

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

**December 11, 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:

November 20, 2023

5. Approval of Resolutions:

None

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