



# Township of Roxbury

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

**NOTICE IS HEREBY GIVEN** that the January 9, 2023 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.

## AGENDA

### 2023 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

### MINUTES

December 12, 2022 meeting minutes *to be approved.*

### RESOLUTIONS:

**ZBA-20-004 SPEICHER**, Extension for Minor Subdivision, "D2" Variance for property located at 280 Old Ledgewood Road, Flanders, Block 9303, Lot 1, 3 & 4 in a B1-A zone.

**ZBA-22-031 MORIN**, Bulk Variance for property located at 198 Mooney Road, Flanders, Block 7601, Lot 33 in a R-1 zone.

**ZBA-22-025 YATES**, Bulk variance for property located at 7 John Street, Kenvil, Block 2503, Lot 15 in a R-4.

### APPLICATIONS:

**ZBA-22-022 ORZLACK**, Bulk variance for property located at 13 E Circuit Drive, Succasunna, Block 1506, Lot 22 in a R-3 zone.

**ZBA-22-036 BURKE**, Bulk variance for property located at 11 Silver Springs, Landing, Block 11601, Lot 10 in a R-3 zone.

**ZBA-22-008 BONDOC**, Bulk variance for property located at 268 Mt. Arlington Blvd., Landing, Block 12002, Lot 3 in a R-3.

*(Request to be carried to the February 13, 2023 meeting with no further notification).*

**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 February 13th, 2023 meeting with no further notification).*

**ZBA-22-020 PICCOLO**, Certificate of Non-Conforming Use for property located at 81-83 Main Street, Succasunna, Block 3801, Lot 79 in a B1-A zone.

*(Request to be carried to the February 13, 2023 meeting with no further notification).*

**ZBA-22-026 BLANTON**, Bulk Variance relief for property located at 215 Kingsland Avenue, Landing, Block 11002, Lot 32 in a R-3 zone.

*(Request to be carried to the March 13, 2023 meeting with no further notification).*



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**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*  
*December 28, 2022*