

BOROUGH OF PALISADES PARK  
 BOARD OF ADJUSTMENT  
 MONDAY, MAY 15, 2023  
 7:00 P.M.

-----  
 IN THE MATTER OF: ) TRANSCRIPT OF  
 Case No. 22-17 ) PROCEEDINGS  
 13 Alliotts Place )  
 Block 222, Lots 12 & 13 )  
 Case No. 21-28 )  
 112-118 Union Assoc., LLC )  
 112-118 Union Street )  
 Block 107, Lots 4 & 5 )  
 Case No. 22-14 )  
 KL Palisades, LLC )  
 500 Tenth Street )  
 Block 421, Lot 1 )  
 Case No. 22-15 )  
 Ardeshir Mohtaram )  
 226 3rd Street )  
 Block 21, Lot 604 )  
 Case No. 22-13 )  
 Atrium Billiards Cafe LLC )  
 315 Broad Ave )  
 Block: 217, Lots: 26, 27, 27.1 )  
 Case No. 22-08 )  
 Hosu Lee )  
 128 Grand Avenue )  
 Block 607, Lot 42 )  
 Case No. 21-30 )  
 Suzie Lee )  
 437 Highland Avenue )  
 Block: 211; Lot: 18 )  
 Case No. 21-14 )  
 Grand Bellview, LLC )  
 254 Grand Avenue )  
 Block 202, Lot 4 )  
 Case No. 22-18 )  
 519 Orchard Avenue )  
 Block 213, Lot 7 )  
 Case No. 23-01 )  
 60 Edsall, LLC )  
 60 West Edsall Boulevard )  
 Block 206, Lot 6 )  
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LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  
 201-641-1812

<u>I N D E X</u>	
<u>AGENDA</u>	<u>SWORN PAGE NO.</u>
1	
2	
3	Pledge of Allegiance 4
4	Roll Call 6
5	Motion Approve Two Board Secretaries 7
6	Approval of Bills 8
7	Approval of Minutes 9
8	Resolutions:
9	Case No. 22-17
10	13 Alliotts Place 10
	Block 222, Lots 12 & 13
11	Case No. 21-28
12	112-118 Union Assoc., LLC
	112-118 Union Street
	Block 107, Lots 4 & 5 11
13	Case No. 22-14
14	KL Palisades, LLC
	500 Tenth Street
15	Block 421, Lot 1 13
16	Case No. 22-15
17	Ardeshir Mohtaram
	226 3rd Street
	Block 21, Lot 604 14
18	Case No. 22-18
19	519 Orchard Avenue
	Block 213, Lot 7 15
20	Case No. 23-01
21	60 Edsall, LLC
	60 West Edsall Boulevard
22	Block 206, Lot 6 16
23	
24	
25	

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1 B E F O R E :  
 2 JOSEPH FERGUSON, CHAIRMAN  
 3 PAUL ALBANESE, VICE CHAIRMAN  
 4 ELEFTERIOS ELEFTERIOU, MEMBER  
 5 JOHN GRALA, MEMBER  
 6 DAVID TERRANOVA, MEMBER (ARRIVAL 7:18 P.M.)  
 7 SEONGHYE YOON, MEMBER (ABSENT)  
 8 VINCENT CARNOVALE, MEMBER (ABSENT)  
 9 STEVEN BROGNA, ALTERNATE MEMBER 1 (ABSENT)  
 10 CHARLES CHUNG, ALTERNATE MEMBER 2  
 11 ESTHER KIM, ALTERNATE MEMBER 3  
 12  
 13 A P P E A R A N C E S :  
 14 DIANE TESTA, ESQUIRE  
 15 Counsel for the Board of Adjustment  
 16  
 17 A L S O P R E S E N T :  
 18 GINA KIM, Acting Board Secretary  
 19 REBEKAH KIM, Board Secretary  
 20 MICHAEL KAUKER, P.P., Board Planner (ABSENT)  
 21 STEVEN COLLAZUOL, P.E., Board Engineer (ABSENT)  
 22 HAL SIMOFF, P.E., Traffic Engineer (ABSENT)  
 23  
 24  
 25

