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BOROUGH OF PALISADES PARK
 PLANNING BOARD
 WEDNESDAY, JANUARY 14, 2026
 7:05 P.M.

 IN THE MATTER OF:) TRANSCRIPT OF
 Case #25-SP09) PROCEEDINGS
 Site Plan)
 Fan Associates, LLC)
 15 Grand Avenue)
 Block 505, Lots 3 & 4)
 Case #25-SP14)
 Site Plan)
 Hillcrest Builders, LLC)
 450 East Edsall Boulevard)
 Block 420, Lot 16)
 Case #25-SP15)
 Site Plan)
 Leems Corp.)
 21 Grand Avenue)
 Block 505, Lot 1)

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
 JAE KWAN PARK, MEMBER (ABSENT)
 JUSTIN KANG, MEMBER
 PAUL KIM, MEMBER (ABSENT)
 MIRJANA TARABOCCHIA, MEMBER
 SUK JOHN MIN, MEMBER (ABSENT)
 EDWIN HAN, MEMBER (ABSENT)
 SOPHIA JANG, MEMBER (ABSENT)
 H. PAUL KIM, ALTERNATE (ABSENT)
 HYOUNG PARK, ALTERNATE (ABSENT)

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 201-641-1812

I N D E X

| | | | |
|----|--------------------------|-------|-----------|
| 1 | WITNESS | SWORN | TESTIMONY |
| 3 | Case #25-SP09 Site Plan | | |
| 4 | Fan Associates, LLC | | |
| 4 | 15 Grand Avenue | | |
| 5 | Block 505, Lots 3 & 4 | | 22 |
| 5 | Case #25-SP14, Site Plan | | |
| 6 | Hillcrest Builders, LLC | | |
| 6 | 450 E. Edsall Boulevard | | |
| 7 | Block 420, Lot 16 | | 24 |
| 8 | Case #25-SP15, Site Plan | | |
| 9 | Leems Corp. | | |
| 9 | 12 Grand Avenue | | |
| 10 | Block 505, Lot 1 | | 29 |

PUBLIC COMMENT

Julius Wilpon 39

E X H I B I T S

| | | |
|-----|-------------|------------|
| NO. | DESCRIPTION | IDENT/EVID |
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(None marked.)

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

NOH & KANG, LLP
 BY: CHANG NOH, ESQUIRE
 460 Bergen Boulevard
 Suite 301
 Palisades Park, New Jersey 07650
 Counsel for the Planning Board

LAW OFFICES OF MARK J. SOKOLICH
 BY: MARK J. SOKOLICH, ESQUIRE
 1223 Anderson Avenue
 Fort Lee, New Jersey 07024
 Counsel for the Applicant
 Hillcrest Builders, LLC

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

LUCY HANRAHAN
 Board Secretary

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MR. NOH: Good evening, Ladies and
 Gentlemen. I welcome you to the reorganization
 meeting of the Planning Board of the Borough of
 Palisades Park. Today is January 14th, 2026.

Can everyone hear me?

MAYOR KIM: No, you've got to turn it
 on.

MR. NOH: All right.

I'm calling this meeting to order now.

This meeting has been duly advertised according to
 Section 5 of the Open Meetings Act, Chapter 231
 Public Law of 1975, also known as Sunshine Law.

Notice of 2026 reorganization meeting
 was filed with the official newspapers of the board
 and notice was posted on the bulletin board and a
 copy of the notice is preserved.

Now, let's start with the Pledge of
 Allegiance led by Mayor Kim.

MAYOR KIM: Thank you.

(Whereupon, all rise for a recitation
 of the Pledge of Allegiance.)

MR. NOH: Next will be the oath of
 office for new appointments, but I understand there
 is no new appointment at this time.

MAYOR KIM: Yes.

