

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Zoning Board Minutes  
February 6, 2020  
Regular Meeting**

**Meeting Called to Order at 7:30PM by Vice Chairman Deegan**

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

**Roll Call:** Messrs. Deegan, Cox (absent), Forst, Ms. Metzger, Messrs. Rodger, Madden, Ms. Raschdorf, Chairman Tarantino (absent)

**Also in attendance:** JoAnn Carroll, Board Secretary

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**Due to the absence of Chairman Tarantino, Vice Chairman Deegan chaired the meeting.**

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**Vice Chairman Deegan:** stated the Oaths of Office would be carried to the March Board meeting.

**Nomination of Vice Chairman**

**Motion to nominate Member Deegan as Vice Chairman for 2020:** Forst

**Seconded by:** Madden

**Member Deegan accepted the nomination**

**Ayes:** Forst, Metzger, Rodger, Madden, Raschdorf

**Nays:** None

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**Completeness Review:**

**Vice Chairman Deegan:** stated both applications were before the Board for Completeness Reviews only; no testimony would be taken or witnesses heard or any exhibits received this evening; the matters will not be discussed on their merits in anyway; the sole purpose of the applicants' appearances this evening is for the Board to determine if the applications are complete, and if so, to schedule public hearings which would be held on Thursday, March 5, 2020.

**Mr. & Mrs. Brian Finnegan, 57 Ardmore Road, Block 201, Lot 14; R2 Zone:** applicants seek to add a new covered front porch and a 2<sup>nd</sup> story to the existing home; non-compliance with Article IV, Section 85-10 E (1) front yard setback.

**Mr. Gary Irwin, applicant's architect was in attendance.**

The Board did not require additional information to be submitted. The application was deemed complete.

**Mr. Tadeusz Ziarko, 413 Warren Avenue, Block 701, Lot 12, R3 Zone:**  
applicant seeks to demolish and construct a new 2-car garage; non-compliance with Article IV, Section 85-11 I (4) interior lot side line for accessory structures; Article IV, Section 85-11 G (5) lot coverage by accessory structures; Article IV, Section 85-11 H accessory structure height

**Sophy Sedarat, Esq., applicant's attorney was in attendance.**

The Board did request pictures of the existing structure, specifically the space between the garage and the property line. The application was deemed complete.

The Board Secretary reviewed the notice procedure with both professionals.

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**Resolution:**

**Mr. Paul DiBetta, 303 Ardmere 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 Article VII, Section 85-37.3 G (1) fences located in front yards shall not exceed 4 ft.; Article VII, Section 85-37.3 G (2) fences located in front yards must be 50% open. (portion of property located in the Borough of Waldwick)

**Ms. Carroll:** reviewed the application and variance relief given.

**Motion to adopt the resolution:** Forst

**Seconded by:** Rodger

**Ayes:** Forst, Rodger

**Nays:** None

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**Approval of Minutes:**

**Motion to approve the January 2, 2020 Reorganization Meeting Minutes:**

Forst

**Seconded by:** Rodger

**Ayes:** Forst, Rodger

**Nays:** None

**Motion to approve the January 2, 2020 Regular Meeting Minutes:** Forst

**Seconded by:** Rodger

**Ayes:** Forst, Rodger

**Nays:** None

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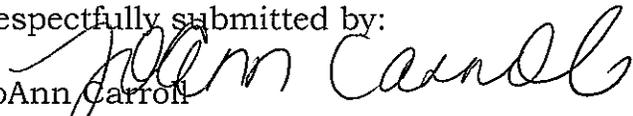
**Vice Chairman Deegan:** presented Member Raschdorf with her Certificate of Completion for the Basic Course in Land Use Law and Planning, which was issued by the New Jersey DCA.

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**Motion to Adjourn:** Metzger  
**Seconded by:** Forst  
**All in Favor**  
**None Opposed**

**Meeting adjourned at: 745PM.**

Respectfully submitted by:

  
JoAnn Carroll  
Board Secretary  
February 7, 2020