

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Zoning Board Minutes  
January 2, 2020  
Regular Meeting  
(Immediately followed the Reorganization Meeting)**

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

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

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

**Mr. DiBetta and Ms. Rachel Goldman both sworn in by Mr. Rutherford.**

**Exhibit A1: collection of 5 photographs of the subject property showing the existing fence; marked on 1/2/2020.**

**Mr. DiBetta:** stated part of the fence is located in Waldwick; approximately 4.5 panels in Waldwick and the balance are located in Ho-Ho-Kus.

**Chairman Tarantino:** asked if Mr. DiBetta had appeared before the Waldwick Zoning Board.

**Mr. DiBetta:** stated no.

**Mr. Rutherford:** stated appearing before Waldwick's Zoning Board would be a condition of approval, if the Board were to look favorably upon the application.

**Mr. DiBetta:** stated the letter he submitted with his application which cited safety issues is the main reason for wanting a 6 ft. solid fence; the existing fence is rotting; he has fixed it as much as he could; the fences which his neighbors have erected (new homes on Ardmore) have been white vinyl and he would match this style; his home is also close to the Route 17 off-ramp and headlights shine onto his property.

**Chairman Tarantino:** asked how high the trees which are on the property are currently.

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**Mr. DiBetta:** stated they will grow to be between 6 and 7 feet; the builder planted the trees and he added additional plantings to fill in the gaps; the original trees have been on site for 1.5 years; he planted the additional trees in September of 2019.

**Mr. Rutherford:** confirmed with Mr. DiBetta that the fence indicated by the survey submitted and dated 9/26/19 and prepared by Kent Rigg, was the one to be replaced; in addition, Mr. Rutherford confirmed with Mr. DiBetta that the new fence would be located in the same location and would be white vinyl.

**Mr. DiBetta:** stated the fence would be 5 ft. with a 1 ft. lattice on top; pictures of the proposed fence were submitted with his application.

**Chairman Tarantino:** stated the existing fence appears to be on a slope; the panels step down; asked if the proposed fence would follow the same pattern.

**Mr. DiBetta:** stated the new fence would follow the same grade of the property and would also “step down”.

**Chairman Tarantino:** asked if he had spoken to his neighbors.

**Mr. DiBetta:** stated he had spoken to his neighbor located in Waldwick and he had no objection to the application.

**Motion to approve the application:** Chairman Tarantino

**Seconded by:** Forst

**Ayes:** Cox, Forst, Rodger, Chairman Tarantino

**Nays:** None

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**Resolution:**

**Mr. & Mrs. R. Kolpin, 310 Enos Place, Block 1005, Lot 2; R2 Zone:**

applicants seek to construct two new 2<sup>nd</sup> story additions on the right and left sides of the existing house; 2 a/c units to be installed in rear yard on right hand side; non-compliance with Section IV, 85-10 E (3) rear yard setback (rear porch, rear porch steps; second story); Section IV, 85-10 G (1) lot coverage; Section IV, 85-10 G (3) improved lot coverage; Section VI, 85-35 yard requirements (a/c units)

**Mr. Rutherford:** reviewed the application and resolution.

**Motion to adopt the resolution:** Chairman Tarantino

**Seconded by:** Cox

**Ayes:** Cox, Forst, Chairman Tarantino

**Nays:** None

**Approval of Minutes:**

**Motion to approve the December 5, 2019 minutes:** Cox

**Seconded by:** Rodger

**Ayes:** Cox, Forst, Rodger, Chairman Tarantino

**Nays:** None

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**Motion to Adjourn:** Chairman Tarantino

**Seconded by:** Rodger

**All in Favor**

**None Opposed**

**Meeting adjourned at 7:55PM.**

Respectfully submitted by:

  
JoAnn Carroll  
Board Secretary  
January 6, 2020