

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

September 28, 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:

September 12, 2023

5. Approval of Resolutions:

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

6. Hearings:

179 Old Chester Holdings LLC
179 Old Chester Road
Block 8.03, Lot 1.02
Side yard setbacks, floor area ratio, front yard setback
and impervious coverage variances

Aanand & Mukti Geria
193 Rensselaer Road
Block 12.02, Lot 4.06
Floor area ratio, impervious coverage, front yard setback,
steep slope disturbance and maximum wall height variances

7. Such other matters as may come before the Board

8. Adjournment