

BOROUGH OF PALISADES PARK
 PLANNING BOARD
 WEDNESDAY, AUGUST 27, 2025
 7:01 P.M.

 IN THE MATTER OF:) TRANSCRIPT
) OF
Case #25-SP08 Variance) PROCEEDINGS
 Hosu Lee)
 432 Glen Avenue)
 Block 320, Lot 8)
Case #25-SP09 Site Plan)
 Fan Associates, LLC)
 15 Grand Avenue)
 Block 505, Lots 3 & 4)
Case #25-SP12)
 DRC Development Corp)
 35, 37 & 39)
 W Columbia Avenue)
 Block 617 Lots 21, 22 & 23)
Case #25-SP13)
 Change of Use)
 Youjin Hwang)
 408 Broad Ave)
 Block 223, Lot 13)
Case # 25-SP11)
 Change of Use)
 Blue Sky 124, LC)
 456 Broad Avenue)
 Block 224, Lot 12)

B E F O R E: THE BOROUGH OF PALISADES PARK PLANNING
 BOARD, THERE BEING PRESENT:

ARLENE STAR, CHAIRWOMAN
 CHRIS AUFIERO, VICE CHAIRMAN
 C. PAUL KIM, MAYOR (ABSENT)
 JAE KWAN PARK, MEMBER
 JUSTIN KANG, MEMBER
 PAUL KIM, MEMBER (ABSENT)
 MIRJANA TARABOCCHIA, MEMBER
 SUK JOHN MIN, MEMBER
 EDWIN HAN, MEMBER
 SOPHIA JANG, MEMBER (ABSENT)
 H. PAUL KIM, ALTERNATE (ABSENT)
 HYOUNG PARK, ALTERNATE

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
 201-641-1812

I N D E X

<u>1</u>	<u>WITNESS</u>	<u>SWORN</u>	<u>TESTIMONY</u>
3	Case # 25-SP08 Variance		
4	Hosu Lee		
4	432 Glen Avenue		
	Block 320, Lot 8		7
5	Case # 25-SP09 Site Plan		
6	Fan Associates, LLC		
	15 Grand Avenue		
7	Block 505, Lots 3 & 4		11
8	Case # 25-SP12 Site Plan		
	DRC Development Corp		
9	35, 36 & 39 W Columbia Avenue		
	Block 617, Lots 21 22 & 23		15
10	Case # 25-SP13 Change of Use		
11	Youjin Hwang		
	408 Broad Ave		
12	Block 223, Lot 13		18
13	Youjin Hwang	20	
	Direct Examination by Mr. Bae		20
14	Questions from the Board/Professionals		
	Mr. Kang	20, 24	
15	Chairwoman Star		21
	Councilman Min		22, 25
16	Ms. Tarabocchia		22, 25,
		28	
17	Vice Chairman Aufiero		26
	Mr. Kauker		26
18	Case # 25-SP11 Change of Use		
19	Blue Sky 124, LLC		
	456 Broad Avenue		
20	Block 224, Lot 12		39
21			
22	<u>E X H I B I T S</u>		
23	<u>NO.</u>	<u>DESCRIPTION</u>	<u>IDENT/EVID</u>
24	(None Marked.)		
25	<i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i> 201-641-1812		

1 A P P E A R A N C E S:
2 NOH & KANG, LLP
 BY: CHANG NOH, ESQUIRE
3 460 Bergen Boulevard
 Suite 301
4 Palisades Park, New Jersey 07650
 Counsel for the Planning Board

5
LAW OFFICES OF DANIEL C. BAE, LLC
6 BY: DANIEL C. BAE, ESQUIRE
 600 Sylvan Avenue, Suite 400
7 Englewood Cliffs, New Jersey 07632
 Counsel for the Applicant
8 Youjin Hwang

9
10
11 A L S O P R E S E N T:
12 CHELSI IGUINA
 Board Secretary

13
MICHAEL KAUKER, PP, AICP
14 Board Planner

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07:01PM **1** CHAIRWOMAN STAR: Okay. This is a
 07:01PM **2** regular meeting of the Palisades Park Planning Board.
 07:01PM **3** And we will have the Pledge of
 07:01PM **4** Allegiance led by Mr. Aufiero.
 07:01PM **5** (Whereupon, all rise for a recitation
 07:01PM **6** of the Pledge of Allegiance as led by
 07:01PM **7** Mr. Aufiero.)
 07:01PM **8** CHAIRWOMAN STAR: Roll call. Oh, wait
 07:01PM **9** a minute.
 07:01PM **10** (Whereupon, at this point in the
 07:01PM **11** proceedings, a discussion was held off the
 07:02PM **12** record.)
 07:02PM **13** CHAIRWOMAN STAR: Roll call.
 07:02PM **14** MS. HANRAHAN: Mayor?
 07:02PM **15** (No Response.)
 07:02PM **16** MS. HANRAHAN: Star?
 07:02PM **17** CHAIRWOMAN STAR: Here.
 07:02PM **18** MS. HANRAHAN: Aufiero?
 07:02PM **19** VICE CHAIRMAN AUFIERO: Here.
 07:02PM **20** MS. HANRAHAN: Tarabocchia?
 07:02PM **21** MS. TARABOCHIA: Here.
 07:02PM **22** MS. HANRAHAN: Sophia?
 07:02PM **23** (No Response.)
 07:02PM **24** MS. HANRAHAN: Jae Park?
 07:02PM **25** MR. PARK: Park, yes.

