



07 00PM 1 CHAIRWOMAN STAR: This is the regular  
 07 07PM 2 meeting of the Palisades Park Planning Board and we'd  
 07 07PM 3 like to start with the Pledge of Allegiance led by  
 07 07PM 4 Mr. Aufiero.  
 5 (Whereupon, all rise for a recitation  
 6 of the Pledge of Allegiance led by  
 7 Mr. Aufiero.)  
 8 CHAIRWOMAN STAR: Roll call.  
 9 MS. HANRAHAN: Mayor?  
 10 (No Response.)  
 11 MS. HANRAHAN: Star?  
 12 CHAIRWOMAN STAR: Here.  
 13 MS. HANRAHAN: Aufiero?  
 14 VICE CHAIRMAN AUFIERO: Here.  
 15 MS. HANRAHAN: Tarabocchia?  
 16 MS. TARABOCCHIA: Here.  
 17 MS. HANRAHAN: Park?  
 18 (No Response.)  
 19 MS. HANRAHAN: Kang?  
 20 MR. KANG: Here.  
 21 MS. HANRAHAN: Min?  
 22 (No Response.)  
 23 MS. HANRAHAN: Han?  
 24 (No Response.)  
 25 MS. HANRAHAN: And Kim?

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1 MS. HANRAHAN: And Kim?  
 07 02PM 2 MR. KIM: Yes.  
 07 02PM 3 CHAIRWOMAN STAR: We have one, two,  
 07 02PM 4 three, four, five.  
 07 02PM 5 MR. NOH: We have a quorum.  
 07 02PM 6 CHAIRWOMAN STAR: And a motion to pay  
 07 02PM 7 the bills from last month, please.  
 07 02PM 8 VICE CHAIRMAN AUFIERO: I'll make a  
 07 02PM 9 motion to pay the bills from last month.  
 10 CHAIRWOMAN STAR: Second?  
 11 MR. KANG: I'll second it.  
 12 MS. HANRAHAN: Mayor?  
 13 (No Response.)  
 14 MS. HANRAHAN: Star?  
 15 CHAIRWOMAN STAR: Yes.  
 16 MS. HANRAHAN: Aufiero?  
 17 VICE CHAIRMAN AUFIERO: Yes.  
 18 MS. HANRAHAN: Tarabocchia?  
 19 MS. TARABOCCHIA: Yes.  
 20 MS. HANRAHAN: Kang?  
 21 MR. KANG: Yes.  
 22 MS. HANRAHAN: Min?  
 23 (No Response.)  
 24 MS. HANRAHAN: Han?  
 25 (No Response.)

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07 01PM 1 MR. KIM: Present.  
 07 01PM 2 CHAIRWOMAN STAR: Okay. And I would  
 07 01PM 3 like to have a motion to accept the minutes from last  
 07 01PM 4 month's meeting, please.  
 07 01PM 5 MR. KIM: I'll make a motion to accept  
 07 01PM 6 the minutes.  
 07 01PM 7 CHAIRWOMAN STAR: Thank you.  
 07 01PM 8 Second?  
 07 01PM 9 VICE CHAIRMAN AUFIERO: I'll second.  
 10 MS. HANRAHAN: Mayor?  
 11 (No Response.)  
 12 MS. HANRAHAN: Star?  
 13 CHAIRWOMAN STAR: Yes.  
 14 MS. HANRAHAN: Aufiero?  
 15 VICE CHAIRMAN AUFIERO: Yes.  
 16 MS. HANRAHAN: Tarabocchia?  
 17 MS. TARABOCCHIA: Yes.  
 18 MS. HANRAHAN: Park?  
 19 (No Response.)  
 20 MS. HANRAHAN: Kang?  
 21 MR. KANG: Yes.  
 22 MS. HANRAHAN: Min?  
 23 (No Response.)  
 24 MS. HANRAHAN: Han?  
 25 (No Response.)

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1 MS. HANRAHAN: And Kim?  
 07 02PM 2 MR. KIM: Yes.  
 07 02PM 3 CHAIRWOMAN STAR: Okay. We'll start  
 07 02PM 4 with SP38.  
 07 02PM 5 This is modified from the previous  
 07 03PM 6 approved plans. Hong Woo Realty, 470 Bergen  
 7 Boulevard.  
 8 MR. HUBSCHMAN: Good evening, Madam  
 9 Chairwoman, Members of the Board.  
 10 Richard Hubschman appearing on behalf  
 11 of the applicant. This is a request to modify a  
 12 previous approval granted by this board. It was  
 13 extended last summer. I believe it was originally  
 07 03PM 14 granted in January of 2023.  
 07 03PM 15 We are reducing the height and the size  
 07 03PM 16 of the building. I have submitted by notices and my  
 07 03PM 17 publication to the attorney, sir, if everything is in  
 07 03PM 18 order.  
 07 03PM 19 MR. NOH: Yes, I have it. Yes, we have  
 07 03PM 20 jurisdiction.  
 21 MR. HUBSCHMAN: Okay. It's relatively  
 22 straightforward. It's a simple matter.  
 23 We're reducing the size of the  
 24 building. I have the architect here who is going to  
 25 explain to the board the scope and nature of the

