

**Borough of Ho-Ho-Kus  
Bergen County, New Jersey  
Planning Board Minutes  
September 17, 2015  
Combined Session**

**Meeting Called to Order at: 7:35 PM**

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

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

**Also in Attendance:** Gary J. Cucchiara, Esq., Board Attorney (absent at time of Roll Call; arrived at 7:45PM); Ms. JoAnn Carroll, Board Secretary

**Please note: Mr. Reade was the Acting Chairman for this meeting.**

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**New Business:**

**Dr. Michele Preminger, 110-114 Warren Avenue, Block 1007, Lot 1:** new business application.

**Dr. Preminger:** introduced herself to the Board; is a Licensed Psychiatrist specializing in woman's psychiatry; has had a practice in Waldwick for the past seven years; moving to Ho-Ho-Kus; no changes to layout of office; subletting one room to a social worker who will be in the office two days a week; only employees on site will be Dr. Preminger and the social worker; will see one patient at a time; six off street parking spaces available; hours will be Tuesday, Wednesday and Thursday from 8AM-6PM; will be available to patients on Monday and Friday but it will be a lighter schedule on these days; will also be available for patient emergencies.

**Mr. McVey:** suggested Dr. Preminger contact the Chamber of Commerce to let them know of her practice.

**Motion to approve:** Councilman Rorty, McVey

**Ayes:** Reade, Newman, McVey, Jones, Councilman Rorty

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**New Business:**

**Mr. Robert Mattessich, Top of the Line Contracting, LLC, 1 Hollywood Avenue, Suite 15D, Block 603, Lot 1:** new business application.

**Mr. Mattessich:** introduced himself to the Board; owns Top of the Line Contracting; has been in the construction business for 21 years; leasing space at Dalebrook Park; will have office space above storage space; employees will be Mr. Mattessich and his wife; has another property in Ridgewood where he stores vehicles; outdoor space in Ridgewood; one parking space available at Dalebrook; there will be one vehicle at the HHK location at all times; type of equipment being stored are hand tools, ladders, scaffolding, table saws, etc.; no volatile materials; sign on door taken care of by the landlord who is aware of the specifications.

**Mr. McVey:** suggested the applicant let the Police Department know that he is renting this space so they can check on the property from time to time.

**Motion to Approve:** Councilman Rorty, McVey

**Ayes:** Reade, Newman, McVey, Jones, Councilman Rorty

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**Please note: Mr. Cucchiara has arrived at this point of the meeting 7:45PM.**

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**Mr. William Jones, Borough Administrator, was sworn in as a Member of the Planning Board by Mr. Cucchiara, Board Attorney; term expiration 12/31/15.**

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**Acting Chairman Reade:** reviewed the following minutes; approval of minutes taken as a voice vote.

**Approval of Minutes:**

January 8, 2015, Reorganization: **Reade, Newman**

January 8, 2015: **Reade, Newman**

January 15, 2015: **Reade, Newman**

February 12, 2015: **Reade, Newman, Councilman Rorty**

August 13, 2015: **Reade, McVey**

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**Closed Session:**

Litigation: Chamberlain Developers, Inc. a New Jersey Corporation v. Borough of Ho-Ho-Kus, et al.; Docket No. BER-L 4253-15

Litigation: Chamberlain Developers, Inc. vs. Borough of Ho-Ho-Kus, Laura Borchers, Clerk of the Borough of Ho-Ho-Kus, Planning Board of the Borough of Ho-Ho-Kus.

**Motion to go into Closed Session:** Councilman Rorty, McVey

**Ayes:** Reade, Newman, McVey, Jones, Councilman Rorty

**Meeting went into Closed Session at 7:50PM.**

**Meeting reconvened at 8:25PM.**

**Motion to Adjourn:** Jones, Councilman Rorty  
All in Favor

**Meeting adjourned at 8:25PM.**

Respectfully submitted by:

JoAnn Carroll  
Planning Board Secretary  
September 18, 2015