

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
December 5, 2019
Regular Meeting**

Meeting Called to Order at 7:35PM by Vice Chairman Deegan

Open Public Meetings Statement: Read into the record by the Board Secretary.

Roll Call: Messrs. Deegan, Cox, Forst, Ms. Metzger, Messrs. Rodger, Madden, Ms. Raschdorf (absent), Chairman Tarantino (absent at time of roll call; arrived at 7:45PM)

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

Mr. Paul DiBetta, 303 Ardmore Road, Block 202, Lot 1.01; R2 Zone:

applicant seeks to install a solid 6 ft. fence in the front yard; corner lot; non-compliance with Section VII 85-37.3 G (1) fences located in front yards shall not exceed 4 ft.; Section VII 85-37.3 G (2) fences located in front yards must be 50% open. (Portion of property located in the Borough of Waldwick)

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 January 2, 2020; stated the property bordered the Borough of Waldwick and a 200' list would need to be received from Waldwick and all entities listed must be noticed; the Borough Clerk of Waldwick must also be noticed; Mr. Rutherford further stated he would prepare the notice for the application.

Mr. Deegan: asked for the varying heights of the existing fence to be submitted in addition to more recent pictures.

Mr. DiBetta: agreed.

Mr. & Mrs. R. Kolpin, 310 Enos Place, Block 1005, Lot 2; R2 Zone:

applicants seek to construct two new 2nd story additions on the right and left sides of the existing house; 2 a/c units to be installed in rear yard on right hand side; non-compliance with Section IV, 85-10 E (3) rear yard setback (rear porch, rear porch steps; second story); Section IV, 85-10 G (1) lot coverage; Section IV, 85-10 G (3) improved lot coverage; Section VI, 85-35 yard requirements (a/c units)

Mr. Robert Kolpin, Mr. Thomas Donohue, applicant's engineer, and Mr. Troy Curry, applicant's architect, all sworn in by Mr. Rutherford; Mr. Donohue gave his educational and professional background; there have been no changes to his license; accepted as a professional in the field of engineering; Mr. Curry does not hold an architectural license in the State of New Jersey, but his firm employs licensed NJ professionals; Mr. Curry gave his educational and professional background.

Please note: Chairman Tarantino arrived at this point of the meeting; 7:45PM.

Mr. Kolpin: stated he and his wife have lived in their home for 10 years; the home was built in 1864; wants to keep the architectural style but at the same time wants the home updated; requires more than 1 bathroom; when house was originally built there was a breezeway in the middle which is basically wasted space; it needs to be knocked down; would like a bigger kitchen and an extra bathroom; would like to convert the 3 season porch in the rear to an office; trying to get better use of the space while maintaining the character of the home; spoke to his neighbors and they are in favor of the project.

Mr. Donohue: reviewed the plan; plot plan dated August 28, 2019, sheet 1 of 1; described property; R2 Zone; existing non-conformities; existing side yard is non-conforming; rear yard is non-conforming; improved lot coverage is non-conforming; proposing 1st floor and 2nd floor additions; trying to maintain the existing conditions of the side yard building setback and the rear yard building setback of the main structure; porch proposed in the rear is in the center of the house; steps coming down to an existing patio; the steps would also encroach into the rear yard setback; the existing conditions and proposed conditions as it relates to ILC is 4 sf, not 148 sf as is indicated on the plans; the calculation was not revised after the walkway was removed in the rear; proposing a small seepage pit to collect runoff from the roof areas in the front yard; trying to keep the development within the house and not disturb too much around the house.

Mr. Rutherford: reviewed the variances sought; building coverage, rear yard setback and 2 a/c units.

The following exhibits were marked on December 5, 2019:

Exhibit A1: Donohue Engineering plan; latest revision date 9/9/19.

Exhibit A2: Architectural plans; 2 page set with application; elevations on page 1 and 2; dated 10/15/19

Exhibit A3: Architectural plans; proposed 1st and 2nd story floor plans; dated 9/3/19.

Exhibit A4: Plan on easel dated 12/5/19; first floor plan shaded to indicate the relationship to existing property lines and setbacks.

Exhibit A5: Architectural plans; 2nd floor; dated 12/5/19

Mr. Curry: stated the existing breezeway was not functional; unusable space; proposing to expand the space to create a larger kitchen and dining room; added a second bathroom to the 2nd floor; gave the space the applicant's needed by enlarging the first floor enough for the second floor space.

Mr. Rodger: asked what the significance was of the red dashed line on the plans.

Mr. Curry: stated the red lines indicated the setbacks; currently there are three bedrooms; there is currently a single bathroom cut between two bedrooms; a master bath is proposed off the master bedroom; there is a stairway to the attic and a chimney which cuts off any alternative access to the bedroom; enlarged the two bedrooms slightly; with the new footprint on the first floor, they are able to have enough ceiling height with a dormer on both sides of the addition to have an office, laundry room and bathroom which is maintained within the property setbacks; tried to respect the boundaries as much as possible.

Chairman Tarantino: asked about the chimney's location.

Mr. Curry: stated it goes up through the middle of the house.

Mr. Kolpin: stated there was no house next to his house when it was first built; it looked out onto Sheridan Avenue.

Mr. Rutherford: inquired about the porch to be enclosed.

Mr. Curry: stated the porch is not being enclosed.

Mr. Kolpin: stated there was a wraparound porch in one area; at some point it was closed off and turned into a 3-season porch; no heat source in that area; the open porch at the end of the house is not changing; there is an oversized garage; too costly to take it out; there is a steel beam running through it.

Mr. Deegan: asked if there was anything above the new porch in the rear.

Mr. Curry: stated the roof does extend but it is just an extension of the second floor roof; recreating the same condition.

Mr. Deegan: asked if the front door which is accessed by the porch was changing.

Mr. Curry: stated no.

Mr. Deegan: stated it is a unique house.

Mr. Kolpin: stated it is a charming house but it does need to be updated.

Please note: no members of the public were present.

Mr. Cox: stated the applicant did a good job with the plans and presentation.

Motion to Approve the application: Metzger

Seconded by: Cox

Ayes: Deegan, Cox, Forst, Metzger, Rodger, Madden, Chairman Tarantino

Nays: None

Chairman Tarantino: presented Member Madden with his Certificate of Completion for the Basic Course in Land Use Law and Planning, which was issued by the New Jersey DCA.

Approval of Minutes:

September 5, 2019: **Motion to Approve:** Deegan

Seconded by: Metzger

Ayes: Deegan, Cox, Metzger, Rodger, Madden

Nays: None

October 3, 2019: **Motion to Approve:** Deegan

Seconded by: Chairman Tarantino

Ayes: Deegan, Madden, Chairman Tarantino

Nays: None

Board Discussion:

Proposed 2020 Meeting Dates

A brief discussion was held regarding the proposed 2020 Meeting Dates; the Reorganization Meeting date of January 2, 2020 was agreed upon by all Members present.

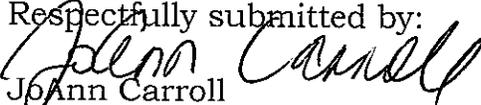
Motion to Adjourn: Forst

Seconded by: Cox

All in Favor

None Opposed

Respectfully submitted by:


JoAnn Carroll

Zoning Board Secretary

December 10, 2019