

5

1 CHAIRWOMAN STAR: This is the regular
 2 meeting of the Palisades Park Planning Board.
 3 Can I have the Pledge of Allegiance led
 4 by Chris Aufiero.
 5 (Whereupon, all rise for a recitation
 6 of the Pledge of Allegiance led by
 7 Mr. Aufiero.)
 8 CHAIRWOMAN STAR: Roll call, please.
 9 MS. HANRAHAN: Mayor?
 10 (No Response.)
 11 MS. HANRAHAN: Star?
 12 CHAIRWOMAN STAR: Here.
 13 MS. HANRAHAN: Aufiero?
 14 MR. AUFIERO: Here.
 15 MS. HANRAHAN: Bruno?
 16 VICE CHAIRMAN BRUNO: Here.
 17 MS. HANRAHAN: Tarabocchia?
 18 (No Response.)
 19 MS. HANRAHAN: Park?
 20 MR. PARK: Here.
 21 MS. HANRAHAN: Kang?
 22 MR. KANG: Here.
 23 MS. HANRAHAN: Min?
 24 (No Response.)
 25 MS. HANRAHAN: Han?

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1 payment of bills.
 2 Do I have a motion for that?
 3 MR. AUFIERO: I'll make a motion we pay
 4 the bills.
 5 CHAIRWOMAN STAR: Second?
 6 VICE CHAIRMAN BRUNO: I'll second.
 7 MS. HANRAHAN: Star?
 8 CHAIRWOMAN STAR: Yes.
 9 MS. HANRAHAN: Aufiero?
 10 MR. AUFIERO: Yes.
 11 MS. HANRAHAN: Bruno?
 12 VICE CHAIRMAN BRUNO: Yes.
 13 MS. HANRAHAN: Park?
 14 MR. PARK: Yes.
 15 MS. HANRAHAN: Kang?
 16 MR. KANG: Yes.
 17 CHAIRWOMAN STAR: Okay.
 18 We'll start with Case 22-SP-21, an
 19 extension of the resolution.
 20 This was a site plan adopted d at the
 21 meeting on August the 24th, 2022, from Kyungkon Choi,
 22 125 to 135 Grand Avenue.
 23 MR. NOH: Do we have the applicant?
 24 VICE CHAIRMAN BRUNO: I don't think the
 25 applicant is here.

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1 (No Response.)
 2 MS. HANRAHAN: And Grato?
 3 (No Response.)
 4 CHAIRWOMAN STAR: Okay. I'd like
 5 someone to make a motion that we accept the minutes
 6 that were --
 7 VICE CHAIRMAN BRUNO: I'll make a
 8 motion we accept the minutes as they were written.
 9 MR. AUFIERO: I'll second.
 10 CHAIRWOMAN STAR: Second, please?
 11 MR. KANG: I'll second.
 12 MS. HANRAHAN: Mayor?
 13 (No Response.)
 14 MS. HANRAHAN: Aufiero?
 15 MR. AUFIERO: Yes.
 16 MS. HANRAHAN: Bruno?
 17 VICE CHAIRMAN BRUNO: Yes.
 18 MS. HANRAHAN: Park?
 19 MR. PARK: Yes.
 20 MS. HANRAHAN: Kang?
 21 MR. KANG: Yes.
 22 CHAIRWOMAN STAR: And me.
 23 MS. HANRAHAN: Star? Sorry.
 24 CHAIRWOMAN STAR: Yes.
 25 Okay. And the last motion is the

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1 MR. AUFIERO: I know we postponed.
 2 MR. NOH: We carried this from the last
 3 month for resolution.
 4 CHAIRWOMAN STAR: Right.
 5 Okay. Well, they're not here so...
 6 VICE CHAIRMAN BRUNO: Do you want to
 7 just wait to see if they show up?
 8 CHAIRWOMAN STAR: Right.
 9 All right, we'll move on.
 10 VICE CHAIRMAN BRUNO: Is that
 11 acceptable?
 12 MR. NOH: That's acceptable.
 13 CHAIRWOMAN STAR: Is she coming?
 14 MS. HANRAHAN: That's what she said.
 15 CHAIRWOMAN STAR: All right.
 16 We'll hold onto that.
 17 We'll move to another extension of
 18 resolution, the site plan adopted at a meeting on
 19 March 22nd, 2023 for Sun B. Park, 30 West Edsall
 20 Boulevard.
 21 MS. LEE: Good evening.
 22 Jennifer Lee from Daniel Lee's office
 23 representing the applicant, Mr. Park.
 24 CHAIRWOMAN STAR: Okay.
 25 MS. LEE: We're requesting the

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1 extension. Due to personal circumstances, he was out
2 of the country for a while so he couldn't get ready
3 to start the construction.

4 Now he's ready. And we're just asking
5 for an extension so he can proceed with the approval.

6 MR. NOH: When was the approval for the
7 resolution?

8 CHAIRWOMAN STAR: March 22nd, 2023.

9 MR. NOH: Okay.

10 So you're asking for the one-year
11 extension?

12 MS. LEE: Yes.

13 VICE CHAIRMAN BRUNO: Could you just
14 maybe give us some highlights?

15 MR. NOH: Sure.

16 Would you mind giving us some summary?

17 VICE CHAIRMAN BRUNO: Just some of the
18 highlights of it, because I don't remember from a
19 year ago.

20 MS. LEE: Okay. Sorry about that.

21 Yeah, Mr. Lee is -- actually, Mr. Lee,
22 Daniel Lee from our office is handling it, but he's
23 in the hospital in the emergency.

24 So let me just... Okay. This is just,
25 to summarize, I'm just filling in here.

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1 MS. PARK: Yes.

2 VICE CHAIRMAN BRUNO: Okay, now I do
3 remember it.

4 I'll give that back to Mr. Noh.

5 MR. PARK: Was this approved?

6 MR. NOH: This was approved before.

7 MS. LEE: Yes, it was approved. We
8 have a resolution.

9 MR. NOH: So one year has expired
10 already in March 22, 2024. So you're extending for
11 one year. It's going to be --

12 MS. LEE: Yes. We're asking for
13 another extension.

14 MR. NOH: An extension from the one,
15 the original extension date, which was March 22nd,
16 2024 until 2025.

17 MS. LEE: Yes.

18 Because he wasn't here to actually go
19 through with the process, unfortunately.

20 So now he brought it to our attention.

21 And we're asking for an extension so he could proceed
22 with the construction.

23 MR. NOH: The reason for the extension
24 is because your client wasn't able to start the work?

25 MS. LEE: Yeah.

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1 VICE CHAIRMAN BRUNO: Okay.

2 MR. NOH: Counsel, do you need time to
3 review it so we can move on to the next case?

4 You can come back.

5 MS. LEE: Let me just recap. I'm sorry
6 about that.

7 30 West Edsall Boulevard is the
8 address. We're asking for a two-family duplex style
9 building with three stories, Two-and-a-half stories
10 of 28 feet is proposed height.

