



# Borough of Palisades Park

275 Broad Avenue  
Palisades Park, NJ 07650

## Planning Board

### MEETING NOTICE

A Regular meeting of the Planning Board of the Borough of Palisades Park will be held in the Council Chambers of the Palisades Park Municipal Building, 275 Broad Avenue, Palisades Park, New Jersey 07650 on March 26, 2025, at 7:00p.m.

### AGENDA

**Case #25-SP02**

**Variance**

779-783 Paramus Road, LLC  
500 2<sup>nd</sup> Street  
Block #310 Lot #1

**Case #25-SP03**

**Change of Use**

Yohan Park  
532 10<sup>th</sup> Street, 1<sup>st</sup> Floor  
Block #421 Lot #3

**Case #25-SP04**

**Change of Use**

H & P Innovation, LLC  
7 Broad Avenue Unit 107  
Block #626 Lot #4

**Hearing**

A hearing pursuant to N.J.S.40A:12A to determine and adopt a resolution as to whether to recommend an area should be designated as an area in need of redevelopment (non-condemnation) in connection with Block 504, Lots 1-5 and 10 (a/k/a 121-131 West Ruby Avenue and 20-40 Fairview Street).

### **RESOLUTION**

Resolution to direct Kauker & Kauker LLC to investigate whether the property commonly known on the Borough's Tax Map as Block 420, Lot 16 (a/k/a 450 East Edsall Boulevard) should be designated as an area in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (Non-Condensation Rehabilitation area)

Resolution to direct Kauker & Kauker LLC to investigate whether the property commonly known on the Borough's Tax Map as Block 617, Lot 21-23 (a/k/a 35-39 West Columbia Avenue) should be designated as an area in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (Non-Condensation Rehabilitation area)

## **MEMORILIZATIONS**

**Case #21-SP38**      **Modified Previous Approval Plans**  
Hong Woo Realty  
470 Bergen Boulevard  
Block #420   Lots # 6 & 11

**Resolution**      Recommending an area to be designated as an area in need of redevelopment (non-condemnation) in connection with Block 505, Lots 3 and 4 (a/k/a/ 15 Grand Avenue); and Block 505, Lot 1 (a/k/a/ 21 Grand Avenue) pursuant to N.J.S.40A:12A.

Respectfully Submitted,

Lucy S. Hanrahan  
Planning Board Secretary of Borough of Palisades Park