

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
October 19, 2017  
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. Berardo (absent), Pierson, Reade, Newman (absent), Carrick, Policastro, Jones (absent), 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 the meeting this evening was a Combined Session of the Board for the month of October; the Board Attorney was not in attendance yet but was on his way.

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**Ms. Hyujin Kim, Nails to Long For, 3 Sheridan Avenue, Block 1007, Lot 8:** change of ownership.

**Ms. Kim:** stated she is the new owner of the business; taking over as is; nothing changing; she has a lot of experience; 3 employees on site; will apply for parking permits for employees; hours of operation are 9:30AM-7:30PM Monday- Friday, 9:00AM-7:00PM Saturday and 10:00AM-6:00PM on Sunday; not changing the sign.

**Motion to approve application:** Pierson, Carrick  
**Ayes:** Pierson, Reade, Carrick, Policastro, Chairman Hanlon  
**None opposed**

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**Mr. Bob Dwyer, Georgia Pine Clothiers, LLC, d/b/a J. McLaughlin, 23 Sheridan Avenue, Block 1007, Lot 4:** new business; sign; awning.

**Ms. Mimi Shum and Coby McCoy:** moving into the space previously occupied by Allstate; clothing store; men's and women's wear; hours of operation 7 days a week.

**Chairman Hanlon:** stated he did not believe the applicant could be open on Sundays due to Bergen County's Blue Law.

**Ms. Shum:** stated she will have 1-2 employees; there is parking in the rear of the building; hours of operation would be from 10:00AM-6:00PM.

**Mr. Pierson:** stated the sign and awning applications were top notch; all aspects of the sign and awning comply with the Borough's ordinances.

**Mr. Policastro:** stated he liked the content and design of the storefront.

**Ms. Shum:** stated they are darkening the façade on the building.

**Motion to approve new business application, sign application and awning application:** Pierson, Policastro

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

**None opposed**

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

**Mr. Kevin Pianfetti:** stated he has been working on this project for a while.

**Chairman Hanlon:** stated the sign's proposed location is on Arbor on the right hand side going in.

**Mr. Policastro:** stated he has worked with Mr. Pianfetti over the last couple of months; has offered input in regards to the design; the sign is now ready for review by the Board.

**Chairman Hanlon:** stated the wording on the sign was reviewed by a Nagle descendent; she did a lot of work over an extended period of time; unfortunately she passed away; the Board can only make a recommendation for the sign because it will be placed on Borough property; a presentation will have to be made to the Mayor & Council for their approval.

**Mr. Pierson:** stated the rendering of the sign was very attractive; the three pictures at the top of the sign were reconfigured to make them more prominent.

**Chairman Hanlon:** stated the three figures on top are a race car, race horse and bi-level plane; there will be a QR code on the sign so persons with a smartphone can scan and read the entire history of the race track.

**Mr. Reade:** asked if the vendor had produced any other signs in Bergen County that the Board could visit.

**Mr. Pianfetti:** stated he had not checked on that.

**Chairman Hanlon:** stated once this sign is agreed to it will set the standard for the future signs in town; there is a discussion for the trolley and one for Zabriskie Park; need to be sure this style sign will be used everywhere in town as an historical marker.

**Mr. Pianfetti:** stated he will contact the manufacturer to find out if they have other signs in Bergen County.

**Chairman Hanlon:** stated he has spoken with the DPW and they are up to date on the sign; has tried to cover all the bases to get this project going; the next meeting of the Board is scheduled for 11/9/17 at which time Mr. Pianfetti can appear before the Board again with additional information.

**Mr. Pianfetti:** stated he had spoken with the Ridgewood Country Club about placing a sign in Ho-Ho-Kus.

**Chairman Hanlon:** stated that sign would be placed at the Hermitage; in the past there was an issue of cost and how the sign would be mounted; the Hermitage is State property which is located on a County road so both State and County approvals are needed; Mr. Reade's point is well taken; we need to make sure we have the correct sign because we don't need to fight with anyone to have the correct sign in place.

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**Please note: Mr. Cucchiara has arrived at this point of the meeting; 7:50PM**

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**Approval of Minutes:** Carrick, Reade  
September 21, 2017

**Ayes:** Pierson, Reade, Carrick, Policastro

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**Resolution:**

**Approved: Jeanne & Greg Dube, 873 East Saddle River Road, Block 810, Lot 1.01:** Preliminary Major Subdivision application; 3 lots proposed.

**Mr. Cucchiara:** reviewed the application and the resolution; stated, for the record, the numbered paragraphs were out of order and would be corrected.

**Motion to approve the resolution with the correction of the numbered paragraphs:** Carrick, Pierson

**Ayes:** Pierson, Reade, Carrick, Policastro

**None opposed**

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**Motion to go into Closed Session for a discussion of a legal issue:** Pierson, Policastro

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

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**Meeting went into Closed Session at 8:010PM.**

**Meeting reconvened at 8:30PM.**

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

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**Motion to adjourn:** Carrick, Pierson

**All in Favor**

**None opposed**

**Meeting adjourned at 8:30PM.**

Respectfully submitted by:

JoAnn Carroll

Planning Board Secretary