



<p style="text-align: right;">5</p> <p>1 MR. HAN: Here.</p> <p>2 MS. HANRAHAN: Kim?</p> <p>3 MR. KIM: Here.</p> <p>4 MS. HANRAHAN: And, Park?</p> <p>5 MR. H. PARK: Here.</p> <p>6 CHAIRWOMAN STAR: Okay. I'd like a</p> <p>7 motion to accept the minutes from last month's</p> <p>8 meeting.</p> <p>9 MR. KIM: I'll make a motion to accept</p> <p>10 the minutes.</p> <p>11 CHAIRWOMAN STAR: Second?</p> <p>12 VICE CHAIRMAN AUFIERO: I'll second.</p> <p>13 MS. HANRAHAN: Star?</p> <p>14 CHAIRWOMAN STAR: Yes.</p> <p>15 MS. HANRAHAN: Aufiero?</p> <p>16 VICE CHAIRMAN AUFIERO: Yes.</p> <p>17 MS. HANRAHAN: Tarabocchia?</p> <p>18 MS. TARABOCCHIA: Yes.</p> <p>19 MS. HANRAHAN: Park?</p> <p>20 MR. J. PARK: Yes.</p> <p>21 MS. HANRAHAN: Kang?</p> <p>22 MR. KANG: Yes.</p> <p>23 MS. HANRAHAN: Han?</p> <p>24 MR. HAN: Yes.</p> <p>25 MS. HANRAHAN: Kim?</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">7</p> <p>1 The first case is Case SP11, change of</p> <p>2 use, Blue Sky 124, LLC, 456 Broad Avenue.</p> <p>3 MR. BAE: Hello, good evening.</p> <p>4 Madam Chair, Members of the Board, for</p> <p>5 the record my name is Daniel Bae.</p> <p>6 I'm here on the application for the</p> <p>7 change of use for the applicant Blue Sky 124, LLC.</p> <p>8 This is a -- the premises is located at</p> <p>9 456 Broad Avenue and was formally occupied by a real</p> <p>10 estate agency and now the applicant proposes to</p> <p>11 operate a retail gift shop at this location. The</p> <p>12 store will focus on -- primarily on the sale of</p> <p>13 apparel and toys and related gift items, which is</p> <p>14 consistent with the commercial character of Broad</p> <p>15 Avenue.</p> <p>16 The proposed hours of operation will be</p> <p>17 from Monday through Friday, 11 a.m. to 10 p.m. and on</p> <p>18 Saturdays 11 a.m. to 9 p.m., on Sundays it will be</p> <p>19 closed.</p> <p>20 This is a retail business that will</p> <p>21 have only one employee, so which will result in</p> <p>22 minimal impact on traffic or parking demand. The</p> <p>23 customer parking will be accommodated by street</p> <p>24 parking that is available. There will be no exterior</p> <p>25 changes aside from the signage, which will be</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>
<p style="text-align: right;">6</p> <p>1 MR. KIM: Yes.</p> <p>2 MS. HANRAHAN: And, Park?</p> <p>3 MR. H. PARK: Yes.</p> <p>4 CHAIRWOMAN STAR: And also I need a</p> <p>5 motion to pay the bills from last month.</p> <p>6 VICE CHAIRMAN AUFIERO: I'll make a</p> <p>7 motion to pay the bills from last month.</p> <p>8 MR. KIM: Second.</p> <p>9 MS. HANRAHAN: Star?</p> <p>10 CHAIRWOMAN STAR: Yes.</p> <p>11 MS. HANRAHAN: Aufiero?</p> <p>12 VICE CHAIRMAN AUFIERO: Yes.</p> <p>13 MS. HANRAHAN: Tarabocchia?</p> <p>14 MS. TARABOCCHIA: Yes.</p> <p>15 MS. HANRAHAN: Park?</p> <p>16 MR. J. PARK: Yes.</p> <p>17 MS. HANRAHAN: Kang?</p> <p>18 MR. KANG: Yes.</p> <p>19 MS. HANRAHAN: Han?</p> <p>20 MR. HAN: Yes.</p> <p>21 MS. HANRAHAN: Kim?</p> <p>22 MR. KIM: Yes.</p> <p>23 MS. HANRAHAN: And, Park?</p> <p>24 MR. H. PARK: Yes.</p> <p>25 CHAIRWOMAN STAR: Okay.</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>	<p style="text-align: right;">8</p> <p>1 consistent with Borough regulations.</p> <p>2 The proposed use is a low-intensity</p> <p>3 retail operation that will not generate any adverse</p> <p>4 noise, odors or other negative impacts.</p> <p>5 Look forward to answering any questions</p> <p>6 you may have.</p> <p>7 VICE CHAIRMAN AUFIERO: What items will</p> <p>8 you be selling?</p> <p>9 MR. BAE: So we'll be focused on toys</p> <p>10 and apparel. The apparel will be primarily men's</p> <p>11 sportswear, but, you know, also like any other</p> <p>12 related gift items.</p> <p>13 VICE CHAIRMAN AUFIERO: What kind of</p> <p>14 toys?</p> <p>15 MR. BAE: We could have the witness</p> <p>16 sworn in.</p> <p>17 MR. NOH: Are you going to testify,</p> <p>18 sir?</p> <p>19 MR. BAE: Yes, he will.</p> <p>20 MR. NOH: Please raise your right hand,</p> <p>21 sir.</p> <p>22 Do you swear or affirm to tell the</p> <p>23 truth, nothing but the truth, so help you God? Yes?</p> <p>24 MR. KAY: Yes.</p> <p>25</p> <p style="text-align: center;"><b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> <b>201-641-1812</b></p>

