

**NOTICE SERVED ON OWNERS WITHIN 200 FEET
TOWNSHIP OF ROXBURY PLANNING BOARD
NOTICE OF HEARING ON APPLICATION**

(c)

cc: Planning
8/25/15
JES

SUBJECT PROPERTY: 58 REGER ROAD, BLOCK 201, LOT 35

PLEASE TAKE NOTICE:

That the undersigned has filed an application with the Planning Board of the Township of Roxbury for a Minor Subdivision/Lot Line Adjustment with preliminary and final plan approval and the following bulk variance relief from (1) Minimum lot area required is 40,250 sq.ft., wherein 34,948 sq.ft. is proposed; (2) Minimum lot frontage required of 200 ft, wherein 137.3 ft current exists (*this is a pre-existing nonconforming condition*); and (3) Maximum lot coverage permitted by Ordinance is 20%, wherein 23.2% current exists and proposed increase to 25.4% on the premises located at 58 Reger Road and designated as Lot 35, Block 201, on the Township Tax Map, along with any and all other variance and/or waiver relief that may be required or deemed necessary by the Board, and this notice is sent to you as an owner of property in the immediate vicinity.

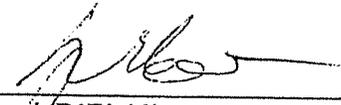
A public hearing has been set down for **Wednesday, September 2, 2015, at 7:30 p.m.**, in the Township Hall Main Meeting Room, located at 1715 Route 46, Ledgewood, New Jersey, and when the case is called you may appear either in person, or by agent or attorney, and present any objections which you may have to the granting of the relief sought in the petition. Letters cannot be submitted unless you are there in person and read them into the record.

The following described maps and papers are on file in the office of the Planning Department (973-448-2008) at 1715 Route 46, Ledgewood, N.J., and are available for inspection by the public, during normal business hours:

- (X) Application dated December 2, 2014, Checklist and other supporting documents and information requested via Township professionals;
- (X) Letter of Interpretation-Presence/Absence Determination, NJDEP, dated January 29, 2004;
- (X) Minor Subdivision Plan prepared by Alfred Stewart, P.E., P.L.S. dated revised thru March 2015; and
- (X) Site Photographs.

Any interested party may appear at said hearing and participate therein in accordance with the rules of the Board. Continuation of said hearing, if necessary, will be scheduled at that time. If not continued, a vote may be taken at said meeting.

Applicants Represented By:
Rosemary Stone-Dougherty, Esq.
Law Offices of Rosemary Stone-Dougherty, Esq., LLC
54 Main Street
Chatham, NJ 07928
phone 973-635-0300



Joseph D'Egidio
Dated: August 20, 2015

Please do not hesitate to call my office with any questions and/or concerns as to the application.

