

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
January 12, 2017
Combined Session
(Immediately followed the Reorganization meeting which
began at 7:30PM)**

Meeting Called to Order at 7:45PM by Chairman Hanlon

Roll Call: Messrs. Berardo (absent), Pierson, Reade, Newman, McVey (absent), Carrick, Policastro, Jones, Councilman Rorty, Chairman Hanlon, Mayor Randall (absent)

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

New Business:

Mr. Christopher W. Moore, M.E.C. Electrical Contractors LLC, 215 Brookside Avenue, Block 1013, Lot 6: new business application; no signage submitted

Mr. Michael Shuart: stated he was a co-owner of the business; his wife owns the building at 215 Brookside Avenue; Suburban Plumbers were the last tenants; there are five parking spaces in the rear of the building; hours will be from 8AM-4PM; the space will be used as an office with 3-4 desks and the rest would be inventory of electrical supplies; will be using just the downstairs area; 716 sq. ft.

Chairman Hanlon: stated the property was located next door to the municipal parking lot on Brookside; unusual layout of stairs in the front; the parking lot next door is a municipal lot; it is a metered system; there should be enough room in the rear for parking; would not want anyone to get a ticket in the municipal lot.

Mr. Shuart: stated he would speak with the upstairs tenant regarding parking.

Chairman Hanlon: asked if any signage was proposed for the business.

Mr. Shuart: stated they are still working on the sign application.

There was a question regarding the official name of the business; Mr. Shuart stated he would contact the Board Secretary the following day with the correct name.

Motion to approve application: Pierson, Councilman Rorty
All in Favor

Approval of Minutes: Reade, Newman
December 8, 2016

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

Closed Session:

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

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: Councilman Rorty, Carrick

Ayes: Pierson, Reade, Newman, Carrick, Policastro, Jones, Councilman Rorty, Chairman Hanlon

Meeting went into Closed Session at 7:50PM.

Meeting reconvened at 8:40PM.

Roll Call: Messrs. Berardo (absent), Pierson, Reade, Newman, McVey (absent), Carrick, Policastro, Jones, Councilman Rorty, Chairman Hanlon, Mayor Randall (absent)

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.

Resolution:

Resolution approving settlement agreement:

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

Mr. Cucchiara: stated the background of the approval is set forth in the “whereas” clauses; there are three cases involved in the process; the settlement that has been presented, filed settlement agreement, is a global settlement which resolves all litigation and the affordable housing part; in the last “whereas” clause, the settlement agreement has been presented to the Board and the terms of the settlement agreement are substantially the same as those that the Board had originally reviewed at the last meeting and the changes are

minor and do not affect the Board's involvement and it is in the best interest of the Board to approve the settlement agreement; on the second page, the resolution provides that the settlement agreement is approved and that the Board Chairman's signature to that agreement, which was previously authorized by the Board, is ratified and affirmed.

Motion to approve the resolution and authorize the Chairman's signature:

Councilman Rorty, Pierson

Ayes: Pierson, Reade, Newman, Carrick, Policastro, Jones, Councilman Rorty

Abstain: Chairman Hanlon

Chairman Hanlon: informed the Board that there are upcoming land use classes being held by the NJPO; the next classes for both mandatory training for new members and experienced members will be held on March 1, 2017; asked any members interested in attending to please let the Board Secretary know so she can submit the registration.

Chairman Hanlon: stated the next meeting of the Board is scheduled for February 9, 2017

Motion to adjourn: Carrick, Councilman Rorty

All in Favor

Meeting adjourned at 8:50PM.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
January 13, 2017