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07:02PM **1** MS. HANRAHAN: Kang?
 07:02PM **2** MR. KANG: Here.
 07:02PM **3** MS. HANRAHAN: Min?
 07:02PM **4** COUNCILMAN MIN: Here.
 07:02PM **5** MS. HANRAHAN: Han?
 07:02PM **6** MR. HAN: Here.
 07:02PM **7** MS. HANRAHAN: Kim?
 07:02PM **8** (No Response.)
 07:02PM **9** MS. HANRAHAN: And Park.
 07:02PM **10** MS. HYOUNG PARK: I said here.
 07:02PM **11** MR. HAN: Han is here, H-A-N.
 07:03PM **12** CHAIRWOMAN STAR: Okay.
 07:03PM **13** Next is the minutes.
 07:03PM **14** Did everybody read the minutes?
 07:03PM **15** Can we have somebody approve the
 07:03PM **16** minutes from last month?
 07:03PM **17** MR. KANG: I'll make the motion to
 07:03PM **18** approve the minutes.
 07:03PM **19** CHAIRWOMAN STAR: Second.
 07:03PM **20** VICE CHAIRMAN AUFIERO: I'll second.
 07:03PM **21** MS. HANRAHAN: Star?
 07:03PM **22** CHAIRWOMAN STAR: Yes.
 07:03PM **23** MS. HANRAHAN: Aufiero?
 07:03PM **24** VICE CHAIRMAN AUFIERO: Yes.
 07:03PM **25** MS. HANRAHAN: Tarabocchia?
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07:03PM **1** MS. TARABOCCHIA: Yes.
 07:03PM **2** MS. HANRAHAN: Park?
 07:03PM **3** MR. PARK: Yes.
 07:03PM **4** MS. HANRAHAN: Kang?
 07:03PM **5** MR. KANG: Yes.
 07:03PM **6** MS. HANRAHAN: Min?
 07:03PM **7** COUNCILMAN MIN: Abstain.
 07:03PM **8** I was not here at the past meeting.
 07:03PM **9** MS. HANRAHAN: Han?
 07:03PM **10** MR. HAN: Yes.
 07:03PM **11** MS. HANRAHAN: And Park?
 07:03PM **12** MR. HYOUNG PARK: Yes.
 07:03PM **13** CHAIRWOMAN STAR: Okay. And also I
 07:03PM **14** need a motion to pay the bills.
 07:03PM **15** May I have a motion?
 07:03PM **16** MS. TARABOCCHIA: I'll make a motion to
 07:03PM **17** pay the bills.
 07:04PM **18** CHAIRWOMAN STAR: Thank you.
 07:04PM **19** And a second?
 07:04PM **20** MR. PARK: Second.
 07:04PM **21** MS. HANRAHAN: Star?
 07:04PM **22** CHAIRWOMAN STAR: Yes.
 07:04PM **23** MS. HANRAHAN: Aufiero?
 07:04PM **24** VICE CHAIRMAN AUFIERO: Yes.
 07:04PM **25** MS. HANRAHAN: Tarabocchia?
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07:04PM **1** MS. TARABOCCHIA: Yes.
 07:04PM **2** MS. HANRAHAN: Park?
 07:04PM **3** MR. PARK: Yes.
 07:04PM **4** MS. HANRAHAN: Kang?
 07:04PM **5** MR. KANG: Yes.
 07:04PM **6** MS. HANRAHAN: Min?
 07:04PM **7** COUNCILMAN MIN: Yes.
 07:04PM **8** MS. HANRAHAN: Han?
 07:04PM **9** MR. HAN: Yes.
 07:04PM **10** MS. HANRAHAN: Kim is not here.
 07:04PM **11** And Park?
 07:04PM **12** MR. HYOUNG PARK: Yes.
 07:04PM **13** CHAIRWOMAN STAR: All right.
 07:04PM **14** Is that first?
 07:04PM **15** MR. NOH: No, later.
 07:04PM **16** CHAIRWOMAN STAR: Later.
 07:04PM **17** Oh, before the memorializations.
 07:04PM **18** The first case is Case SP-08, it's a
 07:04PM **19** variance. Hosu Lee, 432 Glen Avenue.
 07:04PM **20** MR. NOH: Okay. I spoke to Mark
 07:04PM **21** Sokolich who is representing the applicant this
 07:04PM **22** afternoon.
 07:04PM **23** And Mr. Sokolich will basically refile
 07:05PM **24** this with the board of adjustment.
 07:05PM **25** So we're going dismiss this without
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07:05PM **1** prejudice today.
 07:05PM **2** COUNCILMAN MIN: So the property for --
 07:05PM **3** MR. NOH: 432 Glen Avenue, this one was
 07:05PM **4** supposed to be filed at the board of adjustment.
 07:05PM **5** And I spoke with Mark Sokolich last
 07:05PM **6** month and spoke to him this afternoon.
 07:05PM **7** And he said we will refile it at the
 07:05PM **8** board of adjustment.
 07:05PM **9** So I want to dismiss this without
 07:05PM **10** prejudice.
 07:05PM **11** COUNCILMAN MIN: Okay. Because that's
 07:05PM **12** the question I was about to ask.
 07:05PM **13** Based on the variation that they're
 07:05PM **14** looking to get approved, it's not the planning board
 07:05PM **15** that they have to go through, they have to go through
 07:05PM **16** the zoning.
 07:05PM **17** MR. NOH: Yes, jurisdiction-wise, yeah.
 07:05PM **18** I spoke to Mike Kauker, I spoke to Mark
 07:05PM **19** Sokolich last month I was going to get the letter of
 07:05PM **20** withdrawal.
 07:05PM **21** And he hasn't sent it yet, but I spoke
 07:05PM **22** to him this afternoon and he said that he will
 07:06PM **23** withdraw and file it with the board of adjustment.
 07:06PM **24** MR. KAUKER: Yeah, the board of
 07:06PM **25** adjustment has jurisdiction.
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07:06PM **1** COUNCILMAN MIN: Is this a D variance?
 07:06PM **2** MR. KAUKER: No, there are no
 07:06PM **3** D variances.
 07:06PM **4** What happened was when the application
 07:06PM **5** was initially filed with your board, it was a
 07:06PM **6** subdivision, subdivision, C variance, the planning
 07:06PM **7** board had jurisdiction.
 07:06PM **8** They subsequently refiled the
 07:06PM **9** application or amended it and there's no subdivision.
 07:06PM **10** So that's means if there's no
 07:06PM **11** C variance, the board of adjustment has jurisdiction.
 07:06PM **12** MR. PARK: But this one particularly
 07:06PM **13** come on and off about five times here already.
 07:06PM **14** So it's not by any reason, it's not
 07:06PM **15** really so good to see like this.
 07:06PM **16** Okay? Can I come and go five times
 07:06PM **17** or --
 07:06PM **18** MR. KAUKER: It was before your board
 07:06PM **19** appropriately -- your board had jurisdiction at one
 07:06PM **20** point when the subdivision, but I think it was last
 07:06PM **21** month they changed the application.
 07:06PM **22** So it's a little bit complicated, but
 07:06PM **23** it was appropriately before your board when there was
 07:07PM **24** a subdivision request, but they just amended it last
 07:07PM **25** month.

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07:07PM **1** And, therefore, it's no longer before
 07:07PM **2** you.
 07:07PM **3** COUNCILMAN MIN: So basically just to
 07:07PM **4** clarify, originally they request for the application,
 07:07PM **5** right, was for the C variation to get a subdivision,
 07:07PM **6** right?
 07:07PM **7** MR. KAUKER: Yes.
 07:07PM **8** COUNCILMAN MIN: But they decided to
 07:07PM **9** not do the subdivision and they're going to go back
 07:07PM **10** to the zoning, right?
 07:07PM **11** MR. KAUKER: Thus correct, yup.
 07:07PM **12** MR. NOH: So we can make a motion to
 07:07PM **13** dismiss this without prejudice.
 07:07PM **14** Someone make a motion, second and then
 07:07PM **15** vote on it.
 07:07PM **16** CHAIRWOMAN STAR: Could someone make a
 07:07PM **17** motion, please?
 07:07PM **18** VICE CHAIRMAN AUFIERO: I'll make a
 07:07PM **19** motion to dismiss this without prejudice.
 07:07PM **20** CHAIRWOMAN STAR: Second?
 07:07PM **21** MR. KANG: I second it.
 07:07PM **22** MS. HANRAHAN: Star?
 07:07PM **23** CHAIRWOMAN STAR: Yes.
 07:07PM **24** MS. HANRAHAN: Aufiero?
 07:07PM **25** VICE CHAIRMAN AUFIERO: Yes.

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07:07PM **1** MS. HANRAHAN: Tarabocchia?
 07:07PM **2** MS. TARABOCCHIA: Yes.
 07:07PM **3** MS. HANRAHAN: Jae Park?
 07:07PM **4** MR. PARK: Yes.
 07:07PM **5** MS. HANRAHAN: Kang?
 07:07PM **6** MR. KANG: Yes to dismiss.
 07:07PM **7** MS. HANRAHAN: Min?
 07:07PM **8** COUNCILMAN MIN: Abstain.
 07:07PM **9** MS. HANRAHAN: And Han?
 07:07PM **10** MR. HAN: Yes.
 07:07PM **11** MS. HANRAHAN: And Park?
 07:08PM **12** MR. HYOUNG PARK: Yes.
 07:08PM **13** CHAIRWOMAN STAR: Okay. The next one
 07:08PM **14** is SP09, site plan Fan Associates, LLC, 15 Grand
 07:08PM **15** Avenue.
 07:08PM **16** MR. NOH: Okay. For this one an
 07:08PM **17** August 25th, I think that was two days ago, I
 07:08PM **18** received a letter, I think it was distributed to your
 07:08PM **19** planner, the attorney for the applicant Fan
 07:08PM **20** Associates, LLC, in connection with the 50 Grand
 07:08PM **21** Avenue basically requesting:
 07:08PM **22** "The applicant hereby requests that the
 07:08PM **23** board hearing on the application be adjourned
 07:08PM **24** to the board's next meeting on September 24th,
 07:08PM **25** 2025, with all applicable time periods

