

1 BOROUGH OF PALISADES PARK
 2 PLANNING BOARD
 3 WEDNESDAY, MARCH 26, 2025
 4 7:00 P.M.

5 -----
 6 Case #25-SP02 Variance } TRANSCRIPT OF
 7 779-783 Paramus Road, LLC } PROCEEDING
 8 500 2nd Street }
 9 Block 310, Lot 1 }
 10 Case #25-SP03 Change of Use }
 11 Yohan Park }
 12 532-10th Street, 1st Floor }
 13 Block 421, Lot 3 }
 14 Case #25-SP04 }
 15 H & P Innovation, LLC }
 16 7 Broad Avenue, Unit 107 }
 17 Block 626, Lot 4 }
 18 Hearing: A Hearing Pursuant }
 19 to N.J.S.A. 40A:12A to }
 20 determine and adopt a }
 21 Resolution as to whether an area }
 22 should be designated as an area }
 23 in need of redevelopment }
 24 (Non-condemnation), Block 504, }
 25 Lots 1-5 and 10 a/k/a }
 121-131 West Ruby Avenue and }
 20-40 Fairview Street. }

15 B E F O R E
 16 THE PALISADES PARK PLANNING BOARD
 17 THERE BEING PRESENT:
 18 ARLENE STAR, CHAIRWOMAN
 19 CHRIS AUFIERO, VICE CHAIRMAN
 20 C. PAUL KIM, MAYOR
 21 JUSTIN KANG, MEMBER
 22 SOPHIA JANG, MEMBER (ABSENT)
 23 SUK JOHN MIN, MEMBER (ABSENT)
 24 JAE KWAN PARK, MEMBER (ABSENT)
 25 MIRJANA TARABOCHIA, MEMBER
 EDWIN HAN, ALTERNATE #1 (ABSENT)
 PAUL KIM, ALTERNATE #2 (ABSENT)

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 201-641-1812

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12 A L S O P R E S E N T :
 13 LUCY HANRAHAN
 14 Board Secretary
 15 MICHAEL D. KAUKER, P.P., AICP
 16 Planner
 17
 18
 19
 20
 21
 22
 23
 24
 25

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3
 1 WITNESS I N D E X SWORN TESTIMONY

2 Case #25-SP03 Change of Use
 3 Yohan Park
 4 532-10th Street, 1st Floor
 5 Block 421, Lot 3
 6 MICHAEL CHOI 11 6
 7 Korean Interpreter
 8 YOHAN PARK 11 11
 9 Case #25-SP04
 10 H & P Innovation, LLC
 11 7 Broad Avenue, Unit 107
 12 Block 626, Lot 4 25 25
 13 SUHEE SAO 26 26
 14 Case #25-SP0 Variance
 15 779-783 Paramus Road, LLC
 16 500 2nd Street
 17 Block 310, Lot 1 37
 18 Hearing Pursuant to N.J.S.A. 40A:12A
 19 to determine whether an area should be
 20 designated as an area in need of
 21 redevelopment, Block 505, Lots 3 & 4
 22 a/k/a 15 Grand Avenue; and Block 505,
 23 Lot 1 a/k/a 21 Grand Avenue 39
 24 MICHAEL D. KAUKER, P.P., AICP 41 41
 25 Board/Professional Questions
 Members of the Public
 Melanie Comas 51
 83 West Hardwood Terrace
 19 RESOLUTIONS:
 20 Case #21-SP38
 21 Hong Woo Realty
 22 470 Bergen Boulevard
 23 Block 420, Lots 6 & 11 68
 24 Hearing Pursuant to N.J.S. 40A:12A to determine
 25 Whether an area should be designated as an area
 in need of redevelopment Block 505, Lots 3 & 4
 a/k/a 15 Grand Avenue and Block 505
 Lot 1 a/k/a 21 Grand Avenue 71

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1 CHAIRWOMAN STAR: This is the Regular
 2 Meeting of the Palisades Park Planning Board. We'd
 3 like to have a Pledge of Allegiance led by
 4 Mr. Aufiero.
 5 (Whereupon, all rise for a recitation
 6 of the Pledge of Allegiance as led by
 7 Vice Chairman Aufiero.)
 8 CHAIRWOMAN STAR: Roll call, please.
 9 MS. HANRAHAN: Mayor?
 10 MAYOR KIM: Here.
 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: Jang?
 18 (No Response.)
 19 MS. HANRAHAN: Park?
 20 (No Response.)
 21 MS. HANRAHAN: Kang?
 22 MR. KANG: Here.
 23 MS. HANRAHAN: Min?
 24 (No Response.)
 25 MS. HANRAHAN: Han?

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1 (No Response.)
2 MS. HANRAHAN: And, Kim?
3 (No Response.)
4 CHAIRWOMAN STAR: Okay. In regard to
5 the minutes, we've all read the minutes.
6 If anyone would like to make a motion
7 that we accept the minutes from the last month's
8 meeting?
9 VICE CHAIRMAN AUFIERO: I'll make a
10 motion to accept the minutes from the last month's
11 meeting.
12 CHAIRWOMAN STAR: Thank you, Chris.
13 Second?
14 MR. KANG: Second.
15 MS. HANRAHAN: Mayor?
16 MAYOR KIM: Could you verify if I was
17 here at the last month's meeting?
18 I think I was.
19 CHAIRWOMAN STAR: No.
20 MAYOR KIM: I wasn't?
21 So let me recuse.
22 MS. HANRAHAN: Star?
23 CHAIRWOMAN STAR: Yes.
24 MS. HANRAHAN: Aufiero?
25 VICE CHAIRMAN AUFIERO: Yes.
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1 MS. HANRAHAN: Tarabocchia?
2 MS. TARABOCCHIA: Yes.
3 MS. HANRAHAN: Kang?
4 MR. KANG: Yes.
5 CHAIRWOMAN STAR: And also payment of
6 the bills from last month.
7 May we have a motion to pay the bills?
8 VICE CHAIRMAN AUFIERO: I'll make a
9 motion to pay the bills from last month.
10 CHAIRWOMAN STAR: Second?
11 (No Response.)
12 CHAIRWOMAN STAR: Anybody?
13 MS. TARABOCCHIA: I'll second.
14 MS. HANRAHAN: Mayor?
15 MAYOR KIM: Yes.
16 MS. HANRAHAN: Star?
17 CHAIRWOMAN STAR: Yes.
18 MS. HANRAHAN: Aufiero?
19 VICE CHAIRMAN AUFIERO: Yes.
20 MS. HANRAHAN: Tarabocchia?
21 MS. TARABOCCHIA: Yes.
22 MS. HANRAHAN: Kang?
23 MR. KANG: Yes.
24 CHAIRWOMAN STAR: Okay.
25 Our first case is case SP03, Change of
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1 Use, Yohan Park, 532-10th Street, First Floor.
2 MR. BAE: Good evening.
3 Daniel Bae on behalf of the applicant,
4 Yohan Park, who is standing to my right.
5 We are here for a change of use
6 application for the building located at 432 --
7 532 10th Street.
8 It's a first floor premise. The former
9 use was a cosmetology school.
10 The applicant is looking to use the
11 place for a missionary office. Its primary objective
12 is to use it for an office to plan and coordinate
13 small meetings for missionary work. There's about
14 five to six members. It's about two employees.
15 There are three parking spaces in the
16 front. All the employees will be parked up and
17 dropped off. So no one of them will be using the
18 parking spaces.
19 The hours of operation is from Monday
20 through Friday from 8 a.m. to 10 a.m. and from 6 p.m.
21 to 8 p.m.
22 And on weekends, Saturday and Sunday
23 from 11 a.m. to 4 p.m.
24 MAYOR KIM: Saturday and Sunday.
25 MR. BAE: Saturday and Sunday, yes.
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1 MAYOR KIM: That was 11 a.m. to 4 p.m.
2 MR. BAE: There will be no cooking on
3 the premises.
4 MAYOR KIM: Wait.
5 Could you just slow down with the
6 things, because it's a little bit irregular?
7 During the weekdays you said 10 to
8 what?
9 MR. BAE: Sorry. 8 a.m. to 10.
10 MAYOR KIM: 8 to 10.
11 And then 2 to 4?
12 MR. BAE: From 6 p.m. to 8 p.m.
13 MAYOR KIM: 6 p.m. to?
14 MR. BAE: 8 p.m.
15 MAYOR KIM: 8 p.m.
16 MR. BAE: Yes.
17 MAYOR KIM: Now on the weekend is.
18 MR. BAE: It's from 10 a.m. to 4 p.m.
19 MAYOR KIM: Thank you.
20 Sunday too?
21 MR. BAE: Saturdays and Sundays.
22 There will be minimal impact on traffic
23 compared to the former use. And we'll take any
24 questions the board may have.
25 MAYOR KIM: Okay.
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1 What was the former use?
 2 MR. BAE: It was a cosmetology school.
 3 MAYOR KIM: How many people were
 4 working there?
 5 MR. BAE: At the cosmetology school?
 6 MAYOR KIM: Yes.
 7 MR. BAE: I believe it was at least
 8 five employees, but I do not have personal knowledge.
 9 MAYOR KIM: Okay.
 10 You said there's two parking spaces?
 11 MR. BAE: Three, Mayor.
 12 MAYOR KIM: Three.
 13 You're saying all the employees, which
 14 includes five total, correct?
 15 MR. BAE: No.
 16 Including the employees, there's a
 17 total of three people.
 18 So it's the principal, Mr. Park,
 19 standing to my right, along with two employees.
 20 MAYOR KIM: Okay. That's three total?
 21 MR. BAE: Yes.
 22 MAYOR KIM: Okay.
 23 And you guys are going to carpool for
 24 the three employees?
 25 MR. BAE: Yes.

