

**Borough of Ho-Ho-Kus
Bergen County, New Jersey
Planning Board Minutes
June 18, 2015
Public Session**

Meeting Called to Order at: 7:30 PM

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

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

Also in Attendance: Gary J. Cucchiara, Esq., Board Attorney (Mr. Cucchiara arrived at 7:40PM); Ms. JoAnn Carroll, Board Secretary

Mr. Matt Mehta, Uncorked Wine and Spirits, 611 North Maple Avenue, Block 1016, Lot 4: change of ownership application/sign application.

Mr. Mehta: stated he is a resident of West Milford; business owner in West Milford for 17 years; filed application with the Board 2 months ago; waiting for State approvals; would like to open sometime in July/August 2015; 25 years in the industry in retail; would like to make some interior renovations to the store; the current owner does not have an interest in being in this business; has WSET (Wine & Spirit Education Trust) certification from the State; hours of operation will be the same as the current hours; Monday-Thursday 10AM-9PM; Friday and Saturday 9AM-10PM and Sunday 12PM-5/6PM; will be open 7 days a week; at least 3 employees plus himself; no more than 2 employees on site at one time; is aware of parking that is reserved in the back of the building.

Chairman Hanlon: stated this was a two part application; change of ownership and a sign application.

Mr. McVey: stated he has spoken with Mr. Reade; appears the sign application configuration satisfies all requirements; no change to what is there now except the word "Drinks" is being replaced with the word "Uncorked;" lighting the same; basically just a name change; Mr. Reade recommends the approval of the sign.

No Board questions.

Please note: Mr. Gary Cucchiara, Board Attorney, has arrived at this time: 7:40PM.

Motion to approve change of ownership and sign application: Corriston, McVey

Ayes: Pierson, Corriston, Newman, McVey, Chairman Hanlon

Berkshire Hathaway Homes Services, Ms. Amy Debellis, 10 Sycamore Avenue, Block 1010, Lot 12.01: sign application.

Chairman Hanlon: stated the applicant appeared at last week's work session.

Mr. McVey: stated the Sign Committee had no additional comments; all seems compliant; no major changes.

Chairman Hanlon: stated the sign change is due to a merger; same employees; same location.

Motion to approve sign application: Pierson, Newman

Ayes: Pierson, Corriston, Newman, McVey, Chairman Hanlon

Resolution: Approval of Motion to Dismiss w/o Prejudice: Hollows at Ho-Ho-Kus, Chamberlain Developers, W. Saddle River Road/Van Dyke Drive, Block 802, Lots 1, 2, 3, 4 and 10: major subdivision application; the applicant proposes to construct and market single family dwelling units on each of the properties; major soil movement application.

Chairman Hanlon: stated the Board had the opportunity to review the resolution; current, updated resolution in front of the Board at this time.

No Board comments.

Motion to approve resolution: Newman, Pierson

Ayes: Pierson, Corriston, Newman, McVey, Chairman Hanlon

Resolution:

Approved: MPM Associates, 22 Hollywood Place, Block 601, Lot 21: minor subdivision application/2 lots; variances requested.

Mr. Cucchiara: reviewed the resolution; referred the Board to the background information; discussed the nature of the application; three hearings were held in connection with this application; evidence regarding the bulk variance was provided to the Board; exhibits marked into evidence; drainage issues discussed; waivers requested were both reasonable and appropriate; no objection from neighbors.

Chairman Hanlon: stated wording should be added in regards to widening the street, not just paving it; in addition, “as requested by a neighbor” should be added to the wording regarding not installing sidewalks.

Motion to approve resolution with stipulated changes: McVey, Corrison
Ayes: Pierson, Corrison, Newman, McVey, Chairman Hanlon

Approval of Minutes:

May 14, 2015

May 21, 2015

Chairman Hanlon: stated the minutes from May, 2015 would be voted on in July.

Chairman Hanlon: discussed the Zoning Board of Adjustment’s Annual Report which was received by the Board this year; members of the Planning Board have met with the Zoning Board in the past to review; Mr. Corrison and Mr. Berardo have agreed to meet on behalf of the Board; asked Mr. Pierson if he would also be a part of this group.

Mr. Pierson: agreed to meet with the Zoning Board along with Mr. Corrison and Mr. Berardo; believed he had been involved in the past as well.

Motion to Adjourn: McVey, Pierson
All in Favor

Meeting adjourned at 8:00PM

Respectfully submitted by:

JoAnn Carroll
Planning Board Secretary
June 22, 2015