

**ZONING BOARD OF ADJUSTMENT  
BOROUGH OF ESSEX FELLS  
MINUTES OF THE MEETING OF DECEMBER 10, 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, Secretary Thomas O'Beirne, Oscar Bate, Chris Shearin, Bernard D'Avella and MJ Jolda. In addition, Michael D. Sullivan, Esq., Board Attorney, was present.

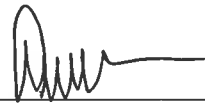
On motion made by Board Member Shearin, seconded by Secretary O'Beirne, the minutes of the meeting of November 19, 2025 were adopted unanimously by all those eligible to vote.

On motion made by Board Member Shearin, seconded by Chairman Candido, the resolution of 34 Buttonwood Road, LLC, 34 Buttonwood Road, Block 13.02, Lot 5 for floor area ratio, impervious coverage and setback variances was approved by a vote of 3 – 0 (Chairman Candido and Board Members Bate and Shearin voting in the affirmative).

Chairman Candido advised the Board was in receipt of a correspondence from applicant's attorney requesting an adjournment of the application of Barbara Nash, 146 and 164 Rensselaer Road until January 22, 2026. On motion made by Board Member D'Avella, seconded by Board Member Shearin, the matter was carried to the January 22, 2026 meeting at 7:00 p.m. without further notice by unanimous vote.

Chairman Candido wished Board Members a Merry Christmas and said he looked forward to seeing everybody next year.

There being no further business to come before the Board, on a motion made by Board Member Shearin, seconded by Board Member D'Avella, the meeting was duly adjourned at 7:10 p.m. by unanimous vote.



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A. MICHAEL CANDIDO, Chairman  
Zoning Board of Adjustment  
January 22, 2026