

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
February 7, 2013**

Meeting called to order at 8:00PM.

Open Public Meetings Statement: Read into the record by the Board Attorney.

Roll Call: Messrs. Tarantino, Cox, Forst, Ms. Metzger (absent), Messrs. Iannelli (absent), Pappas, Rodger, Wahlberg, Chairman Barto

Also in attendance: David Rutherford Esq., Board Attorney

Steven & Melissa Dyki, 50 Ardmore Road, Block 106, Lot 6: applicants seek variances relating to lot coverage and improved lot coverage to construct a family room and deck in the screened porch area.

Application was deemed complete on January 3, 2013; application filed consisted of a one-page property survey prepared by G. Cassetta & Associates dated July 31, 2012 and a two page architectural plan prepared by J. Bruno dated October 10, 2012 and revised January 24, 2013; this architectural plan consisted of a floor plan, zoning table, site and building data and coverage analysis; three photographs of the property were also submitted; all items referred to above were marked into evidence

The applicants propose to demolish the screened porch on the east end of the home and construct a family room and a deck in that area; the proposed family room is significantly larger than the existing screened porch; the Board found the size of the addition to be reasonable and appropriate; the applicants also propose pleasing aesthetic improvements to the home, including changes to the front façade and some gable elements on the roof.

Motion to approve: Wahlberg, Tarantino

Ayes: Chairman Barto, Tarantino, Forst, Cox, Wahlberg, Rodger, Pappas

Resolution:

Approved: RJM Properties, 179 Lakewood, Block 213, Lot 7: applicant seeks variances relating to side and rear yard setbacks applicable to accessory buildings to construct a one-story, single-car detached garage.

Mr. Rutherford: reviewed application and resolution.

Motion to approve resolution: Cox, Wahlberg

Ayes: Chairman Barto, Forst, Cox, Wahlberg, Rodger, Pappas

Abstain: Tarantino

Adoption of Annual Report for 2012: Rodger, Cox

Ayes: Chairman Barto, Tarantino, Forst, Cox, Wahlberg, Rodger, Pappas

Adoption of By-Laws for 2013: Rodger, Cox

Ayes: Chairman Barto, Tarantino, Forst, Cox, Wahlberg, Rodger, Pappas

Motion to adjourn: Tarantino, Cox

All in Favor

Meeting adjourned at 8:27PM

Respectfully submitted by:

JoAnn Carroll

Zoning Board Secretary