

BOROUGH OF PALISADES PARK
 BOARD OF ADJUSTMENT
 MONDAY, AUGUST 17, 2020
 COMMENCING AT 7:02 P.M.

.....
 IN THE MATTER OF: :
 : TRANSCRIPT
 APPLICATION NO. 19-14 : OF
 401 E. Central Blvd. : PROCEEDING
 Block 423; Lot 1 :
 :
 APPLICATION NO. 19-21 :
 265 10th Street, LLC :
 265 10th Street :
 Block 413; Lot 11 :
 :
 APPLICATION NO. 20-02 :
 GARDEN MEADOW DEVELOPERS :
 265 Fourth Street :
 Block 318; Lot 12 :
 :

B E F O R E :

THE BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT

THERE BEING PRESENT:

JOSEPH FERGUSON, CHAIRMAN

PAUL ALBANESE, VICE CHAIRMAN

VINCENT CARNOVALE, MEMBER

DAVID TERRANOVA, MEMBER

SEUNG YOON, MEMBER (Via Conference Call)

LEFTE RI LEFTE RI O U, MEMBER

STEVE BROGNA, MEMBER

MIRJANA TARABOCCHIA, ALTERNATE

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
CERTIFIED COURT REPORTERS
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LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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1 CHAIRMAN FERGUSON: Okay. We'd like to
 00:00 **2** call the meeting to order. All right, Pledge of
 00:00 **3** Allegiance.
 00:00 **4** (Whereupon, the Recitation of the
 00:00 **5** Pledge of Allegiance is held.)
 00:00 **6** CHAIRMAN FERGUSON: Okay. In
 00:00 **7** accordance with the Open Public Meetings Act, the
 00:00 **8** notice of the Borough of Palisades Park Zoning Board,
 00:00 **9** Board of Adjustment meeting has been posted on the
 00:00 **10** bulletin board. Notice has been provided to the
 00:00 **11** official borough newspapers and filed with the
 00:00 **12** Borough clerk's office.
 00:00 **13** Due to the current situation involving
 00:00 **14** COVID-19 and directed by the state and county
 00:00 **15** government, the meeting is held remotely by ways of
 00:00 **16** Freeconferencecalling.com.
 00:00 **17** Roll call.
 00:00 **18** MS. LAMBRINIDES: Mr. Ferguson?
 00:00 **19** CHAIRMAN FERGUSON: Here.
 00:00 **20** MS. LAMBRINIDES: Mr. Albanese?
 00:00 **21** VICE CHAIRMAN ALBANESE: Here.
 00:00 **22** MS. LAMBRINIDES: Mr. Terranova?
 00:00 **23** MR. TERRANOVA: Here.
 00:00 **24** MS. LAMBRINIDES: Mr. Min?
 00:00 **25** (No response.)

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1 A P P E A R A N C E S :
2 DIANE TESTA, ESQUIRE
3 Counsel for the Board
4
5
6 A L S O P R E S E N T :
7 ELENI LAMBRINIDES, BOARD CLERK/SECRETARY
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00:01 **1** MS. LAMBRINIDES: Ms. Yoon? She's
 00:01 **2** listening.
 00:01 **3** MS. LAMBRINIDES: Mr. Lefteriou?
 00:01 **4** MR. LEFTE RI O U: Here.
 00:01 **5** MS. LAMBRINIDES: Ms. Tarabocchia?
 00:01 **6** MS. TARABOCCHIA: Here.
 00:01 **7** MS. LAMBRINIDES: Mr. Brogna?
 00:01 **8** MR. BROGNA: Here.
 00:01 **9** MS. LAMBRINIDES: Mr. Carnovale?
 00:01 **10** MR. CARNOVALE: Here.
 00:01 **11** CHAIRMAN FERGUSON: Okay.
 00:01 **12** So a couple of things, we have to pay
 00:01 **13** some bills. I have bills from our board attorney,
 00:01 **14** Diane Testa \$2416.00.
 00:01 **15** I have a bill for \$188.01 from The
 00:01 **16** Record.
 00:01 **17** And I also have a bill from Kauker &
 00:01 **18** Kauker for \$1295.00.
 00:01 **19** Can I get a motion to pay the bills?
 00:01 **20** VICE CHAIRMAN ALBANESE: I make a
 00:01 **21** motion to pay the bills.
 00:01 **22** MR. CARNOVALE: I second the motion.
 00:01 **23** CHAIRMAN FERGUSON: Roll call.
 00:00 **24** MS. LAMBRINIDES: Mr. Ferguson?
 00:00 **25** CHAIRMAN FERGUSON: Yes.

