

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
July 19, 2021
Special Meeting via Zoom
10:00AM**

Meeting Called to Order at 10:00AM 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

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

Please note: All persons participating in the July 19, 2021 Special Meeting of the Board did so via Zoom.

Chairman Hanlon: reviewed the Zoom meeting protocol.

Mr. Cucchiara: stated the three ordinances before the Board were zoning ordinances; the issue for the Board to consider is whether or not each ordinance is inconsistent with the goals and objectives of the Master Plan, Reexamination Report and the subsequent update; in his view, the ordinances are consistent with the goals and objectives of the Master Plan, Reexamination report and the subsequent update; in regards to proposed Ordinance No. 2021-52, this is a regulatory ordinance; the NJ Legislature has legalized the sale of marijuana, specifically the cannabis category; variance municipalities have been directed to adopt an ordinance in connection with this purpose; this ordinance is for that purpose; the cabana ordinance was before the Board a few months ago and the Board did recommend some changes which have been incorporated in the revision; the addition to the ordinance is to prohibit an HVAC system to be installed; proposed Ordinance No. 2021-53 establishes certain regulations for landscaping in residential districts.

Please note: no members of the public participated in the meeting.

Please note: no Board Members had any questions, or additions to the ordinances proposed.

Proposed Ordinance Reviews:

Ordinance No. 2021-52 an ordinance amending Article VIII, Chapter 85, Zoning of the Borough of Ho-Ho-Kus, prohibiting the operation of any class of cannabis businesses within its geographical boundaries.

Motion to recommend adoption of Ordinance No. 2021-52 by the Mayor & Council: Jones

Seconded by: Madden

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

Nays: None

Ordinance No. 2021-53 an ordinance amending Chapter 85, Zoning of the Borough of Ho-Ho-Kus, clarifying the requirements for ornamental landscape structures.

Motion to recommend adoption of Ordinance No. 2021-53 by the Mayor & Council: Jones

Seconded by: Willkomm

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

Nays: None

Ordinance No. 2021-54 an ordinance amending Article V, Chapter 85, Zoning of the Borough of Ho-Ho-Kus, clarifying the requirements for certain pool cabana accessory structures. ("inground" has been stricken; HVAC shall not be allowed, added)

Motion to recommend adoption of Ordinance No. 2021-54 by the Mayor & Council: Councilman Policastro

Seconded by: Jones

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

Nays: None

Motion to Adjourn: Jones

Seconded by: Mayor Randall

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

Nays: None

Meeting adjourned at 10:13AM.

Respectfully submitted by:


JoAnn Carroll
Planning Board Secretary
July 19, 2021

APPROVED ON AUGUST 12, 2021