

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
December 16, 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, Ms. Willkomm, Councilman Policastro, Chairman Hanlon, Mayor Randall

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

**Please note: All persons participating in the December 16, 2021 Combined Session of the Board did so via Zoom.**

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**Please note: a transcript was prepared for this meeting and is available upon request.**

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

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**Chairman Hanlon:** stated, for the record, both the 18 Sycamore Avenue and the 507 Warren Avenue applications have been carried to the January 13, 2022 regular meeting of the Board which will be held immediately following the Board's Reorganization Meeting; no further notice is required.

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**Completeness Review:**

**LMF HHK Urban Renewal LLC, "Ho-Ho-Kus Crossing"**

**619 N. Maple Avenue, Block 1016, Lot 3**

**217 First Street, Block 1016, Lot 5**

**239 First Street, Block 1016, Lot 11**

Amended Preliminary and Final Major Site Plan application; soil movement application; variance request for maximum area of signage

**Chairman Hanlon:** reviewed the Completeness Review protocol.

**Motion to deem the application complete:** Jones

**Seconded by:** Madden

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

**Nays:** None

**Please note: the Ho-Ho-Kus Crossing application has been scheduled for a public hearing on January 13, 2022 immediately following the Board's Reorganization Meeting.**

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**New Business:**

**Mr. Avner Aminov, BAM Wine & Spirits Inc., 22 Hollywood Avenue, Suite 6, Block 101, Lot 4, IP2:** new business application; wine and alcohol wholesale and distribution.

**Motion to approve the application:** Jones

**Seconded by:** Willkomm

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

**Nays:** None

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**New Business:**

**Mr. Jamie Fox, Allerton Fox Construction, 1 Hollywood Avenue, Suite 15B, Block 603, Lot 1, IP1:** new business application; warehousing of building and construction contractor equipment.

**Motion to approve the application:** Madden

**Seconded by:** Councilman Policastro

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

**Nays:** None

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**Proposed Ordinance Amendment Review:**

**Ordinance No. 2021-63 an ordinance to amend Article V, Chapter 85, Zoning of the Borough of Ho-Ho-Kus, Signs**

**Mr. Snieckus and Councilman Policastro:** reviewed the amended sign ordinance.

**Motion to recommend to the Mayor & Council that Ordinance No. 2021-63 be adopted and to authorize the Board Attorney, Gary J. Cucchiara, Esq., to prepare a letter to the Mayor & Council stating same:** Willkomm

**Seconded by:** Jones

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

**Nays:** None

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**New Business:**

**Cong Zhou, Tojo's Restaurant, 9 (1-7) N. Franklin Turnpike, Block 1013, Lot 2, GB Zone:** new business application; use of space for catering (kitchen)



**Please note: the Tojo's Restaurant application has been carried to the January 13, 2022 meeting of the Board immediately following the Board's Reorganization Meeting.**

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**Proposed Bond Ordinance Review:**

**Ordinance No. 2021-64** bond ordinance to authorize the undertaking of various water system treatment improvements in, by and for the water utility of the Borough of Ho-Ho-Kus, to appropriate the sum of \$4,000,000 to pay the cost thereof, to authorize the issuance of bonds to finance such appropriation and to provide for the issuance of bond anticipation notes in anticipation of the issuance of such bonds.

**Mr. Jones:** reviewed the proposed bond ordinance.

**Motion to recommend to the Mayor & Council that Ordinance No. 2021-64 be adopted and to authorize the Board Attorney, Gary J. Cucchiara, Esq., to prepare a letter to the Mayor & Council stating same:** Willkomm  
**Seconded by:** Madden

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

**Nays:** None

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**Review of 2022 Meeting Dates**

**Chairman Hanlon:** stated Member Madden has agreed to head the Nominating Committee for Board Chairman, Board Vice Chairman, Board Attorney and Board Secretary.

**Please note: the Board's Reorganization Meeting date has been confirmed for Thursday, January 13, 2022 beginning at 7:30PM.**

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**Approval of November 18, 2021 Minutes:** Jones

**Seconded by:** Willkomm

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

**Nays:** None

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**Motion to Adjourn:** Mayor Randall

**Seconded by:** Councilman Policastro

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

**Nays:** None

**Meeting adjourned at 9:10PM.**

Respectfully submitted by:

  
JoAnn Carroll  
Planning Board Secretary

**APPROVED ON JANUARY 20, 2022**