

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
August 17, 2017
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 (absent), Carrick, Policastro, Jones (absent), Councilman Rorty, Chairman Hanlon, Mayor Randall (absent)

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

Completeness Review:

Jeanne & Greg Dube, 873 East Saddle River Road, Block 810, Lot 1.01:
Preliminary Major Subdivision application; 3 lots proposed.

Chairman Hanlon: stated the Borough Engineer filed a second report and stated the applicant can move forward with a public hearing with the exception of two items which were not completed by the applicant's engineer; Mr. Hals feels we can move forward and the applicant can cause notice for a public hearing; if the applicant does not comply with the two items at least ten days before the public hearing date, then they cannot go forward; the onus is on the applicant; the Board has received a copy of Mr. Hals' latest report and the latest plans from the applicant; asked the Board Secretary to request a review of the revised plans and a written report from the Police Department, DPW (Water and Sewer Departments), Fire Department and the Shade Tree Commission; the applicant's attorney requested September 21, 2017 as the public hearing date; the is the Board's regularly scheduled public session; the assumption is the applicant will have all outstanding items addressed for them to move forward.

Councilman Rorty: stated the adjacent property is 863 ESRR; asked if there was an easement on the driveway.

Chairman Hanlon: stated there was an application before the Board a few years prior; the long roadway going in was their driveway; the homes associated with the application will have Powderhorn addresses.

Approval of Minutes:

July 13, 2017: Pierson, Reade

Ayes: Pierson, Reade, Policastro, Chairman Hanlon

Abstain: Carrick, Councilman Rorty

Nays: None

July 20, 2017: Reade, Policastro

Ayes: Pierson, Reade, Policastro, Chairman Hanlon

Abstain: Carrick, Councilman Rorty

Nays: None

A brief recess was taken at this time while the Board Secretary contacted the applicant, Ms. Gonzalez, to confirm her attendance at this evening's meeting: 7:45PM.

Meeting reconvened at 8:00PM.

Roll Call: Messrs. Pierson, Reade, Carrick, Policastro, Councilman Rorty,
Chairman Hanlon,

New Business

Ms. Sonia Gonzalez, Sewar Salon & Spa, 18 Sycamore Avenue, Block 1010, Lot 13: new business application.

Ms. Sonia Gonzalez: stated she is one of the owners of the business; she plans on opening her salon in September, 2017; will have two employees to start but as the business progresses she will have more; eventually there will be 6-7 employees; there is sufficient parking in the rear of the building; it used to be a bank.

Chairman Hanlon: confirmed the applicant's emergency phone number for the Police Department in case of an emergency due to the fact the applicant does not live locally.

Councilman Rorty: asked what the hours of operation would be.

Ms. Gonzalez: stated she is not sure at this time if she will be open 6 or 7 days; the hours would be 9/10AM to 7PM.

Councilman Rorty: stated he was not certain they applicant could be open on Sundays due to the Blue Law in Bergen County.

Ms. Gonzalez: stated beauty salons are allowed to be open on Sundays.

Mr. Pierson: asked if a sign was proposed for the business.

Ms. Gonzalez: stated yes and she is aware an application will have to be submitted to the Board and the sign will require Board approval.

Mr. Pierson: stated 12 stations are a lot to start with.

Ms. Gonzalez: stated she may only use two chairs in the beginning; wants to avoid having clients wait.

Chairman Hanlon: instructed the applicant to contact the Board Secretary in regards to her sign application.

Motion to approve new business application: Pierson, Councilman Rorty

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

Absent: Carrick (left the dais before the vote)

Nays: None

Motion to adjourn: Councilman Rorty, Pierson

All in Favor

Meeting adjourned at 8:10PM.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
August 21, 2017