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1 PETER KAY,  
 2 456 Broad Avenue, Palisades Park, New Jersey,  
 3 having been duly sworn, testifies as follows:  
 4 MR. NOH: Please spell out your name,  
 5 your last name, sir.  
 6 MR. KAY: My last name is Kay, K-A-Y.  
 7 MR. NOH: State your full name.  
 8 MR. KAY: The first name is Peter,  
 9 P-E-T-E-R.  
 10 MR. NOH: Thank you, sir.  
 11 DIRECT EXAMINATION  
 12 BY MR. BAE:  
 13 Q. So the question was: What kind of toys  
 14 will you be selling?  
 15 A. **I was looking to just Hot Wheels and**  
 16 **Mini GT, like little toys, 1/64 small ones, like**  
 17 **collectors items.**  
 18 VICE CHAIRMAN AUFIERO: Little car  
 19 toys?  
 20 THE WITNESS: Yes.  
 21 MR. BAE: Yeah, those collective items,  
 22 like Hot Wheels, he said.  
 23 THE WITNESS: Yeah, Hot Wheels, like  
 24 small 1/64 or Mini GT.  
 25 There's a couple of different brand  
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1 MR. KANG: Not more than 400.  
 2 And you say nothing is going to change,  
 3 just the same --  
 4 MR. BAE: Right, just putting up some  
 5 racks for displays, nothing structural.  
 6 MR. KANG: Nothing of structural  
 7 features?  
 8 MR. BAE: Right.  
 9 CHAIRWOMAN STAR: Anyone else have a  
 10 question?  
 11 (No Response.)  
 12 CHAIRWOMAN STAR: If not, we'll open it  
 13 to the audience.  
 14 MS. TARABOCCHIA: Excuse me, one  
 15 employee.  
 16 MR. BAE: Yes, one employee.  
 17 MS. TARABOCCHIA: At a time, just you  
 18 or --  
 19 MR. BAE: Right, it will be mostly the  
 20 applicant himself, the owner.  
 21 And then it will be, he's expecting one  
 22 part-time employee.  
 23 CHAIRWOMAN STAR: Yes, sir.  
 24 MR. KAUKER: Mike Kauker, the planning  
 25 consultant.  
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1 names.  
 2 CHAIRWOMAN STAR: Any other questions  
 3 for the applicant?  
 4 MS. TARABOCCHIA: You said the hours  
 5 are Monday through Friday from 10 to 10.  
 6 MR. BAE: 11 a.m. to 10 p.m. on Mondays  
 7 through Fridays.  
 8 And on Saturdays it will be from  
 9 11 a.m. to 9 p.m. and on Sundays we'll be closed,  
 10 there's a Blue Law.  
 11 MS. TARABOCCHIA: Will there be a  
 12 dressing room for the men's clothing.  
 13 THE WITNESS: No dressing room.  
 14 MS. TARABOCCHIA: No dressing room.  
 15 MR. H. PARK: Who is your major  
 16 clients?  
 17 THE WITNESS: Major clients for adults.  
 18 CHAIRWOMAN STAR: Any other questions?  
 19 MR. KANG: Mr. Bae?  
 20 MR. BAE: Yes.  
 21 MR. KANG: How big is the space?  
 22 MR. BAE: There's a floor plan that was  
 23 submitted with the application.  
 24 Let me just take a quick look. It is  
 25 370 square feet.  
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1 Just one quick question, just for  
 2 clarification, which storefront is it, because I  
 3 noticed there are three stores, but it's not here  
 4 from the plans which -- you might have mentioned it  
 5 before I just -- I didn't hear it.  
 6 MR. BAE: It's the one that was used as  
 7 a real estate agency, the storefront.  
 8 MR. KAUKER: All right. So that was --  
 9 it was the left, middle or right? I don't recall  
 10 which.  
 11 THE WITNESS: It's the one on the left.  
 12 MR. KAUKER: All the way on the left.  
 13 THE WITNESS: On the left.  
 14 MR. KAUKER: Okay.  
 15 Thank you.  
 16 CHAIRWOMAN STAR: Is there anyone else  
 17 from the public who would like to address this  
 18 applicant?  
 19 (No Response.)  
 20 CHAIRWOMAN STAR: No?  
 21 Okay, we'll close that portion and have  
 22 a motion to accept.  
 23 VICE CHAIRMAN AUFIERO: I'll make a  
 24 motion to accept the application as presented.  
 25 It's one change of use to another  
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1 change of use.  
 2 CHAIRWOMAN STAR: Do we have a second?  
 3 MR. J. PARK: 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: J. Park?  
 11 MR. J. PARK: Yes.  
 12 MS. HANRAHAN: Kang?  
 13 MR. KANG: Yes.  
 14 MS. HANRAHAN: Min?  
 15 (No Response.)  
 16 MS. HANRAHAN: Han?  
 17 MR. HAN: Yes.  
 18 MS. HANRAHAN: Kim?  
 19 MR. KIM: Yes.  
 20 MS. HANRAHAN: Park?  
 21 MR. H. PARK: Yes.  
 22 MR. BAE: Thank you.  
 23 Have a great evening.  
 24 MR. KIM: Good luck.  
 25 CHAIRWOMAN STAR: The next case is the

