

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
March 12, 2020
Combined Session**

Meeting Called to Order at 7:30PM by Chairman Hanlon

Open Public Meetings Statement: Read into the record by the Board Secretary.

Roll Call: Messrs. Reade, Newman, Jones (absent at time of roll call; arrived at 7:35PM), Ms. Ioannidis, Councilman Policastro, Chairman Hanlon, Mayor Randall (absent)

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

Chairman Hanlon: stated this evening's meeting of the Board was a Combined Session and a meeting would not be held on Thursday, March 19, 2020; gave instructions regarding the precautions the Board has and is taking due to the COVID-19.

Please note: Mr. Jones has arrived at this point of the meeting: 7:35PM.

Ms. Andrea Nyerges, Mindfully Alive, LLC, 18 Sycamore Avenue, Block 1010, Lot 13: new business application; psychotherapy practice

Ms. Nyerges: stated she runs a psychotherapy practice for mental health and therapy for adults and teenagers; Ms. Nyerges is the owner and has two employees; is aware of the parking situation; working six days presently; may expand to include Sundays, as needed.

Motion to approve application: Councilman Policastro

Seconded by: Reade

Ayes: Reade, Newman, Jones, Ioannidis, Councilman Policastro, Chairman Hanlon

Nays: None

Christie's International Real Estate, 19 Sheridan Avenue, Block 1007, Lot 5: awning application

Mr. Luke Lasota: stated the business name changed and the color of the sign had changed; the sign which was approved was not the same one which was

installed; will be removing the current sign and is applying for an awning instead of replacing the sign.

Councilman Policastro: stated the awning represented in the application conformed to the Board's ordinance; confirmed with Mr. Lasota the sign which was installed will be removed.

Mr. Lasota: stated, yes.

Motion to approve application: Councilman Policastro

Seconded by: Reade

Ayes: Reade, Newman, Jones, Ioannidis, Councilman Policastro, Chairman Hanlon

Nays: None

Ms. Melissa Koziel, Radiating Wellness LLC, Block 1016, Lot 2: new business application.

Ms. Koziel: stated she would like to open up a holistic healing studio; licensed in skin care and is a massage therapist; most clients come to her for facial treatments.

Chairman Hanlon: stated the only item that is an issue with the application is the massage therapy; the Borough's ordinance does not allow massage businesses; the rest of the application could be approved and Ms. Koziel could apply to the Board of Adjustment for a use variance.

Mr. Cucchiara: stated a business which includes massage is not a permitted use; if a variance was granted, then it would be allowed; an attorney would be required; use variances are difficult to obtain; would also require a planner to present her case to the Board of Adjustment.

Ms. Koziel: stated she would like the Board to approve her application sans massage therapy and she would consider her options as to applying for a use variance.

Motion to approve application except massage therapy aspect: Jones

Seconded by: Councilman Policastro

Ayes: Reade, Newman, Jones, Ioannidis, Councilman Policastro, Chairman Hanlon

Nays: None

Valley National Bank, 30 Sheridan Avenue, Block 1008, Lot 1: change of ownership application; signage application

Mr. Sam Pruyn, building agent for Valley National Bank: in attendance.

Chairman Hanlon: stated a letter was received from the bank authorizing Mr. Pruyn to represent them before the Board this evening; there are two parts to the bank's application; a change of ownership from Oritani and a sign application.

Mr. Pruyn: stated the bank will continue to operate as it has in the past; same use; twelve employees maximum will be on site at one time; employees enter the bank 30 minutes prior to start time and 30 minutes after the bank has closed; there is sufficient parking; the parking has not been altered in any way.

Chairman Hanlon: stated there is a driveway existing to Sheridan; doesn't believe Oritani ever used it; it is a difficult driveway to use as an exit; using it as a parking area might be a consideration for the bank.

Mr. Pruyn: stated he would bring that to the bank's attention.

