

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Agenda
June 1, 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

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.

New Business:

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
APPLICATION TO BE CARRIED TO THE JULY 6, 2023 MEETING OF THE BOARD; NOTICE OF HEARING WAS NOT SENT TO UTILITIES

Resolutions:

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

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.

Approval of Minutes:

April 6, 2023

May 4, 2023

Adjournment

Agenda Subject to Change