



# Township of Roxbury

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

**NOTICE IS HEREBY GIVEN** that the February 13, 2023 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

### MINUTES

January 09, 2023 meeting minutes *to be approved*.

### RESOLUTIONS:

**ZBA-22-033 ORZACK**, Bulk variance for property located at 13 E Circuit Drive, Succasunna, Block 1506, Lot 22 in a R-3 zone.

### APPLICATIONS:

**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.

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

**ZBA-22-037 STEVENSON**, Certificate of Non-Conforming Use for property located at 566 Main Street, Landing, Block 11801, Lot 34 in a R-4 zone.

**ZBA-22-040 WESTENBERGER**, Bulk variance for property located at 534 Dell Road, Landing, Block 10403, Lot 15 in a R-3 zone.

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

*(Request to be carried to the March 13, 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 March 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).*

### 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  
February 1, 2023