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1 interpreter first.
 2 THE INTERPRETER: Sir, could you please
 3 raise your right hand?
 4 Do you solemnly swear that you will
 5 interpret accurately intentionally and follow all
 6 guidances in accord binding on you and discharge all
 7 of the solemn duties and obligations of an official
 8 interpreter?
 9 MR. CHOI: Yes.
 10 M I C H A E L C H O I,
 11 having been duly sworn as a Korean Interpreter.
 12 MR. NOH: What is your name, sir?
 13 MR. CHOI: Michael Choi.
 14 MR. NOH: Can you just spell your last
 15 name.
 16 MR. CHOI: C-H-O-I.
 17 MR. NOH: Choi, okay.
 18 And translate that to the witness,
 19 please.
 20 Sir, would you please raise your right
 21 hand?
 22 You need to translate.
 23 Do you swear or affirm that you will
 24 tell the truth, the whole truth, and nothing but the
 25 truth, so help you God?

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1 MAYOR KIM: What is the capacity of
 2 people sitting down there?
 3 MR. BAE: It's got three -- it's got
 4 four rooms, as indicated on the floor plan.
 5 But they expect to have just small
 6 groups of six to eight people at a given time.
 7 MAYOR KIM: At a given time?
 8 MR. BAE: Yes.
 9 MAYOR KIM: So, in other words, at max
 10 at a given time there will be no more than six to
 11 eight people in this whole office?
 12 MR. BAE: Correct.
 13 MAYOR KIM: What is your missionary?
 14 Are you part of a church or...
 15 MR. BAE: Yes.
 16 It's part of the Light -- Light
 17 Community Church, that's also located elsewhere, yes.
 18 MR. NOH: Is he going to testify,
 19 Mr. Bae?
 20 MR. BAE: No.
 21 I'll -- well, if you would like to.
 22 Yes, he can testify, yes.
 23 MR. NOH: Okay, sir.
 24 MR. BAE: I have a Korean interpreter.
 25 MR. NOH: I need to swear in the

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1 Please translate.
 2 MR. BAE: You have to translate his
 3 words.
 4 MR. NOH: Do you need a translator,
 5 sir?
 6 MR. CHOI: He said yes.
 7 MR. NOH: Proceed.
 8 MAYOR KIM: Thank you.
 9 We're not here to figure out what kind
 10 of business it is as long as it's part of the, you
 11 know, area where you could do your business. Right?
 12 But my question still stands. You said
 13 -- Counselor, you said that any given time, not more
 14 than six people should be in this location, correct?
 15 MR. BAE: I said six to eight people.
 16 MAYOR KIM: That's fine, eight people.
 17 MR. BAE: Yes, Mayor.
 18 MAYOR KIM: If I see this right now,
 19 there's a total of 15 seats.
 20 It seems like you could, you know, do
 21 something to teach something, right?
 22 And you have one room -- you have three
 23 rooms plus an office.
 24 So at any given time, why do you need
 25 this much space? If it's only going to be eight

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1 people at any given time?
 2 MR. BAE: Well, you know, they have
 3 that space where, you know, if there's any visitors
 4 that would come other than, you know, as they do the
 5 business there.
 6 MAYOR KIM: What business?
 7 MR. BAE: It's to plan and coordinate
 8 missionary work.
 9 MAYOR KIM: What is missionary work?
 10 What do you guys do?
 11 MR. BAE: It's basically to spread the
 12 word of the Bible.
 13 MR. NOH: Sir, you can testify through
 14 your translator.
 15 He will translate that for us so we can
 16 put an accurate record.
 17 MR. CHOI: He said he's going to do
 18 missionary work by webinar and Zoom. And we're going
 19 to just educate them.
 20 MAYOR KIM: Yeah.
 21 But then why do you require one, two,
 22 three, four separate enclosed working areas when you
 23 only have six to eight at a time?
 24 I just don't understand this. I don't
 25 mind it. It's just that, why are you making three

1 MAYOR KIM: He didn't say three people
 2 right now.
 3 You're not translating correctly.
 4 Counselor?
 5 MR. NOH: He speaks one sentence. You
 6 translate sentence by sentence, please.
 7 MR. CHOI: When two people come in,
 8 just the one person using one room for the missionary
 9 work.
 10 MAYOR KIM: Okay, that's Room Number 1.
 11 What are you doing with Room Number 2
 12 and Room Number 3.
 13 MR. CHOI: Room Number 2 is our
 14 assistant helping how to communicate.
 15 MAYOR KIM: So let me ask you.
 16 Let's get this straight. Room number 1
 17 is two people, you said, right? There going to do
 18 one-on-one, one person?
 19 MR. BAE: Yeah, one person.
 20 MAYOR KIM: What is that one person
 21 going to do other than that?
 22 What's happening in room Number 1? One
 23 person? One employee?
 24 MR. BAE: Just translate that.
 25 MAYOR KIM: Why don't you translate

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1 rooms here when you're saying we're only going to
 2 have eight people at a time.
 3 And those eight people that are coming,
 4 right, you said you have three employees with one
 5 carpool. That's fine.
 6 So it's five other people coming here.
 7 Where are they going to park their cars? How many
 8 parking spaces do you have? Two?
 9 MR. BAE: Three.
 10 Three parking spaces.
 11 MAYOR KIM: Three.
 12 Okay, I guess that's okay.
 13 But you have to explain. What is this
 14 office? The office has to be where your office is.
 15 What is Room Number 1 used for?
 16 MR. CHOI: I'll explain what he said.
 17 Room Number 1 is for the chancellor's office.
 18 MAYOR KIM: You didn't do that. I know
 19 how to speak Korean.
 20 So you can't translate like that, sir.
 21 MR. CHOI: I'm sorry.
 22 MAYOR KIM: You're making things up
 23 right now. You forgot I'll swear you.
 24 MR. PARK: Three people come in. But
 25 we're using the room separately.

1 that, please?
 2 MR. BAE: Okay.
 3 So when a member of the -- when one of
 4 the members is having an issue or difficulty, there
 5 will be a personal private one-to-one --
 6 MAYOR KIM: Consultation.
 7 MR. BAE: Yes.
 8 MAYOR KIM: So we're going to consider
 9 Room Number 1 as consultation.
 10 MR. BAE: Consultation, correct.
 11 MAYOR KIM: With your clients or your
 12 members. Good.
 13 What are we doing with Number 3?
 14 Number 2, fine. We'll do Number 2.
 15 What's Number 2?
 16 MR. BAE: So that room will be
 17 dedicated to one employee receiving reports about any
 18 issues abroad happening with any of the missionary
 19 trips.
 20 MAYOR KIM: Is that an office?
 21 MR. BAE: Yeah. It will be an office,
 22 right.
 23 MAYOR KIM: So why do you need another
 24 office?
 25 Fine. Let's get to that.

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1 Room Number 2 is office, correct?
 2 MR. BAE: Correct.
 3 MAYOR KIM: One person, right?
 4 Receiving all this information from
 5 your members, correct.
 6 MR. BAE: Correct.
 7 MAYOR KIM: All right, good. Let's go
 8 to Room Number 3.
 9 What's Room Number 3?
 10 MR. BAE: So it will be reserved for a
 11 Zoom meeting with various members.
 12 MAYOR KIM: Good, good. Thank you.
 13 Now we're seeing -- now we're trying to
 14 clear this up. What is the office for?
 15 MR. BAE: The office is for his own
 16 personal use.
 17 MAYOR KIM: Would this be for
 18 one-person use only, like you said?
 19 MR. BAE: Yes.
 20 MAYOR KIM: What about, though, in the
 21 back over here (indicating)?
 22 There's 15 seats over there. What is
 23 that for? You guys have 18. You said six to eight.
 24 Now you have 15 seats here.
 25 MR. BAE: Well, he doesn't -- he's not

1 max at a given time.
 2 MAYOR KIM: Why do you need six to
 3 eight people?
 4 Right now I understand there's one
 5 person in the office, the CEO, let's just say.
 6 And Room Number 1 is for consultation,
 7 right? One or two people can come inside here.
 8 Let's say three.
 9 Room Number 2, nobody is here. Room
 10 Number 2, because Room Number 3 is Zoom.
 11 Room Number 2 is receiving one person.
 12 So how do you guys end up between six to eight at the
 13 same time?
 14 MR. BAE: Okay.
 15 So, Mayor, he did testify once a month
 16 there will be sort of, like, a group meeting for all
 17 the people to get together at a given moment.
 18 MAYOR KIM: You're saying that at a
 19 given moment no more than eight, nine people --
 20 eight, nine people.
 21 MR. BAE: Right.
 22 MAYOR KIM: Okay.
 23 VICE CHAIRMAN AUFIERO: Are all of
 24 these -- is Room Number 1, Room Number 2, Room
 25 Number 3 and the office all currently there, or is

