

Board of Adjustment 10/11/2012

A regular meeting of the Board of Adjustment of the Township of Roxbury was held on Thursday, October 11, 2012 at 7:00 p.m. with Chairman Edward Data presiding. After a salute to the flag, Mr. Data read the Open Public Meetings Act.

BOARD MEMBERS PRESENT:

Mr. Wetzel, Mr. Giardina, Mr. D'Amato, Ms. Robortaccio, Mr. Grossman, Ms. Dargel, Mr. Data

ABSENT BOARD MEMBERS:

Ms. Kinback

PROFESSIONAL STAFF:

Mr. John Hansen, P.E.
Mr. Russell Stern, P.P.
Mr. Larry Wiener, Esq.
Mr. Erik Brachman, Zoning Officer

Minutes of 09/10/12

Ms. Robortaccio made a motion to approve the minutes of September 10, 2012, Ms. Dargel seconded.

Roll call: Ms. Robortaccio, yes; Ms. Dargel, yes; Mr. Wetzel, yes; Mr. Giardina, yes; Mr. D'Amato, yes; Mr. Data, yes.

RESOLUTIONS:

ZBA-12-026 Joseph, Variance for property located at 1 Oneida Avenue, Landing, Block 12103, Lot 5 in a R-3 zone.

In the matter of Sonia Joseph
Case No. ZBA-12-026

**RESOLUTION OF FINDINGS AND CONCLUSIONS
BOARD OF ADJUSTMENT
TOWNSHIP OF ROXBURY
RESOLUTION**

Approved: September 10, 2012
Memorialized: October 11, 2012

WHEREAS, Sonia Joseph has applied to the Board of Adjustment, Township of Roxbury for permission to construct an addition requiring "C" variance relief for premises located at 1 Oneida Avenue and known as Block 12103, Lot 5 on the Tax Map of the Township of Roxbury which premises are in a "R-3" Zone; said proposal required relief from Section 13-7.1301D8 of the Roxbury Township Land Use Ordinance; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant and having conducted a public hearing has made the following factual findings:

1. Robert Correale, Esquire represented the applicant.
2. The applicant is the owner and occupant of the single-family home on site.
3. The applicant was proposing a significant improvement to the subject premises. There would be a 908 sq. ft. addition.
4. Applicant received a letter of denial dated 7/23/12, revised 7/25/12 and 8/10/12 from Erik Brachman, the Zoning Officer.

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5. As noted by Mr. Brachman, the applicant's improvement increases the existing non-conforming building coverage of 16.7% vs. maximum permitted 15% to 19.22%. The net increase is 207 sq. ft. - same was noted on Mr. Brachman's 8/10/12 denial letter.
6. The applicant's architect and planner, Gerald Kelly, testified as to the plans he prepared – "Alteration and Addition to Residence for Sonia Joseph" consisting of 5 sheets dated 6/30/12 revised to 7/31/12. Mr. Kelly noted the location of the existing infrastructure constituted a hardship peculiar to the premises. He further noted the applicant would be removing an accessory structure. (During the applicant's testimony, she described this accessory structure as a site of a former restaurant. She stated its present use was a detached storage facility.) Pictures of the structure had all the appearance of a second principal residence. She noted the site presently had three structures – the house which was to be improved; the aforementioned "storage building"; and, at the rear of the property, a detached two-car garage.
7. The overall impact of the application would be to remove the accessory building and create a "multi-generational" single family home. The applicant is a senior citizen and anticipated having one of her children and his family living in the home. There would be one kitchen and she stated the house, notwithstanding the living room, would continue to be an integrated single family home.

WHEREAS, the Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Township of Roxbury for the following reasons:

1. Mr. Kelly, in his planning testimony, alluded to and set forth a case for the within application as a hardship. Given the location of the infrastructure, there are some elements of hardship. In addition, the premises are located in the R-3 zone where the minimum lot size in the R-3 zone is 15,000 sq. ft. - the subject premises at 13,660 sq. ft. are approximately 10% deficient for the size.
2. In addition, as currently configured, the house is an odd duck with little curb appeal. It has all the appearance of two principal residences on one structure (notwithstanding the applicant's testimony that the second building was used for storage which the Board is not questioning). The end result will be an integrated single family home with aesthetic enhancements and a general overall positive impact both on the premises in question as well as the neighboring properties. The end result is a vast improvement over the status quo.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Township Roxbury on the 10th day of September, 2012 that the approval of the within application be granted subject, however, to the following conditions:

1. The existing accessory structure presently being used as a storage area shall be razed in accordance with the plans and testimony of the applicant.
2. Addition to be sized and located as depicted on the drawings attached to the application. Maximum building coverage shall not exceed 19.22%.

