

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
March 11, 2021
Combined Session via Zoom
7:30PM**

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

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

Roll Call: Messrs. Reade, Jones, Madden, Ms. Ioannidis (absent), Ms. Willkomm, Councilman Policastro, Chairman Hanlon, Mayor Randall (absent)

Also Attending via Zoom: Gary J. Cucchiara, Esq., Board Attorney; Ms. JoAnn Carroll, Board Secretary

Please note: All persons participating in the March 11, 2021 Combined Session of the Board did so via Zoom.

Chairman Hanlon: reviewed the Zoom meeting protocol.

Proposed Ordinance Review:

Bond Ordinance No. 2021-42: Bond ordinance to authorize the making of a grant for the development and construction of affordable housing in, by and for the borough of Ho-Ho-Kus, in the County of Bergen, State of New Jersey, to appropriate the sum of \$3,150,000 to pay the cost thereof, to make a down payment, to authorize the issuance of bonds to finance such appropriation and to provide for the issuance of bond anticipation notes in anticipation of the issuance of such bond.

Mr. Cucchiara: stated the Board approved the Brookside application in 2019; the review of the Bond Ordinance has been sent to the Board by the Mayor & Council; the Board is involved in the entire process of approval due to the significant affordable housing opportunities; the Board is to determine if the proposed ordinance meets with the goals and objectives of the Master Plan and amendment.

Ms. Willkomm: inquired about any other outstanding Borough debt.

Mr. Jones: stated the Borough does have other debts due to various projects; this is a separate bond for the payment of the affordable housing project; it is the Borough's responsibility due to the lawsuit; it is a court ordered obligation.

Motion to recommend adoption of Bond Ordinance No. 2021-42: Reade
Seconded by: Jones

Ayes: Reade, Jones, Madden, Willkomm, Councilman Policastro, Chairman Hanlon

Nays: None

Discussion:

Bergen County United Way/Madeline Housing Partners, Inc., Brookside Avenue, Block 1014, Lots 1 & 2; MF-AH Zone: condition of approval change in regards to the installed roof truss system.

Mr. Jones: stated there was a discussion during the hearing for 100 Brookside regarding the installation of roof trusses vs. stick built; at the hearing, the applicant agreed to the Fire Department's request to not install a roof truss system, even though a roof truss system was to code; unfortunately, a roof truss system was installed; the installation of a dry sprinkler system was agreed upon by all parties; there will be no mechanicals in the attic and the cost will be incurred by BCUW.

Resolution:

Bergen County United Way/Madeline Housing Partners, Inc., Brookside Avenue, Block 1014, Lots 1 & 2; MF-AH Zone: Minor Subdivision application; request for extension of approval received in 2019.

Mr. Cucchiara: reviewed the extension request and the resolution.

Motion to adopt the resolution: Jones

Seconded by: Willkomm

Ayes: Reade, Jones, Madden, Willkomm, Councilman Policastro, Chairman Hanlon

Nays: None

Discussion:

Zoning Board of Adjustment's 2020 Annual Report

Chairman Hanlon: stated he still needed to consult with Mr. E. Snieckus, Borough Planner, regarding the Zoning Board's 2020 Annual Report; will have an update on Mr. Snieckus' report at the April 8, 2021 meeting.

Approval of Minutes:

February 11, 2021

Motion to approve: Reade

Seconded by: Madden

Ayes: Reade, Jones, Madden, Willkomm, Councilman Policastro, Chairman Hanlon

Motion to Adjourn: Reade

Seconded by: Willkomm

All in Favor

None Opposed

Meeting adjourned at 7:45PM.

Respectfully submitted by:


JoAnn Carroll
Planning Board Secretary

APPROVED APRIL 8, 2021