

APPROVED

July 11, 2019

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
June 6, 2019
Regular Meeting**

Meeting Called to Order at 7:30PM by Chairman Tarantino

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

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

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

**Ho-Ho-Kus Crossing
619 N. Maple Avenue, Block 1016, Lot 3
217 First Street, Block 1016, Lot 5
239 First Street, Block 1016, Lot 11
GB Zone(General Business) (Underlying Zone)
OL-1 (Overlay Zone)**

Amended Preliminary and Final Major Site Plan: applicant proposes to remove and replace existing retail, warehousing and office uses with 67 rental housing units and first floor retail units

Mr. Rutherford: stated he had not heard from the applicant's attorney regarding a new meeting date; at this time, and for the record, the application will be carried to the July 11, 2019 meeting of the Board and will take place at borough hall beginning at 7:30PM; this will preserve the notice, even though the applicant may decide to re-notice.

Completeness Review:

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. 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 July 11, 2019.

Mr. Greig Andersen, applicant's architect: stated a minor change to the roof line was made and he asked if a sketch of the change could be distributed to the Board. (Chairman Tarantino agreed.) Mr. Andersen further stated the change did not impact the overall scope of the project nor did it increase the square footage of the home.

Application deemed complete.

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.

Please note: the applicants were not in attendance at the time the Board was reviewing the application but did arrive after the application was deemed complete by the Board; the applicants were informed their public hearing would take place on July 11, 2019.

Resolution:

Mr. & Mrs. J. Vaccarino, 10 Lloyd Road, Block 705, Lot 9, R2 Zone: applicants seek to build an addition to the left rear area of existing home, and add a walkway and patio; non-compliance with Section 85-10 E (3) rear yard setback; Section 85-10 G (1) lot/building coverage; Section 85-10 G (3) improved lot coverage.

Mr. Rutherford: reviewed the application and resolution.

Motion to adopt the resolution: Cox

Seconded by: Rodger

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

Nays: None

Resolution:

Mr. & Mrs. R. Bulleri, 60 Sycamore Avenue, Block 702, Lot 15, R3 Zone: applicants seek to add a garage to the rear of the property; non-compliance with Section 85-11 G (1) lot coverage; Section 85-11 I (4) side yard setback; Section 85-11 (5) rear yard setback.

Mr. Rutherford: reviewed the application and resolution.

Motion to adopt the resolution: Forst

Seconded by: Cox

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

Nays: None

Approval of Minutes:

May 2, 2019

Please note: the vote to approve the minutes was tabled until the next meeting of the Board.

Motion to adjourn: Rodger

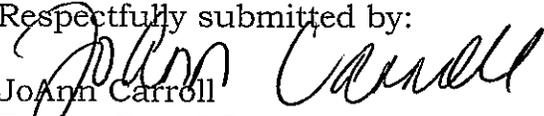
Seconded by: Cox

All in Favor

None Opposed

Meeting adjourned at 7:45PM.

Respectfully submitted by:


JoAnn Carroll

Zoning Board Secretary

June 7, 2019