

I N D E X

A G E N D A PAGE NO.

**3 Case #25-SP09** Site Plan  
 Fan Associates, LLC  
 15 Grand Avenue  
 Block 505, Lots 3 & 4 8, 21

**6 Case #25-SP12** Site Plan  
 DRC Development Corp.  
 35, 37 & 39 W. Columbia Avenue  
 Block 617, Lots 21, 22 & 23 12

**8 Case #25-SP13** Change of Use Memorialization  
 Youjin Hwang  
 408 Broad Avenue  
 Block 223, Lot 13 16

**P U B L I C C O M M E N T :**

**11 HYUK MUN KWON 19**

E X H I B I T S

No.	Description	Ident/Evid
17	(No Exhibits Marked.)	

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

BOROUGH OF PALISADES PARK  
 PLANNING BOARD  
 WEDNESDAY, SEPTEMBER 24, 2025  
 7:01 P.M.

-----  
 IN THE MATTERS OF: )  
**Case #25-SP09** Site Plan ) TRANSCRIPT OF  
 Fan Associates, LLC ) PROCEEDING  
 15 Grand Avenue )  
 Block 505, Lots 3 & 4 )  
**Case #25-SP12** Site Plan )  
 DRC Development Corp. )  
 35, 37 & 39 W. Columbia Avenue )  
 Block 617, Lots 21, 22 & 23 )  
**Case #25-SP13** Memorialization )  
 Youjin Hwang )  
 408 Broad Avenue )  
 Block 223, Lot 13 )  
 -----

**B E F O R E**

THE PALISADES PARK PLANNING BOARD  
 THERE BEING PRESENT:

- 13 ARLENE STAR, CHAIRWOMAN
- 14 CHRIS AUFIERO, VICE CHAIRMAN
- 15 C. PAUL KIM, MAYOR
- 16 JUSTIN KANG, MEMBER
- 17 SUK JOHN MIN, MEMBER (ABSENT)
- 18 JAE KWAN PARK, MEMBER
- 19 MIRJANA TARABOCHIA, MEMBER
- 20 EDWIN HAN, MEMBER
- 21 SOPHIA JANG, MEMBER (ABSENT)
- 22 PAUL KIM, ALTERNATE (ABSENT)
- 23 HYOUNG PARK, ALTERNATE (ABSENT)

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
 201-641-1812  
 LauraACaruccillc@gmail.com

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

**A P P E A R A N C E S :**

**2 NOH & KANG, LLP**  
 BY: CHANG K. NOH, ESQUIRE  
 460 Bergen Boulevard, Suite 301  
 Palisades Park, New Jersey 07650  
 (201) 588-0695  
 Counsel for the Planning Board

**A L S O P R E S E N T :**

**LUCY HANRAHAN, LAND USE SECRETARY**

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

07:01PM **1 CHAIRWOMAN STAR: This is the regular**  
 07:01PM **2 meeting of the Palisades Park Planning Board**  
 07:01PM **3 And I'd like to 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 led by Vice**  
 07:01PM **7 Chairman Aufiero.)**  
 07:01PM **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. TARABOCCIA: I'm here.**  
**17 MS. HANRAHAN: Sophia?**  
**18 (No Response.)**  
**19 MS. HANRAHAN: Not in.**  
**20 J. Park?**  
**21 MR. J. PARK: Yes.**  
**22 MS. HANRAHAN: Kang?**  
**23 MR. KANG: Yes.**  
**24 MS. HANRAHAN: Min?**  
**25 (No Response.)**

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

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1 MS. HANRAHAN: Not here.  
 2 Han?  
 3 MR. HAN: Here.  
 4 MS. HANRAHAN: And, H. Park?  
 07:01PM 5 (No Response.)  
 07:01PM 6 CHAIRWOMAN STAR: Okay. We've read the  
 07:01PM 7 minutes of last --  
 07:01PM 8 MAYOR KIM: I'm so sorry, just make a  
 07:02PM 9 note, if you don't mind, Chairperson, that -- make a  
 07:02PM 10 note that people are missing.  
 07:02PM 11 We have to follow that rule. We have a  
 07:02PM 12 responsibility. They have to have a good reason not  
 07:02PM 13 -- you know, not to come here. And three strikes  
 07:02PM 14 you're out.  
 07:02PM 15 So if you could please follow the rule.  
 07:02PM 16 CHAIRWOMAN STAR: If they miss three  
 07:02PM 17 meetings in a row --  
 07:02PM 18 MAYOR KIM: The third one we should  
 07:02PM 19 really get somebody who is ready, who's committed.  
 07:02PM 20 CHAIRWOMAN STAR: Is it three meetings  
 07:02PM 21 in a row or three meetings?  
 07:02PM 22 MAYOR KIM: Three meetings in a row.  
 07:02PM 23 CHAIRWOMAN STAR: In a row.  
 07:02PM 24 MAYOR KIM: Yes, that was the  
 07:02PM 25 agreement.

