

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
November 19, 2015
Combined Session**

Meeting Called to Order at 7:50 PM by Chairman Hanlon

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

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

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

Chairman Hanlon: stated this evening's meeting was a Combined Session.

New Business:

Ms. Herma Friedman, Little Nikki's, 614 North Maple Avenue, Block 1015, Lot 9: new business application; children's clothing store.

Ms. Friedman: stated she was opening a second location at 614 N. Maple Avenue; will sell her special occasion items at this location; will not have a sign at this time; may put a decal in the window.

Chairman Hanlon: stated when Ms. Friedman decides on a decal to please inform the Board Secretary so it can be reviewed by the Sign Committee; stated the applicant's landlord has submitted a letter with the application; Chairman Hanlon asked the applicant how many employees she would have.

Ms. Friedman: stated one employee plus herself; further stated she would not have any increased customer traffic because she is not selling any additional items, just splitting up the items between two stores.

Chairman Hanlon: recommended Ms. Friedman and her employee park at the railroad parking lot at the east end, by the VFW; asked the applicant about her hours of operation.

Ms. Friedman: stated her store hours would be Monday through Saturday 10AM-5PM and open until 8PM on Thursdays.

Motion to approve the application: Pierson, Reade
Ayes: Pierson, Reade, Newman, McVey, Chairman Hanlon

Approval of Minutes: Reade, Pierson
October 8, 2015

Ayes: Pierson, Reade, Chairman Hanlon

Chairman Hanlon: asked Mr. Pierson if he would head up the Nominating Committee for 2016.

Mr. Pierson: agreed.

Chairman Hanlon: suggested either Mr. McVey or Mr. Newman could be Mr. Pierson's assistant on the committee; stated the Board would hold a Combined Session on December 10, 2015 and would not hold a meeting on December 17, 2015; will hold one meeting in December.

Discussion:
Sign Ordinance

Chairman Hanlon: stated an issue arose regarding the sign ordinance; Chairman Hanlon was under the impression the ordinance had been updated regarding materials that were acceptable; when the ordinance was reviewed recently, this section was not found; Mr. Cucchiara was asked to review the sign ordinance; any additions, questions, comments can be given to Mr. Cucchiara at this time.

Brief discussion held at this time regarding materials and what should be included in the ordinance; Mr. Cucchiara will draft an amended sign ordinance and submit to the Sign Committee and the Board; after reviewing, it can be discussed at a future meeting.

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: McVey, Pierson
Ayes: Pierson, Reade, Newman, McVey, Chairman Hanlon

**Meeting went into Closed Session at 8:00PM.
Meeting reconvened at 8:35PM.**

Brief discussion held regarding the sidewalk and banner signs at Beautiful Bodies Boot Camp; they are both still in place; Board Secretary stated an application to the Zoning Board had not yet been submitted by Beautiful Bodies Boot Camp regarding their signage.

Motion to adjourn: McVey, Newman
All in Favor

Meeting adjourned at 8:45PM.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
November 23, 2015