

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
April 1, 2021
Regular Meeting via Zoom**

Meeting Called to Order at 7:00PM by Chairman Tarantino

Open Public Meetings Statement: Read into the record by the Board Secretary.

Roll Call: Messrs. Deegan, Cox, Forst, Ms. Metzger (absent at time of roll call; joined meeting at 7:30PM), Messrs. Rodger (absent), Madden, Ms. Raschdorf, Chairman Tarantino

Also in attendance: David L. Rutherford, Esq., Board Attorney; Kathryn J. Razin, Esq., Substitute Board Attorney; Mr. Edward Snieckus, Borough/Board Planner; JoAnn Carroll, Board Secretary

Please note: All persons participating in the April 1, 2021 Regular Meeting of the Board did so via Zoom.

A transcript was prepared for this meeting and is available upon request.

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).

Stated on the record the application had been withdrawn by the homeowner.

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.

Mr. Rutherford: stated both applications were for Completeness Reviews only; no testimony will be taken or witnesses heard or any exhibits received this evening; the matter will not be discussed on its merits in anyway; the sole purpose of the applicant's appearance this evening is for the Board to determine if the application is complete, and if so, to schedule a public hearing which would be held on May 6, 2021; reminded Mr. Spatz that he needed to

notice the properties in Waldwick which were within 200' of his property and also the Waldwick Borough Clerk.

Ms. Raschdorf: asked for the location of the large trees at 66 Gilbert to be submitted via a marked-up site plan.

Please note: both applications were deemed complete and scheduled for public hearings on May 6, 2021.

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.

Motion to approve application: Chairman Tarantino

Seconded by: Madden

Ayes: Deegan, Cox, Forst, Raschdorf, Chairman Tarantino

Nays: None

Please note: due to the fact Member Metzger joined the meeting at 7:30PM, after the application had been presented, she was not eligible to vote.

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. Rutherford: reviewed the application and resolution.

Motion to adopt the resolution: Forst

Seconded by: Cox

Ayes: Deegan, Cox, Forst, Metzger, Raschdorf, Chairman Tarantino

Nays: None

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

Mr. Rutherford: reviewed the application and resolution.

Motion to adopt the resolution: Forst

Seconded by: Cox

Ayes: Deegan, Cox, Forst, Metzger, Raschdorf, Chairman Tarantino

Nays: None

Motion to approve the March 4, 2021 Minutes: Forst

Seconded by: Cox

Ayes: Deegan, Cox, Forst, Metzger, Raschdorf, Chairman Tarantino

Nays: None

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)

Motion to deny the application: Chairman Tarantino

Seconded by: Forst

Ayes: Deegan, Cox, Forst, Madden, Raschdorf, Chairman Tarantino

Nays: None

Motion to Adjourn: Cox

Seconded by: Forst

All in Favor

None Opposed

Meeting adjourned at 9:15PM.

Respectfully submitted by:


JoAnn Carroll

Zoning Board Secretary

MINUTES APPROVED ON MAY 6, 2021