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<u>I N D E X</u>	
<u>AGENDA</u>	<u>SWORN PAGE NO.</u>
1	
2	
3	Withdrawal
4	Case No. 22-13
5	Atrium Billiards Cafe LLC
	315 Broad Ave
	Block: 217, Lots: 26, 27, 27.1 18
6	Extension:
7	Case No. 21-30
8	Suzie Lee
	437 Highland Avenue
9	Block: 211; Lot: 18 19
10	Case No. 21-14
11	Grand Bellview, LLC
	254 Grand Avenue
	Block 202, Lot 4 19
12	Case No. 22-08
13	Hosu Lee
	128 Grand Avenue
14	Block 607, Lot 42 20
15	
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1 CHAIRMAN FERGUSON: We're going to call  
 2 the meeting to order. Lefty, do you want to lead us  
 3 in the Flag Salute?  
 4 (Whereupon, all rise for a Recitation  
 5 of the Pledge of Allegiance as led by  
 6 Mr. Elefteriou.)  
 7 CHAIRMAN FERGUSON: All right. So you  
 8 have the speech?  
 9 MS. TESTA: Yes.  
 10 CHAIRMAN FERGUSON: In accordance with  
 11 the Open Public Meetings Act, notice of this meeting  
 12 has been posted on the Borough bulletin board.  
 13 Notice has been provided to the  
 14 official Borough newspaper and filed with the Borough  
 15 Clerk's office.  
 16 So the first thing we're going to do is  
 17 swear in --  
 18 MS. TESTA: Yes. Not swear in.  
 19 Resolution.  
 20 But I guess call the roll first.  
 21 CHAIRMAN FERGUSON: So there's a  
 22 resolution appointing, I guess, two secretaries to  
 23 the Board.  
 24 So I'll make a motion that we accept --  
 25 wait a minute, let me just...

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1 MR. ELEFTERIOU: Yes.  
 2 MS. G. KIM: Grala?  
 3 MR. GRALA: Here.  
 4 MS. G. KIM: Chung?  
 5 MR. CHUNG: Here.  
 6 MS. G. KIM: Kim?  
 7 MS. E. KIM: Yes.  
 8 MS. G. KIM: Chairman, Members Brogna,  
 9 Carnovale, Terranova and Yoon will be absent from  
 10 today's meeting.  
 11 CHAIRMAN FERGUSON: Okay. So my  
 12 hearing aids are not working, so we've all got to...  
 13 MS. TESTA: Scream.  
 14 CHAIRMAN FERGUSON: Yeah, do it.  
 15 MS. TESTA: Next we have a motion for  
 16 Secretary.  
 17 CHAIRMAN FERGUSON: Okay. Now we're  
 18 going to make a motion for the second secretary.  
 19 MS. TESTA: Do them together.  
 20 CHAIRMAN FERGUSON: The two of them  
 21 together. I make a motion that we appoint the two  
 22 secretaries.  
 23 Can I get a second?  
 24 VICE CHAIRMAN ALBANESE: Second.  
 25 CHAIRMAN FERGUSON: Roll call.

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1 VICE CHAIRMAN ALBANESE: I'll second.  
 2 CHAIRMAN FERGUSON: Well, let me give  
 3 you the names so we make it official.  
 4 MS. TESTA: Rebekah.  
 5 CHAIRMAN FERGUSON: I know.  
 6 What's the last name?  
 7 MS. TESTA: Kim.  
 8 CHAIRMAN FERGUSON: Rebekah Kim.  
 9 And Gina, last name?  
 10 MS. G. KIM: Kim.  
 11 We're both Kims.  
 12 CHAIRMAN FERGUSON: That makes it easy.  
 13 MS. TESTA: First do the roll call. We  
 14 didn't do the roll call.  
 15 CHAIRMAN FERGUSON: Okay. We've got a  
 16 first and second.  
 17 MS. G. KIM: Roll call for attendance.  
 18 MS. TESTA: Yeah, roll call for  
 19 attendance and then we'll...  
 20 MS. G. KIM: Roll call for attendance.  
 21 Chairman Ferguson?  
 22 CHAIRMAN FERGUSON: Yes.  
 23 MS. G. KIM: Albanese?  
 24 VICE CHAIRMAN ALBANESE: Yes.  
 25 MS. G. KIM: Elefteriou?