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1 construction that we're proposing.  
 2 I've also brought some photographs to  
 07 04PM 3 show you some existing conditions, because we had  
 07 04PM 4 started construction and because of cost issues there  
 07 04PM 5 was some reconsideration.  
 07 04PM 6 So this is what we're in the middle of  
 07 04PM 7 right now. It's more or less a dilapidated building  
 07 04PM 8 in need of rehabilitation.  
 07 04PM 9 I'm sorry, Mr. Noh, I only have five  
 07 04PM 10 copies.  
 07 04PM 11 MR. NOH: That's okay.  
 07 04PM 12 MR. HUBSCHMAN: And unless there's any  
 07 04PM 13 questions of me, I'd like to call Andrew Fethes, the  
 07 04PM 14 architect in this matter. Architect, can I call the  
 07 04PM 15 architect?  
 07 04PM 16 CHAIRWOMAN STAR: Yes.  
 07 04PM 17 MR. HUBSCHMAN: Andrew?  
 07 04PM 18 MR. NOH: I'm going to swear him in.  
 07 04PM 19 Please raise your right hand, sir. Do  
 07 04PM 20 you swear to tell the truth and nothing but the truth  
 07 04PM 21 in connection with this application so help you God?  
 07 04PM 22 MR. FETHES: Yes, I do.  
 23 **A N D R E W F E T H E S, AIA**  
 24 893 Woodland Avenue, Oradell, New Jersey, having  
 25 been duly sworn, testifies as follows:  
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1 MR. NOH: Please state your name, sir.  
 2 MR. FETHES: Andrew Fethes,  
 3 F-E-T-H-E-S.  
 4 MR. NOH: Thank you, sir.  
 5 MR. HUBSCHMAN: Andrew is a licensed  
 6 architect. He's testified here before.  
 7 If you'd like for me to qualify him.  
 07 05PM 8 He's been qualified before the board.  
 07 05PM 9 CHAIRWOMAN STAR: Yes, I believe that  
 07 05PM 10 he has been.  
 07 05PM 11 MR. HUBSCHMAN: He's good?  
 07 05PM 12 MR. NOH: Yes.  
 13 MR. HUBSCHMAN: Accepted as an expert  
 14 in architecture.  
 15 **DIRECT EXAMINATION**  
 16 **BY MR. HUBSCHMAN:**  
 17 **Q.** Andrew, would you explain to the board  
 07 05PM 18 the nature of the changes and what the final result  
 07 05PM 19 is you're looking to accomplish?  
 07 05PM 20 **A. Yes.**  
 07 05PM 21 **So the original building was comprised**  
 07 05PM 22 **of an existing two-story masonry structure. And I am**  
 07 05PM 23 **looking at Drawing Z-1, last dated 2/10/25.**  
 07 05PM 24 **So existing two-story structure, which**  
 07 05PM 25 **was a masonry building. There was a small addition**  
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07 05PM 1 **that we were planning to add for a stair tower.**  
 07 05PM 2 **It's shown on this drawing called**  
 07 05PM 3 **"Proposed Plan First Floor." You can see a heavy**  
 07 06PM 4 **dashed line on the lower portion of the plan. That**  
 07 06PM 5 **was the previous stair tower that we were adding.**  
 07 06PM 6 **Since that time we've decided to**  
 07 06PM 7 **incorporate an elevator into the project, which**  
 07 06PM 8 **required us to change the configuration of this stair**  
 07 06PM 9 **tower addition. It became a little bit wider and a**  
 07 06PM 10 **little bit shorter.**  
 07 06PM 11 **For the sake of the testimony, the**  
 07 06PM 12 **original proposed addition had a footprint of**  
 07 06PM 13 **14-foot-by-20-foot. The proposed footprint addition**  
 07 06PM 14 **is 17-foot-5-inches-by-18-foot-7-inches. There was a**  
 07 06PM 15 **square footage of prior 2,393 square feet.**  
 07 06PM 16 **The proposed square footage now of the**  
 07 06PM 17 **footprint is 2,578 square feet. That footprint is on**  
 07 06PM 18 **two floors. The first floor, again, is still retail**  
 07 06PM 19 **space. The second floor, commercial space.**  
 20 **There was in the prior application a**  
 07 07PM 21 **third floor, which was a partial floor. And in**  
 07 07PM 22 **addition to that, there was a roof terrace**  
 07 07PM 23 **throughout.**  
 07 07PM 24 **Q.** So the roof terrace and a third floor  
 07 07PM 25 have been entirely removed?  
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07 07PM 1 **A. Correct.**  
 07 07PM 2 **So we went from a three-story building**  
 07 07PM 3 **down to a two-story building.**  
 07 07PM 4 **The overall square footage of the**  
 07 07PM 5 **building prior was 7,179 square feet including the**  
 07 07PM 6 **third floor and the roof terrace.**  
 07 07PM 7 **The resulting building now is**  
 07 07PM 8 **5,156 square feet total square footage.**  
 07 07PM 9 **Second floor on Sheet Z-1 is pretty**  
 07 07PM 10 **much the same as the first floor in terms of the**  
 07 07PM 11 **elevations.**  
 07 07PM 12 **This is drawing Z-2, also last dated**  
 07 07PM 13 **2/10/25. And in this are the exterior elevations of**  
 07 07PM 14 **the project.**  
 07 07PM 15 **Again, as I had mentioned in the prior**  
 07 08PM 16 **-- first sheet, there's a heavy dashed line that I**  
 07 08PM 17 **had included on these drawings.**  
 07 08PM 18 **It shows the previously approved**  
 07 08PM 19 **configuration bulk of the building.**  
 07 08PM 20 **On the south elevation, which is on the**  
 07 08PM 21 **top left of this sheet Z-2, you'll see where there's**  
 07 08PM 22 **a third floor here that's now been reduced. So**  
 07 08PM 23 **that's been taken away.**  
 07 08PM 24 **The original height of the building was**  
 07 08PM 25 **37-foot-11-inches. The current building height now**  
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07 08PM **1** is 26-foot-8-inches.  
 07 08PM **2** Q. Any other bulk statistics on this? Was  
 07 08PM **3** the square footage reduced by some 2000 square feet,  
 07 08PM **4** the height is reduced by 10-plus feet. And,  
 07 08PM **5** obviously, we went from three stories to two stories  
 07 08PM **6** --  
 07 08PM **7** A. That's correct.  
 07 08PM **8** Q. -- at this point?  
 07 08PM **9** MR. HUBSCHMAN: The original resolution  
 07 08PM **10** of approval required some easement for the parking  
 07 08PM **11** which I have prepared and we had submitted it to Mr.  
 07 09PM **12** -- the borough engineer for review. Is he still the  
 07 09PM **13** borough engineer, Mr. Collazuol?  
 07 09PM **14** MR. NOH: No, I think we have --  
 07 09PM **15** MR. HUBSCHMAN: I'm sorry.  
 07 09PM **16** MR. NOH: I think we have a different  
 07 09PM **17** person.  
 07 09PM **18** MR. HUBSCHMAN: Okay. So we have the  
 07 09PM **19** parking agreement, because the applicant also owns  
 07 09PM **20** the Chase Bank building.  
 07 09PM **21** So we have plenty of parking over  
 07 09PM **22** there. We're going to be able to put a sidewalk in  
 07 09PM **23** between the two buildings to be able to provide  
 07 09PM **24** access to that and the other conditions that are  
 07 09PM **25** contained in that resolution we agree that they will

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07 10PM **1** Do you think it might be beneficial to  
 07 10PM **2** just reduce that to a 4 foot to have a little bit  
 07 10PM **3** bigger of a driveway to get cars and FedEx trucks,  
 07 10PM **4** Amazon trucks back there.  
 07 10PM **5** THE WITNESS: One of our concerns on  
 07 10PM **6** that was with ADA accessibility, someone in a  
 07 10PM **7** wheelchair needs the ability to be able to turn  
 07 10PM **8** around.  
 07 10PM **9** So, you know, 5 foot really is kind of  
 07 10PM **10** the minimum for that sort of thing. Four foot might  
 07 11PM **11** be compromising, especially with door swings and  
 07 11PM **12** whatnot.  
 07 11PM **13** VICE CHAIRMAN AUFIERO: Okay.  
 07 11PM **14** CHAIRWOMAN STAR: Anyone else?  
 07 11PM **15** (No Response.)  
 07 11PM **16** CHAIRWOMAN STAR: Anything else, Chris?  
 07 11PM **17** (No Response.)  
 07 11PM **18** CHAIRWOMAN STAR: No? Okay.  
 07 11PM **19** We'll open this to the public.  
 07 11PM **20** If the public has any questions?  
 07 11PM **21** MR. HUBSCHMAN: For the architect.  
 07 11PM **22** CHAIRWOMAN STAR: Oh, do you want to do  
 07 11PM **23** the architect first?  
 07 11PM **24** All right, let's do the -- I mean, the  
 07 11PM **25** engineer.

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07 09PM **1** continue to apply it as needed.  
 07 09PM **2** BY MR. HUBSCHMAN:  
 07 09PM **3** Q. So is there anything else, Andrew?  
 07 09PM **4** A. I think that's the gist of the basic  
 07 09PM **5** changes to the building, reduction in the building.  
 07 09PM **6** Q. Reduction in height and square footage.  
 07 09PM **7** CHAIRWOMAN STAR: Okay. Are there any  
 07 09PM **8** questions from the board members?  
 07 09PM **9** VICE CHAIRMAN AUFIERO: The existing  
 07 09PM **10** fire hydrant that's there on Bergen Boulevard, on the  
 07 09PM **11** current site plans of the proposed building it's not  
 07 09PM **12** shown on there, but on the existing conditions it is  
 07 10PM **13** and visual.  
 07 10PM **14** MR. HUBSCHMAN: The engineer is here.  
 07 10PM **15** He can speak to that if you wish.  
 07 10PM **16** VICE CHAIRMAN AUFIERO: All right.  
 07 10PM **17** CHAIRWOMAN STAR: Do you want him to  
 07 10PM **18** come up now and swear him in?  
 07 10PM **19** MR. HUBSCHMAN: Well, if we can finish  
 07 10PM **20** with Andrew and then we can -- I can call Mr. Staigar  
 07 10PM **21** up.  
 07 10PM **22** CHAIRWOMAN STAR: Any other questions?  
 07 10PM **23** VICE CHAIRMAN AUFIERO: The walkway on  
 07 10PM **24** the side between the driveway and the building,  
 07 10PM **25** that's a 5-foot walkway that you have over there.

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07 11PM **1** MR. NOH: Is it your engineer or  
 07 11PM **2** architect?  
 07 11PM **3** MR. HUBSCHMAN: This is the architect,  
 07 11PM **4** that's the engineer.  
 07 11PM **5** MR. NOH: So can I have the engineer --  
 07 11PM **6** CHAIRWOMAN STAR: Let's have the  
 07 11PM **7** engineer come up and then we'll --  
 07 11PM **8** MR. HUBSCHMAN: I'll call Joseph  
 07 11PM **9** Staigar.  
 07 11PM **10** MR. NOH: Raise your right hand, sir.  
 07 11PM **11** Do you swear to tell the truth and nothing but the  
 07 11PM **12** truth?  
 07 11PM **13** MR. STAIGAR: Yes, I do.  
 07 11PM **14** JOSEPH J. STAIGAR, P.E., P.P.  
 07 11PM **15** 1904 Main Street, Lake Como, New Jersey, having  
 07 11PM **16** been duly sworn, testifies as follows:  
 07 11PM **17** MR. NOH: Thank you.  
 07 11PM **18** What's your name?  
 07 11PM **19** THE WITNESS: My name is Joseph  
 07 11PM **20** Staigar, S-T-A-I-G-A-R.  
 07 11PM **21** I'm a professional engineer licensed in  
 07 12PM **22** the State of New Jersey.  
 07 12PM **23** I've appeared before this board. It's  
 07 12PM **24** been a little while, but on several occasions as a  
 07 12PM **25** professional engineer.

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07 12PM 1 I'm also a professional planner  
07 12PM 2 licensed in the State of New Jersey, but I'll be here  
07 12PM 3 tonight primarily as the engineer.

