ZONING BOARD OF ADJUSTMENT
BOROUGH OF ESSEX FELLS
MINUTES OF THE MEETING OF AUGUST 27, 2026

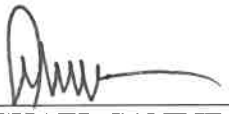
The meeting was called to order at 7:02 p.m. The Open Public Meetings Act announcement was read as required by law. Those present were: Chairman Candido, Vice-Chairman Spellman, Secretary Thomas O'Beirne, Chris Shearin, Bernard D'Avella, William Kovacs and Oscar Bate. In addition, Michael D. Sullivan, Board Attorney, was present.

On motion made by Board Member Shearin, seconded by Board Member D'Avella, the minutes of the meeting of July 23, 2026 were adopted unanimously by all those eligible to vote.

On motion made by Board Member D'Avella, seconded by Board Member Shearin, the resolution of Paul Nikolich and Jennifer McClain, 3 Barberry Way, Block 1, Lot 3.16 for floor area ratio, front yard setbacks and rear yard setback variances was approved by a vote of 6 – 0 (Chairman Candido, Secretary O'Beirne and Board Members Kovacs, D'Avella, Bate and Shearin voting in the affirmative).

The next matter to come before the Board was the application of Davor and Kim Pavlovich, 100 Rensselaer Road, Block 7.01, Lot 6 for impervious coverage and fence height variances. On motion made by Board Member D'Avella, seconded by Board Member Shearin, at the applicants' request, the matter was carried to the Board's meeting of September 24, 2026 at 7:00 p.m. without further notice by unanimous vote.

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 at 7.08 p.m. by unanimous vote.



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