

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Zoning Board Minutes  
January 8, 2015**

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

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

**Roll Call:** Messrs. Tarantino (absent), Cox (absent), Forst, Ms. Metzger (absent; arrived at 8:05PM), Messrs. Deegan, Pappas (absent), Rodger, Chairman Barto

**Also in attendance:** David Rutherford Esq., Board Attorney; Laura Borchers, Acting Board Secretary.

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**Reorganization**

**Oath of Office:** Mr. Rodger was administered the Oath of Office by Mr. Rutherford; Mr. Rodger's term expires 12/31/16; Mr. Rodger is a full member of the Board; not an Alternate.

**Nomination of Chairman:**

Mr. Rodger nominated Member Barto as Chairman; Mr. Forst seconded the nomination. (Please note: Ms. Metzger has arrived at this point of the meeting; 8:05PM)

**Ayes:** Forst, Metzger, Deegan, Rodger

**Abstain:** Chairman Barto

**Absent:** Tarantino, Cox, Pappas

**Nomination of Vice Chairman:**

Mr. Forst nominated Member Tarantino as Vice Chairman; Mr. Rodger seconded the nomination.

**Ayes:** Forst, Metzger, Deegan, Rodger, Chairman Barto

**Absent:** Tarantino, Cox, Pappas

**Appointment of Board Secretary:**

Chairman Barto nominated JoAnn Carroll as Board Secretary; Mr. Rodger seconded the nomination.

**Ayes:** Forst, Metzger, Deegan, Rodger, Chairman Barto

**Absent:** Tarantino, Cox, Pappas

**Appointment of Board Attorney:**

Chairman Barto nominated David Rutherford, Esq. as Board Attorney; Ms. Metzger seconded the nomination.

**Ayes:** Forst, Metzger, Deegan, Rodger, Chairman Barto

**Absent:** Tarantino, Cox, Pappas

**2015 Meeting Dates Resolution (Please see dates below)**

**Chairman Barto** stated there was communication regarding the meeting dates for 2015; certain dates were changed due to conflicts with major holidays on or close to the 1<sup>st</sup> Thursday of the month; Chairman Barto read the 2015 meeting dates into the record.

**Motion to approve 2015 Meeting Dates:** Chairman Barto, Forst

**Ayes:** Forst, Metzger, Deegan, Rodger, Chairman Barto

**Absent:** Tarantino, Cox, Pappas

**PLEASE TAKE NOTICE**, in accordance with the Open Public Meeting Law, N.J.S.A 10:4-6, et seq., Chapter 231, P.L. 1975 the public meetings of the Zoning Board of Adjustment of the Borough of Ho-Ho-Kus, Bergen County, State of New Jersey will be held on the following dates at the Borough of Ho-Ho-Kus Municipal Building, 333 Warren Avenue, Council Chambers, Borough of Ho-Ho-Kus, NJ at 8:00 P.M., at which time formal action may be taken on any matter considered by the Zoning Board of Adjustment. Meetings are scheduled for the first Thursday of each month except where noted\*.

**ZONING BOARD OF ADJUSTMENT  
BOROUGH OF HO-HO-KUS  
BERGEN COUNTY, NEW JERSEY**

2015 MEETING DATES

January 8\* Reorg.

February 5

March 5

April 9\*

May 7

June 4

July 9\*

August 6

September 10\*

October 1

November 5

December 3

**Approval of By Laws**

**Motion to approve By Laws:** Chairman Barto, Forst

**Ayes:** Forst, Metzger, Deegan, Rodger, Chairman Barto

**Absent:** Tarantino, Cox, Pappas

Chairman Barto discussed changes that were made to the By Laws; the only substantive change to the By Laws is when the Chairman and Vice Chairman are not available, the next senior member of the Board will assume the role as Chairman; Article III, Section 4 modified to be consistent with the way the Board has held their meetings in the past.

**Approval of Annual Report**

**Motion to approve Annual Report:** Chairman Barto, Metzger

**Ayes:** Forst, Metzger, Deegan, Rodger, Chairman Barto

**Absent:** Tarantino, Cox, Pappas

**Chairman Barto** stated one aspect of the Annual Report deals with Ordinance No. 1024; in addition, Chairman Barto/Mr. Rutherford both stated the Zoning Officer will be in attendance at the Board's February meeting to discuss some issues she has encountered over the past year.

**Resolutions:**

**Mr. Edward Decker, 201 Sheridan Avenue, Block 201, Lot 11:**

approval of proposed driveway renovation and expansion; Mr. Rutherford gave a brief overview of the Decker application.

**Motion to approve Decker Resolution:** Metzger, Rodger

**Ayes:** Forst, Metzger, Rodger, Chairman Barto

**Absent:** Tarantino, Cox, Pappas

**Mr. Glen Bianchi, 11 Brownstone Way, Block 306, Lot 18:** approval for applicant to install a generator in the northerly side yard; proposed generator extends 0.68 ft. into the required side yard setback; Mr. Rutherford gave a brief overview of the Bianchi application.

**Motion to approve Bianchi resolution:** Chairman Barto, Metzger

**Ayes:** Forst, Metzger, Rodger, Chairman Barto

**Absent:** Tarantino, Cox, Pappas

**Marc and Laura Loew, 430 Braeburn Road, Block 209, Lot 8:**

approved: applicants seek a variance from Section 85-10(K); second floor side yard requirement; applicant proposes a one story addition and a two story addition to their existing single family residence; Mr. Rutherford gave a brief overview of the Loew application.

**Motion to approve Loew resolution:** Rodger, Forst

**Ayes:** Forst, Metzger, Rodger, Chairman Barto

**Absent:** Tarantino, Cox, Pappas

**Approval of Minutes**

**December 12, 2014:** will be voted on at the February meeting.

**Motion to Adjourn:** Rodger, Forst

**All Members present approve motion to adjourn.**

**Meeting adjourned at 8:17PM.**

Respectfully submitted by:

JoAnn Carroll

Zoning Board Secretary

January 20, 2015