

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
September 15, 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, Jones, Councilman Rorty (absent), Chairman Hanlon, Mayor Randall (absent)

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

Chairman Hanlon: state for the record that tonight's Board meeting was a Combined Session for the month of September.

Mr. Richard DeLuccia, DeLuccia Construction Inc., Dalebrook Park, 1 Hollywood Avenue, Block 603, Lot 1: new business application.

Mr. DeLuccia: stated he is a general contractor; will be storing tools and equipment at this location; will be moving into Suite 9; will have 2 employees; basically just one person in the office; there is an office upstairs; there is plenty of parking; no vehicles will be parked outside overnight; there is indoor parking for one vehicle; no volatile materials will be stored on site; no work will be done at this location and then transported to a construction site.

Chairman Hanlon: stated a letter from the landlord had been received and was part of the application.

Motion to approve: Pierson, Reade

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

Jennifer Altman, Psy.D, 611 N. Maple Avenue, Block 1016, Lot 4: new business application; **Dr. Alexander Golin, 611 N. Maple Avenue, Block 1016, Lot 4:** change of business location within Ho-Ho-Kus; **Ms. Joyce Woll, LCSW, 611 N. Maple Avenue, Block 1016, Lot 4:** new business application; **Dr. Lawrence Resnick, 611 N. Maple Avenue, Block 1016, Lot 4:** new business application.

Dr. Altman, Dr. Resnick and Ms. Woll: the building at 611 North Maple is approximately 3-4 years old; there are currently three offices in suite 9 and a fourth is being constructed; they each have individual leases; will not be affiliated with each other; separate leases within the suite; they each will have designated offices and will share a common area; they are all mental health

professionals; not a formal group practice; their hours will vary; usual start time is 8AM; will be on site as late as 9:30PM.

Chairman Hanlon: stated there are specific parking lots for tenants down the street; it doesn't seem parking will be a problem for either the tenants or their clients.

Ms. Woll: stated she does work on Sundays; usual time is between 8AM-3PM.

Mr. McVey: asked if there would be group sessions.

Ms. Woll: stated no; they do not do group therapy.

Mr. Pierson: asked about possible signage.

Dr. Resnick: stated their names will be listed on the outside directory; all four of their names will be listed; their names will also be listed on the internal directories.

Motion to approve the applications of Dr. Resnick, Dr. Altman, Dr. Golin and Ms. Woll: McVey, Pierson

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

Mr. Patrick Zagdanski, Minuteman Press, 19 Sheridan Avenue, Block 1007, Lot 5: awning

Mr. Andy Krauser, Minuteman Press: stated the application is for the awning to be replaced; the existing frame is to remain; the corporate office for Minuteman Press currently has a program in place for all stores to look uniform; awning will change from brown to green; the flap of the awning will stay the same with the same wording; the street number will be located on both sides of the awning.

Chairman Hanlon: asked if the window signage was changing.

Mr. Krauser: stated yes; there will be less wording on the window; showed the Board a picture of what the corporate office was asking the stores to have.

Chairman Hanlon: asked if the sign above the building was changing.

Mr. Krauser: stated no; it is staying the same.

Chairman Hanlon: stated, for the record, the Board was reviewing the hand out which showed the markings for the windows which will be replacing what currently exists; there are 3 texts; one in each window frame and one on the door.

Mr. Reade: asked if the colorized trim work was also being added.

Mr. Krauser: stated he believed so; the orange on the handout was just a graphic; same application as the wording.

Mr. Reade: asked if the trim work was part of the signage in terms of coverage.

Chairman Hanlon: stated he would like to have the dimensions of the individual insert signs as well as the dimension of the additional added trim work.

Mr. Reade: stated the square footage needs to be calculated.

Mr. Krauser: stated he can take measurements and provide that information to the Board; further stated that the window is not a solid window and the measurements they have are for a solid window.

Mr. Reade: stated it needs to be plotted out; needs to know the percentage the applications are in the window.

Chairman Hanlon: stated the awning can be approved this evening.

Motion to approve the awning only: McVey, Pierson

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

Approval of Minutes:

July 14, 2016: Jones, Reade

Ayes: Reade, Jones, Chairman Hanlon

Ms. Carroll, Board Secretary: stated unfortunately the minutes of February 5, 2015 were inadvertently not done last year; apologized to the Board; were presented this evening for approval.

February 5, 2015: Reade, Pierson

Ayes: Pierson, Reade, Chairman Hanlon

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, McVey, Jones, Chairman Hanlon

Meeting went into Closed Session at 8:00PM.

Meeting reconvened at 8:45PM.

Roll Call: Messrs. Pierson, Reade, McVey, Jones, Chairman Hanlon

Motion to Adjourn: Pierson, Reade
All in Favor

Meeting adjourned at 8:45PM.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
September 20, 2016