

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
May 1, 2014**

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

Call to Order: Read into the record by Board Secretary.

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

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

Chairman Barto: stated there were two completeness reviews on the agenda; the first is the Moore application; asked the applicants to come forward.

Completeness Review

Marie and Colin Moore, 406 Braeburn Road, Block 209, Lot 4: applicants seek variances to construct a one story addition and a two story addition to an existing single family structure.

Mr. Rutherford: explained that the Moore application and the Males application are before the Board this evening for a completeness review only; if the applications were to be deemed complete, both applications would be placed on the Zoning Board agenda for June 5, 2014 at 8PM for a public hearing in the same location as this evening; prepared the notice for both parties; copies given to the Board Secretary and applicants; discussed jurisdictional requirements; listed the information the Board Secretary requires from them.

Mr. Moore: asked if the certified mail receipts are brought to the hearing.

Mr. Rutherford: stated they are submitted to the Board Secretary in advance of the hearing.

Mrs. Moore: stated their architect is also a professor and is not available on Thursday nights but is sending a replacement.

Mr. Barto: asked for the architect to draw on the survey what is being added in; can be looked at in smaller scale but the bigger the better.

Mrs. Moore: stated the architect can add onto the survey; asked if new surveys are needed or can the addition be drawn on to the surveys which have already been submitted.

Chairman Barto: stated the architect should take the survey, draw on it and then make copies; have the copies to the Board office at least 10 days before the next meeting.

Mr. Rutherford: stated information submitted to the Board office 10 days before is the rule; the Board is able to review before the meeting.

Chairman Barto: stated this is particularly important when asking for coverage variances; it is easier for the Board to review with more time; other than that the application looks complete.

No comments from the Board.

Mr. Rutherford: stated the applicants would be heard by the Board at a public hearing on June 5, 2014.

Chairman Barto: asked Mr. Males to come forward.

Completeness Review

Mr. Robert Males, 147 Sheridan Avenue, Block 216, Lot 14: applicant seeks a variance to install a generator in their front yard (corner lot).

Mr. Rutherford: reiterated the information previously given at the beginning of the meeting in regards to notice and jurisdictional requirements; copy of notice given to both the Board Secretary and applicant.

Chairman Barto: stated he viewed the old resolution; exceptional property; asked for Board comments; the application looked complete in his opinion.

Mr. Rodger: stated he would like the dimensions of the proposed generator; the location should be specified as well.

Chairman Barto: asked for the offset from the side of the house and the corner of the house; the Board will then have a decent idea of where it is going.

Mr. Rutherford: asked for this information to be given at least 10 days in advance of the meeting.

Mr. Tarantino: asked the applicant to address if there is any type of proposed screening.

Mr. Males: stated the screening proposed is indicated in the letter submitted to the Board but he will address it at the next meeting.

No further Board comment at this time.

Mr. Males: asked if the dimensions should be listed in a letter or on a form.

Chairman Barto: stated the generator people can put the dimensions on the plan; something closer to scale.

Mr. Males: stated the installer is very familiar with the area and what is required.

Ongoing Business

Sean and Winifred O’Keefe, 660 Sherwood Road, Block 1108, Lot 7: applicants seek both a side yard setback variance and a front yard setback variance for a proposed addition.

Chairman Barto: asked the O’Keefes to come forward.

Mr. Rutherford swore in Mr. Sean O’Keefe, Ms. Winifred O’Keefe and Mr. Gary Irwin, the applicant’s architect.

Mr. Rutherford: stated that Mr. Irwin had appeared before the Board on numerous occasions; he is qualified as an expert in architecture; asked if there had been any changes to Mr. Irwin’s licensing since the last time he appeared before the Board.

Mr. Irwin: stated no, his licensing is still in good standing.

Mr. Rutherford: stated the applicants did file a revised plan; dated April 21, 2014; one page plan; between the completeness review a month ago and today’s meeting a new survey was obtained to ensure the off set dimensions on the plan were indeed accurate; Mr. Irwin prepared a revised plan; filed ten days in advance of the hearing; architectural plans changed slightly; in the interest of being accurate and complete, the Board will work off of the April 21, 2014 site plan.

