

BOROUGH OF PALISADES PARK  
ZONING BOARD OF ADJUSTMENT  
MONDAY, JANUARY 13, 2025  
7:00 P.M.

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IN THE MATTER OF: ) TRANSCRIPT OF  
) PROCEEDING  
**Case No. 24-18** )  
ABG Group Service, LLC )  
535 4th Street )  
Block 321, Lot 12 )  
**Case No. 25-01** )  
Jeong Mi Lee )  
545 %th Street )  
Block 325, Lot 12 )  
**Case No. 24-20** )  
62 West Palisades LLC )  
62 West Palisades Blvd )  
Block 203, Lot 18 )  
**Case No. 25-03** )  
779-783 Paramus Road, LLC )  
500 Second Street )  
Block 310, Lot 1 )  
**Case No. 24-02** )  
Hillcrest Builders LLC )  
450 East Edsall Boulevard )  
Block 420, Lot 16 )  
**Case No. 21-28** )  
112-118 Union Street )  
Block 107, Lots 4 & 5 )  
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B E F O R E:  
BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT  
THERE BEING PRESENT:  
  
CHARLIE CHUNG, CHAIRMAN  
  
SEONG HYE YOON, VICE CHAIRWOMAN  
  
MAYOR CHONG PAUL KIM  
  
DAVID TERRANOVA, MEMBER  
  
ELEFTERIOS ELEFTERIOU, MEMBER  
  
BRIAN KIM, MEMBER  
  
STEVEN BROGNA, MEMBER

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A P P E A R A N C E S :

TESTA & DeCARLO  
BY: DIANE TESTA, ESQUIRE  
865 Broad Avenue  
Ridgefield, New Jersey 07657  
Counsel for the Zoning Board of Adjustment

MARK SOKOLICH, ESQUIRE  
1223 Anderson Avenue  
Fort Lee, New Jersey 07024  
Counsel for Applicants, Case No. 24-18, ABG Group  
Service, LLC; Case No. 25-01, Jeong Mi Lee;  
Case No. 25-03, 779-783 Paramus Road, LLC

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

CHELSI IGUINA, BOARD SECRETARY  
MICHAEL KAUKER, PP, AICP, BOARD PLANNER  
STEVEN HOLT, PE, BOARD ENGINEER

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I N D E X

AGENDA PAGE NO.

**Case No. 24-18**  
ABG Group Service, LLC  
535 4th Street  
Block 321, Lot 12 8

**Case No. 25-01**  
Jeong Mi Lee  
545 4th Street  
Block 325, Lot 12 10

**Case No. 24-20**  
62 West Palisades LLC  
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779-783 Paramus Road, LLC  
500 Second Street  
Block 310, Lot 1 13

**Case No. 24-02**  
Hillcrest Builders LLC  
450 East Edsall Boulevard  
Block 420, Lot 16 16

**Case No. 21-28**  
112-118 Union Street  
Block 107, Lots 4 & 5 19

E X H I B I T S

No. Description Ident/Evid

(No Exhibits Marked.)

1 MS. TESTA: Okay. We can call the  
2 meeting to order. I guess we'll stand for the Pledge  
3 of Allegiance.

4 (Whereupon, all rise for a recitation  
5 of the Pledge of Allegiance.)

6 MS. TESTA: Roll call, please.

7 MS. IGUINA: Mr. Brogna?

8 MR. BROGNA: Here.

9 MS. IGUINA: Mr. Elefteriou?

10 MR. ELEFTERIOU: Here.

11 MS. IGUINA: Mr. Kim?

12 MR. KIM: Here.

13 MS. IGUINA: Mr. Terranova?

14 MR. TERRANOVA: Here.

15 MS. IGUINA: Mr. Chung?

16 CHAIRMAN CHUNG: Here.

17 MS. IGUINA: Ms. Yoon?

18 VICE CHAIRWOMAN YOON: Here.

19 MS. TESTA: Okay.

20 At the last meeting, which was  
21 reorganization, we swore in a couple of our members,  
22 but Mr. Terranova, I believe, you were absent.

23 MR. TERRANOVA: Yes.

24 MS. TESTA: And you've been  
25 reappointed.

1                   So at this time if you would please  
2 stand and I'll swear you in.

3                   Give me a second.

4                   Please raise your right hands and  
5 repeat after me.

6                   MR. TERRANOVA: I, David Terranova, do  
7 solemnly swear or affirm that I will support the  
8 Constitution of the United States of the United  
9 States and the Constitution of the State of New  
10 Jersey, and that I will bear truth and allegiance to  
11 the same and to governments established in the United  
12 States and in this state, under the authority of the  
13 people, so help me God.

