

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
September 6, 2018
Regular Meeting
8:00PM**

Meeting Called to Order at 8:00PM by Chairman Barto

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

Roll Call: Messrs. Tarantino, Cox, Forst, Ms. Metzger, Messrs. Deegan, Rodger, Chairman Barto

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

Resolution:

Jody & Beatriz Chesnov, 461 Birch Lane, Block 902, Lot 6: revised plans submitted: applicants seek 11 variances for the construction of an in-ground pool, related patios, cabana, pool equipment, walkways, three stanchions and outdoor fireplace; non-compliance with Section 85-15.1 C no accessory.

Mr. Rutherford: reviewed the application and the resolution.

Motion to approve the resolution: Tarantino

Seconded by: Chairman Barto

Ayes: Tarantino, Deegan, Rodger, Chairman Barto

Nays: None

Mr. Rutherford: stated the following for both Completeness Reviews on the agenda this evening: 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 October 4, 2018.

Completeness Review:

Mr. & Mrs. P. Gambhir, 125 Ackerman Avenue, Block 105, Lot 7:

applicants seek variances to construct a front porch to the existing home; non-compliance with Section 85-10 G (1) building coverage and 85-10 G (3) improved lot coverage; both building and improved lot coverages are pre-existing non-conforming conditions.

Mr. Rutherford: stated a form of notice was not submitted with the application; there was no zoning analysis with setbacks and coverages

submitted with the application; the Board needs to know how the findings were calculated by the Zoning Officer; need to know what is existing compared to what is proposed; a survey with the porch shown on it should be submitted; all variances need to be identified; for the sake of the applicant, would not want to find out an additional variance was needed; instructed the applicant to submit the information as soon as possible to the Zoning Officer for his review; once complete, the information can be sent to the Board and a form of notice will be prepared.

John A. Acunto, 140 Ackerman Avenue, Block 104, Lot 19: applicant seeks variances to add a new single car garage to the existing residence; non-compliance with Section 85-10 G (1) building coverage and 85-10 G (3) improved lot coverage.

Please note: both Vice Chairman Tarantino and Member Rodger left the dais but remained in the Council Chambers for the 140 Ackerman application; both reside within 200' of the subject property.

Chairman Barto: asked for the dimensions to be placed on the site plan.

Mr. Roger Schlicht, applicant's architect: stated he would add the dimensions to the site plan and submit to the Board Secretary in time for the October 4, 2018 hearing.

Please note: both Vice Chairman Tarantino and Member Rodger returned to the dais.

Approval of Minutes: Chairman Barto

June 7, 2018

Seconded by: Tarantino

Ayes: Tarantino, Deegan, Rodger, Chairman Barto

Nays: None

Motion to adjourn: Tarantino

Seconded by: Cox

All in Favor

None Opposed

Meeting adjourned at 8:15PM.

Respectfully submitted by:

JoAnn Carroll

Zoning Board Secretary

September 10, 2018