11 That's the permission.

12 The applicant is proposing a height of
13 three stories, 30.75 feet, building coverage of
14 43.33.

15 And the dimension is
16 42-feet-by-150-depth, the lot size.

17 And we're asking for a duplex to be
18 built on that.

19 VICE CHAIRMAN BRUNO: That's with the
20 side yards, I think, cut down to 3-and-a-half feet on
21 each side, if I'm reading it correctly, the
22 resolution.

23 MS. LEE: Yes.

24 VICE CHAIRMAN BRUNO: Lot coverage is
25 43-and-a-third.

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1 He had to be out of the country. But
2 he didn't mean to be out of the country for so long.

3 But because of his personal family
4 circumstances, he had to stay overseas an extended
5 period of time, which wasn't expected. It wasn't in
6 his plan.

7 And now he's returned and now he's
8 ready to proceed. So we're asking the Board to
9 extend.

10 VICE CHAIRMAN BRUNO: So it's eight
11 months past the date he should have?

12 CHAIRWOMAN STAR: So he would have
13 until March.

14 VICE CHAIRMAN BRUNO: Right. March of
15 the year.

16 He's eight months over already.

17 CHAIRWOMAN STAR: September 24, he
18 would have until March 2025.

19 So that's three months, not a year.

20 MS. LEE: I understand.

21 Yeah, I understand. We understand.
22 He's ready to proceed.

23 VICE CHAIRMAN BRUNO: Well, you know,
24 again it's eight months overdue to even ask for the
25 extension.

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1 MS. LEE: Yeah, we understand.
 2 Unfortunately, as I explained his circumstances --
 3 VICE CHAIRMAN BRUNO: No, no, I
 4 understand.
 5 Again, but eight months past, I have to
 6 just -- you know, I have to consider that.
 7 The whole board has to consider that
 8 more than eight months have passed.
 9 MS. LEE: And our client understands
 10 that the extension will run from March to March.
 11 MR. NOH: That's true.
 12 If they applied late, then we decide.
 13 VICE CHAIRMAN BRUNO: It only goes to
 14 March 2025.
 15 MR. NOH: It expired March 22nd of
 16 2024.
 17 VICE CHAIRMAN BRUNO: So that means
 18 they have to start by then, not complete.
 19 MR. NOH: Yeah.
 20 They have three extensions for each.
 21 VICE CHAIRMAN BRUNO: Okay.
 22 When is he proposing to start?
 23 MS. LEE: He's ready to go ahead with
 24 the -- submit everything.
 25 VICE CHAIRMAN BRUNO: So he doesn't

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1 CHAIRWOMAN STAR: Okay. So you
 2 understand?
 3 MS. LEE: Yes, yes, we understand.
 4 CHAIRWOMAN STAR: You have to apply.
 5 If it's not approved by then, he has to start all
 6 over pretty much.
 7 MS. LEE: Yes, we understand.
 8 CHAIRWOMAN STAR: Okay.
 9 Does anybody have any other questions?
 10 MR. PARK: We should hear some proper
 11 reason why he's not applied earlier.
 12 CHAIRWOMAN STAR: She mentioned he was
 13 out of the country.
 14 MR. PARK: Out of the country does not
 15 make sense.
 16 All the representatives stay in the
 17 United States, not only by one's appearance -- one's
 18 absence cannot hold the whole process up because of
 19 that.
 20 MS. LEE: My client came back.
 21 And as soon as he realized he came and
 22 brought it to our attention. You know, things
 23 happened. It was unexpected. He didn't mean to.
 24 MR. PARK: It's not just one month
 25 over, or one week. This is how many months?

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1 even have building permits yet?
 2 MR. AUFIERO: I think the old house is
 3 demolished, correct?
 4 MS. LEE: Yeah.
 5 But he wasn't able to proceed with the
 6 permit because of due to resolution.
 7 MR. AUFIERO: It sounds like he forgot.
 8 VICE CHAIRMAN BRUNO: I don't know how
 9 long it's going to take at the Building Department.
 10 I don't know.
 11 They didn't even apply yet.
 12 MS. LEE: My client is ready to
 13 proceed, though.
 14 VICE CHAIRMAN BRUNO: Mr. Noh, again if
 15 he applies and it's given before the extension date,
 16 you know, in March, then they can proceed, correct?
 17 MR. NOH: Right.
 18 VICE CHAIRMAN BRUNO: If it's after
 19 that --
 20 MR. NOH: They have to come back.
 21 VICE CHAIRMAN BRUNO: They have to come
 22 back here.
 23 Okay, I understand.
 24 MR. NOH: -- and ask for another
 25 extension.

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1 MS. LEE: We understand. But then my
 2 client also understands this extension will
 3 retroactively be effective so that he will only have
 4 until March. He understands that also. It doesn't
 5 run from today. It runs from back dated to the date
 6 of the approval.
 7 He understands that, too.
 8 So we're asking the Board to, you know,
 9 consider. And, you know, he's ready to go on this.
 10 As soon as he returned, he worked on it and he
 11 realized. He came to us. And he's asking if he
 12 could get the extension so he can proceed.
 13 MR. PARK: In the meantime, if the
 14 owner of the property has changed, do we need a new
 15 application, or we can just go as is.
 16 MR. NOH: The owner of the property.
 17 Has the owner of the property changed?
 18 MS. LEE: No.
 19 The owner remains.
 20 MR. PARK: The owner remains the same.
 21 MR. KANG: Mr. Noh, with this case, do
 22 we have to give them another resolution next month.
 23 MR. NOH: Yeah, I have to -- no. I
 24 have to draft an extension.
 25 MR. KANG: Next month.

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1 MR. NOH: This is a part of the
 2 application.
 3 They would pay the fee for \$500.00.
 4 MR. KANG: So if they want to pick up
 5 some time in January, then from January they're going
 6 to go to the Building Department and apply for the
 7 demolition permit.
 8 VICE CHAIRMAN BRUNO: The house is down
 9 already. I believe the house is down.
 10 MR. KANG: It's down already.
 11 VICE CHAIRMAN BRUNO: I believe.
 12 MR. KANG: Then after they pick up the
 13 new resolution, then they're going to apply for the
 14 construction permit.
 15 VICE CHAIRMAN BRUNO: Right.
 16 MR. KANG: And they have a date. That
 17 will happen sometime the middle of January. You have
 18 until March 22nd. February and March, two months.
 19 MR. AUFIERO: Less than two months.
 20 VICE CHAIRMAN BRUNO: Again, if the
 21 Board would -- if the Board would see fit -- you know
 22 what I'm saying -- again that will be part of the
 23 resolution that, you know, again if you have the
 24 permits prior to March 22nd of 2025, you'd have to
 25 supply those to Mr. Noh, okay?