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
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1 MS. G. KIM: Ferguson?  
 2 CHAIRMAN FERGUSON: Yes.  
 3 MS. G. KIM: Albanese?  
 4 VICE CHAIRMAN ALBANESE: Yes.  
 5 MS. G. KIM: Elefteriou?  
 6 MR. ELEFTERIOU: Yes.  
 7 MS. G. KIM: Grala?  
 8 MR. GRALA: Yes.  
 9 MS. G. KIM: Chung?  
 10 MR. CHUNG: Yes.  
 11 MS. G. KIM: Kim?  
 12 MS. E. KIM: Yes.  
 13 CHAIRMAN FERGUSON: Okay. Next we're  
 14 going to pay some bills: Our board attorney is for  
 15 multiple bills, \$4,3162.00; the court reporter is  
 16 \$1,875.50; Our parking expert, \$720.00; and Kauker &  
 17 Kauker is \$1,540.00.  
 18 VICE CHAIR ALBANESE: I'll make a  
 19 motion to pay the bills.  
 20 CHAIRMAN FERGUSON: Can I get a second?  
 21 MR. ELEFTERIOU: Second.  
 22 MS. G. KIM: Ferguson?  
 23 CHAIRMAN FERGUSON: Yes.  
 24 MS. G. KIM: Albanese?  
 25 VICE CHAIRMAN ALBANESE: Yes.

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1 MS. G. KIM: Elefteriou?  
 2 MR. ELEFTERIOU: Yes.  
 3 MS. G. KIM: Grala?  
 4 MR. GRALA: Yes.  
 5 MS. G. KIM: Chung?  
 6 MR. CHUNG: Yes.  
 7 MS. G. KIM: Kim?  
 8 MS. E. KIM: Yes.  
 9 CHAIRMAN FERGUSON: Okay. Next we're  
 10 going to have -- we had the -- everybody had an  
 11 opportunity to review the minutes of the previous  
 12 meeting.  
 13 Is there any corrections on that -- in  
 14 the minutes?  
 15 (No response.)  
 16 VICE CHAIRMAN ALBANESE: I make a  
 17 motion to accept the minutes.  
 18 CHAIRMAN FERGUSON: Second.  
 19 MR. GRALA: I'll second.  
 20 CHAIRMAN FERGUSON: Roll call?  
 21 MS. G. KIM: Ferguson?  
 22 CHAIRMAN FERGUSON: Yes.  
 23 MS. G. KIM: Albanese?  
 24 VICE CHAIRMAN ALBANESE: Yes.  
 25 MS. G. KIM: Elefteriou?

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1 CHAIRMAN FERGUSON: I'll make a motion  
 2 to memorialize.  
 3 Second?  
 4 VICE CHAIRMAN ALBANESE: Second.  
 5 MS. TESTA: Seconded by?  
 6 MS. G. KIM: Albanese.  
 7 CHAIRMAN FERGUSON: Roll call?  
 8 MS. G. KIM: Ferguson?  
 9 CHAIRMAN FERGUSON: Yes.  
 10 MS. G. KIM: Albanese?  
 11 VICE CHAIRMAN ALBANESE: Yes.  
 12 MS. G. KIM: Elefteriou?  
 13 MR. ELEFTERIOU: Yes.  
 14 MS. G. KIM: Grala?  
 15 MR. GRALA: Yes.  
 16 MS. G. KIM: Chung?  
 17 MR. CHUNG: Yes.  
 18 MS. G. KIM: Kim?  
 19 MS. E. KIM: Yes.  
 20 CHAIRMAN FERGUSON: Okay.  
 21 MS. TESTA: Then the next one is  
 22 112-118 Union Associates, LLC; Case Number 21-28.  
 23 This also was an application for a  
 24 multi-unit. The applicant was originally seeking 31  
 25 units. He amended his application to reduce it to 28

