Palisades Park Planning Board

Minutes

November 29.1h, 2017

Meeting was called to order by Chairperson Mrs. Star at 7:00 p.m. This meeting was duly advertised and open to the public in accordance with the Sunshine Law.

· Pledge of Allegiance was led by Mr. Lorenzo.

Roll call was taken by the secretary.

Present

Mr. Auffiero

Mr, Kang

Mr. George

Mayor Rotundo

Mr. Bruno

Mr. Lorenzo

Mr. Juliano

Mr. Ruh

Absent

Mr. De Sotto

Mrs. Star

Miss Grato

Attorney Gary Giannantonio, Present.

Motion made by Mr. Bruno to accept the minutes of October 25th, 2017 and Seconded by Mr. Kang

Roll call vote:

Mr. Auffiero

Yes

Mr. Kang

Yes

Mr. Bruno

Yes

Mr. Lorenzo Yes

Mr. De Sotto

Abstained

Mrs. Star Yes

Miss Grato

Yes

Payment of Bills:

Gary Giannantonio, Esq.

\$1500.00

Motion made by Mr. Bruno to pay the bill and seconded by Mr. Auffiero Roll call vote:

Mr. Auffiero Mr. Bruno Yes Yes Mr. Kang Mr. Loren

Mrs. Star

Yes Yes

Yes

Mr. De Sotto Miss Grato Yes Yes

Case 17-SP24

Site Plan

Broad & Fairview LLC 28 Brinkerhoff Terrace

Block 214 Lot 5

Attorney Daniel K. Lee of 125 W.Central Blvd. represented the applicant.

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Case 17-SP24 Site Plan continued

Architect Vasillos Cocoros stated that the applicant wanted to build a two family house 6 rooms on the first floor and 6 rooms on the second. The lot is 40 feet wide by 106 feet deep total area 4,240 sq ft. The applicant was requesting a. lot size required 5000 sq. ft 4240 sq. ft proposed, b. lot width 50 ft. required 40 ft. proposed, c. lot area per unit 2500 sf required proposed 2120 sf, d. building coverage required 40% proposed 45.09%, e. Right side yard required 5ft. proposed 3.17 ft, f. Left side yard required 5 ft., proposed 3.17 ft, g. Combined yard 14 ft. required proposed 6.33 ft, h. Rear yard required 25 ft. proposed 24 ft, l Building height 2.5 stories required 25 ft proposed 2.5 stories 27.42 ft proposed.

Motion made by Mr. Lorenzo to accept the application. Seconded by Mr. Aufficro. Roll Call Vote:

Mr. Auffiero Yes Mr. Kang Yes
Mr. Bruno Yes Mr. Lorenzo Yes
Mr. De Soto Yes Mrs. Star Yes

Miss Grato Yes

Case 16-SP22 Change of Use

Senior Solutions Agency 7 Broad Avenue, Ste 206 Block 626 Lot 04

Soo Jung Eo was sworn in. There will be 4 employees The office is 1000 sq. ft. There will be no changes to the premises. No selling of insurance to the clients, only advice.

Motion made bt Mr. Bruno to accept the application as presented. Seconded by Mr. De Soto.

Roll call vote

Mr. Auffiero Yes Mr. Kang Yes
Mr. Bruno Yes Mr. Loreno Yes
Mr. De Soto Yes Mrs. Star Yes

Miss Grato Yes

Case 17-SP14

Sub Division Kwang II You 317 E. Edsal Blvd. Block 412 Lot 14

Attorney Guy Lanza Jr. represented the applicant. Arthur Wells Land Surveyor was

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Case 17-SP14 continued

sworn in. He stated that the prepared the subdivision plan. He said that one lot would be 5000 sq. ft. and would be conforming and the other lot would be 4586.6 sq ft and not conforming. Also sworn in was Thom Skrable an engineer of 65 Ramapo Valley Road, Mahwah. He stated the he prepared the topo. After much discussion.

Motion made by Mr. Lorenzo to deny the application. Seconded by Miss Grato to deny.

Roll Court vote

Mr. Auffiero	Yes to deny	Mr. Kang	Yes to deny
Mr. Bruno	Yes to deny	Mr. Lorenzo	Yes to deny
Mr. De Soto	Yes to deny	Mrs. Star	Yes to deny
Miss Grato	Yes to deny		•

Case 17-SP23

Change of Use Jennifer Kim 12 East Ruby Avenue Block 618 Lot 04

Attorney Saverio V. Cereste representd the applicant. Applicant Jennifer Kim was sworn in. She said prior use was an office and she will have an office. The office is 450 sq. feet Which is 20% of the second floor

Motion made by Mr. De Soto to accept the application. Seconded by Mr. Kang.