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1 Right now I still didn't make a
 2 decision yet.
 3 The decision will be done this month.
 4 So technically it will be a holdover. Everybody who
 5 is in the position in 2025 will continue until I make
 6 the decision.
 7 MR. NOH: Thank you.
 8 Now, Lucy, can you take the roll call,
 9 please.
 10 MS. HANRAHAN: Mayor?
 11 MAYOR KIM: Here.
 12 MS. HANRAHAN: Star?
 13 CHAIRWOMAN STAR: Here.
 14 MS. HANRAHAN: Aufiero?
 15 VICE CHAIRMAN AUFIERO: Here.
 16 MS. HANRAHAN: Tarabocchia?
 17 MS. TARABOCCHIA: Here.
 18 MS. HANRAHAN: Sophia?
 19 (No Response.)
 20 MS. HANRAHAN: Jae Park?
 21 (No Response.)
 22 MS. HANRAHAN: Han?
 23 (No Response.)
 24 MS. HANRAHAN: Min?
 25 (No Response.)

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1 MS. HANRAHAN: Kang?
 2 MR. KANG: Here.
 3 MS. HANRAHAN: Park?
 4 (No Response.)
 5 MS. HANRAHAN: And Kim?
 6 (No Response.)
 7 MR. NOH: Okay.
 8 Now, the first order of business is
 9 that we need to nominate the chairperson.
 10 Accordingly at this time, I'd like to
 11 open the floor for nomination of the chairperson for
 12 the 2026 planning board of Palisades Park.
 13 MAYOR KIM: Don't be shy.
 14 MR. KANG: I nominate Ms. Star.
 15 CHAIRWOMAN STAR: Thank you.
 16 MAYOR KIM: Do you need a second?
 17 MR. NOH: Yes.
 18 MAYOR KIM: I'd make the second.
 19 MR. NOH: All right.
 20 Anyone else besides Arlene Star?
 21 (No Response.)
 22 MR. NOH: Hearing none, motion to close
 23 nomination.
 24 Now, we can vote on it or those of you
 25 all in favor of closing the nominations signify by

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1 saying "aye."
 2 (Whereupon, all present members respond
 3 in the affirmative.)
 4 MR. NOH: All right. Nomination for
 5 Arlene Star for Chair.
 6 Please call the roll.
 7 MS. HANRAHAN: Mayor?
 8 MAYOR KIM: Yes.
 9 MS. HANRAHAN: Star?
 10 CHAIRWOMAN STAR: Yes.
 11 MS. HANRAHAN: Aufiero?
 12 VICE CHAIRMAN AUFIERO: Yes.
 13 MS. HANRAHAN: Tarabocchia?
 14 MS. TARABOCCHIA: Yes.
 15 MS. HANRAHAN: And Kang?
 16 MR. KANG: Yes.
 17 MAYOR KIM: Congratulations.
 18 MR. NOH: Now I turn the floor over to
 19 our Chairperson, Arlene Star, it's all yours.
 20 Now the next order of business.
 21 CHAIRWOMAN STAR: Okay. So the next
 22 order of business now is the appointment of the vice
 23 chair.
 24 I open the floor for nominations of the
 25 vice chair.

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1 Any nominations for vice chair, please.
 2 MR. KANG: I nominate Mr. Aufiero.
 3 MAYOR KIM: I'll second that.
 4 CHAIRWOMAN STAR: Any other nominations
 5 for vice chair?
 6 (No Response.)
 7 CHAIRWOMAN STAR: None? Okay.
 8 May I have a motion to close the
 9 nomination?
 10 MAYOR KIM: I'll make a motion.
 11 Second.
 12 MS. TARABOCCHIA: Second.
 13 CHAIRWOMAN STAR: Good.
 14 Now please call the role for vice
 15 chair.
 16 MS. HANRAHAN: Mayor?
 17 MAYOR KIM: Yes.
 18 MS. HANRAHAN: Star?
 19 CHAIRWOMAN STAR: Yes.
 20 MS. HANRAHAN: Tarabocchia?
 21 MS. TARABOCCHIA: Yes.
 22 MS. HANRAHAN: And Kang?
 23 MR. KANG: Yes.
 24 MAYOR KIM: Thank you, Chris.
 25 CHAIRWOMAN STAR: Okay.

