

**ZONING BOARD OF ADJUSTMENT  
BOROUGH OF ESSEX FELLS  
MINUTES OF THE MEETING OF OCTOBER 23, 2025**

The meeting was called to order at 7:01 p.m. The Open Public Meetings Act announcement was read as required by law. Those present were: Chairman Michael Candido, Secretary Thomas O'Beirne, Chris Shearin, Bernard D'Avella, Oscar Bate and William Kovacs. In addition, Michael D. Sullivan, Esq., Board Attorney, was present.

On motion made by Board Member Shearin, seconded by Board Member Bate, the minutes of the meeting of September 25, 2025 were adopted unanimously by all those eligible to vote.

On motion made by Board Member Shearin, seconded by Board Member D'Avella the Board established special meeting dates of November 19 and December 10, 2025 at 7:00 p.m. by unanimous vote.

Board Attorney Sullivan advised the Board was in receipt of a correspondence from Gregory F. Kotchick, Esq. dated August 15, 2025 requesting an adjournment of the application of Barbara Nash, 146 and 164 Rensselaer Road until November 19, 2025. On motion made by Board Member D'Avella, seconded by Board Member Bate, the matter was carried to the November 19, 2025 meeting at 7:00 p.m. without further notice by unanimous vote.

The next matter to come before the Board was the request for an extension of the variance approvals and to perfect the minor subdivision until January 21, 2026 by Eiler Marcher, 4 and 6 Wootton Road, Block 10.02, Lots 26 and 24. Chairman Candido recused himself. Present at the hearing was Eiler Marcher, 4 Wootton Road, Essex Fells, New Jersey. Mr. Marcher stated that all the work has been completed at 6 Wootton Road and the additional time is necessary to perfect the minor subdivision. On motion made by Board Member Shearin, seconded by Board Member D'Avella a resolution granting an extension of variance approvals and to perfect the minor subdivision until January 21, 2026 was adopted by a vote of 5 – 0 (Secretary O'Beirne, Board Members Shearin, D'Avella, Bate and Kovacs voting in the affirmative)

There being no further business to come before the Board, on a motion made by Board Member D'Avella, seconded by Board Member Shearin, the meeting was duly adjourned by unanimous vote at 7:06 p.m.



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A. MICHAEL CANDIDO, Chairman  
Zoning Board of Adjustment  
November 19, 2025