

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
February 18, 2016
Combined Session**

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. Berardo (absent), Pierson, Reade, Newman, McVey, Jones, Councilman Rorty (absent), Chairman Hanlon, Mayor Randall (absent)

Also in Attendance: Gary J. Cucchiara, Esq., Board Attorney; Ms. JoAnn Carroll, Board Secretary (Mr. Cucchiara was absent at the time the meeting was called to order; arrived at 7:37PM)

Approval of Minutes:

January 14, 2016, Reorganization Meeting: Pierson, Reade
All in Favor

January 14, 2016, Combined Session: McVey, Pierson
All in Favor

Chairman Hanlon: stated the Board had received a copy of the Board of Adjustment's Annual Report for 2015; asked Mr. Pierson to lead the subcommittee along with Chris McVey to review the report and discuss it with Mr. Corrison who headed up the subcommittee last year; Chairman Hanlon will reach out to the Borough Planner and bring him up to speed; we will then have a meeting with the Board of Adjustment; if an ordinance needs to be changed, corrected or added, we can then go forward.

Please note: a short recess was taken at this time to wait for the arrival of the Board Attorney; 7:33PM

Please note: Mr. Cucchiara has arrived at this point of the meeting; 7:37PM.

Meeting reconvened at 7:37PM.

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

Completeness Review:

Mr. Joseph Lupino, 303 Ardmore Road, Block 202, Lot 1: minor subdivision application.

Mr. Joe Lupino, 7 Hutton Drive, Mahwah, NJ

Mr. David Chase, 90 Prospect Street, Ramsey, NJ

Appeared before the Board in connection with the minor subdivision application at 303 Ardmore Road.

Chairman Hanlon: stated the application had been received by the Board; in addition, the engineer's review letter was received on this date; Chairman Hanlon asked if the applicant's received a copy of this letter.

Mr. Lupino/Mr. Chase: stated yes.

Chairman Hanlon: stated a letter from the County is included with the application; asked the applicants to give a brief overview of their application; cannot go into detail as this is a completeness review and not a public hearing.

Mr. Lupino: stated they want to subdivide the property and build two single family homes.

Chairman Hanlon: stated he wanted the applicants to be aware that the house which is on the property at this time has historic value; the history of the house can be reviewed in the Master Plan which can be found on the Borough's website; it is the oldest house in Cheel Croft; it dates back roughly to 1830.

Mr. Lupino: stated he believed the present house is not the original house; there are a lot of additions to it.

Chairman Hanlon: stated the details of the house will come up in testimony; he just wanted to make the applicants aware of the history of the house.

Mr. Cucchiara: asked Mr. Lupino if he would be representing himself.

Mr. Lupino: stated yes; and that he does have an engineer.

Mr. Cucchiara: asked Mr. Chase's association with the applicant.

Mr. Chase: stated he is Mr. Lupino's business partner; asked if the house was on a historic list.

Chairman Hanlon: stated no, but it is a historic piece; it was once known as the Ackerman Farm House.

Mr. Pierson: advised the applicant to read the Master Plan to find more information regarding the house.

Mr. Cucchiara: asked the Board if they were aware of the house being placed on a historic list.

Chairman Hanlon: stated an application was never made to have the house placed on a historic list.

Chairman Hanlon: stated the proper paperwork has been filed; the application is deemed complete.

Mr. Lupino: stated he does have a public hearing with the Waldwick Planning Board on March 2, 2016.

Chairman Hanlon: stated the first hearing date for this application will take place on March 10, 2016, which will be a Combined Session.

Mr. Chase: asked if there would be resistance to tearing down the home.

Chairman Hanlon: stated that could not be discussed because tonight's meeting is for completeness determination only; did advise that it will be the first tear down of a home in Cheel Croft other than from an explosion or fires.

Mr. Cucchiara: stated, per the engineer's report, there are a few items that need to be corrected; this way the plans will be complete when members of the public review them; must be on file at least 10 days before the hearing date of March 10, 2016.

Mr. Pierson: asked if he should be looking at this application in solely the context of the zoning ordinances of the Borough.

Chairman Hanlon: stated yes.

Mr. McVey: stated there are gaps on the proposed lots.

Chairman Hanlon: stated the Borough Engineer has asked for the applicant to supply additional information.

Approval of By-Laws

Chairman Hanlon: stated last year we reviewed and adopted our by-laws; there are no changes at this time but they must be reviewed once again and voted on.

Mr. Cucchiara: stated we will basically adopt the by-laws for 2016; this is ordinarily done at the reorganization meeting; the by-laws are essentially the rules that govern the Board's operation; Mr. Cucchiara reviewed the table of contents; procedures for applications and other procedural requirements; most of it is pursuant to the MLUL; all authority for land use boards are derived from the MLUL.

Motion to adopt the 2016 Planning Board By-Laws: Pierson, Reade
Ayes: Pierson, Reade, Newman, McVey, Jones, Chairman Hanlon

Discussion:

Proposed revisions to the Sign Ordinance

Mr. Cucchiara: stated he will forward the sign ordinance to the Board Secretary for distribution to the Board.

Closed Session:

Litigation: Chamberlain Developers, Inc. a New Jersey Corporation v. Borough of Ho-Ho-Kus, et al.; Docket No. BER-L 4253-15

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

Meeting went into Closed Session at 7:50PM.
Meeting reconvened at 8:30PM.

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

Motion to Adjourn: Pierson, Reade
All in Favor

Meeting adjourned at 8:30PM.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
February 22, 2016