



# Township of Roxbury

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

**NOTICE IS HEREBY GIVEN** that the November 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:**

October 2, 2023 meeting minutes *to be approved.*

### **RESOLUTIONS:**

**ZBA-23-018 MONTILLA & BONOFACIO INVESTORS, LLC**, property located at 145 Main Street, Succasunna, Block 5103, Lot 1, in a PO/R zone.

### **APPLICATIONS:**

**ZBA-23-022 DRJ REAL ESTATE HOLDINGS**, Bulk Variances for property located at 5 Larsen Drive, Succasunna, Block 3104, Lot 3 in a R-2 zone.

**ZBA-23-004 GUZMAN-HERNANDEZ**, Bulk Variances for property located at 72 Kenvil Avenue, Succasunna, Block 3901, Lot 36 in a R-3 zone.

**ZBA-23-014 POLANIA**, Bulk Variances for property located at 26 Gregory Drive, Kenvil, Block 2501, Lot 24 in an R-4 zone.

**ZBA-23-016 LEGAULT**, Bulk Variances for property located at 52 Salmon Road, Landing, Block 11106, Lot 16 in a R-3 zone.

**ZBA-23-013 RAASTAD**, Certificate of Non-Conforming Use for property located at 100 Mooney Road, Ledgewood, Block 9002, Lot 6 in an RR-5 zone. (*Request to be carried to the December 11, 2023 meeting with no further notification required.*)

**ZBA-23-011 BAHAMONDE**, Bulk Variances for property located at 38 Mohican Avenue, Landing, Block 12106, Lot 4.01 in a R-3 zone. (*Request to be carried to the March 11, 2024 meeting with no further notification required.*)

### **OLD BUSINESS:**

**NEW BUSINESS:** *2024 Zoning Board Meeting Dates*

### **OPEN TO THE PUBLIC:**

\*No discussion of any pending application.

ZONING BOARD OF ADJUSTMENT  
TOWNSHIP OF ROXBURY  
Tracy Osetec, Board Secretary  
November 2, 2023