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1 seeking to limit the members to six to eight people.
 2 But currently there are six to eight
 3 people.
 4 MAYOR KIM: Then we have a -- we have
 5 to discuss about parking, available parking spaces.
 6 MR. BAE: So there will be definitely
 7 arrangements for carpooling for sure, because
 8 obviously there's three parking spaces.
 9 You won't be able to come here.
 10 MAYOR KIM: There's three parking
 11 spaces only allocated for your location.
 12 MR. BAE: Yes, correct.
 13 MAYOR KIM: Dedicated to your location.
 14 MR. BAE: Yes.
 15 VICE CHAIRMAN AUFIERO: What did you
 16 say the max number of people was at one time? It was
 17 eight with the two employees and one principal.
 18 MR. BAE: Right, correct.
 19 VICE CHAIRMAN AUFIERO: Okay.
 20 So if you're saying it's eight max,
 21 then I think you should --
 22 MR. BAE: There will be about, like, 11
 23 people, six to eight members along with the two
 24 employees and one principal.
 25 VICE CHAIRMAN AUFIERO: So 11 people

1 that all going to be new -- new partitions with new
 2 -- are these rooms going to be made new or are they
 3 there already?
 4 MR. BAE: Yes, correct, it's already
 5 there.
 6 VICE CHAIRMAN AUFIERO: They're already
 7 there?
 8 MR. BAE: Yes.
 9 CHAIRWOMAN STAR: Okay.
 10 MAYOR KIM: Are you guys going to serve
 11 any food?
 12 MR. CHOI: No.
 13 MAYOR KIM: Are you going to sell
 14 anything?
 15 MR. CHOI: No.
 16 MR. BAE: No, Mayor.
 17 CHAIRWOMAN STAR: So no coffee or
 18 anything like that.
 19 MAYOR KIM: Well, coffee, we have
 20 coffee here too.
 21 MR. BAE: I guess coffee. Some coffee
 22 will be served.
 23 MAYOR KIM: In closed containers,
 24 drinks and beverages?
 25 You know, I wish they don't use a

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1 kitchen. There's no kitchen here, right?
 2 MR. BAE: No kitchen.
 3 CHAIRWOMAN STAR: Oh, okay.
 4 Any other questions from the board?
 5 MR. KANG: This is a missionary office,
 6 so are the missionaries going to do, like, a Sunday
 7 service thing, a worship service?
 8 MR. CHOI: No.
 9 MR. BAE: No.
 10 There won't be any Sunday service.
 11 MR. KANG: What if I put the condition,
 12 no worship, no Sunday service in the resolution, is
 13 it going to be a problem to you?
 14 MR. BAE: Yes, he's willing to
 15 stipulate to that condition.
 16 VICE CHAIRMAN AUFIERO: Would you also
 17 be willing to take away four seats?
 18 Because you're testifying that you're
 19 going to have 11 people max, but you have 15 seats.
 20 And you're a little crunched on parking.
 21 There's only three spaces available.
 22 So I think it would be in your best -- in my best
 23 view that you remove four seats.
 24 MR. BAE: Okay. Yes, we're willing to
 25 adjust four seats.

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1 VICE CHAIRMAN AUFIERO: Okay.
 2 CHAIRWOMAN STAR: Are there any other
 3 questions from the board members?
 4 MAYOR KIM: I have a question, let me
 5 check on Google.
 6 But on 10th Street, is there any street
 7 parking there?
 8 MR. BAE: Yes, there is.
 9 MAYOR KIM: Do you know how many street
 10 parking in the vicinity?
 11 MR. BAE: How many street parking? I
 12 think all along that street, 10th Street.
 13 MR. KANG: Both sides?
 14 MR. BAE: Yes, on both sides. Yes.
 15 MAYOR KIM: Let's take a look.
 16 This is how it looks?
 17 Oh, I know where it is. There's really
 18 not much parking spaces here.
 19 It's all private parking.
 20 But I guess -- I guess, you know, if
 21 they're going to say they're willing to have no more
 22 six to eight people, they're going to carpool, yeah.
 23 And they're going to remove four seats,
 24 you say.
 25 VICE CHAIRMAN AUFIERO: Yes.

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1 MAYOR KIM: Four seats.
 2 And also Justin's stipulation that
 3 there won't be any service on the weekends.
 4 MR. BAE: Right.
 5 MAYOR KIM: No food. No prepared food.
 6 No selling anything.
 7 CHAIRWOMAN STAR: Okay? All set?
 8 Okay.
 9 We'll open it up to the public.
 10 Does anyone have a question for this
 11 applicant?
 12 (No Response.)
 13 CHAIRWOMAN STAR: No? Okay.
 14 Then we'll close that portion.
 15 VICE CHAIRMAN AUFIERO: I'll make a
 16 motion to accept the application as presented with
 17 the following stipulations:
 18 To remove four seats depicted on the
 19 architectural plans, therefore, reducing it from 15
 20 to 11 seats.
 21 MAYOR KIM: And?
 22 VICE CHAIRMAN AUFIERO: Justin can
 23 chime in with his stipulation.
 24 MAYOR KIM: Justin?
 25 MR. KANG: Yeah.

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1 I'll make a second with the stipulation
 2 of no Sunday worship services.
 3 MS. HANRAHAN: Mayor?
 4 MAYOR KIM: Yes.
 5 Add in the third stipulation that they
 6 will have higher no more than six to eight, eight at
 7 one time.
 8 And no food is -- no food is served or
 9 prepared. And nothing is sold as a secondary
 10 business there.
 11 MS. HANRAHAN: Star?
 12 CHAIRWOMAN STAR: Yes to all of these
 13 stipulations.
 14 MS. HANRAHAN: Aufiero?
 15 VICE CHAIRMAN AUFIERO: Yes to the
 16 stipulations.
 17 MS. HANRAHAN: Tarabocchia?
 18 MS. TARABOCCHIA: Yes to the
 19 stipulations.
 20 MS. HANRAHAN: Kang?
 21 MR. KANG: Yes with all the
 22 stipulations.
 23 MAYOR KIM: Congratulations.
 24 MR. BAE: Thank you.
 25 Thank you, Mayor.

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1 CHAIRWOMAN STAR: All right. The next
 2 case is SP4, H&P Innovation, LLC, 7 Broad Avenue,
 3 Unit 107.
 4 Anybody here for that case?
 5 MAYOR KIM: Anybody here? Mr. Kim,
 6 this might be your case.
 7 MR. KIM: Good evening, this is
 8 Dongsung Kim from Kim, Choi & Kim, P.C. for H & P
 9 Innovation, LLC.
 10 CHAIRWOMAN STAR: Could you speak up a
 11 little bit?
 12 MR. KIM: Sure, yes.
 13 This is an application for a change for
 14 the premises located at 7 Broad Avenue, Unit 107,
 15 Palisades Park, New Jersey, which is commonly known
 16 as Pine Plaza.
 17 The previous use was the health food
 18 retail store.
 19 And the applicant is going to change it
 20 to a woman's boutique, selling cosmetics and fashion
 21 jewelry.
 22 There is only one employee working for
 23 this business. And this Pine Plaza has four
 24 underground floors, which has about 179 parking
 25 spaces.

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1 Mr. Kim, please proceed.
 2 MR. KIM: Yes.
 3 What are the business hours for this
 4 business? The business hours.
 5 MS. SAO: 11 to 7, Monday through
 6 Saturday.
 7 And Sunday is closed.
 8 MR. NOH: Would you be able the speak a
 9 little louder? We can't hear you.
 10 Can you speak a little louder, please?
 11 MS. SAO: Okay. Our business hours:
 12 Monday through Saturday, open 11 to 7.
 13 And Sunday is closed.
 14 MR. KIM: So how many employees is
 15 working for this business.
 16 MS. SAO: Just one.
 17 CHAIRWOMAN STAR: Besides yourself?
 18 Another employee, or just you.
 19 MS. SAO: I am a business member. So
 20 the owner and me, and we're together.
 21 CHAIRWOMAN STAR: So two employees?
 22 MS. SAO: Yeah.
 23 MAYOR KIM: So she represents -- she
 24 represents the owner.
 25 MS. SAO: Me? No.

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1 So there's no -- there's no parking
 2 issue on this business.
 3 The business hours are from 11 to
 4 7 p.m., Monday through Sunday -- Monday through
 5 Saturday.
 6 MR. NOH: Is she going to testify?
 7 MR. KIM: Yes.
 8 MR. NOH: Yeah?
 9 Can I swear her in?
 10 MR. KIM: Yes.
 11 MR. NOH: Ma'am, will you raise your
 12 right hand, please?
 13 Do you swear or affirm that you tell
 14 the truth, the whole truth, and nothing but the
 15 truth, so help you God?
 16 MS. SAO: Yes.
 17 S U H E E S A O,
 18 having been duly sworn, testifies as follows:
 19 MR. NOH: State your name, please.
 20 MS. SAO: My name is Suhee Sao.
 21 MR. NOH: Please spell your last name
 22 for us.
 23 MS. SAO: The last name is S-A-O.
 24 MR. NOH: Thank you.
 25 Go ahead.

