

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

MINUTES OF THE MEETING OF APRIL 24, 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, Oscar Bate, Chris Shearin, William Kovacs and Allison Semaya. In addition, Michael D. Sullivan, Board Attorney, was present.

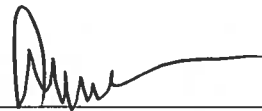
On a motion made by Chairman Candido, seconded by Board Member Semaya, Board Member Chris Shearin was designated as Acting Secretary by unanimous vote.

On a motion made by Acting Secretary Shearin, seconded by Board Member Bate, the minutes of the meeting of March 27, 2025 were adopted unanimously by all those eligible to vote.

On a motion made by Board Member Semaya, seconded by Acting Secretary Shearin, the resolution of Cyrus Loghmanee, 254 Fells Road, Block 6.03, Lot 17 for side yard setback and impervious coverage variances was adopted by a vote of 4 – 0 (Chairman Candido, Acting Secretary Shearin, Board Members Bate and Semaya voting in the affirmative).

Board Attorney Sullivan reminded Board Members that financial disclosure forms are due at the end of April.

There being no further business to come before the Board, on a motion made by Acting Secretary Shearin, seconded by Chairman Candido, the meeting was duly adjourned at 7:08 p.m. by unanimous vote.



A. MICHAEL CANDIDO, Chairman
Zoning Board of Adjustment
May 22, 2025