

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
August 26, 2021
Special 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), 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 August 26, 2021 Special Meeting of the Board did so via Zoom.

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

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: Rodger

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

Nays: None

Motion to go into Closed Session: Chairman Tarantino

Seconded by: Rodger

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

Nays: None

Meeting went into Closed Session at 7:02PM

Meeting reconvened at 7:28PM

Roll Call: Messrs. Deegan, Cox, Rodger, Ms. Raschdorf, Chairman Tarantino

"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

Please note: the Whispering Woods hearing was carried, without further notice, to the October 7, 2021 meeting of the Board beginning at 7:00PM

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.

Motion to grant an appeal of the Zoning Officer's decision: Chairman Tarantino

Seconded by: Deegan

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

Nays: None

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.)

Please note: the 11 Van Dyke Drive variance extension application was carried, without further notice, to the October 7, 2021 meeting of the Board beginning at 7:00PM, due to the hearing notice being published within 10 days of the August 26, 2021 meeting date.

Resolutions:

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.

Mr. Rutherford reviewed the application and resolution.

Motion to adopt the resolution: Chairman Tarantino

Seconded by: Deegan

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

Nays: None

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.

Mr. Rutherford reviewed the application and resolution.

Motion to adopt the resolution: Raschdorf

Seconded by: Cox

Ayes: Cox, Rodger, Raschdorf

Nays: None

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.

Mr. Rutherford reviewed the application and resolution.

Motion to adopt the resolution: Chairman Tarantino

Seconded by: Deegan

Ayes: Deegan, Cox, Rodger, 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.

Mr. Rutherford reviewed the application and resolution.

Motion to adopt the resolution: Cox

Seconded by: Raschdorf

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

Nays: None

Approval of Minutes:

July 1, 2021

Please note: the approval of the July 1, 2021 minutes has been carried to the October 7, 2021 meeting of the Board.

Motion to Adjourn: Cox

Seconded by: Rodger

All in Favor

None Opposed

Meeting adjourned at 8:00PM

Respectfully submitted by:


JoAnn Carroll

Zoning Board Secretary

APPROVED ON DECEMBER 2, 2021