

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
June 1, 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, Mr. Madden, Ms. Raschdorf, Ms. Deegan, Mr. Martinez, Chairman Tarantino

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

A moment of silence was taken in memory of David "Randy" Rodger, long time Board Member.

Please know a transcript has been prepared for this meeting and is available upon request.

New Business:

Docket #04-2023: Mr. Allen Cohen, Trustee Maureen Cohen, Cohen Family Gift Trust, 11 Carlton Avenue, Block 1003, Lot 10, R3 Zone: applicant seeks to construct 2nd story addition over the existing garage; the garage location is a pre-existing non-conformity; non-compliance with: IV 85-11 E (2) side yard width; IV 85-11 E (3) rear yard depth; IV 85-11 G (4) there shall be a minimum of 2,000 sf of lot areas for each bedroom provided
APPLICATION TO BE CARRIED TO THE JULY 6, 2023 MEETING OF THE BOARD; NOTICE OF HEARING WAS NOT SENT TO UTILITIES

Chairman Tarantino: stated the 11 Carlton Avenue application is carried to the July 6, 2023 meeting of the Board without further notice; the applicant failed to notice the utilities within the Borough.

Ongoing Business:

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.

Motion to deny application: Chairman Tarantino

Seconded by: Raschdorf

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

Nays: Metzger

Resolutions:

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; (curb cut to comply)

Please note: the record was not clear as to the amended width of the driveway which was discussed at the public hearing; clarification required; adoption of resolution carried to the July 6, 2023 meeting.

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.

Mr. Cucchiara: reviewed the application and resolution.

Motion to adopt resolution: Raschdorf

Seconded by: Chairman Tarantino

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

Nays: None

Approval of April 6, 2023 Minutes: Martinez

Seconded by: Deegan

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

Nays: None

Approval of May 4, 2023 Minutes: Chairman Tarantino

Seconded by: Metzger

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

Nays: None

Motion to adjourn: Raschdorf

Seconded by: Madden

All in Favor

None Opposed

Meeting adjourned at 8:35PM.

Respectfully submitted by:


JoAnn Carroll

Zoning Board Secretary

APPROVED ON JULY 6, 2023