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BOROUGH OF PALISADES PARK  
BOARD OF ADJUSTMENT  
MONDAY, SEPTEMBER 16, 2019  
COMMENCING AT 7:03 P.M.

.....  
IN THE MATTER OF: :  
: TRANSCRIPT  
APPLICATION NO. 19-09 : OF  
ROCK SOLID BUILT, LLC : PROCEEDINGS  
529 Fifth Street :  
Block 325; Lot 16 :  
:  
APPLICATION NO. 19-06 :  
JAEHOON LEE :  
525 Glen Avenue :  
Block 317; Lot 17 :  
:  
APPLICATION NO. 19-12 :  
HOSU LEE & JEONG N. LEE :  
435 Highland Avenue :  
Block 211; Lot 19 :  
.....

B E F O R E:  
THE BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT  
THERE BEING PRESENT:

- PAUL ALBANESE, ACTING CHAIRMAN
- DAVID TERRANOVA, MEMBER
- SEUNG YOON, MEMBER
- LEFTERI LEFTERIOU, MEMBER
- VINCENT CARNOVALE, MEMBER
- SUK JUN MIN, ALTERNATE MEMBER

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.  
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A P P E A R A N C E S :

DIANE TESTA, ESQ.  
Counsel for the Board

LAW OFFICE OF MARC D. RAMUNDO  
BY: MARC D. RAMUNDO, ESQ.  
416 E. Central Boulevard  
Palisades Park, New Jersey 07650  
Counsel for Hosu Lee & Jeong N. Lee

A L S O P R E S E N T :

ELENI LAMBRINIDES, BOARD CLERK/SECRETARY  
STEVEN COLLAZUOL, BOARD ENGINEER  
MICHAEL KAUKER, BOARD PLANNER

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I N D E X

W I T N E S S E S PAGE

**APPLICATION NO. 19-12**  
**HOSU LEE & JEONG N. LEE**  
**435 Highland Avenue**  
**Block 211; Lot 19** 8

PUBLIC QUESTIONS & COMMENTS PAGE

SUSAN GIACOBONE 13

1                   ACTING CHAIRMAN ALBANESE: Vinny, lead  
2 us in the Pledge of Allegiance.

3                   (Whereupon, All Rise for the Recitation  
4 of the Pledge of Allegiance led by Mr.  
5 Carnovale.)

6                   ACTING CHAIRMAN ALBANESE: Roll call.

7                   MS. LAMBRINIDES: Mr. Ferguson.

8                   (No response.)

9                   MS. LAMBRINIDES: Mr. Albanese?

10                  ACTING CHAIRMAN ALBANESE: Here.

11                  MS. LAMBRINIDES: Mr. Terranova?

12                  MR. TERRANOVA: Here.

13                  MS. LAMBRINIDES: Mr. Min?

14                  MR. MIN: Yes.

15                  MS. LAMBRINIDES: Mr. Nam?

16                  Ms. Yoon?

17                  MS. YOON: Here.

18                  MS. LAMBRINIDES: Mr. Carnovale?

19                  MR. CARNOVALE: Here.

20                  MS. LAMBRINIDES: Ms. Tarabocchia?

21                  (No response.)