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1 MR. ELEFTERIOU: Yes.  
 2 MS. G. KIM: Grala?  
 3 MR. GRALA: Yes.  
 4 MS. G. KIM: Chung?  
 5 MR. CHUNG: Yes.  
 6 MS. G. KIM: Kim?  
 7 MS. E. KIM: Yes.  
 8 CHAIRMAN FERGUSON: Okay.  
 9 So anything else? No.  
 10 MS. TESTA: No. Just...  
 11 CHAIRMAN FERGUSON: Just the agenda.  
 12 MS. TESTA: The first one we have is  
 13 Case No. 22-17. This is a memorialization of the  
 14 resolution, 13 Alliotts Place, Block 222, Lots 12 and  
 15 13.  
 16 This was -- the applicant was seeking  
 17 approval to construct 6 new -- a 6-unit multifamily  
 18 structure on the premises located at 13 Alliotts  
 19 Place.  
 20 They needed a variance for a use  
 21 variance, a variance for rear yard, side yard, and  
 22 site plan approval.  
 23 And it was approved by the Board.  
 24 So now you need a motion to memorialize  
 25 it.

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1 units.  
 2 He needed a use variance, height  
 3 variance, front yard building coverage, rear yard  
 4 setback, side yard parking stall size. He did  
 5 increase 19 parking spaces to the 9-by-18 at the  
 6 Board's request.  
 7 CHAIRMAN FERGUSON: So I talked to the  
 8 Borough Engineer this afternoon, and he tells me he  
 9 has reviewed the plans.  
 10 Because, as you'll remember, we okayed  
 11 it, but we wanted him to take a look at the plans to  
 12 make sure that everything was on board.  
 13 So he said to me today, yes, everything  
 14 is fine with the plans.  
 15 So I'll make a motion to memorialize  
 16 Union Street.  
 17 VICE CHAIRMAN ALBANESE: I'll second.  
 18 MS. G. KIM: Okay. Ferguson?  
 19 CHAIRMAN FERGUSON: Roll call?  
 20 MS. G. KIM: Ferguson?  
 21 CHAIRMAN FERGUSON: Yes.  
 22 MS. G. KIM: Albanese?  
 23 VICE CHAIRMAN ALBANESE: Yes.  
 24 MS. G. KIM: Elefteriou?  
 25 MR. ELEFTERIOU: Yes.

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1 MS. G. KIM: Grala?  
 2 MR. GRALA: Yes.  
 3 MS. G. KIM: Chung?  
 4 MR. CHUNG: Yes.  
 5 MS. G. KIM: Kim?  
 6 MS. E. KIM: Yes.  
 7 CHAIRMAN FERGUSON: Okay.  
 8 Next?  
 9 MS. TESTA: Next is KL Palisades, LLC;  
 10 500 10th Street.  
 11 This was just for amended site plan.  
 12 When the request was in 2000, they had gotten  
 13 approval to operate a men and women's spa owned by  
 14 one entity.  
 15 They came in asking to have the spas  
 16 divided, so it's all separate -- three separate  
 17 entities.  
 18 CHAIRMAN FERGUSON: Okay. So I'll make  
 19 a motion we accept the resolution.  
 20 VICE CHAIRMAN ALBANESE: I'll second.  
 21 CHAIRMAN FERGUSON: Roll call?  
 22 MS. G. KIM: Ferguson?  
 23 CHAIRMAN FERGUSON: Yes.  
 24 MS. G. KIM: Albanese?  
 25 VICE CHAIRMAN ALBANESE: Yes.

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1 MS. G. KIM: Ferguson?  
 2 CHAIRMAN FERGUSON: Yes.  
 3 MS. G. KIM: Albanese?  
 4 VICE CHAIRMAN ALBANESE: Yes.  
 5 MS. G. KIM: Elefteriou?  
 6 MR. ELEFTERIOU: Yes.  
 7 MS. G. KIM: Grala?  
 8 MR. GRALA: Yes.  
 9 MS. G. KIM: Chung?  
 10 MR. CHUNG: Yes.  
 11 MS. G. KIM: Kim?  
 12 MS. E. KIM: Yes.  
 13 MS. TESTA: And then we have 519  
 14 Orchard, LLC, Case No. 22-18, 519 Orchard.  
 15 And this was for construction of a  
 16 duplex, seeking a use variance for height, variances  
 17 -- I'm sorry -- a 6-over-6.  
 18 This is an undersized lot. Variances  
 19 for lot area, lot width, lot area per unit, number of  
 20 stories, side yards, combined side yards, lot  
 21 coverage, rear yard and site plan approval.  
 22 CHAIRMAN FERGUSON: I'll move the  
 23 resolution -- the memorialization.  
 24 VICE CHAIR ALBANESE: Second.  
 25 CHAIRMAN FERGUSON: Roll call?

