

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
January 18, 2018
Regular 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, Carrick (absent), 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:

Mr. Richard Radici, Wearimus Properties, LLC, 262 Wearimus Road, Block 905, Lot 5: major subdivision application; 3 lots

New Business:

Mr. & Mrs. J. Aliotta, 18 Sycamore Avenue, Block 1010, Lot 13: minor site plan application; expansion of existing office/retail building; General Business District (GB) (to be deemed complete)

Chairman Hanlon: stated both the 262 Wearimus Road major subdivision application and the 18 Sycamore Avenue minor site plan application will be adjourned; 262 Wearimus is adjourned to the March 8, 2018 meeting of the Board at the request of the applicant's attorney; a letter stating this request has been received and has been made part of the applicant's file; 18 Sycamore is adjourned to the February 15, 2018 meeting of the Board; the meeting will take place at 7:30PM in the Council Chambers of Borough Hall; no further notice is required; a letter stating this request has been received and has been made part of the applicant's file.

Ms. Lorianne Iannone, Alt's Eats, 622 N. Maple Avenue, Block 1015, Lot 6: change of ownership

Ms. Iannone: stated she is assuming ownership of the business and will continue to run it as it is today; will add more lunch items; hoping to have the lease signed by February 7, 2018; there are two parking spaces for the business; there will be two employees plus herself; existing sign is being kept; will contact the construction department to inquire about any permits needed; will be open on Saturday between 7AM and 4PM; not sure if she will be open on Sunday.

Motion to approve application: Councilman Rorty

Seconded by: Pierson

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

Nays: None

Ms. Alexa Mele, Alt Beauty by Alexa Rae, 15 Sheridan Avenue, Block 1007, Lot 6: change of ownership/business name change; sign and awning applications

Ms. Mele: stated she is taking over the Eric Alt Salon; incorporating a beauty bar into the salon; specializing in makeup and bridal services; will contact the construction department to inquire about any permits needed, including for the sign and awning; there will be no permanent makeup done; five employees at this time; could increase to ten maximum, but only five would work at one time; parking has been worked out with the landlord; current salon is open from Wednesday to Saturday; she is adding Tuesday to her schedule.

Chairman Hanlon: stated the applicant could rent space at the Borough parking lot at the lower end of the train station if additional parking is needed.

Mr. Policastro: stated, in regards to the proposed sign, the allowable square footage by ordinance was not completed by the applicant; the sign appears to be the same footprint as the previous one; is in accordance with the ordinance.

Mr. Pierson: stated he reviewed the dimensions of the sign; the sign is in compliance with the ordinance; the applicant conforms with the sign and the awning as well.

Motion to approve application: Councilman Rorty

Seconded by: Pierson

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

Nays: None

Upper First Street Cemetery Sign, Eagle Scout Project, (Stanley Kober, representative), Block 1014, Lot 9: historical sign application

Mr. Alexander Melarti, Eagle Scout, Troop 7 and Mr. Stanley Kober appeared before the Board.

Mr. Kober: stated, in regards to the information the Board had received, asked the Board to ignore the typos on the last page; the last page was only submitted for information on the QR code.

Mr. Melarti: stated in September of 2017 he made a presentation to the Mayor and Council in regards to his Eagle Scout project for the 200 year old cemetery site; the site has not had many improvements since 2006; fundraising took place which helped with the cost of painting and repairing the fencing around the graves; the DPW helped move gravel and wood chips for a proper walkway; donations included rocks for a retention wall, dirt and shrubs; last two phases of

the project are to install a park bench and a historical plaque; the plaque will be in black; the QR code is shown on the last page.

Mr. Kober: stated all typos have been corrected on pages 3 and 4.

Chairman Hanlon: stated Members Jones, Reade and Policastro have been involved with this project to help move it along.

Mr. Policastro: stated the application was very thorough; commended Mr. Melarti for his work; it is a great improvement to the cemetery and the Borough; the sign is also in compliance with the Borough's Ordinance for historical markers.

Mr. Pierson: commended Mr. Melarti's efforts; personally enjoys the project; the sign itself is pleasing and has the correct "look" for the cemetery.

Councilman Rorty: stated Mr. Melarti has done a great job.

Mr. Reade: suggested the heading for the configuration of the headstones shown on the drawing be changed to either "plot legend" or "interment legend", in addition, the words "back to front" and "left to right" should be removed.

Mr. Kober: stated those changes can be made.

Brief discussion had at this time in regards to the QR code and how it would be linked to the Borough's website; either directly to the page of the Master Plan which mentions the cemetery or to a dedicated page for the cemetery information; it will be up to the Webmaster to decide.

Chairman Hanlon: stated the QR code will be installed on the sign; not necessarily a part of the application before the Board; there are four separate items which are listed on the Borough's website in regards to the Master Plan; a cemetery segment can be added; pictures can also be added.