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07:08PM **1** extended through that date and applicant
 07:08PM **2** will provide new legal notice for that
 07:08PM **3** meeting."
 07:08PM **4** So we can make a motion to vote to
 07:08PM **5** carry this to next regular meeting, which is
 07:08PM **6** scheduled for September 24th, 2025, at 7:00 p.m.
 07:08PM **7** COUNCILMAN MIN: Counselor, can I ask a
 07:09PM **8** question before you vote on this?
 07:09PM **9** MR. NOH: Sure.
 07:09PM **10** COUNCILMAN MIN: Is there like a legal
 07:09PM **11** sense where you can only adjourn the application for
 07:09PM **12** a certain amount of months; is it three months or --
 07:09PM **13** CHAIRWOMAN STAR: No, three times.
 07:09PM **14** MR. NOH: Well, if you have a
 07:09PM **15** resolution and they're asking for an extension of
 07:09PM **16** that resolution and you have a reason for it, then we
 07:09PM **17** can extend it up to three times, one year each.
 07:09PM **18** COUNCILMAN MIN: Three times, one year?
 07:09PM **19** CHAIRWOMAN STAR: One year.
 07:09PM **20** COUNCILMAN MIN: Within the fiscal
 07:09PM **21** year?
 07:09PM **22** MR. NOH: Yeah, one fiscal year, three
 07:09PM **23** times.
 07:09PM **24** MR. PARK: Okay.
 07:09PM **25** I have a question. This site plan, I

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07:09PM 1 have read the drawing and I raise the question about
 07:09PM 2 three times already, same question, same point.
 07:09PM 3 The thing is the rain data and the --
 07:09PM 4 the rain data and the fire trucks turning, you know,
 07:09PM 5 the road and Grand Avenue traffic situation and the
 07:10PM 6 data of the drawing drawn.
 07:10PM 7 And I raised about same question about
 07:10PM 8 three times, what do we approve or adopt for this?
 07:10PM 9 Nothing has happened and nothing was
 07:10PM 10 corrected, as far as I have been reported or I have
 07:10PM 11 the data here. I don't have.
 07:10PM 12 MR. NOH: Well, like I said, the next
 07:10PM 13 month, the applicant will make attendance here, he
 07:10PM 14 may ask a question, but I'll bring that up to the
 07:10PM 15 counsel even tomorrow to provide us with the rain
 07:10PM 16 data, the fire truck turning point, and the Grand
 07:10PM 17 Avenue traffic plan.
 07:10PM 18 MR. PARK: It's like they're playing
 07:10PM 19 games.
 07:10PM 20 CHAIRWOMAN STAR: Okay. So we have to
 07:10PM 21 make a motion to dismiss this.
 07:10PM 22 MR. NOH: Carry this.
 07:10PM 23 CHAIRWOMAN STAR: To carry it to the
 07:10PM 24 next meeting.
 07:10PM 25 MR. KANG: I'll make a motion to carry
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07:11PM 1 right?
 07:11PM 2 MR. NOH: Do you feel you have a
 07:11PM 3 conflict of interest here; no, right?
 07:11PM 4 COUNCILMAN MIN: Right.
 07:11PM 5 MR. NOH: All right. Then the right
 07:11PM 6 thing is to abstain.
 07:11PM 7 COUNCILMAN MIN: I'll abstain.
 07:11PM 8 MS. HANRAHAN: Han?
 07:11PM 9 MR. HAN: Yes.
 07:11PM 10 MS. HANRAHAN: And Park?
 07:11PM 11 MR. HYOUNG PARK: Yes.
 07:11PM 12 CHAIRWOMAN STAR: Okay.
 07:11PM 13 The next one is Case SP-12 site plan,
 07:12PM 14 DRC development Corporation, 35, 37 and 39 West
 07:12PM 15 Columbia Avenue.
 07:12PM 16 MR. NOH: Okay. I received an e-mail
 07:12PM 17 from Mark Sokolich yesterday which was August 26th
 07:12PM 18 and he's basically -- he has to properly noticed this
 07:12PM 19 application.
 07:12PM 20 So he will need to request for this to
 07:12PM 21 be carried to the next regular meeting, which is
 07:12PM 22 September 24th at 7:00 p.m.
 07:12PM 23 So we can make a motion to adjourn this
 07:12PM 24 case, adjourn this matter to the next regular meeting
 07:12PM 25 scheduled September 24th.
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07:10PM 1 to the next month.
 07:10PM 2 CHAIRWOMAN STAR: Second?
 07:11PM 3 MS. TARABOCCHIA: I'll second it.
 07:11PM 4 MS. HANRAHAN: Star?
 07:11PM 5 CHAIRWOMAN STAR: Yes.
 07:11PM 6 MS. HANRAHAN: Aufiero?
 07:11PM 7 (No Response.)
 07:11PM 8 MS. HANRAHAN: Aufiero?
 07:11PM 9 VICE CHAIRMAN AUFIERO: Yes.
 07:11PM 10 MS. HANRAHAN: Tarabocchia?
 07:11PM 11 MS. TARABOCCHIA: Yes.
 07:11PM 12 MS. HANRAHAN: Jae Park?
 07:11PM 13 MR. PARK: Yes.
 07:11PM 14 MS. HANRAHAN: Kang?
 07:11PM 15 MR. KANG: Yes.
 07:11PM 16 MS. HANRAHAN: Min?
 07:11PM 17 COUNCILMAN MIN: I think I'll have to
 07:11PM 18 recuse because I think there's a conflict between the
 07:11PM 19 borough, the mayor and council side and the planning
 07:11PM 20 board.
 07:11PM 21 I guess they're working on the
 07:11PM 22 settlement, that's part of the reason why they would
 07:11PM 23 like to adjourn to the next meeting, I guess.
 07:11PM 24 So should I recuse or abstain?
 07:11PM 25 CHAIRWOMAN STAR: I think abstain,
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07:12PM 1 MS. TARABOCCHIA: Before we vote, you
 07:12PM 2 mean he has to provide new public notice.
 07:12PM 3 MR. NOH: He hasn't provided it yet, so
 07:12PM 4 he's going to do it.
 07:12PM 5 MS. TARABOCCHIA: For the
 07:12PM 6 September 24th.
 07:12PM 7 MR. NOH: Yes.
 07:12PM 8 COUNCILMAN MIN: So Counselor, can you
 07:12PM 9 just briefly explain us the proper notice that
 07:13PM 10 they're looking for?
 07:13PM 11 MR. NOH: Well, at minimum he has to
 07:13PM 12 get a 200 address from the tax office.
 07:13PM 13 He has to notice mailing address to the
 07:13PM 14 owners of the houses of the property, the commercial
 07:13PM 15 properties within that 200 feet of the subject
 07:13PM 16 property, he has to actually send certified mail with
 07:13PM 17 return receipt requested.
 07:13PM 18 And then he has to advertise or
 07:13PM 19 actually publish in two local newspapers.
 07:13PM 20 COUNCILMAN MIN: So basically, this has
 07:13PM 21 to be done before it gets to on the agenda, pretty
 07:13PM 22 much, right?
 07:13PM 23 MR. NOH: No, no, 10 days before the
 07:13PM 24 meeting.
 07:13PM 25 COUNCILMAN MIN: So it doesn't matter
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07:13PM 1 when you submit your application or not, right?
 07:13PM 2 MR. NOH: No, once we're going to
 07:13PM 3 schedule, that's what matters because notice made by
 07:13PM 4 definition, you want people to notice the meetings.
 07:13PM 5 So it's based on the regular meeting
 07:13PM 6 date and they'll do it by the next meeting, which is
 07:13PM 7 September 24th.
 07:14PM 8 CHAIRWOMAN STAR: Okay. So can we have
 07:14PM 9 a motion please to carry this site plan?
 07:14PM 10 VICE CHAIRMAN AUFIERO: I'll make a
 07:14PM 11 motion to carry Case Number 25 SP-12 to next month's
 07:14PM 12 meeting, September 24th.
 07:14PM 13 CHAIRWOMAN STAR: Thank you.
 07:14PM 14 And second?
 07:14PM 15 MS. TARABOCCHIA: I'll second it.
 07:14PM 16 CHAIRWOMAN STAR: Okay. Thank you.
 07:14PM 17 MS. HANRAHAN: Star?
 07:14PM 18 CHAIRWOMAN STAR: Yes.
 07:14PM 19 MS. HANRAHAN: Aufiero?
 07:14PM 20 VICE CHAIRMAN AUFIERO: Yes.
 07:14PM 21 MS. HANRAHAN: Tarabocchia?
 07:14PM 22 MS. TARABOCCHIA: Yes.
 07:14PM 23 MS. HANRAHAN: Park?
 07:14PM 24 (No Response.)
 07:14PM 25 MS. HANRAHAN: Jae Park?

