

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Zoning Board Agenda  
March 1, 2018  
Regular Meeting**

**Call to Order**

**Open Public Meetings Act Statement**

**Roll Call:** Messrs. Tarantino, Cox, Forst, Ms. Metzger, Messrs. Deegan, Rodger, Ms. Loew, Chairman Barto

**Completeness Reviews:**

**Jody & Beatriz Chesnov, 461 Birch Lane, Block 902, Lot 6:** applicants seek 16 variances for the construction of an in-ground pool, related patios, cabana, pool equipment, walkways, driveway, new detached garage, three stanchions and bocce court; non-compliance with Section 85-15.1 C no accessory structure may be located in the front yard; 85-32.3 B driveway width; 85-9 G (3) improved lot coverage; 85-9 G (5) lot coverage by accessory structures/buildings; 85-9 I (3) detached accessory structures/buildings-side street setback; 85-9 I (2) detached accessory structures/buildings-front street setback.

**Mr. Pat Pianelli, Ardmore Road LLC, 311 Ardmore Road, Block 202, Lot 1.02:** applicant previously received zoning and building approval for a 2-story single family home on this lot; an update to the plan for a partial second story has been submitted and reviewed by the Zoning Officer; partial second story is non-compliant with Section 85-10 K second story setback.

**Ongoing Business:**

**Mr. Nayden Kambouchev, 130 Ross Place, Block 1003, Lot 19:** applicant seeks variances to construct a 2-story addition to the rear of residence; non-compliance with Section 85-10 E (2) side yard setback; Section 85-10 K second story setback; Section 85-10 G (3) improved lot coverage (existing improved lot coverage 43.46%; applicant is covering existing improved surface) (application to be carried to the April 5, 2018 meeting of the Board at the request of the applicant; letter received)

**Resolution:**

**Albino & Mary Tarabocchia, 15 Spruce Place, Block 1104, Lot 14:** applicants seek a variance to construct a one story garage addition to the north side of the existing building; non-compliance with Section 85-10 G (5) lot coverage by accessory buildings.

**Adoption of By-Laws, 2018  
Approval of 2017 Annual Report**

**Approval of Minutes:**

February 1, 2018, Reorganization Meeting  
February 1, 2018, Regular Meeting

**Adjournment**

**Agenda Subject to Change**