

**ZONING BOARD OF ADJUSTMENT
BOROUGH OF ESSEX FELLS**

MINUTES OF THE MEETING OF FEBRUARY 27, 2025

The meeting was called to order at 7:03 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, Oscar Bate, MJ Jolda and William Kovacs. In addition, Michael D. Sullivan, Board Attorney, was present.

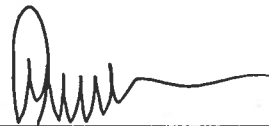
Chairman Candido called for a moment of silence in remembrance of former Board Member Henry Albuлесcu who passed away earlier this week.

On motion made by Board Member Jolda, seconded by Board Member Bate, the minutes of the meeting of January 30, 2025 were adopted unanimously by all those eligible to vote.

On motion made by Board Member Jolda, seconded by Board Member Bate, the resolution of Property Owner, 354 Roseland Avenue a/k/a 3 Lenfell Lane, Block 12.02, Lot 3.04 granting a floor area ratio variance was approved by a vote of 5 – 0 (Chairman Candido, Vice-Chairman Spellman, Secretary O'Beirne and Board Members Bate and Jolda voting in the affirmative).

The next matter to come before the Board was the request of Property Owner, 44 Rensselaer Road, Block 6.02, Lot 10 for an extension of variance approval. By resolution adopted March 11, 2024, the Board previously granted variances for side yard setbacks to construct additions and renovations to the home. The applicant did not commence construction and pursuant to Section 170-16, the approval expired on December 11, 2024. On motion made by Board Member Jolda, seconded by Board Member Bate, the Board adopted a resolution granting an extension of variance approval through September 11, 2025 by a vote of 6 – 0 (Chairman Candido, Vice-Chairman Spellman, Secretary O'Beirne and Board Members Bate, Jolda and Kovacs voting in the affirmative).

There being no further business to come before the Board, on a motion made by Vice-Chairman Spellman, seconded by Board Member Jolda, the meeting was duly adjourned at 7:13 p.m. by unanimous vote.



A. MICHAEL CANDIDO, Chairman
Zoning Board of Adjustment
March 27, 2025