

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
February 12, 2015
Combined Session**

Meeting Called to Order at: 7:35 PM

Open Public Meetings Statement: Read into the record by the Board Secretary.

Roll Call: Messrs. Berardo (absent), Pierson, Reade, Cirulli, Newman, Councilman Rorty, Chairman Hanlon, Mayor Randall (absent)

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

New Business:

ASR Enterprises LLC, Sophie's Closet, Ms. Helen Rozenberg, 11 Sheridan Avenue, Block 1007, Lot 6: change of ownership application.

Ms. Rozenberg: stated the business is a consignment boutique; already in business; taking over and changing the name; one employee; landlord showed her the parking in the rear of the building.

Mr. Reade: asked about the signage; stated there is an existing sign on the front of the building above the windows.

Ms. Rozenberg: stated she is not changing that sign now; will probably change it in 6 months.

Mr. Reade: instructed Ms. Rozenberg that she would have to appear in front of the Board for approval when she decides to change that sign; Mr. Reade discussed the transparent sign details that were submitted and stated they look satisfactory for that location.

Chairman Hanlon: asked what would be the hours of operation.

Ms. Rozenberg: stated Tuesday through Saturday from 10AM-6PM.

Motion to approve new business application and sign application:

Councilman Rorty, Pierson

Ayes: Pierson, Reade, Cirulli, Newman, Councilman Rorty, Chairman Hanlon

Completeness Review:

MPM Associates, 22 Hollywood Place, Block 601, Lot 21: minor subdivision application/2 lots.

Chairman Hanlon: stated this was a minor subdivision application; this application is not open to the public at this time because the applicant is in front of the Board for a Completeness Review.

Ms. Natalie Capano, Attorney for the applicant: stated the applicant has previously subdivided property in the Borough; Edgewood Drive.

Mr. Pasquale Pianelli, applicant: stated he built 33 and 31 Edgewood Drive; he is familiar with the Borough; lives in Ho-Ho-Kus; believes this is a simple subdivision; almost the exact same application as Edgewood Drive.

Chairman Hanlon: asked if the house that is for sale on the block the same one that is going to be torn down.

Mr. Pianelli: stated yes.

Councilman Rorty: asked if the Board had an engineer for this project.

Chairman Hanlon: stated yes, Neglia; the engineer has submitted a document stating this application is complete; stated the public hearing on this application will take place on March 19, 2015.

Ms. Capano: stated she will notice for 3/19/15.

Chairman Hanlon: stated the application is deemed complete; asked Mr. Pianelli if the Board has permission to walk the property.

Mr. Pianelli: stated yes.

Completeness Review:

Rumford Holdings LLC, 863 and 873 East Saddle River Road; Block 810, Lots 1.01 & 2: applicant seeks minor subdivision approval between two adjoining properties under common ownership.

Mr. Joseph Marianiello, Marianiello & Marianiello, attorney for the applicant: stated there are 2 lots associated with this application; rearranging the lot line; Mr. Gregg Dube and Mrs. Jeanne Dube own Rumford Holdings together; application seeks to change the lot lines so the Dube home is the only home that accesses the driveway off of ESRR; home fronts on Powderhorn; driveway on ESRR; pole of flag lot would be on the Dube property; provided materials to Mr. Hals for review; Mr. Hals has issued a report.

Chairman Hanlon: stated Mr. Hals has deemed this application complete in his report; the public hearing will be scheduled for April 9, 2015.

Correspondence:

Zoning Board of Adjustment Annual Report for 2014

Mr. Cucchiara: stated the Zoning Board's report is sent to the governing body and to the Planning Board.

Chairman Hanlon: stated he will speak with Chairman Barto regarding having a joint meeting with the Zoning Board or possibly having a subcommittee so both groups could discuss the Annual Report; Mr. Snieckus could be involved as well.

Mr. Cucchiara: stated the Annual Report contains two parts; a summary of all the variance applications which were presented to the Board of Adjustment; the second part of the report are the Board recommendations for zoning ordinance changes and the like; ordinances should sometimes be changed because there are numerous Board applications presented; Borough can make modifications; committee can review; the Planning Board can take action and make a recommendation to the governing body; stated the Board has no legal obligation to take any action; sometimes recommendations are made and nothing happens; can be frustrating at times; the governing body prepares an ordinance for introduction; that is the time for residents to voice any concerns.; the Master Plan provides guidance but it is not the law; an ordinance has to be enacted to follow through on those recommendations.

Housekeeping

Adoption of By-Laws of 2015

Mr. Cucchiara: stated there are no changes to the By-Laws.

Motion to Adopt the By-Laws of 2015: Pierson, Councilman Rorty

Ayes: Pierson, Reade, Cirulli, Newman, Councilman Rorty, Chairman Hanlon

Approval of Minutes: Councilman Rorty, Reade

October 23, 2014

All in Favor

Motion to Adjourn: Councilman Rorty, Pierson

All in Favor

Meeting adjourned at 8:00PM

Respectfully submitted by:

JoAnn Carroll

Planning Board Secretary

August 3, 2015