

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Agenda
December 1, 2022
Regular Meeting
7:00PM**

Call to Order

Open Public Meetings Act Statement

Salute to Flag

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

Completeness Review:

Mr. & Mrs. Joshua Wood, 33 Jacquelin Avenue, Block 402, Lot 6.02, R1

Zone: applicants seek to add a roof section to the existing home to connect to the existing garage; a portion of the of the proposed roof section will be located 46.9 ft. from the right-side property line where 50 ft. is required; non-compliance with Article IV, 85-9 E (2) side yard width.

Completeness Review:

Mr. & Mrs. P. Kosinski, 520 Braeburn Road, Block 209, Lot 11, R2 Zone:

applicant seeks to construct two additions to the left side of the existing home and construct a storage shed in the left rear area of the property, if all are constructed will require the following 6 (six) variances:

- #1. Building Coverage: Proposed Coverage Is 26.1%, (3400 Sq. Ft.), Where 20%, (2603 Sq. Ft.) Is Permitted. A Variance For 6.1% Or 797 Sq. Ft. Is Requested.
- #2. Improved Coverage: Proposed Coverage Is 41.5%, (5406 Sq. Ft.) Where 35%, (4555 Sq. Ft.) Is Permitted. A Variance For 6.5% Or 851 Sq. Ft. Is Requested.
- #3. Two Story Addition Will Be Located 8.5' from The Side Line Where 10' is Required. A Variance For 1.5' is Requested
- #4. 2nd Story Addition Will Be Located 9.4' from The Side Line Where 10' Is Required. A Variance For .6' is Requested.
- #5. Second Story Setback Requirement Is A 10' Minimum. Second Story Will Be Located 8.5' From the Sideline Where 10' Is Required. A Variance For 1.5' Is Requested.
- #6. Accessory Structure Will Be Located 6' from the Rear and Side Property Lines. 10' is Required from Both Lines. A Variance For 4' And 4' Respectively Are Required.
 - Variance #3 Is for the 2-Story Addition with A New Foundation.
 - Variance #4 Is for The Addition Over the Existing 1st Floor Which Is Already Encroaching.

Communications/Proposal:

Stonefield Engineering Contract Proposal, Professional Traffic Engineering Services, for review of the Saratoga Lane LLC, 2 Orvil Court application.

Ongoing Business:

Mr. Mark Infante, Saratoga Lane LLC, 2 Orvil Court, Block 1008, Lot 5, GB Zone; OL-2 Zone: applicant seeks to construct a mixed-use building (commercial first floor, residential second and third floors); non-compliance with: IV 85-13.1 G (3) Density (OL-2 Zone): Required 12 du/ac, proposed 27.08 du/ac; IV 85-13.1 H (2) (b) Parking; mixed use sites (OL-2 Zone): Required 27, proposed 16; IV 85-13 F (2) Minimum yard requirements, corner lots: Minimum Side Yard Width GB Zone: Required 10 ft., proposed 0 ft.; IV 85-13.1 G (2) Bulk Standards (OL-2 Zone): Minimum Front Yard Depth: The required front yard setback for any building complying with this chapter shall be reduced to three feet from the public ROW line or the existing average setback of neighboring buildings, required 3 ft, proposed 0 ft.

Resolutions:

Mr. & Mrs. Mourad Elayan, 58 Jacquelin Avenue, Block 403, Lot 3.01, R1 Zone: applicants seek to construct a single-family dwelling, inground pool, cabana, greenhouse, driveways and HVAC equipment

Mr. Manik Virmani, 820 W. Saddle River Road, Block 802, Lot 10.04, R2A Zone: applicant has installed a canopy structure over an existing stone patio; the canopy is located 17" from the existing residence where 8' is required; non-compliance with IV 85-10.1 J (1)

Discussion:

Review of proposed 2023 Meeting Dates/confirmation of 2023 Annual Meeting Date

Approval of Minutes:

November 3, 2022

Adjournment

Agenda Subject to Change