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1 So next order of business is the
 2 appointment of the board secretary.
 3 I open the floor for nominations for
 4 board secretary.
 5 MAYOR KIM: I would like to nominate
 6 Lucy Hanrahan.
 7 MS. TARABOCCHIA: I second it.
 8 CHAIRWOMAN STAR: And second, great.
 9 Okay. So can we have a roll call to
 10 close the nomination?
 11 MS. TARABOCCHIA: Aye.
 12 MAYOR KIM: I'll second.
 13 CHAIRWOMAN STAR: Roll call to have
 14 Lucy Hanrahan as board secretary.
 15 MS. HANRAHAN: Mayor?
 16 MAYOR KIM: Yes.
 17 Thank you, Lucy.
 18 MS. HANRAHAN: Star?
 19 CHAIRWOMAN STAR: Yes.
 20 MS. HANRAHAN: Aufiero?
 21 VICE CHAIRMAN AUFIERO: Yes.
 22 MS. HANRAHAN: Tarabocchia?
 23 MS. TARABOCCHIA: Yes.
 24 MS. HANRAHAN: And Kang?
 25 MR. KANG: Yes.

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1 MAYOR KIM: Congratulations, Lucy.
 2 CHAIRWOMAN STAR: Okay. Now resolution
 3 appointing the board attorney.
 4 We have a fair and open proposal
 5 received from Noh & Kang, LLP.
 6 Any discussions?
 7 (No Response.)
 8 CHAIRWOMAN STAR: Hearing none, may I
 9 have a roll call, please?
 10 MS. HANRAHAN: Mayor?
 11 MAYOR KIM: Yes.
 12 MS. HANRAHAN: Star?
 13 CHAIRWOMAN STAR: Yes.
 14 MS. HANRAHAN: Aufiero?
 15 VICE CHAIRMAN AUFIERO: Yes.
 16 MS. HANRAHAN: Tarabocchia?
 17 MS. TARABOCCHIA: Yes.
 18 MS. HANRAHAN: And Kang?
 19 MR. KANG: Yes.
 20 MAYOR KIM: Congratulations.
 21 CHAIRWOMAN STAR: And a resolution --
 22 MAYOR KIM: What's his hourly rate?
 23 I wanted to make sure it's not over
 24 200. All right.
 25 CHAIRWOMAN STAR: Resolution appointing

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1 the board planner.
 2 We have a fair and open proposal
 3 received from Kauker and Kauker, LLC.
 4 May I have a roll call, please?
 5 MS. HANRAHAN: Mayor?
 6 MAYOR KIM: Is that a motion or a roll
 7 call?
 8 CHAIRWOMAN STAR: It says just roll
 9 call.
 10 MR. NOH: Let's make a motion to --
 11 MAYOR KIM: I make a motion to hire
 12 Kauker and Kauker for planning board planner.
 13 MS. TARABOCCHIA: I'll second it.
 14 MAYOR KIM: Thank you.
 15 CHAIRWOMAN STAR: Okay.
 16 Roll call?
 17 MS. HANRAHAN: Mayor?
 18 MAYOR KIM: Yes.
 19 MS HANRAHAN: Star?
 20 CHAIRWOMAN STAR: Yes.
 21 MS. HANRAHAN: Aufiero?
 22 VICE CHAIRMAN AUFIERO: Yes.
 23 MS. HANRAHAN: Tarabocchia?
 24 MS. TARABOCCHIA: Yes.
 25 MS. HANRAHAN: And Kang?

