

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
November 2, 2017
Regular Meeting**

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 (absent), Forst, Ms. Metzger (absent), Messrs. Deegan, Rodger, Ms. Loew, Chairman Barto

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

Mr. Rutherford stated the following for both applications: 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 December 7, 2017.

Completeness Review

Mr. & Mrs. E. Bacalzo, 115 Ackerman Avenue, Block 105, Lot 8: applicants seek a variance to construct a second story addition to their existing residence; non-compliance with Section 85-10 K; second story setback.

Mr. Rutherford: asked Mr. Irwin, applicant's architect who was in attendance, to correct the Block number on the notice submitted to "105"; the variances were accurately described in the notice; it is the applicant's responsibility to serve the notices by certified mail; the Board Secretary will place the notice in the paper; Mr. Rutherford instructed Mr. Irwin to send the corrected notice to the Board Secretary.

Chairman Barto: asked for Mr. Irwin to complete item C2 of the Board's application and submit to the Board Secretary at least 10 days before the December 7, 2017 meeting date; in addition, Chairman Barto asked Mr. Irwin to be prepared to walk the Board through the narrative portion of the application which discusses the variance requested.

Mr. Tarantino: stated he may be within 200' of the subject property and, if so, would recuse himself from this application.

Application deemed complete.

Completeness Review

Mr. & Mrs. C. O'Neill, 991 E. Saddle River Road, Block 402, Lot 6.01: applicants seek a variance to construct 2 1-story additions to their existing residence; non-compliance with Section 85-9 E (1); front yard depth (for each proposed addition); in addition, applicants seek a variance to extend an existing masonry patio at the rear of the family room; non-compliance with Section 85-9 G (3); improved lot coverage.

Mr. John James, applicant's architect was in attendance.

Mr. Rutherford: stated the Zoning Officer's denial references plans dated 9/12/17; the plans submitted to the Board are dated 10/19/17; asked if there were any substantive changes between the two.

Mr. James: stated the surveyor was asked to calculate the setback from the front quarter of the lot, which was added to the plan; the review was approximate; the plan was updated for clarification.

Mr. Rutherford: stated the plans show 21.06' and the notice states 21.04'; that change needs to be made; in the next line, it says 21.4' is the existing setback; it should read 21.44'; it should be consistent with the survey; a reference to the addition in the left front corner should be added to the notice, along with the existing condition; even though it is the back of the house it is still a front yard setback; seems like the plan is now consistent with the notice; the setback is more than what the denial stated.

Mr. James: stated that was correct; the house is set at an angle to the street; technical difference.

Mr. Rutherford: asked Mr. James to make the changes discussed to the notice and send to the Board Secretary so she can publish the notice in the newspaper; it is the applicant's responsibility to serve the notices by certified mail.

Chairman Barto: asked for the definition of "ENC" which is noted on the calculations submitted.

Mr. James: stated it stands for "existing non-conformity".

Application deemed complete.

Approval of Minutes: Chairman Barto, Rodger
October 5, 2017

Ayes: Tarantino, Rodger, Loew, Chairman Barto

Discussion:

2018 Meeting Dates Review

Brief discussion held regarding changing the Board's July meeting date to the second Thursday of the month; no meeting to be held in August.

Motion to adjourn: Chairman Barto, Rodger

All in Favor

None Opposed

Meeting adjourned at 8:20PM.

Respectfully submitted by:

JoAnn Carroll
Zoning Board Secretary
November 3, 2017