

**AGENDA
BOROUGH OF ESSEX FELLS
ZONING BOARD OF ADJUSTMENT
July 23, 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 23, 2026, posted in the Municipal Building and filed with the Clerk of the municipality.

3. Roll Call

4. Approval of Minutes:

June 25, 2026

5. Approval of Resolutions:

Ahmed and Alla Hassan
112 Forest Way
Block 8.01, Lot 2.01
Floor area ratio, impervious coverage and front yard setback variances

6. Hearings:

Davor and Kim Pavlovich
100 Rensselaer Road
Block 7.01, Lot 6
Impervious coverage and fence height variances

Paul Nikolich and Jennifer McClain
3 Barberry Way
Block 1, Lot 3.16
Floor area ratio, front yard setbacks and rear yard setback variances

7. Such other matters as may come before the Board

8. Adjournment