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00:00 1 MS. LAMBRINIDES: Mr. Albanese?
 00:00 2 VICE CHAIRMAN ALBANESE: Yes.
 00:00 3 MS. LAMBRINIDES: Mr. Terranova?
 00:00 4 MR. TERRANOVA: Yes.
 00:00 5 MS. LAMBRINIDES: Ms. Yoon?
 00:00 6 (No response.)
 00:00 7 MS. LAMBRINIDES: Don't hear her.
 00:01 8 Mr. Lefteriou?
 00:01 9 MR. LEFTERIOU: Yes.
 00:01 10 MS. LAMBRINIDES: Ms. Tarabocchia?
 00:01 11 MS. TARABOCCHIA: Yes.
 00:01 12 MS. LAMBRINIDES: Mr. Brogna?
 00:01 13 MR. BROGNA: Yes.
 00:01 14 MS. LAMBRINIDES: Mr. Carnovale?
 00:01 15 MR. CARNOVALE: Yes.
 00:01 16 CHAIRMAN FERGUSON: Okay. Next
 00:02 17 approval of the minutes of the previous meeting. You
 00:02 18 all had a copy of the minutes. You all had an
 00:02 19 opportunity to review them. I'll make --
 00:02 20 VICE CHAIRMAN ALBANESE: I make a
 00:02 21 motion we accept the minutes.
 00:02 22 MR. CARNOVALE: Second the motion.
 00:02 23 CHAIRMAN FERGUSON: Motion and
 00:02 24 seconded.
 00:02 25 Roll call?
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00:00 1 MS. LAMBRINIDES: Mr. Ferguson?
 00:00 2 CHAIRMAN FERGUSON: Yes.
 00:00 3 MS. LAMBRINIDES: Mr. Albanese?
 00:00 4 VICE CHAIRMAN ALBANESE: Yes.
 00:00 5 MS. LAMBRINIDES: Mr. Terranova?
 00:00 6 MR. TERRANOVA: Yes.
 00:00 7 MS. LAMBRINIDES: Ms. Yoon?
 00:00 8 (No response.)
 00:00 9 MS. LAMBRINIDES: She can't vote anyway.
 00:00 10 MS. YOON: Yes.
 00:00 11 MS. LAMBRINIDES: I don't think she can
 00:00 12 vote.
 00:00 13 MS. TESTA: No.
 00:00 14 MS. LAMBRINIDES: You have to abstain
 00:00 15 on that one.
 00:00 16 MS. YOON: Okay, okay, because I wasn't
 00:00 17 at the meeting.
 00:00 18 MS. LAMBRINIDES: Yes.
 00:01 19 Mr. Lefteriou?
 00:01 20 MR. LEFTERIOU: Yes.
 00:01 21 MS. LAMBRINIDES: Ms. Tarabocchia?
 00:01 22 MS. TARABOCCHIA: Yes.
 00:01 23 MS. LAMBRINIDES: Mr. Brogna?
 00:01 24 MR. BROGNA: Yes.
 00:01 25 MS. LAMBRINIDES: Mr. Carnovale?
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00:01 1 MR. CARNOVALE: Yes.
 00:02 2 CHAIRMAN FERGUSON: Okay. So that
 00:02 3 takes care of all the business.
 00:02 4 Now we're going to go to the
 00:02 5 memorializations.
 00:02 6 Case No. 19-14, 401 East Central, LLC.
 00:02 7 Before we vote on that, I have a comment I have to
 00:02 8 make.
 00:03 9 As you know for the last couple of
 00:03 10 months I have been asking for a set of plans with
 00:03 11 safety issues that would be asked to be included in
 00:03 12 the plans. Unfortunately after two months I have not
 00:03 13 received those plans.
 00:03 14 So I'm going to make a motion to
 00:03 15 approve the resolution for 401 East Central, LLC,
 00:03 16 with the provision that the applicant's architect
 00:03 17 must make the appropriate revisions to the site plan
 00:03 18 and contain the board's comments and findings as
 00:03 19 approved and set forth in the resolution and revise
 00:03 20 the plans with review by the Borough engineer and
 00:03 21 signed by myself and the engineer.
 00:03 22 So in short, we're going to pass it
 00:03 23 tonight, but we're not going to do anything with it
 00:04 24 until he submits the plans with the concerns --
 00:04 25 VICE CHAIRMAN ALBANESE: I second that.
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00:04 1 CHAIRMAN FERGUSON: Any comments from
 00:04 2 the board?
 00:04 3 (No response.)
 00:04 4 CHAIRMAN FERGUSON: Roll call.
 00:00 5 MS. LAMBRINIDES: Mr. Ferguson?
 00:00 6 CHAIRMAN FERGUSON: Yes.
 00:00 7 MS. LAMBRINIDES: Mr. Albanese?
 00:00 8 VICE CHAIRMAN ALBANESE: Yes.
 00:00 9 MS. LAMBRINIDES: Mr. Terranova?
 00:00 10 MR. TERRANOVA: Abstain.
 00:00 11 MS. LAMBRINIDES: Ms. Yoon?
 00:00 12 MS. YOON: Abstain.
 00:01 13 MS. LAMBRINIDES: Mr. Lefteriou?
 00:01 14 MR. LEFTERIOU: Yes.
 00:01 15 MS. LAMBRINIDES: Ms. Tarabocchia?
 00:01 16 MS. TARABOCCHIA: Yes.
 00:01 17 MS. LAMBRINIDES: Mr. Brogna?
 00:01 18 MR. BROGNA: Yes.
 00:01 19 MS. LAMBRINIDES: Mr. Carnovale?
 00:01 20 MR. CARNOVALE: Yes.
 00:04 21 CHAIRMAN FERGUSON: Next we have Case
 00:04 22 No. 19-21, which is 265 10th Street, LLC.
 00:04 23 As you know, last meeting they have
 00:04 24 requested a withdrawal.
 00:04 25 MS. TESTA: Yes. I'm sorry, yes, they
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00:04 **1** submitted a withdrawal that we voted on at the
 00:04 **2** meeting.
 00:04 **3** CHAIRMAN FERGUSON: We voted and we
 00:04 **4** accepted the withdrawal. So I'll make a motion that
 00:04 **5** we grant the memorialization.
 00:05 **6** Second?
 00:05 **7** MR. CARNOVALE: Second.
 00:05 **8** VICE CHAIRMAN ALBANESE: Second.
 00:05 **9** CHAIRMAN FERGUSON: Roll call.
 00:00 **10** MS. LAMBRINIDES: Mr. Ferguson?
 00:00 **11** CHAIRMAN FERGUSON: Yes.
 00:00 **12** MS. LAMBRINIDES: Mr. Albanese?
 00:00 **13** VICE CHAIRMAN ALBANESE: Yes.
 00:00 **14** MS. LAMBRINIDES: Mr. Terranova?
 00:00 **15** MR. TERRANOVA: Abstain.
 00:00 **16** MS. LAMBRINIDES: Ms. Yoon, abstain?
 00:00 **17** MS. YOON: Yes.
 00:01 **18** MS. LAMBRINIDES: Mr. Lefteriou?
 00:01 **19** MR. LEFTERIOU: Yes.
 00:01 **20** MS. LAMBRINIDES: Ms. Tarabocchia?
 00:01 **21** MS. TARABOCCHIA: Yes.
 00:01 **22** MS. LAMBRINIDES: Mr. Brogna?
 00:01 **23** MR. BROGNA: Yes.
 00:01 **24** MS. LAMBRINIDES: Mr. Carnovale?
 00:01 **25** MR. CARNOVALE: Yes.

