

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

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

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**New Business:**

**Ms. Donna Reed, 154 Sheridan Avenue, Block 217, Lot 10:** applicant seeks a variance to construct a new single car garage; non-compliance with Section 85-11; side yard setback.

**Mr. Vincent Benanti, applicant's architect and Ms. Reed, applicant:** sworn in by Mr. Rutherford.

**Mr. Rutherford:** stated four pictures had been emailed to the Board Secretary who then forwarded them via email to the Board; the four pictures have been marked as Exhibits A1-A4; the other exhibit is a one page plan, sheet A1 of 1, which was prepared by Mr. Benanti and is dated 7/30/17.

**Mr. Benanti:** gave his educational and professional background; license is in good standing.

**Accepted as an expert in the field of architecture.**

**Mr. Benanti:** stated the applicant is seeking relief for a side yard setback for an oversized one car garage; the garage is proposed to be located to the rear and to the right side of the property; the rest of the proposed work to the home does not require a variance; Ms. Reed has lived in the home since 1999; has made the decision to remain in the home for an extended period of time; seeking to modify the first floor so that in the future Ms. Reed can live solely on the first floor and will not have to worry about climbing stairs; part of the addition is an art studio; the existing first floor consists of a living room, dining room and kitchen and a small extension which contains a closet and powder room; a screened in porch leads to a concrete patio and a one car garage at the back of the house; proposing to convert the garage to a kitchen; expanding the screened in porch to make that the dining room and adding on a covered porch, laundry and artist studio; the dining room will become a bedroom in

future years when needed; the existing kitchen and bath will be converted to a full size bath with a walk in closet; Exhibits A1-A4 described; looking to push the garage toward the rear using the 10 ft. rear yard setback; in order to maintain a slightly more usable open area in the property, the applicant is requesting to place the garage 3 ft. from the property line where 10 ft. is required; one reason for this placement is to have straight access from the garage to Sheridan Avenue without having to turn and enter the garage; the applicant will be able to make a 3 pt. turn to exit the driveway instead of backing out onto Sheridan Avenue; pushing the proposed garage closer to the property line to keep as much green and open space as possible.

**Chairman Barto:** asked how the determination was made to make the garage 16 ft. wide.

**Mr. Benanti:** stated the applicant wanted space for a car and also for lawn equipment; this was a better alternative than to place a shed on the property.

**Mr. Rodger:** stated the car turning area did not seem big enough for a 3 pt. turn to be made easily.

**Mr. Benanti:** stated a straight 3 pt. turn can be done, but it may take a few attempts.

**Mr. Rodger:** asked if any thought had been given to increasing the driveway area and putting direct access to the covered porch on the side.

**Mr. Benanti:** stated it can be done but the applicant is looking to have direct access from the driveway from her steps and then out to the backyard.

**Mr. Rodger:** stated his suggestion was in hopes to make the turnaround easier.

**Mr. Todd Sawyer, 309 Hollywood Avenue, Lot 12, HHK:** sworn in by Mr. Rutherford; is in favor of the application.

**Chairman Barto:** asked if there was any type of screening between Mr. Sawyer's property and the applicant's proposed garage, such as a fence or vegetation.

**Mr. Sawyer:** stated there is enough vegetation to screen his property.

**Chairman Barto:** asked if the majority of the proposed garage would be facing Mr. Sawyer's property.

**Mr. Sawyer:** stated it would be about half of the garage.

**Mr. Cox:** asked, from Mr. Sawyer's observation, if from Lot 13, the vegetation is the same as from Mr. Sawyer's property.

**Mr. Sawyer:** stated he believes the vegetation is more robust between Lot 13 and the applicant's property; there is a line of evergreen trees as well.

**Ms. Reed:** stated she had a letter from a neighbor in regards to the application.

**Mr. Rutherford:** stated the letter could not be submitted because it would be deemed as hearsay.

**Chairman Barto:** stated the application is very straightforward; no problem identified from the neighbor; all of the reasons for the proposed garage placement make sense.

**Motion to approve the application:** Deegan, Cox

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

**Nays:** None

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**Resolution:**

**Approved: Mr. & Mrs. John & Alice Spinello, 22 Gilbert Road, Block 216, Lot 15:** applicants seek a variance to construct a powder room addition to the first floor of their residence; non-compliance with Sections 85-11 G 1 & 3; building coverage and improved lot coverage.

**Mr. Rutherford:** reviewed the application and the resolution:

**Motion to approve the resolution:** Rodger, Chairman Barto

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

**Nays:** None

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**Approval of Minutes:** Rodger, Chairman Barto

August 3, 2017

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

**Nays:** None

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**Motion to adjourn:** Deegan, Rodger

**All in Favor**

**Meeting adjourned at 8:20PM.**

Respectfully submitted by:

JoAnn Carroll  
Zoning Board Secretary  
September 8, 2017