

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
May 10, 2018
Combined Session**

Meeting Called to Order at 7:00PM by Chairman Hanlon

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

Roll Call: Messrs. Berardo (absent), Pierson, Reade, Newman, Carrick (absent), Policastro, Jones (absent), Councilman Rorty (absent), Chairman Hanlon, Mayor Randall (absent)

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

Chairman Hanlon: stated, for the record, this evening's meeting was a Combined Session of the Board for the month of May, 2018.

New Business:

Mr. Younwon Seo, Summit United Taekwondo, LLC, 1 Sheridan Avenue, Block 1007, Lot 8: change of ownership application

Mr. Younwon: stated he was a taekwondo Master; has managed a taekwondo business in New York; the previous owner of the Taekwondo studio in Ho-Ho-Kus was not able to manage the business well due to his schedule; great location; name of the business to stay the same; will have 2 employees; hours of operation will be Monday through Friday 12 Noon to 9PM; Saturday 9AM-4PM and Sunday the business will be closed.; not planning on changing the signage or the awning; understands the parking situation.

Chairman Hanlon: suggested the sign lighting be placed on a timer if it already isn't.

Motion to approve: Pierson

Seconded by: Policastro

Ayes: Pierson, Reade, Newman, Policastro, Chairman Hanlon

Nays: None

Ms. Aida Mejia-Bergbauer, Rosi's Bridal Studio, 9 Sheridan Avenue, Block 1007, Lot 8: new business application; sign application

Ms. Mejia-Bergbauer: stated she and her husband, Michael Bergbauer, also in attendance, have owned their business for 4 years and ran it from their home; they will sell custom bridal gowns, accessories and handbags; employees will consist of Ms. Mejia-Bergbauer and one part time employee; is aware of the parking situation; hours of operation will be Tuesday through Friday 9:30AM-6PM, Saturday 10AM-4PM and closed Sunday and Monday.

A brief discussion was held at this time regarding the sign proposed for the business; the frame of the sign which is attached to the building is not being removed/changed, just the façade; the business will be located in an original Cheel constructed store and the types of signs on this building are allowed to continue as they have been in the past; the Board Attorney referred to the ordinance and confirmed this decision.

Motion to approve new business application: Reade

Seconded by: Newman

Ayes: Pierson, Reade, Newman, Policastro, Chairman Hanlon

Nays: None

Approval of Minutes: April 12, 2018

Motion to approve 4/12/18 minutes: Reade

Seconded by: Newman

Ayes: Reade, Newman, Policastro, Chairman Hanlon

Nays: None

Board Discussion

Chairman Hanlon: stated the Fire Department and DPW reports are needed for the 262 Wearimus Major Subdivision application; Mr. Ed Snieckus, Borough Planner, completed and submitted his review of the Board of Adjustment's 2017 Annual Report; this report was forwarded to Mr. Pierson, who is in charge of the review committee, Mr. Carrick and Mr. Policastro, who is the backup member; it is almost time for the Master Plan to be reviewed again; list read of the different sections that need to be covered; asked for volunteers for each section; where there are no volunteers, sections will be assigned; Mr. Carrick indicated he would be interested in the Board of Education section; Mr. Pierson was very gracious in volunteering for the Cheel Croft section in the past; one piece to be added is the mural which is located in the dentist office across the street.

Closed Session

Approval of Closed Session Minutes regarding: Litigation: Chamberlain Developers, Inc. a New Jersey Corporation v. Borough of Ho-Ho-Kus, et al.; Docket No. BER-L 4253-15

Approval of Closed Session Minutes regarding: Litigation: Chamberlain Developers, Inc. vs. Borough of Ho-Ho-Kus, Laura Borchers, Clerk of the Borough of Ho-Ho-Kus, Planning Board of the Borough of Ho-Ho-Kus.

Motion to go into Closed Session: Reade

Seconded by: Pierson

Ayes: Pierson, Reade, Newman, Policastro, Chairman Hanlon

Nays: None

Meeting went into Closed Session at 8:05PM.

Meeting reconvened at 8:20PM.

Roll Call: Messrs. Pierson, Reade, Newman, Policastro, Chairman Hanlon,

Chairman Hanlon: stated the Board had just come out of a Closed Session; for the record, there were no members of the public included in the Closed Session.

Motion to adjourn: Policastro

Seconded by: Reade

All in Favor

None Opposed

Meeting adjourned at 8:25PM.

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
May 21, 2018