

**AGENDA  
TOWNSHIP OF MILLBURN  
BOARD OF ADJUSTMENT  
OCTOBER 5, 2020  
ZOOM WEBINAR PLATFORM**

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

Roll Call

**APPROVAL OF MINUTES** 8/3/20

**MEMORIALIZATIONS**

**APPLICATIONS**

**CAL#3751-20 – matter carried from September 21, 2020**

Property Location: 92 Millburn Avenue Block 1813, Lot 1&2; Block 1708, Lot 15 B-3 zone	Applicant: Springfield 92 Millburn Avenue Urban Renewal LLC 92 Millburn Avenue Short Hills, NJ 07078
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Site plan approval as per 606.6.1f1 and 606.6.1f4  
Variance relief for access drives as per 606.6.1c2

**CAL#3756-20**

Property Location: 29 Meadowbrook Road Block 1803, Lot 18 R-6 zone	Applicant: Mingyu Cao/Min Ying 29 Meadowbrook Road Short Hills, NJ 07078
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Applicant proposes to construct an addition  
Violation of: 606.2e2d

**CAL#3757-20**

Property Location: 17 Claremont Drive Block 1805, Lot 5 OR-2 zone	Applicant: Orges Koka 17 Claremont Drive Short Hills, NJ 07078
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Applicant proposes to construct an addition; expiration of variance  
Violation of: 606.2e2d

**CAL#3758-20**

Property Location: 18 Brooklawn Drive  
Block 1401, Lot 21/22  
R-4 zone

Applicant: Alan Gerstel  
18 Brooklawn Drive  
Short Hills, NJ 07078

Applicant proposes to install a pool/patio  
Violation of: 606.2e1g; 609.1c

**CAL#3759-20**

Property Location: 72 Myrtle Avenue  
Block 309, Lot 18  
R-6 zone

Applicant: J. Carpenter/R. Mansfield  
72 Myrtle Avenue  
Millburn, NJ 07041

Applicant proposes to construct an addition  
Violation of: 606.2e1d

**CAL#3760-20**

Property Location: 39 Stewart Road  
Block 2202, Lot 2  
R-3 zone

Applicant: 39 Stewart Road, LLC  
39 Stewart Road  
Short Hills, NJ 07078

**NEW BUSINESS**

Non-agenda items

**HOWEVER, 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 Order 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/95611859398?pwd=TzJQdjVYUHNfb0tTNHJSaFdMRFdUt09>

Passcode: 200656

Or join by phone:

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

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

Webinar ID: 956 1185 9398

Passcode: 200656

International numbers available: <https://zoom.us/u/abU0IH2Hs5>

The applications and documents will be published on the Millburn Township website (<https://twp.millburn.nj.us>) 10 days prior to the meeting. Arrangements can also be made with the Township's Land Use Secretary/Clerk 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.