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07:15PM 1 employee. There's a parking lot in the back of the
 07:15PM 2 building. There is going to be one side on the
 07:15PM 3 parking space for this premises, otherwise it will be
 07:15PM 4 street parking available on Broad Avenue.
 07:15PM 5 The proposed hours of operation is from
 07:15PM 6 Monday through Friday, 9:00 a.m. to 6:00 p.m.; on
 07:15PM 7 Saturdays from 9:00 a.m. to 3:00 p.m.; and on Sundays
 07:15PM 8 from 9:00 a.m. to 12 p.m.
 07:15PM 9 She's also looking to provide a
 07:15PM 10 delivery service for the pharmacy. And so it will be
 07:15PM 11 not as intensive on traffic and a lot of people
 07:16PM 12 coming in and out.
 07:16PM 13 We'll take any questions you may have.
 07:16PM 14 Oh, I'm sorry. I forgot to mention
 07:16PM 15 that the former use of the premises was a retail
 07:16PM 16 store for massage chairs.
 07:16PM 17 VICE CHAIRMAN AUFIERO: How many
 07:16PM 18 employees, it's going to be her and one more part
 07:16PM 19 time?
 07:16PM 20 MR. BAE: Yes, one part-time employee.
 07:16PM 21 As for the premises concerned, there
 07:16PM 22 will no structural alteration, nothing -- no touching
 07:16PM 23 of any of the load-bearing walls.
 07:16PM 24 It will be just mainly cosmetic of
 07:16PM 25 putting up rags on the side of the walls.

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07:14PM 1 MR. PARK: Yes.
 07:14PM 2 MS. HANRAHAN: Kang?
 07:14PM 3 MR. KANG: Yes.
 07:14PM 4 MS. HANRAHAN: Min?
 07:14PM 5 COUNCILMAN MIN: Abstain.
 07:14PM 6 MS. HANRAHAN: Han?
 07:14PM 7 MR. HAN: Yes.
 07:14PM 8 MS. HANRAHAN: And Park?
 07:14PM 9 CHAIRWOMAN STAR: Okay. We go on to
 07:14PM 10 the change of use, okay.
 07:14PM 11 So now we have SP-13 change of use.
 07:14PM 12 Youjin Hwang, 408 Broad Avenue.
 07:14PM 13 MR. BAE: Good evening. Hello,
 07:14PM 14 Chairwoman, Mr. Noh, Members of the Planning Board,
 07:15PM 15 it's good to see you all here.
 07:15PM 16 I'm here on the application of Youjin
 07:15PM 17 Hwang, who is standing to my left.
 07:15PM 18 My name is Daniel Bae, I'm the attorney
 07:15PM 19 for the applicant.
 07:15PM 20 This is for a change of use application
 07:15PM 21 for premises located at 408 Board Avenue it's to open
 07:15PM 22 up and operate a retail pharmacy at the premise.
 07:15PM 23 Ms. Hwang is a licensed pharmacist and she will be
 07:15PM 24 the one who will be operating the pharmacy there.
 07:15PM 25 She is looking to have one part-time

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07:16PM 1 MR. KANG: Mr. Bae, what are the
 07:16PM 2 products that she's going to sell?
 07:16PM 3 MR. BAE: Oh, what are the products,
 07:16PM 4 that's a good question.
 07:16PM 5 I could swear in my client.
 07:16PM 6 CHAIRWOMAN STAR: Yes.
 07:16PM 7 MR. NOH: Ma'am, please raise your
 07:16PM 8 right hand.
 07:16PM 9 Do you swear to tell the truth, nothing
 07:16PM 10 but the truth, so help you God?
 07:17PM 11 MS. HWANG: Yes.
 07:17PM 12 Y O U J I N H W A N G,
 07:17PM 13 having been duly sworn, testifies as follows:
 07:17PM 14 MR. NOH: Please state your name and
 07:17PM 15 please spell your last name.
 07:17PM 16 MS. HWANG: My name is Youjin Hwang,
 07:17PM 17 H-W-A-N-G.
 07:17PM 18 MR. NOH: Thank you.
 07:17PM 19 DIRECT EXAMINATION
 07:17PM 20 BY MR. HWANG:
 07:17PM 21 Q. So, Ms. Hwang, the question --
 07:17PM 22 A. We'll mainly serve to fill the
 07:17PM 23 prescription drugs.
 07:17PM 24 And from the over the counter, we're
 07:17PM 25 going provide some medication that can be purchased

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07:17PM 1 without the prescription orders.
 07:17PM 2 Those are the main products that we're
 07:17PM 3 going to sell in the pharmacy.
 07:17PM 4 MR. KANG: Are you going to sell, any
 07:17PM 5 like, grocery or --
 07:17PM 6 THE WITNESS: No, not at all, no
 07:17PM 7 grocery.
 07:17PM 8 MR. KANG: How about shoes?
 07:17PM 9 THE WITNESS: Shoes?
 07:17PM 10 MR. KANG: Like diabetic shoes?
 07:17PM 11 THE WITNESS: No.
 07:17PM 12 MR. KANG: Canes and --
 07:17PM 13 THE WITNESS: Canes, because I don't
 07:17PM 14 know because I'm still learning.
 07:17PM 15 I only work as a pharmacist. And then
 07:17PM 16 to be honest, I don't know how to bill for the cane
 07:17PM 17 because billing system is totally different.
 07:17PM 18 So I don't think I'm going to be doing
 07:17PM 19 the canes for now, but -- yeah, because of the
 07:17PM 20 billing issues.
 07:18PM 21 MR. KANG: And you're not going sell
 07:18PM 22 any drink or nothing --
 07:18PM 23 THE WITNESS: Maybe water.
 07:18PM 24 CHAIRWOMAN STAR: No liquor, like wine
 07:18PM 25 or anything like that?

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07:19PM 1 sometimes when you have to wait for medication,
 07:19PM 2 sometimes the person at the facility will use the
 07:19PM 3 restroom.
 07:19PM 4 Will that be available to them or is it
 07:19PM 5 just for private employees.
 07:19PM 6 COUNCILMAN MIN: I mean, based on the
 07:19PM 7 layout, that subjective area is like a really long
 07:19PM 8 hallway in there. I know the building.
 07:19PM 9 MR. BAE: So there is an ADA-compliant
 07:19PM 10 restroom.
 07:19PM 11 MS. TARABOCCHIA: That's what I was
 07:19PM 12 asking.
 07:19PM 13 MR. BAE: Yes, it's at the premises.
 07:19PM 14 MS. TARABOCCHIA: If necessary.
 07:19PM 15 MR. BAE: If customers are -- yes.
 07:19PM 16 MS. TARABOCCHIA: Out of urgency, not
 07:19PM 17 that anybody --
 07:19PM 18 MR. BAE: Yes, of course. Yes, that
 07:19PM 19 bathroom will be available to the customers.
 07:19PM 20 MS. TARABOCCHIA: Because sometimes
 07:19PM 21 that's necessary for the elderly.
 07:19PM 22 MR. BAE: Sure.
 07:19PM 23 Absolutely.
 07:19PM 24 MR. KANG: Mr. Bae, if you're approved,
 07:19PM 25 you'll park in that lot?

