

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
March 4, 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, Messrs. Rodger, Madden (absent), Ms. Raschdorf, Chairman Tarantino

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

Please note: All persons participating in the March 4, 2021 Regular Meeting of the Board did so via Zoom.

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

Completeness Review:

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.

Mr. Rutherford: stated this is just a Completeness Review; 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 April 1, 2021.

Application deemed complete. Public hearing scheduled for April 1, 2021 at 7:00PM via Zoom.

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.

Motion to approve the application: Rodger
Seconded by: Deegan

Ayes: Deegan, Cox, Forst, Metzger, Rodger, Raschdorf, Chairman Tarantino
Nays: None

Approval of January 7, 2021 Reorganization and Regular Meeting Minutes:

Rodger

Seconded by: Metzger

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

Nays: None

Approval of February 4, 2021 Minutes: Rodger

Seconded by: Metzger

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

Nays: None

Please note: a brief recess was taken at this time, 7:20PM, due to the fact the remaining applications before the Board were noticed for 7:30PM.

Meeting reconvened at 7:30PM.

Roll Call: Messrs. Deegan, Cox, Forst, Ms. Metzger, Messrs. Rodger, Madden (absent), Ms. Raschdorf, Chairman Tarantino

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

Motion to approve the application, as represented by the revised site plan showing the placement of the lattice and removal of gravel and replacing with grass: Deegan

Seconded by: Forst

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

Nays: None

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; 85-13.1 G(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 85-13.1 H(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)

Application carried to the April 1, 2021 meeting of the Board which will be held via Zoom; no additional notice is required.

Motion to Adjourn: Rodger

Seconded by: Metzger

All in Favor

None Opposed

Meeting adjourned at 11:15PM.

Respectfully submitted by:


JoAnn Carroll
Zoning Board Secretary

APPROVED APRIL 1, 2021