Ms. Dargel made a motion to approve the Resolution, Mr. Giardina seconded.

Roll call: Ms. Dargel, yes; Mr. Giardina, yes; Ms. Robertaccio, yes; Mr. Data, yes.

ZBA-12-027 Michel, Variance for property located at 8th North 2nd Avenue, Kenvil, Block 2614, Lot 18 in R-4 Zone.

In the matter of Patricia A. Michel

Case No. ZBA-12-027

**RESOLUTION OF FINDINGS AND CONCLUSIONS
BOARD OF ADJUSTMENT
TOWNSHIP OF ROXBURY
RESOLUTION**

Approved: September 10, 2012

Memorialized: October 11, 2012

WHEREAS, Patricia A. Michel has applied to the Board of Adjustment, Township of Roxbury for permission to construct an addition requiring lot coverage relief for premises located at 8th North 2nd Avenue, Kenvil, and known as Block 2614, Lot 18 on the Tax Map of the Township of Roxbury which premises are in a “R-4” Zone; said proposal required relief from Section 13-7.1401D8 of the Roxbury Township Land Use Ordinance; and

WHEREAS, the Board, after carefully considering the evidence presented by the applicant and having conducted a public hearing has made the following factual findings:

8. The applicant is the owner and occupant of the single-family home on site.
9. The subject premises are located in the R-4 zone. The R-4 zone contemplates lots of 7,500 sq. ft. – the instant property is 5,000 sq. ft.
10. Applicant received a letter of denial dated 8/13/12 from Erik Brachman, the Zoning Officer.
11. The applicant stated her proposal was to construct a three season sunroom onto the back of the home. The sunroom was approximately 11’9”x 13’6”. The location of the proposed sunroom was depicted on a plot plan and elevation plan submitted with the application. The applicant also submitted a photo of the existing house and an aerial photo.
12. The proposed sunroom would be located in an area where there is an existing patio.

WHEREAS, the Board has determined that the relief requested by the applicant can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Township of Roxbury for the following reasons:

1. The Board finds the size of the applicant’s home to be a hardship affecting the premises. In order to have reasonable amenities consistent with what is anticipated in the R-4 zone, any expansion by the applicant almost invariably results in the need for a variance.
2. In this particular case, the applicant was proposing an additional 195 sq. ft. of building coverage. The existing 20.78% (20% maximum permitted) would be increased to just under 24%. Had this been a conforming lot, no variance would be needed.
3. The benefits to deviating from the zoning ordinance afford the applicant to upgrade a home more in keeping with other homes in this neighborhood in the R-4 zone. The aesthetic upgrade of this home is clearly consistent with the intent and purpose of the zoning ordinance.
4. The negative impact of this particular application is minimal and is clearly outweighed by the benefit both to the applicant’s property and the surrounding neighborhood.

NOW, THEREFORE, BE IT RESOLVED by the Board of Adjustment of the Township Roxbury on the 10th day of September, 2012 that the approval of the within application be granted subject, however, to the following conditions:

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1. Addition to be sized, located, and constructed as depicted on the plans and exhibits submitted with the application.
2. The only variance granted and sought was for building coverage. Applicant shall be permitted to increase building coverage to 23.9% consistent with the proposed improvements depicted on the plans.

Ms. Dargel made a motion to approve the Resolution, Ms. Robertaccio seconded.

Roll call: Ms. Dargel, yes; Ms. Robertaccio, yes; Mr. Giardina, yes; Mr. Data, yes.

ZBA-12-015 Ledgeland, LLC, Interpretation of Zoning for property located at 254 Center Street, Landing, Block 105021, Lot 7 in a R-4 zone.

The Township Zoning Officer, Mr. Brachman, had handed out packets with photos of the property to each of the Board Members which he had taken on the site inspection that he had completed earlier in the day (10/11/2012).