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1 CHAIRWOMAN STAR: No?
 2 If not, we'll open this to the public.
 3 Anybody have any questions about this
 4 application?
 5 (No Response.)
 6 CHAIRWOMAN STAR: What about the baby?
 7 Is he good with it?
 8 Any questions?
 9 (No Response.)
 10 CHAIRWOMAN STAR: No?
 11 Okay. We'll close this portion.
 12 And let's have a motion please to
 13 accept this extension.
 14 VICE CHAIRMAN BRUNO: Madame
 15 Chairwoman, I make a motion to grant the extension
 16 until March 22nd of 2025, at which time, if they have
 17 building permits in hand, they provide copies to
 18 Mr. Noh.
 19 If not, they'll have to apply back to
 20 this board for a final extension.
 21 MR. NOH: A second?
 22 VICE CHAIRMAN BRUNO: A second, yeah.
 23 MR. KANG: I second with the same
 24 stipulation Mr. Bruno approved.
 25 I want you to clearly understand, you

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1 And if not, then, yeah, it would be a
 2 brand-new application.
 3 Correct?
 4 MR. NOH: Well, they have three
 5 extension options.
 6 VICE CHAIRMAN BRUNO: I thought it was
 7 two.
 8 No?
 9 MR. NOH: After the expiration.
 10 VICE CHAIRMAN BRUNO: It's three.
 11 MR. NOH: Yes.
 12 CHAIRWOMAN STAR: So this is the second
 13 one now.
 14 MR. NOH: This is the first one
 15 starting from 2024, March, until March of 2025.
 16 VICE CHAIRMAN BRUNO: Okay.
 17 So they would have to come in again in
 18 March if they didn't.
 19 MR. NOH: Come again.
 20 And they have to provide us with a more
 21 convincing reason so you guys can decide. But it's
 22 up to you.
 23 CHAIRWOMAN STAR: Any other questions
 24 from the board members?
 25 (No Response.)

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1 might not have enough time.
 2 You barely have two months. Okay.
 3 MS. HANRAHAN: Star?
 4 CHAIRWOMAN STAR: Yes, with the same
 5 stipulations.
 6 MS. HANRAHAN: Aufiero?
 7 MR. AUFIERO: Yes.
 8 MS. HANRAHAN: Bruno?
 9 VICE CHAIRMAN BRUNO: Yes.
 10 MS. HANRAHAN: Tarabocchia?
 11 MS. TARABOCCHIA: Yes.
 12 MS. HANRAHAN: Park?
 13 MR. PARK: Yes.
 14 MS. HANRAHAN: Kang?
 15 MR. KANG: Yes, with the stipulations.
 16 MS. LEE: Thank you.
 17 VICE CHAIRMAN BRUNO: Good luck.
 18 CHAIRWOMAN STAR: Okay.
 19 Our next case is a Change of Use, Jizhe
 20 Piao, 8 Bellview Place.
 21 MR. BAE: Good evening.
 22 Daniel Bae here on behalf of the
 23 applicant Jizhe Piao.
 24 If you recall, Members of the Board,
 25 this matter was carried over at the request of the

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1 Board last meeting so that we can submit
 2 architectural drawings for the space.
 3 I do have the drawings with me.
 4 Unfortunately, my client couldn't make
 5 it tonight due to illness.
 6 So we're asking for the Board to carry
 7 this for one meeting to January.
 8 MR. NOH: It will be the reorganization
 9 meeting.
 10 MR. BAE: I see. Okay.
 11 Can I give the plans to Mr. Noh, if I
 12 may, or should I submit it?
 13 VICE CHAIRMAN BRUNO: I would submit it
 14 to the Building Department to make sure they have
 15 copies for all of us.
 16 MR. NOH: Mr. Bae, what you should do
 17 is go to the Building Department, provide them with
 18 at least 20 copies of the site plan. You can e-mail
 19 me a copy, too.
 20 MR. BAE: Yes, will do.
 21 MR. NOH: The Board has to approve to
 22 carry.
 23 MR. KANG: I'll make a motion to carry
 24 it over to next month.
 25 MR. AUFIERO: I second that motion.
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23

1 is 2 Hands Ktown, LLC.
 2 MR. KO: Hello, Members of the Board,
 3 I'm Joseph Ko.
 4 MR. BAE: May it please the Board
 5 Daniel Bae here again on behalf of the applicant
 6 2 Hands Ktown, LLC.
 7 Standing to my left is Mr. Joseph Ko.
 8 He's the principal.
 9 This is a Change of Use application.
 10 The premises are located at 407 Broad Avenue, Unit B.
 11 The former use was a showroom. And now
 12 we're proposing to use it as a dessert shop and a
 13 gelateria.
 14 The parking will be based on the Broad
 15 Avenue street parking. There will be about seating
 16 of 12 people for the business. He expects to employ
 17 about two employees to work at the business. And the
 18 hours -- the proposed hours are from Monday through
 19 Sunday from 7:30 a.m. to 10 p.m.
 20 Mr. Ko has an extensive business in
 21 this field. I have attached to the application a New
 22 York Times article featuring his dessert shop that's
 23 located in New York City. And he's more than excited
 24 to bring this new business to Broad Avenue. I'll
 25 take any questions you have.
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1 MS. HANRAHAN: Star?
 2 CHAIRWOMAN STAR: Yes.
 3 MS. HANRAHAN: Aufiero?
 4 MR. AUFIERO: Yes.
 5 MS. HANRAHAN: Bruno?
 6 VICE CHAIRMAN BRUNO: Yes.
 7 MS. HANRAHAN: Tarabocchia?
 8 MS. TARABOCCHIA: Yes.
 9 MS. HANRAHAN: Park?
 10 MR. PARK: Yes.
 11 MS. HANRAHAN: Kang?
 12 MR. KANG: Yes.
 13 MR. BAE: Thank you.
 14 We have the next matter, the next three
 15 matters before the Board tonight.
 16 CHAIRWOMAN STAR: Which one is the next
 17 one that you have?
 18 Did you say you have another case?
 19 MR. BAE: I have three Change of Use
 20 applications.
 21 CHAIRWOMAN STAR: You have all three?
 22 MR. BAE: Right.
 23 MR. AUFIERO: Merry Christmas.
 24 MR. BAE: Happy holidays.
 25 CHAIRWOMAN STAR: Okay. The next case
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1 VICE CHAIRMAN BRUNO: Yeah.
 2 Just some of the thoughts I have,
 3 thoughts. You know, when it was a showroom, I guess
 4 it was a less intense use. Now having 12 seats and
 5 three employees, probably 15 people with just street
 6 parking, you know.
 7 Again, I know it's something available
 8 there, street parking.
 9 But that's a tough area because there's
 10 not too much parking around. A lot of other
 11 businesses have some heavy use. Are you firm with
 12 the 12 seats?
 13 MR. KO: Yeah.
 14 Sorry. Am I allowed to talk?
 15 MR. BAE: We can swear him in.
 16 MR. NOH: I have to swear you in, sir.
 17 All right.
 18 Please raise your right hand, sir.
 19 Do you swear or affirm that you will
 20 tell the truth pertaining to this application?
 21 MR. KO: Yes.
 22 J O S E P H K O,
 23 407 Broad Avenue B, Palisades Park, New Jersey,
 24 having been duly sworn, testifies as follows:
 25 MR. NOH: Can you please state your
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1 last name for the record?
 2 MR. KO: Ko, K-O.
 3 MR. BAE: Okay.
 4 So to answer Mr. Bruno's question, I
 5 guess, are you open to reducing the seating, if
 6 needed, in order to minimize traffic and parking?
 7 MR. KO: I think if it would make the
 8 committee happy, we're willing to --
 9 VICE CHAIRMAN BRUNO: It's not just to
 10 make me happy, no, no.
 11 What I'm saying is, I don't know enough
 12 about this business that -- is a lot of it sit-down?
 13 Is some of it take-out?
 14 MR. KO: I would say the business is
 15 50/50, especially with all the residents here.
 16 I think they will enjoy the pre-packed
 17 pints and stuff to go, along with, obviously, when
 18 you have children and young adults that are going to
 19 go and enjoy the Asian inspired gelato.
 20 That's pretty much what we're doing.
 21 VICE CHAIRMAN BRUNO: I'm just asking
 22 because again that's one of the things I didn't hear
 23 that you have pre-packaged.
 24 I guess that inspires people to take it
 25 home.