Roll Call vote:

Mr. Aufficro	Yes	Mr. Kang	Yes
Mr. Bruno	Ϋ́es	Mr. Lorenzo	Yes
Mт. De Soto	Yeş	Mrs. Star	Yes
Miss Grato	Yes		

Case 17-SP21

Site Plan Heidi Lee

216 Columbus Avenue Block 111 Lot 05

Attorney Daniel Lee represented the applicant. Architect Vassillos Cocoros was sworn in. The applicant wishes to build a 2 family house 6 rooms on the first floor and 6 rooms on the second floor.

Donna Lucia home owner at 212 Columbus Avenue was very concerned about the water

/b #

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Case 17-SP21 Site Plan continued

Run off, traffic, parking

After much discussion the applicant agreed to the stipulations made by Mr. Lorenzo

- 1. Seepage pit to be tested to "O" run off placed in front of house
- 2. South side side yard 3 feet of sod and a 6 foot sence from front to rear of property (Privacy color to be determined)
- 3. Rear cut or trim tree
- 4. Building height to be lowered to 26.7 feet
- 5. Allow for one car off street parking 26.7 feet

Motion made by Mr. Lorenzo to accept the application with the above stipulations Seconded by Mr. Bruno.

Roll Call vote:

Mr. Auffiero Yes Мт. Капд Yes Mr. Bruno Yes Mr. Lorenzo Yes Mr. De Soto Yes Mrs. Star Yes Miss Grato Yes

Mr. Lorenzo recused himself at 9:12 p.m.

Case 17-SDP18

Site Plan

DRC Development Corp.

250 Grand Avenue Block 202 Lot 3

Attorney Mark J. Sololich 1223 Anderson Avc. represented the applicant. Vassilos Cocoros, architect as swom in. 6 variances are being requested.

- 1. Lot size required 5000 sq ft proposed 4935-40 sq. ft.
- 2. Lot width required 50 ft. proposed 41.47139.67 ft.
- 3. Lot area per unit 2,500 sq. ft proposed 2,467 sq./ft
- 4. Left side yard required 5.00 ft. proposed 3.42/3.18 feet
- 5. Combined yard (2) 14.00 ft. proposed 6.6t7/6.43 feet
- 6. Building height requird 2.5 stories proposed 2.5 stories 27.33 feet.

Mr. Cocoros stated that 2 cars would be parked tandem in driveway, 2 car garage Seepage pit in front.

Motion made by Mr. Bruno to accept the application as presented. Seconded by Mr. De Sotto

Roll Call vote

Mr. Auffiero Yes Miss Grato Yes Mr. Bruno Yes Mr. Kang Yes Mr. De Soto Yes Mrs. Star Yes Palisades Park Planning Board

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Mr. Lorenzo returned to the meeting at 9:27

Mr. Auffiero recused himself at 9:28

Case 17-SP25

Site Plan

Donald Damelio 456 Highland Avenue Block 219 Lot 10

The Applicant was represented by attorney Guy Lanza Jr. was also sworn in. Architect Joseph Donato was sworn in. Two variances are being requested.

1. Rear year required 25 feet proposed 20 feet

2. Bldg. coverage required 40% proposed 41.80%

There will 6 rooms on each side 3 bedrooms, two 2 car garages, two seepage pits installed under driveways.

Motion made by Mr. Lorenzo and seconded by Miss Grato.

Roll call vote:

Mr. Bruno Yes Mr. De Soto Yes

Mr. Kang

Yes Mr. Lorenzo Yes

Miss Grato

Mrs. Star

Yes

Mr. Auffiero returned at 9:40

Yes

Memorializations:

Only Board members who approved the applications may vote

Case 17-SP12 121 W. Central Blvd. LLC

Case 17-SP20 LC CON & Supply Co.

121 W. Central Blvd.

444 Broad Avenue

Block 107 Lot 9

Block 224 Lot 4

Mr. Auffiero motioned to accept the resolutions Seconded by Mr. Bruno.

Roll call vote

Mr. Auffiero Yes

Mr. George

Absent

Mr. Kang Yes

Mr. Bruno

Yes Miss Grato

Yes

Mrs. Star Yes

Mrs. Star

Case 17-SP19 Junhao Li

216 Broad Avenue

Block 602 Lot 20

Mr. Bruno made the motion to accept the applications. Seconded by Mr. Auffiero

Roll call vote:

Mr. Auffiero Yes

Mr. George

Absent

Yes

Mr. Bruno

Yes

Miss Grato

Yes

There was no old business or new business

Meeting adjourned at 9:43 p.m.

Carol Miraglia, Secretary