

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Agenda
May 5, 2022
Regular Meeting
7:00PM**

Call to Order

Open Public Meetings Act Statement

Salute to Flag

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

Oaths of Office:

**Kathleen Raschdorf, Member, Term Expiration 12/31/2023
Maura Deegan, Alt. Member #1, Term Expiration 12/31/2022
Sergio Martinez, Alt. Member #2, Term Expiration 12/31/2023**

Completeness Review:

Ms. Olive Ho, Tojo Restaurant, 1-7 N. Franklin Turnpike, Block 1013, Lot 2, GB Zone: applicant seeks to occupy a 635 sf tenant space for use as a “ghost” kitchen; any use not specifically permitted in the zone, is expressly prohibited in the zone; D(1) variance

New Business:

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; non-compliance with: 85-9.A.(1): Two (2) dwelling unit on one lot where only one is permitted; 85-15.1.C: No accessory structures permitted in the front yard (greenhouse); 85-15.1 F.(1) One story of the cabana (basement) is below grade which is not permitted where one-story, ground level is permitted. By definition the proposed cabana is a 2-story structure; 85-32.3.B: Proposed driveway width is 50’ where 35’ is permitted (Mill Road entrance); 85-32.3.B: Proposed driveway width is 42’ where 35’ is permitted (closest to Jacquelin Avenue); 85-35: Air conditioning condensers and generators may encroach into the side yard setback by 5’; minimum distance from end of condenser to side yard to be no less than 45’ where 17’ is proposed (A/Cs & generator); 85-9.I.(1): Accessory structures must be at a minimum of 10 ft. from each other and the principal structure (pool cabana steps are less than 10’ from the edge of the pool); Expansion of a pre-existing non-conforming use (principal dwelling); 85-9.I.(4): Accessory structure must maintain a distance of 35 ft. from the side property line where 17’ is proposed (pool equipment); 85-9.H no accessory building shall exceed a height of 15 ft; height of screen surrounding cabana (part of cabana) at 16.4’ where 15’ is permitted; 85-15.1.F.(5): a cabana shall comply with a maximum of 300 sf on a lot 43,001 sf and greater; proposed cabana is 667 sf.; 85-15.1 F(4): HVAC installation, air conditioners, and heating or cooling systems or equipment are prohibited; **Determination Review:** the front, rear and side yard setbacks have been determined using the proposed new home as the principal structure.

Resolution:

Mr. Michael Vagnone and Ms. Susan Woods, 229 Blauvelt Avenue, Block 210, Lot 17, R2 Zone: “Whispering Woods” hearing; approval of settlement.

Approval of Minutes:

April 7, 2022

Adjournment

Agenda Subject to Change