

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
August 13, 2020
Combined Meeting via Zoom
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. Reade, Newman (absent), Jones, Ms. Ioannidis, Councilman Policastro, Chairman Hanlon, Mayor Randall (absent)

Also Attending via Zoom: Gary J. Cucchiara, Esq., Board Attorney; Ms. JoAnn Carroll, Board Secretary

Please note: All persons participating in the August 13, 2020 meeting of the Board did so via Zoom.

Authorization for Mr. E. Snieckus, Borough Planner, to prepare a Redevelopment Plan for Block 1016, Lots 3, 5, and 11, as per Resolution #20-90 of the Mayor & Council

Mr. E. Snieckus, Burgis Associates: gave an overview of the next step in the process; area in need of designation has been done for this property a few months ago; the Mayor & Council has authorized the Planning Board to prepare a redevelopment plan; the redevelopment plan will include the statutory criteria necessary; not necessarily for the designation, but the criteria to meet the consistencies with the Master Plan, ordinance and regulations for the appropriate development at the properties and any other requirements that could include, design criteria and off-tract improvements; at this point the Board authorizes, on the record, Burgis Associates to prepare the redevelopment plan to make sure everything is in line and documented so it is appropriately designated that Burgis Associates will prepare the plan; will come back in 2-3 weeks with the plan; the Board will review the plan and make any recommendations; the public hearing occurs at the Mayor & Council level; the Governing Body handles the notice; the Planning Board recommends the document be sent to the Mayor & Council and ensure it is complete and concise.

There were no Board Member questions for Mr. Snieckus.

Chairman Hanlon: reviewed the Board's September dates with Mr. Snieckus who indicated he was available on September 17, 2020.

Mr. Snieckus: stated he will submit the redevelopment plan so it can be distributed to the Board for their review and then he will make a presentation on September 17, 2020.

All Board Members participating in the meeting indicated they would be available on September 17, 2020.

Motion to authorize Mr. E. Snieckus' firm, Burgis Associates, to prepare a Redevelopment Plan for Block 1016, Lots 3 & 5: Councilman Policastro
Seconded by: Reade
Ayes: Reade, Jones, Ioannidis, Councilman Policastro, Chairman Hanlon
Nays: None

Jeanne & Greg Dube, 873 E. Saddle River Road, Block 810, Lot 1.01: Preliminary and Final Major Subdivision approval in 2017; request for extension/reapproval.

Chairman Hanlon: stated the applicant is back before the Board for an extension and re-approval for a major subdivision.

Bruce Whitaker, Esq., applicant's attorney: was not involved with the 2017 application, but Mr. Thomas Donahue, applicant's engineer was; in 2017 the Board had granted approval of the major subdivision and by statute, that approval has expired because the subdivision was not recorded within 190 days of the approval date and all conditions were not met; at this time his client is requesting an extension and reapproval; nothing has changed since the time the original application was approved; creating three conforming building lots; one of which will continue to have the existing dwelling with a garage and pool; this is the homestead lot; construction of single family homes on the other two lots; these lots are under contract; seeking to perfect the subdivision at this time; the map will be filed so there will be 3 legally created lots; all of the improvements were made part of the prior resolution; the conditions in that resolution have been met; the Bergen County Planning Board met and their letter dated July 9, 2020 was received; there were a series of conditions and they have been met; Bergen County Soil approval will be obtained when each lot is developed and when the driveways are relocated; approval received from the NWBCUA; the lots have the ability to be hooked up to the sewer; requesting this application be reapproved so the mylar can be delivered to the Bergen County Planning Board and then back to Ho-Ho-Kus for the appropriate signatures; is in receipt of Mr. Vince's letters; they have been reviewed; there are items that need to be addressed; some of them are administrative; the mylar is to be modified so it meets with the Recordation Act; vegetation will be removed; a performance guarantee will be posted for the relocation of the driveways; Mr. Vince has received the deed restrictions for the lots to be reviewed.

Mr. Cucchiara: asked if Mr. Vince had requested the map to be correct as part of the discussion with respect to the mathematical errors and boundaries.

Mr. Whitaker: stated Mr. Vince wants to ensure the mathematical errors are corrected and that the mylars will meet the requirement for map filing; all will be taken care of; the County has already approved the deed of easement.

Chairman Hanlon: stated, for the Board's information, on the south side of the subject property is Powderhorn Road, where all 3 driveways will exit to; on the north side of the property is Saddle Brook Drive; the property sits in between two roads; the homestead lot does not currently exit to Powderhorn but will per the subdivision.

Motion to grant a reapproval and extension for the major subdivision granted on October 19, 2017 by the Planning Board for 873 E. Saddle River Road, Block 810, Lot 1.01, with compliance of all conditions of the resolution, testimony and Borough Professional's reports: Reade

Seconded by: Jones

Ayes: Reade, Jones, Ioannidis, Councilman Policastro, Chairman Hanlon

Nays: None

Motion to approve the July 16, 2020 Minutes: Reade

Seconded by: Jones

Ayes: Reade, Jones, Councilman Policastro, Chairman Hanlon

Nays: None

Chairman Hanlon: "presented" Member Ioannidis with her Certificate of Completion for the Land Use Course required for new Board Members and was congratulated by the Board for her accomplishment.

Chairman Hanlon: gave an update on the Master Plan and is hoping to have a draft copy for the Board to review in September.

Motion to Adjourn: Jones

Seconded by: Reade

All in Favor

None Opposed

Meeting adjourned at 7:55PM.

Respectfully submitted by:


JoAnn Carroll

Planning Board Secretary

September 1, 2020

APPROVED: SEPTEMBER 17, 2020

