

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
January 10, 2019
Combined Session
(Immediately followed the Reorganization meeting which
began at 7:30PM)**

Meeting Called to Order at 7:40PM 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 (absent), Chairman Hanlon, Mayor Randall

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

Mr. Dan McCormack, Camp Winaukee, 31 Sheridan Avenue, Block 1007, Lot 3: new business application; administrative offices

Mr. McCormack: stated the summer camp is held in New Hampshire; winter office in Ho-Ho-Kus; 2 full time employees and 1 part time; off season work will be done at this office; will vacate premises in June, July and part of August, but will still maintain the lease; parking in rear of building; landlord's approval received with application.

Motion to approve application: Pierson

Seconded by: Reade

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

Nays: None

Mr. R. Scott Wolff, Allstate, 17 Sheridan Avenue, Block 1007, Lot 6: change of ownership.

Mr. Wolff: stated his application was for a change of ownership only; 3 full time employees; parking in rear of building; not changing the existing sign on building.

Motion to approve application: Jones

Seconded by: Mayor Randall

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

Nays: None

Ms. Arely Blanco, B. Glamorous Nails, 18 Sycamore Avenue, Block 1010, Lot 13: awning and sign applications.

Mr. Pierson: stated the necessary changes were made to the sign and awning applications for both to be conforming; the sign will be made out of a wood composite material and the awning will have the address numbers located on the front of the awning on either end.

Motion to approve the sign and awning applications: Pierson

Seconded by: Reade

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

Nays: None

Proposed Ordinance #2019-19; Section 85-58: Violations and Penalties

Mr. Jones: stated, from the position of the Zoning officer, there is no recourse at this time for people doing work without a permit or contrary to their permits; this ordinance would allow the Zoning Officer and/or the Property Maintenance Officer to act after a period of time; the situation would be remedied by the Borough and a lien placed on the subject property for the cost.

Motion to authorize Gary Cucchiara, Esq., Board Attorney, to write a letter to the Mayor & Council recommending the adoption of Ordinance 2019-019: Reade

Seconded by: Newman

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

Nays: None

Abstain: Mayor Randall

Proposed amendment to Ordinance 85-37.2 Awnings, Canopies, Marquees

Mr. Cucchiara: stated a question was raised regarding signs and awnings and the policy of the Board to have the address number on either side of proposed awnings; it was found the ordinance did not specify this requirement; made some cosmetic changes to the ordinance; most significant change can be found in the 2nd sentence.

Motion to authorize Gary Cucchiara, Esq., Board Attorney, to write a letter to the Mayor & Council recommending the amendment of Ordinance 85-37.2 Awnings, Canopies, Marquees, indicating the requirement of the address number to be placed on both ends of proposed awnings: Reade

Seconded by: Newman

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

Nays: None

Nays: None

Abstain: Mayor Randall

Proposed amendment to Ordinance 85-32.3 Driveways

Chairman Hanlon: stated the driveway ordinance needed to be amended regarding the width of residential driveways and parking areas on same.

Motion to authorize Gary Cucchiara, Esq., Board Attorney, to write a letter to the Mayor & Council recommending the amendment of Ordinance 85-32.3 Driveways, specifically driveway widths and parking locations: Reade

Seconded by: Newman

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

Nays: None

Abstain: Mayor Randall

Approval of Minutes:

November 8, 2018

Motion to approve: Reade

Seconded by: Newman

Ayes: Reade, Newman, Chairman Hanlon

Nays: None

Chairman Hanlon: stated the Board of Adjustment's 2018 Annual Report was received by the Board; the Planning Board will work with the Board of Adjustment on the items contained in the report; the Borough Planner made some suggestions after reviewing the 2017 Annual Report; will work to have items addressed.

Public Hearing/Ongoing Business:

Mr. Richard Radici, Wearimus Properties, LLC, 262 Wearimus Road, Block 905, Lot 5: major subdivision application; 3 lots (*to be carried at applicant's request*)

Chairman Hanlon: stated the attorney for the 262 Wearimus Road major subdivision application asked to come before the Board on March 14, 2019 for the continuance of their public hearing; the plans are being changed to reflect a 2 lot subdivision; the applicant will be re-noticing.

Chairman Hanlon: stated, due to the decrease in the amount of Board members, there are more open assignments for the Master Plan review; Chairman Hanlon will review to see which categories need to be re-assigned.

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: Mayor Randall

Seconded by: Pierson

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

Nays: None

Meeting went into Closed Session at 8:05PM.

Meeting reconvened at 8:15PM.

Roll Call: Messrs. Pierson, Reade, Newman, Jones, Chairman Hanlon, Mayor Randall

Motion to adjourn: Jones

Seconded by: Pierson

All in Favor

None Opposed

Meeting adjourned at 8:15PM.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
January 11, 2019