Mr. Irwin: stated the Board has 6 drawings plus a site plan; looking for a small expansion on this house to include a powder room and a mud room.

Mr. Rutherford: stated that Mr. Irwin was referring to pages 2 of 6 and 6 of 6 of the plans; originally dated March 20, 2014 but is superseded by the April 21, 2014 drawings.

Mr. Irwin: stated there were some discrepancies on the original survey; obtained numbers from a new surveyor which are better than before; still non conforming; existing non conforming with respect to front yard setback off of Edgewood Drive; increase the non conformity by adding this addition; looking to add a new non conforming out the rear yard because there is no where else to build; looking for, on the front yard, off of Edgewood is 18.62 feet and asked for the plus or minus of 6 inches because in the past he has had an issue with surveyor's numbers; had to cut the corner off a house.

Chairman Barto: stated the Board doesn't do that; never had a plus or minus of 6 inches.

Mr. Irwin: stated that he would then request the variance to be 18.12 and would add the other 6 inches in; the rear yard would then be 27.9.

Mr. Rutherford: stated with the understanding that it is likely to be less; 6 inches less; issue being if there is a discrepancy from surveying or the mason.

Mr. Irwin: discussed couple of inches of buffer; apologizes for the confusion; referred to drawing 4 which shows the mud room and powder room; can see what is existing; there is a small powder room where the hall is right now; bumped out towards the street; not a bad encroachment; road turns outward; neighboring house stands out farther towards Edgewood; no visual obstruction; house is so far setback from Sherwood Road it doesn't block any sight lines; one story addition; tiny, hardly noticed; reasonable request; in regards to the rear bump out, 2.5 feet coming off the back was not big enough to accomplish anything; decided to ask for this amount of encroachment; looked at the following sheet shows the elevations; before and after of each instance; partial plans; enough to get a good idea of what it will look like; match the rest of the home; asset to the property; no negative impact to anyone; no coverage issues; the lot is oversized to begin with; thinks it is a good plan; does not think there was any other option to explore; over the front yard setback line; setback on Edgewood because of a covered portico; the front yard setback would only be about 6 inches greater than it is right now; primary entrance of the home; appreciate having the roof covering over that entrance; open space; not enclosed; no basement or second floor involved; partial crawl space/partial slab for expansion.

Mr. Tarantino: asked if the applicants had spoken to their neighbors regarding this project.

Mrs. O’Keefe: stated the neighbors were in favor of it and gave no indication of opposition.

Mr. Tarantino: asked if they were told what the applicants were going to do.

Mr. O’Keefe: stated “yes.”

Chairman Barto: stated this is only a one story addition.

Mr. Deegan: asked if the main entrance is changing.

Mrs. O’Keefe: stated the primary entrance is the same.

Chairman Barto: stated the addition is garden variety; nothing wrong with the project.

No Public Comment

Chairman Barto: asked if Mr. Irwin had anything to add.

Mr. Irwin: stated the location for a future generator is shown on the plans; doesn’t encroach any further; will be tucked in a corner; if there is a screening concern, the applicants would have no problem providing screening.

Chairman Barto: asked where the generator would be located.

Mr. Irwin: stated in the rear yard.

Mr. Deegan: asked for clarification; if Edgewood is the front yard then that would be the side yard.

Mr. Irwin: stated the regulations dictate that one of the technical side yards meets the requirements of the rear yard when on a corner lot; it is based on the dimensions of the property and the true front of the house.

No questions from the Board.

Mr. Rutherford: asked if the Zoning Officer flagged this for a variance.

Mr. Irwin: stated “no.”

Motion to approve resolution in light of the fact the request is de minimus in nature and there is lack of opposition: Tarantino,
Chairman Barto

***Please note: Mr. Cox has arrived at this point of the meeting:
8:23PM.**

Approval of Minutes: Chairman Barto, Metzger
March 6, 2014
April 3, 2014

Motion to adjourn: Chairman Barto, Forst
All Board members present approve motion to adjourn.

Meeting adjourned at 8:25PM

Respectfully submitted by:

JoAnn Carroll
Zoning Board Secretary
May 5, 2014