

**BOARD OF ADJUSTMENT  
BOROUGH OF ESSEX FELLS  
MINUTES OF THE MEETING OF SEPTEMBER 23, 2021**

The meeting was conducted via Zoom and was called to order at 7:30 p.m. The Open Public Meetings Act announcement was read as required by law. Those present were: Chairman Michael Candido, Vice-Chairman Michael Spellman, Henry Albuлесcu, Oscar Bate, Annmarie Scolnick and Secretary Thomas O'Beirne. In addition, Michael D. Sullivan, Board Attorney, was present.

On motion made by Vice-Chairman Spellman, seconded by Board Member Albuлесcu, the minutes of the meeting of August 26, 2021 were adopted unanimously by all those eligible to vote.

The next matter to come before the Board was the application of Anthony and Jenna Forte, 33 Holton Lane, Block 3.02, Lot 10 for variances relating to floor area ratio, maximum number of stories, impervious coverage and generator output/pad size. Elizabeth Durkin, Esq. was present on behalf of the applicants. Board Attorney Sullivan noted that the application involves a floor area ratio which is a "d" variance and requires five affirmative votes for approval. A full complement of Board Members is seven members and only five eligible Board Members are present tonight. Since only five eligible members were present, Ms. Durkin requested the matter carried to the October 28, 2021 meeting and consented to an extension of time for the Board to act until that date. On motion made by Vice-Chairman Spellman, seconded by Board Member Bate the matter was carried to October 28, 2021 at 7:30 p.m., sign-in information will be available on the Borough website passed unanimously.

The next matter to come before the Board was the application of Laura and Stanley Terlecky, 280 Roseland Avenue, Block 11.08, Lot 5 for variances relating to floor area ratio and impervious coverage. Michael Rubin, Esq., was present on behalf of the applicants. Mr. Rubin stated the application involves removal of a dilapidated detached garage and replacement with a smaller detached two-car garage. The applicants are seeking a floor area ratio variance of 18.3% where 22% is existing and a maximum of 17% is allowed. The applicants are also seeking an impervious coverage variance of 28.9% where 31.9% is existing and a maximum of 25% is allowed. The existing garage has a preexisting nonconforming height of 23 feet where a maximum of 15 feet is allowed. The new garage will have a conforming height of 14.08 feet. Currently, no vehicles can park in the existing garage and the new garage will be able to accommodate two vehicles.

Mr. Rubin called Karen Brinkman of Brinkman Architecture LLC, 162 Orange Road, Montclair, New Jersey, a registered architect of the State of New Jersey, who was accepted as an expert by the Board. Ms. Brinkman noted the existing 2 ½ story garage is dilapidated and nonfunctional. Because of its condition, she did not go inside. She noted the existing clearance height is 6 feet which is not functional. The new two-car garage with side storage area provides the required two parking spaces. The garage has been designed to blend in with the historical character of the house with respect to roof lines and building materials. The existing garage footprint is greater