

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
April 12, 2018  
Combined Session**

**Meeting Called to Order at 7:00PM 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 (absent; arrived after roll call at 7:35PM), Policastro, Jones, Councilman Rorty (absent), Chairman Hanlon, Mayor Randall (absent)

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

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**Chairman Hanlon:** stated, for the record, this evening's meeting was a Combined Session of the Board for the month of April, 2018.

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**Ongoing Business:**

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

**Chairman Hanlon:** stated the way the sign is to be installed seems to have changed from the last information submitted; new drawings will be needed; the project needs to be put together correctly; the DPW needs to know how the sign will be installed and how it will need to be maintained; it is up to the Mayor & Council to give their final approval; Mr. Policastro will start working on the information which is needed and update Mr. Pierson; need additional information on the porcelain pieces and a special photo of the particular items to be shown on the top of the sign; asked about the wording on the sign.

**Mr. Pianfetti:** stated the wording is the same as the Southwell proposal.

**Mr. Policastro:** asked if the quality of the three photos were sufficient for printing.

**Mr. Pianfetti:** stated no; clearer copies are needed.

**Mr. Jones:** stated the right caliber of picture is needed.

**Mr. Policastro:** stated the pictures should be as authentic as possible for the time period; asked Mr. Pianfetti to ask his contact at the sign company if he can provide the pictures.

**Chairman Hanlon:** stated the application would be carried to the next meeting of the Board to be held on May 10, 2018.

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**Please note: Mr. Carrick has arrived at this point of the meeting; 7:35PM.**

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**Auto Polishing Center, Mr. Sergio Ariz, 1 Hollywood Avenue, Dalebrook Park, Block 603, Lot 1:** new business; vinyl wrapping of cars

**Mr. Sergio Ariz and Mr. Anthony Ayala appeared before the Board.**

**Mr. Ariz:** stated he is renting space to expand some of the services his business offers; looking for warehouse space; customers will not go to the site directly; his employees will bring the cars from their Waldwick location to the Ho-Ho-Kus location; will apply the film at the location in Ho-Ho-Kus; explained the wrapping procedure; it protects the vehicles from chips, rocks, etc.; only two employees will be on site; cars will be brought back and forth every couple of days.

**Chairman Hanlon:** asked if there were any flammable materials associated with this process.

**Mr. Ariz:** stated no; just the film itself, soap and water.

**Mr. Reade:** asked how long the vehicles would be staying in Ho-Ho-Kus.

**Mr. Ariz:** stated the vehicles will be overnighted; it takes 3-4 days to apply the film; customers will pick up their completed cars at the Waldwick location.

**Mr. Ayala:** stated the work will be done in Ho-Ho-Kus but no customers will visit the Ho-Ho-Kus location.

**Chairman Hanlon:** asked if any signage would be placed on the sign board; mentioned that Board approval was not needed for this signage.

**Mr. Ariz:** stated there might only be a sign on the garage door; will speak to his landlord regarding signage on the board.

**Mr. Reade:** asked if the cars were kept inside overnight.

**Mr. Ariz:** stated yes.

**Motion to approve the application:** Carrick

**Seconded by:** Reade

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

**Nays:** None

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**Ho-Ho-Kus Hand Car Wash, Mr. Hector Mota, 208 E. Franklin Turnpike, Block 1016, Lot 12:** change of ownership

**Mr. Tom Guinan:** stated he was the owner of the property and the current owner of the business; Mr. Mota is buying the business; Mr. Mota currently has a business in Mahwah; he and his brothers will be tenants and buy the business; same name, same hours and same employees; Mr. Mota is very qualified to run the business; same signage; no change in operation except to hopefully have more business.

**Chairman Hanlon:** asked the new business owner to provide the Board Secretary with an emergency phone; it was left off of the application.

**Mr. Carrick:** asked Mr. Mota how long he had his business in Mahwah.

**Mr. Mota:** stated twenty years.

**Chairman Hanlon:** stated there is an A-frame sign that is put out on the street and it is regulated as to when it can be placed there; the applicant needs to be aware of its restrictions.

