

**BOROUGH OF ESSEX FELLS
PLANNING BOARD**

MINUTES OF THE ZOOM MEETING OF NOVEMBER 13, 2025

The meeting was called to order at 7:01 p.m. Chairman Bob Burchell read the following statement:

This is a virtual meeting open to the public via zoom

Log in to: www.zoom.us

Click on JOIN A MEETING, then use this log in info:

Meeting ID: 832 2380 1787

Passcode: U2a6B8

or join by phone 1-646-931-3860

Formal action may be taken

Chairman Burchell then read the Open Public Meeting Statement:

In compliance with Chapter 231 of the Public Laws of 1975,
notice of the meeting was given by way of notice to The Progress
and Star Ledger on January 31, 2025 and November 4, 2025
and posted in the Municipal Building, and filed with the
Clerk of the municipality.

Those present were Chairman Bob Burchell, Mayor Ed Davis, Jim Irwin, Vice Chairman Jody James, Secretary Peter McMullen, Margaret O'Connor, Francine Paserchia, and Debra Tedesco. In addition, Michael Sullivan, Esq. was present.

Approval of Minutes

Secretary Peter McMullen made a motion to approve the minutes of the Planning Board Meeting of October 9, 2025. Vice Chairman Jody James seconded the motion. The minutes were approved unanimously by all those eligible to vote.

Hearing

Abdul Rauf Bhatti

7 and 2 Norcroft Road; Block 1, Lots 3.07 and 3.17

Request for an extension of variance approvals

Chairman Burchell recused himself from this hearing because he resides within 200' of the aforementioned property. Vice Chairman James assumed leadership of the meeting.

Planning Board attorney Michael Sullivan introduced Michael Higgins, attorney representing Mr. Bhatti. Mr. Sullivan noted that a Minor Subdivision for the property was memorialized by the Planning Board on 1/11/2024. Further, he reminded the board that they passed a resolution on 10/10/24 that granted Mr. Bhatti an extension to perfect the Minor Subdivision which was filed on 12/6/2024. Mr. Higgins said that Mr. Bhatti had some health issues that have improved. He also cited Mr. Bhatti's challenge of finding a company that can handle the Norcroft Road construction element of the project. Consequently, Mr. Higgins requested that the Planning Board grant another extension to Mr. Bhatti. Mr. Sullivan asked if there were any questions or comments. Jody James asked for an approximate date that work would commence on the project. Mr. Higgins replied that Mr. Bhatti intends to initiate work on the road-curb extension in eight weeks. Jim Irwin made a motion to grant an extension of variance approvals to 10/11/2026 to Mr. Bhatti. Vice Chairman James seconded the motion. The resolution was approved 7 – 0.


Other Matters

None

Public

Mr. Burchell rejoined and assumed leadership of the meeting. He inquired if anyone from the public had a question. Mr. Sullivan noted that no one was waiting to participate in the meeting.

Jim Irwin made a motion to adjourn the meeting that was seconded by Margaret O'Connor. The meeting was adjourned at 7:13 p.m. by unanimous vote.



Robert W. Burchell, Chairman
Planning Board
Date: December 11, 2025