

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
August 16, 2018  
Combined Session**

**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. Pierson, Reade, Newman (absent), Carrick (absent), Policastro, Jones, Councilman Rorty (absent), Chairman Hanlon, Mayor Randall

**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 August, 2018.

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**Resolution:**

**Mr. Pat Pianelli, Ardmore Road LLC, 319 Ardmore Road, Block 202, Lot 2:** minor subdivision application, 2 lots, with one identified variance for second story setback; 85-10 K

**Mr. Cucchiara:** stated section 16 f would be amended to state the elevations to be submitted by the applicant would need to be approved by both Mr. Hals and the Board; one minor correction of the word "to" to "of" in subsection e would also be made.

**Motion to approve the resolution with the stated amendments:** Pierson

**Seconded by:** Policastro

**Ayes:** Pierson, Reade, Policastro, Jones, Chairman Hanlon

**Nays:** None

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**Discussion:**

1. Stormwater Management employee training video confirmation: **Chairman Hanlon** stated the training videos should be reviewed by all Board Members no later than September 1, 2018. **Mayor Randall** indicated he had reviewed the videos.
2. Attendance of MEL seminar on 9/6/18 at 7:00PM: **Chairman Hanlon** reminded the Board of the MEL seminar to be held.
3. Proposed amended driveway ordinance: **Chairman Hanlon** stated there has been a recent trend in the town of expanding driveways to fit multiple cars; reached out to several people on this issue; **Mr. Cucchiara** stated two suggestions had been received one from Mr. Reade and the other from Mr. Berninger, Zoning/Construction Official; proposed changes to the driveway ordinance were in front of the Board which were inspired by a Glen Rock ordinance which had revisions with regard to the requirements as a driveway

may have expanded; the original ordinance is directly from that ordinance; per Mr. Reade, item K needs more clarity; there are circumstances when a homeowner attempts to extend an existing front yard driveway parking area into the side yard alongside the house, basically between their house and their neighbor; the neighbor may not appreciate the sight of a car when looking out their window, instead of greenery; Mr. Berninger made the following comments:

- a. Driveways should lead from the street to the garage; some homeowners will eliminate portions of the driveway in order to meet improved lot coverage requirements.
- b. When a driveway adjoins a patio, a barrier or separation of some type should be required so the area won't be used for parking or for a turnaround.
- c. Driveways may only lead to the garage and should not be in front of any other area of the house.

**Chairman Hanlon** stated if the situation continues with increased driveway areas, there will be additional asphalt which could lead to flooding problems.

**Motion to authorize the Board Attorney to incorporate the changes discussed into the driveway ordinance:** Jones

**Seconded by:** Mayor Randall

**Ayes:** Pierson, Reade, Policastro, Jones, Chairman Hanlon, Mayor Randall

**Nays:** None

4. Review of Master Plan assignments: **Chairman Hanlon** asked the Board Secretary to email the Master Plan assignments to all Board Members; asked the Board Members to review the entire plan and specifically the areas they and their partner were assigned; additions and corrections should be made and any ideas should be conveyed.
5. Cheel Croft: **Chairman Hanlon** stated there are no historic homes in the Cheel Croft area, but they are historic in the sense of what they achieved; many homeowners probably do not want to designate their homes as historic; it does affect property values; would like to see tear downs rebuilt to stay within the neighborhood theme; wants to protect Cheel Croft; possibility of historic signs as you enter the Cheel Croft area was one idea; **Mr. Cucchiara** asked if there were articulated standards of what a Cheel Croft home is; **Chairman Hanlon** stated each home was designed by a different architect; **Mayor Randall** stated if the standards are too specific, push back will be received due to the effect of home value; **Chairman Hanlon** stated homeowners have torn almost an entire home down and have been rebuilt it to modern day standards but kept the Cheel profile; a special person did something in this part of town that no one else had ever done; **Mr. Cucchiara**, stated, to the Mayor's point, the standards may be too general and would not be able to be enforced; **Mayor Randall** stated local designation gets more protection than federal protection; there really has to be a comprehensive scheme and area that is identified; **Mr. Pierson** stated the Cheel Croft area has pre and post war construction; if all of that type of architecture is identified there are houses from 1927 to the late 1940s; **Chairman Hanlon**

stated a definition of the neighborhood is needed; a segment of Ackerman Avenue is pre-war; Cheel also built homes on Fairlawn Street which are not part of the Cheel Croft area.

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**Approval of Minutes:** Reade

July 19, 2018

**Seconded by:** Policastro

**Ayes:** Pierson, Reade, Policastro, Jones, Chairman Hanlon

**Abstain:** Mayor Randall

**Nays:** None

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**Closed Session**

Approval of Closed Session Minutes regarding: Litigation: Chamberlain Developers, Inc. a New Jersey Corporation v. Borough of Ho-Ho-Kus, et al.; Docket No. BER-L 4253-15

Approval of Closed Session Minutes regarding: 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:** Jones

**Seconded by:** Reade

**Ayes:** Pierson, Reade, Newman, Policastro, Chairman Hanlon, Mayor Randall

**Nays:** None

**Meeting went into Closed Session at 8:15PM.**

**Meeting reconvened at 8:25PM.**

**Roll Call:** Messrs. Pierson, Reade, Policastro, Chairman Hanlon, Mayor Randall

**Chairman Hanlon:** stated the Board had just come out of a Closed Session; for the record, there were no members of the public included in the Closed Session.

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**Motion to adjourn:** Jones

**Seconded by:** Reade

**All in Favor**

**None Opposed**

**Meeting adjourned at 8:27PM.**

Respectfully submitted by:

JoAnn Carroll  
Planning Board Secretary  
August 27, 2018