

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
June 1, 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 (absent), Forst (absent), Ms. Metzger, Messrs. Deegan, Rodger, Ms. Loew (absent), Chairman Barto

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

Resolution:

Approved: Mr. & Mrs. Darrell & Diane Whiteley, 620 Sherwood Road, Block 1012, Lot 8: applicants seek variances for two additions to their existing residence; non-compliance with Section 85-10 K second story setback and Section 85-10 G (3) improved lot coverage.

Mr. Rutherford: reviewed the application and the resolution.

Motion to approve resolution: Deegan, Rodger

Ayes: Deegan, Rodger, Chairman Barto

Nays: None

Approval of Minutes:

April 6, 2017

May 4, 2017

Carried to the July 6, 2017 meeting of the Board

Mr. & Mrs. Shannon & Kevin Brophy, 206 Elmwood Avenue, Block 219, Lot 5: applicants seek variances to construct a new garage slightly larger than the existing garage; non-compliance with Section 85-11 I (4) (5) rear yard and side yard setback; revised plans submitted dated 4/21/17.

Mr. Kevin Brophy, 206 Elmwood Avenue: sworn in by Mr. Rutherford.

Mr. Peter Carlock, 129 S. Maple Avenue, Park Ridge, NJ, applicant's contractor: sworn in by Mr. Rutherford.

Mr. Brophy: stated he wants to replace his garage which is rotting away; it essentially has no foundation; the foundation that is there has sunk and when it rains the garage floods; it is not useful as a garage; wants to rebuild the

garage and make it slightly wider; has a shared driveway to his left; no room to move the garage to the left; if the garage was moved back it would be up against the property line; wants a structure that is operable and safe.

Chairman Barto: asked for confirmation that the new garage would be 16'x 22' and asked the size of the current garage.

Mr. Carlock: stated the new garage would be 16' x 22' and the current garage is 12.5' x 18'; the garage is currently a one car garage and the new garage would also be a one car garage; in actuality the current garage can't even fit one car.

Mr. Rutherford: confirmed the garage door was less than 7' in width.

Mr. Carlock: stated that was correct.

Chairman Barto: asked if the existing setbacks would be maintained.

Mr. Carlock: stated yes.

Mr. Rutherford: asked if the construction of the new garage would involve widening the driveway.

Mr. Carlock: stated slightly; it is almost wide enough at this time; the edge of the existing garage will become the edge of the door for the new garage; there may be a small bump in the macadam; the macadam will not extend the full width of the new garage.

Mr. Rutherford: stated the applicant's property has an improved lot coverage calculation of 44.9% so the driveway could not be extended; if the Board were to approve the application, it would be included in the resolution that there might be a slight widening of the driveway but there is no variance for it; the applicant will have to comply in terms of improved lot coverage; asked if a car would be able to fit into the new garage.

Mr. Carlock: stated yes.

Mr. Rutherford: asked for detail of the front elevation.

Mr. Carlock: stated there are decorative hinges shown; there are still 2 handles but they are bow hinges and not operating hinges; one reason the applicant cannot move the garage is because of the seepage pit which was previously installed per the Borough Engineer's instructions; a survey was done at the time showing the location of the seepage pit; the survey also shows the existing setbacks for the current garage; the survey is from 2005; **marked as Exhibit A1; survey prepared by Troast Surveying Assoc. dated 12/15/05.**

Chairman Barto: asked what was shown on the survey immediately behind the garage.

Mr. Carlock: stated it is a concrete foundation; possibly for an old shed; no structure at that location; Mr. Carlock has spoken to the Construction Code Official regarding making preparations on the plan to accommodate the necessary code restriction on both the left and rear wall of the structure so the codes are met for the time elapse for a fire.

Mr. Deegan: confirmed the new garage would be slightly larger but would not be any closer to the property lines than it is currently.

Mr. Carlock: stated that was correct; before the structure is torn down he plans on striking lines on the property so the new structure doesn't encroach any further; basically widening the garage so a car can fit; realized at the time the seepage pit was installed that a new garage would be needed in the future; gave as much room as possible between the seepage pit and the garage so the garage could be widened slightly to fit a car; 22' is the standard size for a garage.

Chairman Barto: stated the lot is narrow; believes this application qualifies for a variance approval.

Motion to approve application: Chairman Barto, Rodger

Ayes: Metzger, Deegan, Rodger, Chairman Barto

Nays: None

Mr. & Mrs. Lindsay & Damian Wall, 841 West Saddle River Road, Block 306, Lot 25: applicants seek a variance to widen their driveway to 43.8 ft. where 35 ft. is permitted; non-compliance with Section 85-32.3 B; letter received requesting the matter be carried to the July 6, 2017 meeting of the Board.

Mr. Rutherford: stated, for the record, a letter was received from the applicant's attorney asking for the Wall matter to be carried to the next meeting of the Board which is scheduled for July 6, 2017 in the Council Chambers of Borough Hall, Ho-Ho-Kus, NJ, beginning at 8:00PM; no further notice is required.

Motion to adjourn: Metzger, Rodger

All in Favor

Meeting adjourned at 8:15PM

Respectfully submitted by:

JoAnn Carroll
Zoning Board Secretary
June 2, 2017