

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Zoning Board Agenda  
January 7, 2021  
Regular Meeting  
(Immediately following 7:30PM Reorganization Meeting)**

**Join Zoom Meeting**

**<https://zoom.us/j/91385949323?pwd=Z2NQMQ25lRE1pc1RFQZHTlJrT0RBdz09>**

**Meeting ID: 913 8594 9323**

**Passcode: 426647**

**One tap mobile**

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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

**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)

**Ongoing 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; **To be carried at the request of the Applicant to the February 4, 2021 meeting of the Board; Letter received and has been made a part of the applicant's file.**

**Approval of Minutes:**

December 3, 2020

**Adjournment**

**Agenda Subject to Change**