

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
April 6, 2023
Regular Meeting**

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

Open Public Meeting's Statement: Read into the record by the Board Secretary.

Flag Salute

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

Also in attendance: Gary J. Cucchiara, Esq., Board Attorney; Mr. David Hals, SHV Engineering, Borough/Board Engineer; Mr. E. Snieckus, Burgis Associates, Borough/Board Planner; JoAnn Carroll, Board Secretary

Please note: a transcript was prepared for this meeting and is available upon request.

2022 Annual Report Resolution

Motion to Adopt the 2022 Annual Report: Raschdorf

Seconded by: Madden

Ayes: Madden, Raschdorf, Deegan, Martinez, Chairman Tarantino

Nays: None

Mr. Mark Infante, Saratoga Lane LLC, 2 Orvil Court, Block 1008, Lot 5, GB Zone; OL-2 Zone: applicant seeks to construct a mixed-use building (commercial first floor, residential second and third floors); non-compliance with: IV 85-13.1 G (3) Density (OL-2 Zone): Required 12 du/ac, proposed 27.08 du/ac; IV 85-13.1 H (2) (b) Parking; mixed use sites (OL-2 Zone): Required 27, proposed 16; IV 85-13 F (2) Minimum yard requirements, corner lots: Minimum Side Yard Width GB Zone: Required 10 ft., proposed 0 ft.; IV 85-13.1 G (2) Bulk Standards (OL-2 Zone): Minimum Front Yard Depth: The required front yard setback for any building complying with this chapter shall be reduced to three feet from the public ROW line or the existing average setback of neighboring buildings, required 3 ft, proposed 0 ft.

Chairman Tarantino: stated the 2 Orvil Court application is carried to the May 4, 2023 meeting of the Board without further notice.

Completeness Review:

Docket #03-2023: Mr. & Mrs. Rypkema, 45 Elmwood Avenue, Block 1010, Lot 4, R2 Zone: applicants seek to construct a 2-story addition to the existing home; expand the existing garage; modify the driveway and expand the curb cut; install an a/c condenser in the front yard; and replace, in-kind, a porch and portico; if the additions are constructed and the improvements made, the following 7 (seven) variances are required:

- #1. A/C condenser unit to be located in the front yard facing Warren Avenue; A/C condenser units may only be located in rear and side yards; non-compliance with VI 85-35
- #2. Two story addition, if constructed will be located 20.2' from the front setback line where 30' is required, A variance for 9.8' is requested; non-compliance with IV 85-10 E (1)
- #3. Two story addition will be located 20.1' from the front setback line where 30' is required. A variance for 9.9' is requested; non-compliance with IV 85-10 E (1)
- #4: Existing porch and portico roof facing Elmwood Avenue to be removed and reconstructed in the same location; the steps/portico are located 20.3' from the front setback line where 30' is required; non-compliance with IV 85-10 E (1)
- #5. Existing garage is proposed to be enlarged; if enlarged, the garage will be located 27.25' from the front setback line where 30' is required. A variance for 2.75' is requested; non-compliance with IV 85-10 E (1)
- #6. Driveway is proposed to be 23' wide where the driveway may not be wider than 20' within 16' of the curb line. A variance for 3' is requested; non-compliance with V 85-32.3 B
- #7. Curb cut is proposed to be widened to 23' where only 20' is permitted. A variance for 3' is requested; non-compliance with V 85-32.3 C

Mr. Cucchiara: 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 May 4, 2023.

Application deemed complete; meeting date set for May 4, 2023.

Completeness Reviews/New Business:

Docket #01-2023: Ms. Vanessa Fuchs, 225 Ackerman Avenue, Block 205, Lot 7, R2 Zone: applicant seeks to install a new inground pool and patio in the front yard (corner lot; property fronts on two streets/ one side yard/ one rear yard); non-compliance with: V 85-15.1 C accessory structures are not permitted in the front yard; if approved, both the pool and patio would require the following front yard variances: distance from the front property line to the water's edge; 30' required, 21.7' proposed; variance for 8.3' requested; distance from the front property line to the edge of the patio; 30' required; 18' proposed; variance for 12' requested; if approved, the pool barrier (fence) that is located in the front yard must be no higher than 48' and must be at least 50% open.

All Board Members in favor of deeming the 225 Ackerman Avenue application complete: Madden, Raschdorf, Deegan, Martinez, Chairman Tarantino

None opposed

Application deemed complete; matter to be heard this evening.

Please note: testimony was taken and the hearing went to 10:57PM; the matter was carried to the May 4, 2023 meeting of the Board.

