

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
April 4, 2019
Regular Meeting**

Meeting Called to Order at 8:00PM by Chairman Tarantino

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

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

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

Chairman Tarantino: stated he wanted to discuss changing the start time of the Board's meetings to 7:30PM from 8:00PM; it was brought to his attention that the Planning Board and Mayor & Council both start their meetings at 7:30PM, as do other neighboring towns; Chairman Tarantino had no objection to changing the start time to 7:30PM; asked the members present to give their opinion; Board Members who were not in attendance were sent an email regarding this topic; Mr. Madden was the only member that did reply and he was in favor of the time change.

All Board Members present were in favor of changing the Board's meeting start time to 7:30PM.

Motion to change the Board's meeting start time to 7:30PM: Chairman Tarantino

Seconded by: Forst

Ayes: Deegan, Forst, Rodger, Chairman Tarantino

Nays: None

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: stated both applications are before the Board for Completeness Reviews only; no testimony will 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' appearance 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 May 2, 2019; instructed both applicants that their notices should indicate a start time of 7:30PM.

Mr. Roger Schlicht, applicant's architect: stated he had received the 200' list from the Board Secretary; there is a new owner that is not listed; asked if they should be noticed.

Mr. Rutherford: stated the applicant is entitled to rely on the list, that is the law, but a copy of the notice can be sent to the new owner as a courtesy.

Mr. Schlicht: stated he would not be able to attend the May 2, 2019 meeting, but his clients would represent themselves; Mr. Schlicht will provide them with an overview of the application to present to the Board.

Chairman Tarantino: stated he had no issue with proceeding with the public hearing in this manner.

Application deemed complete.

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: reiterated his earlier comments regarding the Completeness Review; hearing will be scheduled for May 2, 2019; Mr. Irwin has appeared before the Board on a number of occasions (Mr. Irwin was not present); reminded the applicant to notice for 7:30PM.

Mr. Rodger: asked if the garage would be at grade level.

Mr. Bulleri: stated he did not know.

Mr. Rutherford: stated Mr. Irwin should be prepared to address Mr. Rodger's question at the public hearing.

Application deemed complete.

Resolution:

Mr. John Montoro, 119 Blauvelt Avenue, Block 102, Lot 12, R2 Zone: applicant seeks to build additions to the left and right sides of existing home; non-compliance with Section 85-10 E (2) side yard width, for both proposed additions.

Mr. Rutherford: reviewed the application and the resolution; minor changes made per comments received from the applicant's attorney:

Motion to approve resolution: Forst

Seconded by: Deegan

Ayes: Deegan, Forst, Chairman Tarantino

Nays: None

Approval of Minutes:

March 7, 2019

Motion to approve March 7, 2019 minutes: Forst

Seconded by: Deegan

Ayes: Deegan, Forst, Chairman Tarantino

Nays: None

Motion to adjourn: Rodger

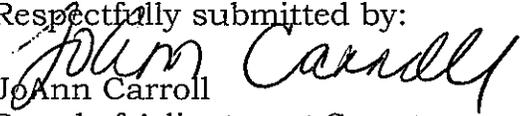
Seconded by: Forst

All in Favor

None Opposed

Meeting adjourned at 8:12PM.

Respectfully submitted by:


JoAnn Carroll

Board of Adjustment Secretary

April 8, 2019