

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
July 8, 2021  
Combined Session via Zoom  
7:30PM**

**Meeting Called to Order at 7:38PM by Chairman Hanlon**

**Open Public Meetings Act Statement: Read into the record by the Board Secretary.**

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

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

**Please note: All persons participating in the July 8, 2021 Combined Session of the Board did so via Zoom.**

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**Chairman Hanlon:** reviewed the Zoom meeting protocol; changing the order of the agenda.

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

**Both Ms. Hunziker and Ms. Mueller/Chavez:** moving into a renovated building; two chair boutique style hair salon; located on the 1<sup>st</sup> floor; hours discussed; sufficient parking; aware of future construction in the area; owners will have signage posted for their business.

**Councilman Policastro:** asked how many suites in total were in the building.

**Mr. Hunziker:** stated five.

**Chairman Hanlon:** stated the landlord had provided an email in regards to the applicant moving in to the space at 500 Barnett Place.

**Motion to approve the application:** Jones

**Seconded by:** Councilman Policastro

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

**Nays:** None

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**Mr. Martin Bentsen, City Headshots, 611 N. Maple Avenue, Suite 9, Block 1016, Lot 4, GB Zone:** new business application/headshot photography studio.

**Mr. Bentsen:** stated he has been in business since 2009 doing headshots; his business will be located on the 2<sup>nd</sup> floor; hours discussed; clients can book an appointment at various times; 2 employees; understands that if a sign is proposed for his business, he will have to file an application with the Planning Board.

**Motion to approve the application:** Councilman Policastro

**Seconded by:** Madden

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

**Nays:** None

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**Mr. Matthew Cardona, Cardona-Cardona Salon, 13 Sheridan, Block 1007, Lot 6, GB Zone:** new business application/hair salon.

**Mr. Cardona:** stated he has been in business for many years in Englewood; replacing the Evolve salon; discussed hours; will be closed on Sunday; parking for 3 employees provided; understands that if a sign or awning is proposed, he will have to file an application with the Planning Board.

**Councilman Policastro:** stated a temporary sign would be allowed in the window for a maximum of 60 days; the sign must be removed once the permanent sign or awning is installed.

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**Completeness Review:**

**507 Warren Avenue LLC, 507 Warren Avenue, Block 703, Lot 20, R3 Zone:** Minor Subdivision application, 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 was before the Board for a Completeness Review only; per Mr. Hals' review letter, a portion of the property has been determined to be in the Flood Hazard area; due to this, the houses would not be able to have basements; asked Mr. Rigg, the applicant's engineer, if he wanted to confer with his client before proceeding.

**Mr. Kent Rigg, applicant's engineer:** stated he did want to speak with Mr. Hals regarding his determination prior to proceeding this evening.

**Chairman Hanlon:** stated the Board, at this time, will be meeting in person in September; waiting until September may be easier for the applicant.

**Mr. Rigg:** stated he would address the items in Mr. Hals' letter and would like the application to be scheduled for a Completeness Review in August, 2021.

**Please note: the application was deemed incomplete.**

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**Ongoing Business:**



**Review and potential recommendation of the Mayor & Council's revisions to the Redevelopment Plan prepared by Mr. E. Snieckus, Burgis Associates, Borough Planner, for Bock 106, Lots 3, 5 and 11.**

**Mr. Snieckus:** reviewed the revisions made by the Mayor & Council; the site plan application will be presented before the Planning Board.

**Chairman Hanlon:** offered the following revisions to the document:

1. Electrical vehicle charging stations for tenant use as a permitted accessory structure; expansion of EV charging stations where practical.
2. Parking on the tract designated to serve the uses of the redevelopment area, are restricted to the tenants of the redevelopment area.
3. The development should include the improvements to the streetscape along N. Maple Avenue and First Street.
4. An emergency power system/generator should be required.

**Mr. Snieckus:** stated he would incorporate the above revisions to the document which would then be presented to the Mayor & Council.

**Motion to recommend adoption of the revised Redevelopment Plan with the additional provisions described above and to authorize, Gary J. Cucchiara, Esq., Board Attorney, to prepare a letter to the Mayor & Council regarding same:** Jones

**Seconded by:** Madden

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

**Nays:** None

**Please note: no member of the public spoke with respect to the proposed Redevelopment Plan.**

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**Motion to Approve June 17, 2021 Minutes:** Councilman Policastro

**Seconded by:** Madden

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

**Nays:** None

**The Board congratulated Ms. Willkomm for successfully completing the Land Use Class for New Board Members.**

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**Motion to Adjourn:** Jones

**Seconded by:** Willkomm

**All in Favor**

**None Opposed**

**Meeting adjourned at 8:55PM**

Respectfully submitted by:

  
JoAnn Carroll

Planning Board Secretary

July 22, 2021

**APPROVED ON AUGUST 12, 2021**