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1 MS. G. KIM: Elefteriou?  
 2 MR. ELEFTERIOU: Yes.  
 3 MS. G. KIM: Grala?  
 4 MR. GRALA: Yes.  
 5 MS. G. KIM: Chung?  
 6 MR. CHUNG: Yes.  
 7 MS. G. KIM: Kim?  
 8 MS. E. KIM: Yes.  
 9 MS. TESTA: The next one is Ardeshir  
 10 Mohtaram, 226-3rd Street, 22-15 is the case number.  
 11 This was the undersized lot. The  
 12 applicant is seeking to construct a one-family on  
 13 this lot.  
 14 And he was in for a variance, a use  
 15 variances for height and variances for lot area, lot  
 16 width, number of stories, side yards, combined side  
 17 yards, building coverage, rear yard and site plan.  
 18 And the Board recommended -- he amended  
 19 his application to take off the rooftop deck and  
 20 reduce the height to 31 feet.  
 21 CHAIRMAN FERGUSON: Right.  
 22 So I'll make a motion to memorialize  
 23 this.  
 24 VICE CHAIRMAN ALBANESE: Second.  
 25 CHAIRMAN FERGUSON: Roll call?

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1 MS. G. KIM: I apologize. This is for  
 2 22-18?  
 3 CHAIRMAN FERGUSON: Yes.  
 4 MS. G. KIM: I'm sorry.  
 5 This wasn't listed on the agenda. This  
 6 was 22-18 being memorialized? Okay. I'm sorry.  
 7 Who made the motion? Chairman.  
 8 CHAIRMAN FERGUSON: Yes.  
 9 MS. G. KIM: You seconded?  
 10 VICE CHAIRMAN ALBANESE: Yes.  
 11 MS. G. KIM: Ferguson?  
 12 CHAIRMAN FERGUSON: Yes.  
 13 MS. G. KIM: Albanese?  
 14 VICE CHAIR ALBANESE: Yes.  
 15 MS. G. KIM: Elefteriou?  
 16 MR. ELEFTERIOU: Yes.  
 17 MS. G. KIM: Grala?  
 18 MR. GRALA: Yes.  
 19 MS. G. KIM: Chung?  
 20 MR. CHUNG: Yes.  
 21 MS. G. KIM: Kim?  
 22 MS. KIM: Yes.  
 23 MS. TESTA: And then we have 60 Edsall,  
 24 LLC.  
 25 This is Case No. 23-01, 60 Edsall

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1 Boulevard.  
 2 And this is for a duplex. And the  
 3 variances needed were number of stories, building  
 4 height, building coverage, the front yard platform,  
 5 the side yard, rear yard, site plan approval.  
 6 CHAIRMAN FERGUSON: Okay. Is that the  
 7 one we reduce it by 7 feet or something.  
 8 MS. TESTA: Yes, that's correct.  
 9 CHAIRMAN FERGUSON: Okay, I'll move it.  
 10 I'll move the memorialization.  
 11 VICE CHAIRMAN ALBANESE: Second.  
 12 MS. G. KIM: Ferguson?  
 13 CHAIRMAN FERGUSON: Yes.  
 14 MS. G. KIM: Albanese?  
 15 VICE CHAIRMAN ALBANESE: Yes.  
 16 MS. G. KIM: Elefteriou?  
 17 MR. ELEFTERIOU: Yes.  
 18 MS. G. KIM: Grala?  
 19 MR. GRALA: Yes.  
 20 MS. G. KIM: Chung?  
 21 MR. CHUNG: Yes.  
 22 MS. G. KIM: Kim?  
 23 MS. E. KIM: Yes.  
 24 MS. TESTA: So that's that.  
 25 CHAIRMAN FERGUSON: That's it.

