

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Agenda
May 6, 2021
Regular Meeting
7:00PM**

Topic: Zoom Meeting

Time: May 6, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/92182482015?pwd=YXBTSUpyanpYTTRxSXZYU3ZEN2dOQT09>

Meeting ID: 921 8248 2015

Passcode: 213480

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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. Michael Vagnone, 229 Blauvelt Avenue, Block 210, Lot 17, R2 Zone: applicant seeks to construct two second floor additions and a balcony (2nd floor bridge attached to balcony) to the rear of the home and add an a/c unit; non-compliance with: Article IV 85-10 E (3) minimum rear yard setback (addition and balcony); Article IV 85-10 E (2) minimum side yard setback (addition); Article VI 85-35: yard requirements (air conditioning condenser); Article IV 85-10 G (1) lot/building coverage; Article IV 85-10 G (3) improved lot coverage.

Mr. & Mrs. S. Kastin, 66 Lakewood Avenue, Block 704, Lot 7, R3 Zone: applicants seek to construct a deck at the rear of the existing single-family home; non-compliance with: Article IV 85-11 E (3) rear yard depth.

New Business:**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.

Resolutions:**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.

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:

April 1, 2021

Closed Session, if required**Adjournment****Agenda Subject to Change**