



# Township of Roxbury

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

**NOTICE IS HEREBY GIVEN** that the March 8, 2021 Regular Meeting of the Roxbury Township Zoning Board of Adjustment, originally scheduled to take place at 7:00 pm in the Council Room of the Municipal Building, will instead be held remotely. The meeting is open to the public via alternate means to provide the ability to listen and the opportunity to be heard during the public portions of the meeting by calling the following teleconference line: **1-929-205-6099** (“Welcome to Zoom”), entering **Meeting ID: 84579255117#**, **Participant ID: #** and **Password: 583657#**. All applications of those applicants who are to appear before the Zoning Board of Adjustment on the aforementioned date will be available online via our Township website at [www.roxburynj.us](http://www.roxburynj.us). The purpose of the Regular Zoning Board Meeting is to conduct routine business. Formal action may be taken.

## AGENDA

February 8, 2021 meeting minutes *to be approved*.

## RESOLUTIONS:

**ZBA-20-005 DOONAN**, Minor Subdivision “D” Variance for property located at 31 Eyland Avenue, Succasunna, Block 3708, Lot 14 in an R-3 zone.

**ZBA-20-018 VERIZON**, Use Variance for property located at 130 Route 10, Block 3701, Lot 2 in a B-2 and R-3 zone.

**ZBA-21-001 DAVIS**, Certificate of Non-Conforming Use for property located at 447 Route 46, Kenvil, Block 2613, Lot 12 in a B-2 zone.

**ZBA-21-002 SOS SERVICES, LLC**, Use Variance for property located at 438 Route 46, Kenvil, Block 2612, Lot 13 in an B-2 zone.

## APPLICATIONS:

**ZBA-20-024 EGBERT**, Use Variance for property located at 31 Berkshire Valley Road, Kenvil, Block 4003, Lot 6 in an R-3 zone.

**ZBA-21-005 DEROSA**, Bulk Variance relief for property located at 2 Lisa Court, Succasunna, Block 4801, Lot 7 in an R-2 zone.

**ZBA-21-003 CORBO**, Bulk Variance relief for property located at 45 Unneberg Avenue, Succasunna, Block 3201, Lot 19 in an R-2 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 April 12, 2021 with no further notification.*

**ZBA-20-023 PISANO**, Variance relief for property located at 4 Bell Court, Landing, Block 11302, Lot 9 in an R-3 zone. *Request to be carried to April 12, 2021 with no further notification.*

**ZBA-17-012 KINGTOWN DIESEL**, Amended Preliminary Site Plan, “D” Variance for property located at 1470 Route 46 East, Ledgewood, Block 9302, Lot 3 in a B-2 zone. *Request to be carried to April 12, 2021, notification is required.*

## 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  
February 25, 2021

## REMOTE ACCESS:

Date: March 8, 2021  
Time: 7:00 PM  
Phone No. #: 1-929-205-6099  
Alternate No.: 1-312-626-6799  
Alternate No.: 1-301-715-8592  
Meeting ID: **84579255117#**  
Participant ID: #  
Password: **583657#**

*\*(NOTE: for the purpose of establishing a virtual connection, dials-in will be accepted starting at 6:50PM)*

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