14                   I do further solemnly swear that I will  
15 impartially and justly perform all the duties of  
16 board member of the Zoning Board of Adjustment of the  
17 Borough of Palisades Park, according to the best of  
18 my ability, so help me God.

19                   MS. TESTA: Congratulations.

20                   MR. TERRANOVA: Thank you.

21                   (Applause.)

22                   MS. TESTA: Matter of procedure, now  
23 would be the roll call and Mr. Terranova would be  
24 able to say that he was present.

25                   Okay. We have a couple of payments of

1 some bills.

2 So we'll need a motion for it. The  
3 first is The Record, \$163.92.

4 CHAIRMAN CHUNG: I'll make a motion.

5 MS. TESTA: Should we do them  
6 altogether?

7 CHAIRMAN CHUNG: Yeah, sure.

8 MS. TESTA: And then we also have The  
9 Star Ledger, \$134.40; the court reporter, \$1,490.00;  
10 and then the attorney Azzolini, \$4,815.00.

11 So a motion.

12 CHAIRMAN CHUNG: I'll make a motion.

13 MR. TERRANOVA: I'll second it.

14 MS. TESTA: Roll call, please.

15 MS. IGUINA: Mr. Brogna?

16 MR. BROGNA: Yes.

17 MS. IGUINA: Mr. Elefteriou?

18 MR. ELEFTERIOU: Yes.

19 MS. IGUINA: Mr. Kim?

20 MR. KIM: Yes.

21 MS. IGUINA: Mr. Terranova?

22 MR. TERRANOVA: Yes.

23 MS. IGUINA: Mr. Chung?

24 CHAIRMAN CHUNG: Yes.

25 MS. IGUINA: Ms. Yoon?

1 VICE CHAIRWOMAN YOON: Yes.

2 MS. TESTA: Okay. And then the next  
3 matter of business is the appointment of the board  
4 engineer.

5 We have the appointment of a new board  
6 engineer Steven Holt. I'm not sure if I'm  
7 pronouncing that right.

8 MR. HOLT: Holt.

9 MS. TESTA: Holt, I'm sorry, would be  
10 our new engineer for the year 2025.

11 If I can have a motion for that?

12 CHAIRMAN CHUNG: I'll make a motion.

13 MR. TERRANOVA: Second.

14 MS. TESTA: Can I have a roll call,  
15 please.

16 MS. IGUINA: Mr. Brogna?

17 MR. BROGNA: Yes.

18 MS. IGUINA: Mr. Elefteriou?

19 MR. ELEFTERIOU: Yes.

20 MS. IGUINA: Mr. Kim?

21 MR. KIM: Yes.

22 MS. IGUINA: Mr. Terranova?

23 MR. TERRANOVA: Yes.

24 MS. IGUINA: Mr. Chung?

25 CHAIRMAN CHUNG: Yes.

1 MS. IGUINA: Ms. Yoon?

2 VICE CHAIRWOMAN YOON: Yes.

3 MS. TESTA: Thank you.

4 Yes, Mayor?

5 MAYOR KIM: I made an appointment for a  
6 new zoning board member.

7 Is he here by any chance?

8 MS. TESTA: Not that I'm aware of, no.

9 MAYOR KIM: All right. Well, I'll give  
10 you the resolution that passed today.

11 Thank you.

12 MS. TESTA: You're welcome.

13 At this time we have a couple of  
14 matters that are going to be postponed.

15 The first is Case No. 24 -- let me just  
16 read the public notice, I'm sorry.

17 In accordance with the Open Public  
18 Meeting Act, notice of this meeting has been posted  
19 on the borough bulletin board.

20 Notice has been provided to at least  
21 two official borough newspapers and filed with the  
22 Borough Clerk's office.

23 Okay. The first case is Case No. 24-18  
24 ABG Group Service, LLC, 535 4th Street, Block 321,  
25 Lot 12.



1 Counsel.

2 MR. SOKOLICH: Thank you, Counsel.

3 For the record, Mark Sokolich on behalf  
4 of ABG.

5 I guess counsel beat me to the punch, I  
6 guess. Apparently there's been a mixup with a  
7 distribution of the plans. We've been deemed  
8 complete. We're here with our witnesses.

