

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
October 1, 2020
Regular Meeting via Zoom**

Meeting Called to Order at 7:30PM by Vice Chairman Deegan

Open Public Meetings Statement: Read into the record by the Board Secretary.

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

Also in attendance: David L. Rutherford, Esq., Board Attorney; JoAnn Carroll, Board Secretary

Please note: All persons participating in the October 1, 2020 meeting of the Board did so via Zoom.

Please note: Due to the absence of Chairman Tarantino, Vice Chairman Deegan chaired the meeting.

Resolutions:

Mr. Rutherford reviewed each of the following applications and resolutions.

Mr. & Mrs. C. West, 14 Hollywood Place, Block 601, Lot 24, R2 Zone: applicants seek to construct an addition in the rear of the existing residence; non-compliance with Article IV 85-10 G (3) improved lot coverage.

Motion to adopt resolution: Madden

Seconded by: Metzger

Ayes: Vice Chairman Deegan, Metzger, Madden, Raschdorf

Nays: None

Mr. & Mrs. David Van Geyzel, 10 Saddle Ridge Road, Block 502, Lot 5, R1 Zone: applicants seek to construct a 533-sf cabana in the rear of the existing residence which fronts on Saddle Ridge Road; non-compliance with Article V 85-15.1 C accessory structures are not permitted to be located in the front yard (subject property is a thru lot)

Motion to adopt resolution: Madden

Seconded by: Metzger

Ayes: Vice Chairman Deegan, Metzger, Madden, Raschdorf

Nays: None

Acara Realty Holdings LLC (Mr. Michael Melone), 20 Deerhill Drive, Block 1302, Lot 2, R1 Zone: applicant seeks to construct a deck to the rear of the existing residence; non-compliance with Article IV 85-9 E (3) rear yard depth. **(deemed Administratively Complete on 8/6/2020)**

Motion to adopt resolution: Metzger

Seconded by: Madden

Ayes: Vice Chairman Deegan, Metzger, Madden, Raschdorf

Nays: None

Mr. & Mrs. D. Valentino, 22 Pitcairn Avenue, Block 1111, Lot 11, R2 Zone: applicants seek to construct an addition to the rear of the existing residence; non-compliance with Article IV 85-10 F (4) rear yard depth. **(deemed Administratively Complete on 8/6/2020)**

Motion to adopt resolution: Metzger

Seconded by: Madden

Ayes: Vice Chairman Deegan, Metzger, Madden, Raschdorf

Nays: None

Ongoing Business:

Mr. & Mrs. John Spinello, 22 Gilbert Road, Block 216, Lot 15, R2 Zone: applicant seeks an extension of variance approval granted on August 3, 2017 and memorialized in a resolution adopted on September 7, 2017. **(to be carried at the request of the applicant until such time the Board meets in-person)**

Ms. Carroll: stated the applicant had contacted her regarding scheduling a hearing via Zoom; the application is scheduled for November 5, 2020.

Approval of September 3, 2020 Minutes: Vice Chairman Deegan

Seconded by: Madden

Ayes: Vice Chairman Deegan, Metzger, Madden, Raschdorf

Nays: None

Motion to Adjourn: Vice Chairman Deegan

Seconded by: Metzger

All in Favor

None Opposed

Meeting adjourned at 7:50PM.

Respectfully submitted by:


JoAnn Carroll

Zoning Board Secretary

October 2, 2020

APPROVED ON 11/5/2020