

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
October 8, 2015
Combined Session**

Meeting Called to Order at 7:30 PM by Chairman Hanlon

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

Roll Call: Messrs. Berardo (absent), Pierson, Reade, Corrison, Newman (absent), McVey (absent), Jones, Councilman Rorty (absent), Chairman Hanlon, Mayor Randall (absent at time of roll call; arrived at 7:35PM)

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

Chairman Hanlon: stated this evening's meeting was a Combined Session; a meeting would not be held on October 15th.

Linda Engler, Ph.D. and Andrew Eisen, Ph.D., 119 First Street, Block 1015, Lot 12: new business application.

Ms. Engler: stated both she and her husband are child psychologists; specialty is in children with anxiety disorders; also test for learning disabilities; will only be herself and her husband in the office; is aware of the parking situation.

Chairman Hanlon: stated a letter has been provided by the landlord.

Motion to approve application: Pierson, Reade

Ayes: Pierson, Reade, Corrison, Jones, Chairman Hanlon

Please note: Mayor Randall has arrived at this point of the meeting, 7:35PM.

Ms. Erin Cacciabaudo d/b/a The Catch-y Caterer, 614 N. Maple Avenue, Block 1015, Lot 9: new business application/awning.

Ms. Cacciabaudo: stated she has an existing catering business in town; looking to take over the lease at Kevin's Thyme; will provide take-out and counter service; replicate the same model; will have a lot of catering; 5 employees on site.

Chairman Hanlon: stated the applicant should have her employees park at the Borough parking lot; lower end of lot.

Brief discussion took place regarding current business and location of business which Ms. Cacciabauda is currently operating.

Chairman Hanlon: asked if the applicant would be enclosing the patio along the side of the business at some point.

Ms. Cacciabauda: stated she had no intention to enclose the patio; is starting her business as small as possible; at this time the tent is up but is not heated or enclosed; may use in the spring and fall months; no interest in closing it off.

Please note: Mr. Christopher Botta, Botta & Associates, applicant's attorney, has arrived at this point of the meeting, 7:40PM.

Chairman Hanlon: stated the applicant had also submitted an awning application for the front of the building; the awning will be required to have a street address on both ends.

Mr. Reade: stated the application is not for a full awning; replacing what is already on site; is a flat awning which aligns with the building; street numbers are depicted on the rendering of the awning; Mr. Reade asked if the arched lighting on the front of the building was still working.

Ms. Cacciabauda: stated she did not know; but would use them if they were.

Mr. Reade: stated the lights would have to be placed on a timer and go off when the business was closed; stated the awning was acceptable.

Motion to approve the new business application and the awning application: Pierson, Corrison

Ayes: Pierson, Reade, Corrison, Jones, Chairman Hanlon, Mayor Randall

Mr. Vincent Torre, Beautiful Bodies Boot Camp, 217 First Street, Block 1016, Lot 5: sign application.

Chairman Hanlon: stated the application is for a banner sign at an unusual location; asked the applicant to give further explanation to the Board.

Mr. Torre: stated when the business first opened he did not have a sign; wanted to have some type of business identification so emergency services could find his location; applying at this time so the banner sign could be approved.

Mr. Reade: stated the existing back lit signage over the door had been approved at the Planning Board meeting held on August 13, 2015 and an approval letter was sent to the applicant.

Mr. Torre: stated the backlit sign was too expensive and the banner sign was a cheaper alternative; stated he never received an approval letter for the backlit sign.

Board Secretary: stated that Mr. Ross, Mr. Torre's partner, informed her that he had received the approval letter for the back lit sign.

Mr. Reade: stated he was confused by the applicant's statement; stated the applicant had submitted a sign application for the back lit sign and that application was approved; asked if the applicant was not going to use the back lit sign; stated the applicant was in front of the Board again because the Board had asked that the banner signs be taken down; the application for the banner signs should have been submitted before the signs were put up; there are no stipulations in the ordinance regarding a banner sign along a brick wall.