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1 MR. KANG: Yes.
 2 CHAIRWOMAN STAR: Okay.
 3 Now a resolution appointing the board
 4 engineer.
 5 We have a fair and open proposal
 6 received from Colliers Engineering and Design and
 7 Boswell Engineering.
 8 MAYOR KIM: I'd like to make a motion
 9 to accept both applicants.
 10 CHAIRWOMAN STAR: Okay.
 11 May I have a second?
 12 VICE CHAIRMAN AUFIERO: I'll second.
 13 CHAIRWOMAN STAR: Okay.
 14 Roll call, please.
 15 MS. HANRAHAN: Mayor?
 16 MAYOR KIM: Yes.
 17 MS. HANRAHAN: Star?
 18 CHAIRWOMAN STAR: Yes.
 19 MS. HANRAHAN: Aufiero?
 20 VICE CHAIRMAN AUFIERO: Yes.
 21 MS. HANRAHAN: Tarabocchia?
 22 MS. TARABOCCHIA: Yes.
 23 MS. HANRAHAN: Kang?
 24 MR. KANG: Yes.
 25 CHAIRWOMAN STAR: Okay.

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1 Resolution appointing board traffic
 2 engineer.
 3 We have fair and open proposal received
 4 from Simoff Engineering.
 5 MAYOR KIM: I'd like to make a motion
 6 to accept Simoff as our traffic engineer for the
 7 planning board.
 8 CHAIRWOMAN STAR: Any second, please?
 9 VICE CHAIRMAN AUFIERO: I'll second.
 10 CHAIRWOMAN STAR: Okay.
 11 Roll call?
 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: Kang?
 21 MR. KANG: Yes.
 22 CHAIRWOMAN STAR: Okay.
 23 Now a resolution designing --
 24 designating, it was spelled wrong, the official
 25 newspapers of the borough, the Borough Record [sic]
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1 and Star Ledger.
 2 May I have a motion?
 3 MAYOR KIM: Just an update, the Star
 4 Ledger no longer exists. We will view -- for public
 5 paper application will be The Bergen Record.
 6 However, the laws have changed. So you
 7 really don't have to, Madam Chairman. To advertise
 8 with the newspaper, all you have to do is advertise
 9 through our website 48 hours before.
 10 CHAIRWOMAN STAR: Okay. But we're
 11 still going to keep The Bergen Record?
 12 MAYOR KIM: Keep The Bergen Record just
 13 for safety, but that's the thing, 48 hours, posted
 14 up. Talk to Sophia and to the administrator, we'll
 15 post that up and we're good to go, 48 hours.
 16 CHAIRWOMAN STAR: Okay. So can I have
 17 a roll call for that, a motion to accept The Bergen
 18 Record as the newspaper?
 19 MS. TARABOCCHIA: I'll motion it.
 20 CHAIRWOMAN STAR: Second?
 21 VICE CHAIRMAN AUFIERO: I'll second.
 22 CHAIRWOMAN STAR: Okay.
 23 Now a roll call.
 24 MS. HANRAHAN: Mayor?
 25 MAYOR KIM: Yes.
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1 MS. HANRAHAN: Star?
 2 CHAIRWOMAN STAR: Yes.
 3 MS. HANRAHAN: Aufiero?
 4 VICE CHAIRMAN AUFIERO: Yes.
 5 MS. HANRAHAN: Tarabocchia?
 6 MS. TARABOCCHIA: Yes.
 7 MS. HANRAHAN: Kang?
 8 MR. KANG: Yes.
 9 CHAIRWOMAN STAR: Okay. Now a
 10 resolution adopting the 2026 meeting schedule.
 11 We have already approved this in our
 12 last regular meeting.
 13 Do we have to do it again?
 14 MR. NOH: No.
 15 CHAIRWOMAN STAR: No, okay.
 16 May I have a motion to accept the
 17 meeting dates?
 18 MS. TARABOCCHIA: I'll make a motion.
 19 VICE CHAIRMAN AUFIERO: I'll second.
 20 CHAIRWOMAN STAR: Okay.
 21 Are there any discussions about any of
 22 the dates?
 23 (No Response.)
 24 CHAIRWOMAN STAR: No?
 25 All right. Can I have a roll call?
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1 MS. HANRAHAN: Mayor?
 2 MAYOR KIM: Yes.
 3 MS. HANRAHAN: Star?
 4 CHAIRWOMAN STAR: Yes.
 5 MS. HANRAHAN: Aufiero?
 6 VICE CHAIRMAN AUFIERO: Yes.
 7 MS. HANRAHAN: Tarabocchia?
 8 MS. TARABOCCHIA: Yes.
 9 MS. HANRAHAN: And Kang?
 10 MR. KANG: Yes.
 11 MR. NOH: Let me make a little bit of a
 12 correction.
 13 I think for my nomination, I don't
 14 think we made the motion. So can we just redo that
 15 part, please.
 16 CHAIRWOMAN STAR: Okay. Maybe we
 17 changed our minds.
 18 MR. NOH: Please.
 19 CHAIRWOMAN STAR: Resolution appointing
 20 board attorney.
 21 MAYOR KIM: Why are we doing this
 22 again?
 23 MR. NOH: Because we didn't make a
 24 motion.
