

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
April 9, 2015**

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

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

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

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

Mr. Rutherford administered the Oath of Office to Mr. Leonard Tarantino, Term Expiration 12/31/18.

Aristel Emi Nan and Maria Olimpia, 82 Carlton Avenue, Block 607, Lot 20: applicants seek variances to construct a detached garage and expand the existing non-conforming driveway; noncompliance with Section 85-11(i)(4) and Section 85-32.3(G)

Mr. Rutherford stated this was not a public hearing for this application; Mr. Nan was present for the sole purpose of the Board determining if the application was complete and if so to set a schedule for a public hearing which would be on May 7, 2015; Mr. Rutherford spoke to Mr. Nan's architect this same day and he is familiar with the process of notifying property owners; Mr. Rutherford also prepared the required legal notice and gave a copy to the Board Secretary who has been instructed to give a copy to Mr. Nan; no testimony will be heard this evening; same instruction for the Counsel for the Ho-Ho-Kus Crossing application that no testimony will be heard; Mr. Rutherford gave a brief overview of the application for the Board.

No Board comments; public hearing scheduled for May 7, 2015.

Ho-Ho-Kus Crossing, Jonathan L. Mechanic, 619 N. Maple Avenue, 217 First Street, 239 First Street, Block 1016, Lots 3, 5 & 11: mixed use project consisting of new residential units and retail.

Ms. Gail Price, Price, Meese, Shulman & D'Arminio, applicant's attorney; **Mr. Rutherford** stated the Board received a letter this day from Mr. David Hals, Borough Engineer, dated 4/8/15, he found the matter to be incomplete but also recommended it be placed upon the next available meeting date provided the missing items are submitted for review at least 14 days in advance

of that date; Mr. Rutherford spoke with Ms. Price prior to the meeting and she indicated the applicant is able and prepared to provide the 8 items of information that Mr. Hal's requested at least 14 days before the next meeting; the next meeting date would be May 7, 2015; **Chairman Barto** stated the application is conditionally complete contingent upon provisions of those items. **Mr. Rodger** inquired about the Fire Department's preliminary requirement of a turning circle; **Mr. Rutherford** stated it would not be discussed on the merits this evening, but he believed Ms. Price had received the comments from the Fire Department; **Ms. Price** stated all her professionals will be available for the hearing; asked if the Board would be open to having a powerpoint presentation of the application; stated it would be helpful to both the Board and the public to view the presentation of the application this way; **Chairman Barto** stated a powerpoint presentation would be acceptable; **Mr. Tarantino** concurred.

Sergio Martinez and Denise Ott, 317 Blauvelt Avenue, Block 211,

Lot 5: applicants seek variances to construct two 2-story additions and a covered porch; noncompliance with provisions of Articles 85-11G(4) and 85-11F(1).

Mr. Roger Schlicht, 130 Sheridan Terrace, Ridgewood, applicant's architect; Mr. Sergio Martinez, Ms. Denise Ott: sworn in by Mr. Rutherford.

Exhibit A1: diagram of the surrounding area showing the number of garage bays; attached are two pages of photos; each page has four photos; the first four photos were taken during the winter time; the second page during the warmer months; photographs taken by Mr. Schlicht and/or his associate; marked 4/9/15.

Exhibit A2: photos of five houses near to 317 Blauvelt; photos taken by Mr. Martinez; marked 4/9/15.

Mr. Schlicht discussed the existing conditions and the proposed architectural improvements; three variances are being sought; the property is located on the corner of Blauvelt Avenue and Fairlawn Street; R3 Zone; existing family house with an attached one car garage; discussed pre-existing non-conforming conditions; frontage is on Fairlawn Street; slightly undersized lot in area with a narrow width; with an existing lawfully habitable house situated in a non-conforming location; reviewed plans with the Board; restructuring portico; main house basically stays intact; removing one car garage and adding a secondary entry with a mud room/powder room and build a two car garage to the left of that which would be accessed through the mud room; secondary entry is in line with the main body of the house; not as close to Blauvelt as the existing portico or the existing vestibule; garage is set back from the main body of the house; maintained the back 10 ft. setback; has a 22 ft. deep garage;

purposely pushed the garage back from the house so the house was proud of the garage; described variances sought; discussed second floor; two areas of proposed development; proposing to build a master bathroom on top of the den; smaller element; proposing to add a bathroom and two bedrooms that would sit on top of the proposed garage; set in from the face of the garage; rest of the addition is conforming for setbacks; main body of the house basically stays intact; stepped the roof down on the proposed master bathroom; dormer brought down to a very petite size; roof line of the garage is lower than the main house; garage doors are single doors; smaller in scale than one big 16 ft. door; trying to break down the newer additions into smaller pieces in height, volume and architectural elements; three variances are being sought; two of which are setback variances and one is the number of bedrooms; hardship which exists is the lack of depth of the property and pre-existing location of the house; survey done of surrounding homes with 2-car garages; 24 homes with 2-car garages in a 6 block area; 2-car garages are not atypical for this neighborhood.

