

**AGENDA  
TOWNSHIP OF MILLBURN  
BOARD OF ADJUSTMENT  
DECEMBER 6, 2021**

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

**APPROVAL OF MINUTES:** 10/4/21; 10/18/21

**MEMORIALIZATIONS**

Cal#3806-21, Julius Oksenhorn, 304 Millburn Avenue, Millburn  
Cal#3812-21, AHS Hospital Corp., 284 Millburn Avenue, Millburn  
Cal#3815-21, Mark Boidman, 6 Stewart Road, Short Hills  
Cal#3818-21, Aima/Sharma, 19 Oak Hill Road, Short Hills  
Cal#3824-21, Megan & Peter Rosenstein, 76 Whitney Road, Short Hills  
Cal#3830-21, Jon & Marni Betlow, 49 Grosvenor Road, Short Hills  
Cal#3832-21, David Jacobs/Tammy Huang, 52 Linden Street, Millburn

**APPLICATIONS**

**CAL#3834-21**

Property Location: 37 Kean Road  
Block 4305, Lot 6  
R-4 zone

Applicant: Jacqueline Stein  
37 Kean Road  
Short Hills, NJ 07078

Applicant proposes to maintain an accessory structure  
Violation of: 606.2e2a; 606.2e2b; 606.2e3b

**CAL#3835-21**

Property Location: 14 Claremont Drive  
Block 1804, Lot 16  
R-6 zone

Applicant: Eden Hong Cai  
14 Claremont Drive  
Short Hills, NJ 07078

Applicant proposes to maintain a non-conforming patio  
Violation of: 606.2e3a; 606.2e3b; 609.1c

**CAL#3800-21**

Property Location: 437-439 Millburn Avenue  
7 Bodwell Terrace  
Block 1208, Lots 1, 2 & 13  
R-6 zone

Applicant: Chai Center  
c/o Michael Lavigne  
Fox Rothschild  
49 Market Street  
Morristown, NJ 07960

Applicant proposes to construct a house of worship  
Violation of: 606.2d1b; 606.2d1g; 606.2d1j; 606.2d1k; 608.5a; 607.2; 512.1a; 516.2

**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