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1 MAYOR KIM: Then why is she here?
 2 MR. KIM: The applicant is the
 3 business, and she's a member of the business.
 4 MAYOR KIM: So she represents the
 5 business, correct?
 6 MR. KIM: Yes.
 7 MR. NOH: She has the authorization
 8 from the H & P Innovation, LLC to come forward today
 9 and testify on behalf of that company? Because the
 10 application was signed by Jong S. Kim.
 11 MAYOR KIM: Yeah.
 12 Your name is different. That's why.
 13 MR. NOH: You're swearing that you are
 14 fully authorized to speak on your behalf -- on behalf
 15 of the applicant today.
 16 MAYOR KIM: Attorney, could you answer
 17 that.
 18 MR. KIM: Yes.
 19 Like she testified, she and Ms. Kim is
 20 a member of the business.
 21 MAYOR KIM: We understand that she's a
 22 member.
 23 The specific question to the attorney
 24 and to the witness over here is, is she authorized by
 25 H & P Innovation and Jong S. Kim that she is a

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1 representative and whatever happens here, she is a
 2 representative of the company and it's okay?
 3 MR. KIM: Yes.
 4 MR. NOH: We'll take that testimony.
 5 Please proceed.
 6 MR. KIM: And, in your knowledge, how
 7 many parking spaces is in this building?
 8 MS. SAO: (Witness speaking in Korean.)
 9 MR. KIM: I'm asking how many parking
 10 spaces.
 11 MS. SAO: A number?
 12 MR. KIM: Yeah, a number.
 13 MS. SAO: I don't know how to speak
 14 exactly the number, because the building is --
 15 MAYOR KIM: This is crazy.
 16 Come on.
 17 You guys are supposed to find out how
 18 many parking spaces. It's not about how many parking
 19 spaces in general.
 20 Like, if you're dedicated to how many
 21 parking spaces, you have to let us know.
 22 But if you say no, there's no
 23 dedication and anybody can go inside the parking
 24 and park, then you have to tell us how many parking
 25 spaces are there and how many spaces are you

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1 building there.
 2 MAYOR KIM: Why? Because you're a
 3 Realtor.
 4 MR. KANG: Yeah. I'm also friends with
 5 Mr. Park.
 6 MAYOR KIM: You're a broker, not a
 7 Realtor.
 8 My apologies.
 9 MR. KANG: So I don't think we're going
 10 to have a parking issue with this applicant because
 11 there is plenty of parking anyway.
 12 And mostly the building is,
 13 unfortunately, empty. So there are many. Parking is
 14 not an issue.
 15 My question is, are you going to sell
 16 jewelry and cosmetics? Are you going to manufacture
 17 any jewelry?
 18 MAYOR KIM: Good question.
 19 MS. SAO: Not manufacturer.
 20 We usually bring to a jewelry company.
 21 MAYOR KIM: No, no, cosmetics. You
 22 just turned to jewelry.
 23 MS. SAO: Oh, cosmetics. We can't.
 24 Just --
 25 MR. KANG: Just retail.

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1 dedicated or is going to be available?
 2 Do you know that?
 3 MS. SAO: Yeah, yeah, I know.
 4 MAYOR KIM: Okay, good.
 5 So is the parking spaces specifically
 6 dedicated to your business?
 7 MS. SAO: Yes.
 8 MAYOR KIM: How many?
 9 MS. SAO: How many? Just two or three.
 10 MAYOR KIM: Two or three.
 11 MS. SAO: Yes.
 12 MR. KANG: Does it show on your lease?
 13 MAYOR KIM: See, it should be on the
 14 lease.
 15 MR. NOH: Is there a copy of the lease?
 16 Is there? Can you point that out?
 17 MR. KANG: Counsel, would you please
 18 tell us, where can I find the designated parking
 19 spaces in the lease, if there is any?
 20 She just said two or three but...
 21 MR. KIM: I don't think there is any --
 22 there is parking spaces in the lease.
 23 MAYOR KIM: No, I don't think there's
 24 any parking spaces in the lease.
 25 MR. KANG: I am very familiar with that

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1 MS. SAO: Just bring...
 2 MAYOR KIM: Is it packaged product?
 3 MS. SAO: Yes, packaged product.
 4 MR. KANG: Are you going to repair any
 5 jewelry, broken?
 6 MS. SAO: Not me.
 7 Just my another partner and jeweler.
 8 The same thing.
 9 MR. KANG: In that space.
 10 MS. SAO: No.
 11 A different place. We don't -- just
 12 there is sale of jewelry.
 13 MR. KANG: Another location. So you
 14 are going to ship out to another location for
 15 repairs.
 16 MS. SAO: One second. Let me ask the
 17 lawyer.
 18 MR. KIM: Is there any repairs?
 19 They're going to ship to some people they know in
 20 Manhattan.
 21 So they're going to repair it and ship
 22 it back to the jewelry store.
 23 MR. KANG: So manufacturing and repair
 24 will not be at that --
 25 CHAIRWOMAN STAR: On those premises.

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1 MR. KANG: -- on the premises? You're
 2 going to ship out.
 3 MR. KIM: Yes. This is the retail
 4 store.
 5 MR. KANG: Retail space.
 6 Okay, got it.
 7 MAYOR KIM: So what kind of jewelry are
 8 you guys selling?
 9 MS. SAO: Fine jewelry.
 10 MAYOR KIM: Gold? Diamonds?
 11 MS. SAO: Yes, right.
 12 MAYOR KIM: And, you know, making the
 13 rings bigger and wider, you don't do it there, you
 14 send it over to another factory, another place?
 15 MS. SAO: We can't do it directly in
 16 there. Just we ship to Manhattan.
 17 MAYOR KIM: Where is the drawing of
 18 your shop?
 19 MR. KANG: This is in the back.
 20 MAYOR KIM: In the back?
 21 MR. NOH: Right after the last page of
 22 the lease.
 23 MAYOR KIM: Okay, yeah.
 24 But it just says "Drawing." Its's just
 25 a map.

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1 How is it set up? It's just one room
 2 right now. But inside the room, where is the tables?
 3 Where is the... Okay, my apologies.
 4 MR. KANG: On the left side.
 5 MAYOR KIM: Got it.
 6 MR. KANG: They have, like, display,
 7 showcase.
 8 MAYOR KIM: Got it.
 9 288 square feet. Very small.
 10 How many employees?
 11 MR. KIM: She testified one.
 12 MAYOR KIM: Just one? You're only one
 13 person working there?
 14 MS. SAO: Yeah. Me or...
 15 MR. NOH: She testified two.
 16 CHAIRWOMAN STAR: She said two.
 17 MAYOR KIM: You testified two or one.
 18 CHAIRWOMAN STAR: She and the owner,
 19 she said.
 20 MR. KIM: She said two.
 21 MAYOR KIM: Two.
 22 MR. NOH: Yourself included, right.
 23 MS. SAO: Yes, right.
 24 MAYOR KIM: Are you going to sell
 25 anything else? Shoes? Clothes?

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1 MS. SAO: Sometimes.
 2 If my customer wants, we can order.
 3 MAYOR KIM: Bags?
 4 MS. SAO: Usually we can sell cosmetics
 5 and jewelry.
 6 MAYOR KIM: It's best you let us know
 7 what you plan to, you know, sell.
 8 But just say you come here and say I
 9 want to sell jewelry and cosmetics, I don't think the
 10 board has any issue.
 11 When you open that up and start selling
 12 shoes --
 13 MS. SAO: Shoes.
 14 MAYOR KIM: Yeah. You start selling
 15 clothes, you should come back and say, I changed my
 16 business; I'm actually selling something else.
 17 If you're going to sell, you know,
 18 food, you have to come back to us, right?
 19 So I want to make sure that you're only
 20 going to in the future going to sell jewelry and
 21 cosmetics.
 22 MS. SAO: Yes, usually we do.
 23 MAYOR KIM: Okay.
 24 CHAIRWOMAN STAR: Does anybody else
 25 have a question?

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1 (No Response.)
 2 CHAIRWOMAN STAR: If not, we'll open it
 3 to the public.
 4 Anyone have a question for this
 5 applicant?
 6 (No Response.)
 7 MS. TARABOCCHIA: Is this your first
 8 time having this business, or you have another store
 9 somewhere else?
 10 MS. SAO: First time.
 11 MS. TARABOCCHIA: First time?
 12 MS. SAO: Yes.
 13 CHAIRWOMAN STAR: Does anyone else from
 14 the public?
 15 We'll close that portion.
 16 And we'll have a motion, please.
 17 MAYOR KIM: Justin, would you start.
 18 MR. KANG: Yeah.
 19 I'll make a motion to approve it as
 20 presented with the following stipulation:
 21 Just retail of jewelry and cosmetics, as
 22 a woman's boutique shop, no manufacturing, no
 23 repairing.
 24 CHAIRWOMAN STAR: Do we have a second
 25 on that?

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1 VICE CHAIRMAN AUFIERO: I'll second
 2 that.
 3 MS. HANRAHAN: Mayor?
 4 MAYOR KIM: Yes.
 5 MS. HANRAHAN: Star?
 6 CHAIRWOMAN STAR: Yes.
 7 MS. HANRAHAN: Aufiero?
 8 VICE CHAIRMAN AUFIERO: Yes.
 9 MS. HANRAHAN: Tarabocchia?
 10 MS. TARABOCCHIA: Yes.
 11 MS. HANRAHAN: Kang?
 12 MR. KANG: Yes with the stipulations.
 13 MAYOR KIM: Congratulations.
 14 Good luck.
 15 MR. KIM: Thank you so much.
 16 Take care.
 17 MS. SAO: Thank you.
 18 MAYOR KIM: The man of the hour.
 19 CHAIRWOMAN STAR: One second. We have
 20 a case on here. It's a variance. 779 to 783 Paramus
 21 Road, LLC at 500 Second Street, Block 310.
 22 It has been withdrawn.
 23 MR. NOH: Mayor, did this case go to
 24 the --
 25 MAYOR KIM: It went to the Zoning

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1 MS. TARABOCCHIA: Yes.
 2 MS. HANRAHAN: Kang?
 3 MR. KANG: Yes.
 4 MS. HANRAHAN: Mayor?
 5 MAYOR KIM: Yes.
 6 CHAIRWOMAN STAR: A hearing pursuant to
 7 N.J.S.A. 40A:12A to determine and adopt a resolution
 8 as to whether to recommend an area to be designated
 9 as an area in need of redevelopment
 10 (non-condemnation) in connection with Block 504,
 11 Lots 1 to 5 and 10, also known as 121 to 131 West
 12 Ruby Avenue and 20 to 40 Fairview Street.
 13 MR. NOH: I have to make a statement.
 14 Pursuant to the governing body of
 15 Palisades Park, Resolution Number 2025-85 dated
 16 February 24, 2025, the Planning Board of Palisades
 17 Park was authorized to conduct a preliminary
 18 investigation to determine whether the area
 19 identified as Block 504, Lot 1, 2, 3, 4, 5, also
 20 known as 20-40 Fairview Street, and Lot 10, also
 21 known as 121-131 West Ruby Avenue as shown on the Tax
 22 Map of the Borough of Palisades Park meets the
 23 statutory criteria for redevelopment under
 24 N.J.S.A. 40A:12A and whether it should be designated
 25 as an area in need of redevelopment.