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00:01 **1** MR. BROGNA: Yes.
 00:01 **2** MS. LAMBRINIDES: Mr. Carnovale?
 00:01 **3** MR. CARNOVALE: Yes.
 00:06 **4** CHAIRMAN FERGUSON: Okay. Is there any
 00:06 **5** other business before the board?
 00:06 **6** (No response.)
 00:06 **7** CHAIRMAN FERGUSON: Okay. I'll take a
 00:06 **8** motion to adjourn.
 00:06 **9** VICE CHAIRMAN ALBANESE: I make a
 00:06 **10** motion.
 00:06 **11** MR. CARNOVALE: Second.
 00:06 **12** MS. LAMBRINIDES: Do we want to see if
 00:06 **13** there's any public?
 00:06 **14** MS. TESTA: You can open it but there
 00:06 **15** is really nothing to discuss.
 00:07 **16** CHAIRMAN FERGUSON: Hello.
 00:07 **17** MR. ADMINISTRATOR: Nobody in yet.
 00:07 **18** CHAIRMAN FERGUSON: There's nobody
 00:07 **19** there?
 00:07 **20** No one's there.
 00:07 **21** MS. TESTA: Okay. Then you make a
 00:07 **22** motion to close.
 00:07 **23** CHAIRMAN FERGUSON: Okay. I'll make a
 00:07 **24** motion to adjourn then.
 00:07 **25** MS. TESTA: Make a motion to close the