Mr. Wiener explained, subsequent to the hearing that was conducted on this matter the Zoning Officer had gone out to check what was on the site verses the testimony that was given the night of the hearing. Mr. Brachman submitted a report that appears to contradict what was represented to be in the field. There was a discussion on the choices the Board had in reference to this application.

Mr. Wetzel made a motion to open and reconsider this application and further testimony based upon the information that has come to the attention of the Board. Mr. Grossman seconded.

Roll call: Mr. Wetzel, yes; Mr. Grossman, yes; Mr. D'Amato, yes; Mr. Giardina, yes; Ms. Robertaccio, yes; Ms. Dargel, yes; Mr. Data, yes.

The application was reopened:

Mr. Ronald Heyman, Esq. of Heyman & Fletcher represented Ledgeland, LLC, 254 Center Street, Landing, N.J. 07850. The issue is the containers; the Board was not provided enough testimony for the containers on the site. The minutes of the last meeting for this application were transcribed and copied for the Board to view; and review each and every time the containers were discussed, also the other items on the site. The applicant feels the containers clean the area up. There was discussion on the transcripts of the June 11, 2012 Board of Adjustment meeting. The applicant is before the Board to show that this property pre-exists the zoning code. This property has been a continuous use from the time New Jersey Bell stored their trucks at this location in the 1960's and also the fact that the truck repair shop in the building on the site was even used by the Township to have their DPW trucks worked on and repaired.

Mr. Richard Hoer, Hopatcong, N.J., owner of the property was sworn in and testified to the number of containers (2) and storage trailers on the site. There was a discussion on the number of containers and storage on top of containers.

Mr. Wiener stated that there seems to be a case of miscommunication. The pictures used as exhibits from the last meeting in June were reviewed.

Mr. Wiener suggested to the Board, Mr. Heyman and Mr. Hoer that another site inspection be completed with Mr. Brachman, Mr. Heyman and Mr. Hoer in attendance to hammer out the details to this matter. Mr. Heyman agreed.

Mr. D'Amato made a motion to table the Resolution until the November 8th meeting for this matter to be resolved. Ms. Robortaccio seconded.

Roll call: Mr. D'Amato, yes; Ms. Robortaccio, yes; Mr. Giardina, yes; Ms. Dargel, yes; Mr. Grossman, yes; Mr. Data, yes.

ZBA-09-00012 WDIFTK, LLC, for property located at Hillside Avenue, Block 5203 Lot 46, in a R-3 zone. *Six month extension.*

In the matter of WDIFTK, LLC Extension
Case No. ZBA-09-00012

**RESOLUTION OF FINDINGS AND CONCLUSIONS
BOARD OF ADJUSTMENT
TOWNSHIP OF ROXBURY
RESOLUTION**

Approved: October 11, 2012

Memorialized: October 11, 2012

WHEREAS, WDIFTK, LLC previously received approval from the Board of Adjustment, Township of Roxbury for permission to obtain a minor subdivision in connection with a "D" variance for premises located at Hillside Avenue and known as Block 5203, Lot 46 on the Tax Map of the Township of Roxbury which premises are in a "R-3" Zone; said proposal required relief from Section 13-7.701 of the Roxbury Township Land Use Ordinance; and

WHEREAS, set approval was memorialized in a resolution adopted September 13, 2010.

WHEREAS, the applicant has shown good cause and the Board hereby approves the applicant's request for an extension of time for the perfection of the minor subdivision for 180 days from the adoption of the resolution adopted on June 11, 2012. Same were set forth on the record and submitted in writing via a letter dated September 25, 2012 from Ronald S. Heymann, the applicant's attorney.

Ms. Dargel made a motion to approve the six month extension to the Resolution, Mr. D'Amato seconded.

Roll call: Ms. Dargel, yes; Mr. D'Amato, yes; Mr. Grossman, yes; Mr. Giardina, yes; Ms. Robortaccio, yes; Mr. Data, yes.

APPLICATIONS:

ZBA-12-028 Hanley, Variance for property located at 498 Dinah Road, Landing, Block 11804, Lot 1 in a R-3 zone.

