

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Agenda
April 1, 2021
Regular Meeting
7:00PM**

Join Zoom Meeting

<https://zoom.us/j/96786817641?pwd=WjFOYm1NTVN1VE9Ucys0NXJZVlRnZz09>

Meeting ID: 967 8681 7641

Passcode: 424826

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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. M. Reynolds, 78 Lakewood Avenue, Block 704, Lot 5, R3 Zone:

applicants seek to construct a small addition to the left side of the existing home; non-compliance with: Article IV 85-11 E: minimum yard requirements, interior lots; front property line (addition and dormer), left property line (addition). **APPLICATION WITHDRAWN**

Mr. & Mrs. T. Spatz, 404 Ardmore Road, Block 208, Lot 12, R2 Zone:

applicants seek to install a generator in the front yard; corner lot; non-compliance with Article V 85-15.1C: no accessory structure shall be located in the front yard.

Mr. & Mrs. J. Villoslada, 66 Gilbert Road, Block 215, Lot 3; R2 Zone:

applicants seek to construct a 1-story, 2.5 story and second story addition to the existing home; non-compliance with: Article IV 85-10 G (1): lot/building coverage; Article IV 85-10 G (3) improved lot coverage; Article IV 85-10 G (4) minimum of 2,000 sf of lot area per bedroom; Article IV 85-10 E (2) side yard width.

New Business:

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.

Ongoing Business:

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)

Resolutions:

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.

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

Approval of Minutes:

March 4, 2021

Adjournment

Agenda Subject to Change