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1 site plan, SP09, Fan Associates, LLC, 15 Grand  
 2 Avenue.  
 3 MR. NOH: Thank you, Chairwoman.  
 4 I received a letter this morning,  
 5 July 23rd, 2025 from Peter M. Flannery, the attorney  
 6 for the applicant, Fan Associates, LLC, and in the  
 7 letter, applicant hereby requests that the board  
 8 hearing the application be adjourned to the board  
 9 meeting on August 27, 2025, which is the regular --  
 10 next regular meeting of the planning board and they  
 11 had also asked that all the applicable time periods  
 12 be extended through that date and also request that  
 13 the legal notice be carried for that meeting.  
 14 I was told that they have to resolve  
 15 minor issues before they actually come to the  
 16 hearing.  
 17 So we can vote to carry this to next --  
 18 CHAIRWOMAN STAR: Can I have a motion  
 19 to carry this over to the August 27th meeting?  
 20 MR. NOH: And all legal notices carried  
 21 to that --  
 22 CHAIRWOMAN STAR: And legal notice be  
 23 carried to that meeting.  
 24 Can I have a motion for that?  
 25 MR. KIM: I'll make a motion to carry

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1 the application and notices.  
 2 CHAIRWOMAN STAR: Thank you.  
 3 Do we have a second?  
 4 VICE CHAIRMAN AUFIERO: I'll second.  
 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: Park?  
 12 MR. J. PARK: Yes.  
 13 MS. HANRAHAN: Kang?  
 14 MR. KANG: Yes.  
 15 MS. HANRAHAN: Han?  
 16 MR. HAN: Yes.  
 17 MS. HANRAHAN: Kim?  
 18 MR. KIM: Yes.  
 19 MS. HANRAHAN: And, Park?  
 20 MR. H. PARK: Yes.  
 21 CHAIRWOMAN STAR: Now we have a  
 22 variance, SP08, Hosu Lee, 432 Glen Avenue, we are  
 23 going to also --  
 24 MR. NOH: I have to put something on  
 25 the record. All right.

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1 New application was filed by Hosu Lee.  
 2 This is a new application after -- I don't know if  
 3 you guys can recall 25-SP1 that was approved back in  
 4 previous meetings and the applicant actually filed a  
 5 new application and in this application -- I actually  
 6 had a chance to discuss with Mr. Mark Sokolich, the  
 7 applicant -- the attorney for the applicant this  
 8 afternoon together with board planner, Michael  
 9 Kauker, because we have reviewed the application and  
 10 we feel that the board does not have the jurisdiction  
 11 to hear this matter and the proper venue for this  
 12 application is the board of adjustment.  
 13 And we conveyed that message to Mark  
 14 Sokolich. And Mr. Sokolich has stated that he's  
 15 going to send us the withdrawal letter, but I haven't  
 16 received it, so I make a request to carry this to  
 17 next month's regular meeting at this point and I'll  
 18 reach out to Mr. Sokolich in the meantime.  
 19 Michael, do you have anything to add?  
 20 MR. KAUKER: No, I think you summarized  
 21 it pretty well.  
 22 CHAIRWOMAN STAR: All right.  
 23 So we need a motion to carry this over  
 24 to the next meeting.  
 25 Can I have a motion to carry this

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17

1 applicant to August 27th?

2 MR. KANG: I'll make a motion to carry.

3 CHAIRWOMAN STAR: Second?

4 MR. KIM: I'll second.

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: J. Park?

