

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Agenda
June 3, 2021
Regular Meeting
7:00PM**

Topic: Zoom Meeting

Time: Jun 3, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

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Meeting ID: 919 7877 1742

Passcode: 562248

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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:

23 Pitcairn LLC, 23 Pitcairn Avenue, Block 1112, Lot 1; R2 Zone: the subject property has 3 front yards and 1 side yard; the applicant seeks to construct a 2nd story addition on the existing single-story home, which currently encroaches into all 3 front yards; non-compliance with: Article IV 85-10 E (1) front yard depth.

Mr. & Mrs. M. Pisano, 622 Warren Avenue, Block 1011, Lot 9; R2 Zone: the applicants seek to construct 4 additions to the existing residence, 2 of which are located on the Lloyd Road side of the property; non-compliance with: Article IV, 85-10 F (2) side street yard width (rear and front additions); corner lot.

Ongoing Business:

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. 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.

Resolutions:

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.

Approval of Minutes:

May 6, 2021

Closed Session, if required

Adjournment

Agenda Subject to Change