

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
May 18, 2023  
Combined Session**

**Meeting Called to Order at 7:05PM by Chairman Hanlon**

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

**Salute to the Flag**

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

**Also in Attendance:** Timothy J. Wiss, Esq., Borough/Substitute Board Attorney; Ms. JoAnn Carroll, Board Secretary

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**New Business:**

**Ms. Young S Yi, Nails to Long For, 3 Sheridan Avenue, Block 1007, Lot 8, GB Zone:** change of ownership application

**Ms. Yi,** accompanied by her friend, James Chai, to help as an interpreter: new owner; continuing business as a nail salon; three employees; hours are Monday through Friday 9:30AM-7:00PM and Saturday 9:30AM to 6:30PM; not open on Sunday; letter received from the property manager which has been made part of the applicant's file; aware of parking; understands if the name of the business were to change, a sign application would need to be filed.

**Motion to approve application:** Madden

**Seconded by:** Thomas

**Ayes:** Madden, Thomas, Hart, Chairman Hanlon, Mayor Randall

**Nays:** None

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**Mr. Luke Monteleone, Global Med Systems, LLC, 1 Hollywood Avenue, Block 603, Lot 1, IP1:** new business application; medical equipment sales and service

**Please note: the applicant was unable to attend the meeting; application carried to the June 8, 2023 meeting of the Board.**

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**Board Discussion:**

**2022 Board of Adjustment Annual Report**

**Discussion will be held at the July 13, 2023 meeting of the Board when the Board Attorney and Mr. Snieckus will both be present.**

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**Chairman Hanlon:** stated climate control is a new required element of the Master Plan; a meeting will be held next week with heads of certain Borough departments along with Mr. Snieckus, himself, and the Board Secretary; Mr. Snieckus will review the climate control element and receive input from the different departments; will put data together for the July 13, 2023 meeting to review with the Board; the discussion on July 13, 2023 is informative for the Board and notice is not required; will be a fairly complex package; there are updates needed for the Master Plan, which include the HHK Crossing project, First Street townhomes, 100 Brookside, VFW, school gymnasium project, Orvil Court redevelopment and the abolishment of the Shade Tree Commission; Board Members can choose a topic to research and ultimately prepare an update to be included in the Master Plan.

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**Approval of April 13, 2023 Minutes:** Madden

**Seconded by:** Hart

**Ayes:** Madden, Hart, Chairman Hanlon

**Nays:** None

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**Motion to Adjourn:** Madden

**Seconded by:** Thomas

**All in Favor**

**None Opposed**

**Meeting adjourned at 7:23PM**

Respectfully submitted by:

  
JoAnn Carroll

Planning Board Secretary

**APPROVED ON JUNE 8, 2023**