

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
September 17, 2020
Combined Meeting via Zoom
7:30PM**

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

Also Attending via Zoom: Gary J. Cucchiara, Esq., Board Attorney; Mr. E. Snieckus, Burgis Associates, Borough/Board Planner; Ms. JoAnn Carroll, Board Secretary

Please note: All persons participating in the September 17, 2020 meeting of the Board did so via Zoom.

Chairman Hanlon: reviewed the Zoom meeting protocol.

Ms. Alexa Mele, Beauty by Alexa Rae, 15 Sheridan Avenue, Block 1007, Lot 6: update to awning and sign applications approved in 2018.

Please note: neither the applicant or the sign company joined or participated in the meeting.

Councilman Policastro: stated he reviewed both the sign and awning components of the application; all aspects conform with the Borough Code; thanked the applicant for the minor adjustments made this afternoon; the Board Secretary spoke with the sign company this afternoon regarding removing "est. 2018" from the awning; the awning language can only be the establishment's name or a logo; "est. 2018" was removed and an amended colored rendering was received; even though the applicant is not participating in the meeting, there is sufficient information to make a decision on both applications.

Motion to approve both the awning and sign application: Councilman Policastro

Seconded by: Reade

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

Nays: None

Jeanne & Greg Dube, 873 E. Saddle River Road, Block 810, Lot 1.01: Board Attorney correspondence indicating the Board's August 13, 2020

approval of the extension/reapproval request for the preliminary and final major subdivision approval in 2017.

Chairman Hanlon: stated the mylars have not been signed because the items which were indicated in the Borough Engineer's letter to be corrected are still outstanding.

Mr. Cucchiara: stated there were defects in the information supplied to the Borough Engineer from the applicant's engineer; the Chairman and Secretary are not able to sign the mylars at this time; not appropriate to sign until the corrections are made; no further action necessary at this point; the Board does not have to take an action as a body; only the Chairman and the Secretary sign the documents.

Review and potential recommendation of the Redevelopment Plan prepared by Mr. E. Snieckus, Burgis Associates, Borough Planner, for Block 106, Lots 3, 5 and 11.

Chairman Hanlon: stated the redevelopment plan was sent to the State and on August 31, 2020, a letter was received from Lt. Governor Oliver stating the Borough's work on this lot is in a positive position and the Borough can move forward.

Mr. Snieckus: gave an overview of the redevelopment plan as prepared; is still a draft; last met in June; at that time the Board voted to recommend to the Mayor & Council that this area is in need of redevelopment; non condemnation; then the plan was forwarded to the Mayor & Council; they held a meeting on June 21, 2020 and adopted a resolution identifying the area in need of redevelopment; they directed the Planning Board to prepare a redevelopment plan; that document is before the Board this evening; still a draft document; recommended changes were sent to the Board Secretary who then distributed the changes to the Board; sets the overall redevelopment plan of the area; unique about this plan is that it is based on a prior plan; a lot of criteria in hand and physical limitations of buildings, etc.; called out specific criteria; there is an introduction section; details of redevelopment plan; identified specific locations for redevelopment; Mr. Cucchiara was kind enough to review the document; when the final copy comes from the Mayor & Council there will be adjustments made; verbiage is now clear in the document; referred to as redevelopment area or plan, not study area; plan gives the details of the actual recommended ordinance criteria; within the GB mixed use district; sets up an overlay zone in the GB district; the GB zone encompasses this area of the Borough; OL-1 zone encompasses this area as well; offering to create another overlay zone, GB-RD-1 zone; can be specific due to the location of the redevelopment and housing law; the overlay does not eliminate the underlying zoning; sets this specific option for the three properties; goals and objectives are provided for this zone, same as with the Master Plan; criteria to be included in the study; promoting the downtown; retail services, job opportunities and housing; Fair Share Housing as well; actual zone codification for this zone included; Chapter 85-13.3; provides the overall permitted use; in conformance

