

**ZONING BOARD OF ADJUSTMENT
BOROUGH OF ESSEX FELLS
MINUTES OF THE MEETING OF JULY 28, 2022**

The meeting was called to order at 7:31 p.m. The Open Public Meetings Act announcement was read as required by law. Those present were: Vice-Chairman Michael Spellman, Secretary Thomas O'Beirne, Oscar Bate, Bill Kovacs, Chris Shearin and Allison Semaya. In addition, Michael D. Sullivan, Board Attorney, was present.

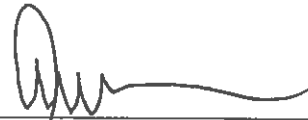
On motion made by Board Member Bate, seconded by Board Member Semaya, the minutes of the meeting of June 23, 2022 were adopted unanimously by all those eligible to vote.

On motion made by Board Member Kovacs, seconded by Board Member Semaya, the resolution of Michael Lahue and Robin Picocosta-Lahue, 15 Rensselaer Road, Block 6.03, Lot 5 granting an accessory structure building height variance was approved by a vote of 2 – 0 (Board Members Kovacs and Semaya voting in the affirmative).

On motion made by Vice-Chairman Spellman, seconded by Board Member Bate, the resolution of 9 Old Chester Road, LLC, 9 Oldchester Road, Block 6.03, Lot 9 (also designated as Lot 3 in Block 61.01 in the Borough of Caldwell) denying a floor area ratio variance was approved by a vote of 4 – 0 (Vice-Chairman Spellman, Board Members Bate, Semaya and Kovacs voting in the affirmative).

The next matter to come before the Board was the hearing of the application of Eiler Marcher and Dorothy Zajac, 4 and 6 Wootton Road, Block 10.02, Lots 26 and 24 for minor subdivision, floor area ratio, lot area and impervious coverage variances. On motion made by Vice-Chairman Spellman, seconded by Board Member Shearin, at the request of the applicants, the matter was carried to the Board's September 22, 2022 meeting without further notice by unanimous vote.

There being no further business to come before the Board, on a motion made by Vice-Chairman Spellman, seconded by Board Member Shearin, the meeting was duly adjourned at 7:36 p.m. by unanimous vote.



A. MICHAEL CANDIDO, Chairman
Zoning Board of Adjustment
September 22, 2022