

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Agenda
May 4, 2023
Regular Meeting
7:00PM**

Call to Order

Open Public Meetings Act Statement

Salute to Flag

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

Completeness Review:

Docket #04-2023: Mr. Allen Cohen, Trustee Maureen Cohen, Cohen Family Gift Trust, 11 Carlton Avenue, Block 1003, Lot 10, R3 Zone:

applicant seeks to construct 2nd story addition over the existing garage; the garage location is a pre-existing non-conformity; non-compliance with: IV 85-11 E (2) side yard width; IV 85-11 E (3) rear yard depth; IV 85-11 G (4) there shall be a minimum of 2,000 sf of lot areas for each bedroom provided

New Business:

Docket # 03-2023: Mr. & Mrs. Rypkema, 45 Elmwood Avenue, Block 1010, Lot 4, R2 Zone: applicants seek to construct a 2-story addition to the existing home; expand the existing garage; modify the driveway and expand the curb cut; install an a/c condenser in the front yard; and replace, in-kind, a porch and portico; if the additions are constructed and the improvements made, the following 7 (seven) variances are required:

- #1. A/C condenser unit to be located in the front yard facing Warren Avenue; A/C condenser units may only be located in rear and side yards; non-compliance with VI 85-35
- #2. Two story addition, if constructed will be located 20.2' from the front setback line where 30' is required, A variance for 9.8' is requested; non-compliance with IV 85-10 E (1)
- #3. Two story addition will be located 20.1' from the front setback line where 30' is required. A variance for 9.9' is requested; non-compliance with IV 85-10 E (1)
- #4: Existing porch and portico roof facing Elmwood Avenue to be removed and reconstructed in the same location; the steps/portico are located 20.3' from the front setback line where 30' is required; non-compliance with IV 85-10 E (1)
- #5. Existing garage is proposed to be enlarged; if enlarged, the garage will be located 27.25' from the front setback line where 30' is required. A variance for 2.75' is requested; non-compliance with IV 85-10 E (1)

- #6. Driveway is proposed to be 23' wide where the driveway may not be wider than 20' within 16' of the curb line. A variance for 3' is requested; non-compliance with V 85-32.3 B
- #7. Curb cut is proposed to be widened to 23' where only 20' is permitted. A variance for 3' is requested; non-compliance with V 85-32.3 C

Ongoing Business:

APPLICATION TO BE CARRIED TO THE JUNE 1, 2023 REGULARLY

SCHEDULED MEETING OF THE BOARD: 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.

APPLICATION TO BE CARRIED TO THE JULY 6, 2023 REGULARLY

SCHEDULED MEETING OF THE BOARD: Docket #: 01-2023: Ms. Vanessa Fuchs, 225 Ackerman Avenue, Block 205, Lot 7, R2 Zone: applicant seeks to install a new inground pool and patio in the front yard (corner lot; property fronts on two streets/ one side yard/ one rear yard); non-compliance with: V 85-15.1 C accessory structures are not permitted in the front yard; if approved, both the pool and patio would require the following front yard variances: distance from the front property line to the water's edge; 30' required, 21.7' proposed; variance for 8.3' requested; distance from the front property line to the edge of the patio; 30' required; 18' proposed; variance for 12' requested; if approved, the pool barrier (fence) that is located in the front yard must be no higher than 48' and must be at least 50% open.

Docket #: 02-2023: 14 Prescott Road, Block 1202, Lot 10, R2 Zone:

applicant seeks to construct a 1-story covered porch over an existing patio; non-compliance with: IV 85-10 E. (3) rear yard depth, 30' required, 20.3' proposed, variance for 9.7' requested; IV 85-10 G (1) lot coverage; 20% maximum allowed, 23.37% requested.

Resolution:

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

AMENDED: applicant seeks to construct two additions to the left side of the existing home, if constructed the following 4 (four) variances are required:

- #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. **Proposed Coverage is 23% (2,999 Sq. Ft.), where 20% is permitted; a variance for 3% is requested; non-compliance with IV 85-10 G (1)**

- #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. **35% ILC with amendment to plans; compliant**
- #3. Two-story addition will be located 8.5' from the side line where 10' is required. A variance for 1.5' is requested; non-compliance with 85-10 E (2)
- #4. 2nd story addition will be located 9.4' from the side line where 10' is required. A variance for .6' is requested; non-compliance with 85-10 E (2)
- #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; non-compliance with iv 85-10 K
- #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. **Shed Removed from plans**
 - 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.

Approval of Minutes:

March 16, 2023 Special Meeting

April 6, 2023

Adjournment

Agenda Subject to Change