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1 MS. TESTA: Yes.  
 2 CHAIRMAN FERGUSON: Okay.  
 3 So Case No. 21-30, which is Suzie Lee,  
 4 437 Highland Avenue.  
 5 She's requesting an extension. And  
 6 I'll make a motion to grant the extension.  
 7 VICE CHAIRMAN ALBANESE: Second.  
 8 MS. G. KIM: Ferguson?  
 9 CHAIRMAN FERGUSON: Yes.  
 10 MS. G. KIM: Albanese?  
 11 VICE CHAIRMAN ALBANESE: Yes.  
 12 MS. G. KIM: Elefteriou?  
 13 MR. ELEFTERIOU: Yes.  
 14 MS. G. KIM: Grala?  
 15 MR. GRALA: Yes.  
 16 MS. G. KIM: Chung?  
 17 MR. CHUNG: Yes.  
 18 MS. G. KIM: Kim?  
 19 MS. KIM: Yes.  
 20 CHAIRMAN FERGUSON: The next one is  
 21 Case 21-14, Grand Bellview, LLC.  
 22 That would be 254 Grand Avenue. He's  
 23 also looking for an extension.  
 24 I'll move that we approve the  
 25 extension.

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1 MS. TESTA: Right. We have a  
 2 withdrawal, two extensions and a continuation.  
 3 CHAIRMAN FERGUSON: Okay. So I guess  
 4 we'll do the withdrawal first, which is  
 5 Case No. 22-136, Atrium Billiards Cafe at 315 Broad  
 6 Avenue.  
 7 That's the billiard parlor that we were  
 8 putzing around with. So he's look to withdraw.  
 9 So I'll make a motion that we approve  
 10 the withdrawal without prejudice.  
 11 VICE CHAIRMAN ALBANESE: Second.  
 12 MS. G. KIM: Ferguson?  
 13 CHAIRMAN FERGUSON: Yes.  
 14 MS. G. KIM: Albanese?  
 15 VICE CHAIRMAN ALBANESE: Yes.  
 16 MS. G. KIM: Elefteriou?  
 17 MR. ELEFTERIOU: Yes.  
 18 MS. G. KIM: Grala?  
 19 MR. GRALA: Yes.  
 20 MS. G. KIM: Chung?  
 21 MR. CHUNG: Yes.  
 22 MS. G. KIM: Kim?  
 23 MS. KIM: Yes.  
 24 CHAIRMAN FERGUSON: Okay.  
 25 Now, these two are extensions.

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1 VICE CHAIRMAN ALBANESE: Second.  
 2 CHAIRMAN FERGUSON: Can I get a second?  
 3 VICE CHAIRMAN ALBANESE: Second.  
 4 CHAIRMAN FERGUSON: Okay.  
 5 MS. G. KIM: Ferguson?  
 6 CHAIRMAN FERGUSON: Yes.  
 7 MS. G. KIM: Albanese?  
 8 VICE CHAIRMAN ALBANESE: Yes.  
 9 MS. G. KIM: Elefteriou?  
 10 MR. ELEFTERIOU: Yes.  
 11 MS. G. KIM: Grala?  
 12 MR. GRALA: Yes.  
 13 MS. G. KIM: Chung?  
 14 MR. CHUNG: Yes.  
 15 MS. G. KIM: Kim?  
 16 MS. E. KIM: Yes.  
 17 (Whereupon, Mr. Terranova is now in  
 18 attendance at 7:18 p.m.)  
 19 CHAIRMAN FERGUSON: Which leads us to  
 20 the one, which is Case No. 22-08, Hosu Lee, 128 Grand  
 21 Avenue, which is a continuation.  
 22 And I believe he put a letter in for...  
 23 MS. TESTA: That's correct.  
 24 The attorney sent a request that this  
 25 matter be continued to the June meeting.

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1 CHAIRMAN FERGUSON: Okay.  
 2 MS. TESTA: Which would be -- let me  
 3 just get the correct date -- June 19th.  
 4 CHAIRMAN FERGUSON: June 19th.  
 5 So he's looking -- he doesn't have to  
 6 re-advertise again.  
 7 MS. TESTA: Not if we make the notice.  
 8 June 19 is a -- is it a Borough holiday?  
 9 MS. G. KIM: It is a Borough holiday,  
 10 yes. It was recently added to the list.  
 11 MS. TESTA: It's up to the Board if you  
 12 want to meet on that day. It's a Borough holiday.  
 13 CHAIRMAN FERGUSON: Oh.  
 14 Do you want to change it?  
 15 MS. TESTA: Well, does Mayor & Council  
 16 meet on Mondays?  
 17 MS. G. KIM: The fourth Monday.  
 18 MS. TESTA: Do you want to meet the  
 19 week before? That would be the 12th.  
 20 CHAIRMAN FERGUSON: It's okay with me.  
 21 Can we have the room?  
 22 MS. G. KIM: Yes.  
 23 The room is free.  
 24 CHAIRMAN FERGUSON: Okay. So we're  
 25 going to move next month's meeting up a week.

