

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
December 7, 2017
Regular Meeting**

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, Cox (absent), Forst, Ms. Metzger (absent), Messrs. Deegan, Rodger, Ms. Loew (absent), Chairman Barto

Also in attendance: Michele S. Austin, Esq., Acting Board Attorney;
Laura Borchers, Acting Board Secretary

Completeness Review:

Mr. Nayden Kambouchev, 130 Ross Place, Block 1003, Lot 19: applicants seek variances to construct a 2-story addition to the rear of their residence; non-compliance with Section 85-10 E (2) side yard setback; Section 85-10 K second story setback; Section 85-10 G (3) improved lot coverage (existing improved lot coverage 43.46%; applicant is covering existing improved surface)

Application deemed complete; public hearing scheduled for January 4, 2018.

New Business:

Mr. & Mrs. E. Bacalzo, 115 Ackerman Avenue, Block 105, Lot 8: applicants seek a variance to construct a second story addition to their existing residence; non-compliance with Section 85-10 K; second story setback.

Mr. Ernesto Bacalzo and Mr. Gary Irwin, applicant's architect, sworn in by Ms. Austin.

Mr. Irwin: stated two variances are sought; there are three existing non-conformities which will not be affected by the work to be done; house is a ranch; a second floor dormer was added years earlier; irregularly shaped lot limits the possible expansions; the only option for conforming space is to go up; want to bring all the bedrooms up to the same level and leave one bedroom on the first floor as a guest room; do not want to go higher on the side with the house next to it; will still be significantly under the 35' building height maximum; variances requested are for the minimum graduated side yard and the square foot per lot per bedroom; homeowner had discussions with neighbors next door and across the street, all of whom had no problems with the proposed construction.

Chairman Barto: stated it is a busy home but what is proposed is a creative attacking of the situation.

Motion to approve application: Rodger, Deegan

Ayes: Tarantino, Forst, Deegan, Rodger, Chairman Barto

Nays: None

Mr. & Mrs. C. O'Neill, 991 E. Saddle River Road, Block 402, Lot 6.01: applicants seek a variance to construct 2 1-story additions to their existing residence; non-compliance with Section 85-9 E (1); front yard depth (for each proposed addition); in addition, applicants seek a variance to extend an existing masonry patio at the rear of the family room; non-compliance with Section 85-9 G (3); improved lot coverage.

Mr. John James, applicant's architect, sworn in by Ms. Austin; qualified as an expert in the field of architecture; specializes in older historic restorations.

Mr. James: stated the house has two frontages; one on Jacqueline and one on E. Saddle River Road; a variance is needed for lot coverage and moving the garden wall back; no change to Jacqueline Avenue; two of the Japanese maples will stay but one will have to be replanted; increasing the patio space but there will be greenery on both levels of the sunken patio; cannot do anything with the kitchen without seeking a variance; having a carriage house and long driveway takes up much of the lot coverage; the proposed construction will provide more privacy for the family; no impact on the neighbors; is in keeping with the neighborhood.

Chairman Barto: stating the application is refreshingly minimal and the impact is de minimis.

Motion to approve application: Tarantino, Forst

Ayes: Tarantino, Forst, Deegan, Rodger, Chairman Barto

Nays: None

Approval of Minutes:

November 2, 2017: **Carried to the January 4, 2018 meeting of the Board**

Motion to adjourn: Deegan, Rodger

All in Favor

None Opposed

Meeting adjourned at 8:55PM

Respectfully submitted by:

JoAnn Carroll
Zoning Board Secretary