

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
February 11, 2021  
Combined Session via Zoom  
7:30PM**

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

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

**Roll Call:** Messrs. Reade, Jones, Madden, Ms. Ioannidis, 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 February 11, 2021 Combined Session of the Board did so via Zoom.**

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**Chairman Hanlon:** reviewed the Zoom meeting protocol.

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**New Business:**

**Ms. Miho Ohama, Miho Grant Photography, 25-27 Sheridan Avenue, Block 1007, Lot 3; GB Zone:** photography business.

**Ms. Ohama-Grant:** stated she was the owner and operator of the business; has been in business since 2015; required more space; clients are mainly families and professionals; not a lot of traffic; does provide copies of photos and prints; full-service photographer; portraiture studio; does not sell products of any kind; suite occupancy # is 3 and is located on the 2<sup>nd</sup> floor; there are 4-5 other suites on the 2<sup>nd</sup> floor, 2 of which are vacant.

**Motion to Approve:** Reade

**Seconded by:** Madden

**Ayes:** Reade, Jones, Madden, Willkomm, Councilman Policastro Chairman Hanlon

**Nays:** None

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**Ongoing Business:**

**Bergen County United Way/Madeline Housing Partners, Inc., Brookside Avenue, Block 1014, Lots 1 & 2; MF-AH Zone:** Minor Subdivision application; request for extension of approval received in 2019.

**Mr. Cucchiara:** gave an overview of the application; the project assists the Borough with its affordable housing obligation; applicant is requesting an extension of approval so the subdivision can be perfected by deed due to the fact it was not done within the time frame allowed; a revision of the survey has

been requested of the applicant's attorney for review by Mr. Wostbrock the conflict engineer for this project; (Mr. Cucchiara will review the deeds).

**Motion to grant an extension of approval:** Jones

**Seconded by:** Councilman Policastro

**Ayes:** Reade, Jones, Madden; Willkomm, Councilman Policastro Chairman Hanlon

**Nays:** None

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**Discussion:**

**Zoning Board of Adjustment's 2020 Annual Report**

**Mr. Madden:** (please note: Mr. Madden is also a member of the Board of Adjustment) gave a review of the Board of Adjustment's 2020 Annual report; **Graduated side yard setback:** the Zoning Board receives at least 1 application a year for the relief from the graduated side yard setback ordinance, which is basically a second story setback; for those Board Members who would like to review, this ordinance is found under subsection K for the R1, R2 and R3 zones; this ordinance does not apply to corner lots or the R2A zone; every application for this relief has been granted by the Board of Adjustment; once again, the Board is asking the Mayor & Council to consider repealing this section. **Driveway Stanchions:** driveway stanchions are not specifically referenced in the Borough's ordinance; therefore, they fall under the "accessory structure" definition; accessory structures are not allowed in front yards, therefore are denied by the Zoning Officer when proposed on a site plan; the Board has requested of the Mayor & Council to adopt an ordinance allowing for stanchions, with guidelines, specifically relating to height, location and lighting; **700 SF exemption of improved lot coverage (ILC) for pools:** pools in the R1 and R2 zones can receive up to a 700-sf exemption on ILC with the installation of a seepage pit approved by the Borough Engineer for the draining of the pool only; in the R3 zone, the exemption is up to 450 sf.; the Board questioned if the entire water surface is counted towards ILC if it is over 700 sf, or just the portion over 700 sf.; the Zoning Officer confirmed the portion of the water surface which is over 700 sf is counted towards ILC.

**Chairman Hanlon:** stated he would consult with Mr. E. Snieckus, Borough Planner, regarding the Zoning Board's 2020 Annual Report, and have him prepare a report regarding the matters raised.

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**Approval of Minutes:**

**October 22, 2020, Special Meeting**

**Motion to Approve:** Reade

**Seconded by:** Jones

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

**Nays:** None

**November 12, 2020, Combined Session**

**Motion to Approve:** Jones

**Seconded by:** Councilman Policastro

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

**Nays:** None

**January 14, 2021, Reorganization Meeting**

**Motion to Approve:** Councilman Policastro

**Seconded by:** Jones

**Ayes:** Jones, Madden, Willkomm, Councilman Policastro, Chairman Hanlon

**Nays:** None

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**Motion to Adjourn:** Willkomm

**Seconded by:** Madden

**All in Favor**

**None Opposed**

**Meeting adjourned at 8:00PM.**

Respectfully submitted by:

  
JoAnn Carroll

Planning Board Secretary

February 12, 2021

**APPROVED ON MARCH 11, 2021**