07 12PM 4 MR. HUBSCHMAN: He's here on behalf of  
07 12PM 5 Michael Hubschman, the engineer on the project.

07 12PM 6 MR. STAIGAR: Yes, so I'm working on  
07 12PM 7 the project with Mr. Hubschman handling the DOT  
07 12PM 8 permit that we will need for the proposed driveway on  
07 12PM 9 Bergen Boulevard.

07 12PM 10 MR. NOH: We will accept him as an  
07 12PM 11 expert.

07 12PM 12 THE WITNESS: Thank you.

07 12PM 13 DIRECT EXAMINATION

07 12PM 14 BY MR. HUBSCHMAN:

07 12PM 15 Q. Mr. Staigar, would you explain to the  
07 12PM 16 board what the conditions are that may have changed  
07 12PM 17 or what we're presented to the board tonight by way  
07 12PM 18 of this new plan?

07 12PM 19 A. Yes.

07 12PM 20 I think the board is familiar with it.  
07 12PM 21 We do have a building in the front, closer to the  
07 12PM 22 Bergen Boulevard, which is a state highway; and a  
07 12PM 23 garage that's in the back that's going to be removed.

07 12PM 24 And what is being proposed, the  
07 12PM 25 building, essentially, is -- in essence is staying

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07 13PM 1 the same.

07 13PM 2 You heard from the architect describing  
07 13PM 3 how the building will be designed, laid out and so  
07 13PM 4 forth.

07 13PM 5 The primary difference that we're  
07 13PM 6 putting a parking lot, seven-space parking lot  
07 13PM 7 towards 11th Street and maintaining a two-way  
07 13PM 8 driveway off of 11th Street as well.

07 13PM 9 Putting a secondary driveway enter-only  
07 13PM 10 off of Bergen Boulevard so that someone looking,  
07 13PM 11 driving on Bergen Boulevard won't have the difficulty  
07 13PM 12 of finding the location in terms of the address, GPS  
07 13PM 13 and so forth. It will be our -- I'll call it, our  
07 13PM 14 front door in terms of accessing the site.

07 13PM 15 We do need a DOT permit, a minor permit  
07 13PM 16 from DOT. We're in that process of putting that  
07 13PM 17 together with the state, the department of  
07 13PM 18 transportation.

07 13PM 19 The seven spaces is deficient. We are  
07 13PM 20 asking for a variance, but as Mr. Hubschman, Richard  
07 13PM 21 Hubschman described, we do have an easement, parking  
07 14PM 22 easement on the abutting property next door, the bank  
07 14PM 23 building, to accommodate the parking demands of this  
07 14PM 24 site.

07 14PM 25 Relatively simple, as pointed out, in

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07 14PM 1 terms of the layout, we did receive comments from  
07 14PM 2 your borough engineer, Mr. Collazuol, who I  
07 14PM 3 understand is not your engineer, but he had raised  
07 14PM 4 some questions about the stormwater mitigation, which  
07 14PM 5 we are providing dry well on-site to mitigate any of  
07 14PM 6 increase in impervious cover on the site. We do have  
07 14PM 7 complete utility abilities to handle the site as  
07 14PM 8 well, water, gas and sewer as well.

07 14PM 9 So I believe the site is well designed  
07 14PM 10 and will operate safely and efficiently.

07 14PM 11 Q. And in need of redevelopment?

07 14PM 12 A. Yes, that's correct.

07 14PM 13 One aspect, there are a very -- open  
07 14PM 14 curb cut along the whole frontage. So we are going  
07 15PM 15 to close that off.

07 15PM 16 There were two garage doors that backed  
07 15PM 17 out onto Bergen Boulevard. That access is going to  
07 15PM 18 be removed. It's going to be curbed and the only  
07 15PM 19 opening, curb opening, will be the driveway. The  
07 15PM 20 one-way in driveway.

07 15PM 21 So I'm terms of access on Bergen  
07 15PM 22 Boulevard, this is a much safer plan than has been  
07 15PM 23 operated in the past.

07 15PM 24 The fire hydrant is going to stay.

07 15PM 25 That was just an oversight in terms of transferring

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07 15PM 1 information from existing conditions to proposed, but  
07 15PM 2 there's a fire hydrant in front that will remain.

07 15PM 3 VICE CHAIRMAN AUFIERO: Just thinking  
07 15PM 4 down the road as God forbid there was a fire or  
07 15PM 5 something and there's not really enough room for a  
07 15PM 6 fire truck to get in with 9 feet, so if we have that  
07 15PM 7 hydrant there would probably be beneficial.

07 15PM 8 THE WITNESS: Yeah.

07 15PM 9 CHAIRWOMAN STAR: Okay.

07 15PM 10 Any other questions of this gentleman  
07 16PM 11 from the board?

07 16PM 12 (No Response.)

07 16PM 13 CHAIRWOMAN STAR: No? Okay.

07 16PM 14 So now we will open this portion to the  
07 16PM 15 public.

07 16PM 16 Anyone have a question for the engineer  
07 16PM 17 or the architect?

07 16PM 18 Yes, sir.

07 16PM 19 MR. FREGONESE: My name is Rich

07 16PM 20 Fregonese.

07 16PM 21 And I am the adjoining property owner  
07 16PM 22 to -- actually I'm Lot 12, that's Lot 11. It's not  
07 16PM 23 about the construction --

07 16PM 24 THE COURT REPORTER: Sir, please spell  
07 16PM 25 your last name.

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07 16PM 1 MR. FREGONESE: F-R-E-G-O-N-E-S-E.  
 07 16PM 2 THE COURT REPORTER: And your address?  
 07 16PM 3 MR. FREGONESE: My home property  
 07 16PM 4 address?  
 07 16PM 5 MR. NOH: Yes.  
 07 16PM 6 MR. FREGONESE: 465 11th Street.  
 07 16PM 7 THE COURT REPORTER: Thank you.  
 07 16PM 8 MR. FREGONESE: The question is just  
 07 16PM 9 the property line, is there a survey that adjoins all  
 07 16PM 10 of this, a property survey that adjoins all of the  
 07 16PM 11 site plan?  
 07 16PM 12 Can that be answered?  
 07 16PM 13 MR. HUBSCHMAN: Well, the site plan is  
 07 16PM 14 reflected on a survey prepared by a licensed land  
 07 16PM 15 surveyor.  
 07 16PM 16 MR. FREGONESE: If the survey was done,  
 07 16PM 17 should there be -- and the reason I'm asking this  
 07 16PM 18 question, should there be a marking stamped into the  
 07 16PM 19 ground?  
 07 17PM 20 I've came to make an assessment the  
 07 17PM 21 other day, I just want to know about the existing  
 07 17PM 22 boundary line, where it actually is.  
 07 17PM 23 I mean, I know it's there on paper, but  
 07 17PM 24 physically on the property, itself. I stood around  
 07 17PM 25 and looked in the area where I thought there would be

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07 18PM 1 survey here, if I may.  
 07 18PM 2 If I may point out.  
 07 18PM 3 There are two iron pipes that were  
 07 18PM 4 found on the two property corners. This is the  
 07 18PM 5 property right here (indicating).  
 07 18PM 6 This is 11th Street (indicating).  
 07 18PM 7 MR. FREGONESE: And this is the area  
 07 18PM 8 that I'm talking about (indicating), this is what --  
 07 18PM 9 THE WITNESS: That's your building.  
 07 18PM 10 You see it says "IP found" on the corner.  
 07 18PM 11 MR. FREGONESE: And I saw that there.  
 07 18PM 12 It's just I was trying to find it physically on the  
 07 18PM 13 property, and I can't find anything and it's -- I'm  
 07 18PM 14 sure at some point probably a guardrail or something  
 07 18PM 15 is going to be put there.  
 07 18PM 16 And I just would have liked to have  
 07 18PM 17 known beforehand, you know, as opposed to after  
 07 19PM 18 everything is constructed.  
 07 19PM 19 I mean, at some point if someone can  
 07 19PM 20 point that out, I mean, whatever.  
 07 19PM 21 THE WITNESS: The existing garage  
 07 19PM 22 that's out there now, if you go that 15.15 feet out  
 07 19PM 23 to 11th Street, you should be able to find that.  
 07 19PM 24 So 15 -- a little over 15 feet off of  
 07 19PM 25 the garage.