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1 to screw my new year's resolution.
 2 MR. KO: One of our tag lines and again
 3 with Asian gelato is that we make it not too sweet.
 4 We learned the true Italian-style gelato, but we
 5 actually reduced the sugar by 30 percent because
 6 it's...
 7 MR. KANG: That's good to know.
 8 Thank you.
 9 CHAIRWOMAN STAR: That's good. All
 10 right.
 11 Does anyone else have a question from
 12 the board?
 13 VICE CHAIRMAN BRUNO: I don't.
 14 CHAIRWOMAN STAR: No.
 15 MR. PARK: No.
 16 CHAIRWOMAN STAR: Okay. We'll open it
 17 to the public.
 18 Does anyone have a question from the
 19 public?
 20 (No Response.)
 21 CHAIRWOMAN STAR: No?
 22 (No Response.)
 23 CHAIRWOMAN STAR: Nobody?
 24 Okay, we'll close that portion. And
 25 we'll have a motion please to accept.

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1 MR. KO: Of course. Yeah.
 2 That would be probably 50 percent of
 3 the business, correct.
 4 VICE CHAIRMAN BRUNO: I understand. I
 5 understand.
 6 And I see there's two means of egress,
 7 right? There's the front door, and then you also
 8 have a back door that connects to the hallway, right?
 9 MR. KO: That's correct. A hallway.
 10 There's a main exit door I believe as well to the
 11 back, yeah.

12 VICE CHAIRMAN BRUNO: That's the
 13 question I had.
 14 Thanks.
 15 MR. KANG: In my opinion, there are a
 16 lot of buildings on Broad Avenue without parking
 17 spaces. And we don't want to give a hard time to
 18 buildings without parking space.
 19 What it is, is what it is. And I think
 20 this type of business, mochi donuts and sweets for
 21 younger age, I don't think they really drive.
 22 They come to Ktown for them with parents.
 23 And they're just mostly pickup
 24 customers.

One thing I'm concerned is you're going
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1 MR. AUFIERO: I'll make a motion to
 2 accept the application as presented, one change of
 3 use to another Change of Use.
 4 CHAIRWOMAN STAR: Second?
 5 MR. PARK: Second.
 6 CHAIRWOMAN STAR: Mr. Park.
 7 MS. HANRAHAN: Star?
 8 CHAIRWOMAN STAR: Yes.
 9 MS. HANRAHAN: Aufiero?
 10 MR. AUFIERO: Yes.
 11 MS. HANRAHAN: Bruno?
 12 VICE CHAIRMAN BRUNO: Yes.
 13 MS. HANRAHAN: Tarabocchia?
 14 MS. TARABOCCHIA: Yes.
 15 MS. HANRAHAN: Park?
 16 MR. PARK: Yes.
 17 MS. HANRAHAN: Kang?
 18 MR. KANG: Yes.
 19 VICE CHAIRMAN BRUNO: Good luck.
 20 And stop in the Building Department for
 21 a business CO.

22 MR. AUFIERO: And if you're going to do
 23 any renovations.
 24 MR. KO: Thank you.
 25 VICE CHAIRMAN BRUNO: And the Health

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1 Department.

2 MR. KO: Of course, yeah.

3 CHAIRWOMAN STAR: The next case is

4 Case SP-28, Hyun Ji, Julia Jang, 119 Broad Avenue.

5 MR. BAE: Good evening again. Daniel

6 Bae here again on behalf of the applicant, Hyun Ji

7 Jang.

8 Standing to my left is the Project

9 Manager/Operations Manager, Mr. Bruce Lee.

10 This is a Change of Use application.

11 The premises is located at 119 Broad Avenue. It's

12 the B1 district. The former use was a pharmacy.

13 Now we're proposing to use it as a

14 cafe.

15 There's a parking lot behind the

16 building. There's about 20 parking spaces. There is

17 going to be about seating of 12 people for the

18 business. And they expect to employ about two people

19 as the staff. The proposed hours are from Monday to

20 Sunday from 7:30 a.m. to 10 p.m.

21 VICE CHAIRMAN BRUNO: Now there is

22 parking in the back, correct? That's for all the

23 stores.

24 MR. BAE: That's correct.

25 VICE CHAIRMAN BRUNO: Right. Because

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1 know, some cakes and such.

2 But there's not going to be any stove

3 intensive cooking on the site.

4 VICE CHAIRMAN BRUNO: No, no.

5 But I'm saying, so they'll have --

6 CHAIRWOMAN STAR: A stove.

7 VICE CHAIRMAN BRUNO: They'll have to

8 have something to cook it, right, a stove or --

9 CHAIRWOMAN STAR: An oven.

10 VICE CHAIRMAN BRUNO: -- some way to

11 make the pastries.

12 MR. PARK: Simple to say, there is no

13 oven.

14 MR. BAE: Okay, I'm sorry.

15 Let me just correct that. There's not

16 going to be any oven or any stoves. All the pastries

17 will be brought it.

18 VICE CHAIRMAN BRUNO: Okay. So that's

19 an important thing to know.

20 MR. KANG: Do you have a menu or

21 something? I want to see the menu.

22 CHAIRWOMAN STAR: You're going from one

23 little cafe to another cafe, right? Right down the

24 block.

25 MR. PARK: Too many.

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1 it's like a group of stores, correct?

