



Township of Roxbury

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

NOTICE IS HEREBY GIVEN that the April 11, 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.

AMENDED AGENDA

NEW BUSINESS: Discussion regarding proposed special meeting in April

MINUTES

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

RESOLUTIONS:

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-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.

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.

APPLICATIONS:

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.

ZBA-22-002 SANCHEZ, Final Site Plan for property located at 5 Crystal Court, Ledgewood, Block 9603, Lot 8.01 in a B-2 zone.

ZBA-22-005 MERRY HEART MEMORY CARE, Amended Site Plan and Use Variance for property located at 970 Route 46, Block 5301, Lot 1 in a B-1 zone.

ZBA-22-001 SHANKAR, Bulk Variance relief for property located at 6 Wheeler Street, Kenvil, Block 2604, Lot 1.01 in an R-4 zone.

ZBA-22-007 DIPASQUALE, Bulk Variance relief for property located at 11 Picardy Road, Succasunna, Block 1302, Lot 110 in an 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 May 9, 2022 meeting, further notification is required.



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APPLICATIONS (cont'd):

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 May 9, 2022 meeting, with no further notification 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 May 9, 2022 meeting, with no further notification required.

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.

Request to be carried to the May 9, 2022 meeting, with no further notification required.

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

Request to be carried to the May 9, 2022 meeting, with no further notification required.

OLD BUSINESS:

OPEN TO THE PUBLIC:

*No discussion of any pending application.

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF ROXBURY
Tracy Osetec, Board Secretary
April 11, 2022