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00:05 **1** CHAIRMAN FERGUSON: Okay.
 00:05 **2** Next is Case No. 20-02, which is Garden
 00:05 **3** Meadow Developers, 265 Fourth Street. We have been
 00:05 **4** in receipt of a request from counsel for the
 00:05 **5** application, which is Mark Sokolich asking for an
 00:05 **6** adjournment to next meeting.
 00:05 **7** MS. TESTA: Right, September 21st.
 00:05 **8** CHAIRMAN FERGUSON: September 21st.
 00:05 **9** So I make a motion that we grant the
 00:05 **10** adjournment.
 00:05 **11** MR. CARNOVALE: Second the motion.
 00:05 **12** CHAIRMAN FERGUSON: Roll call.
 00:00 **13** MS. LAMBRINIDES: Mr. Ferguson?
 00:00 **14** CHAIRMAN FERGUSON: Yes.
 00:00 **15** MS. LAMBRINIDES: Mr. Albanese?
 00:00 **16** VICE CHAIRMAN ALBANESE: Yes.
 00:00 **17** MS. LAMBRINIDES: Mr. Terranova?
 00:00 **18** MR. TERRANOVA: Yes.
 00:00 **19** MS. LAMBRINIDES: Ms. Yoon?
 00:00 **20** MS. YOON: Yes.
 00:01 **21** MS. LAMBRINIDES: Mr. Lefteriou?
 00:01 **22** MR. LEFTERIOU: Yes.
 00:01 **23** MS. LAMBRINIDES: Ms. Tarabocchia?
 00:01 **24** MS. TARABOCCHIA: Yes.
 00:01 **25** MS. LAMBRINIDES: Mr. Brogna?

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00:07 **1** --
 00:07 **2** CHAIRMAN FERGUSON: I'll make a motion
 00:07 **3** to close the open meeting.
 00:07 **4** MS. TESTA: All in favor?
 00:07 **5** (Whereupon, all Board Members respond
 00:07 **6** in the affirmative.)
 00:07 **7** CHAIRMAN FERGUSON: Motion to adjourn.
 00:07 **8** MS. TARABOCCHIA: Aye.
 00:07 **9** CHAIRMAN FERGUSON: Okay. See you next
10 month.
11 (Whereupon, the meeting is adjourned.
12 Time noted: 7:10 p.m.)
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C E R T I F I C A T E

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I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID.#50094914, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with regulation 13:43-5.9 of the New Jersey Administrative Code.

LAURA A. CARUCCI, C.C.R., R.P.R.
License # XI02050, and Notary Public
of New Jersey #50094914, Notary
Expiration Date December 3, 2023

Dated: _____

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1	1	C	hear [1] - 5:7 held [2] - 3:5, 3:15 hello [1] - 11:16 hereby [1] - 13:5	
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3	3	C		
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4	4	C		
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5	5	C		
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