

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
July 7, 2016
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 (absent), Messrs. Deegan, Pappas (absent), Rodger, Chairman Barto

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

John Esterbook & Pamela Donnelly, 27 Sleepy Hollow Drive, Block 807, Lot 2: applicant seeks a variance to construct an addition to the existing home; non-compliance with Sections 85-10 G (1) and 85-10 G (3).

Ms. Stephanie Pantale, applicant's architect: sworn in by Mr. Rutherford.

Mr. John Esterbrook and Ms. Pamela Donnelly sworn in by Mr. Rutherford.

Ms. Pantale: stated the home has three bedrooms; a dormered second floor; first floor has a living room, dining room, kitchen, family room and a walk down to a bathroom, laundry room and a garage; the applicant would like a study or home office and a big mud area for the family; this is why they want to add a garage; proposing to take off old garage and add on a new one car garage; two variances sought; one for lot coverage and the other for ILC; are eliminating the steps and walkway all the way around to the front walk; will then be reducing the ILC by 150 ft. thus getting rid of the variance request for ILC; that number would change to 33.8% and that would be conforming.

Chairman Barto: confirmed the applicant was removing all the steps and the walkway.

Ms. Pantale: stated the home is basically modest; footprint is 1,719 sq. ft.; there is a shed in the back and a deck; bought the house with these features; in doing the design, they are matching the width of the existing garage that is there; basically asking for 11.6 ft. from the existing side wall of the home out to the corner; do not want to trigger another variance for the side yard; not a big garage; it is extra-long because it opens to a storage area in the back; extra shelving and storage requested.

Chairman Barto: stated the proposed design is aesthetically more pleasing.

Exhibit A1: two pictures of the applicant's house taken by Ms. Pantale; marked July 7, 2016.

Ms. Pantale: stated they are closing the garage door and putting in a window to the mud room area; will be breaking up one massive wall with at 1.5 story garage; wanted to get attic space; trying to match the gutter line that comes across the front of the house; at this time one area of the house is dormered; the applicant wants a pull down from the garage for storage; this is why height has been added to the garage.

Chairman Barto: confirmed that the space above the garage will be used as an attic.

Mr. Pantale: stated that was correct; there will be no access from the house; basically what is permitted is 20%; the house with the deck and the storage shed comes to 21.24%; the new addition brings that number to 25.2%; approximately a 4% increase.

Chairman Barto: asked if that number was reduced by removing the walkway.

Ms. Pantale: stated no; the ILC is changed but not the building coverage; the deck in the back of the home is substantial but it is low to the ground and it is counted as building coverage; asking for the building coverage variance to get a little extra space in the house on the main floor and regain the garage.

Chairman Barto: asked for the size of the lot.

Ms. Pantale: stated it is 10,357 sq. ft.; the house is positioned cockeyed on the sides which doesn't help.

Mr. Rodger: asked if anything was proposed on the west side of the house.

Ms. Pantale: stated it is a garage and an attic; will put in a ridge vent; can put in a few windows to make it more charming.

Chairman Barto: asked what Ms. Pantale would recommend.

Ms. Pantale: stated she would recommend square windows high up; can put them together; casement windows.

Ms. Pantale: stated there are existing air conditioning units that are being relocated; they will be fit into a small corner.

Mr. Rodger: asked if the door that was being removed was becoming a bay window.

Ms. Pantale: stated it is being re-bricked and they are adding windows to match.

Mr. Deegan: asked if the width of the existing driveway would meet up with the end of the new garage.

Ms. Pantale: stated yes; it will line up so that two cars can park beside each other.

Chairman Barto: asked for the width of the driveway.

Ms. Pantale: stated it is 20 ft. wide at the house but it is narrower at the street; they are widening up the curb cut so the applicant can pull in and out straight.

Chairman Barto: stated it is the most modest garage renovation he has seen in a while.

Mr. Deegan: stated the project is very reasonable.

Mr. Cox: stated it is a tight lot.

