



# Township of Roxbury

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

**NOTICE IS HEREBY GIVEN** that the April 10, 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**

March 13, 2023 meeting minutes *to be approved*.

### **RESOLUTIONS:**

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

**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.

**ZBA-22-042 KOVAL**, Bulk variance for property located at 15 Harriet Way, Landing, Block 9703, Lot 9 in a R-3.

### **APPLICATIONS:**

#### **ZBA-22-041 SPARK CAR WASH, LLC**

Use Variance, Preliminary Major Site Plan and Bulk Variance relief for property located at 1441 Route 46, Ledgewood, Block 8602, Lot 42 in a B-2 zone.

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

**ZBA-22-043 PETERS**, Bulk variance for property located at 305 Kingsland Road, Landing, Block 11001, Lot 16 in a R-3 zone.

**ZBA-23-001 OSBORNE**, Bulk variance for property located at 13 Summit Lane, Succasunna, Block 5403, Lot 2 in a R-3 zone.

#### **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 May 8, 2023 meeting with no further notification).

**ZBA-23-003 NOSENZO**, Bulk variance for property located at 9 Cottage Avenue, Landing, Block 11906, Lot 1 in a R-3 zone. (Request to be carried to the May 8, 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  
April 6, 2023