

**AGENDA  
TOWNSHIP OF MILLBURN  
BOARD OF ADJUSTMENT  
SEPTEMBER 20, 2021**

7:00 Open Meeting  
Read Notice: (Open Public Meeting Act)  
Roll Call

**APPROVAL OF MINUTES:** 7/19/21; 8/2/21

**MEMORIALIZATIONS**

**APPLICATIONS**

**CAL#3767-20 – carried from 8/16/21**

Property Location: 519 Millburn Avenue  
Block 1707, Lot 2  
B-3 zone

Applicant: Boccone South  
517 Millburn Avenue  
Short Hills, NJ 07078

Applicant proposes to continue a restaurant operation  
Conditional use approval/Parking/Loading

**CAL#3792-21 – carried from 8/16/21**

Property Location: 19 Randall Drive  
Block 3702, Lot 2  
R-4 zone

Applicant: Scott Dorfman  
247 Baltusrol Way  
Springfield, NJ 07081

Applicant proposes to construct an addition/install an in-ground pool  
Violation of: 606.2e1g; 606.2e2a; 606.2e2d; 609.1c

**CAL#3806-21**

Property Location: 304 Millburn Avenue  
Block 804, Lot 7  
B-4 Zone

Applicant: Howard Oksenhorn  
c/o James Polles, Esq.  
220 Park Avenue  
Florham Park, NJ

Applicant proposes to subdivide property  
Violation of: 606.7b; 606.7e1

**CAL#3812-21**

Property Location: 284 Millburn Avenue  
Block 805, Lot 1  
B-4 zone

Applicant: AHS Hospital Corp.  
c/o William Bergman  
365 South Street  
Morristown, NJ 07960

Applicant proposes to operate a medical use  
Violation of: 606.7b; 607.1; 607.2  
Preliminary/Final site plan approval

**CAL#3820-21**

Property Location: 17 Park Circle  
Block 2406, Lot 24  
R-4 zone

Applicant: Erica & Peter Kay  
17 Park Circle  
Short Hills, NJ 07078

Applicant proposes to construct an addition  
Violation of: 606.2e1e2b

**CAL#3821-21**

Property Location: 60 Stewart Road  
Block 3104, Lot 13  
R-3 zone

Applicant: Sydra/Grant Miller  
60 Stewart Road  
Short Hills, NJ 07078

Applicant proposes to install a patio  
Violation of: 606.2e3a

**CLOSED SESSION**

**NEW BUSINESS**

Non-agenda items

**PLEASE TAKE NOTICE THAT due to the COVID-19 virus and the mandatory quarantines imposed by Governor Philip D. Murphy under Executive Order 103 (2020), as extended by Executive Order 119 (2020), Executive 107 (2020), and other relevant Executive Orders, the public hearing shall be conducted remotely/virtually using the Zoom audio/video platform. In such case, the Municipal Building will be closed to the public and interested parties can use the following link below to participate remotely:**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://zoom.us/j/92782048770?pwd=THIMdVlZ2J5dEV5bE91Z3VsT3hwdz09>

Passcode: 952310

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 876 9923 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 927 8204 8770

Passcode: 952310

International numbers available: <https://zoom.us/j/92782048770>

Prior to the meeting, the applications and documents will be published on the Millburn Township website (<https://twp.millburn.nj.us>) Zoning Board page. Arrangements can also be made with the Township's Land Use Secretary/Clerk/Zoning Officer to arrange to view or receive the application and documents by e-mail, U.S. mail or to schedule in person appointment to view the documents at the Millburn Township Municipal Building, 375 Millburn Avenue, Millburn, New Jersey.

**If you lack the resources or know-how for technological access you should contact the Land Use Secretary/Clerk for assistance in accessing the plans and the meeting.** The Land Use Secretary/Clerk may be contacted at 973-564-7752.

Public comment on applications for development will be accepted by audio or by audio and video, depending upon the manner in which the member of the public has accessed the meeting. Prior to providing public comment, the individual shall be required to identify themselves by name and address. The procedure that will be followed to make public comment will be announced at the beginning of the meeting.

Except for comments at public hearings on applications for development (for which no public comment will be accepted by electronic mail or in written letter form), the board will accept comments by electronic mail or in written letter form on matters on which the board is required to otherwise accept audio and or audio and video comment, provided, however, that comment by electronic mail or in written letter form is received by the Land Use Secretary/Clerk/Zoning Officer not less than 48 hours prior to the meeting. The board will not accept any text-based comment at any time, nor will the board consider any comment by electronic mail or in written letter form if received beyond the deadline established above.

Any member of the public who disrupts or attempts to disrupt the remote public meeting shall be muted and warned that the continued disruption may result in their being prevented from speaking during the public meeting or removed from the remote public meeting