

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
July 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 (absent), Ms. Metzger (absent at time of roll call; joined meeting at 7:02PM), Messrs. Rodger, Madden, Ms. Raschdorf, Chairman Tarantino

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

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

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

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.

Motion to approve the application: Deegan

Seconded by: Madden

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

Nays: None

New Business:

Mr. Michael Vagnone and Ms. Susan Woods, 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.

Motion to approve the application: Cox

Seconded by: Rodger

Ayes: Cox, Metzger, Rodger, Raschdorf

Nays: Deegan, Chairman Tarantino

Recused: Madden

Application approved with a 4-2 vote.

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.

Motion to approve the application: Rodger

Seconded by: Chairman Tarantino

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

Nays: None

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.

Motion to approve the application: Deegan

Seconded by: Raschdorf

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

Nays: None

Resolution:

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.

Motion to adopt the resolution: Madden

Seconded by: Rodger

Ayes: Metzger, Rodger, Madden, Raschdorf

Nays: None

Approval of the June 3, 2021 Minutes: Madden

Seconded by: Rodger

Ayes: Metzger, Rodger, Madden, Raschdorf

Nays: None

Motion to Adjourn: Metzger

Seconded by: Cox

All in Favor

None Opposed

Meeting adjourned at 9:00PM.

Respectfully submitted by:


JoAnn Carroll
Zoning Board Secretary

APPROVED ON DECEMBER 2, 2021