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1 Board. It has been settled over there.
 2 CHAIRWOMAN STAR: Okay. So that case
 3 is finished. We're dismissing it without prejudice.
 4 MAYOR KIM: Let me not be responsible
 5 for that because luckily the Zoning Board Chair is
 6 here.
 7 What happened?
 8 MR. CHUNG: Yeah, we did.
 9 We're good.
 10 MR. NOH: Make a motion.
 11 MS. TARABOCCHIA: Is it with prejudice
 12 or without?
 13 MR. NOH: Without.
 14 CHAIRWOMAN STAR: Can I have a motion?
 15 VICE CHAIRMAN AUFIERO: I'll make a
 16 motion to dismiss the application without prejudice.
 17 CHAIRWOMAN STAR: Okay.
 18 A second?
 19 MS. TARABOCCHIA: I'll second it. I'll
 20 second it.
 21 MS. HANRAHAN: Star?
 22 CHAIRWOMAN STAR: Yes.
 23 MS. HANRAHAN: Aufiero?
 24 VICE CHAIRMAN AUFIERO: Yes.
 25 MS. HANRAHAN: Tarabocchia?

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1 The governing body directed the
 2 investigation to proceed as a non-condemnation
 3 redevelopment area.
 4 Accordingly, the Planning Board has
 5 directed the Board Planner, Kauker & Kauker, LLC, to
 6 prepare a preliminary investigative report with a map
 7 of the area and a statement setting forth the basis
 8 for the investigation, pursuant to
 9 N.J.S.A. 40:55D-66B(1).
 10 A hearing date was set for March 26,
 11 2025 at 7 p.m., today. Notice of the time and place
 12 of the hearing was published in the newspapers in
 13 general circulation in the municipality once a week
 14 for two consecutive weeks, and the last publication
 15 appearing at least ten days prior to the date set for
 16 the hearing today.
 17 Notice of the hearing was mailed at
 18 least ten days prior to the date of the hearing to
 19 the owners of record of each property within the
 20 proposed redevelopment development and also the
 21 owners of the property within 200 feet of the
 22 proposed redevelopment area.
 23 Also, the preliminary investigative
 24 report was available to be inspected by any
 25 interested public at the office of the Planning

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1 Board.
 2 Now, we can have Mr. Michael F. Kauker
 3 testify on behalf of the Planning Board as an
 4 expert.
 5 MR. KAUKER: Good evening, everyone.
 6 MR. NOH: Can I swear you in, sir?
 7 MR. KAUKER: For the record, my name is
 8 Michael F. Kauker. That's K-A-U-K-E-R. I'm a
 9 partner in the firm of Kauker & Kauker.
 10 MR. NOH: Sir, can I just swear you in
 11 for the expert testimony?
 12 Please raise your right hand, sir.
 13 Do you swear to tell the truth and
 14 nothing but the truth pertaining to this application
 15 or hearing, so help you God?
 16 MR. KAUKER: I do.
 17 MICHAEL D. KAUKER, PP. AICP
 18 356 Franklin Avenue, #3, Wyckoff, New Jersey,
 19 having been duly sworn, testifies as follows:
 20 MR. NOH: Thank you, sir.
 21 MR. KAUKER: We are Borough Planners.
 22 We serve from time to time the Planning Board, Zoning
 23 Board of Adjustment and Borough Council on planning
 24 and zoning matters.
 25 We have been retained pursuant to a
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1 letter, Resolution Number 2025-85 adopted by the
 2 Borough of Palisades Park, Borough Council, on
 3 February 24, 2025, requesting and directing the
 4 Planning Board to authorize our firm -- authorize our
 5 firm to prepare a preliminary investigation report
 6 for the areas known as 121-131 West Ruby Avenue and
 7 20 to 40 Fairview Street.
 8 The report is entitled "Preliminary
 9 Investigation for Non-condemnation, Area in Need of
 10 Redevelopment." It is dated March 5th, 2025.
 11 And it was prepared for the Borough of
 12 Palisades Park.
 13 I'd like to give a short summary of the
 14 substance of the report and our recommendation to
 15 this Planning Board.
 16 The purpose of the investigation is to
 17 determine whether the specified areas so noted
 18 previously qualify as an area in need of
 19 redevelopment as outlined in New Jersey's local
 20 Redevelopment & Housing Law.
 21 Importantly, the proposed designation
 22 is without condemnation powers.
 23 In preparing this report, we have
 24 embarked upon three major tasks. The first is site
 25 inspection of all of the properties contained within
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1 the study area, which have been described to you.
 2 The second is data collection,
 3 gathering of relevant data, including property
 4 ownership records, tax assessments, building permits
 5 and previous planning studies.
 6 The third are an overview environmental
 7 assessment to review any relevant environmental
 8 reports and any contamination issues related to the
 9 several properties.
 10 The study area description is
 11 Block 506, Lots 1, 2, 3, 4 and 5 at 20-40 Fairview
 12 Street. That area is 59,540 square feet.
 13 The second sub-area is located on West
 14 Ruby Avenue. It's known as Block 504, Lot 10, at
 15 121-131 West Ruby Avenue. That area comprises an
 16 area of 35,117 square feet. Those two property areas
 17 essentially total 2.17 acres.
 18 The first area that we studied is the
 19 20 to 40 Fairview Street frontage, which has an area
 20 of 1.37 acres. It was found that it contains a
 21 severely dilapidated, abandoned industrial building
 22 partially over 72 years of age with fire damage and
 23 structural issues.
 24 The second characteristic is that the
 25 site is mostly covered by buildings and deteriorating
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1 pavement with access via multiple curb cuts along
 2 Fairview Street.
 3 The third characteristic is that these
 4 particular properties are surrounded by several
 5 mixed-use characteristics of commercial, residential,
 6 industrial and another abandoned property to the
 7 south.
 8 All of these properties are located
 9 within the M1 Industrial District.
 10 The second group of properties, which
 11 total 0.8 acres in the M1 District, exhibited the
 12 following characteristics:
 13 It contains three abandoned one-story
 14 buildings, each over 72 years of age, all in poor
 15 condition.
 16 The former uses include warehousing and
 17 distribution for beauty products and overhead doors,
 18 giving rise to the name Mockler Company, which
 19 everyone is well aware of.
 20 The former uses include warehousing and
 21 distribution for beauty products and overhead doors.
 22 The site is mostly covered by
 23 deteriorated buildings and paved areas with truck
 24 access from West Ruby Avenue.
 25 It is bordered by other industrial,
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1 commercial and office uses, including another
 2 abandoned site to the north.
 3 Consistency with Master Plan Planning
 4 Goals:
 5 The 2023 Master Plan Re-Examination
 6 Report, which this board reviewed and approved,
 7 recommends reviewing this area for redevelopment.
 8 Additionally, the area is designated
 9 within Planning Area Number 1 within the State's
 10 Master Plan, aligning it with Smart Growth
 11 Principles.
 12 Affordable housing considerations were
 13 a part of this report. This redevelopment area, or
 14 potential redevelopment area, is also crucial for
 15 addressing affordable housing obligations, as the
 16 parcel is part of a consolidated builder's remedy
 17 lawsuit. Redevelopment here would significantly
 18 contribute to the Borough's Round 3 Affordable
 19 Housing Plan.
 20 Based upon our investigation, the
 21 following findings were made:
 22 The analysis concludes that the study
 23 area meets the redevelopment criteria under
 24 N.J.S.A. 40A-12A-5 as follows:
 25 Block 504, Lots 1, 2, 3, 4 and 5
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1 Its inclusion is essential for
 2 effective redevelopment given its strategic location
 3 adjacent to Grand Avenue.
 4 With regard to the second major group
 5 of properties fronting on West Ruby Avenue, namely
 6 Block 504, Lot 10 at 121 and 131, the site also
 7 qualifies under Criteria A, B, D and H.
 8 With regard to Criteria A, the site
 9 contains three industrial buildings over 72 years of
 10 age, now deteriorated and obsolete. Their age, poor
 11 condition, outdated design and lack of modern
 12 amenities, including energy efficiency and
 13 technological infrastructure, render their unsuitable
 14 for current commercial needs.
 15 These factors are supported by site
 16 inspections and photographic evidence contained
 17 within the report.
 18 Criteria B, the buildings have been
 19 vacant and abandoned for at least ten years. A fire
 20 caused structural collapse in part of the site,
 21 leaving the building unsafe and unusable.
 22 Much of the structure is boarded up
 23 with broken windows, reinforcing its abandonment.
 24 With regard to Criteria D, the site
 25 exhibits faulty layout and overdevelopment with
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1 fronting on Fairview Street all qualify under five
 2 specific -- four specific criteria: Criteria A,
 3 Criteria B, Criteria D and Criteria H.
 4 With regard to Criteria H, the site has
 5 been abandoned for over two years -- ten years, with
 6 all buildings vacant and in disrepair, including
 7 fire-related roof collapse and visible neglect.
 8 With regard to Criteria A, the
 9 buildings are severely deteriorated, unsafe and
 10 obsolete due to age, fire damage and structural
 11 decline, as confirmed by our site visits, photos,
 12 which are contained in the report, and a 2022 Notice
 13 of Unsafe Structure. The outdated design, lack of
 14 modern amenities and inefficiency further support
 15 this classification.
 16 With regard to Criteria D, the site
 17 suffers from overcrowding, poor design and lack of
 18 open space and organized circulation creating unsafe
 19 and inefficient conditions. Deteriorated pavement
 20 and undefined access points worsen the issue.
 21 With regard to the fourth criteria, H,
 22 the property is in a designated Smart Growth Planning
 23 Area 1 within the context of the statewide Master
 24 Plan and aligns with the State Development and
 25 Redevelopment Plan Objectives.
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1 nearly the entire lot covered by buildings and
 2 deteriorating pavement. There are no defined parking
 3 areas or circulation aisles, resulting in unsafe
 4 traffic patterns. Access is further impeded by
 5 poorly maintained curbs and storage containers
 6 blocking parts of the site.
 7 With regard to the fourth criteria,
 8 Criteria H, located in Planning Area 1 and designated
 9 as a Smart Growth Area, the site aligns with the
 10 goals of the State Development and Redevelopment
 11 Plan. Redevelopment would support Smart Growth
 12 principles, such as compact development, housing
 13 diversity and revitalization of existing communities.
 14 Its inclusion is necessary for effective and cohesive
 15 development of the larger area contained within the
 16 report, particularly given its key location within
 17 proximity of Grand Avenue.
 18 In summary, all six of the parcels are
 19 integral to the redevelopment area due to their
 20 physical deficiencies, strategic location and
 21 alignment with Smart Growth principles, making them
 22 necessary for the effective redevelopment of the
 23 area.
 24 We have concluded that the preliminary
 25 investigation concludes that the study areas meets
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1 the statutory criteria for designation as an area in
 2 need of redevelopment with [sic] condemnation.
 3 It is our recommendation that the
 4 Planning Board acknowledge and consider approving the
 5 findings in the preliminary investigation and support
 6 the designation of the area in need of redevelopment
 7 without condemnation.