12 MR. J. PARK: Yes.

13 MS. HANRAHAN: Kang?

14 MR. KANG: Yes.

15 MS. HANRAHAN: Han?

16 MR. HAN: Yes.

17 MS. HANRAHAN: Kim?

18 MR. KIM: Yes.

19 MS. HANRAHAN: And H. Park?

20 MR. H. PARK: Yes.

21 CHAIRWOMAN STAR: Okay. So now we have

22 the memorialization.

23 MR. NOH: Yes.

24 CHAIRWOMAN STAR: Change of use, SP10

25 Jungeun Kim, 216 Broad Avenue, B-2.

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19

1 And like I said previously, Block 602

2 and Lot 12 on the tax map of the Borough of Palisades

3 Park.

4 This change of use proposed from the

5 former use as a general office to a skin care

6 facility and the treatment specifically would be just

7 for facials, skin care and all of the treatments are

8 not abrasive using the machines, like a light

9 steamer, radiofrequency and ultrasound, et cetera.

10 There will be some skin care products

11 that will be sold for retail and the premises based

12 on the site plan submitted by the applicant consists

13 of about 597 square feet and the operation is by

14 appointment only and there will be one employee other

15 than the applicant herself and the applicant has

16 submitted the copy of her license from the board of

17 cosmetology and hair study and the building, which

18 the subject business will be located has a parking

19 lot in the back with 12 spaces and which is operated

20 based on a first-come-and-first-serve basis and the

21 hours of operation, the applicant has said that

22 Monday -- from Monday through Friday from 9:30 a.m.

23 to 7 p.m., on Saturday 10 a.m. to 5 p.m. and Sunday

24 it's closed.

25 And the board has found that the

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18

1 MR. NOH: Okay. We only have one

2 memorialization today, so I'll make this long as

3 possible.

4 It's applicant name, Jungeun Kim,

5 J-U-N-G-E-U-N, last name Kim, K-I-M.

6 The subject property is 216 Broad

7 Avenue, B-2, the town's tax map has the destination

8 of Block 602, Lot 12.

9 The application number is, again,

10 25-SP10.

11 The applicant submitted the application

12 for change of permitted use on June 9th, 2025 and we

13 reviewed the application, was subsequently done and

14 deemed complete and the applicant appeared before the

15 planning board on its regular meeting on June 25th,

16 2025 for the hearing in connection with this

17 application.

18 The applicant was represented by Daniel

19 C. Bae of Law Office of Daniel C. Bae, LLC.

20 The planning board had after careful

21 consideration of the application both testimony and

22 evidence and found the following facts: The property

23 in question is located in the Borough's B-1 zoning

24 district and the mailing address 216 Broad Avenue and

25 the unit number is B-2.

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1 applicant's proposed use of the premises meets all

2 zoning requirements and the planning board has

3 approved the change of permitted use as proposed by

4 the applicant for the sole purpose of a skin care

5 facility consistent with the plans submitted and only

6 stipulation that was made was the applicant is to

7 visit the building department and make sure to follow

8 the Borough's local ordinances in opening up,

9 starting the business on Broad Avenue.

10 CHAIRWOMAN STAR: Can I have a motion

11 to accept this memorialization?

12 MS. TARABOCCHIA: I'll make a motion to

13 accept the memorialization.

14 CHAIRWOMAN STAR: And a second, please?

15 MR. KIM: Second.

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: J. Park?

23 MR. J. PARK: Yes.

24 MS. HANRAHAN: Kang?

25 MR. KANG: Yes.

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**201-641-1812**

21

1 MS. HANRAHAN: Han?  
 2 MR. HAN: Yes.  
 3 MS. HANRAHAN: Kim?  
 4 MR. KIM: Yes.  
 5 MS. HANRAHAN: And Park?  
 6 MR. H. PARK: Yes.  
 7 CHAIRWOMAN STAR: Motion carried.  
 8 Do we have any old business?  
 9 (No Response.)  
 10 CHAIRWOMAN STAR: New business?  
 11 (No Response.)  
 12 CHAIRWOMAN STAR: Motion to adjourn.  
 13 MR. KIM: I will make a motion to  
 14 adjourn.  
 15 MR. NOH: Does the public have  
 16 anything.  
 17 CHAIRWOMAN STAR: Does the public have  
 18 anything to question or comment on?  
 19 (No Response.)  
 20 MR. NOH: Are you guys here for some  
 21 type of application for tonight?  
 22 (No Response.)  
 23 CHAIRWOMAN STAR: All right.  
 24 VICE CHAIRMAN AUFIERO: I'll second the  
 25 motion to adjourn.

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22


1 CHAIRWOMAN STAR: Okay, motion, we're  
 2 adjourned.  
 3 (Whereupon, the meeting is concluded.  
 4 Time noted: 7:21 p.m.)  
 5  
 6  
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23

C E R T I F I C A T E .

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

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

17 Dated: 8/12/25

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
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