

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Zoning Board Minutes  
November 5, 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, Forst, Ms. Metzger (absent at time of roll call; joined meeting at 7:32PM), Messrs. Rodger (absent), Madden, Ms. Raschdorf (absent at time of roll call; joined meeting at 7:34PM), Chairman Tarantino (absent)

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

**Please note: All persons participating in the November 5, 2020 meeting of the Board did so via Zoom.**

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

---

**Please note: Member Metzger joined the meeting at 7:32PM.**

**Please note: Member Raschdorf joined the meeting at 7:34PM.**

---

**Completeness Review:**

**Prorock Investment, LLC, 111-115 First Street, Block 1015, Lots 13 & 14, GB/OL-1 Zone:** applicant seeks to construct a 9-unit townhome structure; non-compliance with 85-13.1 F(2); D (1)Use Variance; 85-13.1G(3)(a); D (5) Density Variance; 95-13.E(3) Rear Yard Setback; RSIS NJAC 5:21-Table 4.4 Visitor Parking; Driveway Width 32 B-10.B (2)(b)(2); Driveway Setback 32B-10.B(2)(j); Type of Curb 32B-10.B(10)(a); Landscaping 85-13.1H(7); Building Façade Design 85-13.1.1(3); Townhouse Design 85-13.1 I(8)(a); Roof Line 85-13.1 I(8)(b); Streetscape Design 85-13.1 I(9)

**Ms. Carroll:** stated the Prorock Investment application has been deemed incomplete by the Borough Engineer per his review letter dated November 2, 2020; this letter has been sent to the applicant's professionals; at this time, a public hearing will not be scheduled.

---

**Completeness Review:**

**Mr. Jerry Koenig, 43 Sheridan Avenue, Block 1004, Lot 8, R3 Zone:**

applicant has constructed a 2<sup>nd</sup> story deck which has increased the allowable building/lot coverage to 57% where 45% is permitted (Article IV 85-11 (G) (3)); premises is a legal non-conforming two-family use which is not permitted in the R3 Zone (Article IX 85.47) D-2 Variance

**Ms. Raschdorf:** stated she visited the site and found the front yard to be covered with gravel; gravel is included in improved lot coverage calculations; it did not appear, by the calculations given, that the gravel was counted towards improved lot coverage.

**Vice Chairman Deegan:** asked the applicant to review the coverage calculations and provide the Board with an updated percentage for improved lot coverage.

**Please note: this application was deemed complete with the provision that the improved lot coverage calculation would be verified by the applicant.**

**Ongoing Business:**

**Mr. & Mrs. John Spinello, 22 Gilbert Road, Block 216, Lot 15, R2 Zone:**

applicants seek an extension of variance approval granted on August 3, 2017 and memorialized in a resolution adopted on September 7, 2017.

**Mr. Rutherford:** reviewed the application which was approved in 2017; confirmed with Ms. Spinello, who was participating in the hearing via Zoom, that no changes had taken place within the vicinity of her lot; there was a slight change to the plans, but it was determined by Mr. Berninger's review (Zoning Officer) that the change does not intensify the existing variance or trigger a new variance.

**Please note: there were no members of the public participating in the meeting.**

**Motion to approve the variance extension:** Forst

**Seconded by:** Cox

**Ayes:** Vice Chairman Deegan, Cox, Forst, Metzger, Madden, Raschdorf

**Nays:** None

---

**Approval of Minutes:** October 1, 2020

**Motion to approve:** Vice Chairman Deegan

**Seconded by:** Madden

**Ayes:** Vice Chairman Deegan, Metzger, Madden, Raschdorf

**Nays:** None

---

**Vice Chairman Deegan:** confirmed with the Board Secretary that the next meeting of the Board would be held on December 3, 2020 and that the proposed 2021 meeting dates would be placed on the agenda for review.

**Ms. Carroll:** stated Planning Board Chairman John Hanlon would be participating in next month's meeting to present the 2019 Master Plan to the Board; copies of the Master Plan will be sent to each member of the Zoning Board in advance of the December meeting.

---

**Motion to Adjourn:** Vice Chairman Deegan

**Seconded by:** Metzger

**All in Favor**

**None Opposed**

**Meeting adjourned at 7:47PM**

Respectfully submitted by:



JoAnn Carroll  
Zoning Board Secretary  
November 6, 2020

**MINUTES APPROVED ON 12/3/2020**

