

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
May 9, 2019  
Combined Session  
7:30PM**

**APPROVED**  
July 9, 2019

**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, Carrick (absent), Jones, Councilman Policastro, Chairman Hanlon, Mayor Randall (absent)

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

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**Ms. Katie Diamond, Collective (women's clothing store), 11 Sheridan Avenue, Block 1007, Lot 6:** new business application.

**Ms. Diamond:** stated her business is a women's clothing store and also a collective; each month she will host pop up events with local designers; these events will take place during normal business hours; will always have clothing to sell but will feature different designers each month; not a consignment store; no full time employees; has some part time help; has one parking space in the back of the building; at this time, keeping the awning as is; it is consistent with the other businesses.

**Chairman Hanlon:** stated the awning should have the street address located on either side; it is helpful for the public to locate the business.

**Ms. Diamond:** stated she may replace the awning in the future.

**Chairman Hanlon:** asked if there are exterior lights on at night.

**Ms. Diamond:** stated all lights are turned off when she closes the store; not sure if there is any outdoor lighting; understands outdoor lighting needs to be on a timer.

**Motion to approve the application:** Pierson

**Seconded by:** Reade

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

**Nays:** None

**Mr. Richard Radici, Wearimus Properties, LLC, 262 Wearimus Road, Block 905, Lot 5:** major subdivision application; 2 lots (*application to be carried to June 13, 2019; letter from applicant's attorney received*)

**Chairman Hanlon:** stated a request to carry this application to the Board's June 13, 2019 meeting was received from the applicant's attorney; asked the Board Members present to check their availability for this date.

**Mr. Cucchiara:** stated Mr. Hals and the applicant's engineer have been in contact with each other; Mr. Cucchiara has spoken with Mr. Bell, the applicant's attorney; some changes are being made; will be speaking to Mr. Hals regarding conversations he has had with Mr. Bell.

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**Chairman Hanlon:** reminded the Board to submit their financial closure statements.

**Board Secretary:** stated all Planning Board Members had submitted the necessary documents.

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**Discussion:**

**Conflicts of Interest**

Piscitelli v. Garfield Board of Adjustment: Appellate Division of the Superior Court of NJ considered issues relating to conflicts of interest.

**Mr. Cucchiara:** reviewed the above referenced case with the Board due to its interesting characteristics.

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**Approval of Minutes:**

March 14, 2019

**Motion to approve March 14, 2019 minutes:** Reade

**Seconded by:** Jones

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

**Nays:** None

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**Closed Session Resolution adopted.**

**Motion to go into Closed Session:** Jones

**Seconded by:** Pierson

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

**Nays:** None

**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.

**Closed Session start time: 7:50PM**

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**Meeting reconvened at 8:00PM.**

**Roll Call:** Messrs. Pierson, Newman, Jones, Councilman Policastro, Chairman Hanlon

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**Motion to Approve the April 21, 2016 Closed Session Minutes** Jones  
**Seconded by:** Reade  
**Ayes:** Pierson, Reade Jones, Chairman Hanlon  
**Nays: None**

**Motion to Approve the May 19, 2016 Closed Session Minutes:** Jones  
**Seconded by:** Reade  
**Ayes:** Pierson, Reade, Newman Jones  
**Nays:** None

The following Closed Session minutes' approvals were ratified during the Board's regular session:

	<b>Date Approved</b>	<b>First</b>	<b>Second</b>	<b>Ayes</b>	<b>Nays</b>
<b>2015</b>					
5/14/15 6/11/15 8/13/15 9/17/15 11/19/15	5/10/18	Pierson	Reade	Reade, Pierson, Newman, Chairman Hanlon	None
<b>2016</b>					
1/14/16 2/18/16 3/10/16	2/21/19	Jones	Pierson	Pierson, Newman, Jones, Chairman Hanlon	None

	<b>Date Approved</b>	<b>First</b>	<b>Second</b>	<b>Ayes</b>	<b>Nays</b>
7/14/16	8/16/18	Mayor Randall	Reade	Reade, Jones, Mayor Randall, Chairman Hanlon	None
9/15/16	8/16/18	Pierson	Jones	Reade, Pierson, Jones, Chairman Hanlon	None
10/20/16	1/10/19	Pierson	Reade	Pierson, Reade, Chairman Hanlon,	None
12/8/16	1/10/19	Newman	Reade	Pierson, Reade, Newman, Jones, Chairman Hanlon, Mayor Randall	None
<b>2017</b>					
1/12/17	5/10/18	Policastro	Pierson	Pierson, Reade, Newman, Policastro, Chairman Hanlon	None
10/19/17	5/10/18	Policastro	Pierson	Pierson, Reade, Policastro, Chairman Hanlon	None

**Motion to adjourn:** Jones

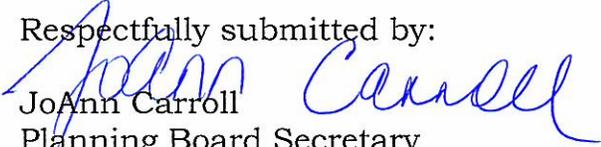
**Seconded by:** Pierson

**All in Favor**

**None Opposed**

**Meeting adjourned at 8:10PM.**

Respectfully submitted by:

  
 JoAnn Carroll  
 Planning Board Secretary  
 May 14, 2019