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07:18PM 1 THE WITNESS: No liquor, no wines, no
 07:18PM 2 nicotine.
 07:18PM 3 MR. KANG: No coffee or --
 07:18PM 4 THE WITNESS: No coffee.
 07:18PM 5 COUNCILMAN MIN: So basically it's just
 07:18PM 6 straight pharmacy?
 07:18PM 7 THE WITNESS: Right, right.
 07:18PM 8 COUNCILMAN MIN: Quick question.
 07:18PM 9 Your address is 410 Broad Avenue, Suite
 07:18PM 10 210, that's just upstairs of the --
 07:18PM 11 MR. BAE: No, it's 408.
 07:18PM 12 COUNCILMAN MIN: No, no, no.
 07:18PM 13 The listed owner's address is 410 Broad
 07:18PM 14 Avenue, Suite 210.
 07:18PM 15 MR. BAE: That's the landlord, that's
 07:18PM 16 not the applicant.
 07:18PM 17 COUNCILMAN MIN: Oh, okay. Okay.
 07:18PM 18 CHAIRWOMAN STAR: Okay. Any other
 07:18PM 19 questions from the board? No?
 07:18PM 20 Okay.
 07:18PM 21 MS. TARABOCCHIA: Will you have public
 07:18PM 22 bathroom for your patrons or is it just going to be
 07:18PM 23 private.
 07:18PM 24 MR. BAE: So it's a retail --
 07:19PM 25 MS. TARABOCCHIA: You know, like

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07:19PM 1 MR. BAE: Yes.
 07:19PM 2 MR. KANG: Is there like any designated
 07:19PM 3 or reserved parking space?
 07:20PM 4 MR. BAE: Yeah, there will be one
 07:20PM 5 assigned parking space. And the other spaces will be
 07:20PM 6 available, it's first come, first serve basis.
 07:20PM 7 MR. KANG: There will be, like, a sign,
 07:20PM 8 it will be just for pharmacy?
 07:20PM 9 MR. BAE: Yes, there will be a reserved
 07:20PM 10 sign, yes.
 07:20PM 11 VICE CHAIRMAN AUFIERO: Do you know if
 07:20PM 12 there's a sign now for the massage chair business, do
 07:20PM 13 they have a sign?
 07:20PM 14 MR. BAE: I don't believe so.
 07:20PM 15 And it's something that's been
 07:20PM 16 negotiated with the landlord and, yeah, we'll
 07:20PM 17 definitely have an assigned parking or just a
 07:20PM 18 pharmacy, yes.
 07:20PM 19 MR. KANG: And you said there's one
 07:20PM 20 reserved parking space for the applicant and I don't
 07:20PM 21 see any newspaper here.
 07:20PM 22 Does her lease contract show that?
 07:20PM 23 MR. BAE: Yes.
 07:20PM 24 So it is right now subject to the --
 07:20PM 25 the execution of the lease is subject to the board

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07:20PM 1 approval of this change of use, yes, so it is
07:20PM 2 definitely within the lease.
07:21PM 3 CHAIRWOMAN STAR: Any other questions
07:21PM 4 from the board?
07:21PM 5 COUNCILMAN MIN: The license has met
07:21PM 6 all the state regulation to the Board of Pharmacy,
07:21PM 7 correct?
07:21PM 8 THE WITNESS: Yes.
07:21PM 9 COUNCILMAN MIN: So you'll be head
07:21PM 10 registrar of the pharmacy, correct?
07:21PM 11 THE WITNESS: Correct.
07:21PM 12 COUNCILMAN MIN: Any contact, anybody
07:21PM 13 else?
07:21PM 14 THE WITNESS: I'm not planning to hire
07:21PM 15 anybody for now.
07:21PM 16 CHAIRWOMAN STAR: Okay. Anyone else
07:21PM 17 from the board?
07:21PM 18 MS. TARABOCCHIA: How long have you
07:21PM 19 been a pharmacist?
07:21PM 20 THE WITNESS: I've been serving this
07:21PM 21 community for about seven years.
07:21PM 22 MS. TARABOCCHIA: You're licensed for
07:21PM 23 how long?
07:21PM 24 THE WITNESS: Yes.
07:21PM 25 MS. TARABOCCHIA: Seven years?

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07:21PM 1 THE WITNESS: Yes. I actually obtained
07:21PM 2 my license in 2014, but then, you know, I had a child
07:21PM 3 and then --
07:21PM 4 MS. TARABOCCHIA: No, no, no, I just
07:21PM 5 want to.
07:21PM 6 I don't need any of that information.
07:21PM 7 VICE CHAIRMAN AUFIERO: Is this on the
07:22PM 8 first floor or is it the second?
07:22PM 9 THE WITNESS: First floor.
07:22PM 10 CHAIRWOMAN STAR: Anyone from the
07:22PM 11 board?
07:22PM 12 (No Response.)
07:22PM 13 CHAIRWOMAN STAR: No? Okay.
07:22PM 14 If not, we'll open it to the public.
07:22PM 15 Does anyone from the public have a
07:22PM 16 question for this applicant?
07:22PM 17 MS. TARABOCCHIA: I have a question
07:22PM 18 which I forgot to is ask.
07:22PM 19 CHAIRWOMAN STAR: Okay.
07:22PM 20 We're going close that portion and --
07:22PM 21 MR. KAUKER: Ms. Chair, I have a couple
07:22PM 22 questions if you don't mind.
07:22PM 23 CHAIRWOMAN STAR: Sure.
07:22PM 24 MR. KAUKER: I'm Mike Kauker, the board
07:22PM 25 planner.

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07:22PM 1 MR. BAE: Hi, Mr. Kauker.
07:22PM 2 MR. KAUKER: You know, so you said it's
07:22PM 3 on the first floor, other uses are in the building?
07:22PM 4 MR. BAE: So there's a -- I believe
07:22PM 5 this is where --
07:22PM 6 THE WITNESS: Right next to that spot.
07:22PM 7 MR. BAE: There's a bakery on the first
07:22PM 8 floor.
07:22PM 9 MR. KAUKER: And someone mentioned it
07:22PM 10 was multistory, what's on the second or third floor?
07:22PM 11 MR. BAE: I think it's an office use.
07:22PM 12 THE WITNESS: I think --
07:22PM 13 MR. KAUKER: So they all share the
07:22PM 14 parking in the back, then, right?
07:22PM 15 COUNCILMAN MIN: That whole building,
07:23PM 16 408, 410 you're designated one parking space.
07:23PM 17 MR. KAUKER: Correct. And just one
07:23PM 18 other question, you said there was going to be
07:23PM 19 deliveries, so is it going to be your own delivery
07:23PM 20 vehicle, is it going to be stored on-site, or is it
07:23PM 21 going to be like an outside service?
07:23PM 22 THE WITNESS: I'm planning to hire a
07:23PM 23 driver who can use their own car.
07:23PM 24 MR. KAUKER: All right.
07:23PM 25 So it won't be stored on the property?

