

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
August 3, 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

Completeness Review

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. Rutherford: stated this is just a Completeness Review; no testimony will be taken or witnesses heard or any exhibits received this evening; the matter will not be discussed on its merits in anyway; the sole purpose of the applicant's appearance this evening is for the Board to determine if the application is complete, and if so, to schedule a public hearing which would be held on September 7, 2017; the Board Secretary has provided the applicant's architect with a copy of the notice for the 200' list.

Chairman Barto: asked if the only issue was the side yard setback for the one car garage.

Mr. Vincent Benanti, applicant's architect: stated yes.

Chairman Barto: stated the application looked complete; asked Mr. Benanti to speak with his client regarding ways in which the encroachment to the setback area could be reduced; 3 ft. is pretty close; in addition, pictures of the property were asked to be submitted.

Application deemed complete.

New Business:

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.

James Delia, Esq., applicant's attorney: stated the subject property is an unusually shaped lot; ranch house; unusual situations with the location of the bathrooms; there is one in the kitchen and one up a flight of stairs; applicant is seeking to construct at 36 sq. ft. addition and relocate the kitchen bath to the other side of the stairwell in the back; will convert the existing kitchen bath location to a pantry for use in the kitchen, which makes more sense; the proposed addition is tucked away in the back towards the side; balances out the look of the house.

Mr. Robert Murphy, applicant's architect: sworn in by Mr. Rutherford; gave his educational and professional background; accepted as an expert in the field of architecture; referred to A5 of the plans he prepared; the size of the proposed addition is 5.5 ft. by 6.5 ft.; it is located in the back of the property and aligns with the back of the property; it is one story/12 ft. high; will look as if it was always a part of the home; the lot is pie-shaped; irregular; it is an unusually shaped home on an unusually shaped lot; existing lot coverage is 20.29%; proposed lot coverage is 20.65%; the existing improved lot coverage is 45.43% and proposed improved lot coverage is 45.79%; it is preferable to have a bathroom in a common area and not in the kitchen; this makes more sense from an architectural standpoint; there is no other convenient location within the home to relocate the bathroom.

Chairman Barto: stated the application is very straight forward.

Mr. Deegan: stated the application is very reasonable.

Mr. Rodger: asked why the addition was raised up and not flush with the foundation on the ground.

Mr. Murphy: stated the first floor is about 3-4 ft. off the ground; he wanted the addition to be the same level as the first floor; that is why there is a crawl space; the crawl space comes off the basement.

Motion to approve application: Chairman Barto, Metzger

Ayes: Metzger, Deegan, Rodger, Chairman Barto

Nays: None

Resolution:

Approved: 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: reviewed the application and the resolution.

Motion to approve the resolution: Rodger, Metzger

Ayes: Metzger, Deegan, Rodger, Chairman Barto

Nays: None

Approval of Minutes: Deegan, Rodger

July 6, 2017

Ayes: Metzger, Deegan, Rodger

Abstain: Chairman Barto

Nays: None

Motion to adjourn: Deegan, Rodger

All in Favor

Meeting adjourned at 8:15PM.

Respectfully submitted by:

JoAnn Carroll

Zoning Board Secretary

August 21, 2017