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

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07:02PM 1 Thank you.  
 07:02PM 2 CHAIRWOMAN STAR: Okay. So you have  
 07:02PM 3 that, Lucy?  
 07:02PM 4 MS. HANRAHAN: Uh-huh.  
 07:02PM 5 CHAIRWOMAN STAR: All right. The  
 07:02PM 6 minutes, we've read the minutes from last month.  
 07:02PM 7 May I have a motion to accept those  
 07:02PM 8 minutes?  
 07:02PM 9 VICE CHAIRMAN AUFIERO: I'll make a  
 07:02PM 10 motion to accept the minutes from last month.  
 07:02PM 11 CHAIRWOMAN STAR: Thank you.  
 07:02PM 12 And a second?  
 07:02PM 13 MS. TARABOCCHIA: I'll second it.  
 07:02PM 14 MS. HANRAHAN: Mayor?  
 07:02PM 15 MAYOR KIM: Lucy, would you please  
 07:02PM 16 check if I was here last month.  
 07:02PM 17 MS. HANRAHAN: You were absent.  
 07:02PM 18 MAYOR KIM: I was not here.  
 07:02PM 19 MS. HANRAHAN: You were not in.  
 07:02PM 20 MAYOR KIM: Okay.  
 07:02PM 21 So I'll abstain -- no, I'll recuse.  
 07:02PM 22 I'm sorry. I have to recuse.  
 07:02PM 23 MS. HANRAHAN: Star?  
 07:02PM 24 CHAIRWOMAN STAR: Yes.  
 07:02PM 25 MS. HANRAHAN: Aufiero?

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

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1 VICE CHAIRMAN AUFIERO: Yes.  
 2 MS. HANRAHAN: Tarabocchia?  
 3 MS. TARABOCCHIA: Yes.  
 4 MS. HANRAHAN: J. Park?  
 5 MR. J. PARK: Yes.  
 6 MS. HANRAHAN: Kang?  
 7 MR. KANG: Yes.  
 8 MS. HANRAHAN: Han?  
 07:03PM 9 MR. HAN: Yes.  
 07:03PM 10 CHAIRWOMAN STAR: Okay, good.  
 07:03PM 11 And also, I need a motion to pay the  
 07:03PM 12 bills from last month.  
 07:03PM 13 Can I have a motion for that?  
 07:03PM 14 MAYOR KIM: Nobody wants to make that  
 07:03PM 15 motion.  
 07:03PM 16 (Laughter.)  
 07:03PM 17 VICE CHAIRMAN AUFIERO: I'll make a  
 07:03PM 18 motion to pay the bills from last month.  
 07:03PM 19 CHAIRWOMAN STAR: Thank you.  
 07:03PM 20 And a second.  
 07:03PM 21 MR. KANG: I'll second it.  
 22 MS. HANRAHAN: Mayor?  
 23 MAYOR KIM: Yes.  
 24 MS. HANRAHAN: Star?  
 25 CHAIRWOMAN STAR: Yes.

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

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1 MS. HANRAHAN: Aufiero?  
 2 VICE CHAIRMAN AUFIERO: Yes.  
 3 MS. HANRAHAN: Tarabocchia?  
 4 MS. TARABOCCHIA: Yes.  
 5 MS. HANRAHAN: Park?  
 6 MR. J. PARK: Yes.  
 7 MS. HANRAHAN: Kang?  
 8 MR. KANG: Yes.  
 9 MS. HANRAHAN: Han?  
 07:03PM 10 MR. HAN: Yes.  
 07:03PM 11 CHAIRWOMAN STAR: Okay.  
 07:03PM 12 So we have two site plans tonight.  
 07:03PM 13 However, Mr. Noh is going to explain the situation.  
 07:03PM 14 The first one is Case SP09, site plan, Fan  
 07:03PM 15 Associates, LLC, 15 Grand Avenue.  
 07:03PM 16 MR. NOH: Thank you.  
 07:04PM 17 I received the letter from Peter  
 07:04PM 18 Flannery, attorney for the Fan Associates, LLC, the  
 07:04PM 19 applicant and --  
 07:04PM 20 MAYOR KIM: 15 Grand?  
 07:04PM 21 MR. NOH: 15 Grand Avenue.  
 07:04PM 22 Yes, Block 505, Lots 3 & 4.  
 07:04PM 23 Basically requesting an adjournment of  
 07:04PM 24 the application to the planning board's next  
 07:04PM 25 available meeting date, which is October 22nd, 2025