 25 MAYOR KIM: We didn't make a motion?
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1 Okay.
 2 Good thing that you caught that.
 3 CHAIRWOMAN STAR: So we have a fair and
 4 open proposal received from Noh & Kang, LLP, make a
 5 motion to accept this nomination.
 6 VICE CHAIRMAN AUFIERO: I'll make a
 7 motion.
 8 MR. KANG: I'll second it.
 9 MR. NOH: Roll call.
 10 CHAIRWOMAN STAR: Roll call?
 11 MS. HANRAHAN: Mayor?
 12 MAYOR KIM: Yes.
 13 MS. HANRAHAN: Star?
 14 CHAIRWOMAN STAR: Yes.
 15 MS. HANRAHAN: Aufiero?
 16 VICE CHAIRMAN AUFIERO: Yes.
 17 MS. HANRAHAN: Tarabocchia?
 18 MS. TARABOCCHIA: Yes.
 19 MS. HANRAHAN: Kang?
 20 MR. KANG: Yes.
 21 CHAIRWOMAN STAR: Okay. Are there any
 22 comments from the board members about anything?
 23 MAYOR KIM: No, I think we have a good
 24 crew, like the mayor spoke from Fort Lee.
 25 I think we have a very good crew and
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1 I'm very happy that you guys are here.
 2 Thank you.
 3 CHAIRWOMAN STAR: Thank you.
 4 Okay. Any comments from the public?
 5 (No Response.)
 6 CHAIRWOMAN STAR: No.
 7 Okay. We'll close that portion and
 8 move to adjourn the reorganization meeting.
 9 MAYOR KIM: I'll make a motion.
 10 MS. TARABOCCHIA: I'll second.
 11 CHAIRWOMAN STAR: Roll call?
 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: Kang?
 21 MR. KANG: Yes.
 22 CHAIRWOMAN STAR: Okay. Now, the next
 23 meeting will be the regular meeting in a few minutes.
 24 Welcome, everyone, January 2026 regular
 25 -- this is the regular portion of the meeting. This
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1 is a continuation from the reorganization meeting.
 2 Okay. The meeting has been duly
 3 advertised according to Section 5 of the Open
 4 Meetings Act, Chapter 231, public law 1975, also
 5 known as the Sunshine Law.
 6 Notice of this meeting was provided to
 7 the officially designated newspapers of the borough.
 8 Notice was posted on the bulletin board and a copy
 9 preserved in the clerk's office.
 10 Application documents and plans have
 11 been made available in the planning board secretary's
 12 office in accordance with the law.
 13 We're doing the Pledge of Allegiance
 14 again led by Mr. Aufiero.
 15 (Whereupon, all rise for a recitation
 16 of the Pledge of Allegiance.)
 17 CHAIRWOMAN STAR: Roll call?
 18 MS. HANRAHAN: Okay.
 19 Mayor?
 20 MAYOR KIM: Here.
 21 MS. HANRAHAN: Star?
 22 CHAIRWOMAN STAR: Here.
 23 MS. HANRAHAN: Aufiero?
 24 VICE CHAIRMAN AUFIERO: Here.
 25 MS. HANRAHAN: Tarabocchia?
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1 MS. TARABOCCHIA: Here.
 2 MS. HANRAHAN: And Kang?
 3 MR. KANG: Yes, here.
 4 CHAIRWOMAN STAR: Okay. And we all --
 5 hopefully you had time to read the minutes of the
 6 last meeting.
 7 Can I have a motion to accept those
 8 minutes?
 9 Anyone want to make a motion?
 10 MS. TARABOCCHIA: I'll make a motion.
 11 CHAIRWOMAN STAR: Thank you.
 12 And a second?
 13 MR. KANG: I'll second it.
 14 CHAIRWOMAN STAR: Roll call?
 15 MS. HANRAHAN: Mayor?
 16 (No Response.)
 17 MS. HANRAHAN: Mayor?
 18 MAYOR KIM: I believe I was absent.
 19 It says that on planning board,
 20 December 17th, I'm absent, so I'll abstain.
 21 MS. HANRAHAN: No, he wasn't --
 22 MAYOR KIM: I was there? It says
 23 absent.
 24 CHAIRWOMAN STAR: That was the night
 25 that you --
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1 MAYOR KIM: Oh, I'm sorry.
 2 It's the other Paul Kim.
 3 My apologies. Yes.
 4 MS. HANRAHAN: So you second?
 5 CHAIRWOMAN STAR: No, this is roll
 6 call.
 7 MAYOR KIM: This is roll call.
 8 MS. HANRAHAN: Mayor?
 9 MAYOR KIM: Yes.
 10 MS. HANRAHAN: Star?
 11 CHAIRWOMAN STAR: Yes.
 12 Ms. HANRAHAN: Aufiero?
 13 VICE CHAIRMAN AUFIERO: I was not here
 14 last meeting, so I abstain.
 15 MS. HANRAHAN: Tarabocchia?
 16 MS. TARABOCCHIA: Yes.
 17 MS. HANRAHAN: And Kang?
 18 MR. KANG: Yes.
 19 CHAIRWOMAN STAR: And now --
 20 MAYOR KIM: Hold on.
 21 How many yeses do we have right now,
