

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
March 1, 2018
Regular Meeting
8:00PM**

Meeting Called to Order at 8:00PM by Vice Chairman Tarantino

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

Roll Call: Messrs. Tarantino, Cox, Forst, Ms. Metzger (absent at time of roll call; arrived at 8:05PM), Messrs. Deegan, Rodger (absent), Ms. Loew, Chairman Barto (absent)

Also in attendance: David L. Rutherford, Esq., Board Attorney; JoAnn Carroll, Board Secretary

Due to the absence of Chairman Barto, Vice Chairman Tarantino chaired the meeting.

Mr. Nayden Kambouchev, 130 Ross Place, Block 1003, Lot 19: applicant seeks variances to construct a 2-story addition to the rear of residence; non-compliance with Section 85-10 E (2) side yard setback; Section 85-10 K second story setback; Section 85-10 G (3) improved lot coverage (existing improved lot coverage 43.46%; applicant is covering existing improved surface)

Vice Chairman Tarantino: stated a letter had been received from the applicant requesting the application be carried to the April 5, 2018 meeting of the Board; request granted; no further notice required.

Jody & Beatriz Chesnov, 461 Birch Lane, Block 902, Lot 6: applicants seek 16 variances for the construction of an in-ground pool, related patios, cabana, pool equipment, walkways, driveway, new detached garage, three stanchions and bocce court; non-compliance with Section 85-15.1 C no accessory structure may be located in the front yard; 85-32.3 B driveway width; 85-9 G (3) improved lot coverage; 85-9 G (5) lot coverage by accessory structures/buildings; 85-9 I (3) detached accessory structures/buildings-side street setback; 85-9 I (2) detached accessory structures/buildings-front street setback.

Mr. Rutherford: stated this is just a Completeness Review; no testimony will be taken or witnesses heard or any exhibits received this evening; the matter will not be discussed on its merits in anyway; the sole purpose of the applicant's appearance this evening is for the Board to determine if the

application is complete, and if so, to schedule a public hearing which would be held on April 5, 2018.

Vice Chairman Tarantino: requested the Borough Engineer, Mr. David Hals, review the application and submit a report to the Board due to coverage by accessory buildings and the probable need for retention systems; any requirements indicated by Mr. Hals would then be imposed by the Board.

Ms. Carroll, Board Secretary: stated she would supply Mr. Hals with a copy of the plan and any fees associated with his review would be paid using the escrow collected at the time the application was filed.

Please note: Ms. Metzger has arrived at this point of the meeting; 8:05PM.

Mr. Cox: agreed with Vice Chairman Tarantino that a review by the Borough Engineer was required for this application.

Mr. Pat Pianelli, Ardmore Road LLC, 311 Ardmore Road, Block 202, Lot 1.02: applicant previously received zoning and building approval for a 2-story single family home on this lot; an update to the plan for a partial second story has been submitted and reviewed by the Zoning Officer; partial second story is non-compliant with Section 85-10 K second story setback.

Mr. Rutherford: stated this is just a Completeness Review; no testimony will be taken or witnesses heard or any exhibits received this evening; the matter will not be discussed on its merits in anyway; the sole purpose of the applicant's appearance this evening is for the Board to determine if the application is complete, and if so, to schedule a public hearing which would be held on April 5, 2018; a 200' list must be obtained from Waldwick and notice must be served upon the entities listed due to part of the property being located in Waldwick; in addition, the Waldwick Borough Clerk must also receive the notice.

Natalie Capano, Esq., applicant's attorney and Mr. Pat. Pianelli, applicant, were both in attendance.

Mr. Rutherford: stated the plans received by the Board are dated August 28, 2012; asked for clarification.

Mr. Pianelli: stated it is a preliminary plan; wanted to show the Board how the house would look.

Vice Chairman Tarantino: stated the plan doesn't show the second floor elevation; requested more information.

Mr. Rutherford: stated the Board needs to see something more current; must see what is proposed; the plans must clearly demonstrate what the second

story will look like; please submit updated plans at least 10 days before the April 5, 2018 hearing date.

Motion to Adopt 2018 By-Laws: Forst

Seconded by: Cox

Ayes: Tarantino, Cox, Forst, Metzger, Deegan, Loew

Motion to Approve 2017 Annual Report: Forst

Seconded by: Cox

Ayes: Tarantino, Cox, Forst, Metzger, Deegan, Loew

Resolution:

Albino & Mary Tarabocchia, 15 Spruce Place, Block 1104, Lot 14:

applicants seek a variance to construct a one story garage addition to the north side of the existing building; non-compliance with Section 85-10 G (5) lot coverage by accessory buildings.

Mr. Rutherford: reviewed the application and the resolution.

Motion to adopt resolution: Forst

Seconded by: Loew

Ayes: Forst, Deegan, Loew

Approval of Minutes:

February 1, 2018, Reorganization Meeting

Motion to approve: Forst

Seconded by: Loew

Ayes: Forst, Deegan, Loew

February 1, 2018, Regular Meeting

Motion to approve: Forst

Seconded by: Loew

Ayes: Forst, Deegan, Loew

Motion to adjourn: Cox

Seconded by: Metzger

All in Favor

Meeting adjourned at 8:15PM

Respectfully submitted by:

JoAnn Carroll

Zoning Board Secretary

March 5, 2018
