

**BOROUGH OF ESSEX FELLS
ZONING BOARD OF ADJUSTMENT**

AGENDA

July 27, 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:

June 29, 2023

5. Approval of Resolutions:

Dominic M. Garabedian
242 Fells Road
Block 6.03, Lot 15
Front yard setback, rear yard setback
and impervious coverage variances

6. Hearings:

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 meetings September 12 & 13, 2023

8. Such other matters as may come before the Board

9. Adjournment