 22 four? We have four yeses.
 23 CHAIRWOMAN STAR: Yes.
 24 MAYOR KIM: Good.
 25 CHAIRWOMAN STAR: And now we need a
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1 motion to approve the bills from last month.
 2 VICE CHAIRMAN AUFIERO: I'll make a
 3 motion to approve the bills from last month.
 4 CHAIRWOMAN STAR: Thank you.
 5 And a second?
 6 MR. KANG: I'll second it.
 7 MS. HANRAHAN: Mayor?
 8 MAYOR KIM: Yes.
 9 MS. HANRAHAN: Star?
 10 CHAIRWOMAN STAR: Yes.
 11 MS. HANRAHAN: Aufiero?
 12 VICE CHAIRMAN AUFIERO: Yes.
 13 MS. HANRAHAN: Tarabocchia?
 14 MS. TARABOCCHIA: Yes.
 15 MS. HANRAHAN: And Kang?
 16 MR. KANG: Yes.
 17 CHAIRWOMAN STAR: Okay. All right.
 18 I'll do this and then you talk. Okay.
 19 All right. Excuse me.
 20 The first case -- we have three of them
 21 tonight.
 22 The first case is Case 25-SP09, site
 23 plan Fan Associates LLC, 15 Grand Avenue, Block 505,
 24 Lots 3 and 4.
 25 MR. NOH: All right.
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1 This case we have a motion with a
 2 return date of this Friday, which I have to go and
 3 make an oral argument.
 4 And so unless we have a decision from
 5 the judge, we'll continue to adjourn it until the
 6 next regular meeting.
 7 So we can vote on that.
 8 CHAIRWOMAN STAR: Okay. So now we have
 9 a motion to table this to next month.
 10 VICE CHAIRMAN AUFIERO: I'll make a
 11 motion to table Case No. 25-SP09 of the February
 12 meeting.
 13 CHAIRWOMAN STAR: Second?
 14 MR. KANG: I'll second it.
 15 CHAIRWOMAN STAR: Roll call?
 16 MS. HANRAHAN: Mayor?
 17 MAYOR KIM: Yes.
 18 MS. HANRAHAN: Star?
 19 CHAIRWOMAN STAR: Yes.
 20 MS. HANRAHAN: Aufiero?
 21 VICE CHAIRMAN AUFIERO: Yes.
 22 MS. HANRAHAN: Tarabocchia?
 23 MS. TARABOCCHIA: Yes.
 24 MS. HANRAHAN: And Kang?
 25 MR. KANG: Yes.
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1 CHAIRWOMAN STAR: Okay.
 2 The next case is Case 25-SP14, it's a
 3 site plan, Hillcrest Builders, LLC.
 4 MR. SOKOLICH: Good evening, Madam
 5 Chairwoman, Mayor, Members of the Board.
 6 Congratulations on your reappointments.
 7 MAYOR KIM: Thank you.
 8 MR. SOKOLICH: Mark Sokolich for
 9 Hillcrest Builders, LLC, which I believe is the
 10 second item on your agenda.
 11 I appear, Madam Chair, because -- and I
 12 understand the matter is being carried, we had made
 13 that request. We also had some revisions to the
 14 architectural plans, so we just ask that this matter
 15 be carried to your next available date without the
 16 necessity of renoteice.
 17 And I had presented Mr. Noh with a copy
 18 of your affidavit of service, which I'm hopeful is in
 19 order.
 20 MR. NOH: Yes, I did receive them, I
 21 have reviewed them and we have jurisdiction on that.
 22 And do you need the hand out those --
 23 MR. SOKOLICH: No. So these -- just if
 24 you could give me some guidance, we'll conventionally
 25 file them with the building department. I don't want
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1 to straddle -- correct, Mayor -- I don't want to
 2 straddle everybody with plans.
 3 If somebody wants them, I'll be certain
 4 to give them to them, but we're still going to go to
 5 the building department.
 6 Is it to Pennoni we send a copy or is
 7 it to Boswell?
 8 MR. NOH: Send it to Boswell, please.
 9 Actually you need to send it to both Boswell and --
 10 MR. SOKOLICH: Pennoni.
 11 Well, we're going to send it to Kauker,
 12 we're going to send it to Simoff, but the board
 13 engineer is now Boswell or is Pennoni going to
 14 continue with these? I don't know.
 15 MAYOR KIM: How about this, Mayor, how
 16 about you send it to three just to be safe?
 17 MR. SOKOLICH: To everybody?
 18 MAYOR KIM: Yes, three.
 19 MR. SOKOLICH: You got it.
 20 MAYOR KIM: Thank you.
 21 MR. NOH: We actually have Colliers
 22 Engineering & Design and Boswell Engineering, we have
 23 both.
 24 MAYOR KIM: Yes, yes, but Counselor,
 25 just for safekeeping, we just hired them.

