

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
July 11, 2019
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: David Rutherford Esq., Board Attorney; JoAnn Carroll, Board Secretary

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

Oaths of Office:

Mr. Rutherford administered the Oath of Office to:

Mr. Stephen Madden, Member, Term Expiration, 12/31/19

Ms. Kathleen Raschdorf, Alt. Member #1, Term Expiration, 12/31/20

Mr. Christopher West, 14 Hollywood Place, Block 601, Lot 24; R2 Zone: applicant seeks to construct a new addition to the rear of the existing home; non-compliance with Section 85-10 G (1) building/lot coverage; Section 85-10 G (3) improved lot coverage.

Mr. Zachary Gidich, applicant's architect, and Mr. Christopher West were both sworn in by Mr. Rutherford.

Mr. Gidich: stated two "c" variances are sought; one for lot/building coverage and the other for improved lot coverage; lot coverage is a pre-existing non-conforming condition; variances are sought due to a life safety hardship; need to add a full bathroom on the main floor to achieve having all activities on one level; the proposed work is for a new bath at the rear corner of the existing home; the area of the addition is 44 sf.; addition is on the first floor only; looking to expand the existing powder room and add a shower and reconfigure the plumbing fixtures in that space; the addition complies with the rear and side yard setbacks.

Vice Chairman Deegan: stated the addition is modest in scale; had no questions for the applicant; straightforward application.

No members of the public came forward to ask questions and/or comment on this application.

Mr. Forst: stated he agreed with Vice Chairman Deegan; Mr. Forst had no issues with the application.

Motion to approve application: Metzger

Seconded by: Forst

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

Nays: None

Mr. & Mrs. R. Clappi, 90 Ardmore Road, Block 203, Lot 3; R2 Zone: applicant seeks to construct a second story addition to the existing home; non-compliance with Section 85-10 K minimum graduated side yard setback.

Mr. Grieg Andersen, applicant's architect, and Mr. Clappi were both sworn in by Mr. Rutherford.

Mr. Andersen gave his educational and professional background; his license is in good standing; Mr. Andersen was accepted as an expert in the field of architecture.

Mr. Andersen: stated the applicant is looking to enlarge their master bedroom suite and laundry; changing the first floor laundry to a mud room; expanding over the existing garage to include a new bathroom and walk in closet; this triggers a variance for the graduated side yard setback; the encroachment distance would have a minimal impact on light and air; the architectural design would be suitable to the existing structure; addition can be added without any substantial detriment to the surrounding homes.

Vice Chairman Deegan: stated this application is straightforward; minimal impact on surrounding area; there is an existing non conformity on the left side.

Ms. Raschdorf: asked if the addition would have any effect on the existing tree over the garage.

Mr. Andersen: stated no; the addition is coming out half way over the garage space.

No members of the public came forward to ask questions and/or comment on this application.

Motion to approve application: Forst

Seconded by: Madden

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

Nays: None

Approval of Minutes:

May 2, 2019

Motion to approve: Forst

Seconded by: Metzger

Ayes: Deegan, Forst, Metzger, Rodger, Madden

Nays: None

June 6, 2019

Motion to approve: Forst

Seconded by: Madden

Ayes: Deegan, Forst, Rodger, Madden

Nays: None

Motion to adjourn: Rodger

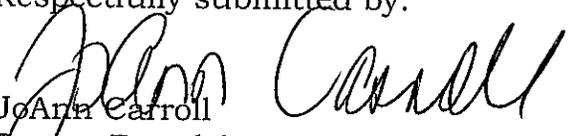
Seconded by: Forst

All in Favor

None Opposed

Meeting adjourned at 7:50PM

Respectfully submitted by:


JoAnn Carroll

Zoning Board Secretary

July 15, 2019