

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Zoning Board Minutes
September 5, 2019
Regular Meeting**

Meeting Called to Order at 7:35PM by Vice Chairman Deegan

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

Roll Call: Messrs. Deegan, Cox, Forst (absent), Ms. Metzger, Messrs. Rodger, Madden, Ms. Raschdorf (absent at time of roll call; arrived at 7:40PM), Chairman Tarantino (absent)

Also in attendance: David Rutherford Esq., Board Attorney; JoAnn Carroll, Board Secretary

Due to the absence of Chairman Tarantino, Vice Chairman Deegan chaired the meeting.

Planning Board Chairman John Hanlon: update on Master Plan Amendment.

Please note: Ms. Raschdorf arrived at 7:40PM.

Mr. Hanlon: updated the Board on the Master Plan amendment process; showed new cover; both Boards have worked together in the past; the Planning Board is looking for the assistance of the Zoning Board again; the State changed the requirement of reexamining the Master Plan to every 10 years; the Planning Board felt this was too long a time period and voted to review the Master Plan every 7 years; reviewed elements of the Master Plan and items which have been addressed by the Mayor & Council which were noted in the Master Plan; asked Members of the Zoning Board to please reach out to the Board Secretary with any comments or suggestions; thanked the Board for their time.

Resolution

Ho-Ho-Kus Crossing

619 N. Maple Avenue, Block 1016, Lot 3

217 First Street, Block 1016, Lot 5

239 First Street, Block 1016, Lot 11

GB Zone (General Business) (Underlying Zone)

OL-1 (Overlay Zone)

Amended Preliminary and Final Major Site Plan: applicant proposes to remove and replace existing retail, warehousing and office uses with 67 rental housing units and first floor retail units

Mr. Rutherford: stated a letter was received late yesterday afternoon from the applicant's attorney which summarized the modifications and plan improvements as conditions of approval.

A brief discussion was held by the Board regarding receiving the letter too late to properly review, due to this fact, the resolution adoption was tabled to October 3, 2019.

Approval of Minutes:

Motion to approve July 11, 2019 minutes: Deegan

Seconded by: Rodger

Ayes: Deegan, Metzger, Rodger, Madden, Raschdorf

July 25, 2019 Special Meeting Minutes

Ms. Raschdorf: stated she did not make the comments on page 105, lines 17 and 25 of the transcript.

Board Secretary: stated she would indicate this error in the minutes of July 25, 2019.

Motion to approve July 25, 2019 special meeting minutes with correction:

Rodger

Seconded by: Cox

Ayes: Deegan, Cox, Metzger, Rodger, Madden Raschdorf

Motion to adjourn: Deegan


Seconded by: Cox

All in Favor

None Opposed

Meeting adjourned at 8:40PM.

Respectfully submitted by:


JoAnn Carroll
Zoning Board Secretary
September 10, 2019