2 MR. BAE: Yes.

3 VICE CHAIRMAN BRUNO: Okay.

4 I'm familiar with it, that's why. And

5 if I'm correct, Mr. Bae.

6 MR. BAE: Yes.

7 VICE CHAIRMAN BRUNO: This has the

8 entrance on Broad Avenue.

9 Also, is there an entrance from the

10 parking lot, or am I...

11 MR. BAE: To the building? Yes.

12 Through the back.

13 VICE CHAIRMAN BRUNO: Through the back.

14 MR. BAE: Yes.

15 VICE CHAIRMAN BRUNO: There's two means

16 of egress, am I correct.

17 MR. BAE: Two means of ingress, yes.

18 VICE CHAIRMAN BRUNO: Okay.

19 CHAIRWOMAN STAR: How many seats?

20 VICE CHAIRMAN BRUNO: Twelve.

21 MR. BAE: Twelve seats, yes.

22 VICE CHAIRMAN BRUNO: Now, is there

23 cooking on the premises, or is everything brought in?

24 MR. BAE: There's going to be some

25 set-up where they can -- they can bake the foods, you

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1 MR. KANG: Yeah. I'm worried about my

2 New Year's Resolution.

3 MR. BAE: It's going to be comprised of

4 standard pastries, cakes and bubble teas and such.

5 CHAIRWOMAN STAR: What was the answer?

6 MR. KANG: Bubble tea.

7 CHAIRWOMAN STAR: They don't do coffee?

8 MR. KANG: I believe they sell coffee.

9 MR. BAE: They'll serve coffee, yes.

10 CHAIRWOMAN STAR: Do they serve decaf?

11 MR. BAE: Yes.

12 CHAIRWOMAN STAR: Okay.

13 MR. KANG: So, Mr. Lee -- we can swear

14 him in.

15 MR. NOH: He's going to testify.

16 MR. KANG: I'm going to ask a question.

17 MR. NOH: Raise your right hand, sir.

18 Do you swear to tell the truth pertaining to this

19 application, and nothing but the truth?

20 MR. LEE: Yes.

21 B R U C E L E E,

22 119 Broad Avenue, Palisades Park, New Jersey,

23 having been duly sworn, testifies as follows:

24 CHAIRWOMAN STAR: State your name.

25 MR. NOH: State your name for the

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1 record.
 2 MR. LEE: This is Bruce Lee.
 3 MR. NOH: Can you spell your last name
 4 for us.
 5 MR. LEE: Lee, L-E-E.
 6 MR. KANG: So, Mr. Lee, are you going
 7 to install -- I know this place actually this
 8 gentleman, also a friend of mine, her husband.
 9 MR. LEE: That's right.
 10 MR. KANG: So are you going to install,
 11 like, any ventilation or ducts?
 12 MR. LEE: Not ducts.
 13 We're going to do a coffee shop.
 14 And then, like, not a full -- not the
 15 full -- a coffee shop and juice, not the bakery
 16 there, just delivery and selling, yes, I believe.
 17 MR. KANG: So, basically, you're going
 18 to -- not you, but Ms. Jang is going to get, like,
 19 prepared food? She'll just cut and slice.
 20 MR. LEE: That's right, yeah.
 21 MR. KANG: Okay, got it. How many
 22 employees, Mr. Bae?
 23 MR. BAE: Two employees.
 24 MR. KANG: Two employees?
 25 MR. BAE: Yes.

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1 People pharmacy, change of use.
 2 CHAIRWOMAN STAR: Okay. Any -- we'll
 3 open it up to the audience.
 4 Anybody have a question for this
 5 applicant?
 6 (No Response.)
 7 CHAIRWOMAN STAR: No? Okay, we'll
 8 close that portion and have a motion, please.
 9 VICE CHAIRMAN BRUNO: Madame
 10 Chairwoman, I make a motion that we accept this
 11 application with the following stipulations: No
 12 baking onsite, and all food items will be brought in
 13 prepackaged for sale.
 14 MR. KANG: I second with the same
 15 stipulations, yes.
 16 MS. HANRAHAN: Star?
 17 CHAIRWOMAN STAR: Yes.
 18 MS. HANRAHAN: Aufiero?
 19 MR. AUFIERO: Yes, with the
 20 stipulations.
 21 MS. HANRAHAN: Bruno?
 22 VICE CHAIRMAN BRUNO: Yes.
 23 MS. HANRAHAN: Tarabocchia?
 24 MS. TARABOCCHIA: Yes.
 25 MS. HANRAHAN: Park?

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1 MR. KANG: Business hours?
 2 MR. BAE: Monday to Sunday from
 3 7:30 a.m. to 10 p.m.
 4 MR. KANG: Do you have any, like,
 5 designated parking spaces for this store, as
 6 Mr. Bruno asked?
 7 VICE CHAIRMAN BRUNO: Yeah.
 8 They're in the back.
 9 Am I correct?
 10 MR. KANG: There's parking. Is it
 11 first come, first served, or is it designated
 12 parking?
 13 MR. BAE: So there would be a general
 14 parking lot for first come, first served.
 15 But there will be about five dedicated
 16 parking spaces.
 17 MR. KANG: That's great. Okay, sounds
 18 good.
 19 CHAIRWOMAN STAR: Anybody else have a
 20 question?
 21 MR. PARK: Do you have any other
 22 locations you operate or you do the business the same
 23 kind, or this is just the first place?
 24 MR. LEE: Yeah, yeah, this is just the
 25 first.

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1 MR. PARK: Yes.
 2 MS. HANRAHAN: Kang?
 3 MR. KANG: Yes, with the stipulations.
 4 MR. BAE: Thank you.
 5 VICE CHAIRMAN BRUNO: Good luck.
 6 MR. LEE: Thank you.
 7 CHAIRWOMAN STAR: The next application
 8 is a Change of Use.
 9 VICE CHAIRMAN BRUNO: It's the Daniel
 10 Bae show.
 11 (Whereupon, Mr. Kang recuses himself
 12 from this application.)
 13 MR. BAE: Last one, I promise.
 14 MS. TARABOCCHIA: No, that's fine.
 15 CHAIRWOMAN STAR: Yuxin Gao.
 16 I'm sorry if I mispronounced it.
 17 MR. BAE: Yeah, Gao.
 18 MR. KANG: I'm going to recuse because
 19 I was the broker.
 20 MR. BAE: Good evening again.
 21 Daniel Bae here on behalf of the
 22 applicant Yuxin Gao, who is standing to my left.
 23 This is a Change of Use application.
 24 The proposed use is a wellness center
 25 with a combination of aroma therapy, medication rooms

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1 and stretching. There will be some portion for
2 massage, but it will be for holistic purposes to
3 combine all those different practices of Asian
4 therapy.

