

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
September 9, 2021
Combined Session via Zoom**

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. Jones, Madden, Ms. Willkomm (absent), Councilman Policastro, Chairman Hanlon, Mayor Randall

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

Please note: All persons participating in the September 9, 2021 Combined Session of the Board did so via Zoom.

Chairman Hanlon: reviewed the Zoom meeting protocol.

Ms. Arlene Rubin, Good Talking People LLC, 25-27 Sheridan Avenue, Block 1007, Lot 3; GB Zone: new business application; private practice in speech language

Ms. Rubin: stated she is the director and founder of Good Talking People LLC; private practice; provides speech language therapy to kids, teens and young adults; her lease is currently being drawn up; parking is provided; hours of operation reviewed; on the north side of the building which faces Warren Avenue there is a place to put up her sign; added to directory; this is the only sign which is permitted; will contact the Chamber of Commerce at the Chairman's suggestion; has a relationship with the Ho-Ho-Kus school system.

Motion to Approve: Councilman Policastro

Seconded by: Madden

Ayes: Jones, Madden, Councilman Policastro, Chairman Hanlon, Mayor Randall

Nays: None

Mr. Matthew Cardona, Cardona-Cardona Salon, 13 Sheridan, Block 1007, Lot 6, GB Zone: sign application (window); hair salon

Please note: Mr. Cardona was not available for the meeting.

Councilman Policastro: stated the applicant was before the Board on July 8, 2021 for a new business application which was approved; at that time, the applicant

requested the approval for the placement of a temporary sign in his window; this request was granted with the stipulation the temporary sign be removed once the awning, which the applicant was going to submit an application for in the very near future, was installed or at the end of 60 days, whichever came first; the applicant spoke with the Board Secretary stating he would not be submitting an awning application for at least a year; at this point, the temporary sign was no longer considered temporary and this is why the application is before the Board this evening; the signage currently in the window is compliant with the Borough's sign ordinance; asked Mr. Cucchiara if the previous approval for the temporary sign needed to be rescinded.

Mr. Cucchiara: stated there was no need to rescind the prior approval for a temporary sign; will include in the approval letter the change of the signage from temporary to permanent.

Motion to Approve: Councilman Policastro

Seconded by: Jones

Ayes: Jones, Madden, Councilman Policastro, Chairman Hanlon, Mayor Randall

Nays: None

Approval of August 12, 2021 Minutes: Jones

Seconded by: Madden

Ayes: Jones, Madden, Councilman Policastro, Chairman Hanlon

Nays: None

Chairman Hanlon: stated the Redevelopment Plan ordinance was passed by the Mayor & Council last week; the site plan application will be appearing before the Board in the near future; NJ has passed a new law requiring a new element for Master Plans; this element is "climate change"; if anyone has any ideas regarding this new element, please email the Board Secretary.

Motion to Adjourn: Jones

Seconded by: Madden

Ayes: Jones, Madden, Councilman Policastro, Chairman Hanlon, Mayor Randall

Nays: None

Meeting adjourned at 7:47PM.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary

APPROVED ON OCTOBER 14, 2021