

**BOARD OF ADJUSTMENT
BOROUGH OF ESSEX FELLS
MINUTES OF THE MEETING OF DECEMBER 16, 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, Secretary Thomas O'Beirne, Henry Albulescu, Bernard D'Avella, Annmarie Scolnick, MJ Jolda and Oscar Bate (7:37 p.m.). In addition, Michael D. Sullivan, Board Attorney, was present.

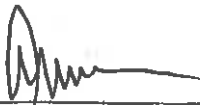
On motion made by Board Member D'Avella, seconded by Board Member Albulescu, the minutes of the meeting of November 15, 2021 were adopted unanimously by all those eligible to vote.

On motion made by Board Member D'Avella, seconded by Board Member Scolnick, the resolution of Barry and Brittany Maurilio, 47 Oak Lane, Block 11, Lot 6 denying a driveway width variance was approved by a vote of 6 – 0 (Chairman Candido, Vice-Chairman Spellman, Secretary O'Beirne and Board Members Albulescu, D'Avella and Scolnick voting in the affirmative).

On motion made by Board Member Scolnick, seconded by Board Member D'Avella, the resolution of Jonathan and Barbara Luca, 6 Welsh Road, Block 12.02, Lot 5 granting floor area ratio, impervious coverage and side yard setback variances was approved by a vote of 4 – 0 (Vice-Chairman Spellman and Board Members D'Avella, Albulescu and Scolnick voting in the affirmative).

Chairman Candido indicated his preference to move forward with in-person meetings beginning January 2022. Board Attorney Sullivan noted the January 27, 2022 meeting is currently scheduled as a virtual meeting, however, if the Acton Academy application is proceeding on that evening, it will be converted to an in-person meeting. The annual notice for 2022 meetings will indicate if the Board is hearing a development application the meeting will be in-person, however, if the Board is dealing solely with administrative matters such as adoption of minutes and resolutions, it will be conducted virtually.

There being no further business before the Board, on a motion made by Board Member D'Avella, seconded by Board Member Scolnick, the meeting was duly adjourned by unanimous vote at 7:40 p.m.



A. Michael Candido, Chairman
Zoning Board of Adjustment
January 27, 2022