

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Zoning Board Minutes  
September 3, 2020  
Regular Meeting via Zoom**

**Meeting Called to Order at 7:40PM by Chairman Tarantino**

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

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

**Also in attendance:** Kathryn J. Razin, Esq., Substitute Board Attorney; JoAnn Carroll, Board Secretary

**Please note: All persons participating in the September 3, 2020 meeting of the Board did so via Zoom.**

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**Please note: a transcript was prepared for this hearing, and is available upon request.**

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**Completeness Review/New Business:**

**Mr. & Mrs. C. West, 14 Hollywood Place, Block 601, Lot 24, R2 Zone:** applicants seek to construct an addition in the rear of the existing residence; non-compliance with Article IV 85-10 G (3) improved lot coverage.

**Motion to deem application complete:** Chairman Tarantino

**Seconded by:** Madden

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

**Nays:** None

**Motion to approve application:** Chairman Tarantino

**Seconded by:** Deegan

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

**Nays:** None

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**New Business:**

**Mr. & Mrs. David Van Geyzel, 10 Saddle Ridge Road, Block 502, Lot 5, R1 Zone:** applicants seek to construct a 533 sf cabana in the rear of the existing residence which fronts on Saddle Ridge Road; non-compliance with Article V 85-15.1 C accessory structures are not permitted to be located in the front yard (subject property is a thru lot)

**Motion to approve application:** Rodger

**Seconded by:** Metzger

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

**Nays:** None

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**Acara Realty Holdings LLC (Mr. Michael Melone), 20 Deerhill Drive, Block 1302, Lot 2, R1 Zone:** applicant seeks to construct a deck to the rear of the existing residence; non-compliance with Article IV 85-9 E (3) rear yard depth. **(deemed Administratively Complete on 8/6/2020)**

**Motion to approve application:** Deegan

**Seconded by:** Chairman Tarantino

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

**Nays:** None

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**Mr. & Mrs. D. Valentino, 22 Pitcairn Avenue, Block 1111, Lot 11, R2 Zone:** applicants seek to construct an addition to the rear of the existing residence; non-compliance with Article IV 85-10 F (4) rear yard depth. **(deemed Administratively Complete on 8/6/2020)**

**Motion to approve application:** Chairman Tarantino

**Seconded by:** Madden

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

**Nays:** None

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**Resolution:**

**Mr. & Mrs. Raymond Wierzbizki, 755 W. Saddle River Road, Block 809, Lot 8, R2 Zone:** applicants seek to construct 2 1-story additions and a second story addition to the existing residence; non-compliance with Article IV 85-10 E (1) front yard depth (addition to front of residence); Article IV 85-10 E (3) rear yard depth (2<sup>nd</sup> story addition to left rear of residence)

**Motion to adopt resolution:** Madden

**Seconded by:** Deegan

**Ayes:** Deegan, Metzger, Rodger, Madden, Raschdorf

**Nays:** None

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**Ongoing Business:**

**Mr. & Mrs. John Spinello, 22 Gilbert Road, Block 216, Lot 15, R2 Zone:** applicant seeks an extension of variance approval granted on August 3, 2017 and memorialized in a resolution adopted on September 7, 2017. **(to be carried at the request of the applicant until such time the Board meets in-person)**

**Approval of July 9, 2020 Minutes:** Metzger

**Seconded by:** Rodger

**Ayes:** Deegan, Metzger, Rodger, Madden, Raschdorf

**Nays:** None

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**Motion to adjourn:** Metzger

**Seconded by:** Raschdorf

**All in Favor**

**None Opposed**

**Meeting adjourned at 9:40PM.**

Respectfully submitted by:

JoAnn Carroll

Board of Adjustment Secretary

September 8, 2020

**MINUTES APPROVED ON OCTOBER 1, 2020**