



Township of Roxbury

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

NOTICE IS HEREBY GIVEN that the March 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.

[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

AMENDED AGENDA

February 14, 2022 meeting minutes *to be approved*.

RESOLUTIONS:

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. *(1 year extension)*

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

EXTENSION:

ZBA-22-010 WOODMONT REALTY RT. 46, LLC, Preliminary Major Site Plan for property located at 1751 Route 46, Ledgewood, Block 9603, Lot 3 & 4 in a GU zone.

APPLICATIONS:

ZBA-21-030 VANDE VELDE, Bulk Variance relief for property located at 20 Sunset Lane, Landing, Block 11903, Lot 21 in a R-3 zone.

ZBA-21-038 BULL, Bulk Variance relief for property located at 6 Robinson Avenue, Succasunna, Block 4901, Lot 34 in a R-3 zone.

ZBA-21-037 RUETER, Bulk Variance relief for property located at 11 West Maple Avenue, Succasunna, Block 2801, Lot 59 in a R-4 zone.

ZBA-21-035 PIERSON, Bulk Variance relief for property located at 29 Sunset Lane, Landing, Block 11904, Lot 5 in a R-3 zone.

ZBA-21-036 BEVERAGE, Bulk Variance relief for property located at 45 Silver Springs Drive, Landing, Block 11601, Lot 30 in a R-3 zone.

Request to be carried to the April 11th, 2022 meeting, with no further notice required.

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 April 11th, 2022 meeting, further notification is required.

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.

Request to be carried to the April 11th, 2022 meeting, with no further notice required.

ZBA-21-029 MARTINELLI, Use Variance and Bulk Variance relief for property located at 32 Mapledale Avenue, Succasunna, Block 3709, Lot 7 in a R-3 zone.

Request to be carried to the April 11th, 2022 meeting, with no further notice 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. ***Withdrawn***

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
March 14, 2022