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07 17PM 1 something and I don't see anything, that's the only  
 07 17PM 2 reason.  
 07 17PM 3 THE WITNESS: When the surveyor goes  
 07 17PM 4 out and surveys, there's no requirement for him to  
 07 17PM 5 put monuments or stakes in the ground.  
 07 17PM 6 Sometimes they do, you'll see the stake  
 07 17PM 7 and the florescent tape and so forth.  
 07 17PM 8 MR. FREGONESE: Yeah.  
 07 17PM 9 And I didn't see anything, but it all  
 07 17PM 10 depends on -- you know, it's now under construction  
 07 17PM 11 there.  
 07 17PM 12 MR. HUBSCHMAN: Typically in this  
 07 17PM 13 situation all the offsets will be off the building.  
 07 17PM 14 So if you were to take the plan and  
 07 17PM 15 look at it, it says, okay, 3 feet off the side,  
 07 17PM 16 whatever it says here. I don't quite --  
 07 17PM 17 MR. FREGONESE: It says 3 inches, all  
 07 17PM 18 right.  
 07 18PM 19 MR. HUBSCHMAN: Well, it says 3-foot-10  
 07 18PM 20 off of the north boundary of the building in the back  
 07 18PM 21 corner and -- so 3-foot-10 running down to  
 07 18PM 22 11th Street, I guess, or -- yeah, 11th Street would  
 07 18PM 23 be the -- would be the side yard.  
 07 18PM 24 MR. FREGONESE: May I come up?  
 07 18PM 25 THE WITNESS: You know what, I have the

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07 19PM 1 MR. FREGONESE: Well, that doesn't  
 07 19PM 2 exist.  
 07 19PM 3 THE WITNESS: The foundation is still  
 07 19PM 4 there.  
 07 19PM 5 MR. FREGONESE: Okay.  
 07 19PM 6 So a marker was never put there, so for  
 07 19PM 7 me, you know, because the reference that's there,  
 07 19PM 8 there's nothing other than an old fence.  
 07 19PM 9 THE WITNESS: Well, there's an iron  
 07 19PM 10 pipe in the ground. There would be, like, a rebar  
 07 19PM 11 should be in the ground.  
 07 19PM 12 MR. FREGONESE: Well, that's what I  
 07 19PM 13 expected. And I don't see anything.  
 07 19PM 14 THE WITNESS: Yeah, it may be covered  
 07 19PM 15 up.  
 07 19PM 16 MR. FREGONESE: I mean, how difficult  
 07 19PM 17 would that be at some point for someone to, kind of,  
 07 19PM 18 point that out to me?  
 07 19PM 19 I mean, I'm talking about somewhere  
 07 19PM 20 before the construction takes place.  
 07 20PM 21 MS. TARABOCCHIA: Could I ask a  
 07 20PM 22 question?  
 07 20PM 23 MR. NOH: Sure.  
 07 20PM 24 MS. TARABOCCHIA: In the original  
 07 20PM 25 application that was previously approved maybe there

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07 20PM 1 was a survey in that application. The original  
 07 20PM 2 application, was there a landscape survey?  
 07 20PM 3 MR. HUBSCHMAN: Yes.  
 07 20PM 4 Well, this site plan is a transposition  
 07 20PM 5 of the survey and from there they take all of the  
 07 20PM 6 points of reference and offsets of the building and  
 07 20PM 7 Mr. Staigar said they found the iron pins in the  
 07 20PM 8 corners there (indicating).  
 07 20PM 9 I'm sure once they get started over  
 07 20PM 10 there, they would be happy to point them out to you,  
 07 20PM 11 because before they start work, the surveyor will be  
 07 20PM 12 out there and he'll be telling people where --  
 07 20PM 13 MR. FREGONESE: I kind of figured that  
 07 20PM 14 that would be the case, okay.  
 07 20PM 15 So I mean, can it be noted that I can  
 07 20PM 16 be notified?  
 07 20PM 17 MR. HUBSCHMAN: I will make a point to  
 07 20PM 18 tell Michael, my cousin, to come over and see you.  
 07 20PM 19 MR. FREGONESE: Perfectly fine.  
 07 20PM 20 MR. HUBSCHMAN: Very good.  
 07 20PM 21 Thank you.  
 07 20PM 22 MR. FREGONESE: Thanks.  
 07 20PM 23 CHAIRWOMAN STAR: Anyone else from the  
 07 20PM 24 public have a question or a comment?  
 07 20PM 25 (No Response.)

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07 21PM 1 CHAIRWOMAN STAR: Okay. The next order  
 07 22PM 2 of business is a hearing pursuant to N.J.S. 40A:12A  
 3 to determine whether an area should be designated as  
 4 an area in need of redevelopment (non-condemnation)  
 5 in connection with Block 505, Lots 3 and 4, also  
 6 known as 15 Grand Avenue and Block 505, Lot 1, also  
 7 know as 21 Grand Avenue.  
 07 22PM 8 MR. NOH: This is a hearing to  
 07 22PM 9 determine whether we're going to recommend to the  
 07 22PM 10 governing body whether this area needs to be  
 07 22PM 11 designated as an area in need of redevelopment.  
 07 22PM 12 And this is Block 505, Lot 3 and 4,  
 07 22PM 13 also known as 15 Grand Avenue and Block 505, Lot 1,  
 07 22PM 14 also known as 21 Grand Avenue.  
 07 22PM 15 We'll have our board planner, Michael  
 07 23PM 16 Kauker, here testifying on behalf of us, us the  
 07 23PM 17 board, and he's going to present his evidence which  
 07 23PM 18 is in the form of preliminary investigative report.  
 07 23PM 19 And we'll go from there.  
 07 23PM 20 But this meeting has been duly  
 07 23PM 21 advertised and the -- served to 200-foot radius  
 07 23PM 22 neighbors for the proper notice and all the  
 07 23PM 23 jurisdictional aspects have been met.  
 07 23PM 24 So if Michael, if you would, you can  
 07 23PM 25 start the --

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07 21PM 1 CHAIRWOMAN STAR: All right. We'll  
 07 21PM 2 close that portion and let's have someone make a  
 07 21PM 3 motion, please.  
 07 21PM 4 VICE CHAIRMAN AUFIERO: I'll make a  
 07 21PM 5 motion to present [sic] the application as presented  
 07 21PM 6 -- approve the application as presented.  
 07 21PM 7 CHAIRWOMAN STAR: Second?  
 07 21PM 8 Do we have a second?  
 07 21PM 9 MR. KIM: I'll second.  
 10 MS. HANRAHAN: Star?  
 11 CHAIRWOMAN STAR: Yes.  
 12 MS. HANRAHAN: Aufiero?  
 13 VICE CHAIRMAN AUFIERO: Yes.  
 14 MS. HANRAHAN: Tarabocchia?  
 15 MS. TARABOCCHIA: Yes.  
 16 MS. HANRAHAN: Kang?  
 17 MR. KANG: Yes.  
 18 MS. HANRAHAN: And, Kim?  
 19 MR. KIM: Yes.  
 07 21PM 20 MR. HUBSCHMAN: Thank you.  
 07 21PM 21 VICE CHAIRMAN AUFIERO: Good luck.  
 07 21PM 22 MR. HUBSCHMAN: Do you need the  
 07 21PM 23 exhibits, Mr. Noh?  
 07 21PM 24 You have those already. Okay, thank  
 07 21PM 25 you.

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07 23PM 1 MR. KAUKER: Certainly, I'd be happy  
 2 to.  
 3 Thank you for having me this evening.  
 4 My name is Michael D. Kauker of the firm of Kauker &  
 5 Kauker.  
 6 And we were retained by the Borough to  
 7 prepare the preliminary investigation.  
 07 23PM 8 So tonight I'm here to provide an  
 07 23PM 9 overview of that document to the board, which you all  
 07 23PM 10 should have before you.  
 07 23PM 11 The document, itself, it's dated  
 07 23PM 12 January 31st, 2025. And the purpose is to determine  
 07 23PM 13 whether the study area qualifies as an area in need  
 07 24PM 14 of redevelopment.  
 07 24PM 15 MR. NOH: Michael, can I just stop you?  
 07 24PM 16 MR. KAUKER: Sure.  
 07 24PM 17 MR. NOH: If you don't mind, would you  
 07 24PM 18 be able to hand out the report?  
 19 MR. KAUKER: Do you want me to wait  
 20 until they get the reports?  
 21 MR. NOH: Yeah, just have one copy  
 22 each.  
 23 MR. KAUKER: Okay. I'll wait until she  
 24 hands them out.  
 07 25PM 25 Okay. So, again, the purpose of the

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07 25PM 1 study, itself, is to determine whether or not the  
 07 25PM 2 area qualifies as an area in need of redevelopment  
 07 25PM 3 pursuant to the local redevelopment and housing law.  
 07 25PM 4 The investigation is prepared in  
 07 25PM 5 accordance with that document.

