

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
February 4, 2021
Regular Meeting via Zoom**

Meeting Called to Order at 7:30PM 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 February 4, 2021 Regular Meeting of the Board did so via Zoom.

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

Please note: This meeting was interrupted twice by members of the public whose intention was to disrupt this meeting. The members of the public responsible for the disruption were in know way associated with any of the applications on this meeting's agenda, nor were they objectors of any of the applications.

Completeness Review:

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

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

New 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)

Approval of Minutes: Carried to the March 4, 2021 meeting of the Board.
January 7, 2021 Reorganization Meeting Minutes
January 7, 2021 Regular Meeting Minutes

Mr. Rutherford: stated the 43 Sheridan Avenue and 111-1115 First Street applications were being carried to the March 4, 2021 meeting of the Board and no further notice was required.

Meeting ended without a formal vote of adjournment due to a disruptive member of the public. Meeting ended at 8:30PM.

Respectfully submitted by:


JoAnn Carroll
Board Secretary