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

07:04PM 1 at 7 p.m. and the applicant also requests that the  
 07:04PM 2 legal notice be carried with no further notice  
 07:04PM 3 required.  
 07:04PM 4 So, and I spoke to Mr. Flannery in  
 07:04PM 5 person and he has some good reason and there seems to  
 07:04PM 6 be a little bit of issue with the neighboring unit,  
 07:04PM 7 the adjacent unit, the owner of 21 Grand Avenue and I  
 07:04PM 8 --  
 07:04PM 9 MAYOR KIM: Is that the egress?  
 07:05PM 10 MR. NOH: Yes. And I told -- I spoke  
 07:05PM 11 to both counsels today, kept me busy and basically  
 07:05PM 12 told them it's not fair for the board to hear them  
 07:05PM 13 argue that issue in front of the board.  
 07:05PM 14 So I told them to try to work it out  
 07:05PM 15 and he agreed to adjourn this to next meeting, trying  
 07:05PM 16 to see if he can work it out and so we need to vote  
 07:05PM 17 to carry this application to the next regular  
 07:05PM 18 meeting, which is scheduled for October 22nd, 2025 at  
 07:05PM 19 7 p.m., legal notice will be carried also.  
 07:05PM 20 CHAIRWOMAN STAR: Okay.  
 07:05PM 21 MS. TARABOCCHIA: May I ask a question  
 07:05PM 22 before we vote?  
 07:05PM 23 MR. NOH: Uh-huh.  
 07:05PM 24 MS. TARABOCCHIA: How many times was  
 07:05PM 25 this adjourned already?

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

07:06PM 1 Associates over to next month, which is the  
 07:06PM 2 October 22nd meeting.  
 07:06PM 3 MR. NOH: With no new notice.  
 07:06PM 4 CHAIRWOMAN STAR: With no new notice.  
 07:06PM 5 MR. NOH: No further notice.  
 07:06PM 6 CHAIRWOMAN STAR: No further notice is  
 07:06PM 7 needed at this point.  
 07:06PM 8 VICE CHAIRMAN AUFIERO: I'll make a  
 07:06PM 9 motion that we carry this application to the October  
 07:07PM 10 meeting.  
 07:07PM 11 CHAIRWOMAN STAR: Second?  
 07:07PM 12 We need a second.  
 07:07PM 13 MR. KANG: I'll second it.  
 07:07PM 14 MS. HANRAHAN: Mayor?  
 07:07PM 15 MAYOR KIM: Yes.  
 07:07PM 16 MS. HANRAHAN: Star?  
 07:07PM 17 CHAIRWOMAN STAR: Yes.  
 07:07PM 18 MS. HANRAHAN: Aufiero?  
 07:07PM 19 VICE CHAIRMAN AUFIERO: Yes.  
 07:07PM 20 MS. HANRAHAN: Tarabocchia?  
 07:07PM 21 MS. TARABOCCHIA: Yes.  
 07:07PM 22 MS. HANRAHAN: J. Park?  
 07:07PM 23 MR. J. PARK: Yes.  
 07:07PM 24 MS. HANRAHAN: Kang?  
 07:07PM 25 MR. KANG: Yes.

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

07:05PM 1 MR. NOH: This was adjourned a couple  
 07:05PM 2 of times, but there was an issue with this 21 Grand  
 07:05PM 3 and they provided new notice for this meeting.  
 07:05PM 4 MS. TARABOCCHIA: They did provide --  
 07:05PM 5 MR. NOH: Yeah, they did provide it.  
 07:05PM 6 MS. TARABOCCHIA: They did? Okay.  
 07:05PM 7 I just wanted to make sure.  
 07:05PM 8 MAYOR KIM: Mirjana, I totally agree  
 07:05PM 9 with that policy.  
 07:05PM 10 We should keep that intact, but I  
 07:06PM 11 really want to recommend the courtesy and  
 07:06PM 12 understanding of the members here that this is a very  
 07:06PM 13 unique case. It's under the law right now.  
 07:06PM 14 So we can't really use our policy.  
 07:06PM 15 We'll create a lot of problems.  
 07:06PM 16 CHAIRWOMAN STAR: So we just have to go  
 07:06PM 17 along with --  
 07:06PM 18 MAYOR KIM: We just have to go along  
 07:06PM 19 for just specifically this case.  
 07:06PM 20 MR. NOH: So we need a motion to carry  
 07:06PM 21 this to the next regular meeting of October 22nd,  
 07:06PM 22 2025 at 7 p.m. with no new legal notice being  
 07:06PM 23 required.  
 07:06PM 24 CHAIRWOMAN STAR: Okay. So I want to  
 07:06PM 25 have a motion that we carry this site plan, Fan

