

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
November 7, 2019
Special Meeting**

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, Jones (absent), Councilman Policastro, Chairman Hanlon, Mayor Randall (absent)

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

Completeness Review:

Bergen County United Way/Madeline Housing Partners, Inc., Brookside Avenue, Block 1014, Lots 1 & 2; MF-AH Zone: Minor Subdivision application.

Bergen County United Way/Madeline Housing Partners, Inc., Brookside Avenue, Block 1014, Lots 1 & 2; MF-AH Zone: Preliminary/Final Major Site Plan application: 13 unit, 4 story, multifamily affordable housing; lot area and side yard setback variances; driveway aisle and parking aisle width waivers.

A. Del Vecchio, Esq., Beattie Padavono, attorney for Bergen County United Way: stated he was in receipt of the conflict engineer's review letter; Mr. Hals has provided a response letter; project proposed to be constructed on Borough owned property and proposed at the intersection of First Street and Brookside Avenue.

Mr. David Hals, Schwanewede/Hals Engineering: stated he prepared the plans; 13 units proposed; 4 story building; the Mayor & Council adopted a new ordinance for this property; the site has been developed in accordance with this ordinance; trying to meet two goals; comply with ordinance and maximize the parking; the plans show both the development for residential housing and also how the Borough's parking will be reconfigured; combined into one plan.

Mr. Del Vecchio: stated the applicant is before the Board for the construction of the housing; the parking lot will be dealt with separately; the parking was shown on the plans so the Board would have a complete picture of all the proposed improvements; there was some confusion in the conflict engineer's

letter in regards to parking spaces, which are not a part of the housing application.

Chairman Hanlon confirmed with the Board Members present that they had received both Mr. Lemanowicz' and Mr. Hals' letters.

Mr. Hals: stated there is a note on the plan of the total number of spaces at the train station and what will be left over for the site; the total municipal spaces at the train station is 207; with the reconfiguration there will be a decrease in the number of spaces to 190; 17 less; the ordinance contemplated just the development of the lots for the housing.

Mr. Cucchiara: stated the only issue before the Board was if the application could be deemed complete.

Chairman Hanlon: confirmed with the Board Secretary that the application and plans have been on file in the Planning Board office for the public to view; asked the Board Secretary to provide the Fire Department, Police Department, the DPW and the Ambulance Corps with a copy of the application and plans and to request each agency's written review.

A brief discussion was held at this time regarding a hearing date; public hearing date confirmed for Thursday, December 12, 2019.

Motion to deem applications complete: Reade

Seconded by: Pierson

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

Nays: None

Proposed Ordinance Amendment Review:

2019-28: An ordinance to amend Chapter 85 of the Code "Zoning" and providing for the regulation of small cell wireless facilities within the municipal right of way

Chairman Hanlon: stated the proposed ordinance amendment was sent to the Board by the Mayor & Council; the cellular system in town is being upgraded for 5G sometime next year; the ordinance is allowing this to take place; this issue is discussed in the Master Plan.

Mr. Cucchiara: stated the Board must determine if the proposed ordinance amendment is consistent with the Master Plan.

Motion to authorize Gary J. Cucchiara, Esq., Board Attorney, to send a letter to the Mayor & Council indicating the Board's recommendation of

the approval of the proposed amended ordinance, which has been found to be consistent with the Borough's Master Plan: Pierson

Seconded by: Reade

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

Nays: None

Mr. Cucchiara: stated a letter will be issued to the Mayor & Council; per the MLUL, the Planning Board is required to give a report of any ordinance which involves development regulations.

Chairman Hanlon: asked Councilman Policastro if he had heard from the BOE regarding their section of the Master Plan.

Councilman Policastro: stated he had not yet received a response, but is aware they are actively working on editing their section.

Chairman Hanlon: stated, for the record, both the November 14th and November 21st meetings of the Board were cancelled.

Approval of Minutes:

October 17, 2019

Motion to approve: Councilman Policastro

Seconded by: Reade

Ayes: Reade, Newman, Councilman Policastro, Chairman Hanlon

Nays: None

Motion to Adjourn: Reade

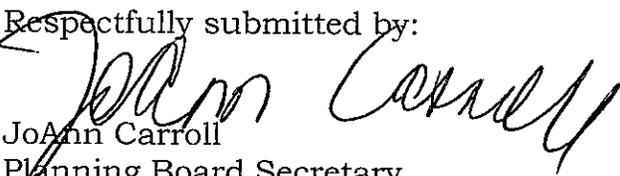
Seconded by: Pierson

All in Favor

None Opposed

Meeting adjourned at 8:05PM

Respectfully submitted by:


JoAnn Carroll
Planning Board Secretary
November 8, 2019