

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
March 19, 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 (absent), Reade, Newman, Councilman Rorty, Chairman Hanlon, Mayor Randall

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

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

Chairman Hanlon: introduced the application; application was deemed complete over a month ago; public hearing being held this evening; all jurisdictional requirements have been met.

Mr. Cucchiara: stated it was appropriate at this time to mark the exhibits:

A1 Minor Subd Application

A2 Proof of Service

A3 Minor Subd Plan/Weissman/dated 9/25/14

A4 Existing Conditions Survey/Weissman/dated 1/8/15

A5 picture of 31 Edgewood

A6 picture of both 31 and 33 Edgewood

B1 Neglia Engineering Report dated 2/4/15

Ms. Capano: applicant's attorney, stated there were no further exhibits to be marked.

Chairman Hanlon: described Board procedures.

Mr. Pasquale Pianelli: sworn in by Mr. Cucchiara; stated he was a resident of Ho-Ho-Kus; he has been a registered builder since 2002; has developed major and minor subdivisions; worked with all types of buildings; residential, commercial and industrial; under contract to purchase property; intention to take single family home currently on property, demolish it and build 2 new single family homes; was before the Board a year prior; was granted approval for a minor subdivision at 31 Edgewood Drive; subdivided into 31 and 33

Edgewood Drive; resides at 33 Edgewood; this application similar to previous one; no variances being requested.

Mayor Randall: stated, even though it was not a requirement of the applicant to provide the details of what the homes would look like, asked Mr. Pianelli if he had any thought to what the home designs would be.

Mr. Pianelli: stated the homes would be similar to the Edgewood houses; he takes pride in the neighborhood and the fact that his houses blend in; colonial style; craftsman design; will work seamlessly into the street scape.

Chairman Hanlon: stated part of the back end of Hollywood Place was taken over by the Borough; the curbed line does not match up with the rest of the street; asked if it was his intention to make sure the street becomes one piece.

Mr. Pianelli: asked for clarification.

Chairman Hanlon: stated the width of the street is not the same as the rest of the street at the proposed lots; needs to be moved back a couple of feet to match the curb coming up from Hollywood Avenue; it will also provide additional space for DPW and the neighborhood.

Mr. Pianelli: stated he doesn't believe that will be a problem.

Mr. Christopher West, 14 Hollywood Place: asked questions of Mr. Pianelli.

Ms. Grace Lassik, 11 Hollywood Place: asked questions of Mr. Pianelli.

Mr. Robert Weissman, applicant's architect: gave his educational and professional background; Mr. Weissman was qualified as an expert by the Board.

Ms. Capano/Mr. Weissman: explained the application and plans; minor subdivision; seeking no variances; 10k sq. ft. zone; each zone in excess of this size; 2 lots; complies with all zoning; actual curb line of Hollywood Place ends at the southerly line; will extend line to follow the right of way to widen it and give greater area for parking; narrow at north end of Hollywood Place; garages in front; access onto Hollywood Place; accessing utilities from Hollywood Place; seeking no variances for construction; 17 ft. setback on south side of proposed lot 21; would respect the 10 ft. side yard setback; designing houses to be compliant.

Councilman Rorty: asked about 14 ft. of land that was purchased.

Mr. Capano: stated the purchase of the land is accounted for on the plans.

Councilman Rorty: asked if there were any drainage issues.

Mr. Weissman: stated the property slopes from west to east away from Hollywood Place; seepage pits are being installed.

Councilman Rorty: asked if there were any existing drainage systems in the easterly part.

Mr. Weissman: stated none had been encountered.

Councilman Rorty: asked about a replanting schedule for trees.

Mr. Weissman: stated trees are shown on the property; there will be some removal; west and rear of the lots the trees would remain; there would be some tree removal to construct the homes.

Mr. Reade: asked if there would be access to the easement that is located to the south of the property.

Mr. Weissman: stated not from the new homes.

Mr. Reade: asked if the sidewalk would be extended which ends at Hollywood Place.

Mr. Pianelli: stated it can be extended across the frontage; stated it would be designed so it works with making the road wider.

Mr. Reade: asked about tree preservation; there are a lot of big trees on the property; asked if Mr. Pianelli knew at this time which trees were to be removed.

Mr. Weissman: showed on plans which trees would most likely be removed; removed mostly to construct home; center of lot to east could remain; in order to construct the home, from the center of lot and going west would need to be removed.

Mr. Pianelli: stated he has walked the property; likes to keep good trees; some trees towards the back of the property are not in good shape.

Mr. Reade: asked about the demolition timeline.

Mr. Pianelli: stated the demolition of the house would take place after the Board's approval; obtain permit from Building Department; home would be down in 2 days; cleaned up in 4 days.

Chairman Hanlon: stated he doesn't believe the sidewalk should be extended any further; doesn't believe the sidewalk goes all the way to Hollywood Avenue;

long history in this area; curbs should absolutely be installed all the way up to the cul-de-sac which would help with repair and extend that part of the road; strong support for the road system so it doesn't fall apart; easier for the DPW to maintain maintenance the street and for snow removal; engineering will give better direction regarding seepage pits; would like the applicant to consider the driveway runoff going into the seepage pits.

