



Township of Roxbury

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

NOTICE IS HEREBY GIVEN that the February 14, 2022 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.

AGENDA

January 10, 2022 meeting minutes *to be approved.*

RESOLUTIONS:

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

EXTENSION:

ZBA-18-009 GRACE BAPTIST CHURCH, Preliminary Major Site Plan for property located at 1500 Route 46, Ledgewood, Block 9302, Lot 2 in a B-2 zone.

APPLICATIONS:

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.

ZBA-21-033 SEMINARA, Bulk Variance for property located at 44 Mooney Road, Ledgewood, Block 11903, Lot 21 in a R-3 zone.

ZBA-21-004 BLACK RIVER HOLDINGS, LLC & MORGAN DEAN HOLDINGS, LLC

Use Variance, Bulk Variance, Lot Merger, and Preliminary Major Site Plan for property located at 1371, 1373, and 1393 Route 46, Ledgewood, Block 8701, Lot(s) 4, 5, & 6 in a B-2 zone.

Applicant requested to be carried to April 11, 2022 with no further notice.

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

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

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 March 14th, 2022 meeting, further notification is required.

OLD BUSINESS:

NEW BUSINESS:

OPEN TO THE PUBLIC:

*No discussion of any pending application.

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF ROXBURY

Dolores Tardive, Board Secretary
February 14, 2022

[Information](#)
973-448-2000

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

[Court](#)
973-448-2034

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973-448-2018

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973-448-2006

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

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973-448-2028

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973-448-2002

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

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973-448-2100

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

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

[Recreation](#)
973-448-2015

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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