PM, is open to all parties desiring to be heard for or against said appeal.

Copies of the application are available for inspection at the office of the secretary to the Board of Adjustment in the Village Hall.

By Order of the Board of Adjustment

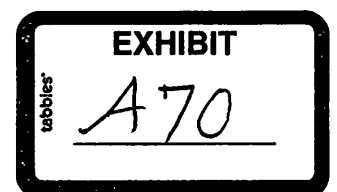
Mr. Karl Montick
246 South Broad Street
Ridgewood, NJ
Applicant

SN2142
Fee \$19.25
October 18, 1987



Village of Ridgewood NOTICE

TAKE NOTICE that Karl E. Montick has applied to the Ridgewood Board of Adjustment for permission to add a one-story masonry addition to the Auto Body Repair Facility known as Ridgewood Vehicle Company, Inc., at 246 South Broad Street, Ridgewood, New Jersey, also known as Lot 12, Block 3905 on the Village Tax Map, for spray paint booth purposes. In addition, application has been made to convert the present flat roof to a hip roof. A use variance to permit



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DEADLINE

up to these improvements, as an Any
of such enlargement of a non-conform- pear a
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nce in application will be held by the Adjust
mem- Board of Adjustment in the COLE
c who Courtroom, 3rd Floor, Village
Raiser Hall, 131 North Maple Avenue,
Clerk Ridgewood, New Jersey, on
Wednesday, October 28, 1987, Br
at 8:00 p.m., or as soon there-
after as the matter may be
heard. All interested parties
may appear and be heard at
that time. SN213
Fee: \$
October

Copies of the application and
plans are on file in the office of
the Secretary of the Board of
Adjustment at 131 North Ma-
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Jersey, during daily business
hours. Not
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By Order of the Board
SN2136
Fee: \$22.05
October 18, 1987

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