

**AGENDA
TOWNSHIP OF MILLBURN
BOARD OF ADJUSTMENT
OCTOBER 4, 2021**

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

APPROVAL OF MINUTES: 8/16/21

MEMORIALIZATIONS

APPLICATIONS

CAL#3806-21—carried to 10/27/21 special meeting

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—carried to 10/27/21 special meeting

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—carried to 10/27/21 special meeting

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—carried to 10/27/21 special meeting

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

CAL#3792-21 – carried from 8/16/21; 9/20/21

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#3786-21

Property Location: 20 Highland Avenue
Block 1501, Lot 11
R-5 zone

Applicant: Brian & Sookie Koo
20 Highland Avenue
Short Hills, NJ 07078

Applicant proposes to construct an addition/accessory structure
Violation of: 606.2e2b; 606.2e2d; 606.2e3a; 606.2e3b; 606.2e1g; 609.1c

CAL#3816-21

Property Location: 90 Undercliff Road
Block 501, Lot 13
R-6 zone

Applicant: Hamid Saghari
90 Undercliff Road
Millburn, NJ 07041

Applicant proposes to construct an addition
Violation of: 606.2e1e1a; 606.2e1e1b; 606.2e1d; 606.2e2d

CAL#3822-21

Property Location: 978 South Orange Avenue
Block 4501, Lot 35
R-5 zone

Applicant: Keerthi Chalasani
978 South Orange Ave.
Short Hills, NJ 07078

Applicant proposes to install a fence
Violation of: 609.6a

CAL#3825-21

Property Location: 2 Deerfield Road
Block 4404, Lot 1
R-5 zone

Applicant: Sonia Singh
2 Deerfield Road
Short Hills, NJ 07078

Applicant proposes to construct an accessory structure
Violation of: 609.5

CAL#3800-21

Property Location: 437-39 Millburn Avenue/
7 Bodwell Terrace
Block: 1208, Lot(s) 1, 2, 13
R-6 zone

Applicant: Chai Center
307 Millburn Avenue
Millburn, NJ 07041

Applicant proposes to establish a house of worship
Violation of: 606.2d1b; 606.2d1g; 606.2d1j; 606.2d1k; 608.5a; 607.2d

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=THIMdlVLZ2J5dEV5bE91Z3VsT3hwdz09>

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/u/aeZfN0CVd>

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