

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Agenda
October 5, 2023
Regular Meeting
7:00PM**

Call to Order

Open Public Meetings Act Statement

Salute to Flag

Roll Call: Ms. Metzger, Ms. Raschdorf, Ms. Deegan, Messrs. Madden, Martinez, Chairman Tarantino

Completeness Review:

Docket #06-2023: Mr. & Mrs. C. Comey, 38 Fairlawn Street, Block 218, Lot 6, R3 Zone: applicants seek to construct a 2-car detached garage; non-compliance with IV 85-11 I (4) side yard setback for an accessory structure, 10 ft. required, 3 ft. proposed; IV 85-11 I (5) rear yard setback for an accessory structure, 10 ft. required, 8 ft. proposed.

Docket #07-2023: Mr. & Mrs. S. Fowler, 503 Hollywood Avenue, Block 219, Lot 11; R3 Zone: applicants seek to add a covered porch to the rear of the existing home; additionally, the applicant seeks to add a second level to the home; property has two front yards (Hollywood Avenue and Elmwood Avenue)/corner lot; the two new structures will be located 26.8' from Elmwood Avenue, where 30' is required; non-compliance with IV 85-10 F (1): front yard setback/corner lot. Please note: the Zoning Officer has determined that the existing screened porch does not require a variance as it already has a floor, some wall structure, and a roof; the footprint of the existing screen porch is not changing.

Completeness Review/Public Hearing:

Docket #05-2023: Mr. & Mrs. J. Zawacki, 62 Edgewood Drive, Block 1102, Lot 7, R2 Zone: an in-ground pool is currently under construction which includes a paver patio; the permit was issued with the understanding that a portion of the patio would be removed to avoid a variance for improved lot coverage; a portion of the patio was not removed; the applicants seek to construct a pergola, outdoor kitchen and a paver patio to surround the pool currently under construction; non-compliance with IV 85-10 G improved lot coverage; VI 85-33 B patio setback; IV 85-10 I (4) interior lot side line setback for detached accessory building and structure (outdoor kitchen and pergola) please note: the outdoor kitchen and patio is currently being constructed prior to applying for variance relief

Approval of Minutes:

September 7, 2023

Adjournment

Agenda Subject to Change