

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
February 21, 2019
Combined Session
7:30PM**

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 (absent), 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

**Mr. Cucchiara administered the oath of office to:
Councilman Policastro, Class III Member, Term Expiration, 12/31/19**

Mr. Vincent Labarbiera, Special Properties Real Estate Services LLC, 19 Sheridan Avenue, Block 1007, Lot 5: change of ownership and sign application.

Mr. Labarbiera: stated Mr. Gildea is still the property owner; application is for a change of ownership and sign; awning to remain; parking in rear for employees; same business, just a different owner; proposed sign material is cedar; application states aluminum but this was changed once he was informed that was not an acceptable material.

Mr. Pierson: stated the sign is consistent with the ordinance; the only issue was the sign material; with the change of material to cedar, the sign is fully conforming.

Motion to approve change of ownership and sign applications: Pierson
Seconded by: Councilman Policastro
Ayes: Pierson, Newman, Jones, Councilman Policastro, Chairman Hanlon
Nays: None

Mr. Eun Ok Park, Spot Cleaners, 5 Sheridan Avenue, Block 1007, Lot 8: change of ownership.

Mr. Park: stated he is the new owner of the business; same hours as previous owner; same amount of employees; employees will not park on the street; signage to remain the same.

Motion to approve application: Pierson

Seconded by: Councilman Policastro

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

Nays: None

Dr. Yana Garger, medical practice, 10 Sycamore Avenue, Block 1010, Lot 12.01: sign application.

Dr. Garger: stated she was before the Board previously for a change of ownership application; the existing lights will be changed to wider goose neck lamps; the lights will also be on a timer.

Councilman Policastro: stated the sign committee had determined the sign proposed by Dr. Garger is fully conforming to the Borough's ordinance.

Motion to approve application: Pierson

Seconded by: Councilman Policastro

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

Nays: None

St. Bartholomew's Church, 70 Sheridan Avenue, Block 1005, Lot 4: sign application.

Reverend Cathy Studwell: stated the sign in front of the church is old and dilapidated; working to bring new members to the church and the sign will help bring attention to the church.

Councilman Policastro: stated he had reviewed the application; there is one section of the code which states that signs for churches and/or schools must not be closer than 15 ft. to the road right of way; there is nothing in the application indicating distance to the street; other aspects are fully compliant; recommends to approve the application with the condition that upon erection of the sign, it be placed 15 ft. from the road right of way; the right of way is where the road ends or at the curb.

Reverend Studwell: stated the sign will be dedicated to the memory of a parishioner and a plaque will be added at a later date.

Motion to approve application, conditional upon the sign to be erected at least 15 ft. from the road right away, per the Borough Ordinance:
Councilman Policastro

Seconded by: Jones

Ayes: Newman, Jones, Councilman Policastro, Chairman Hanlon

Abstain: Pierson

Nays: None

Mr. Kevin Pianfetti, Ho-Ho-Kus Historical Association: proposed sign at the Hermitage. (to be carried at request of applicant to March meeting)

Chairman Hanlon: stated this application has been postponed until the March meeting; had a discussion with a Hermitage representative; the Hermitage itself would like to make the application to the Board; it is their property and their Board members.

Chairman Hanlon: stated the 262 Wearimus major subdivision application will be heard by the Board on March 7, 2019; the application has been amended to a 2 lot subdivision; all Board Members present indicated they had received the updated site plan.

Chairman Hanlon: (regarding the Master Plan) stated he recently received a phone call from the The Record looking for historical information for the Ho-Ho-Kus Inn; he was referred to the Master Plan; he had three minor questions after reviewing the Master Plan; Chairman Hanlon discovered the version on the Borough's website is not the same as the hard copy; the hard copy is missing some segments; advised Board Members to double check their assigned sections before making any proposed corrections and/or additions.

Approval of Minutes:

January 10, 2019, Reorganization Meeting

January 10, 2019, Regular Meeting

Motion to approve the January 10, 2019 Reorganization and regular meeting minutes: Pierson

Seconded by: Jones

Ayes: Pierson, Newman, Jones, 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.

Motion to go into Closed Session: Jones

Seconded by: Pierson

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

Nays: None

Meeting went into Closed Session at 8:55PM.

Meeting reconvened at 8:05PM.

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

Motion to adjourn: Pierson

Seconded by: Jones

All in Favor

None Opposed

Meeting adjourned at 8:07PM.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
February 26, 2019