

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
March 10, 2022
Combined Session via Zoom**

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. Jones, Madden (absent), Ms. Willkomm, Mr. Thomas, Councilman Policastro, Chairman Hanlon, Mayor Randall (absent)

Also Attending via Zoom: Gary J. Cucchiara, Esq., Board Attorney; Ms. JoAnn Carroll, Board Secretary

Please note: All persons participating in the March 10, 2022 meeting of the Board did so via Zoom.

Chairman Hanlon: reviewed the Zoom meeting protocol.

New Business:

Mr. Mark Jackson, Kulture, 22 Hollywood Avenue, Units 2 and 3, Block 101, Lot 4, IP2: new business application; athletic training facility for children and adults.

Mr. James Narkiewicz: appeared on behalf of Mr. Jackson; business will be an athletic training program for children and adults; mostly for children; will include running and basketball training; the facility was previously used as a training facility; will have 3 employees; busiest time will be after school between 3PM-9PM; taking over units 2 & 3; ensured the Board that no activities will take place outside; all training will take place inside the facility; understands the business name and address can be placed on the billboard sign located on property; will submit a sign application to the Board Office if a sign is proposed on the building itself; agreed to place large address numbers on the doors to make it easier for emergency personnel.

Motion to approve application with conditions imposed: Willkomm
Seconded by: Jones

Ayes: Jones, Willkomm, Thomas, Councilman Policastro, Chairman Hanlon

Ongoing Business:

Pizza Barons LLC, Sicilian Sun Restaurant, 604 N. Maple Avenue, Block 1015, Lot 11, GB Zone: sign application; façade only.

Billy from Sicilian Sun informed the Board a rendering of the current sign on First Street would be submitted shortly.

Councilman Policastro: stated once the rendering has been submitted, then the Board can provide guidance to the applicant as to what aspects of the sign are non-compliant with the Borough's Sign Ordinance; based on his observation of the sign, there are violations; will discuss at next month's meeting with the applicant.

Discussion:

2021 Board of Adjustment Annual Report

Carried to the April 14, 2022 meeting of the Board

Resolution:

Mr. & Mrs. Joseph Aliotta, 18 Sycamore Avenue, Block 1010, Lot 13, GB Zone: Minor Site Plan application with variances; proposed addition to existing building; one opening, or "tunnel" to be enclosed to create additional commercial space; applicant seeks relief from Section IV Article 85-13 G (1) open space requirement.

Mr. Cucchiara: reviewed the application and resolution.

Motion to adopt resolution: Jones

Seconded by: Councilman Policastro

Ayes: Jones, Willkomm, Councilman Policastro, Chairman Hanlon

Approval of Minutes:

February 17, 2022

February 28, 2022 Special Meeting

Minutes carried to the April 14, 2022 meeting of the Board due to the fact the transcripts had not yet been received by the Board Office.

Motion to Adjourn: Jones

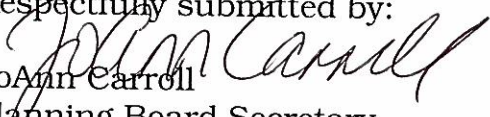
Seconded by: Willkomm

Ayes: Jones, Willkomm, Councilman Policastro, Chairman Hanlon

Nays: None

Meeting adjourned at 7:52PM.

Respectfully submitted by:


JoAnn Carroll

Planning Board Secretary

March 11, 2022

APPROVED MAY 12, 2022