

**BOROUGH OF ESSEX FELLS  
ZONING BOARD OF ADJUSTMENT  
AGENDA  
JUNE 22, 2023  
7:30 P.M.  
Borough Hall, Council Chambers  
255 Roseland Avenue, Essex Fells, New Jersey**

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 February 3, 2023 posted in the Municipality Building and filed with the Clerk of the municipality.

3. Roll Call

4. Approval of Minutes:

January 30, 2023

5. Approval of Resolutions:

None

6. Hearings:

Eiler Marcher & Dorothy Zajac  
4 & 6 Wootton Road; Lots 26 & 24, Block 10.02  
Extension of time for approvals that were granted  
October 27, 2022 and resolution memorialized November 14, 2022.

Kelly & Edward Fritz  
19 Welsh Road  
Block 12.03, Lot 4  
Swimming pool and cabana in front yard, impervious  
coverage, floor area ratio and slope disturbance variances

Mahboob Bhatti  
4 Hilltop Way  
Block 10.06, Lot 21  
Floor area ratio, side yard setback, front yard setback  
and impervious coverage variances

7. Schedule special meeting June 29, 2023

8. Such other matters as may come before the Board

9. Adjournment