Mr. Weissman: stated he always does.

Chairman Hanlon: stated there should not be a problem with water service; once property is set up, must comply with the Shade Tree Commission; they will want 2 or more new trees; general rule for the R2 zone; at times it has been difficult to plant trees because of various types of construction; asked to move the trees back onto the property owner's property; permission granted to have a very narrow right of way so the Borough's trees can be serviced.

Mayor Randall: stated the other reason deals with the contemplation of places that have sidewalks; stated there is such a short run in this area that he is not a fan of sidewalks; would rather see the trees in the right of way and no sidewalks.

Chairman Hanlon: spoke regarding the tear down of the building; permit needed; also need a permit for the soil movement; guidelines for trucks; do not drive on Hollywood Avenue or Lloyd Road; trucks come in and out either by Sheridan Avenue or through downtown Ho-Ho-Kus; clear on the drawing that the applicant is making the line straight from number 14.

Mr. Weissman: stated they will follow the right of ways to give some turn around area at the end as well.

Mr. Cucchiara: asked for clarification.

Mr. Weissman: stated presently the curb that ends at the southerly property line; pavement comes up into the right of way and is another 4-5 ft. away from where the curb line would be that they are proposing to give some turn around area.

Mr. Cucchiara: asked if revised plans would be submitted for this purpose.

Mr. Weissman: stated that can be done; can also do when plot plans for individual lots are submitted.

Mr. Cucchiara: stated it would not be an issue then.

Chairman Hanlon: stated it is agreed that it will be a concrete curb; road will be paved; has a concern for people who have access to the driveway off of Hollywood Avenue; asked how they are protected from these driveways.

Mr. Weissman: stated the present easement will carry to the owner of the future lot; there are deeds in place for access across a portion of the driveway for the three lots to come out onto Hollywood Avenue; that would remain and carry through.

Chairman Hanlon: stated, also for the protection of the person that owns the two car garage at the end.

Mr. Weissman: stated “yes.”

Chairman Hanlon: stated he doesn’t see anything in the document relating to this.

Mr. Weissman: stated that aspect of the deed would carry forward with the deed for this lot; everyone would be accessing out to Hollywood Place.

Chairman Hanlon: stated that needs to be shown; the easement must be shown.

Mr. Cucchiara: stated, if the Board is inclined to approve this application, the condition of approval that a revised plan be submitted to show the easement which would be subject to the Board’s Engineer.

Mr. Greg Durrett, 45 Gilbert: asked questions of the applicant.

Councilman Rorty: stated he had a concern regarding keeping the area wooded along the right of way line; area should be improved to a certain degree.

Chairman Hanlon: stated that made sense; property owners would not want to look at the right of way; tree line could be placed along the property owner’s side to provide a buffer.

Mr. Pianelli: stated he generally puts a buffer especially in the rear of the homes for homeowners and neighbors.

Chairman Hanlon: stated there needs to be some privacy/security along the right of way line.

Mr. Christopher West, 14 Hollywood Place: sworn in by Mr. Cucchiara; made a statement regarding this application.

Councilman Rorty: stated there needs to be a stipulation for the Shade Tree Commission and also regarding screening.

Chairman Hanlon: stated the Shade Tree Commission aspect is automatic; Mr. Pianelli has already stated that he will provide screening.

Mr. Pianelli: stated he will work with the Shade Tree Commission.

Councilman Rorty: spoke regarding construction vehicles; there will be 4-5 days where large vehicles will be at the site; asked the applicant to do all he can to keep them off the street and on the property; street is tight; emergency vehicles would have trouble getting down the road; rest of construction would not be as bad as the demolition aspect.

Mr. Pianelli: stated he works with the neighbors and will do his best to make sure he is always conscious emergency vehicle access.

Mayor Randall: stated the resident's concerns have been heard by the applicant; the applicant does have the right to do the best with his property; along the same lines, there should be a buffer for all the houses.

Mr. Newman: asked if the applicant would have to come back before the Board.

Mayor Randall: stated "no."

Mr. Newman: confirmed the application was for the approval of two buildable lots.

Chairman Hanlon: stated the street will be widened; provide additional space on the road in the future; make it easier for the town to maintain; additional water from Hollywood Avenue will be captured.

Mayor Randall: asked if it was the Board's consensus that there be a waiver on the sidewalk.

Chairman Hanlon: stated "yes."

Mr. Cucchiara: stated there are three waivers involved with this application in terms of the plan which is seen on the engineering's report marked B1.

Motion to Approve Application/subject to all stipulations: Councilman Rorty, Mayor Randall

Ayes: Reade, Newman, Councilman Rorty, Chairman Hanlon, Mayor Randall

Chairman Hanlon: stated the next meeting would be held on 4/9/15; Rumford Holdings is on the agenda for that evening; the Hollows application is tentatively scheduled to be in front of the Board on 4/16/15.

Motion to Adjourn: Councilman Rorty, Reade
All in Favor

Meeting adjourned at 8:35PM.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
April 27, 2015