



Township of Roxbury

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

NOTICE IS HEREBY GIVEN that the January 8, 2024 Reorganization/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

2024 REORGANIZATION RESOLUTIONS:

Board Reappointments
Nominations of Chairman and Vice Chairman
Resolution appointing Board Secretary
Resolution appointing Board Attorney
Resolution appointing Board Engineer
Resolution appointing Traffic Consultant
Resolution appointing Municipal Consultants
Resolution designating place for posting notices and designating newspapers
Resolution setting the fees required for mailing notice of meeting
Resolution regarding conflict of interest

RESOLUTIONS:

ZBA-23-023 GRACE BAPTIST CHURCH. Request for extension for property located at 1500 Route 46, Ledgewood, Block 9302, Lot 2 in a B-2 zone.

ZBA-23-014 POLANIA. Bulk variances for property located at 26 Gregory Drive, Kenvil, Block 2501, Lot 24 in an R-4 zone.

ZBA-23-016 LEGAULT. Bulk variances for property located at 52 Salmon Road, Landing, Block 11106, Lot 16 in an R-3 zone.

ZBA-23-019 SANNAZZARO. Bulk Variances for property located at 11 Jessica Lane, Succasunna, Block 4402, Lot 2 in an R-2.5 zone.

ZBA-23-020 ALSTON. Bulk Variance for property located at 5 Ezra Place, Landing, Block 11704, Lot 25 in an R-2 zone.

APPLICATIONS:

ZBA-23-022 DRJ REAL ESTATE HOLDINGS. Bulk Variances for property located at 5 Larsen Drive, Succasunna, Block 3104, Lot 3 in an R-2 zone. *(Request to be carried to the February 12, 2024 meeting with no further notification required.)*

ZBA-23-013 RAASTAD. Certificate of Non-Conforming Use for property located at 100 Mooney Road, Ledgewood, Block 9002, Lot 6 in an RR-5 zone. *(Request to be carried to the February 12, 2024 meeting with no further notification required.)*

ZBA-23-004 GUZMAN-HERNANDEZ. Bulk variances for property located at 72 Kenvil Avenue, Succasunna, Block 3901, Lot 36 in an R-3 zone. *(Request to be carried to the February 12, 2024 meeting with no further notification required.)*

ZBA-23-011 BAHAMONDE. Bulk Variances for property located at 38 Mohican Avenue, Landing, Block 12106, Lot 4.01 in an R-3 zone. *(Request to be carried to the March 11, 2024 meeting with no further notification required.)*

OLD BUSINESS:

NEW BUSINESS:

DISCUSSION: Bylaws/Rules of Procedure

OPEN TO THE PUBLIC: *No discussion of any pending application.

ZONING BOARD OF ADJUSTMENT

Tracy Osetec, Board Secretary

January 5, 2024