

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Zoning Board Minutes  
December 3, 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, Messrs. Rodger, Madden, Ms. Raschdorf, Chairman Tarantino (absent)

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

**Please note: All persons participating in the December 3, 2020 meeting of the Board did so via Zoom.**

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

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**A transcript was prepared for this meeting and is available upon request.**

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**2019 Master Plan presentation by Planning Board Chairman J. Hanlon**

**New Business:**

**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

**Please note: this application was carried to the January 7 2021 regular meeting of the Board which will take place immediately following the January 7, 2021 Reorganization Meeting.**

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**Resolution:**

**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.

**Motion to adopt resolution: Vice Chairman Deegan**

**Seconded by:** Metzger

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

**Nays:** None

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**Discussion:**

**Review of proposed 2021 Meeting Dates**

The date of January 7, 2021 was confirmed for the Board's Reorganization Meeting.

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**Approval of November 5, 2020 Minutes:** Vice Chairman Deegan

**Seconded by:** Forst

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

**Nays:** None

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**Motion to Adjourn:** Vice Chairman Deegan

**Seconded by:** Metzger

**All in Favor**

**None Opposed**

**Meeting adjourned at 10:25PM**

Respectfully submitted by:

  
JoAnn Carroll

Zoning Board Secretary

January 4, 2021