

Borough of Ho-Ho-Kus
Zoning Board of Adjustment
Notice of Hearing

Pursuant to the provisions of the Municipal Code of the Borough of Ho-Ho-Kus and the provisions of N.J.S.A. 40:55D-12, notice is hereby given that John and Alice Spinello, owners of the property commonly known as 22 Gilbert Road, also known as Lot 15 in Block 216 on the tax assessment map of the Borough of Ho-Ho-Kus, pursuant to Section 32A-22 of the Land Use Ordinance of the Borough of Ho-Ho-Kus, have filed for an extension of variance approval granted by the Zoning Board of Adjustment of the Borough of Ho-Ho-Kus on August 3, 2017, memorialized in a resolution adopted on September 7, 2017.

The applicants sought relief with respect to lot coverage and improved lot coverage to construct a 36 square foot bathroom addition to the first floor of the dwelling on the property.

A public hearing with respect to this application has been scheduled for Thursday, November 5, 2020 at 7:30 PM. In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, et. seq. and P.L.2020 Chapter 11 approved on March 20, 2020 permitting public meetings to be conducted by means of communication or other electronic equipment, and in consideration of various Executive Orders issued by the Hon. Philip D. Murphy, Governor of the State of New Jersey, including, but not limited to, Executive Orders 104 and 107 restricting public gatherings and directing New Jersey residents to stay at home, and in further consideration of the current coronavirus pandemic, the meeting will take place by remote video/audio conference. The meeting would otherwise have taken place in the Council Chambers of the Ho-Ho-Kus Municipal Building, 333 Warren Ave., Ho-Ho-Kus, New Jersey 07423. All interested parties are invited to participate and be heard during the remote video/audio conference.

A copy of the application and related materials are on file in the Office of the Secretary to the Board, Ho-Ho-Kus Municipal Building, 333 Warren Ave., Ho-Ho-Kus, New Jersey 07423. The application and related materials will be placed on the Website of the Borough of Ho-Ho-Kus (www.ho-ho-kusboro.com) for public inspection. If a member of the public lacks the ability to access the application and related materials, that member of the public may contact JoAnn Carroll, Board Secretary at 201-652-4400, Ext. 236 or at carrollj@ho-ho-kusboro.com to make alternate arrangements to review the application and related materials, and the exhibits.

The remote meeting will take place by way of Zoom Conference. As recommended by the Division of Local Government Services, Local Operation Guidance, COVID-19, instructions to access the remote meeting and procedures for participating are as follows:

Click the following link to join the remote meeting:

Topic: Ho-Ho-Kus Board of Adjustment Meeting

Time: Nov 5, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/92370217552?pwd=bWVxV3N0VGh4V1pQeEpXeFBpNEVEdz09>

Meeting ID: 923 7021 7552

Passcode: 603167

One tap mobile

+19292056099,,92370217552#,,,,,0#,,603167# US (New York)

+13017158592,,92370217552#,,,,,0#,,603167# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 923 7021 7552

Passcode: 603167

Find your local number: <https://zoom.us/j/92370217552>

Remote meeting access instructions will be posted on the Website of the Borough of Ho-Ho-Kus and will be included on the Agenda for the meeting. Any interested party encountering difficulty in accessing the remote meeting may contact JoAnn Carroll, Board Secretary at 201-652-4400, Ext. 236 or at carrollj@ho-ho-kusboro.com at any time, including during the remote meeting itself.

The conferencing services offered by Zoom can be accessed via the Zoom App which can be downloaded to a computer or mobile device prior to the remote meeting.

Members of the public may participate in the remote meeting according to the customary practice and procedures of the Zoning Board of Adjustment of the Borough of Ho-Ho-Kus.

This notice is given pursuant to the provisions of the Municipal Land Use Law (N.J.S.A. 40:55D-1, et. seq.) and related Guidelines for Remote Public Meetings issued by the Division of Local Government Services (DLGS). The Guidelines have not been statutorily adopted or judicially interpreted. While the Board has attempted to ensure that the procedure to be followed for the conducting of the remote meeting complies with all applicable laws and regulations, the Board cannot provide legal advice to the applicants or the public as to whether the remote meeting does in fact comply, or whether the Guidelines and the Board's decision would be sustained following legal challenge in the Superior Court of New Jersey.

John and Alice Spinello

22 Gilbert Road

Ho-Ho-Kus, NJ 07423