22                  MS. LAMBRINIDES: Mr. Lefteriou?

23                  MR. LEFTERIOU: Here.

24                  ACTING CHAIRMAN ALBANESE: We got some  
25 bills we have to pay. There's Kauker, \$420.00; The

1 Record, \$43.17; and Diane Testa, \$1,550.00.

2 Can I have a motion?

3 MR. CARNOVALE: I make a motion.

4 MR. LEFTERIOU: Second.

5 ACTING CHAIRMAN ALBANESE: Roll call,  
6 please.

7 MS. LAMBRINIDES: Mr. Albanese.

8 ACTING CHAIRMAN ALBANESE: Yes.

9 MS. LAMBRINIDES: Mr. Terranova?

10 MR. TERRANOVA: Yes.

11 MS. LAMBRINIDES: Mr. Min?

12 MR. MIN: Yes.

13 MS. LAMBRINIDES: Ms. Yoon?

14 MS. YOON: Yes.

15 MS. LAMBRINIDES: Mr. Carnovale?

16 MR. CARNOVALE: Yes.

17 MS. LAMBRINIDES: Mr. Lefteriou?

18 MR. LEFTERIOU: Yes.

19 ACTING CHAIRMAN ALBANESE: All right.

20 The first thing on the agenda is the memorialization,  
21 19-09 Rock Solid Built, 529 Fifth Street.

22 Can I get a motion?

23 MR. CARNOVALE: I make a motion.

24 MR. LEFTERIOU: I second.

25 ACTING CHAIRMAN ALBANESE: Roll call,

1 please.

2 MS. LAMBRINIDES: Mr. Albanese.

3 ACTING CHAIRMAN ALBANESE: Yes.

4 MS. LAMBRINIDES: Mr. Terranova?

5 MR. TERRANOVA: Yes.

6 MS. LAMBRINIDES: Mr. Min?

7 MR. MIN: Yes.

8 MS. LAMBRINIDES: Ms. Yoon?

9 MS. TESTA: Mr. Min should --

10 MR. MIN: Oh, I can't.

11 MS. TESTA: Right, abstain.

12 MS. LAMBRINIDES: Ms. Yoon?

13 MS. YOON: Yes.

14 MS. LAMBRINIDES: Mr. Carnovale?

15 MR. CARNOVALE: Yes.

16 MS. LAMBRINIDES: Mr. Lefteriou?

17 MR. LEFTERIOU: Yes.

18 ACTING CHAIRMAN ALBANESE: The next

19 memorialization is 19-06 JaeHoon Lee, 525 Glen

20 Avenue.

21 Can I have a motion?

22 MR. CARNOVALE: I make a motion.

23 MR. LEFTERIOU: I second.

24 ACTING CHAIRMAN ALBANESE: Roll call,

25 please.

1 MS. LAMBRINIDES: Mr. Albanese.  
2 ACTING CHAIRMAN ALBANESE: Yes.  
3 MS. LAMBRINIDES: Mr. Terranova?  
4 MR. TERRANOVA: Yes.  
5 MS. LAMBRINIDES: Mr. Min?  
6 MR. MIN: Abstain.  
7 MS. LAMBRINIDES: Ms. Yoon?  
8 MS. YOON: Yes.  
9 MS. LAMBRINIDES: Mr. Carnovale?  
10 MR. CARNOVALE: Yes.  
11 MS. LAMBRINIDES: Mr. Lefteriou?  
12 MR. LEFTERIOU: Yes.  
13 MS. LAMBRINIDES: The minutes.  
14 ACTING CHAIRMAN ALBANESE: All right.  
15 The next thing that's up is 19-12 Hosu Lee, 435  
16 Highland.  
17 Marc?  
18 MS. LAMBRINIDES: You have to accept  
19 the minutes.  
20 MS. TESTA: Just a motion to accept the  
21 minutes from the last meeting.  
22 ACTING CHAIRMAN ALBANESE: Oh, I'm  
23 sorry.  
24 Make a motion we accept the minutes.  
25 MR. CARNOVALE: I make a motion.

1 MR. LEFTERIOU: I second.

2 ACTING CHAIRMAN ALBANESE: Roll call,  
3 please.

4 MS. LAMBRINIDES: Mr. Albanese.

5 ACTING CHAIRMAN ALBANESE: Yes.

6 MS. LAMBRINIDES: Mr. Terranova?

7 MR. TERRANOVA: Yes.

8 MS. LAMBRINIDES: Mr. Min?

9 MR. MIN: Yes.

10 MS. LAMBRINIDES: Ms. Yoon?

11 MS. YOON: Yes.

12 MS. LAMBRINIDES: Mr. Carnovale?

13 MR. CARNOVALE: Yes.

14 MS. LAMBRINIDES: Mr. Lefteriou?

15 MR. LEFTERIOU: Yes.

16 MS. LAMBRINIDES: Sorry.

17 ACTING CHAIRMAN ALBANESE: It's all  
18 right.

19 Marc, do you want to address the board  
20 here?

21 MR. RAMUNDO: Mr. Chairman, Mr. Acting  
22 Chairman, Marc Ramundo appearing today on behalf of  
23 the applicant Hosu Lee, 435 Highland Avenue.

