

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
February 8, 2024
Public Session**

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 (absent), Madden, Thomas, Hart, Ms. Cavallo, Mr. Forcellati, Councilman Policastro, Chairman Hanlon, Mayor Randall (absent)

Also in Attendance: Gary J. Cucchiara, Esq., Board Attorney; Mr. David Hals, Borough/Board Engineer; Ms. JoAnn Carroll, Board Secretary

**Nomination of Chairperson for 2024
Nomination of Vice Chairperson for 2024**

Please note: both nominations were carried to the February 15, 2024 meeting of the Board.

New Business:

Docket #01-2024: Mr. Robert Miletic, RAM HVAC LLC, 1 Hollywood Avenue, Block 603, Lot 1, IP-1: new business application (HVAC equipment warehousing)

Mr. Miletic: stated he stores HVAC equipment; will have three employees; open Monday through Friday.

Chairman Hanlon: suggested the applicant "brighten" his unit number so it can be easily found.

Councilman Policastro: stated the Fire Department offers a lock box program; information for the program can be found on the Fire Department's website.

Motion to Approve the Application: Councilman Policastro

Seconded by: Hart

Ayes: Madden, Thomas, Hart, Cavallo, Forcellati, Councilman Policastro, Chairman Hanlon

Nays: None

Docket #04-2024: Mr. Daniel Gabrich, BluEdge, 1 Hollywood Avenue, Block 603, Lot 1, IP-1: new business application (copy/printing machine warehousing)

Mr. Gabrich: stated his company buys and sells copiers and printers; moves the equipment in and out of the Ho-Ho-Kus location; technician will be at the site when needed; approximately three times per week.

Councilman Policastro: stated the Fire Department offers a lock box program; information for the program can be found on the Fire Department's website.

Motion to Approve the Application: Councilman Policastro

Seconded by: Thomas

Ayes: Madden, Thomas, Hart, Cavallo, Forcellati, Councilman Policastro, Chairman Hanlon

Nays: None

Docket #03-2024: Mr. Ashutosh "Ash" Nayak, Everest Beverages Ho-Ho-Kus LLC, DBA Carlo Russo's Wine & Spirit World, Block 1013, Lot 3, GB Zone: change of ownership application

Mr. Nayak: stated he will continue running the business as is; will have three employees; will use second floor as an office and for storage.

Chairman Hanlon: informed the applicant that the building is in the flood way; the bridge will be torn down one day and will be rebuilt; the basement of the building used to have windows on the brook side but they have been filled in; the water does get high; the business rents four parking spaces per year from the Borough; there is a handicap parking space associated with the building which is inaccessible due to four trash containers located on the property.

Mr. Nayak: stated he would take care of the situation and ensure the handicap space is available.

Councilman Policastro: stated the Fire Department offers a lock box program; information for the program can be found on the Fire Department's website.

Motion to Approve the Application: Thomas

Seconded by: Madden

Ayes: Madden, Thomas, Hart, Cavallo, Forcellati, Councilman Policastro, Chairman Hanlon

Nays: None

Completeness Review:

Docket #17-2023: 235 Werimus Road LLC, 235 Wearimus Road, Block 903, Lot 11, R1 Zone: major subdivision; 3 lots; variance requested for lot frontage for proposed Lot 11.01.

Aaron Cohen, Esq., Price, Meese: applicant's attorney; has received and reviewed Mr. Hals' review letter of the application; understands the application will be deemed incomplete by the Board.

Please note: a brief discussion was held at this time and the date of April 11, 2024 was agreed upon for a Completeness Review and a public hearing

to be scheduled; the applicant will notice for April 11, 2024; if the application is deemed complete on April 11, 2024, the applicant may proceed with their application that same evening; if deemed incomplete, the application will be carried and further notice will not be required.

Docket #02-2024: Mr. Jeffrey Horowitz, 225 Wearimus Road, Block 502, Lot 37, R1 Zone: major soil movement application

Chairman Hanlon confirmed with the Board Secretary that the taxes on the subject property were current and all statutory requirements had been met; additionally, no Board Members indicated a conflict with the application.

Bruce Whitaker, Esq., applicant's attorney: stated the applicant, applicant's builder and project engineer were in attendance; received the exhibit list from the Board Secretary; property is located in the R1 Zone; proposing to construct a single family home; soil movement in the amount of 15,176 cubic yards proposed; approximately 3,689 cubic yards would be exported; the proposed home has been approved per zoning; meets all bulk requirements; sole purpose of the hearing this evening is for the soil movement application; will meet the mandates of the ordinance; has received and reviewed Mr. Hals' report; the applicant has posted a bond in response to the Borough Arborist's report.