**Mr. Guinan:** stated he will review this issue with Mr. Mota.

**Motion to approve the application:** Carrick

**Seconded by:** Newman

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

**Nays:** None

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**GSA Architecture, Mr. Zachary Gidich, 188 Franklin Turnpike, Block 1016, Lot 6:** sign application

**Chairman Hanlon:** stated the applicant was not able to appear before the Board this evening but there was enough information to review and vote on the application.

**Mr. Policastro:** stated he reviewed the application and the sign fully complies with the code based on the information supplied in the application, provided the construction material of the sign consists of a wood or composite material.

**Chairman Hanlon:** instructed the Board Secretary to reach out to the applicant and find out what type of material the sign will be composed of.

**Motion to approve application:** Policastro

**Seconded by:** Jones

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

**Nays:** None

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**Pet Partners, LLC (Ho-Ho-Kus Veterinary Hospital), 22 Sycamore Avenue, Block 1010, Lot 14:** change of ownership

**Chairman Hanlon:** stated the application is pretty straightforward; there is a new owner of the business but the name, employees, office hours and signage are all the same; the contact person at Pet Partners asked if it was possible for the application to be heard without a representative from the company present due to the fact their headquarters are located in upstate New York.

**Motion to approve application:** Carrick

**Seconded by:** Jones

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

**Nays:** None

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**Chairman Hanlon:** stated, as a reminder, the public hearing for the 262 Wearimus major subdivision application is scheduled for May 10, 2018; the Board Secretary sent an email last week regarding the demolition of the house located on the property and it would be better to visit the property before the demolition; there is a good chance there could be opposition to this project as there was in the past; described the best ways to access the property; the part of the Master Plan which was updated can now be posted electronically on the website; will not change the hard copy yet; we are almost ready to review the Master Plan again; the Borough Planner is currently reviewing the Board of Adjustment's 2017 Annual Report; asked if Mr. Carrick would be a part of the subcommittee, along with Mr. Pierson, Mr. Reade and himself; Mr. Policastro would be an alternate; once the Board's subcommittee meets, he will reach out to the Board of Adjustment Chairman, Mr. Barto, to arrange a meeting between both Board's subcommittees.

**Mr. Carrick:** agreed to be on the subcommittee.

**Chairman Hanlon:** stated the last item for discussion was the review of the Master Plan which will be done in 2020; the State changed the time between reviews from 5 years, to 7 years to 10 years; the Board voted to continue with their review every 7 years; asked every Board Member to review the current Master Plan and see what they would like to participate in; either upgrading the material, doing some research or fixing the grammar; no assignments will

be made this evening; key items to review are: parks, the school, technology in town and in the school, housing, land use, circulation, traffic, fixing of the Maple Avenue Bridge, OEM, community facilities, utilities, semi-public facilities, stormwater management, recycling, shade trees, and the town's history; would like to get started early so there is no rush at the last minute; once approved, it will be updated electronically; there will be public hearings regarding the changes and there will be a physical package put together for the public to review.

**Mr. Cucchiara:** stated Ho-Ho-Kus is unique in that the Board Members participate in the review and not just an outside agency.

**Chairman Hanlon:** gave the history of the previous Board Attorney; it was his suggestion years ago to have Board Members work on the Master Plan; one reason was when an applicant comes before the Board the Members have a better feel of what is going on.

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**Approval of Minutes**

March 8, 2018

**Motion to approve:** Jones

**Seconded by:** Reade

**Ayes:** Reade, Newman, Jones, Chairman Hanlon

**Nays:** None

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**Motion to adjourn:** Carrick

**Seconded by:** Jones

**All in Favor**

**None Opposed**

**Meeting adjourned at 8:05PM.**

Respectfully submitted by:

JoAnn Carroll

Planning Board Secretary

April 13, 2018