

**REVISED MEETING FORMAT  
BOROUGH OF ESSEX FELLS  
ZONING BOARD OF ADJUSTMENT  
AGENDA**

**September 23, 2021**

**7:30 P.M.**

**THIS IS A VIRTUAL MEETING OPEN TO THE PUBLIC VIA ZOOM**

**Log in to: [www.zoom.us](http://www.zoom.us)**

**Click on JOIN A MEETING, then use this log in info:**

**Meeting ID: 835 1632 9971**

**Passcode: 162152**

**or join by phone 1-646-558-8656**

**Formal action may be taken**

1. Call to Order

2. Open Public Meetings Statement:

In compliance with Chapter 231 of the Public Laws of 1975,  
Notice of the meeting was given by way of notice mailed to  
The Progress and Star Ledger on January 29, 2021,  
posted in the Municipality Building and filed with the Clerk of the  
municipality.

3. Roll Call

4. Approval of Minutes:

August 26, 2021

5. Approval of Resolutions:

None

6. Hearings:

Stanley & Laura Terlecky  
280 Roseland Avenue  
Block 11.08, Lot 5  
Essex Fells, New Jersey 07021  
Floor area ratio and impervious coverage variances

Anthony and Jenna Forte  
33 Holton Lane  
Block 3.02, Lot 10  
Floor area ratio, impervious coverage, building height (stories)  
and generator output/pad size variances

7. Such other matters as may come before the Board

8. Adjournment