Exhibit #	Document
A1 marked on 2/8/24	Soil Movement Application
A2; marked on 2/8/24	Plot Plan, prepared by D. Lamothe, Lapatka Associates, consisting of 6 pages
	Plot Plan: 5/5/23 Revised to 11/16/23 Boundary/Topo Survey: 5/17/21 Revised to: 5/8/23 Grading/Erosion Control: 5/5/23 Revised to: 1/16/24 Landscape Plan: 5/5/23 Revised to: 1/16/24 Tree Location/Removal: 10/1/23 Revised to: 1/16/24 Soil Movement/Cross Sect: 5/5/23 Revised to 1/16/24
B1; marked on 2/8/24	D. Hals review letter dated February 5, 2024

Mr. Dan Lamothe, Lapatka Engineering: sworn in by Mr. Cucchiara; reviewed his educational and professional background; license in good standing; accepted as an expert in the field of engineering; prepared the plan which was submitted with the application; visited site; reviewed requirements under the Borough's soil movement ordinance; demolishing the existing dwelling and proposing a new one on the northwest portion of the lot; the existing house is accessed by the driveway off of Stafford; that driveway will remain; existing garage to remain; the new main dwelling will have access off of

Bridle Way; reviewed this driveway with Mr. Hals and the DPW; both are satisfied with the new location; regrading lot; reviewed amount of soil to be moved; 245 truck movements; the truck route will not include Stafford Lane; the route will be as follows: Bridle to Mill to Jacquelin to ESRR to Hollywood and then to Route 17; duration of operation will take 12 weeks; complying will all requirements of the Borough's ordinance; Bergen County Soil Conservation District has approved the application; does not foresee any impact to the Borough or the surrounding properties; will meet all soil movement and erosion control measures of the Borough and the Bergen County Soil Conservation District; will address all items in Mr. Hals' review letter.

Chairman Hanlon: stated he disagreed with the proposed route; suggested the following: Bridle; turn right on Mill; go to Wearimus Road all the way to ESRR and directly south to the intersection by Ridgewood; no lights at this area.

Mr. Whitaker: stated the trucks would head south onto Route 17; will stipulate to this new route.

Chairman Hanlon: stated Jacquelin has a steep slope and accidents have occurred on this road; Hollywood Avenue also has a hill and is in a school crossing area; asked if Stafford Lane would serve as an ingress or egress.

Mr. Lamothe: stated it could be a secondary means of travel; the main driveway will be off Bridle Way; will use the Stafford Lane driveway when utilizing the existing garage.

Chairman Hanlon: stated he was concerned with the large number of trucks; underneath a portion of the roadway is the waterline; located on private property when it was built; it goes two ways when it leaves the tanks.

Mr. Lamothe: stated the activity will be to the west of that area; the disturbance will take place on the westerly portion of the lot.

Mr. Hals: stated the waterline has been staked out many times; has been an ongoing concern since the start of construction; additionally, stated the home will have a Bridle Way address; the Tax Assessor and himself will determine the address; before the building permit is issued, the new address will need to be determined.

Mr. Madden: asked how many trucks would be moving soil in a day.

Mr. Lamothe: stated anywhere between 4 and 8 trucks a day.

Mr. Hals: asked if there were any school bus stops along the proposed route; could be private school bus pickups and drop-offs.

Mr. Whitaker: stated the applicant will coordinate with the Police Department.

Mr. Hals: sworn in by Mr. Cucchiara; stated the applicant has proposed to lessen the amount of soil they are removing; the owner of the property also owns the adjoining property at 12 Saddle Ridge Road; proposing to remove the

tennis court on that property and move some of the dirt to the other property; does not require major soil movement approval; potentially will reduce the amount of soil the applicant will take down Bridle Way; possible up to 2/3 the amount; soil will stay within the two properties; wanted to make the Board aware of this update; soil will not be moved via public streets; will stay on private property; does not require Board approval; has reviewed the plan and it looks good; will require the first work to be done is to relocate the driveway to the water tanks; the applicant had asked if they could begin work before the resolution is adopted; if approved, a condition would be to relocate the driveway to the water tanks; the building permit can be released for footings and foundation work only; can work on the site but no soil can be removed until the resolution is adopted; the first work done on a construction site is the footings and foundation; the stormwater improvements are done after; also after site grading; soil conservation measures are in place; need new address before permit is issued; soil tests will be done; ground depth of the water table, rock and soil permeability determined before the stormwater drainage system is installed; will receive calculations as well; has spoken with the DPW Superintendent.

Motion to approve the application with the following stipulations: the revised truck route as described during testimony will be utilized, the Bridle Way driveway accessing the water tanks will be relocated before any other work commences, a Bridle Way address will be determined by the Tax Assessor and the Borough/Board Engineer before the building permit is issued; no soil is to be exported from the site until the resolution has been adopted: Councilman Policastro

Seconded by: Madden

Ayes: Madden, Thomas, Hart, Cavallo, Forcellati, Councilman Policastro, Chairman Hanlon

Nays: None

Board Discussion:

2024-93 An Ordinance to Amend Chapter 85, Zoning of the Borough of Ho-Ho-Kus pertaining to electric vehicle supply/service equipment (EVSE) and make-ready parking spaces

Please note: there were no amendments proposed by any Board Member present.

Motion to authorize Gary J. Cucchiara, Esq., Board Attorney, to submit a letter to the Mayor & Council on behalf of the Planning Board recommending the adoption of Ordinance 2024-03, as written: Madden

Seconded by: Hart

Ayes: Madden, Thomas, Hart, Cavallo, Forcellati, Councilman Policastro, Chairman Hanlon

Nays: None

Approval of the January 11, 2024 Reorganization Meeting Minutes and the January 11, 2024 Regular Meeting Minutes: Councilman Policastro

Seconded by: Thomas

Ayes: Madden, Thomas, Hart, Cavallo, Forcellati, Councilman Policastro,
Chairman Hanlon

Nays: None

Motion to Adjourn: Councilman Policastro

Seconded by: Madden

All in Favor

None Opposed

Meeting adjourned at 7:50PM.

Respectfully submitted by:


JoAnn Carroll

Planning Board Secretary

APPROVED ON FEBRUARY 15, 2024