

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
May 2, 2013**

Meeting called to order at 8:00PM.

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

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

Also in attendance: David Rutherford Esq., Board Attorney

Completeness Reviews:

Robert and Myndee Males, 147 Sheridan Avenue, Block 216, Lot 14: applicants seek variances for non-compliance with improved lot coverage and required setback for patios.

Will and Carol Layfield, 75 Elmwood Avenue, Block 702, Lot 8: applicants seek variances for non-compliance with side and rear yard setbacks for detached accessory buildings. **Please note: it was requested of the application to add the shed onto their plans.**

Mr. Rutherford: stated the applications before the Board this evening were just for Completeness Reviews; 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 applicant's appearances this evening is for the Board to determine if the applications are complete, and if so, to schedule public hearings.

Both applications deemed complete.

Jeff and Chris Buckley, 747 E. Saddle River Road, Block 1206, Lot 1: applicants seek a variance for non-compliance with the side yard setback; applicants propose to construct a master bathroom on the NW corner of the home. **Please Note: Mr. Rutherford and Ms. Metzger have recused themselves from this application.**

Property is located in the R1 zone; it is exceptionally narrow; it is improved with a two story dwelling; applicants propose to construct a master bathroom on the NW corner of the home; the northerly wall of the addition will continue the existing side yard setback on the north side; the width of the property is

approximately the sum of the required combined side yard setbacks, leaving no “building envelope”; it would be impossible to construct anything on the property without side yard setback variance relief.

Motion to approve application: Iannelli, Pappas

Ayes: Chairman Barto, Forst, Wahlberg, Pappas, Iannelli

Bushra R. Shafiq and Shafiq U. Rahman, 8 Chestnut Place, Block 1107, Lot 1: applicants seek variances for non-compliance with rear and side yard setbacks for accessory buildings.

The property is a corner lot located on the SE corner of the intersection of Gordon Road and Chestnut Place; it is rectangularly shaped and is undersized as the area; the property is improved with a two-story home, which faces Chestnut Place; it includes a two-car, interior garage and a paver driveway; the applicants have a movable shed in the SE corner of the property 5 ft from the east property line and 3 ft. from the southerly property line; the applicants argued that relocating the shed to a location that would comply with the ordinance would result in the shed appearing to be placed in the middle of the rear yard; the Board agreed; it would not be a pleasing aesthetic result; strict compliance with the setback requirements would be more appropriate in a larger lot.

Motion to approve application: Forst, Iannelli

Ayes: Chairman Barto, Forst, Wahlberg, Pappas, Iannelli

Consideration of 2012 Annual Report

Annual report circulated to the Board and submitted to the Mayor and Council.

Motion to adjourn: Forst, Iannelli

All in Favor

Meeting adjourned at 8:40PM

Respectfully submitted by:

JoAnn Carroll
Zoning Board Secretary