

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
July 16, 2020
Combined Meeting via Zoom
7:30PM**

Meeting Called to Order at 7:30PM by Chairman Hanlon

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

Roll Call: Messrs. Reade, Newman, Jones, Ms. Ioannidis (absent), Councilman Policastro, Chairman Hanlon, Mayor Randall (absent)

Also Attending via Zoom: Gary J. Cucchiara, Esq., Board Attorney; Ms. JoAnn Carroll, Board Secretary

Please note: All persons participating in the July 16, 2020 meeting of the Board did so via Zoom.

Ms. Erika Menanteaux, Luminous, 11 Sheridan Avenue, Block 1007, Lot 6: new business/change of location; sign (window decal) application.

Ms. Menanteaux: stated she was moving her business from 31 Sheridan Avenue to 11 Sheridan Avenue; the business is a beauty and wellness salon; there will be 6 employees; Ms. Menanteaux understands that an application to the Board will need to be submitted for any future signage she proposes.

Motion to approve application: Reade

Seconded by: Newman

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

Nays: None

Mr. Albert Franco, Café Amici, 4 Sycamore Avenue, Block, 1010, Lot 10: awning application.

Mr. Franco: proposing two awnings for his business; per Councilman Policastro, Sign Committee Chairman, the logo and the omission of the street number on both sides of the front panel of each awning do not comply with the ordinance; Councilman Policastro did offer that the Board could still approve the awnings with a waiver for both non-conforming conditions; the logo design is attractive and suitable while the street numbers on both sides of the front panel are appropriate since the awnings are in close proximity to each other. The installation of a front entrance enclosure to the restaurant was made at the hearing and was shown on the drawings submitted with the awnings; Mr. Franco was advised that the Board does not have jurisdiction to consider this request; it was not included in the awning application and also because the

proposed enclosure encroaches into the public right-of-way and does not comply with the zoning regulations. Per Mr. Jones, the Borough will work with Mr. Franco to identify the correct Borough agency that would hear his enclosure proposal, whether that be the Board of Adjustment or Mayor & Council.

Motion to approve the awning application with waivers previously stated:

Councilman Policastro

Seconded by: Jones

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

Nays: None

Resolution:

Recommending the determination of Block 1016, Lots 3, 5, and 11 to be a redevelopment area/non-condemnation per study prepared and presented by Mr. E. Snieckus, Borough Planner, Burgis Associates per N.J.S.A. 40A:12A-6

Motion to approve resolution: Jones

Seconded by: Reade

Ayes: Reade, Jones, Councilman Policastro, Chairman Hanlon

Nays: None

Motion to approve minutes of Jun 18, 2020: Reade

Seconded by: Councilman Policastro

Ayes: Reade, Newman, Councilman Policastro, Chairman Hanlon

Nays: None

Motion to approve minutes of June 29, 2020, Special Meeting: Reade

Seconded by: Councilman Policastro

Ayes: Reade, Jones, Councilman Policastro, Chairman Hanlon

Nays: None

Please note: Board Members were polled at this time regarding their meeting availability in August. The Combined Meeting will be held on August 13, 2020.

Motion to Adjourn: Reade

Seconded by: Newman

All in Favor

None Opposed

Meeting adjourned at 8:15PM.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
