



Township of Roxbury

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

NOTICE IS HEREBY GIVEN that the June 19, 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

RESOLUTIONS:

RESOLUTION appointing planning consulting firm, Burgis Associates Inc.

APPLICATIONS:

ZBA-23-005 RBS HARRISON, LLC, Certificate of Non-Conforming Use for property located at 12 Mark Lane, Succasunna, Block 2001, Lot 4 in a R-3 zone.

ZBA-23-007 WARD, Certificate of Non-Conforming Use for property located at 16 Gordon Road, Succasunna, Block 12901, Lot 59 in a R-2 zone.

ZBA-23-003 NOSENZO, Bulk variance for property located at 9 Cottage Avenue, Landing, Block 11906, Lot 1 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-23-004 GUZMAN-HERNANDEZ, Bulk Variance for property located at 72 Kenvil Avenue, Succasunna, Block 3901, Lot 36 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 July 10, 2023 meeting with no further notification required).*

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. *(Request to be carried to a special meeting on June 26, 2023 meeting where further notification is required).*

ZBA-21-008 KALM, Use Variance for property located at 142 Lakeside Boulevard, Landing, Block 11001, Lot 3 in a R-3 zone. *(Request to be carried to the July 10, 2023 meeting with no further notification required).*

DISCUSSION: Planner's Discussion

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
June 19, 2023