

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Zoning Board Minutes  
March 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 (absent), Cox, Forst (absent), Ms. Metzger, Messrs. Deegan, Rodger, Ms. Loew, Chairman Barto

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

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**Alix & Daniel Burns, 108 Ardmore Road, Block 205, Lot 1:** applicants seek a variance to construct a covered patio in the rear of the home; non-compliance with Section 85-10 G (1) building coverage; deemed administratively complete 11/3/16

**Mr. & Mrs. Burns:** reminded by Mr. Rutherford that they were both still under oath.

**Mr. Joseph Jaludi, Degraw & Dehaan, applicant's architect:** sworn in by Mr. Rutherford; gave his educational and professional background; accepted as an expert in the field of architecture.

**Mr. Rutherford:** stated the Board had received a one page plot plan by Mr. Robert Weissman with a latest revision date of 1/12/17; an 8 page set of drawings prepared by Degraw & DeHaan with a latest revision date of 1/23/17.

**Mr. Burns:** stated, since the last meeting in January, the portico had been scaled back and is now compliant with the zoning code (confirmed by Mr. Rutherford); he and his wife did not initially realize there was a variance needed for the covered porch in the back of the home; when the plans were first submitted the porch was not covered; revised plans were prepared showing the covered porch and these plans were given to the builder; he believed they had been approved; started construction on the covered porch; all work stopped when the applicant realized a variance was needed due to lot coverage.

**Mrs. Burns:** stated they do not want to enclose the porch but they do want protection from the sun; the family spends a lot of time outdoors.

**Mr. Burns:** stated he did not believe the porch could be seen from the street; it is pretty well hidden in the back of the home.

**Chairman Barto:** agreed; stated the Board has not had an application for a covered porch before; it is really tucked away between the garage and the breakfast nook; it doesn't come out far from the garage; would grant the variance.

**Ms. Metzger:** stated it is a cozy nook; the applicant did what was asked of them in regards to the portico located at the front of the house.

**Mr. Rutherford:** stated the issue was that the patio was covered; the applicant is well under on their improved lot coverage; once the patio was covered it counted towards building/lot coverage.

**Mr. Jaludi:** stated the applicant is still within their improved lot coverage; the covered porch has a nice aesthetic look and it is tucked away and discreet.

**Mr. Deegan:** stated the porch was nicely done and he is seeing more and more of this type of design.

**Motion to approved application:** Rodger, Deegan

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

**Abstain:** Cox

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**Approval of Minutes:**

August 4, 2016: Chairman Barto, Cox

**Ayes:** Cox, Deegan, Chairman Barto

January 5, 2017, Reorganization Meeting: Rodger, Metzger

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

January 5, 2017, Regular Meeting: Rodger, Metzger

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

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**Adoption of By-Laws, 2017:** Chairman Barto, Metzger

**Ayes:** Cox, Metzger, Deegan, Rodger, Loew, Chairman Barto

**Approval of 2016 Annual Report:** Chairman Barto, Metzger

**Ayes:** Cox, Metzger, Deegan, Rodger, Loew, Chairman Barto

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**Motion to adjourn:** Chairman Barto, Rodger

**All in Favor**

**Meeting adjourned at 8:20PM**

Respectfully submitted by:

JoAnn Carroll

Zoning Board Secretary

March 7, 2017