

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
June 17, 2021  
Combined Session via Zoom  
7:30PM**

**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. Reade, Jones, Madden, Ms. Ioannidis, Ms. Willkomm (absent), 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 June 17, 2021 Combined Session of the Board did so via Zoom.**

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

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**Katelyn Hunziker & Meagan Mueller/Chavez, Mane Local, 500 Barnett Place, Suite 2, Block 1016, Lot 8:** new business application/hair salon.

**Please note: this application has been carried to the July 8, 2021 meeting of the Board at the request of the applicant.**

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**Conceptual Review:**

**CJM Properties Corp., 225 Wearimus Road, Block 502, Lot 37:** potential major subdivision; 4 lots.

**Chairman Hanlon:** stated the applicant was before the Board this evening for a conceptual review only; there will be limited testimony; described area of town where the subject property is located; next to highest point in the Borough; only way to access the property at this time is via Stratford Lane which is a paper street.

**James Delia, Esq., applicant's attorney:** stated the applicant's engineer, Daniel LaMothe, as well as the applicant, Christopher McCarthy, were present for the meeting; an application has not yet been filed; the MLUL encourages this type of dialogue with the Board; property is located 800 ft. off of Wearimus Road; unique property; private lane connecting to property on one side; will review 2 proposed plans; one is a fully conforming subdivision with a longer road; the other plan has a shorter road which triggers a variance for lot frontage on the two end lots; believes the plan with the shorter road is the better application; each proposed lot will be over 1 acre.

**Mr. LaMothe:** shared his screen; showed existing conditions then proposed; property is located in the R1 zone; concept "C" would require variances for lot frontage for the two end lots; roadway would meet standards of the Borough Code and the RSIS; Stratford Lane would no longer be an access to the lot; concept "A" would have compliant frontage; the lots would be smaller and the houses get pushed back further due to the extended roadway; there would be 100' more of roadway; more disturbance; less impervious coverage with concept "C"; the property is located in a remote area; preliminary utility plan proposed; three of the houses would tie into the existing sewer main on Bridle Way; the fourth house would utilize the existing house's connection; relocate the water main through the roadway; electric, telephone, cable and gas services would be connected through Stratford Lane; would tie into the Wearimus drainage system; a drainage study, plan and design will be submitted with the formal application; zoning table reviewed.

**Mr. Delia:** asked for feedback from the Board.

**Mr. Cucchiara:** stated any questions or comments are limited to what has been presented; the applicant is seeking, per the conceptual review, which plan is more favorable to the Board.

**Mr. Reade:** had no comment.

**Mr. Jones:** asked if the applicant intended to leave the existing circle at the end of Bridle Way.

**Chairman Hanlon:** stated this would be a topic of discussion with the applicant and the Borough.

**Mr. Jones:** stated he felt concept "C" was less offensive and would have less improved coverage with the shorter street.

**Mr. Madden:** stated he concurred with Mr. Jones; the conceptual plan was very well presented.

**Councilman Policastro:** stated the shorter roadway was fine with him as long as it allowed for a fire hydrant at the dead end of the cul-de-sac; there is a hydrant currently at the end of Stratford Lane.

**Mr. Delia:** stated a hydrant would be placed at the end of the proposed cul-de-sac.

**Chairman Hanlon:** stated there will have to be a right-of-way from the proposed street to Stratford Lane for emergency vehicles; there will need to be a right-of-way for water, sewer and drainage.

**Mr. Delia:** stated the Borough water system would be moved down Stratford Lane; there would be a right of way for utilities.

**Chairman Hanlon:** stated there used to be a road from Bridle Way to Stratford Lane; has no issue with Concept "C".



**Mr. Delia:** thanked the Board and stated a formal application would be filed.

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**Chairman Hanlon:** stated Borough Hall opened to the public last Monday and the intent at this time is to have both Boards return to in-person meetings in September; the Board's previous attorney, Michael Donovan, resigned from practicing law and became a priest approximately 20 years ago; he will be retiring from the priesthood in September and moving to North Carolina.

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**Motion to Approve April 8, 2021 Minutes:** Reade

**Seconded by:** Madden

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

**Nays:** None

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**At this point of the meeting all members and the Board Attorney thanked Member Reade for his time on the Board and wished him and his wife well in retirement. (Mr. Reade resigned from the Board effective July 1, 2021)**

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**Motion to Adjourn:** Reade

**Seconded by:** Jones

**All in Favor**

**None Opposed**

**Meeting adjourned at 8:17PM**

Respectfully submitted by:

  
JoAnn Carroll

Planning Board Secretary

June 25, 2021

**APPROVED ON JULY 8, 2021**