Motion to approve application: Rodger, Cox

Ayes: Cox, Deegan, Rodger, Chairman Barto

Gerardo & Julia Pignatelli, 3 Stouts Lane, Block 102, Lot 32 (& Lot 34 per the Tax Map): applicant seeks a variance to install an in ground pool; non-compliance with Section 85-10 G (3) improved lot coverage.

Mr. and Mrs. Pignatelli both sworn in by Mr. Rutherford.

Chairman Barto: stated he wanted to clear up one issue; the pool, which is the subject of the application, is indicated as not counting towards lot coverage; with that being the case, asked how the property ended up being over on coverage.

Mr. Pignatelli: stated he had asked the Building Department years ago (1999) about installing a paver patio; at the time the patio did not count towards lot coverage; the ordinance has since changed.

Mr. Rutherford: stated the testimony is that when the applicant was given approval in 1999 to install a patio it was either their understanding or the way the approval was given by the Borough that it didn't count towards building coverage.

Mr. Cox: asked who the applicant spoke with in the Building Department in 1999.

Ms. Pignatelli: stated the building inspector at the time.

Chairman Barto: asked if there is a fence proposed for around the pool.

Mr. Pignatelli: stated yes.

Chairman Barto: asked if the applicant was proposing to add any aprons or pavers around the pool.

Ms. Pignatelli: stated they were going to do an edging around the pool but basically the pool would go right into grass; no concrete area.

Chairman Barto: asked about the location of the pool equipment.

Mr. Pignatelli: stated the pool equipment would be placed in the rear by the kid's playhouse; not putting in a heater; just the filter and pump.

Chairman Barto: stated the applicant is basically adding what is already there because the pool would not be counted toward improved lot coverage.

Mr. Rutherford: stated that even though the applicant is adding a pool, for purposes of the ordinance, the ILC does not change; the applicant is before the Board this evening because they are already over; the Zoning Officer still has the Board take a look at this type of application even though it is a "swap."

Chairman Barto: stated in this circumstance, you don't trade; the applicant is not increasing the ILC; it is a big lot with all things considered; it is a flag lot which makes it unusual; NJ Transit is on one side and an easement on the other.

Motion to approve application: Rodger, Cox

Ayes: Cox, Deegan, Rodger, Chairman Barto

Resolutions:

Approved: Mr. Adam Sasso, 35 Academy Road, Block 502, Lot 21:

applicant seeks a variance for his driveway which has been constructed and exceeds the maximum permitted width of 35ft. (Chapter 85-32.3 B)

Mr. Rutherford: reviewed the application and the resolution.

Motion to approve resolution: Deegan, Chairman Barto

Ayes: Deegan, Chairman Barto

Approved: Paul & Suzanne Ferraioli, 25 Lloyd Road, Block 704, Lot 20:

applicants seek variances to construct a two story addition to the right side of their home; non-compliance with Section 85-11 F (3) side yard setback and Section 85-11 K 2nd story setback.

Mr. Rutherford: reviewed the application and the resolution.

Motion to approve resolution: Rodger, Deegan

Ayes: Rodger, Deegan, Chairman Barto

Approved: Raymond & Sheri Ash, 18 Beechwood Road, Block 1103, Lot 4: applicants seek a variance for maximum improved lot coverage of 52.5% (existing condition) where 35% is permitted; non-compliance with Section 85-10 G (3).

Mr. Rutherford: reviewed the application and the resolution.

Motion to approve resolution: Chairman Barto, Rodger

Ayes: Rodger, Chairman Barto

Approval of Minutes: Rodger, Deegan

June 2, 2016

Ayes: Deegan, Rodger, Chairman Barto

Please note: a member of the public had a question regarding correspondence they had submitted to the Board regarding a planting requirement per a 2012 resolution for property located at 40 Pitcairn Avenue.

Chairman Barto: stated the letter was received and was being handled by the Zoning/Code Enforcement Official.

Motion to adjourn: Rodger, Deegan
All in Favor

Meeting adjourned at 8:32PM

Respectfully submitted by:

JoAnn Carroll
Zoning Board Secretary
July 11, 2016