

ZONING BOARD OF ADJUSTMENT
BOROUGH OF HO-HO-KUS
BERGEN COUNTY, NEW JERSEY

PLEASE TAKE NOTICE, that the regularly scheduled meeting time of 7:30PM for the Thursday, April 1, 2021 meeting of the Zoning Board of Adjustment, Borough of Ho-Ho-Kus, N.J. has been changed to 7:00PM. The agenda for this meeting includes, but is not limited to:

1. **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).

2. **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.

3. **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)

4. **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

5. **Approval of Minutes**

Formal action may be taken.

Please take notice that in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, et. seq. and P.L.2020 Chapter 11 approved on March 20, 2020 permitting public meetings to be conducted by means of communication or other electronic equipment, and in consideration of various Executive Orders issued by the Hon. Philip D. Murphy, Governor of the State of New Jersey, including, but not limited to, Executive Orders 104

and 107 restricting public gatherings and directing New Jersey residents to stay at home, and in further consideration of the current coronavirus pandemic, the Zoning Board of Adjustment of the Borough of Ho-Ho-Kus will hold its regularly-scheduled meeting for the month of **April 2021** on **the 1st** at 7:00 PM by remote video/audio conference. There will be no “in-person” meeting. The meeting would otherwise have taken place in the Council Chambers of the Ho-Ho-Kus Municipal Building, 333 Warren Ave., Ho-Ho-Kus, New Jersey 07423.

The remote meeting will take place by way of Zoom Conference. As recommended by the Division of Local Government Services, Local Operation Guidance, COVID-19, instructions to access the remote meeting and procedures for participating are as follows:

You may participate online by:

Topic: Ho-Ho-Kus Board of Adjustment Meeting

Time: April 1, 2021 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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

Meeting ID: 967 8681 7641

Passcode: 424826

One tap mobile

+13017158592,,96786817641#,,,,*424826# US (Washington DC)

+13126266799,,96786817641#,,,,*424826# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 967 8681 7641

Passcode: 424826

Find your local number: <https://zoom.us/u/abo8TLf6m4>

Remote meeting access instructions will be posted on the Website of the Borough of Ho-Ho-Kus and will be included on the Agenda for the meeting. Any interested party encountering difficulty in accessing the remote meeting may contact JoAnn Carroll, Board Secretary at 201-652-4400, Ext. 236 or at carrollj@ho-ho-kusboro.com at any time, including during the remote meeting itself.

The conferencing services offered by Zoom can be accessed via the Zoom App which can be downloaded to a computer or mobile device prior to the remote meeting.

Members of the public may participate in the remote meeting according to the customary practice and procedures of the Zoning Board of Adjustment of the Borough of Ho-Ho-Kus. Any person willing to offer testimony must appear

in video format, not just audio.

This notice is given pursuant to the provisions of the Open Public Meetings Act (N.J.S.A. 10:4-6, et. seq.) and related Guidelines for Remote Public Meetings issued by the Division of Local Government Services (DLGS). The Guidelines have not been statutorily adopted or judicially interpreted. While the Board has attempted to ensure that the procedure to be followed for the conducting of the remote meeting complies with all applicable laws and regulations, the Board cannot provide legal advice to the applicants or the public as to whether the remote meeting does in fact comply, or whether the Guidelines and the Board's decision would be sustained following legal challenge in the Superior Court of New Jersey.

JoAnn Carroll, Board Secretary
Borough of Ho-Ho-Kus
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