Mr. Reade: asked if Mr. Neafie's background information could be provided; Mr. Neafie is mentioned in paragraph 2 of the narrative.

Mr. Kober: stated yes; Mr. Neafie conducted multiple cemetery surveys in the early 1900s; he is well known and has many books; the Ho-Ho-Kus cemetery is also mentioned in a number of books.

Mr. Reade: asked if Mr. Neafie was referenced in the Master Plan; there should be some background information on him added.

Chairman Hanlon: stated there is only a small paragraph in the Master Plan on the cemetery that was written 25 years ago; information on the cemetery can be expanded when the Master Plan is updated; the QR code will answer many future questions.

Mr. Reade: commended Mr. Melarti on his efforts.

Mr. Newman: stated he likes the entire project; is a history buff and can't wait to see the finished project.

Mr. Policastro: confirmed with Mr. Kober that the post is also made of cast aluminum.

Mr. Kober: confirmed.

Chairman Hanlon: stated the Board would vote on this application this evening and a letter would be sent to the Mayor and Council for their meeting on January 23, 2018; since the sign will be located on Borough property, final approval is needed from the Mayor and Council.

Motion to approve historical sign and authorize the Board Attorney to prepare a letter to the Mayor and Council regarding same:

Councilman Rorty

Seconded by: Pierson

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

Nays: None

Ms. Zhenyu (Jenny) Li, Kids2Kids, 119 First Street, Block 1015, Lot 12: new business application; educational non-profit organization; after school enrichment program

Ms. Jenny Li: stated her business is a non-profit organization; focus on teaching kids science, engineering, math and art; enrichment classes; would have approximately 15 kids per class to start; in all approximately 50 kids; they will not be attending at the same time; grades start at kindergarten and go through high school; high school age students take robotic classes only; business will be located on the first floor; at this time will have 5 teachers; classes will be held Monday through Saturday; parents will drop off their children; there is plenty of parking; younger children will have a teacher student ratio of 6:1 and older children the ratio will be 12:1; Ms. Li is an electrical engineer and is also involved in software development; started this business due to her son, when he was younger, being involved with robotics; very helpful for him; there is no certificate given when a child completes a class; children are taken to robotic competitions; they start going to competitions at 6 years old and continue through high school; other instructors are engineers as well; teachers are not State certified; they teach the fundamentals and let the children do the inventing; will have a 3D printer and laser cutter on site; they are also taught programming; teachers are not volunteers; older children mentor the younger children; will contact the Construction Department for any permits needed; will contact the Board Secretary in regards to future proposed signage; looking to open in the summer of 2018.

Motion to approve application: Pierson

Seconded by: Policastro

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

Nays: None

Ongoing Business:

Historical Race Track Sign, Ho-Ho-Kus Race Track Road Society: proposed signage.

Chairman Hanlon: stated Mr. Pianfetti was not able to attend the meeting this evening; the Race Track sign application has been put on hold because of the information that was learned during the cemetery sign application; the Race Track sign application will be placed on the Board's February 15, 2018 agenda.

Correspondence:

Letter to Mayor & Council regarding Hollywood Avenue intersection connection with original road and possible barrier installation on Hollywood Avenue at WSRR corner, in conjunction with the County

Mr. Cucchiara: stated he will review his notes from the Special Meeting of the Board held on January 10, 2018; will prepare a draft letter and work with Chairman Hanlon to make sure the language is appropriate; will distribute to the Board for review.

Councilman Rorty: suggested the barrier be as aesthetically pleasing as possible.

Motion to authorize Board Attorney to prepare a letter to the Mayor and Council in regards to closing off part of the exit off of Route 17 onto Hollywood Avenue or install a stop sign in lieu of the yield sign and also the installation of a barrier along Hollywood Avenue: Councilman Rorty

Seconded by: Pierson

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

Nays: None

Chairman Hanlon: stated Marybeth Lonergan and Daniel Hauben of Clarke Caton Hintz, will appear before the February 15, 2018 meeting of the Board to discuss Revisions to the Housing Element and Fair Share Plan of the Master Plan; notice has been sent to the newspapers, surrounding towns will be notified as well as the Bergen County Planning Board.

Approval of Minutes:

December 14, 2017: Pierson, Reade

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

Nays: None

January 4, 2018, Reorganization Meeting: Councilman Rorty, Policastro
Ayes: Pierson, Reade, Newman, Policastro, Councilman Rorty, Chairman Hanlon
Nays: None

Motion to adjourn: Councilman Rorty
Seconded by: Reade

Meeting adjourned at 8:25PM.

Respectfully submitted by:

JoAnn Carroll
January 22, 2018