

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Zoning Board Agenda  
June 2, 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

**Completeness Review:**

**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.

**Ongoing 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); 85-9.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); 85-15.1.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; 85-15.1 C: accessory structure setback for the sports court is 50' required and 20' proposed. **Determination Review:** the front, rear and side yard setbacks have been determined using the proposed new home as the principal structure.

**New Business:**

**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

**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:**

May 5, 2022

**Adjournment**

**Agenda Subject to Change**