with the GB zone district; ordinance follows suit with what is already in the OL-1 zone; conditional uses as also provided in the OL-1 zone; accessory uses; may require future site plan review; provided a maximum gross multi-family dwelling of the tract; instead of density, the document speaks to the specific number of units; 15% requirement for affordable housing; will follow any agreements that might be in place; provided bulk requirements; Lot 11 was the parking area; is in the floodway; identified earlier that residential can't be permitted in the floodway; setback criteria provided; building bulk criteria provided; lot coverage reflects what was previously approved; the document is a living document; would like to review it with the developer as well; recommending the overall framework of the plan; will report back to the Board with any specifics; off-street parking; parking standards identified for OL-1 zone; building design are the same standards as the OL-1 zone; section for general affordable housing set aside; there is a very-low income requirement; there is a need to review the redevelopment plan with consistency with other plans; in the Master Plan there is a land use element, housing element and fair share plan; residential is beneficial to add people to the downtown area; the internet has a significant impact on businesses due to e-commerce; need downtowns to flourish; a requirement is to discuss in the plan how this area relates to adjacent municipalities; Ridgewood has 2 districts next to this area; no heavy duty commercial use next to a single family residential zone; no impact to Bergen County's Master Plan; document would be reviewed by the County; the County's draft document that has been formulated has not yet replaced the NJ Redevelopment State Plan; that document talks about encouraging development where there is already an infrastructure; no relocation required; no property to be acquired; participating developer; not replacing any affordable housing but adding to it; a future "d" variance would be reviewed by the Mayor & Council; redevelopment actions reviewed; Planning Board will be reviewing again after review of the consistency with the Master Plan; adoption of the ordinance; the plan will be presented with a formal vote; replacement for page 31 read into the record; the State promotes public car charging networks; already permitted as an accessory use; appendix lists a series of resolutions.

Mr. Reade: asked for clarification of the affordable housing percentages.

Mr. Snieckus: reviewed the need for very low income; can't make more than the 30% of the median income; comment requirement of affordable housing regulations.

Mr. Jones and Ms. Ioannidis had no questions of Mr. Snieckus; Ms. Ioannidis did comment the plan was quite thorough.

Councilman Policastro: stated the building's alarm system should be connected to the municipal system; opportunity to revisit this with the developer; integrate the Gainwell fire system to an internal alarm system; would greatly improve response time; will forward information to Mr. Snieckus for his review.

Chairman Hanlon: stated the alarm system is already wired to the front of the N. Maple Avenue property.

Mr. Snieckus: stated this should not be a problem; might help with the insurance for the building; can add to the supplemental criteria for the zone.

Motion to recommend Mr. E. Snieckus, Burgis Associates, to submit the Redevelopment Plan prepared by his firm, for Block 1016, Lots 3, 5 & 11, to the Mayor & Council, with the amendments/corrections discussed during the meeting: Reade

Seconded by: Jones

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

Nays: None

Master Plan:

Mr. Snieckus: stated he will review the document for conformance with the MLUL; will replace the prior reexamination report done in 2019 and any items adopted since then; all tied in to the document; the document is largely in place; minor edits; outlining of document; document has to be formatted correctly; the document carries through the goals and objectives from previous versions; how COVID-19 impacted the GB district will be noted in the document; worked with the Board Secretary on the statistical tables; some of the numbers are projections or estimates from the ACS; this source is sometimes a little off in their estimates; another census was done this year; could not wait for this data.

No Board Member comments on the Master Plan.

A brief discussion was held regarding a public hearing date for the Master Plan; October 22, 2020 was chosen; this would be a Special Meeting of the Board.

Chairman Hanlon: stated once approved, 60 hard copies of the Master Plan would be needed for all Board Members, Planning and Zoning, the Mayor & Council, the BOE and all future land use Board Members; Councilman Policastro suggested a digital copy as well; last piece will be to work on having the photographs available in one location as well as in the Master Plan itself.

Approval of August 13, 2020 Minutes: Reade

Seconded by: Councilman Policastro

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

Nays: None

Motion to Adjourn: Reade

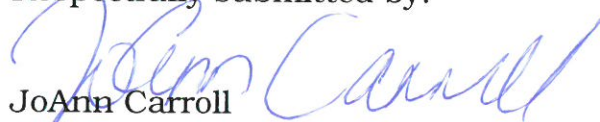
Seconded by: Councilman Policastro

All in Favor

None Opposed

Meeting adjourned at 8:30PM

Respectfully submitted by:



JoAnn Carroll
Planning Board Secretary
September 21, 2020

MINUTES APPROVED ON OCTOBER 22, 2020