Kevin Hanley, 498 Dinah Road, Landing was sworn in and explained that he and his wife were at the Sussex County Fair, where they had the opportunity to receive an amazing deal of a floor model Hot Tub being sold at a great price. The Hot Tub would be delivered to his house as soon as the fair ended. He contacted an electrician and was told to get a permit from the Construction Department. In doing this, he found out that he also

needed a zoning permit and the Hot Tub was delivered as his zoning permit was denied for impervious coverage. He was before the Board asking for a variance for impervious coverage, the existing was 27% with the Hot Tub it is 28%.

Mr. Stern stated that this property is in an R-3 zone which requires 15,000 sq. ft minimum lot size and Mr. Hanley lot size is actually 9,000 sq. ft. establishing that this is a hardship for the applicant because his property is undersized.

Mr. D'Amato made a motion to approve this application, Mr. Giardina seconded.
Roll Call: Mr. D'Amato, yes; Mr. Giardina, yes; Ms. Robortaccio, yes; Ms. Dargel, yes; Mr. Grossman, yes; Mr. Data, yes.

ZBA-12-006 Puffin Jewrely, Preliminary Major Site Plan & "D" Variance for property located at 61 Main Street, Succasunna, Block 3801, Lot 73 in a B1-A zone.

Mr. Lovas, Attorney for the applicant requested that this application be carried to the November 8th meeting. The Board has six members that are eligible to vote on this matter at this meeting. Mr. Lovas requests an extension to the end of December, 2012 for this application and for this matter to be carried to Thursday, November 8th with no further notice.

ZBA-12-022 DARL Enterprises, Preliminary Major Site Plan, "C" & "D" Variances for property located on Route 46 & Ledgewood-Mt. Arlington Blvd, Block 8801, Lot 10 & 14 in a B-2 Zone

Larry Kron, Esq. of Nusbaum, Stein, Goldstein, Bronstein & Kron, represented the applicant.

The application is being amended; lot 10, the smaller lot (7,470 sq. ft.) located on Route 46 West, was originally to be used for a sign (advertising Treetops). The request for a sign is being withdrawn and the application amended to eliminate lot 10 as being a part of this application. There was discussion on the elimination of lot 10.

Mr. Wiener stated that the amendment can be accepted.

Mr. Kron informed the Board that the applicants Traffic Engineer will be attending the next meeting to review his report. Another issue concerning this application was whether or not the applicant owned South Skyline Drive. The applicant obtained a Title Search which confirms he is the owner and there is no history or record indicating that South Skyline Drive was ever dedicated to the Township.

Jeff Careaga, P.E., Careaga Engineering, Inc., 382 Route 46 West, Budd Lake N.J. was sworn in and qualified. Mr. Careaga is the engineer for this project and gave the Board an overall description of the project. The property referenced is Block 8801, Lot 14, Ledgewood – Mt. Arlington Road, Ledgewood. The site is currently an undeveloped wooded area, 41.86 acres in an OR-5 zone. The property is zoned for office building use,

what is being proposed is something much less. The total allowed impervious coverage in this zone is 40%; they are proposing 3.2%, less than a tenth of what is allowed. A variance is needed for buffers to sidelines for the driveway access entering the facility (distance from parking and access aisles to residential district at the entrance). Also needed is a "D" Variance for the recreational use in an OR-5 zone along with disturbance of steep slopes and 50' landscape buffer along residential district boundary at the entrance driveway.

Mr. Careaga presented exhibit B-1, an aerial view of the site. Exhibit B-2, shows the driveway entrance with the improvements that are being proposed. The parking lot area will have ninety-nine parking spaces. There will be a small welcome center in keeping with the theme, an Adirondack type building with a deck on the side, and a small course for training the people before they begin the adventure course. There will be minimal disruption of the land. They have attempted to minimize the disturbances. The site is 41.8 acres in size of which significant portions have steep slopes (slopes-15%). The proposed disturbances fall within the "allowed disturbance" as determined by the Township of Roxbury, in keeping well within these allowed disturbance categories ensures minimal adverse impacts with respect to steep slopes. There was a discussion on the stormwater detention basins to be installed and their locations. There will be very minimal lighting on the property. There was a discussion on the number of lights and the height of the lights. The lights will be shut off one hour after closing and the lighting will be on a timer. The site will be serviced by public water and a booster pump will be installed to increase the water pressure. As far as fire protection, a 10,000 gallon fire tank installed underground is being proposed so water would be available for fire trucks. The roadway will be made accessible for all emergency vehicles. All Township requirements for tree replacements are being met. There was discussion on the entrance to the facility.