8 And I believe that prior reference to
 9 with condemnation should have read "without
 10 condemnation." My apologies.

11 MR. NOH: Would you correct the record,
 12 please, non-condemnation.

13 MR. KAUKER: I submit the report to you
 14 -- this Planning Board for your consideration.

15 MR. NOH: All right.

16 Based on Mr. Kauker's testimony, we'll
 17 accept the preliminary investigation report and
 18 statements setting forth the bases for the
 19 preliminary investigation, area in need of
 20 redevelopment with non-condemnation as evidence and
 21 the board will consider.

22 CHAIRWOMAN STAR: Does anyone have a
 23 question for Mr. Kauker?

24 MAYOR KIM: Mr. F. Kauker, the premise
 25 of this whole situation, how did this happen?

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1 procedures for disclosure, preliminary investigative
 2 report.

3 MR. KAUKER: It's the first major step
 4 toward the goals of the Borough Council to serve the
 5 needs of the people as it relates to --

6 MAYOR KIM: It's because of the
 7 litigation cases that we're going through.

8 MR. KAUKER: And affordable housing.

9 MAYOR KIM: Yes.

10 Thank you. That's very important. We
 11 have no choice pretty much. Yeah.

12 CHAIRWOMAN STAR: Does anyone else have
 13 any questions or comments?

14 (No Response.)

15 CHAIRWOMAN STAR: Does anyone from the
 16 public have a question or comment?

17 MAYOR KIM: Please come up.

18 CHAIRWOMAN STAR: Yes.

19 We have to limit this time.

20 MAYOR KIM: Yes. Please come up.

21 Please come up.

22 Name and address.

23 MS. COMAS: Up to here.

24 MAYOR KIM: Yeah, sure.

25 Good to see you.

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1 Because -- why are we doing this? Because it was
 2 ordered by the judge, correct?

3 MR. KAUKER: We are doing this in order
 4 to -- regardless of the outcome of the litigation
 5 that's currently active.

6 MAYOR KIM: The litigation the judge --

7 MR. KAUKER: The Borough Council --
 8 it's the Borough Council's view, pursuant to their
 9 direction to the Planning Board, to recognize the
 10 physical conditions that are existent within the
 11 area. That would give rise or could support and give
 12 rise to redevelopment.

13 MAYOR KIM: Right.

14 But why are we doing this redevelopment
 15 of non-condemnation? Why?

16 MR. KAUKER: We're doing it to be able
 17 to -- if the Planning Board so advises and supports
 18 the Borough Council's view, the next step would be
 19 the Borough Council authors --

20 MAYOR KIM: Why are we doing it?

21 MR. KAUKER: -- authorizes the
 22 preparation of the redevelopment plan.

23 MAYOR KIM: Why did the Mayor & Council
 24 decide that this is okay, we have to do this, pass it
 25 over to the Planning Board to follow the proper

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1 By the way, we're working on putting in
 2 crosswalk guards -- crosswalks on Grand Avenue. It's
 3 going to happen this year.

4 MS. COMAS: Where on Grand Avenue?

5 MAYOR KIM: We're going the find as
 6 much as possible. We're requesting five.

7 But we're hoping to get all.

8 Please continue about this.

9 MS. COMAS: Okay. Well --

10 THE COURT REPORTER: May I have your
 11 name, ma'am?

12 MS. COMAS: Melanie Comas.

13 MAYOR KIM: Address?

14 MS. COMAS: 83 West Hardwood Terrace,
 15 the corner of Grand Avenue.

16 I had a question regarding what you
 17 brought up, how did this all come about. It seems
 18 that there is a judge involved with what should be on
 19 the property.

20 MAYOR KIM: What I can tell you is
 21 this, what I can explain to you is this, we're still
 22 under litigation so we can't really talk too much.

23 However, this all was rooted because
 24 we're the only state in 50 states of America that
 25 have this thing called the Affordable Housing Act.

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1 It is mandated by the State coming down to all these
2 towns to create, depending on the area and how much
3 population, how much density, that we have to provide
4 affordable homes, low, mod and senior, veteran
5 affordables homes.

6 Unfortunately, the governing body and
7 the leadership here, especially the BA, the Borough
8 Administrator, the former Borough Administrator, did
9 not disclose or let the governing body know for over
10 15 years. This law came into effect about 15 years
11 ago.

12 MS. COMAS: And nobody knew?

13 MAYOR KIM: Nobody knew.

14 I, as the Mayor, knew about it two
15 years ago. In 2023, fall, that's when I started to
16 know this was happening. No one knew about it.

17 This should have been rectified a long
18 time ago. We should have found remedies, found
19 locations to do this way before.

20 But then because we didn't follow the
21 law -- coincidentally -- and this is a fact -- the
22 BA, the former BA that didn't do his work, is one of
23 the litigators who is suing us, saying that you
24 didn't follow the Affordable Housing Act.

25 So me as a litigator and other

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1 MAYOR KIM: Think about this. Think
2 about this.
3 MS. COMAS: Nobody knew?
4 MAYOR KIM: You're a smart cat.
5 See, guess what happened? The BA
6 didn't forward his release and he's outside suing the
7 Borough because he has a right to build because we
8 didn't follow the law.

9 Now, with that, the judge threw away
10 our zoning rights and our Planning Board rights out
11 the window. We finally got it back. It's all part
12 of the mediation where they're saying -- it's called
13 Builder's Remedy. Because we didn't follow the
14 affordable homes, we're going to build -- amongst
15 homes, we're going to build 80, 90, 100, 150 units,
16 300 units, 400 units, and there's nothing you can do
17 about it.

18 MS. COMAS: So who was that? Lorenzo
19 you're talking about?

20 MAYOR KIM: I can't say, but you
21 figured it out.

22 MS. COMAS: I know what was happening
23 with him. It was in the paper.

24 MAYOR KIM: We are trying to rectify
25 it.

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1 landholders want to say, hey, you guys didn't follow
2 the law. You have no rights. We're going to build
3 300, 500 units over here. And we're going to give
4 you 20 percent of the affordable homes.

5 So if the builder goes -- and you build
6 here by law, if you get 100 units, you have to give
7 20 units to affordable homes.

8 So with that, because we didn't follow
9 the law, they came suing for us.

10 MS. COMAS: But wouldn't the State give
11 letters --

12 MAYOR KIM: The State is part of the
13 judge.

14 MS. COMAS: Right.

15 But wouldn't the State give letters to
16 Palisades Park that we are in this --

17 MAYOR KIM: Yes.

18 And the BA was fully responsible for
19 it.

20 MS. COMAS: -- and it was just ignored?
21 What's the BA?

22 MAYOR KIM: The Borough Administrator.

23 MS. COMAS: Oh, BA.

24 MAYOR KIM: You got it.

25 MS. COMAS: So nobody on the board --

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1 MS. COMAS: I can't believe that this
2 problem was ignored, the State wasn't up on it.
3 Nobody -- nobody knew.