9 Not sure how the plans didn't make it  
10 to board. You're going to hear that three times  
11 tonight.

12 So we're going to ask that it just be  
13 carried to your March 17 meeting without the  
14 necessity of re-notice, because we've re-noticed for  
15 tonight, if that's acceptable.

16 MS. TESTA: Okay. Your client waives  
17 any time constraints?

18 MR. SOKOLICH: We do.

19 MS. TESTA: Okay. I have the notice in  
20 front of me and everything seems to be in order.

21 So if the board wants to make a motion  
22 to carry this matter to the March 17th, 2025 hearing  
23 at 7 p.m. with no further notice required of the  
24 applicant.

25 MR. TERRANOVA: I'll make a motion.

1 CHAIRMAN CHUNG: I second.

2 MS. TESTA: Roll call, please.

3 MS. IGUINA: Mr. Brogna?

4 MR. BROGNA: Yes.

5 MS. IGUINA: Mr. Elefteriou?

6 MR. ELEFTERIOU: Yes.

7 MS. IGUINA: Mr. Kim?

8 MR. KIM: Yes.

9 MS. IGUINA: Mr. Terranova?

10 MR. TERRANOVA: Yes.

11 MS. IGUINA: Mr. Chung?

12 CHAIRMAN CHUNG: Yes.

13 MS. IGUINA: Ms. Yoon?

14 VICE CHAIRWOMAN YOON: Yes.

15 MS. TESTA: Okay. So Case No. 24-18

16 ABG Group Service, LLC, 535 4th Street is going to be

17 carried to the March 17, 2025 board of adjustment

18 meeting at 7 p.m.

19 There will be no further notice

20 provided to the public. This is the notice.

21 The next matter is Case No. 25-01,

22 Jeong Mi Lee, 545 5th Street, Block 325, Lot 12.

23 Counsel?

24 MR. SOKOLICH: Thank you.

25 Mark Sokolich on behalf of Jeong Mi

1 Lee, which is as counsel points out, 25-01.

2 The same issue, apparently we've --  
3 just so the board is familiar, the process is you  
4 file three, you're deemed complete, you're assigned a  
5 hearing date and then we get you additional plans.  
6 It doesn't matter how it happened. Maybe we forgot,  
7 maybe they were lost, maybe the cat ate it for  
8 homework, I don't know.

9 It doesn't matter, the board needs  
10 plans in order to hear the application.

11 So I apologize for any inconvenience.  
12 At least you'll have an early night.

13 We would just ask that the matter be  
14 carried again to the 17th and we presented counsel  
15 with our proof of service for tonight.

16 MS. TESTA: That is correct. I've  
17 reviewed the proof of service and the board does have  
18 jurisdiction.

19 So, again, this would be -- and your  
20 client waves the time constraints.

21 MR. SOKOLICH: We do, yes.

22 MS. TESTA: So this would be a motion  
23 to carry it to the March 17th, 2025 hearing at  
24 7 p.m., no further notice provided by the applicant.

25 CHAIRMAN CHUNG: I'll make a motion.

1 MR. TERRANOVA: I'll second.

2 MS. TESTA: Roll call, please.

3 MS. IGUINA: Mr. Brogna?

4 MR. BROGNA: Yes.

5 MS. IGUINA: Mr. Elefteriou?

6 MR. ELEFTERIOU: Yes.

7 MS. IGUINA: Mr. Kim?

8 MR. KIM: Yes.

9 MS. IGUINA: Mr. Terranova?

10 MR. TERRANOVA: Yes.

11 MS. IGUINA: Mr. Chung?

12 CHAIRMAN CHUNG: Yes.

13 MS. IGUINA: Ms. Yoon?

14 VICE CHAIRWOMAN YOON: Yes.

15 MS. TESTA: The next case is 24-20,

16 62 West Palisades, LLC, 62 West Palisades Boulevard,

17 Block 203, Lot 18.

18 I received a correspondence from the

19 applicant's attorney. He's requesting that this

20 matter be carried to the March 17th, 2025 date and

21 that no further notice be provided.

22 If I can have a motion, please?

23 CHAIRMAN CHUNG: Yes, I'll make a

24 motion.