The closest house in the back of the property is approximately 300 ft. away from the facility and there is a tremendous amount of buffer in between. The driveway to the edge of the property line is 22.9 ft.; there was discussion on the residential buffer to the driveway where the variance is needed.

Mr. Kron reviewed Mr. Stern's report dated October 2, 2012:

One and two will be discussed with their Planner Mr. Zimmerman.

3. Access, Traffic and Parking Lot:

3.1 thru 3.8 will be reviewed and discussed with the Traffic Engineer at the next meeting.

3.9 Agreed

3.10 Will be discussed with the Traffic Engineer at the next meeting.

3.11 Agreed

3.12 The traffic Engineer will discuss this at the next meeting.

3.13 There will be no large truck deliveries to this facility

3.14 Agreed parking layout will be modified

3.15 A design waiver is requested

3.16 The need for three parking spaces for buses is for the flow of the traffic when the buses enter and exit depending on their time schedules, there may be some time when they overlap each other. The Maximum capacity at the park is two hundred people.

3.17 Ninety eight parking spaces, on the average two people per car

3.18 Agreed

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3.19 Agreed

3.20 to 3.30 Agreed

General:

4.1 Lot 10 is no longer part of the application

4.2 Environmental Impact Statement has been provided to the Board and was discussed.

4.3 Wildlife inventory was done by the State and this area is a habitat for Red Shoulder Hawk.

4.4 There will be minimal disturbance wood chip paths will be created.

4.5 The adjoining properties along the western portion of this northerly property will address the encroachment issue at a later meeting.

4.6 There is no illegal dumping present and any debris will be removed.

4.7 Agreed

4.8 Agreed

4.9 Agreed

4.10 Agreed

4.11 Agreed (10,000 gallon tank)

4.12 Agreed

4.13 Agreed everything will be detailed.

4.14 Agreed

4.15 It is a ramp, no railing will be required it will be better detailed.

4.16 Agreed

4.17 Agreed

4.18 Agreed

4.19 Agreed

4.20 & 4.21 Agreed

4.22 Request a waiver for the stone veneer.

4.23 Township Engineer has filed a report and the applicant agreed.

4.24 Agreed waiver necessary

4.25 Agreed to reduce the fence to four feet at the entrance, stone piers higher.

4.26 Thru 4.35 Agreed

4.36 Done

4.37 Thru 4.41 Agreed no speakers allowed.

Trash / Recycling Enclosure:

5.1 Agree

5.2 Trash pick up will be once a week

5.3 Agreed

5.4 Thru 5.5 Agreed

Lighting:

6.1 There will be no night time activity. No lights in the evening.

6.2 Agreed

6.3 Agreed

Architecture:

7.1 Agreed building height will be on plans.

7.2 Thru 7.5 Agreed

Signage:

- 8.1 Thru 8.4 the proposed signage has been withdrawn.
- 8.5 Canopy façade sign will be detailed and dimensioned a variance will be requested.
- 8.6 Agreed
- 8.7 The signs will not be illuminated.

Memo from the Township Health Inspector, Ms. Abigail Montgomery dated: 09/25/2012

- Health Department recommends trash dumpsters to be bear proof and in an enclosure. Agreed. And noted the soil logs witnessed on May 7, 2012 are suitable for a septic system.

Memo from the Township Fire Official, Mr. Michael Pellek dated 09/19/2012

- The proposed roadway must be able to accommodate all emergency vehicles. Agreed
- The site will be registered as a life hazard use by the fire prevention bureau and also will be subject to licensing and inspection by State of NJ as well as local enforcement. Agreed

The Environmental Commission suggested to possibly minimizing the disturbance within the 25% Slope area.

