

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
August 12, 2021
Combined Session via Zoom
7:30PM**

Meeting Called to Order at 7:45PM by Chairman Hanlon

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

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

Also Attending via Zoom: Gary J. Cucchiara, Esq., Board Attorney; Mr. E. Snieckus, Burgis Associates, Borough Planner; Ms. JoAnn Carroll, Board Secretary

Please note: All persons participating in the August 12, 2021 Combined Session of the Board did so via Zoom.

Chairman Hanlon: reviewed the Zoom meeting protocol.

Proposed Ordinance Review:

Ordinance No. 2021-60 adopting the Redevelopment Plan entitled “619 N. Maple Avenue, 217 & 239 First Street Development Plan” dated July 12, 2021; Pursuant to the Local Redevelopment and Housing Law N.J.S.A 40A:12A-1 et seq.

Mr. Snieckus: sworn in by Mr. Cucchiara; review of proposed Ordinance No. 2021-60 for review and consistency with the Master Plan; when we went through the Redevelopment Plan during earlier meetings, we did discuss the Master Plan and consistency of the document; which is provided on page 24 of the Redevelopment Plan; a full analysis of the Master Plan was done and highlighted the Land Use plan; looked at various goals and policy statements in the Master Plan that were relevant; in addition, one of the elements of the Master Plan is the Fair Share plan; we compared that to the Redevelopment Plan; all consistent with those specific features and goals and objectives of the Master Plan which are mentioned on page 29; the Redevelopment Plan criteria contained herein are consistent with the goals and objectives of the Master Plan through compliance with applicable environmental regulations and encouraging development where there is established Borough infrastructure along with appropriate contributions to necessary improvements; the Redevelopment plan criteria encourages the areas of development while complimenting and promoting the continued economic improvement of the central business district of the Borough; the actual statute talks about if there are any inconsistencies; none were found; the ordinance is adopted by the Mayor & Council; a site plan review will be before the Board.

Motion that the Board finds proposed Ordinance No. 2021-60 is not inconsistent with the Master Plan and its amended documents, the Board is recommending adoption of the ordinance and authorizes Gary J. Cucchiara, Esq., Board Attorney, to prepare a letter report to the Mayor & Council regarding same: Jones

Seconded by: Councilman Policastro

Ayes: Jones, Madden, Ms. Willkomm, Councilman Policastro, Chairman Hanlon

Nays: None

Approval of July 8, 2021 Minutes: Madden

Seconded by: Jones

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

Nays: None

Approval of July 19, 2021 Special Meeting Minutes: Jones

Seconded by: Councilman Policastro

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

Nays: None

Motion to Adjourn: Jones

Seconded by: Willkomm

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

Nays: None

Meeting adjourned at 8:00PM.

Respectfully submitted by:


JoAnn Carroll

Planning Board Secretary

August 16, 2021

APPROVED ON SEPTEMBER 9, 2021