

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
July 21, 2022  
Combined Session**

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

**Mr. Cucchiara administered the oath of office to the following:**

**Mr. Bryan Hart, Class IV Member, Alternate #1, Term Expiration  
12/31/2023**

**Salute to the Flag**

**Open Public Meeting's Act Statement: Read into the record by the  
Borough Clerk.**

**Roll Call:** Messrs. Jones (absent), Madden, Ms. Willkomm (absent), Messrs.  
Thomas, Hart, Councilman Policastro, Chairman Hanlon, Mayor  
Randall (absent)

**Also in Attendance:** Gary J. Cucchiara, Esq., Board Attorney; Ms. Joan Herve,  
Borough Clerk

---

**New Business:**

**CJM Properties Corp., 225 Wearimus Road, Block 502, Lot 37, R1 Zone:**  
Preliminary Major Subdivision application with variances; 4 lots proposed;  
applicant seeks relief from Section IV, Article 85-9 D (2) for proposed lots 37.01  
and 37.03, lot frontage not to be less than 200 ft.; **APPLICATION WILL BE  
CARRIED TO THE SEPTEMBER 15, 2022 REGULARLY SCHEDULED  
MEETING OF THE BOARD AT THE REQUEST OF THE APPLICANT.**

**Chairman Hanlon:** stated the CJM Properties Corp., 225 Wearimus Road  
application will be carried to the September 15, 2022 meeting of the Board,  
starting at 7:30PM, in the Council Chambers of the Borough Hall, 333 Warren  
Avenue, Ho-Ho-Kus, NJ, without further notice; letter received from the  
applicant's attorney and has been made part of the applicant's file.

Chairman Hanlon confirmed with Councilman Policastro and Mr. Hart that  
they will be in attendance for the September 15 2022 meeting.

**Please note:** Ms. Jennifer Berardo of Wells, Jaworski was in attendance.

---

**Board Discussion:**

**2021 Board of Adjustment Annual Report**

**Mr. Cucchiara:** explained to the Board the definition of and reasoning for the  
Board of Adjustment's annual report per the Municipal Land Use Law.

**Please note: the Board discussion of the 2021 Board of Adjustment Annual Report has been carried to the September 15, 2022**

---

**Approval of June 9, 2022 Minutes:** Councilman Policastro

**Seconded by:** Madden

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

**Nays:** None

---

**Motion to Adjourn:** Councilman Policastro

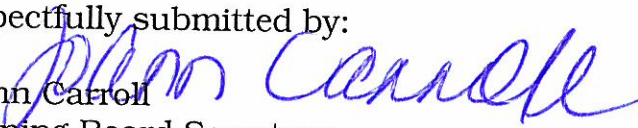
**Seconded by:** Madden

**All in Favor**

**None Opposed**

**Meeting adjourned at 7:45PM**

Respectfully submitted by:

  
JoAnn Carroll  
Planning Board Secretary  
August 3, 2022

**APPROVED ON SEPTEMBER 15, 2022**