4 MAYOR KIM: I found out.

5 MS. COMAS: So who is suing? Lorenzo
6 is suing the town and he wants to do the building.

7 MAYOR KIM: Well, it's public record
8 so...

9 MS. COMAS: Well, I don't have that.
10 All right.

11 That's something -- I didn't know that
12 he was suing the town.

13 MAYOR KIM: The bottom line is, the
14 main point is, we're mandated -- we're deemed by the
15 judge, the courts and everything that governs this,
16 and they're saying that you need to make this happen.
17 Because you need to show that -- you know, we're
18 going to show to the judge, to the courts, that we
19 are encouraging affordable homes and developments.

20 MS. COMAS: I'm just shocked that
21 nobody knew about this and talked to anybody in the
22 state, you know.

23 And he -- but he wants to do the
24 building? Lorenzo? Well, anyway, I mean, I'm
25 shocked. All right.

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1 Who started this?
 2 The other thing is, you know, the
 3 description for this property that you want to build
 4 on, it says between Fairview Avenue and West Ruby
 5 Avenue.
 6 So I took a walk there. I live very
 7 close by.
 8 But on the drawing it shows a bigger
 9 amount of property than is shown to be developed, all
 10 the way to Route 46. It seems like everything. It's
 11 not a small area because there's also another street.
 12 MR. KAUKER: That drawing is not part
 13 of this study. This study only --
 14 MS. COMAS: Well, this is what we got.
 15 MR. KAUKER: From whom?
 16 MS. COMAS: This town. I don't know
 17 who made it. Because this all came from -- I don't
 18 know who gave it to the town or whatever. But it
 19 looks like that whole piece of land, even with all
 20 the property from Fairview Avenue to Route 46.
 21 MR. KAUKER: That map is correct, but
 22 it has no relationship to this particular
 23 redevelopment study.
 24 MS. COMAS: Now, what is this
 25 non-condemnation part of it? I don't understand.

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1 MAYOR KIM: Yeah. That's why it's
 2 called non-condemnation.
 3 MR. KAUKER: Non-condemnation.
 4 MAYOR KIM: We're not forcing them.
 5 But it has to be done by the owners.
 6 MS. COMAS: By who?
 7 The owner?
 8 MAYOR KIM: Yeah. By the owner of the
 9 property, whoever owns the property, whatever they
 10 want to do with it.
 11 MS. COMAS: So it's not just the one
 12 sweep?
 13 In other words, you have to go to the
 14 owners of -- well, that property, who owns that big
 15 property? The people --
 16 MAYOR KIM: I can't say right now,
 17 ma'am.
 18 But I'm telling you right now the
 19 bottom line is, the Borough, as much as we want to
 20 take care of our residents -- and trust me, I for
 21 one, my number one concern -- even the Planning and
 22 the Zoning Board is for you guys. Things are changed
 23 here. We focus on you first.
 24 But having said that, because of the
 25 prior issues that we had, we're deemed to do this by

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1 MR. KAUKER: Well, non-condemnation
 2 means that the Borough Council may not choose to use
 3 their condemnation powers to effect or create
 4 redevelopment. That is their position at the
 5 present.
 6 MS. COMAS: So they're iffy on it.
 7 MR. KAUKER: Excuse me.
 8 MS. COMAS: They're iffy on it? They
 9 don't know? Because to me when I read the first
 10 paragraph, it seemed that the town was against it.
 11 It says "non-condemnation," so that means they won't
 12 take anything down?
 13 I mean or -- I don't understand.
 14 MR. KAUKER: They would not exercise --
 15 MS. COMAS: The right to take something
 16 down.
 17 MR. KAUKER: -- condemnation as it
 18 relates to the properties in this study.
 19 MS. COMAS: Right.
 20 MR. KAUKER: But that could change.
 21 MS. COMAS: Right.
 22 But if the town says they won't condemn
 23 anything, how could you build anything.
 24 MR. KAUKER: Well, it would be built by
 25 private --

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1 the court.
 2 And if we don't do this, we're in
 3 trouble. So we're going to have to get this passed.
 4 MS. COMAS: So that means that the
 5 property will be condemned.
 6 MAYOR KIM: Non-condemnation.
 7 Non-condemnation.
 8 MS. COMAS: But if you're not
 9 condemning anything, then how could anything be done?
 10 MAYOR KIM: It's called -- you see it
 11 says, "non-condemnation, area in need of
 12 redevelopment."
 13 So the judge wants this area to be
 14 redeveloped.
 15 MS. COMAS: So that means he wants it
 16 condemned.
 17 MR. KAUKER: No.
 18 MAYOR KIM: No. Non-condemnation.
 19 MR. KAUKER: It would be redeveloped by
 20 private enterprise, not by the Borough Council.
 21 MR. NOH: Ma'am, the time is up.
 22 MAYOR KIM: I'm sorry.
 23 MS. COMAS: Oh, time is up? I mean,
 24 come on.
 25 How many people are here? I mean, this

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1 is important.
 2 MR. NOH: We have a rule.
 3 MAYOR KIM: Well, the thing is -- the
 4 thing is, it's not like we have a choice.
 5 You guys don't have a choice. We don't
 6 have a choice. That's why it sucks.
 7 MS. COMAS: All right. Well, I do have
 8 a couple more questions.
 9 I mean, give me a little bit more time
 10 here.
 11 MR. NOH: Ma'am.
 12 MS. COMAS: Is the Light Rail going to
 13 be --
 14 MAYOR KIM: We cannot answer that. I'm
 15 so sorry. We don't have information if the Light
 16 Rail is going to happen or not.
 17 MS. COMAS: So, in other words, just
 18 sit home and don't give a darn.
 19 MAYOR KIM: Well, we don't have the
 20 information.
 21 The Light Rail is not the
 22 responsibility of Palisades Park. It's either the
 23 County or the State. So we don't know what's going
 24 to happen.
 25 MS. COMAS: So when are we going to
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1 (No Response.)
 2 CHAIRWOMAN STAR: No. All right.
 3 We'll close that portion.
 4 MR. NOH: We're going to vote.
 5 MS. COMAS: Well, I think that's
 6 ridiculous.
 7 So you really don't have the authority,
 8 your company?
 9 You represent the builder, right?
 10 MR. KAUKER: No.
 11 MS. COMAS: Who do you represent?
 12 MR. KAUKER: I represent the Borough.
 13 MR. NOH: We're moving on.
 14 All right.
 15 CHAIRWOMAN STAR: We have to decide
 16 whether -- we have to vote as to whether -- that the
 17 areas that we discussed before, Block 504, Lots 1, 2,
 18 3, 4, 5, 20-40 Fairview Street, and 10, also known as
 19 121 to 131 West Ruby Avenue meet the statutory
 20 criteria for redevelopment under N.J.S.A. 40A:12A and
 21 should be designated as an area in need of
 22 redevelopment.
 23 MR. NOH: We need someone to make the
 24 motion.
 25 MR. KANG: I'll make a motion.
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1 know.
 2 MAYOR KIM: I can't say because they
 3 didn't tell us.
 4 MS. COMAS: I'm just curious, because,
 5 you know, all this is mish-mash.
 6 But I will say that right now where
 7 that property is, all that property, the only access
 8 to Grand Avenue and coming out of that property being
 9 on Grand Avenue and going into it.
 10 MAYOR KIM: Yes.
 11 MS. COMAS: There's no other place to
 12 come out. Right now it's so jammed on Grand Avenue
 13 right by 46.
 14 MR. KAUKER: That's correct.
 15 MS. COMAS: So how is all this stuff
 16 going to come.
 17 MR. NOH: We're not getting into that
 18 now. We're just getting into the investigation of
 19 the area in need of redevelopment.
 20 So, ma'am, with respect, your time is
 21 up.
 22 MS. COMAS: But it's just ridiculous.
 23 MR. NOH: Thank you, ma'am.
 24 CHAIRWOMAN STAR: Is there anyone else
 25 from the public who wants to speak?
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1 CHAIRWOMAN STAR: Second, please?
 2 VICE CHAIRMAN AUFIERO: I'll second.
 3 MS. HANRAHAN: Mayor?
 4 MAYOR KIM: Yes.
 5 MS. HANRAHAN: Star?
 6 CHAIRWOMAN STAR: Yes.
 7 MS. HANRAHAN: Aufiero?
 8 VICE CHAIRMAN AUFIERO: Yes.
 9 MS. HANRAHAN: Tarabocchia?
 10 MS. TARABOCCHIA: Yes.
 11 MS. HANRAHAN: Kang?
 12 MR. KANG: Yes.
 13 MR. NOH: The next one is we also have
 14 to adopt the resolution in light of the testimony by
 15 our board planner, Mr. Kauker's testimony today,
 16 together with evidence that was submitted on the
 17 preliminary investigation report that we as the
 18 Planning Board are going to adopt the resolution to
 19 recommend Block 504, Lots 1, 2, 3, 4 and 5, also
 20 known as 20-40 Fairview Street, and Lot 10, also
 21 known as 121-131 West Ruby Avenue, should be
 22 designated as a non-condemnation redevelopment area,
 23 based on the statutory criteria that our board
 24 planner has given and we accepted, which is
 25 Criteria A, B, D and H.
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1 CHAIRWOMAN STAR: We need a motion.
 2 MR. NOH: Of N.J.S.A. 40A-12A.
 3 We need to have a motion.
 4 CHAIRWOMAN STAR: Would someone make a
 5 motion for this?
 6 MR. KANG: I'll make a motion accept
 7 it.
 8 VICE CHAIRMAN AUFIERO: I'll second.
 9 MS. HANRAHAN: Mayor?
 10 MAYOR KIM: Yes.
 11 MS. HANRAHAN: Star?
 12 CHAIRWOMAN STAR: Yes.
 13 MS. HANRAHAN: Aufiero?
 14 VICE CHAIRMAN AUFIERO: Yes.
 15 MS. HANRAHAN: Tarabocchia?
 16 MS. TARABOCCHIA: Yes.
 17 MS. HANRAHAN: Kang?
 18 MR. KANG: Yes.
 19 MAYOR KIM: Thank you, Planning Board
 20 members.
 21 MR. NOH: Thank you.
 22 CHAIRWOMAN STAR: So we have to
 23 designate a resolution to direct Kauker & Kauker, LLC
 24 to investigate whether the property commonly known on
 25 the Borough Tax Map as block 420, Lot 16, also known

