

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
January 7, 2021
Regular Meeting via Zoom
(Immediately following the Reorganization Meeting)**

Meeting Called to Order at 8:00PM by Chairman Tarantino

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

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

Also in attendance: David L. Rutherford, Esq., Board Attorney; Kathryn J. Razin, Esq., Substitute Board Attorney; JoAnn Carroll, Board Secretary

Please note: All persons participating in the January 7, 2021 Regular Meeting of the Board did so via Zoom.

Ongoing Business:

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; **To be carried at the request of the Applicant to the February 4, 2021 meeting of the Board; Letter received and has been made a part of the applicant's file.**

Mr. Rutherford: stated, for the record, the 43 Sheridan Avenue application is carried to the February 4, 2021 meeting of the Board; the meeting will be conducted via Zoom and will begin at 7:30PM; no further notice is required.

Completeness Review:

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)

Bruce Whitaker, Esq., applicant's attorney: stated he was in receipt of Mr. Hals' review letter and revisions will be submitted per the comments contained in the letter; further stated he had not received Mr. Snieckus' review letter; Ms. Carroll informed Mr. Whitaker that Mr. Snieckus would be submitting his review shortly and that he was waiting until after Mr. Hals had completed his review; additionally, Ms. Carroll requested 4 complete sets of the application to be submitted to her office for distribution to and reviews by the Borough's Police Department, Fire Department, DPW and Shade Tree Commission; Mr. Whitaker stated he would have them delivered to Borough Hall.

Application deemed Complete. The public hearing is scheduled for February 4, 2021.

Approval of December 3, 2021 Minutes: Rodger

Seconded by: Forst

Ayes: Deegan, Forst, Metzger, Rodger, Madden, Raschdorf

Nays: None

Motion to adjourn: Rodger


Seconded by: Forst

All in Favor

None Opposed

Meeting adjourned at 8:15PM.

Respectfully submitted by:


JoAnn Carroll
Board Secretary
January 8, 2021