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1 I can't really say if the attorneys
 2 want the other, you know, the municipal attorney that
 3 is dealing with the builder remedy wants to continue
 4 with the old -- the former engineer.
 5 So how about we just for safekeeping
 6 request the mayor to send those applications to
 7 three?
 8 MR. NOH: That's fine.
 9 MR. COCOROS: Which office is that?
 10 MAYOR KIM: Colliers.
 11 MR. SOKOLICH: Colliers Engineering.
 12 CHAIRWOMAN STAR: Boswell.
 13 MAYOR KIM: Boswell.
 14 MR. NOH: And Pennoni.
 15 MR. SOKOLICH: And Pennoni.
 16 So all three.
 17 MR. NOH: All three, please.
 18 MR. SOKOLICH: Okay, Bill.
 19 MAYOR KIM: Just follow up on that if
 20 you can.
 21 MR. NOH: I will. Lucy and I will
 22 follow up.
 23 MAYOR KIM: Thank you.
 24 And find out who takes that one.
 25 Thank you.

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1 MR. SOKOLICH: So we just ask that it
 2 be carried, the date announced, and confirm that no
 3 need to renotece.
 4 MR. NOH: Okay.
 5 So our next regular meeting date is
 6 February 25th at 7 p.m. and we can have a motion
 7 to -- someone can make a motion to carry this, Case
 8 No. 25-SP14 filed by the applicant Hillcrest
 9 Builders, LLC, in connection with 450 East Edsall
 10 Boulevard, Block 420 and Lot 16 and together with the
 11 notice to our next regular meeting of -- next regular
 12 meeting on February 25th, 2026, at 7 p.m.
 13 MAYOR KIM: Counselor, before we vote,
 14 I just want to make sure there is I believe, correct
 15 me if I'm wrong, next time we meet provide a definite
 16 definition between what carryover is and what table
 17 is. I know the procedure is different.
 18 I believe if you table it, it will have
 19 to -- if you want to open it up, we need to do a
 20 vote, a resolution vote to say can we bring this
 21 back.
 22 If we do a carryover, we don't need
 23 that vote. So if you can, just make sure we're going
 24 to do the carryover.
 25 MR. NOH: We're going to do the carry,