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**201-641-1812**

1 MS. HANRAHAN: Min?  
 2 CHAIRWOMAN STAR: Han.  
 3 MS. HANRAHAN: Oh, Han, I'm sorry.  
 4 Han?  
 07:07PM 5 MR. HAN: Yes.  
 07:07PM 6 CHAIRWOMAN STAR: Okay. Motion  
 07:07PM 7 carries.  
 07:07PM 8 And the second one is Case SP12.  
 07:07PM 9 It's a site plan, DRC Development  
 07:07PM 10 Corporation, 35, 37 & 39 West Columbia Avenue.  
 07:07PM 11 MR. NOH: I spoke to Mr. Sokolich, Mark  
 07:07PM 12 Sokolich, the applicant -- attorney for the applicant  
 07:07PM 13 yesterday.  
 07:07PM 14 And he sent me an e-mail last night at  
 07:07PM 15 9:13 p.m. basically asking me to carry this  
 07:07PM 16 application to the next planning board meeting, which  
 07:07PM 17 is also scheduled for October 22nd, 2025 and also  
 07:08PM 18 without the necessity of re-notification to the  
 07:08PM 19 public.  
 07:08PM 20 And this adjournment is necessitated to  
 07:08PM 21 allow the adoption of an ordinance amendment by the  
 07:08PM 22 Mayor and Council which affects this application.  
 07:08PM 23 We need to give them some time.  
 07:08PM 24 MAYOR KIM: Counselor?  
 07:08PM 25 MR. NOH: Yeah.

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

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07:08PM **1** MAYOR KIM: Is it possible, is this  
 07:08PM **2** under our right to find out who the ownership of DRC  
 07:08PM **3** Construction is.  
 07:08PM **4** MR. NOH: It will show up with the  
 07:08PM **5** application.  
 07:08PM **6** In the application they have to show  
 07:08PM **7** who owns the share of the company.  
 07:08PM **8** MAYOR KIM: Excuse me? In the  
 07:08PM **9** application --  
 07:08PM **10** MR. NOH: They have to disclose --  
 07:08PM **11** MAYOR KIM: Did we receive the  
 07:08PM **12** application from them?  
 07:08PM **13** MR. NOH: We did.  
 07:08PM **14** MAYOR KIM: We did.  
 07:08PM **15** MR. NOH: Yeah.  
 07:08PM **16** MAYOR KIM: Could you let us know  
 07:08PM **17** through e-mail who the ownership of DRC Construction  
 07:08PM **18** is.  
 07:08PM **19** MR. NOH: And when they come to present  
 07:08PM **20** their case, you can ask them, too, who the members of  
 07:08PM **21** the LLC are.  
 07:08PM **22** MAYOR KIM: I think it's prudent that  
 07:08PM **23** we know who the ownership is.  
 07:08PM **24** Thank you.  
 07:08PM **25** MS. TARABOCCHIA: How many times,  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

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07:08PM **1** again, was this carried? Because this was the third  
 07:08PM **2** time.  
 07:08PM **3** MR. NOH: No, this was one was the  
 07:08PM **4** second.  
 07:09PM **5** MS. TARABOCCHIA: Second.  
 07:09PM **6** MAYOR KIM: And this, too, also is  
 07:09PM **7** inherent to the court of law and the settlement that  
 07:09PM **8** we have --  
 07:09PM **9** MS. TARABOCCHIA: I just want to make  
 07:09PM **10** sure.  
 07:09PM **11** MAYOR KIM: Yes, thank you.  
 07:09PM **12** MS. TARABOCCHIA: There were previous  
 07:09PM **13** times objectors were here.  
 07:09PM **14** MR. NOH: What happened is there's a  
 07:09PM **15** little bit of a typo in the ordinance the Mayor and  
 07:09PM **16** Council passed and we need to correct that typo.  
 07:09PM **17** MAYOR KIM: Yes.  
 07:09PM **18** Sorry about that.  
 07:09PM **19** MR. NOH: So we can make a motion to  
 07:09PM **20** carry this application.  
 07:09PM **21** CHAIRWOMAN STAR: So we're going to  
 07:09PM **22** make -- I need a motion to carry this site plan to  
 07:09PM **23** October 22nd, 2025 without the necessity of  
 07:09PM **24** re-notification and that is DRC Development,  
 07:09PM **25** Corporation, 35, 37 and 39 West Columbia Avenue.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

