

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Agenda
March 4, 2021
Regular Meeting
*7:00PM***

Join Zoom Meeting

<https://zoom.us/j/93662503912?pwd=L05HTDVITXF4alpQeDJRRFNJUHZIUT09>

Meeting ID: 936 6250 3912

Passcode: 011704

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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:

Mr. & Mrs. D. Sugar, 4 Copper Beech Lane, Block 903, Lot 7.02, R1 Zone: applicants seek to construct an addition to the right side of the existing home; non-compliance with: Article IV 85-9 E (2) side yard width; Article VI 85-35 air conditioning condenser location; Article IV 85-9 K second story setback.

New Business:

Mr. Michael Terry, 19 Spruce Place, Block 1104, Lot 13, R2 Zone: applicant seeks to construct a 360-sf deck at the rear of the existing home; non-compliance with: 85-10 E (3) rear yard depth; 85-10 G (1) lot/building coverage.

Ongoing Business:

Mr. Jerry Koenig, 43 Sheridan Avenue, Block 1004, Lot 8, R3 Zone: applicant has constructed a 2nd 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

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)

Approval of Minutes:

January 7, 2021 Reorganization Meeting Minutes

January 7, 2021 Regular Meeting Minutes

February 4, 2021

Adjournment

Agenda Subject to Change