

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
February 15, 2018
Combined Session**

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

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

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

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

Resolution:

Chamberlain Developers, W. Saddle River Road/Van Dyke Drive, Block 802, Lots 1, 2, 3, 4 & 10: major subdivision application; 12 lots; approved.

Chairman Hanlon: stated the applicant's attorney, Bruce Whitaker, Esq., was in attendance.

Mr. Cucchiara: reviewed the application and resolution; major subdivision and soil movement application; highlighted portions of the resolution which had the most significance.

Chairman Hanlon: stated the applicant may have a need to import soil; asked for the applicant to contact the Police Department to coordinate the route and to obtain the specific guidelines for the school intersection if soil was to be brought to the site.

Mr. Whitaker: stated the applicant would agree to contact the Police Department in regards to the exporting and importing of soil.

Motion to approve the application: Jones

Seconded by: Carrick

Ayes: Reade, Newman, Carrick, Policastro, Jones, Chairman Hanlon

Nays: None

Public Hearing

Revisions to the Housing Element and Fair Share Plan of the Master Plan

Chairman Hanlon: stated the public hearing on the Master Plan amendment was postponed to March; changes were made to the document; notice will be sent again.

Mr. Cucchiara: stated there is clearly a change and the notice needs to be sent again; the Master, Betsy McKenzie, had not yet completed her comments; she indicated she would have changes which were not substantial; the MLUL provides if there is a change then the matter cannot be heard and has to be re-noticed; in discussions with Ms. Lonergan and Mr. Jones it was decided not to hold the hearing; there is time to get everything in position.

New Business:

Mr. & Mrs. J. Aliotta, 18 Sycamore Avenue, Block 1010, Lot 13: minor site plan application; expansion of existing office/retail building; General Business District (GB) (letter received withdrawing the application without prejudice)

Chairman Hanlon: stated, for the record, the application was withdrawn without prejudice.

Ongoing Business:

Historical Race Track Sign, Ho-Ho-Kus Race Track Road Society: proposed signage.

Chairman Hanlon: stated the application was postponed until March, 2018.

Chairman Hanlon: stated the Board had received revised plans for the 262 Wearimus Road major subdivision application which were on the dais this evening; suggested Board members walk the property after a rain storm to get an understanding of the area; a notice was recently received from the applicant's engineer regarding an application to the NJDEP for an LOI (Letter of Interpretation); the applicant is on the Board's March 8, 2018 agenda for a Completeness Review.

Approval of Minutes:

January 10, 2018, Special Meeting

Motion to approve: Policastro

Seconded by: Jones

Ayes: Reade, Newman, Carrick, Policastro, Jones, Chairman Hanlon

January 18, 2018

Motion to approve: Policastro

Seconded by: Reade

Ayes: Reade, Newman, Policastro, Chairman Hanlon

Chairman Hanlon: stated information was received regarding an education program for Board members which would be held in March; class is held in Hackensack; members of other Boards attend and information is exchanged; very informative; please let the Board Secretary know if you would like to attend.

Motion to adjourn: Jones

Seconded by: Carrick

All in Favor

Meeting adjourned at 8:10PM.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
February 16, 2018