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1 MS. KIM: Yes.  
 2 MS. G. KIM: I just want the record to  
 3 reflect that Board Member David Terranova walked in  
 4 at 7:18.  
 5 MS. TESTA: Case No. 22-08, Hosu Lee,  
 6 128 Grand Avenue is going to be carried to the June  
 7 meeting, which this will take place June 12th, 2023,  
 8 at 7 p.m.  
 9 There will be no further notice  
 10 provided to the public.  
 11 CHAIRMAN FERGUSON: Right.  
 12 Anything else before the board?  
 13 MS. TESTA: No.  
 14 CHAIRMAN FERGUSON: Motion.  
 15 I'll make a motion to adjourn.  
 16 VICE CHAIRMAN ALBANESE: Second.  
 17 CHAIRMAN FERGUSON: Roll call?  
 18 MS. G. KIM: Ferguson?  
 19 CHAIRMAN FERGUSON: Yes.  
 20 MS. G. KIM: Albanese?  
 21 VICE CHAIRMAN ALBANESE: Yes.  
 22 MS. G. KIM: Elefteriou?  
 23 MR. ELEFTERIOU: Yes.  
 24 MS. G. KIM: Grala?  
 25 MR. GRALA: Yes.

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 MS. TESTA: To June 12th.  
 2 Does that work?  
 3 VICE CHAIRMAN ALBANESE: It's good with  
 4 me, as long as I'm alive.  
 5 CHAIRMAN FERGUSON: And what's the date  
 6 on that? What?  
 7 MS. TESTA: June 12th.  
 8 I'd have to notice, though for the  
 9 paper. Well, I have time to notice.  
 10 CHAIRMAN FERGUSON: Okay. I'll make a  
 11 motion that we move the meeting to June 12th.  
 12 VICE CHAIRMAN ALBANESE: Second.  
 13 MS. G. KIM: Ferguson?  
 14 CHAIRMAN FERGUSON: Yes.  
 15 MS. G. KIM: Albanese?  
 16 VICE CHAIRMAN ALBANESE: Yes.  
 17 MS. G. KIM: Elefteriou?  
 18 MR. ELEFTERIOU: Yes.  
 19 MS. G. KIM: Grala?  
 20 MR. GRALA: Yes.  
 21 MS. G. KIM: Terranova?  
 22 MR. TERRANOVA: Yes.  
 23 MS. G. KIM: Chung?  
 24 MR. CHUNG: Yes.  
 25 MS. G. KIM: Kim?

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 MS. G. KIM: Terranova?  
 2 MR. TERRANOVA: Yes.  
 3 MS. G. KIM: Chung?  
 4 MR. CHUNG: Yes.  
 5 MS. G. KIM: Kim?  
 6 MS. KIM: Yes.  
 7 (Whereupon, this meeting ins concluded.  
 8 Time noted: 7:21 p.m.)  
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**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 CERTIFICATE

2 I, RONDA L. REINSTEIN, a Certified Court  
3 Reporter of the State of New Jersey, authorized to  
4 administer oaths pursuant to R.S.41:2-2, do hereby  
5 certify that the foregoing is a true and accurate  
6 transcript of the testimony as taken stenographically  
7 by and before me at the time, place and on the date  
8 herein before set forth, to the best of my ability.

9 I DO FURTHER CERTIFY that I am neither a  
10 relative nor employee nor attorney nor counsel of any  
11 of the parties to this action, and that I am neither  
12 a relative nor employee of such attorney or counsel,  
13 and that I am not financially interested in the  
14 action.

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25

*Ronda L. Reinstein*  
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RONDA L. REINSTEIN, CCR No. 30X100217800

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

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