

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
Combined Meeting  
January 9, 2014**

**Call to Order:** Open Public Meetings Act Statement – In compliance with the Open Public Meetings Act of the State of New Jersey, notification of this meeting has been sent to the Ridgewood News, our official newspaper in the Borough of Ho-Ho-Kus and notice has been posted on the bulletin board at Town Hall. **Read aloud by Board Secretary.**

**Roll Call:** Messrs. Berardo (absent), Corriston (absent), Pierson, Reade, Cirulli, Newman (absent), Councilman Rorty, Chairman Hanlon, Mayor Randall (absent)

**New Business:**

**Mr. Mark Gentile, Ho-Ho-Kus Bakery (other possible name Ho-Ho-Kus Bake Shop) 187 E. Franklin Tpke. Block 1010, Lot 10:** applicant seeks approval to open a bakery; new business application.

**Chairman Hanlon:** asked Mr. Gentile to explain his proposed business to the Board.

**Mr. Mark Gentile:** stated he would like to open a retail bake shop; it would be a family bakery business and a full service bake shop.

**Chairman Hanlon:** stated that Mr. Gentile has provided a sketch of the layout of his bakery; asked if coffee would be sold.

**Mr. Gentile:** stated that coffee would be sold but that he hadn't decided yet if it would be self serve or behind the counter.

**Chairman Hanlon:** asked how many employees would be on the premises.

**Mr. Gentile:** stated there would be three employees in the back room and five in the front of the store over the course of a week.

**Chairman Hanlon:** asked if there would be three people there everyday.

**Mr. Gentile:** stated "yes."

**Chairman Hanlon:** asked the applicant if his landlord explained to him that there is parking in the back of the store.

**Mr. Gentile:** stated that he was aware of the parking situation and that there was also 1-hour parking in the front for customers.

**Chairman Hanlon:** stated that a sign application had not been submitted and that he did see from the application that a name had not yet been decided upon; in addition, Chairman Hanlon stated that a letter was received from the landlord welcoming Mr. Gentile into this particular location; Chairman Hanlon asked how many days Mr. Gentile expected to be open.

**Mr. Gentile:** stated he would be open 7 days a week.

**Chairman Hanlon:** confirmed with the Board Secretary that she had given a copy of this application to the Health Official; the Board Secretary confirmed this fact.

**Chairman Hanlon:** asked what the bakery hours would be.

**Mr. Gentile:** stated the bakery would open up at 6AM and close at either 6PM or 7PM.

**Mr. Philip Rorty:** asked what time does Mr. Gentile start baking.

**Mr. Gentile:** stated he starts baking between 2:30AM and 3:00AM; everything is made fresh daily.

**Mr. Donald Cirulli:** asked if there would be three employees on the premises at any given time.

**Mr. Gentile:** stated "yes."

**Mr. Cirulli:** stated that when a name is decided upon, Mr. Gentile will deal with Mr. Frank Berardo, Sign Committee Chairman.

**Chairman Hanlon:** stated the Board Secretary can work with Mr. Gentile to have the Sign Committee Chairman review the sign application when submitted, even if the Board is not meeting so there is no delay.

**Mr. James Pierson:** had not questions for this applicant.

**Mr. Michael Reade:** asked how many employees would be at the counter.

**Mr. Gentile:** stated there would be a rotation of 5 and possibly more if they are busier than at first expected.

**Mr. Reade:** asked if this would be a walk in bakery or would there be tables.

**Mr. Gentile:** stated there would be no tables.

**Mr. Cirulli:** asked if Mr. Gentile would be baking bread as well.

**Mr. Gentile:** stated “yes.”

**Chairman Hanlon:** asked when Mr. Gentile hoped to get in to the store and start setting up.

**Mr. Gentile:** stated as soon as possible; he would like to open before March 1.

**Motion to Approve Application:** Rorty, Pierson  
**Roll Call Taken**

**Chairman Hanlon:** discussed previous bakeries and their locations that have been in the Borough; Chairman Hanlon further stated that Mr. Cucchiara will send a letter to the Building Department stating that this application is approved; Chairman Hanlon suggested Mr. Gentile reach out to the Chamber of Commerce to help his business.

**Resolution: Jeanne Dube, 873 East Saddle River Road, Block 810, Lot 1 and Adam & Elizabeth Willkomm, 20 Powderhorn Road, Block 810, Lot 3:** approval for applicants to transfer 30,642 sq. ft. from Lot 1 to Lot 3.

**Chairman Hanlon:** gave an overview of the Dube application; stated this application was voted on and approved by the Board last month.

**Mr. Gary Cucchiara:** explained the application and all the details of the resolution.

**Please Note: Mr. Timothy Corrison has joined the meeting at this time.**

**Motion to Approve Application:** Corrison, Pierson  
**Roll Call Taken**

**Mr. Cucchiara swore in Mr. Corrison to his one year term at this point in the meeting.**

**Chairman Hanlon:** stated that Mr. Corrison was a Class IV member of the Board and his term would expire in one year.

**Chairman Hanlon:** reviewed the minutes of November 14, 2013, November 21, 2013 and December 12, 2013; corrections made to 11/14/13 and 11/21/13 minutes; no corrections on the 12/12/13 minutes.

**Approval of Minutes:**

**November 14, 2013, as corrected:** Pierson, Rorty  
**Roll Call Taken**

**November 21, 2013, as corrected:** Rorty, Cirulli  
**Roll Call Taken**

**December 12, 2013:** Rorty, Pierson  
**Roll Call Taken**

**Chairman Hanlon:** stated there were no other items in front of the Board this evening; asked for a motion to adjourn.

**Motion to Adjourn:** Cirulli, Corrison  
**All Board members present approve motion to adjourn.**

Respectfully submitted by:

JoAnn Carroll  
Planning Board Secretary  
January 13, 2014