5 The premises is located at 3 West
6 Columbia Avenue. The former use was a -- I believe
7 it was a dentist office, so it was already ADA
8 compliant. And the proposed hours are from -- let me
9 just take a look -- from Monday to Friday 10 a.m. to
10 8 p.m., Saturday from -- the same hours, 10 a.m. to
11 8 p.m.

12 And Sunday will be appointment only.
13 Usually the target customers, clients, will be
14 appointment based.

15 There will be about three to four
16 employees. But they will all be picked up and
17 dropped off at the location, so they will not be
18 parking their own cars. And there is a parking lot
19 in the back.

20 And there's about 12 parking spaces.
21 I'll take any questions you may have.

22 VICE CHAIRMAN BRUNO: This is one I
23 don't have too many of because I'm familiar with the
24 building and I oversee the dentist's office, so I
25 happen to know what it is.

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1 But you're not doing -- as far as you
2 know, everything is pretty much going to stay the
3 same, or is there construction?

4 MR. BAE: Yes.

5 There is going to be some interior
6 construction so that it accommodates the proposed
7 use.

8 VICE CHAIRMAN BRUNO: Right, right.
9 So they would go to the Building
10 Department for that.

11 MR. BAE: Yes.

12 VICE CHAIRMAN BRUNO: I understand.

13 CHAIRWOMAN STAR: Okay. Does anyone
14 else have a question?

15 MR. PARK: Is this the place that we --
16 somebody wanted to build the seven-story apartment
17 building.

18 VICE CHAIRMAN BRUNO: No. Mr. Park,
19 this is if you come to Broad Avenue and West
20 Columbia, the building is on Broad a little bit and
21 it goes down West Columbia. Then there's a big
22 parking lot right next to it that they own. I don't
23 think they wanted to put up an apartment building
24 here, as far as I know.

25 MR. PARK: No, no.

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1 Before, I mean.

2 VICE CHAIRMAN BRUNO: No. I think that
3 was down more, down more, maybe in the 30s.

4 MR. KANG: That's about six, seven
5 buildings down on the left side.

6 VICE CHAIRMAN BRUNO: Yeah, 33 or 35
7 something.

8 MS. TARABOCCHIA: What happened? Why
9 are you sitting on the other side? You recused
10 yourself?

11 MR. KANG: Yes.

12 MS. TARABOCCHIA: Okay, I didn't hear
13 that.

14 MR. PARK: This size of store, don't we
15 have to have an ingress plan on it, I mean, showing.

16 MR. BAE: Do you mean ingress and
17 egress?

18 MR. PARK: Yeah.

19 All three sides are closed. That's
20 what I see.

21 MR. AUFIERO: It does show an exit.

22 MR. BAE: The proposed first floor plan
23 does show an exit and entrance.

24 Yeah, the entrance is along the --
25 where there's a sign for exit right off the -- it's a

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1 first floor premise so it will be off Broad Avenue.

2 VICE CHAIRMAN BRUNO: Isn't it on West
3 Columbia, the entrance, where you go right into the
4 dentist's office?

5 MR. BAE: Right.

6 VICE CHAIRMAN BRUNO: There's a
7 stairway.

8 MR. BAE: Yes. That's the corner,
9 right, yes.

10 VICE CHAIRMAN BRUNO: There's a
11 stairway to go upstairs to the second floor.

12 MR. AUFIERO: This business will be
13 operating on the first and second floor, two floors.

14 MR. BAE: No. It will be the first
15 floor.

16 MR. AUFIERO: Just the first floor.

17 MR. BAE: The first floor, yes.

18 VICE CHAIRMAN BRUNO: There's a second
19 floor to the building.

20 MR. BAE: Just the first floor.

21 CHAIRWOMAN STAR: Any questions?
22 (No Response.)

23 CHAIRWOMAN STAR: No.

24 MS. TARABOCCHIA: How many therapists
25 are you going to have there, physical massage

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1 therapists or is it just one person?
 2 MR. BAE: Just one physical therapist.
 3 MS. TARABOCCHIA: At the moment?
 4 Because you have one -- how many
 5 massage areas do you have here? There's only one
 6 person going to be working.
 7 VICE CHAIRMAN BRUNO: How many
 8 employees total? I'm sorry. I know you said it, but
 9 I missed it.
 10 How many employees for the whole
 11 business?
 12 MR. BAE: Three to four employees.
 13 VICE CHAIRMAN BRUNO: Three to four?
 14 MR. BAE: Yes.
 15 VICE CHAIRMAN BRUNO: Okay. Then you
 16 said one massage therapist.
 17 MR. BAE: One massage therapist, who is
 18 Ms. Gao standing to my left.
 19 And there will be a physical therapist.
 20 CHAIRWOMAN STAR: There will be what?
 21 I'm sorry.
 22 MR. NOH: Physical therapist.
 23 CHAIRWOMAN STAR: Oh, physical.
 24 MS. TARABOCCHIA: Do you plan on hiring
 25 an additional massage therapist?

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1 I was just wondering.
 2 VICE CHAIRMAN BRUNO: The basement, I
 3 don't think, is part of this rental.
 4 MR. BAE: It's not, yes.
 5 It's towards the basement, but it's not
 6 part of the rental, correct.
 7 MS. TARABOCCHIA: I thought that was
 8 the second exit.
 9 VICE CHAIRMAN BRUNO: Good call.
 10 CHAIRWOMAN STAR: Okay? All right.
 11 Does anyone else have -- anyone from
 12 the audience, from the public, have a question about
 13 this application?
 14 (No Response.)
 15 CHAIRWOMAN STAR: No?
 16 All right, we'll close that and have a
 17 motion, please.
 18 MR. AUFIERO: I'll make a motion to
 19 accept the application as presented, one Change of
 20 Use from another Change of Use.
 21 VICE CHAIRMAN BRUNO: I'll second.
 22 MS. HANRAHAN: Star?
 23 CHAIRWOMAN STAR: Yes.
 24 MS. HANRAHAN: Aufiero?
 25 MR. AUFIERO: Yes.

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1 Because you have three rooms for
 2 massage therapy and only one massage therapist.
 3 MR. BAE: Right.
 4 So she is expecting to hire one more
 5 when she has the business going.
 6 MS. TARABOCCHIA: Okay.
 7 MR. BAE: As you can see from the plan,
 8 it's going to be also meditation rooms along with the
 9 aroma therapy, so it's going to bring a variety of
 10 therapies at the place.
 11 MS. TARABOCCHIA: The door that you
 12 have on the far right that says "Door" with steps
 13 going down, is that an exit to go through the
 14 building to go down the stairs, or is that to a
 15 basement?
 16 MR. BAE: I'm sorry, where?
 17 MS. TARABOCCHIA: It's on the top right
 18 corner of the proposed first floor plan.
 19 MR. BAE: Oh, I see on the top right.
 20 MS. TARABOCCHIA: You have a hall and
 21 then you have an exit.
 22 VICE CHAIRMAN BRUNO: One stairway goes
 23 up because there's a second floor business. There's
 24 a basement, but I don't think it's part of this.
 25 MS. TARABOCCHIA: Oh, okay.