07 25PM 6 According to the statute, an area may  
 07 25PM 7 be designated as an area in need of redevelopment if  
 07 25PM 8 it meets at least one of the criteria listed in  
 07 25PM 9 Section 5 of that statute. And these are shown -- if  
 07 25PM 10 you turn to page 3 in the report, the criteria are  
 07 25PM 11 listed beginning on page 3, and then continuing on  
 07 25PM 12 page 4 as well.

07 25PM 13 So I'm going to go through the report  
 07 26PM 14 briefly and I'll address the criteria that I believe  
 07 26PM 15 that we meet in this report.

07 26PM 16 In terms of the methodology for  
 07 26PM 17 preparing the investigation, we did site inspections,  
 07 26PM 18 went out into the field, took photographs, which are  
 07 26PM 19 also appended to the report, collected relevant data,  
 07 26PM 20 such as tax cards, any other planning documents,  
 07 26PM 21 ownership records and that data.

07 26PM 22 We looked at any environmental impacts  
 07 26PM 23 that could potentially affect the properties  
 07 26PM 24 themselves and economic analysis as well in terms of  
 07 26PM 25 property values.

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07 26PM 1 The study area and if you turn, again,  
 07 26PM 2 it's depicted in the report, itself, in the appendix  
 07 26PM 3 there is a map, which does indicate where the  
 07 26PM 4 properties are located within the borough.  
 07 26PM 5 The study area includes three  
 07 27PM 6 properties that are located along Grand Avenue  
 07 27PM 7 between West Ruby Avenue to the north and Route 46 to  
 07 27PM 8 the south.

07 27PM 9 The properties are commonly known as 15  
 07 27PM 10 and 21 Grand Avenue. And they're identified as  
 07 27PM 11 Block 505, Lots 1, 3 and 4 in the Borough's tax  
 07 27PM 12 records.

07 27PM 13 With respect to a little bit more  
 07 27PM 14 specific site analysis, Block 505, Lot 1, which is  
 07 27PM 15 21 Grand Avenue. It's a 6.02-acre parcel. And it's  
 07 27PM 16 located in the M-1 Zoning District. It's owned by  
 07 27PM 17 Leem's Corporation. And the property is currently  
 07 27PM 18 developed with a one- and two-story building that is  
 07 27PM 19 utilized for office space, light-industrial use,  
 07 27PM 20 including warehouse and distribution, a restaurant  
 07 27PM 21 supply store and a TV station as well.

07 27PM 22 The building, itself, was originally  
 07 28PM 23 utilized as a coffee manufacturing and distribution  
 07 28PM 24 facility. And the building, itself, is at least  
 07 28PM 25 59 years old. According to documentation that we had

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07 28PM 1 seen, it was constructed somewhere between 1954,  
 07 28PM 2 around that timeframe.

07 28PM 3 The site, itself, is predominately  
 07 28PM 4 covered with a building and also with macadam parking  
 07 28PM 5 area and, again, if the board looks at the appendix,  
 07 28PM 6 there are pictures of the property as well that show  
 07 28PM 7 the existing conditions.

07 28PM 8 First, there's the study area map.  
 07 28PM 9 Then there's a study area map, which is an aerial  
 07 28PM 10 photograph showing the broader area. And then there  
 07 28PM 11 are drone photographs that show both of the  
 07 28PM 12 properties. And then some other photographs that  
 07 28PM 13 show different vantage points of the building that's  
 07 28PM 14 located on the subject property.

07 28PM 15 But you can clearly see the parking  
 07 28PM 16 arrangement, the building. And you can clearly see  
 07 28PM 17 that the site, itself, is pretty much occupied by a  
 07 28PM 18 building and parking area, itself.

07 29PM 19 With respect to the parking area, as I  
 07 29PM 20 just mentioned, as it's presently constructed, in our  
 07 29PM 21 opinion, it's very inefficient. It does present  
 07 29PM 22 safety concerns, especially with the parking on the  
 07 29PM 23 north side of the building which requires the parking  
 07 29PM 24 or the vehicles to back out onto the public street.

07 29PM 25 Also on the north side of the building  
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07 29PM 1 is a truck loading berth. There's a number of trucks  
 07 29PM 2 that get loaded and unloaded in the area and there's  
 07 29PM 3 really no designated curb cuts along West Ruby Avenue  
 07 29PM 4 along that portion of the property, itself.

07 29PM 5 The property is bounded, as I  
 07 29PM 6 mentioned, by West Ruby Avenue to the north.  
 07 29PM 7 Further to the north there are adjacent  
 07 29PM 8 industrial type uses.

07 29PM 9 Grand Avenue is to the east. And  
 07 29PM 10 opposite Grand Avenue there are residential type uses  
 07 29PM 11 that are located on the easterly side of Grand  
 07 29PM 12 Avenue.

07 29PM 13 To the south is the 15 Grand property,  
 07 30PM 14 which is also included in this study as well.

07 30PM 15 And then to the west are railroad  
 07 30PM 16 tracks. And then recreational uses and also truck  
 07 30PM 17 storage as well.

07 30PM 18 So that pretty much sums up 21 Grand  
 07 30PM 19 Avenue.

07 30PM 20 Moving onto 15 Grand Avenue, which is  
 07 30PM 21 identified as Block 505, Lots 3 and 4. It is a  
 07 30PM 22 2.8-acre -- 2.8-acre parcel. It's also located in  
 07 30PM 23 the M-1 zoning district.

07 30PM 24 The property, itself, is owned by Fan  
 07 30PM 25 Associates, LLC. And it's currently developed with a  
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07 30PM 1 seven-story building, which includes retail use.  
 07 30PM 2 There's a liquor store in the front of the building.  
 07 30PM 3 There's a fitness store and there's also a restaurant  
 07 30PM 4 in the building as well.  
 07 30PM 5 Historical aerial photographs indicated  
 07 30PM 6 the building was constructed prior to 1953, but we  
 07 30PM 7 don't have an exact date.  
 07 30PM 8 Again, similar to 21 Grand, this site  
 07 30PM 9 is predominately covered with building and macadam  
 07 31PM 10 parking area and you can -- if you look in the  
 07 31PM 11 appendixes, there are also aerial photographs which  
 07 31PM 12 depict this property as well.  
 07 31PM 13 One other component to this site in the  
 07 31PM 14 rear of the property, it's utilized for truck storage  
 07 31PM 15 and equipment storage.  
 07 31PM 16 The parking layout, again, is similar  
 07 31PM 17 to the parking layout on 21 Grand Avenue.  
 07 31PM 18 In our opinion it's inefficient and  
 07 31PM 19 potentially unsafe due to the absence of delineated  
 07 31PM 20 ingress and egress points along Grand Avenue.  
 07 31PM 21 Again, this property also has parking  
 07 31PM 22 spaces that are located in the front of the building  
 07 31PM 23 that have to back directly out onto Grand Avenue as  
 07 31PM 24 well, which is not the most ideal parking  
 07 31PM 25 arrangement.

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07 31PM 1 When preparing the study we also had an  
 07 31PM 2 opportunity to review the Master Plan Reexamination  
 07 31PM 3 Report. And one thing I would take note at, that the  
 07 31PM 4 2023 Reexamination Report that we adopted identified  
 07 32PM 5 this area as a potential area for redevelopment.  
 07 32PM 6 So it is included. And it's consistent  
 07 32PM 7 with that document. It's also consistent with the  
 07 32PM 8 state development and redevelopment plan as this  
 07 32PM 9 property in Palisades Park is located in Planning  
 07 32PM 10 Area 1, which are areas where growth and  
 07 32PM 11 redevelopment is intended to be focused.  
 07 32PM 12 One other thing just to mention with  
 07 32PM 13 respect to planning considerations is affordable  
 07 32PM 14 housing and the redevelopment area is an integral  
 07 32PM 15 part of the Borough's affordable housing plan moving  
 07 32PM 16 forward.  
 07 32PM 17 Based on the investigation that I  
 07 32PM 18 prepared, I talked before about the criteria. So now  
 07 32PM 19 I'll briefly go over the criteria that I do believe  
 07 32PM 20 we meet.  
 07 32PM 21 The analysis concludes that the study  
 07 32PM 22 area as a whole does meet those -- the redevelopment  
 07 32PM 23 criteria contained in the statute.  
 07 32PM 24 First, I'll go over Block 505, Lot 1,  
 07 33PM 25 which is 21 Grand Avenue. It's my opinion that

