

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
October 14, 2021
Combined Session via Zoom**

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. Jones, Madden (absent), Ms. Willkomm, Councilman Policastro, Chairman Hanlon, Mayor Randall

Also Attending via Zoom: Gary J. Cucchiara, Esq., Board Attorney; Ms. JoAnn Carroll, Board Secretary

Please note: All persons participating in the October 14, 2021 Combined Session of the Board did so via Zoom.

Chairman Hanlon: reviewed the Zoom meeting protocol.

Completeness Reviews:

507 Warren Avenue LLC, 507 Warren Avenue, Block 703, Lot 20, R3 Zone:

Minor Subdivision application with variances; 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.

Bruce Whitaker, Esq., applicant's attorney: gave an overview of the application; received reports from Mr. Snieckus and Mr. Hals; the survey requested by Mr. Hals will be submitted early next week; asking for the Board to deem the application complete; gave the Board Members permission to enter the property.

Chairman Hanlon: instructed the Board Secretary to submit a copy of the application and plans to the Water and Sewer Departments, the Police Department and the Shade Tree Commission.

Please note: the application is deemed complete. Public hearing scheduled for November 18, 2021.

Mr. & Mrs. Joseph Aliotta, 18 Sycamore Avenue, Block 1010, Lot 13, GB Zone:

Minor Site Plan application with variances; proposed addition to existing building; one opening, or "tunnel" to be enclosed to create additional commercial space;

applicant seeks relief from Section IV, Article 85-13 E (1) front yard setback; Section IV Article 85-13 E (2) side yard setback; Section IV Article 85-13 G (1) open space requirement.

Bruce Whitaker, Esq., applicant's attorney: gave an overview of the application; received reports from Mr. Snieckus and Mr. Hals; can comply with items in both reports.

Chairman Hanlon: reviewed the items to be submitted per Mr. Hals' letter and Mr. Snieckus' letter.

Mr. Whitaker: stated all documents can be submitted by next Friday, October 22, 2021.

Please note: the application is deemed incomplete; both a Completeness Review and Public Hearing will be placed on the November 18, 2021 agenda of the Board for this application.

New Business:

Mr. Scott Kastin, Class 101, 25-27 Sheridan Avenue, Block 1007, Lot 3, GB Zone: new business application; college advising.

Mr. Kastin: stated he is a college advisor and currently has an office in Waldwick; he meets with high school students and helps them prepare for college; reviewed hours and number of employees; parking space provided by owner; there is space for a sign at far north end of the building which does not require Board approval.

Motion to approve application: Councilman Policastro

Seconded by: Jones

Ayes: Jones, Willkomm, Councilman Policastro, Chairman Hanlon, Mayor Randall

Nays: None

Mr. Andrew Chen, Sunny Wok Restaurant, Block 1015, Lot 11, GB Zone: sign application; façade only.

Mr. Cucchiara: gave an overview of the application; the new sign is non-conforming; the installation of the new sign does not constitute a repair.

Councilman Policastro: stated he reviewed the application; he is familiar with the current sign and the previous sign at the property; the construction material must be wood or wood composite; no interior lighting is allowed; can have an external light; suggested the owner speak to his sign company and have them review the Borough's Sign Ordinance; will work with the applicant if needed.

Mr. Chen: asked if signage can be placed on the window.

Chairman Hanlon: stated there are guidelines for window signs as well.

Please note: the applicant was instructed to appear before the Board on November 18, 2021 with a new application for a conforming sign.

Mr. Cong Zhou, Tojo's Restaurant, 5 N. Franklin Turnpike, Block 1013, Lot 2, GB Zone: new business application and sign application; Japanese ramen restaurant.

Nicholas Doria, Esq., applicant's attorney: reviewed the application; Ms. Ho is a partner in the business and was participating in the meeting with Mr. Doria; she currently owns a restaurant in Paramus in the Garden State Plaza mall; restaurant will offer Japanese ramen soup and traditional Japanese rice bowls; will continue her business in Paramus; there will be 4 employees including the owner; hours reviewed; there are 28 seats in the restaurant

Chairman Hanlon: stated there is no street parking; employees should use parking spaces off site and should purchase parking permits for the municipal lot.

Mr. Doria: stated all staff members and the owner will purchase parking permits.

Chairman Hanlon: asked where the food and supplies would be stored.

Ms. Ho: stated in a freezer and refrigerator inside the restaurant.

