

**AGENDA
TOWNSHIP OF MILLBURN
BOARD OF ADJUSTMENT
JANUARY 8, 2024**

7:00 Open Meeting
Read Notice: (Open Public Meeting Act)
Administer oath(s) of office
Roll Call

**ORGANIZATION OF BOARD OF ADJUSTMENT FOR YEAR 2024
ELECTION OF CHAIRMAN AND VICE-CHAIRMAN
APPOINTMENT OF BOARD OF ADJUSTMENT ATTORNEY
APPOINTMENT OF BOARD OF ADJUSTMENT SECRETARY**

RESOLUTION OF APPROVAL OF 2024/25 ANNUAL NOTICE

APPROVAL OF MINUTES: 12/4/23

MEMORIALIZATIONS

Cal#3947-23, Rajan Arora, 263 Long Hill Drive, Short Hills
Cal#3955-23, Candace Hom, 15 Duncan Street, Millburn

APPLICATIONS

CAL#3957-23

Property Location: 407 Hobart Avenue
Block 3507, Lot 3
R-3 zone

Applicant: Hamidreza Saghari
407 Hobart Avenue
Short Hills, NJ 07078

Applicant proposes to construct an addition and attached garage
Violation of: 606.2e1h

CAL#3959-23

Property Location: 50 Elmwood Place
Block 1807, Lot 7
R-6 zone

Applicant: Pranav & Teja Sukthankar
50 Elmwood Place
Short Hills, NJ 07078

Applicant proposes to construct an addition
Violation of: 606.2e1e1a; 606.2e1e1b; 606.2e1f; 606.2e2d

CAL#3960-23

Property Location: 246 Glen Avenue
Block 1304, Lot 9
R-5 zone

Applicant: Arjun & Tashina Rao
246 Glen Avenue
Short Hills, NJ 07078

Applicant proposes to construct an addition
Violation of: 606.2e1e1b

CAL#3961-23

Property Location: 750A Morris Turnpike
Block 1904, Lot 20
B-2 zone

Applicant: Short Hills Gymnastics, LLC
c/o Richard Schkolnick
75 Main Street, Suite 201
Millburn, NJ 07041

Applicant proposes to install a wall sign
Violation of: 609.10a

CAL#3962-23

Property Location: 17 Windermere Terrace
Block 3403, Lot 4
R-4 zone

Applicant: Charles & Margot Mullens
17 Windermere Terrace
Short Hills, NJ 07078

Applicant proposes to construct an addition and portico
Violation of: 606.2e1d; 607.3e; 606.2e3d

CAL#3911-23 – carried to 4/1/24

Property Location: 146 Sagamore Road
Block 204, Lot 21
R-4 zone

Applicant: Amaya Garbayo
c/o Gary Goodman
23 North Avenue East
Cranford, NJ 07016

Applicant proposes to regrade side yard, construct a patio & construct retaining walls
Violation of: 609.1c; 609.6a; 609.6b; 609.5; 608.5

CAL#3933-23 – application withdrawn by applicant

Property Location: 38 Addison Drive
Block 3502, Lot 6
R-5 zone

Applicant: Zijing Lu & Yun Yang
38 Addison Drive
Short Hills, NJ 07078

Applicant proposes to construct an addition
Violation of: 606.2e1e1a; 606.2e1e1b; 606.2e1f

CAL#3925-23 – carried to 2/5/24

Property Location: 11 Mount Ararat Road
Block 1904, Lot 16
R-6 zone

Applicant: Lucky Express USA LLC
c/o Anthony Cerciello
75 Main Street, Ste. 201
Millburn, NJ 07041

Applicant proposes to construct an addition and detached garage
Violation of: 606.2e1d; 606.2e2a; 606.2e2b; 606.2e2d; 606.2e1a

CAL#3952-23 – carried to 1/22/24

Property Location: 99 Sagamore Road
Block 101, Lot 11
R-4 zone

Applicant: Narayan & Arya Hegde
99 Sagamore Road
Millburn, NJ 07041

Applicant proposes to reconfigure a driveway
Violation of: 608.5; 608.7k; 608.7.1; 609.6

CAL#3918-23 – carried to 1/22/24

Property Location: 20 Claremont Drive
Block 1804, Lot 13
R-6 zone

Applicant: Gang Yao
20 Claremont Drive
Short Hills, NJ 07078

Applicant proposes to construct an addition
Violation of: 606.2e1e1b; 606.2e2a; 606.2e2d; 606.2e1d

NEW BUSINESS

Non-agenda items

*The next Zoning Board meeting is scheduled for January 22, 2024,
7:00 PM at Millburn Town Hall.*