

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
March 8, 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, Reade, Newman, Carrick (absent), Policastro (absent), Jones, Councilman Rorty (absent), Chairman Hanlon, Mayor Randall (absent)

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

Completeness Review:

Mr. Richard Radici, Wearimus Properties, LLC, 262 Wearimus Road, Block 905, Lot 5: major subdivision application; 3 lots (carried at request of applicant to March 8, 2018)

Allen Bell, Esq., applicant' attorney: stated he received a letter dated March 7, 2018 from Mr. Hals which indicated he believed the application is complete; property currently fronts on Wearimus Road; improved by an old house with a tennis court in the rear; proposal is to come in with a roadway and cul-de-sac to service 3 lots; believes the lots are conforming; the Borough Engineer's letter has a question as to whether one of the lots conforms to frontage; will be reviewed by the applicant's engineer; the desire and intention is to come in with no variances requested; the application conforms to all the zoning ordinances as far as the applicant is concerned; there was an issue raised by Mr. Hals in regards to the designation of the roadway and whether it was a rural or residential street; the difference would be the right of way width; had an idea that he wants to run by his engineer that might allow them to comply by including a road widening easement on the lots which would give a 50 ft. wide right of way and provide the cartway which is needed; their intention is to be as compliant as they can and work with the Board so the subdivision can be a reality and one that the Board is satisfied with.

Chairman Hanlon: asked if the Board members had permission to walk the property.

Mr. Bell: stated yes.

Chairman Hanlon: stated a copy of the application will be sent to the Borough's Fire Department, Police Department, DPW and Shade Tree Commission for their comments; understood Mr. Bell had a conflict in the month of April and was looking to schedule the public hearing for May 10, 2018.

Board Members present indicated they would be available on May 10, 2018; the hearing date was confirmed with Mr. Bell.

Mr. Jones: asked if any hearings were required in the Township of Washington.

Mr. Bell: stated no hearing is required but notice must be given; no part of the property is located in the Township of Washington.

Chairman Hanlon: asked for the applicant to determine who owns the right of way and who will maintain it; confirmed the hearing for May 10, 2018 at 7:30PM.

Chairman Hanlon: stated the Board has received a copy of the Zoning Board's 2017 Annual Report; has spoken to Ed Snieckus, Borough Planner, and asked him to review the report and give his recommendations to the Board; 2-3 members of the Planning Board should then schedule to meet with 2-3 members of the Zoning Board to discuss; we will then vote and give our recommendations to the Mayor and Council; letter was sent to the Mayor and Council regarding the safety issues identified on Hollywood Avenue during the Chamberlain Developer's hearing; have not received a reply yet.

Mr. Jones: stated the letter will be discussed at an upcoming Mayor and Council meeting.

Public Hearing

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

Chairman Hanlon: stated a presentation was to be made in regards to the revisions of the HEFSP of the Master Plan; notice was given to the surrounding towns via Certified Mail on February 16, 2018 and the notice ran in The Record on February 21, 2018 and in the Ridgewood News on February, 23, 2018; affidavits have been received for both newspaper notices.

Mr. Daniel Hauben, Clarke, Caton, Hintz, affordable housing consultant: stated the Planning Board adopted the third round housing plan in July 2017; it was endorsed by the Mayor and Council in August 2017; the final housing element with all supporting documents was sent to the County and the Office of Planning Advocacy as required by the MLUL; in September 2017, the full plan and supporting documents was submitted to the Court; the Court had a compliance hearing in December of 2017; it was found the plan was compliant conditioned on the Borough making certain amendments to the plan and

ordinances and resolutions adopted by April 17, 2017; last week the Mayor and Council introduced the amended ordinances and adopted certain resolutions; this evening we are looking at the amendments to the plan themselves; the amendments are across ten pages and they fall into three categories; 1. Removal of a reference to the Borough's previous plan to address its rental rehabilitation obligation; waived by the Special Master to the Court and Fair Share Housing Center; the plan has been revised stating the Borough requested and was granted a waiver; 2. Provide more description of both inclusionary sites; required to provide suitability language; asked to describe the sites that were considered for affordable housing and not included in the plan; 3. Asked to spell out specifically how the housing plan and supporting documents addressed the agreement with the Fair Share Housing Center; a table at the end of the plan is provided.

No Board Members had comments or questions.
No members of the public were present.
Public portion of hearing closed.

Motion to approve the resolution adopting the amendments to the 2018 Third Round Housing Element and Fair Share Plan: Pierson
Seconded by: Jones
Ayes: Pierson, Reade, Newman, Jones, Chairman Hanlon
Nays: None

Ongoing Business:

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

Chairman Hanlon: stated the Race Track sign application will be carried to the next meeting of the Board.

Approval of Minutes

February 15, 2018

Motion to approve: Jones

Seconded by: Reade

Ayes: Reade, Newman, Jones, Chairman Hanlon

Nays: None

Motion to adjourn: Pierson

Seconded by: Jones

All in Favor

Meeting adjourned at 8:00PM.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary