

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Agenda  
May 12, 2022  
Regular Meeting  
7:30PM**

**Call to Order**

**Open Public Meetings Act Statement**

**Salute to Flag**

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

**Nomination of Vice Chairperson**

**Completeness Review:**

**CJM Properties Corp., 225 Wearimus Road, Block 502, Lot 37, R1 Zone:** Preliminary Major Subdivision application with variances; 4 lots proposed; applicant seeks relief from Section IV, Article 85-9 D (2) for proposed lots 37.01 and 37.03, lot frontage not to be less than 200 ft.

**New Business:**

**Mr. Hector Mota, Ho-Ho-Kus Hand Car Wash, 208 E. Franklin Turnpike, Block 1016, Lot 12, GB Zone:** change of ownership.

**Ms. Marina Shpol, Wine Art Inc., 22 Hollywood Avenue, Suite 6, Block 101, Lot 4, IP Zone:** new business application

**Mr. & Mrs. R. Mattessich and Zachary Giddich, Threefold Cabinetry, LLC, 118 E. Franklin Turnpike, Block 1016, Lot 6, GB Zone:** new business and signage applications.

**Ongoing Business:**

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

**Board Discussion - 1:**

**2021 Board of Adjustment Annual Report**

**Board Discussion - 2:**

**2022-67 An Ordinance to Amend Article V, Chapter 85, Zoning of the Borough of Ho-Ho-Kus; Corner Lot definition**

**Resolution:**

**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.

**Approval of Minutes:**

February 17, 2022

February 28, 2022 Special Meeting

March 10, 2022

**Adjournment**

**Agenda Subject to Change**