

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
April 8, 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 (absent), 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 April 8, 2021 Combined Session of the Board did so via Zoom.

Chairman Hanlon: reviewed the Zoom meeting protocol.

New Business:

Mr. R. Mitchell Halvorsen, Ridgewood Medical Media, LLC, 25-27 Sheridan Avenue, Block 1007, Lot 3, GB Zone: new business application.

Application withdrawn.

Proposed Ordinance Review:

Ordinance No. 2021-47 An ordinance to amend and supplement Article V, Chapter 85, Zoning of the Borough of Ho-Ho-Kus so as to clarify requirements for certain pool cabana accessory structures

Mr. Cucchiara: stated per the MLUL, all zoning ordinances are referred to the Planning Board by the Mayor & Council for review and comments; Mr. Cucchiara spoke with Mr. Snieckus, the Borough Planner and Ms. Carroll regarding the proposed ordinance amendment.

Ms. Carroll: stated a number of pool cabana applications had been received by the Zoning office which included full-service kitchens, full HVAC systems and living and dining areas; the intent of a pool cabana is to be accessory to the pool; the applications submitted could be deemed a secondary residence, which is not permitted by code.

A brief discussion occurred at this time regarding the removal of the reference to “inground” pools; it was decided the ordinance should speak to all pools, both inground and above ground.

Motion to recommend adoption of Ordinance No. 2021-47 with the removal of references to "inground" pools; the ordinance should include all pools, both inground and above ground: Madden

Seconded by: Reade

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

Nays: None

Chairman Hanlon: asked for all Board Members to complete their Financial Disclosure Statement online and to contact the Borough Clerk if they had any issues or questions.

Councilman Policastro: in regards to the Trolley Monument sign, stated Koch Monuments needed the QR code before production.

Chairman Hanlon: stated Mr. Jones has this information and suggested Councilman Policastro reach out to him.

Approval of Minutes:

April 8, 2021

Motion to approve: Reade

Seconded by: Madden

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

Motion to Adjourn: Reade

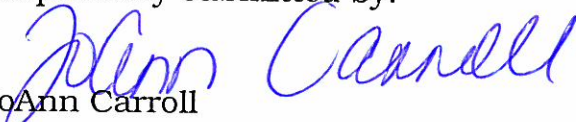
Seconded by: Madden

All in Favor

None Opposed

Meeting adjourned at 8:00PM.

Respectfully submitted by:


JoAnn Carroll
Planning Board Secretary

APPROVED ON JUNE 17, 2021