Chairman Hanlon: stated the property is located in a floodway; subject to evacuations during flooding events; suggested the applicant investigate obtaining federal flood insurance.

Councilman Policastro: reviewed the sign application; all aspects of the sign comply with the Borough Code; confirmed with Ms. Ho that the sign material is wood.

Motion to approve the new business and sign application: Willkomm

Seconded by: Councilman Policastro

Ayes: Jones, Willkomm, Councilman Policastro, Chairman Hanlon, Mayor Randall

Nays: None

Mr. Filippo Baldini & Mr. Enrico Vannucchi, Ganzo Italian Restaurant, 9 N. Franklin Turnpike, Block 1013, Lot 2, GB Zone: new business and sign application; Italian eatery

Nicholas Doria, Esq., applicant's attorney: reviewed the application.

Mr. Baldini: stated there will be 2 employees including himself; his business partner is the chef.

Chairman Hanlon: stated the application states the size of the restaurant is 620 sf while the drawings show 635 sf.; asked how many seats are proposed.

Mr. Baldini: stated 26.

Chairman Hanlon: confirmed with Mr. Baldini that he is proposing to change the door on the western side of the parking lot so that it does not open out to the parking area; stated there are no parking spaces at the location; parking permits must be obtained for he and his partner.

Mr. Baldini: stated he understood.

Chairman Hanlon: stated the application indicates 15 parking spaces required for the current uses but the property does not have this amount; the residential tenants have dedicated parking spaces and 6 spaces for the restaurants.

Mr. Doria: stated the lease specifies that all tenants will share the parking spaces available.

Chairman Hanlon: stated the site plan submitted with the application shows a wall that has been partially built on Borough property; a site plan application was never submitted to the Planning Board for the construction of this wall nor were construction permits ever filed; there are no approvals for this wall; on the western side of the property where space #6 is located is an area of concern; this is a designated flood zone; no place to store goods; could obtain federal flood insurance; property is in the floodway; history of this area is contained in the Master Plan; there is a need to reduce flooding in this area; the Borough Engineer will review this application; asked the applicant and his attorney to investigate the issue with the wall.

Board Secretary: stated, for the record, all expenses incurred by the Borough for the review of this application are the responsibility of the applicant.

Councilman Policastro: stated he reviewed the sign application; all aspects of the sign seem to conform with the Borough Code; the material of the sign was left blank on the application; it must be made of either wood or wood composite; a rendering of the sign on the building must be submitted; will help the applicant if it is needed.

Mr. Doria: stated the sign will be made of wood.

Councilman Policastro: recommended all staff members park off site; there may be an issue having two sit down restaurants sharing parking spaces; asked if the six parking spaces could have 15-minute parking limitations on them.

Mr. Doria: stated the issue is well taken; the leases executed with Tojo and Ganzo indicates both businesses will share parking spaces; first come, first serve.

Chairman Hanlon: stated there are two other businesses on site.

Mr. Doria: stated they would not be open in the evening.

Ms. Willkomm: asked how deliveries will be made; there is limited room for a delivery truck; very busy intersection with an active turning lane.

Mr. Doria: stated food deliveries will work as they do for other restaurants in town.

Chairman Hanlon: stated there is no side of the road or parking available for trucks.

Councilman Policastro: stated the trucks may have to park at Brookside; in regards to the sign, will wait for the rendering to be submitted and the construction material confirmed.

Chairman Hanlon: stated both the Zoning Officer and Borough Engineer will review the application; the next meeting of the Board will be held on November 18, 2021.

Approval of September 9, 2021 Minutes: Councilman Policastro

Seconded by: Jones

Ayes: Jones, Councilman Policastro, Chairman Hanlon, Mayor Randall

Nays: None

Motion to Adjourn: Jones

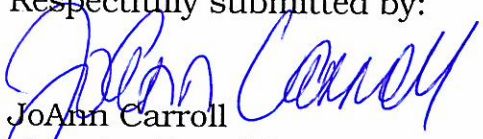
Seconded by: Willkomm

Ayes: Jones, Willkomm, Councilman Policastro, Chairman Hanlon, Mayor Randall

Nays: None

Meeting adjourned at 8:40PM.

Respectfully submitted by:


JoAnn Carroll
Planning Board Secretary
October 22, 2021

APPROVED ON NOVEMBER 18, 2021