Mr. Cucchiara: stated the Borough has an ordinance scheme in regards to banner ordinances; a few years ago a request was made for those types of signs; the Mayor and Council adopted ordinances with certain regulations and restrictions; Mr. Torre's banner does not fall within those regulations; when this happens, a variance must be applied for with the Board of Adjustment; applying for a variance does not mean it will be approved.

Mr. Torre: stated he would put up the back lit sign which was approved by the Board.

Mr. Corrison: stated the back lit sign can be put up because they were approved by the Board; the banner signs cannot; asked if the applicant wanted to withdraw his application.

Mr. Torre: stated he would withdraw the banner sign application to the Board.

Please note: the Board has deemed the banner sign application withdrawn.

Plasker Family Chiropractic Center, 25 Sheridan Avenue, Block 1007, Lot 3: sign application.

Dr. Noel Plasker: stated he has been at his location for sixteen years; has never had a sign; has decided to put one up; each of the businesses next to his office have signs.

Mr. Reade: stated he had reviewed the applicant's submission; asked if Dr. Plasker had considered keeping the same design as his neighbors.

Dr. Plasker: stated he did consider the same design scheme but wanted his sign to stand out and at the same time be tactful.

Mr. Reade: asked if there was down lighting above the sign.

Dr. Plasker: stated yes.

Chairman Hanlon: stated an aluminum sign was not permitted but wood was.

Dr. Plasker: stated he would go to his neighboring businesses and see if they would like to change their signs as well to be more symmetrical; Dr. Plasker also stated that the sign can be changed to wood.

Mr. Corrison: stated the sign could be a synthetic or composite wood.

Motion to approve sign application: Corrison, Mayor Randall

Ayes: Pierson, Reade, Corrison, Jones, Chairman Hanlon, Mayor Randall

ECLC School, 302 N. Franklin Turnpike, Block 103, Lot 5: sign application.

Mr. Steve Palmieri: stated he was an administrator at ECLC; the school has been a tenant of the church for 25 years; has received Father James' approval to apply for a new sign; the sign will be placed on the front of the building; white, blue and grey aluminum sign; the logo was held up for the Board to view.

Chairman Hanlon: asked if the "St. Luke's" lettering would be replaced with the new sign.

Board Secretary: stated she had spoken with Mr. Randy Peterson at the school this same day and he informed her that the "St. Luke's" lettering would be coming down and replaced with the new sign, but the cross would remain on the building.

Mr. Palmieri: stated the red lettering will be coming off of the building as well.

Mr. Corrison: stated the sign as proposed is aluminum which is not allowed.

Mr. Palmieri: stated he is certain the sign company can come up with another material.

Motion to approve the application with the modification that the composition of the sign be in compliance with the ordinance: Corriston, Pierson

Ayes: Pierson, Reade, Corriston, Jones, Chairman Hanlon, Mayor Randall

Approval of Minutes:

January 22, 2015: Pierson, Mayor Randall

Ayes: Pierson, Chairman Hanlon, Mayor Randall

September 17, 2015: Reade, Jones

Ayes: Reade, Jones

Chairman Hanlon: stated the Board would not go into Closed Session this evening.

Chairman Hanlon: stated Mr. Berardo is still a member of the Board but will not be able to attend the meetings with any regularity which makes him ineligible to continue as Vice Chairman; he has asked the Board to replace him in this capacity.

Mr. Corriston: (Chairman of the Vice Chairman Committee) nominated Mr. Reade as Vice Chairman of the Board; seconded by Mayor Randall.

Ayes: Pierson, Reade, Corriston, Jones, Chairman Hanlon, Mayor Randall

Motion to Adjourn: Pierson, Reade

All in Favor

Meeting adjourned at 8:10PM

Respectfully submitted by:

JoAnn Carroll

Planning Board Secretary

October 9, 2015