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07 33PM 1 Criteria A is met. The building, as I said, is over  
 07 33PM 2 59 years old. It's considered obsolete. And due to  
 07 33PM 3 the outdated layout, design and lack of modern  
 07 33PM 4 amenities, it is not energy efficient and does not  
 07 33PM 5 possess the technological infrastructure compared to  
 07 33PM 6 modern buildings and facilities.  
 07 33PM 7 And then just one other thing to point  
 07 33PM 8 out with respect to that, also included in the  
 07 33PM 9 appendix are photographs that I had taken of the  
 07 33PM 10 interior of the building as well, which support that  
 07 33PM 11 opinion.  
 07 33PM 12 It also meets Criteria D. The lot is  
 07 33PM 13 nearly completely covered by the building and a  
 07 33PM 14 macadam parking area, which provides a chaotic  
 07 33PM 15 circulation pattern. There are no defined curb cuts  
 07 33PM 16 on the property. And I believe that the overcrowding  
 07 33PM 17 negatively impacts the safety, the health and  
 07 33PM 18 welfare.  
 07 33PM 19 Criteria H is met as well. The  
 07 34PM 20 property, as I mentioned before, and the Borough as a  
 07 34PM 21 whole is located in Planning Area 1. It is a  
 07 34PM 22 designated Smart Growth area and its strategic  
 07 34PM 23 position along Grand Avenue makes it essential for  
 07 34PM 24 the effective redevelopment of this area.  
 07 34PM 25 Now moving onto Block 505, Lots 3 and

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07 34PM 1 4, which is 15 Grand Avenue.  
 07 34PM 2 Again, I believe they meet Criteria D.  
 07 34PM 3 Similar to Lot 1, the parcel is predominately covered  
 07 34PM 4 by building and parking area with inefficient  
 07 34PM 5 circulation and the parking area and curbing is also  
 07 34PM 6 in poor condition where it does exist. And, again, I  
 07 34PM 7 mentioned before the limited curb cuts along Grand  
 07 34PM 8 Avenue.  
 07 34PM 9 Criteria H is also met. Again, this is  
 07 34PM 10 located in Planning Area 1. It's designated as a  
 07 34PM 11 Smart Growth area. And, again, its location along  
 07 34PM 12 Grand Avenue supports its conclusion within the  
 07 35PM 13 overall redevelopment strategy for this area.  
 07 35PM 14 So in summary, it's my opinion that  
 07 35PM 15 both parcels are an intragel part of the  
 07 35PM 16 redevelopment of the area due to their physical  
 07 35PM 17 deficiencies, their location along Grand Avenue and  
 07 35PM 18 alignment with Smart Growth principles. And I think  
 07 35PM 19 it makes them basically the area necessary -- their  
 07 35PM 20 inclusion necessary for the effective redevelopment  
 07 35PM 21 of the area, itself.  
 07 35PM 22 And in a nutshell, the study concludes  
 07 35PM 23 that the area meets the statutory criteria that I had  
 07 35PM 24 just identified for the board to move forward. And I  
 07 35PM 25 would recommend to the planning board that they

