

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
September 15, 2022
Combined Session**

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

Salute to the Flag

Open Public Meeting's Act Statement: Read into the record by the Board Secretary

Roll Call: Messrs. Jones (absent at time of roll call; arrived at 7:35PM), Madden, Ms. Willkomm (absent), Messrs. Thomas, Hart, Councilman Policastro, Chairman Hanlon, Mayor Randall (absent)

Also in Attendance: Gary J. Cucchiara, Esq., Board Attorney; Ms. JoAnn Carroll, Board Secretary

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.

Chairman Hanlon: stated, for the record, the 225 Wearimus Road application will be carried to the October 20, 2022 regularly scheduled meeting of the Board without further notice.

Ms. Ling Chen, Ho-Ho-Kus Sushi Café, 29 Sheridan Avenue, Block 1007, Lot 3, GB Zone: change of ownership.

Ms. Chen: stated she is taking new ownership of the business; her family has been in the food industry business for over 20 years; name of business to remain the same; 6 employees; aware of parking situation; will need parking for 2 employee vehicles only; understands if there is a new sign or awning proposed that an application needs to be submitted to the Board Secretary; will contact the Chamber of Commerce at the suggestion of Councilman Policastro.

Motion to Approve Change of Ownership application: Councilman Policastro
Seconded by: Madden

Ayes: Jones, Madden, Thomas, Hart, Councilman Policastro, Chairman Hanlon
Nays: None

JS Company/Dr. Junhyck Kim, 119 First Street, Block 1015, Lot 12, GB Zone: sign application.

Dr. Kim: stated he took over the building from Dr. Jacoby; is before the Board for sign approval; has been working with Councilman Policastro on this application.

Councilman Policastro: stated he had reviewed the application for both the free-standing sign and wall sign; both are conforming; thanked the applicant for his patience.

Motion to Approve Sign Application, (wall and free standing): Councilman Policastro

Seconded by: Hart

Ayes: Jones, Madden, Thomas, Hart, Councilman Policastro, Chairman Hanlon

Nays: None

Ms. Alexis Hughes, Alexis Hughes & Company, 181-201 E. Franklin Turnpike & 4-8 Sycamore Avenue, (mailing address 2 Sycamore Avenue) Block 1010, Lot 10, GB Zone: new business application; home furnishings & design studio and awning application.

Ms. Hughes: stated she has been in business for sixteen years; interior design firm; always wanted to open a store; looking to open as soon as possible; is from the area; understands there can be flooding in the basement; parking in rear of building; no specific spots; will not park on the street.

Councilman Policastro: confirmed with the applicant that the name of the business is "Two Sycamore"; asked Ms. Hughes if she had spoken to the Post Office and/or the Tax Assessor as to the usage of 2 Sycamore Avenue as her business and mailing address.

Ms. Hughes: stated she had spoken to both and she is able to use 2 Sycamore Avenue as both her business and mailing address.

Councilman Policastro: stated the number "2" on the outside flaps of the awning must be shown on either side of the front flap; but doing so would be redundant since the name of the business is shown which is the same as the address; asked Mr. Cucchiara if a waiver would be appropriate in this instance to have the address numbers on the outside flaps.

Mr. Cucchiara: stated he did not see an issue with granting a waiver.

Chairman Hanlon: instructed the applicant to contact the Police Department and Fire Department to inform them that the address of the business is 2 Sycamore Avenue.

Councilman Policastro: suggested the applicant contact the Fire Department to make sure an emergency contact and phone number are on file; should also install a lock box which is used by the Fire Department; a key to the business is placed inside the lock box; the Fire Department has a key to the lock box and will use it in case of a fire or emergency on the premises.

Mr. Thomas: informed the applicant that the school children paint the windows of the businesses during Halloween time; the school will reach out.

Motion to Approve New Business Application: Hart

Seconded by: Madden

Ayes: Jones, Madden, Thomas, Hart, Councilman Policastro, Chairman Hanlon

Nays: None

Motion to Approve Awning Application with waiver to have the address number ("2") on both outside flaps of the awning: Councilman Policastro

Seconded by: Madden

Ayes: Jones, Madden, Thomas, Hart, Councilman Policastro, Chairman Hanlon

Nays: None

Board Discussion:

2021 Board of Adjustment Annual Report

Mr. Cucchiara: stated, under the MLUL, the Zoning Board of Adjustment is required to issue an annual report that covers two main topics; summaries of variance applications that were heard and decided the previous year; this gives the Planning Board and Mayor & Council a sense of what type of applications the Board heard the previous year; code and exceptions requested; proposed changes or additions to the zoning code based upon matters that came before the Board the previous year; Mr. Snieckus had prepared a report analyzing the Annual Report of 2017; asked the Board Secretary to email this report to the Board for reference.

Member Madden provided the Board with the following information regarding the Board of Adjustment's 2021 Annual Report:

1. The Zoning Board has continually asked for the Mayor & Council to consider repealing the 2nd floor story setback; the Board is concerned that if a homeowner follows this ordinance and does not choose to seek a variance it will result in an addition or a new home that is not architecturally sound. The Mayor & Council have yet to respond.
2. In the R1, R2 and R2A zones, if a seepage pit is installed for the drainage of a pool only, then an exemption of up to 700 sf on improved lot coverage (ILC) only is given. In the R3 zone the exemption is 450 sf. The Board asks if a pool is, for instance, 750 sf, is the additional 50 sf counted towards the ILC. After conferring with the Zoning Officer, the answer is yes. A homeowner would receive credit for the 700 sf and any additional coverage (pool water) would count towards the ILC.

Please note: a brief discussion was held at this time regarding the above.

Approval of July 21, 2022 Minutes: Madden

Seconded by: Thomas

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

Nays: None

Motion to Adjourn: Thomas

Seconded by: Jones

Ayes: Jones, Madden, Thomas, Hart, Councilman Policastro, Chairman Hanlon

Nays: None

Meeting adjourned at 8:11PM

Respectfully submitted by:

JoAnn Carroll

Planning Board Secretary

September 20, 2022

APPROVED ON OCTOBER 13, 2022