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07:23PM 1 THE WITNESS: No.
07:23PM 2 MR. KAUKER: Okay.
07:23PM 3 I appreciate it.
07:23PM 4 Thank you.
07:23PM 5 MS. TARABOCCHIA: The question I have
07:23PM 6 was regarding the regulations for pharmaceutical
07:23PM 7 supplies, does that interfere with, like you said,
07:23PM 8 the deliveries, like where will they drop off.
07:23PM 9 I used to work in Anthony's Pharmacy,
07:23PM 10 so I know they have the regulation, the certified
07:23PM 11 drugs, are they going to be left outside for pickup
07:23PM 12 because some of the stuff is controlled?
07:23PM 13 THE WITNESS: We'll probably have to
07:23PM 14 use the software program that can capture the
07:23PM 15 patient's signature so that -- at the time of the
07:24PM 16 delivery so that we can get the patient's signature.
07:24PM 17 MS. TARABOCCHIA: No, I wasn't talking
07:24PM 18 about the prescription pickup, I'm talking about when
07:24PM 19 they deliver a service.
07:24PM 20 You know when they have a delivery
07:24PM 21 service that brings, say, all the cholesterol
07:24PM 22 medications or all your diabetes medications or all
07:24PM 23 your antibiotics or your other stuff, how are you
07:24PM 24 going to control that delivery?
07:24PM 25 Because it's on the front street of the

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07:24PM 1 avenue and I don't know how the back -- how you enter
 07:24PM 2 into the back of the building to get that supply --
 07:24PM 3 THE WITNESS: Oh, patient has to walk
 07:24PM 4 into --
 07:24PM 5 MS. TARABOCCHIA: -- your supply.
 07:24PM 6 No, I'm not talking about the patient,
 07:24PM 7 I'm talking about your supplies to sell to prescribe
 07:24PM 8 to the patients that come to get their prescriptions
 07:24PM 9 filled.
 07:24PM 10 Have you managed your logistics on how
 07:24PM 11 the deliveries are going take place? You said that
 07:24PM 12 you're going to have a driver, but who picks up his
 07:24PM 13 medications from your controlled drugs?
 07:24PM 14 THE WITNESS: No, we're not going to be
 07:24PM 15 delivering any controlled substance.
 07:24PM 16 MS. TARABOCCHIA: I'm not asking you
 07:24PM 17 about delivery, I'm asking you how are you receiving
 07:24PM 18 your supplies to --
 07:24PM 19 THE WITNESS: From the wholesaler.
 07:25PM 20 MS. TARABOCCHIA: From your wholesaler.
 07:25PM 21 Is it going to be delivered by a control --
 07:25PM 22 THE WITNESS: Yeah, it's going to be
 07:25PM 23 delivered by the wholesaler, all the prescription.
 07:25PM 24 MS. TARABOCCHIA: Okay. But you need
 07:25PM 25 to provide to your customers. How are you going to

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07:26PM 1 off on the back door, so it's about the management
 07:26PM 2 question.
 07:26PM 3 THE WITNESS: I see. I see.
 07:26PM 4 COUNCILMAN MIN: Right?
 07:26PM 5 MR. BAE: It won't be just dropped off
 07:26PM 6 on the -- there will be someone there available to
 07:26PM 7 actually receive the delivery.
 07:26PM 8 THE WITNESS: Yeah, we have to receive
 07:26PM 9 it. We have to sign.
 07:26PM 10 MS. TARABOCCHIA: Yeah, sign for it.
 07:26PM 11 All right. I just wanted to make sure because it's
 07:26PM 12 medications and I've seen people where, like, a FedEx
 07:26PM 13 truck was highjacked for the drugs that were inside
 07:26PM 14 the FedEx truck.
 07:26PM 15 MR. BAE: Oh, I see.
 07:26PM 16 MS. TARABOCCHIA: So, like, you know,
 07:26PM 17 that happened to one of my clients where I work, so I
 07:26PM 18 know that can happen.
 07:26PM 19 So I was concerned, you know, like
 07:26PM 20 sometimes they just leave it if you're not there at
 07:26PM 21 that time because I used to work in Anthony's
 07:26PM 22 pharmacy, so I know in the back they have a certain
 07:26PM 23 service that comes in and brings the containers
 07:26PM 24 inside, because you're only one person, that's why I
 07:26PM 25 was asking, like, who is going to handle all of this

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07:25PM 1 get that? Because the avenue is very busy there.
 07:25PM 2 THE WITNESS: Right, right.
 07:25PM 3 MS. TARABOCCHIA: And the rear of the
 07:25PM 4 building, I'm not sure, do you have a rear exit where
 07:25PM 5 they go in?
 07:25PM 6 Like how are they going to come and
 07:25PM 7 deliver your products.
 07:25PM 8 THE WITNESS: They have to park their
 07:25PM 9 car --
 07:25PM 10 MS. TARABOCCHIA: Their truck because
 07:25PM 11 it's usually a truck, yeah.
 07:25PM 12 THE WITNESS: -- to deliver into the
 07:25PM 13 store.
 07:25PM 14 MS. TARABOCCHIA: Okay.
 07:25PM 15 COUNCILMAN MIN: So if I can remember
 07:25PM 16 correct, right, the freight delivery gets from the
 07:25PM 17 back, there's a back door that your location shares.
 07:25PM 18 There's a back door.
 07:25PM 19 So if I'm correct, the question is when
 07:25PM 20 you're actually ordering your supply, right, you're
 07:25PM 21 going to get your delivery from the wholesaler,
 07:25PM 22 right?
 07:25PM 23 THE WITNESS: Um-hmm.
 07:25PM 24 COUNCILMAN MIN: So are they going drop
 07:25PM 25 it off on the front door, are they going to drop it

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07:26PM 1 intake.
 07:27PM 2 MR. BAE: Definitely she's looking to
 07:27PM 3 have only one employee.
 07:27PM 4 MS. TARABOCCHIA: Somebody that has to
 07:27PM 5 be, that's my concern.
 07:27PM 6 MR. BAE: Yes, yes.
 07:27PM 7 CHAIRWOMAN STAR: Good question. Okay.
 07:27PM 8 Anyone else from the board now?
 07:27PM 9 All right. Again, anyone else from the
 07:27PM 10 public?
 07:27PM 11 (No Response.)
 07:27PM 12 CHAIRWOMAN STAR: Okay. We'll close
 07:27PM 13 that portion and make a motion.
 07:27PM 14 MR. NOH: We can make a motion to
 07:27PM 15 approve the application.
 07:27PM 16 CHAIRWOMAN STAR: Okay. Yeah, so we're
 07:27PM 17 up to that okay.
 07:27PM 18 So now we want to make a motion to
 07:27PM 19 approve this application.
 07:27PM 20 COUNCILMAN MIN: I'll make a motion to
 07:27PM 21 approve this application.
 07:27PM 22 MR. KANG: I'll second it with the
 07:27PM 23 following stipulations: This is strictly drugstore,
 07:27PM 24 pharmacy store, no other products selling like shoes
 07:27PM 25 or grocery items or coffee or snacks.

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07:28PM **1** CHAIRWOMAN STAR: Okay.
 07:28PM **2** THE WITNESS: Well, I'm going to carry
 07:28PM **3** candies, Halls and --
 07:28PM **4** CHAIRWOMAN STAR: You're going to be
 07:28PM **5** selling candy?
 07:28PM **6** THE WITNESS: Candies, yes.
 07:28PM **7** MS. TARABOCCHIA: Like a typical
 07:28PM **8** pharmacy like chewing gum, your mints, stuff like
 07:28PM **9** that, but not like --
 07:28PM **10** COUNCILMAN MIN: No Cheetos?
 07:28PM **11** MS. TARABOCCHIA: Well, you know, they
 07:28PM **12** sell snacks, like crackers.
 07:28PM **13** MR. KANG: That's not fair.
 07:28PM **14** Come on.
 07:28PM **15** MS. HANRAHAN: Okay.
 07:28PM **16** Star?
 07:28PM **17** CHAIRWOMAN STAR: Yes, with the same
 07:28PM **18** stipulations that Mr. Kang just mentioned.
 07:28PM **19** MS. HANRAHAN: Okay.
 07:28PM **20** Aufiero?
 07:28PM **21** VICE CHAIRMAN AUFIERO: Yes, with just
 07:28PM **22** the stipulations.
 07:28PM **23** MS. HANRAHAN: Tarabocchia?
 07:28PM **24** MS. TARABOCCHIA: Yes, I approve the
 07:28PM **25** application.

