

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
January 20, 2022  
Regular Meeting 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, Ms. Willkomm, Mr. Thomas, Councilman Policastro, Chairman Hanlon, Mayor Randall (absent)

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

**Please note: All persons participating in the January 20, 2022 meeting of the Board did so via Zoom.**

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

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**Completeness Review:**

**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 E (1) front yard setback; Section IV Article 85-13 E (2) side yard setback; Section IV Article 85-13 G (1) open space requirement.

**Chairman Hanlon:** stated the applicant was before the Board this evening for a Completeness Review only; if the application is deemed complete, a public hearing date will be scheduled.

**Bruce Whitaker, Esq., applicant's attorney:** stated the applicant is seeking approval to increase the size of the existing space; all proposed work will be within the existing footprint of the building; Mr. Hal's report dated January 19, 2022, requested modifications to the plans; Mr. Whitaker felt the Board should receive the revisions first before the public hearing is held, even though the public has been noticed; the revisions will be submitted in advance of ten days before the public hearing; Mr. Snieckus' report identified a side yard setback variance, though the applicant is not proposing to go beyond the building footprint.

**Mr. Novak:** stated Mr. Snieckus and Mr. Hals discussed this issue earlier today and Mr. Snieckus concurs with Mr. Hals that a variance is not required.

**Mr. Whitaker:** stated there are alternatives to the plans in regards to the dumpster location; if moved, one to two parking spaces will be eliminated; in addition, the handicapped parking space may take up another parking space; Mr. Whitaker was not seeking answers to his queries, but simply wanted to make the Board aware of the possible parking space loss.

**Motion to deem the application complete:** Madden

**Seconded by:** Jones

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

**Nays:** None

**Board Secretary:** stated, on the record, the public hearing for the 18 Sycamore Avenue application will be held on February 17, 2022 via Zoom at 7:30PM; no further notice is required.

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**New Business:**

**507 Warren Avenue LLC, 507 Warren Avenue, Block 703, Lot 20, R3 Zone:**

Minor Subdivision application with variances; 2 lots; applicant seeks variance relief from Section IV, Article 85-11 G (4) minimum of 2,000 square feet of lot area for each bedroom provided in a dwelling and Section IV, Article 85-11 K minimum graduated side yard setback requirements for second floor of dwellings; major soil movement application.

**Chairman Hanlon:** stated the application had been withdrawn.

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**Adoption of By-Laws**

Please note: a brief discussion took place at this time regarding the wording of the By-Law's amendment. The wording to be used and adopted is as follows:

**"Recite the Pledge of Allegiance/Salute to the American Flag".** This language is consistent with the Board of Adjustment's proposed By-Law's amendment.

**Motion to Adopt the By-Laws as amended:** Jones

**Seconded by:** Willkomm

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

**Nays:** None

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**Approval of December 16, 2021 Minutes:** Jones

**Seconded by:** Councilman Policastro

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

**Nays:** None

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**Please note: the approval of the January 13, 2022 Reorganization and Regular meeting minutes of the Board were carried to the February 10, 2022 meeting due to the fact the transcripts have not yet been provided.**

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**Board Secretary:** reminded the Board that the February 10, 2022 meeting will begin at 7:00PM.

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**Motion to Adjourn:** Jones

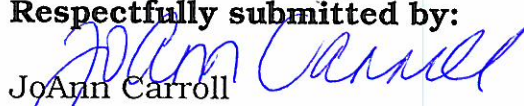
**Seconded by:** Willkomm

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

**Nays:** None

**Meeting adjourned at 7:50PM.**

**Respectfully submitted by:**

  
JoAnn Carroll

Planning Board Secretary

January 21, 2022

**APPROVED ON FEBRUARY 17, 2022**