Memo from the Township Director of Engineering, Mr. Michael Kobylarz dated: October 4, 2012

- A design waiver is required for sidewalks not being provided along Ledgewood Mt. Arlington Road or in the vicinity of the area.
- A design waiver is required for curbing not being provided along Ledgewood Mt. Arlington Road. Curbing does not exist along Ledgewood Mt. Arlington Road. Curbing shall be provided at the site entrance and configured to be in line with the existing storm sewer inlet (provide "B" type inlet) and can terminate at the return of the radius on either side. No objection to waiving this along the remainder of Ledgewood Mt. Arlington Road. Route 46 is under NJDOT jurisdiction, Township can not comment on that portion of the property frontage.
- Off-tract and off-site improvements, it is not anticipated that this project will have any negative impact to existing stormwater, potable water and sanitary sewer facilities, or Township roadways. No off-tract improvement contributions will be required for this proposed development.

Mr. Hansen, Township Engineer's report dated October 4, 2012 was reviewed:

There was a discussion on the location of the stormwater basin and relocating the basin to allow a greater vegetative buffer to remain between the developed areas and the adjacent homes to the south of the property.

Mr. Hansen and Mr. Careaga will meet before the next meeting and work on an agreement to get this done.

A major soil moving permit has been filed and noticed, this testimony will be discussed at the next meeting.

There was discussion on the hours of operation for site lighting and buffering leading up to the facility. The lighting time schedule was discussed due to the changes in day light hours during different seasons to confirm shutoff times.

The security lighting will be identified on the plans along with the mounted lighting fixtures leading up to the facility and around the grounds.

This plan requires certification from the Morris County Soil Conservation District.

There was discussion on the endangered species and their breeding grounds located on the property.

Open to the Public:

Ms. Nancy Geffert spoke for her father (Mr. Ernest Geffert) of 1 Riggs Avenue, Landing, NJ. He owns Block 8801, Lot 23 a small undeveloped piece of land, which at this time is landlocked and is requesting an easement to his property. Mr. Wiener stated that this appears to be a matter between two owners of private property. There was a discussion on the parking lot and the location of Mr. Geffert's property. This is a private legal matter between the applicant and property owner and can not be discussed by the Board.

Ms. Kimberly Herig, 15 Mt Arlington Road, Ledgewood, No one has said anything about traffic, will a traffic light be installed somewhere close to the facility? No one pays attention to the signs and it is the same with the speed bumps, they don't seem to help either. Will the adventure course be fenced in? What will be done to protect the wildlife or relocate the wildlife?

Mr. Saks stated that the traffic experts will answer these questions at the next meeting. There will be a fence at the entrance of the facility. The applicant is taking a wildlife inventory but the applicant is allowed to build on his property.

Mr. Anthony Melore, 47 Mt. Arlington Road, Ledgewood, also has a concern with the traffic. If the applicant is digging into the Mountain even with retainers is it possible for the water to shift and cause flooding in the area? Mr. Careaga explained that all the water will be diverted to the storm drains and there will be retention basins in place to handle any runoff.

Closed to the Public.

Mr. David Zimmerman, P.P. stated his qualifications as a Professional Planner, was qualified and sworn in. Mr. Zimmerman explained that he is familiar with the property and neighborhood within which the property is located. He had reviewed the Zoning Ordinance, Master Plan and the reports from the professionals to prepare himself for this meeting. Because of the significance of the D-1 Variance needed for this application, the applicant must show that the site is suitable for the use that is being proposed. There will be little to no negative impact on the surrounding area. Mr. Zimmerman reviewed the Township Master Plan of 2005, explained the D1 variance, special reasons and use variance required. There was discussion on the negative and positive criteria of this application to prove that the variances can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan

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and Zoning Ordinance. There was discussion on the highest tree on the lot, its location and why it was necessary to use it without damaging it in anyway.

Open to the public: No one stepped forward. Closed to the public.

The Traffic Experts will be at the November meeting to review their reports. This application is carried to Thursday, November 8th with no further notice.

ZBA-12-013 Snono Gas, LLC., Preliminary Major Site Plan, "C" & "D" Variances for property located at 195Lakeside Boulevard , Landing Block 10801, Lot 2 in a B-2 Zone. *Carried to the November 8, 2012 with no further notice.*

The meeting was adjourned at 10:20 p.m.

ZONING BOARD OF ADJUSTMENT
TOWNSHIP OF ROXBURY
Dolores Tardive, Board Secretary
October 11, 2012