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1 MS. HANRAHAN: Bruno?
 2 VICE CHAIRMAN BRUNO: Yes.
 3 MS. HANRAHAN: Tarabocchia?
 4 MS. TARABOCCHIA: Yes.
 5 MS. HANRAHAN: Park?
 6 MR. PARK: Yes.
 7 MS. HANRAHAN: Kang?
 8 MR. KANG: Recused.
 9 MR. AUFIERO: Good luck.
 10 Just make sure you go to the Building
 11 Department to pick up a construction permit.
 12 MR. BAE: Thank you.
 13 Enjoy the holidays.
 14 VICE CHAIRMAN BRUNO: Good luck.
 15 Enjoy the holidays.
 16 CHAIRWOMAN STAR: All right. Did they
 17 come?
 18 Did anyone arrive for the extension of
 19 the resolution, Kyungkon Choi?
 20 (No Response.)
 21 CHAIRWOMAN STAR: I guess not, no?
 22 MR. NOH: So we decide if we want to
 23 carry this to the next meeting.
 24 CHAIRWOMAN STAR: How many times have
 25 we carried it already? It's 2022.

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1 VICE CHAIRMAN BRUNO: I don't know if
 2 he abandoned it or not. He didn't show up last time.
 3 I didn't see any letter.
 4 MR. NOH: She was there.
 5 MR. AUFIERO: They did show up last
 6 time. I don't know why we postponed it.
 7 MR. NOH: The entire resolution --
 8 VICE CHAIRMAN BRUNO: Right.
 9 CHAIRWOMAN STAR: We can give them one
 10 more shot, if you want to.
 11 MR. KANG: Did they contact us, they're
 12 not going to come or they didn't just show up.
 13 VICE CHAIRMAN BRUNO: That would be a
 14 common courtesy.
 15 MS. HANRAHAN: She said she was coming,
 16 yeah.
 17 MS. TARABOCCHIA: Maybe she's stuck in
 18 traffic, because I was stuck in traffic coming on the
 19 parkway.
 20 VICE CHAIRMAN BRUNO: Well, I think
 21 again if you give them one more, you know, but that's
 22 it.
 23 CHAIRWOMAN STAR: That's it. If they
 24 don't show up in January then --
 25 VICE CHAIRMAN BRUNO: Because it's just
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1 MR, AUFIERO: I'll second.
 2 MS. HANRAHAN: Star?
 3 CHAIRWOMAN STAR: Yes.
 4 MS. HANRAHAN: Aufiero?
 5 MR. AUFIERO: Yes.
 6 MS. HANRAHAN: Bruno?
 7 VICE CHAIRMAN BRUNO: Yes.
 8 MS. HANRAHAN: Tarabocchia?
 9 MS. TARABOCCHIA: Yes.
 10 MS. HANRAHAN: Park?
 11 MR. PARK: Yes.
 12 MS. TARABOCCHIA: Kang?
 13 MR. KANG: Yes.
 14 MR. NOH: Before we start the hearing,
 15 can I request a short recess?
 16 I need to speak to our planner.
 17 CHAIRWOMAN STAR: Sure.
 18 VICE CHAIRMAN BRUNO: Should we do the
 19 memorializations first, or no?
 20 MR. NOH: I just have two, so I can do
 21 that at the end.
 22 CHAIRWOMAN STAR: Okay.
 23 MR. NOH: We need to have a motion.
 24 CHAIRWOMAN STAR: Motion.
 25 MR. KANG: Motion.
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1 taking up another spot that somebody might have been
 2 on.
 3 MR. KANG: Lucy, you can tell them
 4 Merry Christmas. You're going to be a nice Santa, so
 5 give them one more chance.
 6 MR. NOH: Motion to carry.
 7 CHAIRWOMAN STAR: All right.
 8 So now we need a motion to carry this.
 9 VICE CHAIRMAN BRUNO: I make a motion
 10 that we carry --
 11 CHAIRWOMAN STAR: SP-21.
 12 VICE CHAIRMAN BRUNO: 22-SP-21 until
 13 the January 25th meeting -- January 2025 meeting.
 14 MR. NOH: No.
 15 Actually, we have to decide on the
 16 date.
 17 CHAIRWOMAN: He said the January
 18 meeting.
 19 VICE CHAIRMAN BRUNO: January 2025.
 20 CHAIRWOMAN STAR: Whatever the date is.
 21 VICE CHAIRMAN BRUNO: Whatever the date
 22 is.
 23 CHAIRWOMAN STAR: Okay. I have a
 24 motion.
 25 Do we have a second for that?
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1 MR. AUFIERO: Second.
 2 CHAIRWOMAN STAR: Justin.
 3 MR. KANG: I'll make a motion.
 4 And Chris seconded.
 5 MR, AUFIERO: I'll second.
 6 CHAIRWOMAN STAR: Recess for five or
 7 ten minutes.
 8 (Whereupon, a brief recess is held.)
 9 CHAIRWOMAN STAR: Motion to close the
 10 recess portion of the meeting so that we can reopen?
 11 Someone make a motion.
 12 MR. AUFIERO: I'll make a motion that
 13 we restart the meeting.
 14 MR. KANG: I second it.
 15 MS. HANRAHAN: Star?
 16 CHAIRWOMAN STAR: Yes.
 17 MS. HANRAHAN: Aufiero?
 18 MR. AUFIERO: Yes.
 19 MS. HANRAHAN: Bruno?
 20 VICE CHAIRMAN BRUNO: Yes.
 21 MS. HANRAHAN: Tarabocchia?
 22 MS. TARABOCCHIA: Yes.
 23 MS. HANRAHAN: Park?
 24 MR. PARK: Yes.
 25 MS. HANRAHAN: Kang?
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1 MR. KANG: Yes.
 2 CHAIRWOMAN STAR: Okay.
 3 Now we want to reopen.
 4 MR. NOH: Yes.
 5 (Whereupon, the Palisades Park Planning
 6 Board reconvened for the Public Hearing in re:
 7 HEFSP, Amendment to the Borough's Land Use
 8 Element of the Master Plan, Housing Element
 9 and Fair Share Plan under a separate
 10 transcript.)
 11 (Whereupon, the Borough of Palisades
 12 Park Planning Board resumes regular agenda
 13 items at 8:50 p.m.)
 14 CHAIRWOMAN STAR: Now we have to
 15 schedule a date for the reorganization meeting of the
 16 Planning Board in January.
 17 MR. NOH: I'm handing out the proposed
 18 schedule for the regular meetings for the year 2025.
 19 All right.
 20 These are pretty similar dates as we
 21 had for the regular meetings for the year 2024.
 22 But I selected January 15 as the
 23 reorganization meeting, the regular meeting date for
 24 2025, just because we have a court order that we have
 25 to do the completeness hearing by the 27th of January
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1 CHAIRWOMAN STAR: A second, please?
 2 MR. KANG: I second.
 3 MS. HANRAHAN: Star?
 4 CHAIRWOMAN STAR: Yes.
 5 MS. HANRAHAN: Aufiero?
 6 MR. AUFIERO: Yes.
 7 MS. HANRAHAN: Bruno?
 8 VICE CHAIRMAN BRUNO: Yes.
 9 MS. HANRAHAN: Tarabocchia?
 10 MS. TARABOCCHIA: Yes.
 11 MS. HANRAHAN: Park?
 12 MR. PARK: Yes.
 13 MS. HANRAHAN: Kang?
 14 MR. KANG: Yes.
 15 With the November date change.
 16 CHAIRWOMAN STAR: Now we have two
 17 memorializations.
 18 MR. NOH: Yes.
 19 CHAIRWOMAN STAR: Sum them up.
 20 MR. NOH: All right. The first
 21 memorialization is Case Number 24-SP24, Change of
 22 Use.
 23 The applicant's name is Hae Kyung Yoo,
 24 care of Tie the Knot Wedding House, LLC.
 25 The applicant has submitted the
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1 so I wanted -- actually, the 22nd of January is
 2 actually a Wednesday. We can't have the meeting.
 3 But I don't want to be rushed with that
 4 meeting.
 5 So January 15 is the reorganization
 6 meeting. It will be posted. And we'll have our
 7 secretary advertise this date as well as the
 8 reorganization meeting date. We cannot do the
 9 regular meeting dates.
 10 Mr. Kang had actually pointed out for
 11 the November date, November 26 is actually the day
 12 before Thanksgiving.
 13 CHAIRWOMAN STAR: We usually do it the
 14 week before.
 15 MR. AUFIERO: How about the 19th?
 16 MR. NOH: I'll make an amendment to the
 17 19th of November 2025 for the regular meeting of the
 18 Planning Board.
 19 Other than that, if you guys --
 20 CHAIRWOMAN STAR: Would you like to
 21 make a motion to accept the dates for the 2025?
 22 MR. AUFIERO: I'll make a motion that
 23 we accept the dates as presented.
 24 The only change is from November 26,
 25 2025 to November 19, 2025.
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1 application for a change of permitted use on
 2 November 4, 2024.
 3 The application was deemed complete.
 4 And the applicant appeared before the regular meeting
 5 of the Planning Board on November 20, 2024 for
 6 hearing in this matter.
 7 At the hearing, the Board had found the
 8 following findings of fact: The property in question
 9 is located in the B1 zone district; the location --
 10 the address of the proposed business is 225 Broad
 11 Avenue, Suite 209; and it's Block 214, Lot 12 on the
 12 Tax Map of the Borough of Palisades Park.
 13 It proposed to change the former use as
 14 a salon to a tuxedo and wedding dress rental store.
 15 The hours of operation will be from
 16 Monday to Saturday from 10 a.m. to 7 p.m.
 17 The operation will be by appointment
 18 only. There is parking onsite. The business is
 19 located in the Rodeo Plaza and the building has
 20 underground parking, which the applicant utilizes.
 21 There is street parking available on Broad Avenue as
 22 well.
 23 And the space will consist of a main
 24 common area, a private dress and fitting area, an
 25 office and the restroom.
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1 The applicant does not
2 intend to change anything structurally within the
3 premises. And the applicant's proposed use of the
4 premises meets all the zoning requirements.