24 I just wanted to address the board and  
25 note since the last time we were here about a month



1 ago we had advised the board at that time we wanted  
2 to go back to the drawing board, make some changes.  
3 We were changing the application, a three-unit down  
4 to just a duplex. That was going to require revised  
5 plans to be submitted.

6 You know, with the Labor Day holiday  
7 and all we didn't get them in within the 10 days. I  
8 think it's just prudent that we submit the plans  
9 tonight so that the neighbors can also look at the  
10 plans, have an opportunity to review them before the  
11 next meeting. I know Mr. Collazuol just got his set  
12 today, this morning.

13 MR. COLLAZUOL: That's right.

14 MR. RAMUNDO: So we want everybody to  
15 be adequately prepared before we present so we can  
16 adequately answer any questions that anybody might  
17 have, the board included.

18 So we do have plans to submit to the  
19 board tonight. I don't know if you want to have --  
20 submit them to the members tonight or just submit  
21 them to the town tomorrow morning.

22 However you advise us, we'll proceed  
23 accordingly.

24 MS. TESTA: That's certainly fine or  
25 unless, Eleni, you want to put it with the package?

1 MS. LAMBRINIDES: Well, the building  
2 department needs copies of it --

3 MS. TESTA: Right, yeah.

4 MS. LAMBRINIDES: -- for their file and  
5 that's where the public goes to see them.

6 MS. TESTA: Right, yeah.

7 MS. LAMBRINIDES: But I don't care.

8 MS. TESTA: The board members are free  
9 to take their copy tonight, but I would suggest that  
10 you file the remaining sets with the building  
11 department so the public has the opportunity to  
12 review it.

13 MS. LAMBRINIDES: Everybody is not here  
14 as well.

15 MS. TESTA: Right. And then also some  
16 board members are not here as well.

17 MS. LAMBRINIDES: I think you should  
18 just to be prudent just give them all to Gloria and  
19 this way everybody will get one in their package next  
20 month.

21 MR. RAMUNDO: Okay.

22 MS. LAMBRINIDES: October 21st is our  
23 next meeting.

24 ACTING CHAIRMAN ALBANESE: The 20th? I  
25 mean, I'm sorry.

1 MS. LAMBRINIDES: The 21st.

2 ACTING CHAIRMAN ALBANESE: Monday, the  
3 21st.

4 MS. LAMBRINIDES: The third Monday,  
5 right.

6 MS. TESTA: So your --

7 MR. RAMUNDO: No notice?

8 MS. TESTA: Right, no further notice.  
9 Your client will waive any time

10 constraints --

11 MR. RAMUNDO: Absolutely.

12 MS. TESTA: -- as far the statutory time  
13 period?

14 MR. RAMUNDO: We'll put that on the  
15 record, yes.

16 MS. TESTA: Okay. So if somebody wants  
17 to make a motion.

18 ACTING CHAIRMAN ALBANESE: Make a  
19 motion.

20 MR. CARNOVALE: I make a motion that we  
21 postpone the application.

22 MS. TESTA: And no further notice to  
23 the public.

24 MS. LAMBRINIDES: Who made the second?

25 MS. TESTA: And the applicant waives

1 the statutory time constraints.

2 ACTING CHAIRMAN ALBANESE: It's been  
3 postponed.

4 MR. LEFTERIOU: I second it.

5 MS. GIACOBONE: Mr. Chairman, I can't  
6 --

7 ACTING CHAIRMAN ALBANESE: It's been  
8 postponed until the 21st of next month. The lawyer  
9 wants the people to see the plans, whatever you want  
10 to go through and everything else.