Docket #02-2023: 14 Prescott Road, Block 1202, Lot 10, R2 Zone:

applicant seeks to construct a 1-story covered porch over an existing patio; non-compliance with: IV 85-10 E. (3) rear yard depth, 30' required, 20.3' proposed, variance for 9.7' requested; IV 85-10 G (1) lot coverage; 20% maximum allowed, 23.37% requested.

All Board Members in favor of deeming the 14 Prescott Road application complete: Madden, Raschdorf, Deegan, Martinez, Chairman Tarantino
None opposed

Application deemed complete; matter to be heard this evening.

Please note: due to the fact the applicant was late to the meeting, the Board heard the 225 Ackerman Avenue application which went to 10:57PM; the 14 Prescott Road application was carried to the May 4, 2023 meeting of the Board.

Ongoing Business:

Mr. & Mrs. P. Kosinski, 520 Braeburn Road, Block 209, Lot 11, R2 Zone:

AMENDED: applicant seeks to construct two additions to the left side of the existing home, if constructed the following 4 (four) variances are required:

- #1. Building Coverage: proposed coverage is 26.1%, (3400 Sq. Ft.), where 20%, (2603 Sq. Ft.) is permitted. A variance for 6.1% Or 797 Sq. Ft. is requested. **Proposed Coverage is 23% (2,999 Sq. Ft.), where 20% is permitted; a variance for 3% is requested; non-compliance with IV 85-10 G (1)**
- #2. Improved Coverage: proposed coverage is 41.5%, (5406 Sq. Ft.) where 35%, (4555 Sq. Ft.) is permitted. A variance for 6.5% Or 851 sq. ft. is requested. **35% ILC with amendment to plans; compliant**
- #3. Two-story addition will be located 8.5' from the side line where 10' is required. A variance for 1.5' is requested; non-compliance with 85-10 E (2)
- #4. 2nd story addition will be located 9.4' from the side line where 10' is required. A variance for .6' is requested; non-compliance with 85-10 E (2)
- #5. Second story setback requirement is a 10' minimum. Second story will be located 8.5' from the sideline where 10' is required. A variance for 1.5' is requested; non-compliance with iv 85-10 K
- #6. Accessory structure will be located 6' from the rear and side property lines. 10' is required from both lines. A variance for 4' And 4' respectively are required. **Shed Removed from plans**
 - Variance #3 is for the 2-story addition with a new foundation.
 - Variance #4 is for the addition over the existing 1st floor which is already encroaching.

Motion to Approve the Application: Chairman Tarantino

Seconded by: Martinez

Ayes: Madden, Raschdorf, Deegan, Martinez, Chairman Tarantino

Nays: No

Please note: a recess was taken at 8:40PM.

The meeting reconvened at 8:51PM.

Roll Call: Madden, Ms. Raschdorf, Ms. Deegan, Mr. Martinez, Chairman Tarantino

**Please note: a recess was taken at 10:40PM.
The meeting reconvened at 10:43PM.**

Roll Call: Madden, Ms. Raschdorf, Ms. Deegan, Mr. Martinez, Chairman Tarantino

Resolution:

Mr. & Mrs. Joshua Wood, 33 Jacquelin Avenue, Block 402, Lot 6.02, R1 Zone: applicants seek to add a roof section to the existing home to connect to the existing garage; a portion of the of the proposed roof section will be located 46.9 ft. from the right-side property line where 50 ft. is required; non-compliance with Article IV, 85-9 E (2) side yard width.

Mr. Cucchiara: reviewed the application and resolution.

Motion to adopt the resolution: Chairman Tarantino

Seconded by: Madden

Ayes: Madden, Raschdorf, Deegan, Martinez, Chairman Tarantino

Nays: None

Motion to approve the February 2, 2023 minutes: Chairman Tarantino

Seconded by: Deegan

Ayes: Madden, Raschdorf, Deegan, Martinez, Chairman Tarantino

Nays: None

Please note: the approval of the March 16, 2023 Special Meeting minutes was carried to the May 4, 2023 meeting due to the fact the transcript had not yet been submitted.

Chairman Tarantino announced that Member Maura Deegan had successfully completed the mandatory land use course for new board members and received her certificate.

Motion to Adjourn: Raschdorf

Seconded by: Madden

All in Favor

None Opposed

Meeting adjourned at 10:57PM.

Respectfully submitted by:


JoAnn Carroll
Zoning Board Secretary

APPROVED ON JUNE 1, 2023