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07 35PM 1 accept the findings of the study that supports the  
 07 35PM 2 designation of this area as a redevelopment without  
 07 35PM 3 condemnation. And at that I'll stop.  
 07 35PM 4 But I'll be happy to answer any  
 07 35PM 5 questions that the board may have.  
 07 35PM 6 CHAIRWOMAN STAR: Anyone have any  
 07 35PM 7 questions?  
 07 36PM 8 (No Response.)  
 07 36PM 9 CHAIRWOMAN STAR: No?  
 07 36PM 10 VICE CHAIRMAN AUFIERO: So this is just  
 07 36PM 11 basically extending, like, the 21 Grand property,  
 07 36PM 12 we're extending this even more going further?  
 07 36PM 13 MR. KAUKER: You mean, in addition to  
 07 36PM 14 these two properties?  
 07 36PM 15 VICE CHAIRMAN AUFIERO: Yeah.  
 07 36PM 16 MR. KAUKER: Yeah.  
 07 36PM 17 The property just to the north, I  
 07 36PM 18 believe tonight you're going to, I guess, adopt the  
 07 36PM 19 resolution authorizing us to prepare the same type of  
 07 36PM 20 study for the property to the north.  
 07 36PM 21 VICE CHAIRMAN AUFIERO: Okay.  
 07 36PM 22 CHAIRWOMAN STAR: Do we have any other  
 07 36PM 23 questions?  
 07 36PM 24 (No Response.)  
 07 36PM 25 CHAIRWOMAN STAR: Anyone from the  
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07 37PM 1 CHAIRWOMAN STAR: Thank you.  
 07 37PM 2 Second?  
 07 37PM 3 VICE CHAIRMAN AUFIERO: I'll second.  
 4 MS. HANRAHAN: Star?  
 5 CHAIRWOMAN STAR: Yes.  
 6 MS. HANRAHAN: Aufiero?  
 7 VICE CHAIRMAN AUFIERO: Yes.  
 8 MS. HANRAHAN: Tarabocchia?  
 9 MS. TARABOCCHIA: Yes.  
 10 MS. HANRAHAN: Kang?  
 11 MR. KANG: Yes.  
 12 MS. HANRAHAN: And Kim?  
 07 38PM 13 MR. KIM: Yes.  
 07 38PM 14 CHAIRWOMAN STAR: Okay.  
 07 38PM 15 Motion carried.  
 07 38PM 16 MR. NOH: Thank you.  
 07 38PM 17 MR. KAUKER: Thank you.  
 07 38PM 18 MR. NOH: And while you're there,  
 07 38PM 19 Michael, we have to adopt another resolution  
 07 38PM 20 basically yesterday -- not yesterday, on  
 07 38PM 21 February 24th the governing body by way of Resolution  
 07 38PM 22 No. 2025-85 authorized and directed the planning  
 07 38PM 23 board to conduct a preliminary investigation to  
 07 38PM 24 determine whether the area identified as Block 504,  
 07 38PM 25 Lots 1 through 5 and 10, also known as 121-131 West  
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07 36PM 1 public have a question for Mr. Kauker?  
 07 36PM 2 (No Response.)  
 07 36PM 3 CHAIRWOMAN STAR: No, okay.  
 07 36PM 4 We'll close that portion and --  
 07 36PM 5 MR. NOH: So, basically, we'll have to  
 07 36PM 6 adopt the resolution to recommend to the governing  
 07 36PM 7 body that this property identified as Block 505,  
 07 36PM 8 Lot 3 & 4, also known as 15 Grand Avenue and  
 07 37PM 9 Block 505, Lot 1, also known as 21 Grand Avenue  
 07 37PM 10 should be designated as based on Michael Kauker's  
 07 37PM 11 testimony and evidence presented in the form  
 07 37PM 12 investigation report, preliminary investigation  
 07 37PM 13 report with the maps that the planning board adopt  
 07 37PM 14 the resolution basically recommending this area be  
 07 37PM 15 designated as an area in need of redevelopment.  
 07 37PM 16 CHAIRWOMAN STAR: Okay. A roll call  
 07 37PM 17 now for --  
 07 37PM 18 MR. NOH: Yes, you need a motion.  
 07 37PM 19 CHAIRWOMAN STAR: We need a motion to  
 07 37PM 20 pass this resolution, right.  
 07 37PM 21 MR. NOH: Yes.  
 07 37PM 22 CHAIRWOMAN STAR: Okay. So now we need  
 07 37PM 23 a motion to pass this resolution for the  
 07 37PM 24 redevelopment of those specific areas.  
 07 37PM 25 MR. KANG: I'll make a motion.  
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07 38PM 1 Ruby Avenue and 20-40 Fairview Street as shown on the  
 07 38PM 2 tax map of the Borough of Palisades Park, whether  
 07 38PM 3 this area meets the statutory criteria for  
 07 38PM 4 redevelopment under N.J.S.A. 40A:12A-5 and should be  
 07 39PM 5 designated as an area in need of redevelopment.  
 07 39PM 6 To that effect, we'll have to -- we've  
 07 39PM 7 been authorized to do the same thing, basically  
 07 39PM 8 conduct the investigation study on this area to have  
 07 39PM 9 another hearing next month to determine whether this  
 07 39PM 10 area should be designated as an area in need of  
 07 39PM 11 redevelopment and make a recommendation to the  
 07 39PM 12 governing body and to that effect, we'll authorize  
 07 39PM 13 our board planner, Michael Kauker of Kauker & Kauker,  
 07 39PM 14 LLC, to undertake this preliminary investigation to  
 07 39PM 15 study the area. We need to adopt the resolution on  
 07 39PM 16 that too.  
 07 39PM 17 So someone can make a motion on that.  
 07 39PM 18 CHAIRWOMAN STAR: All right. Do we  
 07 39PM 19 have a motion?  
 07 39PM 20 VICE CHAIRMAN AUFIERO: I'll make a  
 07 39PM 21 motion.  
 07 39PM 22 CHAIRWOMAN STAR: Second?  
 07 39PM 23 MR. KANG: I'll second it.  
 24 MS. HANRAHAN: Star?  
 25 CHAIRWOMAN STAR: Yes.  
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1 MS. HANRAHAN: Aufiero?  
 2 VICE CHAIRMAN AUFIERO: Yes.  
 3 MS. HANRAHAN: Tarabocchia?  
 4 MS. TARABOCCHIA: Yes.  
 5 MS. HANRAHAN: Kang?  
 6 MR. KANG: Yes.  
 7 MS. HANRAHAN: And, Kim?  
 07 40PM 8 MR. KIM: Yes.  
 07 40PM 9 MR. NOH: Okay. We're going to have to  
 07 40PM 10 carry this.  
 07 40PM 11 CHAIRWOMAN STAR: Yeah, okay.  
 07 40PM 12 So now we had one other case tonight,  
 07 40PM 13 which was a variance, 779-783 Paramus Road, LLC,  
 07 40PM 14 500 2nd Street, but there's no one here for that  
 07 40PM 15 tonight, so --  
 07 40PM 16 MS. TARABOCCHIA: Do they need to  
 07 40PM 17 re-notice for the meeting?  
 07 40PM 18 MR. NOH: I don't know if they even  
 07 40PM 19 made the notice.  
 07 40PM 20 So if they haven't, they will have to  
 07 40PM 21 do the notice, yes.  
 07 40PM 22 So we can carry this.  
 07 40PM 23 CHAIRWOMAN STAR: We can carry that  
 07 40PM 24 case to the next meeting, which is in March.  
 07 41PM 25 MR. NOH: Mr. Kang, would you be able  
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1 We still have -- we have five, so --  
 2 VICE CHAIRMAN AUFIERO: I'm going to  
 3 recuse myself.  
 4 I abstain.  
 5 MR. NOH: You have to note that  
 6 Mr. Aufiero is recusing himself for the roll call.  
 7 MS. HANRAHAN: Tarabocchia?  
 8 MS. TARABOCCHIA: Yes.  
 9 MS. HANRAHAN: Kang?  
 10 MR. KANG: Yes.  
 11 MS. HANRAHAN: And, Kim?  
 07 42PM 12 MR. KIM: Yes.  
 07 42PM 13 CHAIRWOMAN STAR: Okay.  
 07 42PM 14 Any old business?  
 07 42PM 15 MR. NOH: The memorializations.  
 07 42PM 16 CHAIRWOMAN STAR: Oh, I'm sorry, the  
 07 42PM 17 memorializations.  
 07 42PM 18 MR. NOH: The first memorialization I'm  
 07 42PM 19 going to do is Case 22-SP21.  
 07 42PM 20 This is an extension of site plan  
 07 42PM 21 approval by applicant Kyungkon Choi, K-Y-U-N-G-K-O-N,  
 07 43PM 22 last name Choi and the property in question is  
 07 43PM 23 125-135 Grand Avenue, Block 502, Lots 8, 9 and 10.  
 07 43PM 24 The applicant previously received  
 07 43PM 25 approval from the planning board on the Case 22-SP21  
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07 41PM 1 to join us to vote to carry this case?  
 07 41PM 2 MS. TARABOCCHIA: Without the need to  
 07 41PM 3 notice, right?  
 07 41PM 4 MR. NOH: Yes.  
 07 41PM 5 They need to notice, because nobody  
 07 41PM 6 showed up today and we don't even know if they  
 07 41PM 7 noticed it.  
 07 41PM 8 MS. TARABOCCHIA: Okay.  
 07 41PM 9 CHAIRWOMAN STAR: Okay.  
 07 41PM 10 So we need a motion to carry the  
 07 41PM 11 Case SP02 -- Case 25-SP02 to the March meeting.  
 07 42PM 12 Can I have a motion?  
 07 42PM 13 MR. KIM: I'll make a motion to carry  
 07 42PM 14 the application.  
 07 42PM 15 CHAIRWOMAN STAR: Second?  
 07 42PM 16 MR. KANG: I'll second it.  
 17 MS. HANRAHAN: Star?  
 18 CHAIRWOMAN STAR: Yes.  
 19 MS. HANRAHAN: Aufiero?  
 20 VICE CHAIRMAN AUFIERO: Yes.  
 21 I'm not sure if I can vote on that  
 22 application.  
 23 Can I vote to carry it or no?  
 24 MR. NOH: If you want to recuse  
 25 yourself, that's fine.  
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07 43PM 1 on August 24, 2022 for a preliminary and final site  
 07 43PM 2 plan approval to construct 24 dwelling units with 15  
 07 43PM 3 two-bedroom units, six one-bedroom units and three  
 07 43PM 4 studio units on the property located at 125-135 Grand  
 07 43PM 5 Avenue.  
 07 43PM 6 On November 15, 2023, the applicant was  
 07 43PM 7 granted one-year extension of the approval from  
 07 44PM 8 October 25, 2023 to October 25, 2024.  
 07 44PM 9 The applicant requests another  
 07 44PM 10 addition, a one-year extension of approval on  
 07 44PM 11 October 20, 2024 to extend the approval for a second  
 07 44PM 12 time from October 25, excuse me, 2024 to October 25,  
 07 44PM 13 2025.  
 07 44PM 14 On January 15, 2025 at the regular  
 07 44PM 15 meeting of the Planning Board of Palisades Park the  
 07 44PM 16 board after due consideration deliberation granted  
 07 44PM 17 one-year extension and the reason that the applicant  
 07 44PM 18 gave for the extension for the second time was that  
 07 44PM 19 the applicant has been unable to commence the project  
 07 45PM 20 within the one year of the approval due to the fact  
 07 45PM 21 that the applicant was unable to finalize the  
 07 45PM 22 engineering plan in order to obtain the necessary  
 07 45PM 23 building permits.  
 07 45PM 24 In particular, the applicant's  
 07 45PM 25 architect was diagnosed with a severe medical  
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07 45PM 1 condition which caused delays.  
 07 45PM 2 As a result, the applicant had to hire  
 07 45PM 3 another architect to finalize the plans and basically  
 07 45PM 4 had to start over.  
 07 45PM 5 The Planning Board of the Borough of  
 07 45PM 6 Palisades Park after due deliberations hereby  
 07 45PM 7 approves a one-year extension of Resolution 22-SP21  
 07 45PM 8 pursuant to N.J.S.A. 40:55D-52 to October 25, 2025  
 07 45PM 9 for preliminary and final major site plan approval  
