

# DEVELOPMENT REGULATIONS AND ZONING ORDINANCE

## *DRZ Attachment 3*

### **Township of Millburn**

#### **Schedule C**

#### **Description of Designated Historic Districts (Section 804)**

Verbal Boundary Description. The Short Hills Park Historic District encompasses roughly 1000 of the 1600 acres that Stewart Hartshorn purchased for his ideal community. Beginning in front of the Conrail Short Hills Station the boundary follows the tracks east to Crescent Place. It then runs northeast along Crescent to the east property line of 47 Crescent (block 1604, lot 03) and proceeds north to Hobart Avenue following the property lines of block 1604, lots 03 and 31 to include several houses of architectural significance. The boundary continues west on Hobart to the east property line of 137 Hobart (block 1501, lot 02). At that point it turns north and runs along the east (rear) property lines of houses facing west on Highland Avenue to Montview Avenue. Proceeding north along Montview, the boundary jogs at the junction of Montview with Lake Road to include 44 and 36 Montview (block 1502, lots 32 and 33), an outstanding residence and its carriage house now converted to a home.

At the intersection of Montview and Lake, the boundary runs north along Lake to Western Drive, turns west to the east property line of 11 Western (block 3005, lot 09). Proceeding north and then west to Forest Drive, the boundary encircles 11 Western and goes north along Forest to Lake Shore Drive where it turns and runs west to the east (rear) property line of 144 Highland (block 3003, lot 12). At this point the boundary goes north along the east (rear) property lines of houses facing west on Highland and Stewart Road, where it turns and follows Stewart west to the point where Stewart makes a 90 degree turn south. It then continues west along the north property line of 91 Stewart (block 3103, lot 07). Encompassing much of the old Stewart and Smith estates, the boundary proceeds along the rear property lines of lots 04, 05, 07, and 28 to Minnisink Road, following Minnisink (block 3102, lot 05). Proceeding along the rear property line of lot 05 the boundary runs south following the west (rear) property lines of houses facing Moraine Place to Western.

To include a 1939 International style house in the District, the boundary goes west along Western to 120 Western (block 3305, lot 03). Following that property line the boundary proceeds east along the south property line of 118 Western and 71 Taylor Road (block 3306, lots 04 and 05) to Taylor where it turns south to the south property line of 41 Northern Drive (block 2103, lot 15) which extends to Taylor. The boundary then goes east to the west (rear) property line of 31 Northern (block 2103, lot 06) where it turns south to Hobart, jogging west to include an historically and architecturally significant house at 12 Taylor (block 2103, lot 14). At Hobart, the boundary goes east along the Conrail tracks to the Short Hills Station.

Verbal Boundary Description. The boundaries of the Wyoming District encompass the 100 acres originally plotted by the Wyoming Land and Development Company. Beginning at the Wyoming Avenue overpass of the Conrail tracks, the boundary proceeds east on Glen Avenue to the intersection of Myrtle Avenue. Jogging east to include two architecturally significant houses at 90 and 94 Myrtle (block 309, lots 01 and 02), the boundary proceeds north along Myrtle to Cypress Street. Excluding the Wyoming School (block 207, lot 07) it then goes northwest along the north (rear) property lines of houses facing south on Cypress (including

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390 Wyoming Avenue, block 204, lot 11) to Sagamore Road, continuing along the north property line of 155 Sagamore (block 201, lot 13) until it intersects the border of the South Mountain Reservation. Here the boundary turns southwest along the rear property lines of houses facing Sagamore to Glen, where it turns east along the south property line of 114 Glen (block 707, lot 11). At the junction of this property line with the railroad tracks, the boundary turns east to the Wyoming Avenue overpass.