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07:09PM **1** VICE CHAIRMAN AUFIERO: I'll make a  
 07:09PM **2** motion we carry that application to the October  
 07:09PM **3** meeting.  
 07:09PM **4** MR. NOH: Without the necessity of  
 07:09PM **5** re-notice.  
 07:09PM **6** CHAIRWOMAN STAR: And we need a second.  
 07:10PM **7** MS. TARABOCCHIA: I'll second it.  
 07:10PM **8** MR. HAN: I'll second.  
 07:10PM **9** MS. TARABOCCHIA: He can take it.  
 07:10PM **10** MR. HAN: I'll second.  
 07:10PM **11** MAYOR KIM: Mirjana was a split second  
**12** faster.  
**13** MS. HANRAHAN: Mayor?  
**14** MAYOR KIM: Yes.  
**15** MS. HANRAHAN: Star?  
**16** CHAIRWOMAN STAR: Yes.  
**17** MS. HANRAHAN: Aufiero?  
**18** VICE CHAIRMAN AUFIERO: Yes.  
**19** MS. HANRAHAN: Tarabocchia?  
**20** MS. TARABOCCHIA: Yes.  
**21** MS. HANRAHAN: J. Park?  
**22** MR. J. PARK: Yes.  
**23** MS. HANRAHAN: Han?  
 07:10PM **24** MR. HAN: Yes.  
 07:10PM **25** CHAIRWOMAN STAR: All right.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

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07:10PM **1** So now what we have is a  
 07:10PM **2** memorialization and that is Case SP13, change of use,  
 07:10PM **3** Youjin Hwang, 408 Broad Avenue.  
 07:10PM **4** MR. NOH: Application No. 25-SP13, the  
 07:10PM **5** applicant's name is Youjin Hwang, Y-O-U-J-I-N, last  
 07:10PM **6** name is spelled H-W-A-N-G, and this concerns the  
 07:10PM **7** property located at 408 Broad Avenue and it's further  
 07:10PM **8** identified by Block 223, Lot 13.  
 07:10PM **9** The applicant submitted the application  
 07:10PM **10** for change of permitted use on August 12, 2025 and  
 07:11PM **11** the applicant appeared before the planning board at  
 07:11PM **12** its regular meeting of August 27th and was  
 07:11PM **13** represented by Daniel C. Bae of Law Offices of Daniel  
 07:11PM **14** C. Bae and the board found that the application was  
 07:11PM **15** subsequently complete and the board has carefully  
 07:11PM **16** considered the application and all testimony and  
 07:11PM **17** evidence presented during the hearing.  
 07:11PM **18** And the board has to make a findings of  
 07:11PM **19** the following facts, and the property in question is  
 07:11PM **20** located up in the Borough's B-1 zoning district and  
 07:11PM **21** the street address is 408 Broad Avenue and Block 223,  
 07:11PM **22** Lot 13, according to the tax map of the Borough of  
 07:11PM **23** Palisades Park and the former use was the retail  
 07:11PM **24** store selling massage chairs and the applicant is  
 07:11PM **25** proposing to change the use to a pharmacy and this  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

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07:11PM **1** store will be a straight pharmacy, mainly serving to  
 07:12PM **2** fill the prescription drugs and for the  
 07:12PM **3** over-the-counter medications that can be purchased  
 07:12PM **4** without the prescription orders. And there will not  
 07:12PM **5** be sale of any groceries, shoes, like diabetic shoes  
 07:12PM **6** or drinks.  
 07:12PM **7** And the applicant Youjin Hwang is a  
 07:12PM **8** licensed pharmacist and submitted a copy of the  
 07:12PM **9** license together with the application. And she will  
 07:12PM **10** be the one who will be operating the pharmacy. And  
 07:12PM **11** applicant is also looking to have one part-time  
 07:12PM **12** employee.  
 07:12PM **13** And there is a parking lot in the back  
 07:12PM **14** of the building and one spot is assigned to this  
 07:12PM **15** applicant and the other spaces will be available on a  
 07:12PM **16** first-come and first-serve basis. And there is also  
 07:12PM **17** street parking available on Broad Avenue.  
 07:12PM **18** The hours of operation will be as  
 07:12PM **19** follows: From Monday to Friday, from 9 a.m. to  
 07:12PM **20** 6 p.m.; on Saturdays from 9 a.m. to 3 p.m.; on  
 07:12PM **21** Sundays from 9 a.m. to 12 p.m.  
 07:13PM **22** And the applicant has testified that  
 07:13PM **23** there will be no structural alteration and the board  
 07:13PM **24** has found that the applicant's proposed use of the  
 07:13PM **25** premises meets all zoning requirements and motion by  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