25 MR. TERRANOVA: I'll second.

1 MS. IGUINA: Mr. Brogna?

2 MR. BROGNA: Yes.

3 MS. IGUINA: Mr. Elefteriou?

4 MR. ELEFTERIOU: Yes.

5 MS. IGUINA: Mr. Kim?

6 MR. KIM: Yes.

7 MS. IGUINA: Mr. Terranova?

8 MR. TERRANOVA: Yes.

9 MS. IGUINA: Mr. Chung?

10 CHAIRMAN CHUNG: Yes.

11 MS. IGUINA: Ms. Yoon?

12 VICE CHAIRWOMAN YOON: Yes.

13 MS. TESTA: Okay. So Case No. 24-20,  
14 62 West Palisades, LLC, 62 West Palisades Boulevard  
15 at the request of the applicant is being carried to  
16 the March 17, 2025 hearing.

17 And then the last --

18 Case No. 25-03, 779-783 Paramus Road,  
19 LLC, 500 Second Street, Block 310, Lot 1.

20 Counsel?

21 MR. SOKOLICH: Me again.

22 (Laughter.)

23 MR. SOKOLICH: I guess there's got to  
24 be -- you know, you got to accentuate the positive,  
25 you're going to have an early night tonight.

1                   Same story. And, again, I'm not  
2 assessing blame. For all I know they're in my trunk,  
3 right? I'll assume responsibility, even though I  
4 don't think that's what happened.

5                   But same issue, we've noticed for  
6 tonight, but by Friday we plan on getting everybody  
7 all of these plans with duplicate copies of the  
8 application, and, again, same request, March 17  
9 without new notice.

10                   And I'll see you then. And I think I  
11 presented counsel with the affidavit.

12                   MS. TESTA: Yes, everything is in  
13 order.

14                   And, again, your client waives the time  
15 constraints?

16                   MR. SOKOLICH: We do.

17                   MS. TESTA: Can I have a motion,  
18 please?

19                   MR. TERRANOVA: I'll make a motion.

20                   CHAIRMAN CHUNG: I'll second.

21                   MS. TESTA: Roll call?

22                   MS. IGUINA: Mr. Brogna?

23                   MR. BROGNA: Yes.

24                   MS. IGUINA: Mr. Elefteriou?

25                   MR. ELEFTERIOU: Yes.

1 MS. IGUINA: Mr. Kim?

2 MR. KIM: Yes.

3 MS. IGUINA: Mr. Terranova?

4 MR. TERRANOVA: Yes.

5 MS. IGUINA: Mr. Chung?

6 CHAIRMAN CHUNG: Yes.

7 MS. IGUINA: Ms. Yoon?

8 VICE CHAIRWOMAN YOON: Yes.

9 MS. TESTA: Okay. So Case No. 25-03,  
10 779-783 Paramus Road, LLC, 500 2nd Street at the  
11 request of the applicant is being carried to the  
12 March 17th, 2025 hearing at 7 p.m. No further notice  
13 will be provided to the public. This is your notice.

14 MR. SOKOLICH: Chairman, Counsel,  
15 Members, thank you very much.

16 Goodnight. And we'll see you on the  
17 17th, St. Patrick's Day, if I'm not mistaken.

18 (Laughter.)

19 MS. TESTA: Yes. Very good.

20 I guess make a motion to open to the  
21 public.

22 CHAIRMAN CHUNG: I'll make a motion.

23 I guess that's it.

24 MS. TESTA: Okay.

25 All in favor?

1                   (Whereupon, all present members respond  
2                   in the affirmative.)

3                   MS. TESTA: The meeting is open to the  
4 public just because it is a public forum, but no  
5 questions will be taken on any of the cases that were  
6 listed for tonight and postponed.

7                   (No Response.)

8                   MS. TESTA: Okay. Seeing no hands,  
9 make a motion to close the public session.

10                  CHAIRMAN CHUNG: I'll make a motion.

11                  MS. TESTA: Okay. I think we took care  
12 of -- and then a motion to adjourn.

13                  CHAIRMAN CHUNG: I'll make a motion.

14                  MR. TERRANOVA: I'll second.

15                  MS. TESTA: I think we took care of  
16 everything.

17                  Oh, before we close, I'm sorry,  
18 450 Hillside Avenue [sic] at the request of the  
19 applicant, they're withdrawing it.

20                  This was basically part of the  
21 builder's remedy lawsuit.

22                  So they're withdrawing it, so at the  
23 next meeting I'll put a resolution onto --

24                  MR. TERRANOVA: The big building.

25                  MS. TESTA: What's that?



1 MR. TERRANOVA: 450.

2 MS. TESTA: Yes, yes, East Edsall.

3 They're withdrawing their application  
4 that was before us.

5 We had started the hearing and then  
6 there were postponements.

7 So I believe those matters have been  
8 settled. I'm not sure, but they did send in a formal  
9 letter saying that they were withdrawing their  
10 application.

