

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
January 13, 2022  
Regular Meeting via Zoom**

**Meeting Called to Order at 7:48PM by Chairman Hanlon  
(Immediately following the Reorganization Meeting of the Board)**

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

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

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

**Please note: All persons participating in the January 13, 2022 meeting 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 20, 2022 regular meeting of the Board; no further notice is required.

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**Completeness Review/New Business:**

**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.

**Application carried to the January 20, 2022 meeting of the Board without further notice.**

**A letter of extension was requested of the applicant's attorney.**

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**Ongoing 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);  
**APPLICATION WITHDRAWN**

**Ongoing Business:**

**Pizza Barons LLC, Sicilian Sun Restaurant, 604 N. Maple Avenue, Block 1015, Lot 11, GB Zone:** sign application; façade only.

**Application carried to the February 10, 2022 meeting of the Board.**

**Ongoing Business:**

**Mr. Andrew Chen, Sunny Wok Restaurant, 604 N. Maple Avenue, Block 1015, Lot 11, GB Zone:** sign application; façade only.

**Councilman Policastro:** stated the applicant had recently submitted an amended sign rendering to the Board; the rendering showed two sets of phone numbers which are not allowed by the code; the applicant has agreed to remove the phone numbers and not place anything in its stead; application can be approved with this stipulation.

**Motion to approve sign application with the removal of two sets of phone numbers shown on amended rendering:** Councilman Policastro

**Seconded by:** Jones

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

**Nays:** None

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**New Business:**

**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.

**Application carried to the January 20, 2022 meeting of the Board without further notice.**

**A letter of extension was requested of the applicant's attorney.**

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**New Business:**

**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

**A brief recess was taken at 9:38PM.**

**Meeting reconvened at 9:46PM**

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

**Testimony heard; application carried to the February 10, 2022 meeting of the Board without further notice.**

**Discussion held at this time; it was decided the February 10, 2022 meeting would begin at 7:00PM. Proper notices would be filed and published.**

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**Approval of Minutes:**

December 16, 2021

**Due to the fact the transcript for this meeting was received this day, the approval of the December 16, 2021 minutes was carried to the January 20, 2022 meeting of the Board.**

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**Motion to Adjourn:** Madden

**Seconded by:** Jones

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

**Nays:** None

**Meeting adjourned at 10:30PM.**

**Respectfully submitted by:**

  
JoAnn Carroll

Planning Board Secretary

January 14, 2022

**APPROVED ON FEBRUARY 17, 2022**