

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

November 20, 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 Municipal Building and filed with the Clerk of the municipality.

3. Roll Call

4. Approval of Minutes:

October 26, 2023

5. Approval of Resolutions:

Ilyssa and Clarke Smith
161 Devon Road
Block 4.01, Lot 4
Front yard setback variance

6. Hearings:

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

Salvador & Ana Vitaliti
223 Runnymede Road
Block 13, Lot 3
Floor area ratio and impervious coverage variances

7. Such other matters as may come before the Board

8. Adjournment