

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
February 9, 2023
Regular Meeting**

Meeting Called to Order at 7:00PM by Chairman Hanlon

Open Public Meeting's Act Statement: Read into the record by the Board Secretary.

Salute to the Flag

Roll Call: Messrs. Jones, Madden (absent), Ms. Willkomm, Messrs. Thomas, Hart (absent at time of roll call; arrived at 7:03PM), Councilman Policastro, Chairman Hanlon, Mayor Randall (absent)

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

Ongoing Business:

CJM Properties Corp., 225 Wearimus Road, Block 502, Lot 37, R1 Zone: Preliminary Major Subdivision application with variances; 4 lots proposed; applicant seeks relief from Section IV, Article 85-9 D (2) for proposed lots 37.01 and 37.03, lot frontage not to be less than 200 ft.

Chairman Hanlon: stated, for the record, the 225 Wearimus application will be carried to the March 9, 2023 meeting of the Board, without further notice.

Mr. Mark Ceslowitz, Travmark, 1 Hollywood Avenue, Block 603, Lot 1, IP1: new business application; insurance broker

Mr. Ceslowitz: stated he is an insurance broker; his business is 23 years old; previous office was in Ramsey; no parking issues.

Chairman Hanlon: suggested the applicant place a "brighter" door number on his unit so he can be easily found.

Motion to approve the application: Councilman Policastro

Seconded by: Willkomm

Ayes: Jones, Willkomm, Thomas, Hart, Councilman Policastro, Chairman Hanlon

Nays: None

Mr. Andrew Clark of Expose Signs & Graphics, on behalf of Ho-Ho-Kus Dental Associates, 625 N. Maple Avenue, Block 1016, Lot 3, GB Zone/OL1 Zone: sign application; 3 signs in total

Chairman Hanlon: stated all Board Members had received copies of the signs being proposed; the first sign is the street side sign; the second sign is on the north side of the building facing the brook and the third sign is the driveway.

Mr. Clark (via phone): stated his company tried to keep the signs appropriate for the area; functional; small building with multiple tenants; wanted a new look; the existing signage is old.

Councilman Policastro: asked if the application description of a “wood panel sign” indicates the base of the sign would be wood.

Mr. Clark: stated the signs are 100% wood with crown molding and a ½ inch cap on top; the tenant panels are not made of wood which the ordinance allows; the post that holds up the ground sign will be a single or double steel post.

Councilman Policastro: stated all three signs comply with the Borough code; recommended the hyphens be added to the signs in the Borough’s name; it is an option, not a requirement.

Mr. Clark: stated he will contact his client and inform them the Board recommends including the hyphens on the proposed signs; will submit an updated rendering if the hyphens are added.

Motion to approve, with or without the hyphens: Councilman Policastro
Seconded by: Jones

Ayes: Jones, Willkomm, Thomas, Hart, Councilman Policastro, Chairman Hanlon

Nays: None

Approval of January 12, 2023 Reorganization Minutes: Willkomm

Seconded by: Thomas

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

Nays: None

Approval of January 12, 2023 Regular Meeting Minutes: Jones

Seconded by: Willkomm

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

Nays: None

Chairman Hanlon: stated the Ho-Ho-Kus School will be before the Board on February 16, 2023 to review their project, which consists of a new gymnasium; copies of the plan were given to Board Members this evening; copies of the plans were given to the Police Department, Fire Department and DPW to review; if safety issues arise, they will be addressed in Closed Session only; the BOE had to report to the Board in years ending with “5” or “0” and provide the Board with a 5-year plan; the State rescinded this requirement.

Mr. Cucchiara: stated the school will describe their project to the Board; the Board does not vote to approve or deny; the Board’s role is strictly recommendatory; the Board is required to devote an entire meeting to the school; they will be the only matter on the agenda; the last time the school was before the Board was in 2014 when the long-term facilities plan was reviewed.

Please note: at this time the Board adjourned, 7:28PM; approximately 10 minutes after adjourning, the representative for the Gain Ville Learning Center arrived; due to the fact a quorum was still present, the meeting was re-opened and the application heard, 7:40PM.

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

Ms. Diala Pharaon, Gain Ville Learning Center, 119 First Street, Block 1015, Lot 12, GB Zone/OL-1 Zone: new business application

Ms. Pharaon: stated her business offers a one stop destination for language and culture; four languages are offered; has had a business in Rutherford since 2008; Middle States accredited; supplemental education; languages offered from Pre-K to adult; 2 employees who are in an administrative role on site full-time; instructors come and go; understands there is parking on the property for the employees and visitors; small classrooms; 3-8 students; adult classes are in the evening; last class starts at 6 p.m. and ends at 7:30 p.m.; the business will not be open past 7:30 p.m.; Saturday hours are 8:30 a.m. to 2:30 p.m.; closed on holidays; confirmed with Councilman Policastro that the landlord has provided a nameplate for her business.

Chairman Hanlon: reviewed the Ho-Ho-Kus hill situation in regards to traffic; clients are able to go around the corner to the municipal lot; can park across from the train station; one side of the street is Ho-Ho-Kus, the other is Ridgewood.

Councilman Policastro: stated the Mayor & Council can schedule a ribbon cutting if Ms. Pharaon was interested.

Motion to approve the application: Jones

Seconded by: Hart

Ayes: Thomas, Councilman Policastro, Jones, Hart, Chairman Hanlon

Nays: None

Motion to Adjourn: Jones

Seconded by: Thomas

All in Favor

None Opposed

Meeting adjourned at 7:50PM

Respectfully submitted by:


JoAnn Carroll

Planning Board Secretary

APPROVED ON APRIL 13, 2023