



# Township of Roxbury

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

**NOTICE IS HEREBY GIVEN** that the October 3, 2022 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

### MINUTES

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

### RESOLUTIONS:

**ZBA-22-022 CAMACHO**, Bulk Variance relief for property located at 31 Laurie Road, Landing, Block 11304, Lot 7 in a R-3 zone.

**ZBA-22-018 ORBAN**, Bulk Variance relief for property located at 50 Fox Chase Lane, Ledgewood, Block 9202, Lot 4.06 in a R-2.5 zone.

**ZBA-22-023 GEROCK**, Bulk Variance relief for property located at 34 Gregory Drive, Kenvil, Block 2501, Lot 28 in a R-4 zone.

### APPLICATIONS:

**ZBA-22-015 LANDING 124 LLC**, Certificate of Non-Conformance for property located at 124 Mt. Arlington Boulevard, Block 11104, Lot 5 in a R-3 zone.

**ZBA-22-024 METELSKI**, Bulk Variance relief for property located at 8 Gregory Drive, Kenvil, Block 2501, Lot 15 in a R-4 zone.

**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-22-027 ANDRUTCHUK**, Certificate of Non-Conformance for property located at 25 Mitchell Avenue, Landing, Block 10012, Lot 4 in a LI/OR zone.

**ZBA-21-035 PIERSON**, Bulk Variance relief for property located at 29 Sunset Lane, Landing, Block 11904, Lot 5 in a R-3 zone. ***Request to be carried to the November 14, 2022 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 December 12, 2022 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  
October 3, 2022