5 The next matter is Case Number 24-SP26,
6 another Change of Use application. The name of the
7 applicant is Bergen Screen Golf, LLC.

8 The applicant submitted the Change of
9 Use application on November 6, 2024, which the
10 application was subsequently deemed complete.

11 And the applicant appeared before the
12 Planning Board's regular hearing on November 20,
13 2024.

14 In connection with this matter and at
15 that time, the Board had made the following findings
16 of fact.

17 The property in question is located in
18 the M-C Zoning District.

19 The location is 416-418 Bergen
20 Boulevard. The property is identified as Block 420,
21 Lot 27 on the Tax Map of the Borough.

22 The applicant proposed to change the
23 former use as a dance studio to a screen golf
24 facility. It's an indoor screen golf business
25 facility for recreational or for training experience.

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1 MS. HANRAHAN: Park?
2 MR. PARK: Yes.
3 MS. HANRAHAN: Kang?
4 MR. KANG: Yes.
5 CHAIRWOMAN STAR: Okay.
6 Any old business?
7 (No Response.)
8 CHAIRWOMAN STAR: New business?
9 (No Response.)
10 CHAIRWOMAN STAR: Motion to adjourn?
11 VICE CHAIRMAN BRUNO: Motion to
12 adjourn.

13 Merry Christmas, everybody.
14 Happy holidays.
15 (Whereupon, this meeting is concluded.)
16 Time noted 8:54 p.m.)

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1 And there will be one full-time
2 employee. And there are 15 parking available for
3 use.

4 Hours of operation is from Monday to
5 Sunday from 10 a.m. to 10 p.m.

6 No food and alcohol will be served.

7 The layout states that there will be
8 four screen golf rooms, four players per room, and
9 eight practice ranges. The applicant's proposed use
10 of the premises meets all zoning requirements.

11 CHAIRWOMAN STAR: Okay.

12 Do we have a motion to adopt these two
13 memorializations?

14 VICE CHAIRMAN BRUNO: I'll make a
15 motion to accept them, accept both.

16 MR, AUFIERO: I'll second.

17 MR. KANG: I'll second it.

18 MS. HANRAHAN: Star?

19 CHAIRWOMAN STAR: Yes.

20 MS. HANRAHAN: Aufiero?

21 MR. AUFIERO: Yes.

22 MS. HANRAHAN: Bruno?

23 VICE CHAIRMAN BRUNO: Yes.

24 MS. HANRAHAN: Tarabocchia?

25 MS. TARABOCCHIA: Yes.

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C E R T I F I C A T E

1
2
3 I, RONDA L. REINSTEIN, a Certified Court
4 Reporter of the State of New Jersey, authorized to
5 administer oaths pursuant to R.S.41:2-2, do hereby
6 certify that the foregoing is a true and accurate
7 transcript of the testimony as taken stenographically
8 by and before me at the time, place and on the date
9 herein before set forth, to the best of my ability.

10 I DO FURTHER CERTIFY that I am neither a
11 relative nor employee nor attorney nor counsel of any
12 of the parties to this action, and that I am neither
13 a relative nor employee of such attorney or counsel,
14 and that I am not financially interested in the
15 action.

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22
23 *Ronda L. Reinstein*

24 -----
RONDA L. REINSTEIN, CCR No. 30X100217800

25
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