

**BOROUGH OF ESSEX FELLS
NOTICE OF SPECIAL MEETING
OF THE ZONING BOARD OF ADJUSTMENT**

PLEASE TAKE NOTICE that the Essex Fells Zoning Board of Adjustment will meet to discuss or act upon public business in accordance with the attached agenda on Wednesday, November 19, 2025 at 7:00 p.m. at the Municipal Building, 255 Roseland Avenue, Essex Fells, New Jersey. Formal action may be taken. Notice of revisions or additions to the above schedule will be posted and advertised as required by law.

Dated: November 12, 2025

MICHAEL D. SULLIVAN
Attorney for the Zoning Board of Adjustment

BOROUGH OF ESSEX FELLS

ZONING BOARD OF ADJUSTMENT
AGENDA
November 19, 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 November 12, 2025,
posted in the Municipal Building and filed with the Clerk of
3. Roll Call
4. Approval of Minutes:

October 23, 2025
5. Approval of Resolutions:

None
6. Hearings:

Barbara Nash
146 Rensselaer Road (Block 11.09, Lot 15)
164 Rensselaer Road (Block 11.09, Lot 17)
Minor subdivision approval and floor area ratio variance

34 Buttonwood Road, LLC (Dennis Bencsko)
34 Buttonwood Road; Block 13.02, Lot 5
Floor area ratio, impervious coverage, side yard and
rear yard setback variances
7. Such other matters as may come before the Board
8. Adjournment