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07:29PM **1** Just give me an explanation.
 07:29PM **2** MR. NOH: Okay. So the Mayor and
 07:29PM **3** Council is going to appoint special counsel to the
 07:29PM **4** planning board.
 07:29PM **5** So basically this law firm has --
 07:29PM **6** CHAIRWOMAN STAR: Wait a minute. Wait
 07:29PM **7** a minute.
 07:29PM **8** What is that?
 07:29PM **9** MR. KAUKER: It's feedback.
 07:29PM **10** MR. NOH: Okay. So basically we will
 07:29PM **11** appoint a special counsel to the planning board so we
 07:29PM **12** can make ourselves better.
 07:29PM **13** And if there's -- this law firm has
 07:29PM **14** very specialized extensive experience.
 07:30PM **15** So if we have some issues, legal
 07:30PM **16** issues, I can consult with them or a board members
 07:30PM **17** has a question I can't answer, want to get some
 07:30PM **18** feedback, I can convey that.
 07:30PM **19** MS. TARABOCCHIA: It's going to be
 07:30PM **20** assisting the board?
 07:30PM **21** MR. NOH: Assisting the board.
 07:30PM **22** MS. TARABOCCHIA: Not replacing you, I
 07:30PM **23** just want to make sure.
 07:30PM **24** MR. NOH: I wish.
 07:30PM **25** No.

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07:28PM **1** MS. HANRAHAN: Jae Park?
 07:28PM **2** MR. PARK: Yes.
 07:28PM **3** MS. HANRAHAN: Kang?
 07:28PM **4** MR. KANG: Yes, with the stipulation.
 07:28PM **5** MS. HANRAHAN: Min?
 07:28PM **6** COUNCILMAN MIN: Yes, with the
 07:28PM **7** stipulation.
 07:28PM **8** MS. HANRAHAN: Han?
 07:28PM **9** MR. HAN: Yes.
 07:28PM **10** MS. HANRAHAN: And Park?
 07:28PM **11** MR. HYOUNG PARK: Yes.
 07:28PM **12** MR. BAE: Thank you so much.
 07:28PM **13** Thank you for your comments and
 07:28PM **14** insight.
 07:28PM **15** Thank you so much.
 07:29PM **16** COUNCILMAN MIN: Good luck, Ms. Hwang.
 07:29PM **17** CHAIRWOMAN STAR: Good luck.
 07:29PM **18** Okay. Now we're going to adopt the
 07:29PM **19** resolution.
 07:29PM **20** We're going to adopt the resolution.
 07:29PM **21** We're going to adopt the law firm of Scarinci &
 07:29PM **22** Hollenback as planning board attorneys.
 07:29PM **23** MS. TARABOCCHIA: Okay.
 07:29PM **24** I have a question on this. I'm not
 07:29PM **25** understanding.

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07:30PM **1** CHAIRWOMAN STAR: Don't put that in
 07:30PM **2** there.
 07:30PM **3** MR. NOH: There has to be special
 07:30PM **4** counsel for that.
 07:30PM **5** MS. TARABOCCHIA: Who will be paying
 07:30PM **6** for this?
 07:30PM **7** MR. NOH: I'm not paying.
 07:30PM **8** It's the Mayor.
 07:30PM **9** MS. TARABOCCHIA: The Mayor.
 07:30PM **10** MR. NOH: Yeah.
 07:30PM **11** MS. TARABOCCHIA: Okay. I thought the
 07:30PM **12** applicant would be paying this from the, you know,
 07:30PM **13** from the billing from the application.
 07:30PM **14** If the question relates to a specific
 07:30PM **15** application, would it be --
 07:30PM **16** MR. NOH: Yes.
 07:30PM **17** So basically once we have the big
 07:30PM **18** application, we're going to be able to send the
 07:30PM **19** package over to them as well and get their feedback.
 07:30PM **20** So just in case we are missing anything
 07:30PM **21** legally, so, yeah, so the Mayor and Council already
 07:30PM **22** authorized this and we have to adopt this so we can
 07:30PM **23** legally proceed with it correctly, send the package
 07:31PM **24** over to them so they can have -- if there's any
 07:31PM **25** potential legal issues, they will let us know.

