

**BOROUGH OF ESSEX FELLS  
ZONING BOARD OF ADJUSTMENT  
REORGANIZATION MEETING AGENDA  
JANUARY 25, 2024  
7:00 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. Election of Officers:

Chairman  
Vice Chairman  
Secretary

5. Approval of Minutes:

December 11, 2023

6. Approval of Resolutions:

Appointing Board Attorney  
Adopting Regular Meeting Dates and Times  
Designation of Official Newspapers  
Adoption of Amended By-Laws

7. 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

John and Catherine Walsh  
14 Essex Road  
Block 10.07, Lot 10  
Front yard setback, side yard setbacks, rear yard setback, floor area ratio,  
and impervious coverage variances

8. Such other matters as may come before the Board

9. Adjournment