



# Township of Roxbury

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

[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

**NOTICE IS HEREBY GIVEN** that the September 14, 2020 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 85003886645#**, **Participant ID: #** and **Password: 593315#**. 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

August 10, 2020 meeting minutes *to be approved*.

## RESOLUTIONS:

**ZBA-20-007 MILLER**, Variance relief for property located at 19 Kadel Drive, Succasunna, Block 3002, Lot 12 in an R-3 zone.

**ZBA-20-011 FIVE BAKERS, LLC**, Certificate of Non-Conforming Use for property located at 631 Route 46, Kenvil, Block 2704, Lot 10 in a B-2 zone.

## EXTENSION:

**ZBA-08-022 WOODMONT REALTY RT. 46, LLC**, One year extension of Amended Preliminary Site Plan, for property located at Route 46 West, Ledgewood, Block 9603, Lot 3 & 4 in a OB zone.

## APPLICATIONS:

**ZBA-20-010 BURKE**, Variance relief for property located at 27 Sunset Lane, Landing, Block 11904, Lot 4 in an R-3 zone. *Carried to September 14, 2020 with no further notice.*

**ZBA-20-013 LAPERA**, Variance relief for property located at 34 Kentwood Road, Succasunna, Block 5202, Lot 18 in an R-3 zone.

**ZBA-20-014 ESPOSITO**, Variance relief for property located at 28 Reger Road, Succasunna, Block 301, Lot 27 in an R-1 zone.

**ZBA-20-015 VAN IDERSTINE**, Variance relief for property located at 8 Atlantis Drive, Succasunna, Block 3301, Lot 22 in an R-2 zone.

**ZBA-20-016 CAPKO**, Variance relief for property located at 4 Sara Lane, Succasunna, Block 4603, Lot 6 in an R-2 zone.

**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. *Requested to be carried to December 14th, 2020.*

## 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*

*September 10, 2020*

## REMOTE ACCESS:

Date: September 14, 2020

Time: 7:00 PM

Phone No.#: 1-929-205-6099

Alternate No.: 1-312-626-6799

Alternate No.: 1-301-715-8592

Meeting ID: **850 0388 6645#**

Participant ID: **#**

Password: **593315#**

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