

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Agenda
August 26, 2021
Special Meeting
7:00PM**

Join Zoom Meeting

<https://zoom.us/j/96493963679?pwd=c29jZnZkalRmMUh2STRrekNOMnRqQT09>

Meeting ID: 964 9396 3679

Passcode: 105275

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Call to Order

Open Public Meetings Act Statement

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

Closed Session

New Business:

Mr. & Mrs. M. Cochran, 10 Deerhill Drive, Block 1302, Block 5; R1 Zone: appeal of the Zoning Officer's decision denying heating and air conditioning to be installed in a pool cabana which is currently being constructed.

Mr. & Mrs. Jason Suh, 11 Van Dyke Drive, Block 803, Lot 2, R2 Zone: applicant seeks an extension of variance approval granted on June 4, 2020 and memorialized in a resolution adopted on July 9, 2020. (Construction of 3 additions (2 require variances), a closed porch (no variance required) and 2 new patios (1 variance required) to the existing residence; non-compliance with Article IV, Section 85-10 F (1) front street yard depth, Article IV 85-10 I (3) detached accessory structure setbacks to side street.) **(TO BE CARRIED TO THE OCTOBER 7, 2021 MEETING OF THE BOARD)**

“Whispering Woods” Hearing:

Prorock Investment, LLC, 111-115 First Street, Block 1015, Lots 13 & 14, GB/OL-1 Zone: applicant seeks to construct an 8-unit townhome structure

Resolutions:

Mr. & Mrs. J. Villoslada, 66 Gilbert Road, Block 215, Lot 3; R2 Zone:

applicants seek to construct a 1-story, 2.5 story and second story addition to the existing home; non-compliance with: Article IV 85-10 G (1): lot/building coverage; Article IV 85-10 G (3) improved lot coverage; Article IV 85-10 G (4) minimum of 2,000 sf of lot area per bedroom; Article IV 85-10 E (2) side yard width.

Mr. Michael Vagnone and Ms. Susan Woods, 229 Blauvelt Avenue, Block

210, Lot 17, R2 Zone: applicant seeks to construct two second floor additions and a balcony (2nd floor bridge attached to balcony) to the rear of the home and add an a/c unit; non-compliance with: Article IV 85-10 E (3) minimum rear yard setback (addition and balcony); Article IV 85-10 E (2) minimum side yard setback (addition); Article VI 85-35: yard requirements (air conditioning condenser); Article IV 85-10 G (1) lot/building coverage; Article IV 85-10 G (3) improved lot coverage.

23 Pitcairn LLC, 23 Pitcairn Avenue, Block 1112, Lot 1; R2 Zone:

the subject property has 3 front yards and 1 side yard; the applicant seeks to construct a 2nd story addition on the existing single-story home, which currently encroaches into all 3 front yards; non-compliance with: Article IV 85-10 E (1) front yard depth.

Mr. & Mrs. M. Pisano, 622 Warren Avenue, Block 1011, Lot 9; R2 Zone:

the applicants seek to construct 4 additions to the existing residence, 2 of which are located on the Lloyd Road side of the property; non-compliance with: Article IV, 85-10 F (2) side street yard width (rear and front additions); corner lot.

Approval of Minutes:

July 1, 2021

Adjournment

Agenda Subject to Change