

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
October 7, 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, 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; JoAnn Carroll, Board Secretary

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

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

New Business and Resolution:

Mr. & Mrs. Jason Suh, 11 Van Dyke Drive, Block 803, Lot 2, R2 Zone: applicant seeks an extension of variance approval granted on June 4, 2020 and memorialized in a resolution adopted on July 9, 2020. (Construction of 3 additions (2 require variances), a closed porch (no variance required) and 2 new patios (1 variance required) to the existing residence; non-compliance with Article IV, Section 85-10 F (1) front street yard depth, Article IV 85-10 I (3) detached accessory structure setbacks to side street.)

Mr. Rutherford: reviewed the application and the resolution which he had prepared for adoption this evening.

Motion to grant the variance extension: Chairman Tarantino

Seconded by: Forst

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

Nays: None

Resolution:

Mr. & Mrs. M. Cochran, 10 Deerhill Drive, Block 1302, Block 5; R1 Zone: appeal of the Zoning Officer's decision denying heating and air conditioning to be installed in a pool cabana which is currently being constructed.

Mr. Rutherford: reviewed the application and the resolution.

Motion to adopt the resolution: Chairman Tarantino

Seconded by: Cox

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

Nays: None

Chairman Tarantino: stated the Board would be going into a Closed Session.

CLOSED SESSION RESOLUTION

WHEREAS, N.J.S.A 10:4-13, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE BE IT RESOLVED by the Zoning Board of Adjustment of the Borough of Ho-Ho-Kus of Bergen County of the State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
 2. The general nature of the subject matter to be discussed is as follows:
 - a. Pending litigation concerning the application of Prorock Investment, LLC, Block 1015, Lots 13 & 14 (the "threatened litigation"); and
 - b. Matters falling within the attorney-client privilege where confidentiality is required for the attorney to exercise her ethical duties as a lawyer, namely, legal advice regarding the pending litigation;
 3. This Resolution shall take effect immediately.
- (Read into the record by the Board Secretary)**

Motion to adopt the Closed Session resolution: Chairman Tarantino
Seconded by: Deegan

Ayes: Deegan, Cox, Forst, Metzger, Rodger, Raschdorf, Chairman Tarantino
Nays: None

Motion to go into Closed Session: Chairman Tarantino
Seconded by: Deegan

Ayes: Deegan, Cox, Forst, Metzger, Rodger, Raschdorf, Chairman Tarantino
Nays: None

Meeting went into Closed Session at 7:15PM
Meeting reconvened at 7:23PM

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

Ongoing Business:

"Whispering Woods" Hearing:

Prorock Investment, LLC, 111-115 First Street, Block 1015, Lots 13 & 14, GB/OL-1 Zone: applicant seeks to construct an 8-unit townhome structure

Motion to approve application: Cox

Seconded by: Chairman Tarantino

Ayes: Deegan, Cox, Forst, Metzger, Raschdorf, Chairman Tarantino
Nays: Rodger

Approval of Minutes:

July 1, 2021

August 26, 2021 Special Meeting

Please note: approval of minutes for July 1, 2021 and August 26, 2021 were carried to the November 4, 2021 meeting of the Board.

Motion to Adjourn: Metzger

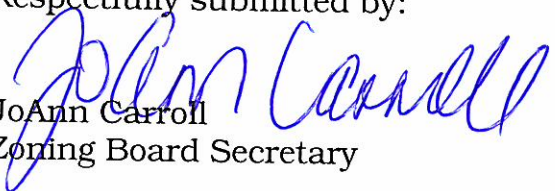
Seconded by: Cox

All in Favor

None Opposed

Meeting adjourned at 7:55PM.

Respectfully submitted by:


JoAnn Carroll
Zoning Board Secretary

APPROVED ON DECEMBER 2, 2021