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1 MS. TARABOCCHIA: Yes.
 2 MS. HANRAHAN: Kang?
 3 MR. KANG: Yes.
 4 CHAIRWOMAN STAR: Okay.
 5 And now we need a resolution to direct
 6 Kauker a Kauker, LLC to investigate whether the
 7 property commonly known on the Borough Tax Map as
 8 Block 617, Lots 21 to 23, also known as 35-39 West
 9 Columbia Avenue, should be designated as an area in
 10 need in rehabilitation, pursuant to the local
 11 Redevelopment & Housing Law, N.J.S.A. 40A:12A [sic],
 12 also known as a non-condemnation rehabilitation area.
 13 MR. NOH: This is pursuant to the
 14 governing body's Resolution Number 2025-103, dated
 15 March 24, 2025.
 16 Can we vote on authorizing this
 17 resolution to authorize Kauker & Kauker, LLC to
 18 investigate this area to recognize this area in need
 19 of rehabilitation?
 20 CHAIRWOMAN STAR: We need a motion.
 21 MR. KANG: I'll make a motion.
 22 CHAIRWOMAN STAR: Second.
 23 VICE CHAIRMAN AUFIERO: I'll second.
 24 MS. HANRAHAN: Mayor?
 25 MAYOR KIM: Yes.

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1 as 450 East Edsall Boulevard should be designated as
 2 a need of rehabilitation, pursuant to local
 3 Redevelopment & Housing Law N.J.S.A. 40A:12A-1, et
 4 something, non-condemnation rehabilitation area.
 5 MR. NOH: Yes.
 6 This is a resolution that we have to
 7 adopt pursuant to the governing body's Resolution
 8 Number 2025-104 dated March 24, 2025, to authorize --
 9 the Board to authorize Kauker & Kauker, LLC to
 10 investigate this area -- aforementioned area and
 11 whether to designate it as an area of need
 12 rehabilitation.
 13 So can we vote on that?
 14 CHAIRWOMAN STAR: Yes.
 15 MS. HANRAHAN: Motion.
 16 MS. TARABOCCHIA: I'll motion.
 17 CHAIRWOMAN STAR: Second?
 18 VICE CHAIRMAN AUFIERO: I'll second.
 19 MS. HANRAHAN: Mayor?
 20 MAYOR KIM: Yes.
 21 MS. HANRAHAN: Star?
 22 CHAIRWOMAN STAR: Yes.
 23 MS. HANRAHAN: Aufiero?
 24 VICE CHAIRMAN AUFIERO: Yes.
 25 MS. HANRAHAN: Tarabocchia?

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1 MS. HANRAHAN: Star?
 2 CHAIRWOMAN STAR: Yes.
 3 MS. HANRAHAN: Aufiero?
 4 VICE CHAIRMAN AUFIERO: Yes.
 5 MS. HANRAHAN: Tarabocchia?
 6 MS. TARABOCCHIA: Yes.
 7 MS. HANRAHAN: Kang?
 8 MR. KANG: Yes.
 9 MAYOR KIM: That's it.
 10 MR. NOH: Memorializations, we have
 11 two.
 12 CHAIRWOMAN STAR: The first
 13 memorialization is SP38, modified previous approval
 14 plans, Hong Woo Realty, 470 Bergen Boulevard.
 15 MR. NOH: The applicant Hong Woo
 16 Realty, LLC, owns property at 470 Bergen Boulevard,
 17 Block 420, Lots 6 & 11.
 18 This application is one for
 19 modification of a previously approved site plan under
 20 the same application number, 21-SP38.
 21 The original approval was approved by
 22 the Planning Board on January 22, 2022.
 23 And the applicant has submitted this
 24 modification application to modify the design of the
 25 building.

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1 And this application was presented by
 2 Mr. Richard A. Hubschman and had two expert
 3 witnesses, the architect and --
 4 MAYOR KIM: Guys. Guys, can we have a
 5 little quiet, please?

6 Can you step outside and talk?
 7 MR. NOH: We need to preserve the
 8 record.

9 And two witnesses, one architect,
 10 Andrew Fethes, and Joseph J. Staigar, engineer.

11 Here are the findings of fact. The
 12 property in question is located at 470 Bergen
 13 Boulevard, Block 420, Lot 6 & 11 on the Tax Map of
 14 Palisades Park and located in the M-C zoning
 15 district.

16 What the applicant is proposing to do
 17 is to reduce the height and the size of the building.
 18 The original height of the building was
 19 37-feet-11-inches. The current height now they are
 20 proposing is 26-feet-8-inches. This is resulting
 21 from the removal of the third floor and the roof
 22 terrace that was in the original design. And the
 23 overall square footage of the building consequently
 24 is going to be now reduced to 5,156 square feet from
 25 the original 7,179 square feet, also resulting from

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1 MAYOR KIM: My wife is going to kill
 2 you, Chang.
 3 MR. NOH: I'm sorry. Mine too.
 4 It makes me feel better.
 5 All right. So basically on the regular
 6 meeting of the Palisades Park Planning Board on
 7 February 26, 2025, we considered the areas known as
 8 Block 505, Lots 3 & 4, also known as 15 Grand Avenue,
 9 and Block 505, Lot 1, also known as 21 Grand Avenue.
 10 We were tasked with the study of the area in need of
 11 redevelopment with regard to these two areas,
 12 pursuant to the governing body's Resolution
 13 No. 2024-22 dated November 25, 2024.

14 And the Board had a hearing on
 15 February 26, 2025, followed the notice requirements
 16 and public questioning requirements.

17 The Board has found that the first
 18 Block 505, Lot 1 meets the statutory criteria under
 19 N.J.S.A. 48:12A-5 and meets the following criteria:
 20 Criteria A, D and H. And Block 505, Lot 4, this area
 21 -- the Board found that this area meets Criteria D
 22 and H under N.J.S.A. 48:12A-5.

23 Subsequently, the Board recommends to
 24 the governing body to designate these two areas as
 25 areas in need of redevelopment.

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1 the removal of the third floor and the roof terrace.
 2 Basically these two are the only
 3 modifications they're requesting, so the original
 4 approval dated January 26, 2022 is still effective,
 5 except the design changes that I just mentioned.

6 And the applicant is requesting a
 7 parking variance. They are proposing to create seven
 8 parking spaces, and the requirement is 26 spaces.

9 And the applicant actually owns the
 10 zoning property, 460 Bergen Boulevard, and they have
 11 substantial parking spaces available.

12 So since the owner owns both 460 Bergen
 13 Boulevard and 470 Bergen, has entered into an
 14 easement parking agreement to allow 470 Bergen
 15 Boulevard to utilize the parking spaces available on
 16 460 Bergen Boulevard.

17 The Planning Board had the regular
 18 meeting on February 26, 2025 and approved these two
 19 design changes and the parking variance and accepted
 20 as modified the original approval dated February --
 21 excuse me.

22 The original approval approved on
 23 January 26, 2022 still continues to be effective.

24 The next memorialization is a
 25 resolution for the area study --

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1 Thank you.
 2 MAYOR KIM: Thank you.
 3 CHAIRWOMAN STAR: Motion to accept
 4 these memorializations.
 5 MR. KANG: I'll make a motion to accept
 6 those memorializations.
 7 CHAIRWOMAN STAR: Second, please.
 8 VICE CHAIRMAN AUFIERO: I'll second.
 9 MR. NOH: The Mayor cannot vote because
 10 he wasn't here.

11 MAYOR KIM: But we still had a quorum.
 12 MR. NOH: Yeah, we had a quorum.

13 MAYOR KIM: Mine is recused.

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 MAYOR KIM: Good job.

23 CHAIRWOMAN STAR: Old business?

24 MAYOR KIM: No.

25 CHAIRWOMAN STAR: New business?

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1 VICE CHAIRMAN AUFIERO: Any comments
2 from the audience?

3 MAYOR KIM: Any comments from the
4 audience?

5 (No Response.)

6 MAYOR KIM: Motion to adjourn.

7 CHAIRWOMAN STAR: Yeah. Motion to
8 adjourn.

9 VICE CHAIRMAN AUFIERO: Yes, I'll make
10 a motion to adjourn.

11 CHAIRWOMAN STAR: Second?

12 MR. KANG: I second it.

13 MS. HANRAHAN: All in favor?

14 (Whereupon, all present members respond
15 in the affirmative.)

16 MAYOR KIM: Thank you very much, guys.

17 Good luck.

18 Thank you.

19 (Whereupon, this meeting is concluded.

20 Time noted: 8:25 p.m.)

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1 C E R T I F I C A T E

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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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RONDA L. REINSTEIN, CCR No. 30X100217800

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