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07:13PM **1** Mr. Kang and there was a stipulation that this will  
 07:13PM **2** be a straight pharmacy, there will not be a sale of  
 07:13PM **3** any shoes, groceries and snacks or coffee.  
 07:13PM **4** Thank you.  
 07:13PM **5** CHAIRWOMAN STAR: Okay. May I have a  
 07:13PM **6** motion to --  
 07:13PM **7** MR. J. PARK: I'll make a motion.  
 07:13PM **8** CHAIRWOMAN STAR: -- accept this  
 07:13PM **9** memorialization?  
 07:13PM **10** Second?  
 07:13PM **11** VICE CHAIRMAN AUFIERO: I'll second.  
**12** MS. HANRAHAN: Mayor?  
**13** MAYOR KIM: Yes.  
**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: J. Park?  
**21** MR. J. PARK: Yes.  
**22** MS. HANRAHAN: Kang?  
**23** MR. KANG: Yes.  
**24** MS. HANRAHAN: And Han?  
 07:13PM **25** MR. HAN: Yes.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

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07:13PM **1** CHAIRWOMAN STAR: That's all the  
 07:13PM **2** business that we have.  
 07:14PM **3** MAYOR KIM: Old business?  
 07:14PM **4** (No Response.)  
 07:14PM **5** MAYOR KIM: New business?  
 07:14PM **6** (No Response.)  
 07:14PM **7** CHAIRWOMAN STAR: Anybody from the  
 07:14PM **8** public have any questions or comments?  
 07:14PM **9** MAYOR KIM: They were here for 15,  
 07:14PM **10** 21 Grand Avenue application.  
 07:14PM **11** Yes, please come up.  
**12** Name and address.  
**13** I can translate it, I can translate it.  
**14** I'll help you translate.  
**15** Go ahead.  
**16** THE COURT REPORTER: I need his full  
**17** name.  
**18** MAYOR KIM: Mr. Kwon, I'm going to  
**19** translate, but you're saying too much.  
**20** This is Mr. Kwon.  
 07:16PM **21** Your address is 415 3rd Street and his  
 07:16PM **22** name is Mr. Hyuk Mun Kwon.  
**23** MR. KWON: H-Y-U-K M-U-N K-W-O-N.  
**24** MAYOR KIM: And he is -- he understands  
**25** that this application, 15 and 21 Grand has been  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
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**1** postponed to next month.  
**2** He thinks that we are using this  
**3** opportunity to try to figure out a better way, we're  
**4** looking for a better advantage.  
 07:16PM **5** We are -- the citizens here are very  
 07:16PM **6** concerned about what's happening and, you know, they  
 07:16PM **7** would like to be disclosed and in loop of what's  
 07:16PM **8** going on and also if we could put our heads together  
 07:16PM **9** and try to figure out, that would be also good too.  
 07:16PM **10** So he thinks that -- he doesn't know  
 07:17PM **11** how much power and authority that we have as a Mayor  
 07:17PM **12** and Council, as a Planning Board, a Zoning Board, but  
 07:17PM **13** he understands that this is a more bigger issue  
 07:17PM **14** beyond Palisades Park, it involves the law of New  
 07:17PM **15** Jersey and also the courts.  
 07:17PM **16** So what he's saying that, you know, as  
 07:17PM **17** citizens we can gather up and, you know, get united  
 07:17PM **18** and if you want, we can be a voice to the court  
 07:17PM **19** systems that, you know, are right now trying to  
 07:17PM **20** enforce the law and we're wondering how we could help  
 07:17PM **21** the situation, you know, the government.  
 07:18PM **22** So that's for now, but concerning the  
 07:18PM **23** details of the application that you guys have to pass  
 07:18PM **24** next month, I'll come back again and put my input on  
 07:18PM **25** that application itself.  
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07:18PM **1** Thank you very much, Mr. Kwon.  
 07:18PM **2** Any comment, Chairperson?  
 07:18PM **3** MR. NOH: I just want to make sure, can  
 07:18PM **4** you read the motion made by Chris here for the site  
 07:18PM **5** plan for the Fan Associates, it was the very first  
 07:18PM **6** one.  
 07:18PM **7** (Whereupon, the court reporter reads  
 07:19PM **8** back the requested portion.)  
 07:19PM **9** MR. NOH: We need to add no new notice  
 07:19PM **10** is required, so he can make a motion again.  
 07:19PM **11** We'll rectify the motion Chris just  
 07:19PM **12** made and we can just redo it to include his motion.  
 07:19PM **13** MAYOR KIM: Counselor, forgot certain  
 07:19PM **14** notice -- certain words that have to be put in there.  
 07:19PM **15** Can we just say that again?  
 07:19PM **16** MR. NOH: Yes.  
 07:19PM **17** So we are going back to Case 25-SP09,  
 07:19PM **18** Fan Associates, LLC, the motion part, we can make a  
 07:19PM **19** motion again to include the no new notice is  
 07:19PM **20** required.  
 07:19PM **21** VICE CHAIRMAN AUFIERO: I'll make a  
 07:19PM **22** motion to carry that application to the October  
 07:19PM **23** meeting with no new notices required.  
 07:19PM **24** MR. NOH: Can we have a second, please.  
 07:19PM **25** MR. KANG: I'll second it.

