

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
January 4, 2024
Regular Meeting**

**Meeting Called to Order at 7:15PM by Chairman Tarantino
(Immediately following the Reorganization Meeting of the Board)**

Open Public Meeting's Statement: Read into the record by the Board Secretary.

Roll Call: Ms. Metzger, Mr. Madden, Ms. Raschdorf, Ms. Deegan, Mr. Martinez, Chairman Tarantino

Also in attendance: Gary J. Cucchiara, Esq., Board Attorney; JoAnn Carroll, Board Secretary

Ongoing Business:

Docket #05-2023: Mr. & Mrs. J. Zawacki, 62 Edgewood Drive, Block 1102, Lot 7, R2 Zone: an in-ground pool is currently under construction which includes a paver patio; the permit was issued with the understanding that a portion of the patio would be removed to avoid a variance for improved lot coverage; a portion of the patio was not removed; the applicants seek to construct a pergola, outdoor kitchen and a paver patio to surround the pool currently under construction; non-compliance with IV 85-10 G improved lot coverage; VI 85-33 B patio setback; IV 85-10 I (4) interior lot side line setback for detached accessory building and structure (outdoor kitchen and pergola) please note: the outdoor kitchen and patio is currently being constructed prior to applying for variance relief **TO BE CARRIED TO THE FEBRUARY 1, 2024 MEETING OF THE BOARD AT THE REQUEST OF THE APPLICANT.**

Chairman Tarantino: stated the 62 Edgewood Drive matter would be carried to the February 1, 2024 meeting of the Board, without further notice.

Resolutions:

Docket #06-2023: Mr. & Mrs. C. Comey, 38 Fairlawn Street, Block 218, Lot 6, R3 Zone: applicants seek to construct a 2-car detached garage; non-compliance with IV 85-11 I (4) side yard setback for an accessory structure, 10 ft. required, 3 ft. proposed; IV 85-11 I (5) rear yard setback for an accessory structure, 10 ft. required, 8 ft. proposed.

Please note: Board Members present and eligible to vote on the adoption of the resolution did not offer any comments or proposed amendments to the resolution.

Motion to adopt the resolution: Deegan

Seconded by: Chairman Tarantino

Ayes: Madden, Raschdorf, Deegan, Martinez, Chairman Tarantino

Nays: None

Docket #07-2023: Mr. & Mrs. S. Fowler, 503 Hollywood Avenue, Block 219, Lot 11; R3 Zone: applicants seek to add a covered porch to the rear of the existing home; additionally, the applicant seeks to add a second level to the home; property has two front yards (Hollywood Avenue and Elmwood Avenue)/corner lot; the two new structures will be located 26.8' from Elmwood Avenue, where 30' is required; non-compliance with IV 85-10 F (1): front yard setback/corner lot. Please note: the Zoning Officer has determined that the existing screened porch does not require a variance as it already has a floor, some wall structure, and a roof; the footprint of the existing screen porch is not changing.

Please note: Board Members present and eligible to vote on the adoption of the resolution did not offer any comments or proposed amendments to the resolution.

Motion to adopt the resolution: Raschdorf

Seconded by: Madden

Ayes: Madden, Raschdorf, Deegan, Martinez, Chairman Tarantino

Nays: None

Approval of November 2, 2023 Minutes: Chairman Tarantino

Seconded by: Deegan

Ayes: Madden, Raschdorf, Deegan, Martinez, Chairman Tarantino

Nays: None

Motion to Adjourn: Chairman Tarantino

Seconded by: Martinez

All in Favor

None Opposed

Meeting adjourned at 7:25PM.


Respectfully submitted by:

JoAnn Carroll

Zoning Board Secretary

APPROVED ON FEBRUARY 1, 2024