

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
April 21, 2016
Combined Session**

Meeting Called to Order at 7:35PM by Chairman Hanlon

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

Roll Call: Messrs. Berardo (absent), Pierson, Reade, Newman (absent), McVey (absent), Jones, Councilman Rorty (absent), Chairman Hanlon, Mayor Randall

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

HHKHW, LLC, 205 East Franklin Turnpike, Block 1016, Lot 12: change of ownership and sign application.

Mr. James Delia, Wells, Jaworski, applicant's attorney: stated his client is seeking to take over the OBH Hand Car Wash; the current owner has retired from the business; Mr. Delcalzo is the contract purchaser of the property; would not be the tenant; same layout and business is proposed as what is currently at the site; signage materials also submitted.

Chairman Hanlon: stated this facility has been in operation since the 1920s; was a service station for many years; they did mechanical work and washed cars by hand; the service station left and the tanks removed; the applicant at that time came in with the idea of washing cars; the fact that this is an ongoing business and hand washing cars was a part of that business, is the reason the applicant is before the Planning Board and not the Board of Adjustment.

Mr. Pierson: asked what the hours of operation would be and the number of employees on site.

Mr. Delia: stated there will be up to 10 employees; hours of operation will be Monday through Friday 8AM-6PM, Saturday 7AM-6PM and Sunday 8AM-3PM.

Mayor Randall: stated he had a question/potential concern; wanted to make sure the applicant was aware of how the business was run; the business is located on the edge of a residential district; there was some back and forth over the years to have the operation compatible with the neighborhood; there were issues with having muting of some of the equipment that was used.

Mr. Delcalzo: stated he would take care of any and all complaints; if a neighbor has a problem it will be addressed.

Mr. Delia: stated the building will also be spruced up; overhead doors to be replaced; it will look nicer than it is today.

Chairman Hanlon: asked Mr. Delia to describe the proposed signage.

Mr. Delia: stated there are two signs on the building already; one remains on the front; will replace this sign exactly where it is and the same size; around the corner on the frontage facing west the applicant is looking to place another sign; there was a 4x4 menu board that was at the back corner on the west side; will be replaced in kind; replacing the front one in kind; will be adding a new sign on the side; are under 60 sq. ft., where 80 sq. ft. is permitted.

Chairman Hanlon: asked if the A frame sign on the street would still be needed.

Mr. Delcalzo: stated he had no intention of using an A frame sign out front.

Chairman Hanlon: stated it has been an issue previously; the Board had granted the applicant at one time an A frame for only a designated time period.

Mr. Delia: stated there will not be an A frame sign; the only signs will be what has already been submitted to the Board; the signs will also have Ho-Ho-Kus colors; they will not be illuminated.

Chairman Hanlon: stated if the signs were to be lit up, then they would have to be placed on a timer.

Mr. Delia: agreed.

Mr. Reade: stated there was some question regarding the construction material on the application; the application states it is yet to be determined; asked for the applicant to follow the guidelines outlined in the sign ordinance regarding using composite materials.

Mr. Delia: stated the guidelines would be followed.

Mr. Pierson: stated as long as the signs are conforming and there is nothing by the street, then he would approve the sign application.

Motion to approve change of ownership application and sign application:
Pierson, Jones

Ayes: Pierson, Reade, Jones, Chairman Hanlon, Mayor Randall

Resolution: Mr. Joseph Lupino, 303 Ardmore, Block 202, Lot 1: minor subdivision application.

Mr. Cucchiara: reviewed the application and the resolution.

The Board had no additions and/or corrections to the resolution.

Chairman Hanlon: stated the Waldwick Planning Board has received a copy of the proposed resolution; the applicant made a presentation to Waldwick after the hearing before this Board; one discussion that arose was regarding flooding; the same individual brought the issue of flooding to this Board's attention; materials were to be submitted to the Board Secretary but no materials were ever received; the Waldwick Engineer asked the individual about his knowledge of flooding; the same individual based his information regarding flooding on a sump pump being used by a neighbor; the applicant's engineer stated there was no water present when an oil tank was recently removed from the property.

Mayor Randall: stated there was a comment from the applicant, not binding, that he would work with private groups if they wanted to move what they considered the more historic portion of the home; spoke with Mr. Evans after the meeting to indicate that while this is a private matter it is not historically designated or Borough property; he could contact the applicant in order to facilitate any type of cooperation if people wanted to get together.

Chairman Hanlon: stated, the building as it stands is not an historic structure; pieces to the right were not there, pieces to the back and to the left hand side were not there and the chimney that is in the building was outside not inside the building or vice versa; the applicant also met with a neighbor regarding the hedge issue; the hedges were determined to be located completely on the applicant's property; the applicant did exactly what he told the Board he would do.

Motion to approve resolution: Jones, Pierson

Ayes: Pierson, Reade, Jones, Chairman Hanlon, Mayor Randall

Approval of Minutes: Pierson, Reade

March 10, 2016

All in Favor

Closed Session:

Litigation: Chamberlain Developers, Inc. a New Jersey Corporation v. Borough of Ho-Ho-Kus, et al.; Docket No. BER-L 4253-15

Litigation: Chamberlain Developers, Inc. vs. Borough of Ho-Ho-Kus, Laura Borchers, Clerk of the Borough of Ho-Ho-Kus, Planning Board of the Borough of Ho-Ho-Kus.

Motion to go into Closed Session: Mayor Randall, Pierson

Ayes: Pierson, Reade, Jones, Chairman Hanlon, Mayor Randall

Meeting went into Closed Session at 7:53PM.

Meeting reconvened at 8:23PM.

Roll Call: Messrs. Pierson, Reade, Jones, Chairman Hanlon, Mayor Randall

Motion to Adjourn: Mayor Randall, Pierson

All in Favor

Meeting adjourned at 8:25PM.

Respectfully submitted by:

JoAnn Carroll

Planning Board Secretary

April 25, 2016