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07:19PM **1** MAYOR KIM: Roll call.  
 07:19PM **2** MS. HANRAHAN: Mayor?  
 07:19PM **3** MAYOR KIM: Yes.  
 07:19PM **4** MS. HANRAHAN: Star?  
 07:19PM **5** CHAIRWOMAN STAR: Yes.  
 07:19PM **6** MS. HANRAHAN: Aufiero?  
 07:19PM **7** VICE CHAIRMAN AUFIERO: Yes.  
 07:19PM **8** MS. HANRAHAN: Tarabocchia?  
 07:19PM **9** MS. TARABOCCHIA: Yes.  
 07:19PM **10** MS. HANRAHAN: J. Park?  
 07:19PM **11** MR. J. PARK: Yes.  
 07:19PM **12** MS. HANRAHAN: Kang?  
 07:19PM **13** MR. KANG: Yes.  
 07:19PM **14** MS. HANRAHAN: Han?  
 07:19PM **15** MR. HAN: Yes.  
 07:19PM **16** MAYOR KIM: So if you don't mind,  
 07:20PM **17** Chairwoman, is there any -- anybody want to give him  
 07:20PM **18** a response or that's okay?  
 07:20PM **19** MR. NOH: First of all --  
 07:20PM **20** CHAIRWOMAN STAR: As far as I'm  
 07:20PM **21** concerned, it's whatever he said was --  
 07:20PM **22** MAYOR KIM: Mr. Park? No?  
 07:20PM **23** MR. J. PARK: No.  
 07:20PM **24** MAYOR KIM: Okay. Let me add, let me  
 07:20PM **25** add to what you said.

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07:20PM **1** We as a Planning Board appreciate the  
 07:20PM **2** concern and the support from the citizens.  
 07:20PM **3** We need to work together, Mr. Kwon,  
 07:20PM **4** you're absolutely correct, and we will be sure to be  
 07:20PM **5** as transparent, clear as possible and to let  
 07:20PM **6** everybody know what's going on, but as of now, right  
 07:20PM **7** now we have to settle a law that we did not follow.  
 07:20PM **8** If we don't settle in court, all of the  
 07:20PM **9** people, all the developers who wants to develop  
 07:20PM **10** however they want, as much as they want could come  
 07:20PM **11** here without any Zoning or Planning Board variances  
 07:20PM **12** or listening to our laws here.  
 07:20PM **13** So we're trying to stop -- to settle  
 07:21PM **14** the past and protect the future and your comment  
 07:21PM **15** about how the residents could go to the court and  
 07:21PM **16** even demonstrate or even voice your concerns saying  
 07:21PM **17** you know what, we don't like it, you could absolutely  
 07:21PM **18** do that. We can give -- if you want, we'll give you  
 07:21PM **19** the information to go to the court. I'm not even  
 07:21PM **20** sure if the court is a private court or an open  
 07:21PM **21** court, but if it's an open court, we will let you  
 07:21PM **22** know where you could voice your concerns to the  
 07:21PM **23** judge.  
 07:21PM **24** However, the judge -- I'm not an  
 07:21PM **25** attorney. An attorney is right here. But the judge