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07:31PM **1** CHAIRWOMAN STAR: Okay. So do we have
 07:31PM **2** to vote on this?
 07:31PM **3** MR. NOH: Yes.
 07:31PM **4** I will read it.
 07:31PM **5** CHAIRWOMAN STAR: Okay.
 07:31PM **6** MR. NOH: So this is a resolution of
 07:31PM **7** the planning board of the Borough of Palisades Park
 07:31PM **8** appointing the law firm of Scarinci & Hollenbeck as
 07:31PM **9** the board attorney and the board authorizes they may
 07:31PM **10** commence with a contract for services commensurate
 07:31PM **11** with this resolution.
 07:31PM **12** And the board has deemed the law firm
 07:31PM **13** of Scarinci & Hollenbeck located at 150 Clove Road,
 07:31PM **14** 9th floor, Little Falls, New Jersey 07424 to hold the
 07:31PM **15** requisite credentials and experience to provide such
 07:31PM **16** representation of the planning board. And we are
 07:31PM **17** going to adopt the resolution from this law firm as
 07:31PM **18** the planning board attorney special counsel.
 07:31PM **19** So we can make a motion.
 07:31PM **20** CHAIRWOMAN STAR: Okay. Can we make a
 07:32PM **21** motion to appoint law firm of Scarinci and Hollenbeck
 07:32PM **22** as the board attorneys, we need a motion for that.
 07:32PM **23** MR. PARK: Before asking motion, is
 07:32PM **24** there any reason why?
 07:32PM **25** MS. TARABOCCHIA: I mean, you know,
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07:32PM **1** normally other towns, they have backup attorneys as
 07:32PM **2** well yeah, and, you know, they usually have two
 07:32PM **3** attorneys handing it, but in this town I'm the only
 07:32PM **4** one.
 07:32PM **5** And they, you know --
 07:32PM **6** MR. PARK: So in other words, in
 07:32PM **7** addition to you, this firm is adopted in addition to
 07:32PM **8** you, together?
 07:32PM **9** MR. NOH: Yes, together, but their
 07:32PM **10** function is a special counsel.
 07:32PM **11** So I'm appearing as usual, but if
 07:32PM **12** there's, like, big cases, we send them a packet as
 07:32PM **13** well, get their feedback on the legal issues.
 07:32PM **14** We have very able -- Michael Kauker
 07:32PM **15** helping us and we have another law firm to help us so
 07:32PM **16** we can do our job better.
 07:33PM **17** CHAIRWOMAN STAR: Okay.
 07:33PM **18** I think that explains it well.
 07:33PM **19** Can we have a motion to accept this
 07:33PM **20** resolution?
 07:33PM **21** VICE CHAIRMAN AUFIERO: I'll make a
 07:33PM **22** motion to adopt the resolution, adopting law firm of
 07:33PM **23** Scarinci and Hollenbeck as planning board special
 07:33PM **24** counsel attorneys.
 07:33PM **25** CHAIRWOMAN STAR: Do I have a second?
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07:33PM **1** MS. TARABOCCHIA: I'll second it.
 07:33PM **2** MS. HANRAHAN: Okay.
 07:33PM **3** Star?
 07:33PM **4** CHAIRWOMAN STAR: Yes.
 07:33PM **5** MS. HANRAHAN: Aufiero?
 07:33PM **6** VICE CHAIRMAN AUFIERO: Yes.
 07:33PM **7** MS. HANRAHAN: Tarabocchia?
 07:33PM **8** MS. TARABOCCHIA: Yes.
 07:33PM **9** MS. HANRAHAN: Jae Park?
 07:33PM **10** MR. PARK: Yes.
 07:33PM **11** MS. HANRAHAN: Kang?
 07:33PM **12** MR. KANG: Yes.
 07:33PM **13** MS. HANRAHAN: Min?
 07:33PM **14** COUNCILMAN MIN: Abstain.
 07:33PM **15** MS. HANRAHAN: Han?
 07:33PM **16** MR. HAN: Yes.
 07:33PM **17** MS. HANRAHAN: And Park?
 07:33PM **18** MR. HYOUNG PARK: Yup.
 07:33PM **19** CHAIRWOMAN STAR: Okay. So now we have
 07:33PM **20** a memorialization.
 07:33PM **21** MR. NOH: Yes.
 07:33PM **22** CHAIRWOMAN STAR: Change of use, Blue
 07:33PM **23** Sky 124, LLC, 456 Broad Avenue.
 07:33PM **24** MR. NOH: We'll make this quick.
 07:33PM **25** This is application, if you remember,
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07:33PM **1** 25-SP11. The applicant's name is Blue Sky 124, LLC,
 07:34PM **2** and the subject property is 456 Broad Avenue, Block
 07:34PM **3** 224 and Lot 12 of the tax map of Palisades Park.
 07:34PM **4** Okay. And the applicant submitted
 07:34PM **5** this application for a change of permitted use on
 07:34PM **6** July 8th, 2025.
 07:34PM **7** The application has subsequently been
 07:34PM **8** deemed complete, and the applicant has appeared
 07:34PM **9** before the planning board as its regular meeting on
 07:34PM **10** July 23rd, 2025, for the hearing in connection with
 07:34PM **11** this application.
 07:34PM **12** The applicant was represented by Daniel
 07:34PM **13** C. Bae of The Law Office of Daniel C. Bae, LLC, and
 07:34PM **14** the planning board has found the following findings
 07:34PM **15** of facts:
 07:34PM **16** The property is located in the
 07:34PM **17** borough's B-1 zoning district and the location is
 07:34PM **18** 456 Broad Avenue.
 07:35PM **19** The property is 456 Broad Avenue,
 07:35PM **20** Block 224, Lot 12 on the tax map of the Borough of
 07:35PM **21** Palisades Park.
 07:35PM **22** The private use, the former use was a
 07:35PM **23** rear estate agency is the plant providing to change
 07:35PM **24** the use to operate a retail gift shop. The store
 07:35PM **25** will focus primarily on the sale of apparel, toys,
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07:35PM 1 and related gift items.
 07:35PM 2 As to the toys, it will include like
 07:35PM 3 Hot Wheels, MINI GT, little toys and small ones like
 07:35PM 4 collectors item.
 07:35PM 5 And the premises based on the floor
 07:35PM 6 plans submitted by the applicant, consist of
 07:35PM 7 approximately of 27-square-foot and there will be one
 07:35PM 8 employee including -- which includes the owner of the
 07:35PM 9 business.
 07:35PM 10 And the customer parking is
 07:35PM 11 accommodated by street parking where it's available
 07:35PM 12 and the hours of operation will be as follows: From
 07:35PM 13 Monday to Friday from 11:00 a.m. to 10:00 p.m.; on
 07:36PM 14 Saturdays from 11:00 a.m. to 9:00 p.m.; Sundays
 07:36PM 15 closed.
 07:36PM 16 And the proposed use is a low-intensity
 07:36PM 17 retail operation that will not likely generate any
 07:36PM 18 adverse noise or other negative impacts. And there
 07:36PM 19 will be no exterior changes aside from the siting.
 07:36PM 20 And the applicant proposed use of the premises were
 07:36PM 21 found to meet all zoning requirements.
 07:36PM 22 And the approval for the minor site
 07:36PM 23 plan approval in the form of change of permitted use
 07:36PM 24 as proposed by the applicant for the sole purpose of
 07:36PM 25 operating a retail gift shop consistent with the
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07:37PM 1 COUNCILMAN MIN: Abstain. I was not
 07:37PM 2 there at the meeting.
 07:37PM 3 MS. HANRAHAN: And Park?
 07:37PM 4 MR. HYOUNG PARK: Yes.
 07:37PM 5 MR. NOH: Anybody who was there at the
 07:37PM 6 meeting last month can vote on the memorialization,
 07:37PM 7 so.
 07:37PM 8 MS. HANRAHAN: Park?
 07:37PM 9 MR. HYOUNG PARK: Yes.
 07:37PM 10 CHAIRWOMAN STAR: Do we have any old
 07:37PM 11 business?
 07:37PM 12 (No Response.)
 07:37PM 13 CHAIRWOMAN STAR: New business?
 07:37PM 14 (No Response.)
 07:37PM 15 CHAIRWOMAN STAR: Motion to adjourn.
 07:37PM 16 VICE CHAIRMAN AUFIERO: I'll make a
 07:37PM 17 motion to adjourn.
 07:37PM 18 CHAIRWOMAN STAR: Second?
 07:37PM 19 MR. PARK: Second.
 07:38PM 20 COUNCILMAN MIN: All in favor?
 07:38PM 21 (Whereupon, all present members respond
 07:38PM 22 in the affirmative.)
 07:38PM 23 (Whereupon, this meeting is concluded.
 07:38PM 24 Time noted: 7:38 p.m.)
 07:38PM 25
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07:36PM 1 plains as signed.
 07:36PM 2 CHAIRWOMAN STAR: Can we have a motion
 07:36PM 3 to accept this memorialization?
 07:36PM 4 VICE CHAIRMAN AUFIERO: I'll make a
 07:36PM 5 motion to accept the memorialization.
 07:36PM 6 CHAIRWOMAN STAR: Second?
 07:36PM 7 MR. HAN: I'll second.
 07:36PM 8 MS. HANRAHAN: Who second?
 07:37PM 9 CHAIRWOMAN STAR: Mr. Han.
 07:37PM 10 MS. HANRAHAN: Mr. Han.
 07:37PM 11 Star?
 07:37PM 12 CHAIRWOMAN STAR: Yes.
 07:37PM 13 MS. HANRAHAN: Aufiero?
 07:37PM 14 VICE CHAIRMAN AUFIERO: Yes.
 07:37PM 15 MS. HANRAHAN: Tarabocchia?
 07:37PM 16 MS. TARABOCCHIA: Yes.
 07:37PM 17 MS. HANRAHAN: Jae Park?
 07:37PM 18 MR. PARK: Yes.
 07:37PM 19 MS. HANRAHAN: Kang?
 07:37PM 20 MR. KANG: I was --
 07:37PM 21 MR. NOH: Absent?
 07:37PM 22 MR. KANG: Absent.
 07:37PM 23 Abstain.
 07:37PM 24 MR. NOH: So you'll refrain from the
 07:37PM 25 vote, yes.
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 2 C E R T I F I C A T E
 3
 4
 5 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Remote
 6 Online Notary Public, Notary ID. #1810618, Certified
 7 Court Reporter of the State of New Jersey, and a
 8 Registered Professional Reporter, hereby certify that
 9 the foregoing is a verbatim record of the testimony
 10 provided under oath before any court, referee, board,
 11 commission or other body created by statute of the
 12 State of New Jersey.
 13 I am not related to the parties
 14 involved in this action; I have no financial
 15 interest, nor am I related to an agent of or employed
 16 by anyone with a financial interest in the outcome of
 17 this action.
 18 This transcript complies with
 19 regulation 13:43-5.9 of the New Jersey Administrative
 20 Code.
 21
 22
 23
 24
 25
 LAURA A. CARUCCI, C.C.R., R.P.R.
 License #XIO2050, and RON Notary
 Public Notary ID. #1810618, Notary
 Expiration Date May 27, 2028
 Dated: _____
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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