

**BOROUGH OF ESSEX FELLS
ZONING BOARD OF ADJUSTMENT
REORGANIZATION MEETING AGENDA
January 30, 2025
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 December 30, 2024, 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, 2024

6. Approval of Resolutions:

Resolution Appointing Zoning Board of Adjustment Attorney
Resolution Adopting Regular Meeting Dates and Times
Resolution Designating Official Newspapers

7. Hearings:

Property Owner
354 Roseland Avenue a/k/a 3 Lenfell Lane
Block 12.02, Lot 3.04
Floor area ratio, side yard setback and impervious coverage variances

8. Adoption of 2024 Annual Report

9. Such other matters as may come before the Board

10. Adjournment