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07:21PM **1** is acting on behalf of the law. It is very hard to  
 07:21PM **2** fight the law. It was former administration and the  
 07:21PM **3** management that did not take care of it, follow the  
 07:21PM **4** law that we were supposed to provide a certain amount  
 07:21PM **5** of units for affordable homes. Now we broke the law.  
 07:22PM **6** Now we have to comply with the law. After we comply  
 07:22PM **7** with the law, we will make sure the governing body  
 07:22PM **8** who's the Planning Board, the Mayor and Council, we  
 07:22PM **9** will make sure that we -- this will never happen  
 07:22PM **10** again. We are already planning for the future. We  
 07:22PM **11** have fourth round that starts at 2025. We have to  
 07:22PM **12** put in about 220 units more within a 10-year span.  
 07:22PM **13** Now, what does that translate?  
 07:22PM **14** If a builder comes in here, that will  
 07:22PM **15** be 1,000 plus units coming in here. That will be a  
 07:22PM **16** big burden to the good people in Palisades Park who  
 07:22PM **17** pay their taxes and who wants to have the normal  
 07:22PM **18** suburban life here.  
 07:22PM **19** So having said that, the governing body  
 07:22PM **20** and with your support, we are thinking ways to find  
 07:22PM **21** the remedy where we can build the 100 percent, 220  
 07:22PM **22** units by ourselves with a partner, instead of  
 07:22PM **23** bringing a thousand in.  
 07:22PM **24** We have 10 years to do that. We  
 07:22PM **25** submitted our plans. The plans can be changed. So

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07:23PM 1 the moment that we find the vendor.

07:23PM 2 See, there's a contractor that does

07:23PM 3 business, because this is a very special law in New

07:23PM 4 Jersey.

07:23PM 5 It's only in New Jersey that you have

07:23PM 6 to provide affordable homes. So there are companies,

07:23PM 7 big building companies that have big support, because

07:23PM 8 it's a huge benefit of tax refunds and tax benefits.

07:23PM 9 So you can really do really well with that.

07:23PM 10 So there are vendors who come with us

07:23PM 11 and say, you know what, if you provide the land, we

07:23PM 12 will build you the 220 units and we will do

07:23PM 13 100 percent affordables for 30 years so we can comply

07:23PM 14 and keep our rights and also avoid an extra 800 units

07:23PM 15 coming in.

07:23PM 16 This is what we're working on in the

07:23PM 17 Mayor and Council and everybody should know what's

07:23PM 18 going on.

07:23PM 19 So I want you guys to know. We're

07:23PM 20 working hard and we really appreciate your support.

07:23PM 21 Thank you.

07:23PM 22 CHAIRWOMAN STAR: Anyone else from the

07:23PM 23 public have anything that they would like to say?

07:24PM 24 MAYOR KIM: We're good.

07:24PM 25 CHAIRWOMAN STAR: Okay. So we'll close

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07:24PM 1 CHAIRWOMAN STAR: Everybody wants to

07:24PM 2 second that.

07:24PM 3 (Laughter.)

07:24PM 4 CHAIRWOMAN STAR: All in favor?

5 (Whereupon, all members respond in the

6 affirmative.)

7 MAYOR KIM: Thank you, Chairwoman.

8 Thank you, Counsel.

9 (Whereupon, this meeting is concluded.

10 Time noted: 7:24 p.m.)

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07:24PM 1 that portion.

07:24PM 2 And any old business?

07:24PM 3 (No Response.)

07:24PM 4 CHAIRWOMAN STAR: Any new business?

07:24PM 5 (No Response.)

07:24PM 6 MAYOR KIM: Did you guys go to the

07:24PM 7 street festival?

07:24PM 8 Who went to the street festival.

07:24PM 9 CHAIRWOMAN STAR: Who went?

07:24PM 10 MAYOR KIM: Yeah. I know I saw you,

07:24PM 11 Chairwoman.

07:24PM 12 CHAIRWOMAN STAR: Yes, of course.

07:24PM 13 MAYOR KIM: Where's all the support?

07:24PM 14 Come on, come on, let's party.

07:24PM 15 So I hope you guys come out next year.

07:24PM 16 It's going to get better every single year.

07:24PM 17 Thank you.

07:24PM 18 CHAIRWOMAN STAR: Yes, it's very good.

07:24PM 19 Very nice event.

07:24PM 20 Okay. Motion to adjourn?

07:24PM 21 VICE CHAIRMAN AUFIERO: Motion to

07:24PM 22 adjourn.

07:24PM 23 CHAIRWOMAN STAR: Second?

07:24PM 24 MS. TARABOCCHIA: Second.

07:24PM 25 MR. KANG: Second.

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1 CERTIFICATE

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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.

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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: 10-03-25

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