

**BOROUGH OF ESSEX FELLS
ZONING BOARD OF ADJUSTMENT
REORGANIZATION MEETING AGENDA
January 22, 2026
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 January 31, 2025, 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 10, 2025

6. Approval of Resolutions:

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

7. 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

8. Adoption of 2025 Annual Report

9. Such other matters as may come before the Board

10. Adjournment