 07 45PM 10 which was approved by the board at a public hearing  
 07 45PM 11 on August 24, 2022.  
 07 45PM 12 The granting of this extension is  
 07 45PM 13 subject to the terms and conditions as set forth in  
 07 46PM 14 the original resolution approved August 24, 2022,  
 07 46PM 15 which will be attached to the resolution that we are  
 07 46PM 16 adopting today and being memorialized and fully  
 07 46PM 17 incorporated herein by reference.  
 07 46PM 18 The next memorialization is Case  
 07 46PM 19 No. 24-SP25.  
 07 46PM 20 The applicant's name is Jizhe Piao,  
 07 46PM 21 J-I-Z as in zebra -H-E, the last name is P-I-A-O.  
 07 46PM 22 The concerned property is 8 Bellview Place. It's  
 07 46PM 23 Block 217, Lot 24 of the tax map of Palisades Park.  
 07 47PM 24 And the applicant submitted its  
 07 47PM 25 application for change of permitted use on  
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07 48PM 1 creating a total of about eight cars to park and the  
 07 48PM 2 applicant also stipulated that he will not allow his  
 07 48PM 3 employees to park in that area to allow only for the  
 07 48PM 4 customers to be parked.  
 07 49PM 5 And hours of operation will be from  
 07 49PM 6 Monday to Saturday 9 a.m. to 8 p.m., on Sunday by  
 07 49PM 7 appointment only between 9 a.m. to 5 p.m.  
 07 49PM 8 Additionally, the applicant will  
 07 49PM 9 install hand sink for the physical therapy room.  
 07 49PM 10 And the applicant will also have an  
 07 49PM 11 ADA-complaint bathroom. And the applicant proposed  
 07 49PM 12 use of the premises meets all zoning requirements as  
 07 49PM 13 found by the planning board.  
 07 49PM 14 The next case is 25-SP01. This is a  
 07 49PM 15 variance application filed by Hosu Lee, H-O-S-U, last  
 07 49PM 16 name L-E-E.  
 07 49PM 17 It's actually subdivision. It's  
 07 49PM 18 actually concerning minor subdivision and site plan  
 07 49PM 19 approval in connection with the property known as  
 07 50PM 20 432 Glen Avenue, Block 320, Lot 8.  
 07 50PM 21 And the applicant applied to subdivide  
 07 50PM 22 the existing property, which is currently  
 07 50PM 23 75-feet-wide-by-100-feet-deep into two equal-sized  
 07 50PM 24 lots resulting in 37.5-feet-wide-by-100-feet-deep.  
 07 50PM 25 And, in addition, on the newly created  
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07 47PM 1 November 6, 2024.  
 07 47PM 2 The application was deemed complete and  
 07 47PM 3 the applicant was represented by Daniel Bae of the  
 07 47PM 4 Law Office of Daniel Bae, LLC, at the hearing. And  
 07 47PM 5 the hearing was held during the regular meeting of  
 07 47PM 6 Palisades Park Planning Board on January 15, 2025.  
 07 47PM 7 At the meeting the board has found the  
 07 47PM 8 following facts: The property in question is located  
 07 47PM 9 in the Borough's B-1 Zoning District and also known  
 07 47PM 10 as 8 Bellview Place and is further identified as  
 07 47PM 11 Block 217, Lot 24 on the tax map of Palisades Park.  
 07 47PM 12 The applicant proposed to change the  
 07 48PM 13 former use as a massage spa to a wellness center with  
 07 48PM 14 integrative medical service and the applicant is  
 07 48PM 15 expecting to hire three to four employees, which  
 07 48PM 16 includes licensed acupuncturist and physical  
 07 48PM 17 therapist and the -- let the record reflect, that the  
 07 48PM 18 applicant's attorney, Daniel Bae, had sent me a copy  
 07 48PM 19 of these licenses for his employees as requested by  
 07 48PM 20 the board members during our regular meeting on  
 07 48PM 21 January 15.  
 07 48PM 22 And the floor plans shows three massage  
 07 48PM 23 therapy rooms and one physical therapy room and one  
 07 48PM 24 acupuncture room. And there will be four tandem  
 07 48PM 25 parking stalls right in front of the business  
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07 50PM 1 lot, the applicant seeks approval for site plan  
 07 50PM 2 application with the following variances in order to  
 07 50PM 3 construct a new six-over-six two-family residential  
 07 50PM 4 dwelling. They actually applied for 10 variances and  
 07 50PM 5 they -- I'm not going to go through each and every  
 07 50PM 6 one of them, but suffice to say the board has  
 07 51PM 7 carefully considered the application and all  
 07 51PM 8 testimony from the experts, both architect and the  
 07 51PM 9 engineer -- architect and the planner and carefully  
 07 51PM 10 considered the evidence presented.  
 07 51PM 11 And on January 15, 2025 during the  
 07 51PM 12 regular meeting, the board had granted the variances  
 07 51PM 13 as stated in this resolution.  
 07 51PM 14 In the condition of approval, the  
 07 51PM 15 applicant shall prepare a subdivision deed containing  
 07 51PM 16 a metes-and-bounds description for approval to be  
 07 51PM 17 signed by our chairperson and secretary and also  
 07 52PM 18 during the development of this project the builder to  
 07 52PM 19 respect the privacy of the neighboring property. And  
 07 52PM 20 there will be a perimeter fence on the left and right  
 07 52PM 21 side of the property and also one in between newly  
 07 52PM 22 created two lots, namely Lot 8.01 and 8.02 and the  
 07 52PM 23 applicant will have to comply with all the statute  
 07 52PM 24 and applicable code from the building department,  
 07 52PM 25 fire department and all relevant government agencies.  
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07 52PM 1 CHAIRWOMAN STAR: Okay.  
 07 52PM 2 MR. NOH: One more.  
 07 52PM 3 CHAIRWOMAN STAR: There's one more.  
 07 52PM 4 MR. NOH: There's one more. It's on  
 07 52PM 5 the amended --  
 07 52PM 6 CHAIRWOMAN STAR: Okay.  
 07 52PM 7 MR. NOH: I'll be very brief. Okay.  
 07 52PM 8 This is a resolution that's being memorialized and  
 07 52PM 9 this was done during the January 15th meeting.  
 07 53PM 10 And we had the consistency review of  
 07 53PM 11 Ordinances No. 2025-1, 2025-2, 2025-3, 2025-4, 2025-5  
 07 53PM 12 and 2025-6 and those review recommending adoption of  
 07 53PM 13 these ordinances have been submitted to the governing  
 07 53PM 14 body as directed by the resolution.  
 07 53PM 15 And just briefly, the Ordinance  
 07 53PM 16 No. 2025-1 is intended to amend, modify and  
 07 53PM 17 supplement Chapter 123 entitled, "Development in  
 07 53PM 18 Affordable Housing of the code of the Borough of  
 07 53PM 19 Palisades Park".  
 07 53PM 20 Ordinance No. 2025-2 is intended to  
 07 53PM 21 establish the Affordable Housing District 1 for  
 07 53PM 22 specific property known as Block 617 and Lots 21, 22  
 07 54PM 23 and 23.  
 07 54PM 24 Ordinance No. 2025-3 is intended to  
 07 54PM 25 establish the Affordable Housing District 2 for  
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1 CHAIRWOMAN STAR: Yes.  
 2 MS. HANRAHAN: Aufiero?  
 3 VICE CHAIRMAN AUFIERO: Yes.  
 4 MS. HANRAHAN: Tarabocchia?  
 5 MS. TARABOCCHIA: Yes.  
 6 MS. HANRAHAN: Kang?  
 7 MR. KANG: Yes.  
 8 MS. HANRAHAN: And, Kim?  
 07 55PM 9 MR. KIM: Yes.  
 07 55PM 10 CHAIRWOMAN STAR: Okay.  
 07 55PM 11 Do we have any old business?  
 07 56PM 12 (No Response.)  
 07 56PM 13 CHAIRWOMAN STAR: Any new business?  
 07 56PM 14 (No Response.)  
 07 56PM 15 CHAIRWOMAN STAR: Okay.  
 07 56PM 16 Can we have a motion to adjourn?  
 07 56PM 17 MR. KIM: Motion to adjourn.  
 07 56PM 18 CHAIRWOMAN STAR: Second?  
 07 56PM 19 MR. KANG: Second.  
 20 (Whereupon, this meeting is concluded.  
 21 Time noted: 7:56 p.m.)  
 22  
 23  
 24  
 25  
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07 54PM 1 specific property known as Block 420 and Lot 16.  
 07 54PM 2 Ordinance No. 2025-4 is intended to  
 07 54PM 3 establish the Affordable Housing District 3 for  
 07 54PM 4 specific property known as Block 617 and Lot 16.  
 07 54PM 5 Ordinance No. 2025-5 is intended to  
 07 54PM 6 establish the Affordable Housing District 4 for  
 07 54PM 7 specific property known as Block 613 and Lot 18.  
 07 54PM 8 And last, but not least, Ordinance  
 07 54PM 9 2025-6 is known and cited as the Affordable Housing  
 07 54PM 10 and Mixed Use Development Overlay Zone, H-A-M-U-D.  
 07 55PM 11 The purpose of this ordinance is to  
 07 55PM 12 create an affordable housing and mixed-use  
 07 55PM 13 development overlay zone to encourage the development  
 07 55PM 14 of affordable housing units.  
 07 55PM 15 THE COURT REPORTER: Overlay zone.  
 07 55PM 16 MR. NOH: Overlay, uh-huh.  
 07 55PM 17 That concludes my memorialization for  
 07 55PM 18 today.  
 07 55PM 19 CHAIRWOMAN STAR: We need a motion to  
 07 55PM 20 accept these memorializations.  
 07 55PM 21 VICE CHAIRMAN AUFIERO: I'll make a  
 07 55PM 22 notion to accept the memorializations as presented.  
 07 55PM 23 CHAIRWOMAN STAR: Second, please?  
 07 55PM 24 MR. KANG: I'll second it.  
 25 MS. HANRAHAN: Star?  
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CERTIFICATE  
 1  
 2  
 3  
 4 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Remote  
 5 Online Notary Public, Notary ID. #1810618, Certified  
 6 Court Reporter of the State of New Jersey, and a  
 7 Registered Professional Reporter, hereby certify that  
 8 the foregoing is a verbatim record of the testimony  
 9 provided under oath before any court, referee, board,  
 10 commission or other body created by statute of the  
 11 State of New Jersey.  
 12 I am not related to the parties  
 13 involved in this action; I have no financial  
 14 interest, nor am I related to an agent of or employed  
 15 by anyone with a financial interest in the outcome of  
 16 this action.  
 17 This transcript complies with  
 18 regulation 13:43-5.9 of the New Jersey Administrative  
 19 Code.  
 20  
 21  
 22  
 23  
 24  
 25  
 Dated: \_\_\_\_\_  
**LAURA A. CARUCCI, C.C.R., R.P.R.**  
 License #XI02050, and RON Notary  
 Public Notary ID. #1810618, Notary  
 Expiration Date May 27, 2028  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

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