

**ZONING BOARD OF ADJUSTMENT
BOROUGH OF HO-HO-KUS
BERGEN COUNTY, NJ
NOTICE OF MEETING CANCELLATION**

PLEASE TAKE NOTICE, that the regularly scheduled meeting for **Thursday, March 2, 2023** of the Zoning Board of Adjustment, Borough of Ho-Ho-Kus, NJ has been cancelled due to lack of a quorum. The next regularly scheduled meeting will take place on **Thursday, April 6, 2023** in the Council Chambers, Municipal Building, 333 Warren Avenue, Ho-Ho-Kus, NJ, 07423 beginning at **7:00PM**.

The agenda for this meeting includes, but is not limited to:

Old Business:
2022 Annual Report Resolution

Completeness Reviews:

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.

Ongoing Business:

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: will

- #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**

- #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
- #4. 2nd Story Addition Will Be Located 9.4' from The Side Line Where 10' Is Required. A Variance For .6' is Requested.
- #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.
- #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.

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.

Resolution:

Mr. & Mrs. Joshua Wood, 33 Jacquelin Avenue, Block 402, Lot 6.02, R1 Zone: applicants seek to add a roof section to the existing home to connect to the existing garage; a portion of the of the proposed roof section will be located 46.9 ft. from the right-side property line where 50 ft. is required; non-compliance with Article IV, 85-9 E (2) side yard width.

Approval of Minutes:

Formal action may be taken.

JoAnn Carroll
Secretary
Zoning Board of Adjustment
Ho-Ho-Kus, NJ