11 So I guess I need a motion to accept  
12 the withdrawal.

13 MR. TERRANOVA: I'll make a motion.

14 CHAIRMAN CHUNG: I'll second.

15 MS. TESTA: Roll call, please.

16 MS. IGUINA: Mr. Brogna?

17 MR. BROGNA: Yes.

18 MS. IGUINA: Mr. Elefteriou?

19 MR. ELEFTERIOU: Yes.

20 MS. IGUINA: Mr. Kim?

21 MR. KIM: Yes.

22 MS. IGUINA: Mr. Terranova?

23 MR. TERRANOVA: Yes.

24 MS. IGUINA: Mr. Chung?

25 CHAIRMAN CHUNG: Yes.

1 MS. IGUINA: Ms. Yoon?

2 VICE CHAIRWOMAN YOON: Yes.

3 MS. IGUINA: Diane, the minutes, too,  
4 for last month.

5 MS. TESTA: Oh, yes.

6 And then also to approve the minutes  
7 from last month's meeting. So if I can have a  
8 motion?

9 MR. BROGNA: I'll make a motion we  
10 approve the minutes.

11 MS. TESTA: Okay.

12 CHAIRMAN CHUNG: I'll second.

13 MS. TESTA: Roll call, please.

14 MS. IGUINA: Mr. Brogna?

15 MR. BROGNA: Yes.

16 MS. IGUINA: Mr. Elefteriou?

17 MR. ELEFTERIOU: Yes.

18 MS. IGUINA: Mr. Kim?

19 MR. KIM: Yes.

20 MS. IGUINA: Mr. Terranova?

21 MR. TERRANOVA: Yes.

22 MS. TESTA: You would abstain.

23 MR. TERRANOVA: Oh, abstain.

24 MS. TESTA: Yes.

25 MR. TERRANOVA: Sorry.

1 MS. TESTA: No problem.

2 MS. IGUINA: Mr. Chung?

3 CHAIRMAN CHUNG: Yes.

4 MS. IGUINA: Ms. Yoon?

5 VICE CHAIRWOMAN YOON: Yes.

6 MS. TESTA: And then the last thing, I  
7 don't know if the board recalls, 112 118 Union  
8 Street, that was an application before the board and  
9 approval was granted to approve 28 units.

10 The matter was appealed by 113 Union  
11 Street, LLC. We went to court. We filed briefs. We  
12 had oral argument back in the end of July.

13 The Opinion was issued tonight and the  
14 judge has ruled in the board's favor. So your  
15 approval is withstanding. Okay? And they dismissed  
16 the complaint against the plaintiff, so  
17 congratulations.

18 (Applause.)

19 MR. TERRANOVA: Was that the parking  
20 lot?

21 CHAIRMAN CHUNG: Yeah, parking lot.

22 MS. TESTA: It was 28 units. Yeah, the  
23 auto body, yes.

24 MR. TERRANOVA: Right by the auto body.

25 MS. TESTA: Yes, right.

1                   Across the road they appealed. They  
2 didn't come to any of the hearings, but they appealed  
3 and the judge issued his decision upholding the  
4 board's approval of that project.

5                   MR. TERRANOVA: Very good.

6                   MS. TESTA: Now you can do your motion  
7 to adjourn.

8                   MR. TERRANOVA: Motion to adjourn.

9                   MR. BROGNA: Second.

10                  MS. IGUINA: Mr. Brogna?

11                  MR. BROGNA: Yes.

12                  MS. IGUINA: Mr. Elefteriou?

13                  MR. ELEFTERIOU: Yes.

14                  MS. IGUINA: Mr. Kim?

15                  MR. KIM: Yes.

16                  MS. IGUINA: Mr. Terranova?

17                  MR. TERRANOVA: Yes.

18                  MS. IGUINA: Mr. Chung?

19                  CHAIRMAN CHUNG: Yes.

20                  MS. IGUINA: Ms. Yoon?

21                  VICE CHAIRWOMAN YOON: Yes.

22                         (Whereupon, this meeting is concluded.)

23                   Time noted: 7:51 p.m.)

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I, LAURA A. CARUCCI, C.C.R., R.P.R., a Remote Online Notary Public, Notary ID. #1810618, 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.

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LAURA A. CARUCCI, C.C.R., R.P.R.  
License #XI02050, and RON Notary  
Public Notary ID. #1810618, Notary  
Expiration Date May 27, 2028

Dated: \_\_\_\_\_