Ms. Elizabeth Daly: stated she works for the property management division of the bank; there are no plans to change the employees at the moment; everyone will be coming back as soon as possible; there are 8 or 9 parking spots with a handicapped spot as well; my add 2 spots to the side of the building.

Chairman Hanlon: stated he believed it was safer for the driveway not to be used.

Motion to approve change of ownership application: Reade

Seconded by: Jones

Ayes: Reade, Newman, Jones, Ioannidis, Councilman Policastro, Chairman Hanlon

Nays: None

Councilman Policastro: stated there are seven signs associated with the application; he did speak with Mr. Pruyn on the phone to discuss.

Mr. Pruyn: stated the plans have been revised; the aluminum pan has been changed to painted wood.

Councilman Policastro: reviewed the submitted sign plan; confirmed the construction material on pages 1 and 2 has been changed to a wood or wood composite material; recommended the Board approve the application in its entirety as amended and grant waivers for the ground signage, parking lot sign, ATM signage, including the bug panel above the ATM computer screen and the wall signage which is the business hour sign; thanked the applicant for resubmitting the signage.

Mr. Pruyn: stated there was a late decision to change the plan to a “v” carved graphic on the wood; does not have a sealed set from the sign company at this time; will bring to the Planning Board office as soon as it is received; the “v” carved design means the letters would be carved into the wood instead of letters mounted on the wood.

Councilman Pollicastro: stated the square footage of the signs also comply with the ordinance.

Motion to approve the sign application: Councilman Pollicastro

Seconded by: Reade

Ayes: Reade, Newman, Jones, Ioannidis, Councilman Pollicastro, Chairman Hanlon

Nays: None

Resolution:

Mr. Richard Rizzo, 614 Maple LLC, 614 N. Maple Avenue, Block 1015, Lot 9: Minor Site Plan application/GB-IR Zone; proposed 2-story addition to rear of building; parking variance identified

Mr. Cucchiara: reviewed the application and the resolution.

Motion to approve the resolution: Jones

Seconded by: Reade

Ayes: Reade, Newman, Jones, Ioannidis, Councilman Pollicastro, Chairman Hanlon

Nays: None

Discussion:

Review of the Board of Adjustment’s 2019 Annual Report

Mr. Cucchiara: stated it is a requirement for the Board of Adjustment to prepare an Annual Report; it is submitted to the Mayor & Council and to the Planning Board; the Zoning Board is required to describe the various variance applications presented to the Board in the previous year; the second part involves any recommendations for zoning changes or additions which the Board feels should be considered by the Governing Body; involves a consideration of an application where a variance was necessary in connection with a provision of the zoning code which may not be necessary or it should be modified in a particular case; Mr. Rutherford, on behalf of the Zoning Board, sets forth their report in two parts; the more significant part of the report is the first section; proposed zoning changes appear there; it would be appropriate for the Planning Board to provide any comments regarding the proposed changes; some changes have been presented before; the proposed changes should be considered by the Mayor & Council; the second story setback requirement

should be reviewed by Mr. Snieckus; concern has been expressed by both applicants and others.

Chairman Hanlon: stated next month there will be a hearing at which Mr. Snieckus will present his redevelopment plan for the Ho-Ho-Kus Crossing property; more complicated than a normal application; notification process is different; members of the public will have an opportunity to speak.

Motion to Approve Minutes: Jones

February 13, 2020

Seconded by: Reade

Ayes: Reade, Newman, Jones, Ioannidis, Councilman Policastro, Chairman Hanlon

Nays: None

Motion to Adjourn: Reade

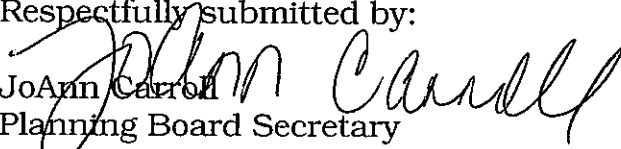
Seconded by: Jones

All in Favor

None Opposed

Meeting adjourned at 8:35PM.

Respectfully submitted by:


JoAnn Carroll
Planning Board Secretary
April 9, 2020