Chairman Barto: asked if an analysis was done as to the ratio between 1-car and 2-car garages.

Mr. Martinez: stated 36% of the houses in their direct neighborhood have 2-car garages.

Mr. Rodger: asked why the applicants did not consider the houses on the other side of Sheridan in their calculation.

Mr. Martinez: stated they used the houses in their direct neighborhood.

Chairman Barto: stated he believed this was a terrific plan; a lot is being done without being "big."

Mr. Tarantino: stated he agreed with Chairman Barto.

Ms. Metzger: stated she liked the fact the deficiencies were toward the road and not toward the neighbors.

Chairman Barto: stated he was concerned about the size of the driveway; asked what the paving plan was; would it be all asphalt.

Mr. Martinez: stated they could use pavers.

Ms. Ott: stated they would use pavers.

Ms. Phoebe Fleming, 84 Fairlawn Street: sworn in by Mr. Rutherford; asked questions of the applicants.

Mr. Pappas: stated he agrees with Chairman Barto's statements; not an over the top design; good use of space; in favor of this application.

Mr. Sean Tynan, 52 Fairlawn: sworn in by Mr. Rutherford; stated he supported the plan as presented.

Motion to Approve Application with the stipulation pavers will be used for the driveway and not asphalt: Tarantino, Chairman Barto

Ayes: Tarantino, Cox, Forst, Metzger, Deegan, Pappas, Rodger, Chairman Barto

Keith and Katherine Kanning, 37 Sutton Drive, Block 205, Lot 13: applicants seek a variance from provisions of Article 85-10G1 of the Zoning Ordinance; maximum building coverage required is 20%; applicant is proposing 22.61%

Mr. Gary Irwin, applicant's architect; Mr. Sergio Martinez, Ms. Denise Ott: sworn in by Mr. Rutherford.

Mr. Irwin: stated his clients were seeking a variance for lot coverage; expanding their home to permit more kitchen area in the existing house; six drawings submitted; Mr. Irwin described the application in detail; discussed elevations; the existing house is already over the permitted lot coverage; new foundation space required for new construction; three covered stoops to be constructed to enter/exit the house; discussed the existing kitchen and the expansion shown on the plans; additional square footage being added to the house is on the second floor; proposing to take the area over the existing garage and put in a new master bedroom and a walk-in closet; an addition was done years ago; 2-car garage was added on and replaced a 2-car garage that was accessed from the back; the roof line is proposing to be extended across over to the end of the existing house; extension on the front for a balance of the front elevation; all is conforming with respect to improved lot coverage and all setbacks; graduated setback of the second floor; conforming height; adding a seepage pit to the property to handle run off; the property is basically level; new leaders to seepage pit; the house hasn't been made too large; designed in character with what is existing; reasonable application.

Mr. Rutherford: confirmed with Mr. Irwin that the lot coverage increases from 21.35 to 22.61 and that is the only variance which is being sought.

Chairman Barto: stated he had no comments regarding the lot coverage; the house seems busy as drawn; that is an aesthetic issue; all side yards are conforming; would not be in front of the Board except for a small amount that is being added; asked if the applicant had given any thought to eliminating a couple of the stoops.

Mr. Irwin: stated cutting back on the number of stoops would not eliminate the need for a variance; any increase in footprint results in the need for a variance.

Mr. David Repetto: is an attorney; his mother lives to the south of the property; stated that his mother was in support of this application.

Mr. Cox: asked what the total square footage was for the three stoops combined; confirmed that half of the square footage of the project is for the stoops and the portico; stated he did not believe this was an overwhelming addition to the footprint of the home.

Mr. Deegan: agreed with Mr. Cox; not a big enough change to the house for any concern.

Mr. Tarantino: asked the applicants how long they had lived in the home and if they had every done any other construction.

Mr. Kanning: stated they had lived in their home for eight years and had never done any other construction.

Mr. Rutherford: stated the one condition that will be imposed is that the applicant complies with all the stormwater management regulations of the Borough; the seepage pit will have to be sized and the drainage issue addressed; will include this condition in the resolution.

Motion to Approve application: Chairman Barto, Cox

Ayes: Tarantino, Cox, Forst, Metzger, Deegan, Pappas, Rodger, Chairman Barto

Approval of Minutes: Metzger, Chairman Barto

February 5, 2015

Ayes: Forst, Metzger, Deegan, Rodger, Chairman Barto

Motion to Adjourn: Chairman Barto, Tarantino

All Board Members present approve motion to adjourn.

Meeting adjourned at 9:00PM

Respectfully submitted by:

JoAnn Carroll
Zoning Board of Adjustment Secretary
April 16, 2015