



Township of Roxbury

1715 Route 46
Ledgewood, NJ 07852
www.roxburynj.us

NOTICE IS HEREBY GIVEN that the January 10, 2022 Reorganization and Regular Meeting of the Roxbury Township Zoning Board of Adjustment is scheduled to take place at 7:00 pm in the Council Room of the Municipal Building. The meeting is open to the public to provide the opportunity to be heard during the public portions of the meeting. The purpose of the Regular Zoning Board Meeting is to conduct routine business. Formal action may be taken.

[Information](#)
973-448-2000

[Building & Construction](#)
973-448-2009

[Court](#)
973-448-2034

[Engineer](#)
973-448-2018

[Finance](#)
973-448-2006

[Fire Official](#)
973-448-2012

[Health](#)
973-448-2028

[Manager](#)
973-448-2002

[Mayor and Council](#)
973-448-2001

[Police](#)
973-448-2100

[Planning and Zoning](#)
973-448-2008

[Public Works](#)
973-448-2069

[Recreation](#)
973-448-2015

[Tax Assessor](#)
973-448-2021

[Tax Collector and Utilities](#)
973-448-2022

[Technology](#)
973-448-2099

[Township Clerk](#)
973-448-2001

[Sewer Plant](#)
973-584-5360

[Water Plant](#)
973-398-2818

REORGANIZATION RESOLUTIONS:

Board Reappointments
Nominations of Chairman and Vice Chairman
Resolution appointing Board Secretary
Resolution appointing Board Attorney
Resolution appointing Board Engineer
Resolution appointing Traffic Consultant
Resolution appointing Municipal Consultants
Resolution designating place for posting notices and designating newspapers
Resolution setting the fees required for mailing notice of meeting
Resolution regarding conflict of interest

AGENDA

December 13, 2021 meeting minutes *to be approved.*

RESOLUTIONS:

ZBA-21-28 AMATO, Use Variance and Certificate of Non-Conformance for property located at 890 Route 46, Kenil, Block 5301, Lot 7 in a B-2 zone.

APPLICATIONS:

ZBA-21-039 TOWNSHIP OF ROXBURY, Bulk Variance for property located at 532 Mansel Drive, Landing, Block 11802, Lot 1 in a R-3 zone.

ZBA-21-033 SEMINARA, Bulk Variance for property located at 44 Mooney Road, Ledgewood, Block 9103, Lot 5 in a R-1 zone.

ZBA-21-034 RUNYON, Bulk Variance for property located at 31 Justine Place, Succasunna, Block 1608, Lot 2 in a R-3 zone.

ZBA-20-004 SPEICHER, Minor Subdivision, "D2" Variance for property located at 280 Old Ledgewood Road, Flanders, Block 9303, Lot 1, 3 & 4 in a B1-A zone.

Request to be carried to the February 14th, 2022 meeting, further notification is required.

ZBA-21-007 HOPATCONG DD, LLC, Use Variance and Preliminary Major Site Plan for property located at 136 Lakeside Blvd, Landing, Block 11001, Lot 5 in a B-1 zone.

Request to be carried to the February 14th, 2022 meeting with no further notification.

ZBA-21-29 MARTINELLI, Use Variance and Bulk Variance relief for property located at 32 Mapledale Avenue, Kenil, Block 3709, Lot 7 in a R-3 zone.

Request to be carried to the February 14th, 2022 meeting with no further notification.

OLD BUSINESS:

NEW BUSINESS:

OPEN TO THE PUBLIC:

*No discussion of any pending application.

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF ROXBURY
Tracy Osetec, Board Secretary
December 28, 2021