11 In other words, we won't hear nothing  
12 tonight.

13 MS. LAMBRINIDES: Do we want to take a  
14 roll call?

15 MS. TESTA: Yeah, roll call.

16 ACTING CHAIRMAN ALBANESE: Okay.

17 MS. TESTA: Yeah, let's take a roll  
18 call first.

19 MS. LAMBRINIDES: Mr. Albanese.

20 ACTING CHAIRMAN ALBANESE: Yes.

21 MS. LAMBRINIDES: Mr. Terranova?

22 MR. TERRANOVA: Yes.

23 MS. LAMBRINIDES: Mr. Min?

24 MR. MIN: Yes.

25 MS. LAMBRINIDES: Ms. Yoon?

1 MS. YOON: Yes.

2 MS. LAMBRINIDES: Mr. Carnovale?

3 MR. CARNOVALE: Yes.

4 MS. LAMBRINIDES: Mr. Lefteriou?

5 MR. LEFTERIOU: Yes.

6 MS. TESTA: So Application 19-12 Hosu  
7 Lee and Jeong N. Lee, 435 Highland Avenue, Block 211,  
8 Lot 19, as requested the applicant is being carried  
9 to the October 21st, 2019 meeting, 7 p.m. There will  
10 be no further notice.

11 The applicant will be filing revised  
12 plans with the building department.

13 Tomorrow?

14 MR. RAMUNDO: Tomorrow morning.

15 MS. TESTA: Tomorrow, so if the public  
16 wishes to have an opportunity to review those plans,  
17 they can do so.

18 MS. GIACOBONE: Can I address the  
19 chairman?

20 ACTING CHAIRMAN ALBANESE: Yes. Give  
21 your name to the young lady here.

22 MS. GIACOBONE: Susan Giacobone, 438  
23 Hillside.

24 I would like to show the lawyer and the  
25 architect, perhaps the borough engineer exactly what

1 our concern is since they are still in the process  
2 apparently of finalizing things, exactly the  
3 situation that we have in our backyards since Lupino  
4 Graziano (phonetic) put up the houses next to me on  
5 Ackerman and the houses that went up on Highland.  
6 You know exactly what I'm speaking about. My yard is  
7 flooded.

8 ACTING CHAIRMAN ALBANESE: Well, they  
9 got the --

10 MS. GIACOBONE: And while you're doing  
11 the plans if you permit me, this is what I don't want  
12 to see happen. This is what I live with now.

13 MS. TESTA: Right, we're not hearing  
14 the application tonight, so we really can't take  
15 testimony.

16 MS. GIACOBONE: No, I'm aware of it,  
17 but since they are modifying the application, if they  
18 can address this situation that concerns us.

19 MS. TESTA: Right, we will address it,  
20 sure.

21 MS. GIACOBONE: That's all I'm saying.

22 ACTING CHAIRMAN ALBANESE: That's all  
23 going to be addressed.

24 MS. TESTA: In the October meeting.

25 MS. GIACOBONE: Understood.

1                   ACTING CHAIRMAN ALBANESE: Everything  
2 will be addressed as far as the drainage.

3                   MS. GIACOBONE: Understood,  
4 Mr. Chairman.

5                   Thank you for your time.

6                   MS. TESTA: And you will have the  
7 opportunity in October to come and make your  
8 comments.

9                   MS. GIACOBONE: You can't wait for me  
10 to come back.

11                  MS. TESTA: Motion to adjourn.

12                  ACTING CHAIRMAN ALBANESE: Got to make  
13 a motion to adjourn.

14                  MS. LAMBRINIDES: Anybody in the public  
15 have any other comments?

16                  MS. TESTA: It's really not open for  
17 the application.

18                  MS. LAMBRINIDES: Anything else? Maybe  
19 it's not about the application.

20                  MR. CARNOVALE: Second motion.

21                  ACTING CHAIRMAN ALBANESE: Make a  
22 motion.

23                  MR. CARNOVALE: I made a motion.  
24 Who seconded?

25                  ACTING CHAIRMAN ALBANESE: Second?

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MR. MIN: I will second.

MS. LAMBRINIDES: All ayes?

(Whereupon, all Board Members respond  
in the affirmative.)

(Whereupon, the meeting is adjourned.

Time noted: 7:12 p.m.)



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C E R T I F I C A T E

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: \_\_\_\_\_