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1 yes.
 2 MR. SOKOLICH: Without the necessity of
 3 renotece and it's on for February 25, 2026.
 4 And just, Counsel, because I know
 5 you're going to ask me, but, Mayor, do you anticipate
 6 the members being duly appointed for that meeting?
 7 Any replacement members that you're --
 8 MAYOR KIM: Yeah, I'm appointing a
 9 couple more.
 10 MR. SOKOLICH: Okay, great.
 11 That'd be good. And we'll get these
 12 out to everybody and thank you.
 13 MR. NOH: Actually, we have to vote on
 14 it too.
 15 So we'll make a motion and someone
 16 second it and we'll take the roll.
 17 MAYOR KIM: Carry over.
 18 VICE CHAIRMAN AUFIERO: I make a motion
 19 we carry over Case No. 25-SP14 to the February
 20 planning board meeting.
 21 MR. NOH: Without the necessity of --
 22 VICE CHAIRMAN AUFIERO: Without the
 23 necessity of notices.
 24 MAYOR KIM: Because it's a carryover.
 25 CHAIRWOMAN STAR: Do I have a second?

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1 MR. KANG: I'll make a second.
 2 MS. HANRAHAN: Mayor?
 3 MAYOR KIM: Yes.
 4 MS. HANRAHAN: Star?
 5 CHAIRWOMAN STAR: Yes.
 6 MS. HANRAHAN: Aufiero?
 7 VICE CHAIRMAN AUFIERO: Yes.
 8 MS. HANRAHAN: Tarabocchia?
 9 MS. TARABOCCHIA: Yes.
 10 MS. HANRAHAN: Kang?
 11 MR. KANG: Yes.
 12 MR. SOKOLICH: Good evening, everyone.
 13 See you on the 25th, we'll be ready to go.
 14 Thank you, everybody, good night.
 15 MAYOR KIM: Any of you guys married
 16 yet?
 17 AUDIENCE MEMBER: I am.
 18 MAYOR KIM: You are? Why? Take your
 19 time.
 20 CHAIRWOMAN STAR: The next case is Case
 21 No. 25-15, it's a site plan, Leems Corporation, 21
 22 Grand Avenue, Block 505, Lot one.
 23 MR. NOH: So this is a similar matter
 24 as our previous application.
 25 The Leems Corporation, I've been
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1 discussing with their attorney all day this
 2 afternoon.
 3 They have request this to be carried
 4 over to our next regular meeting, which is on the
 5 February 25th at 7 p.m. together with the notice.
 6 And I'll bring this up later because we
 7 may need to schedule a special meeting on this.
 8 Okay?
 9 But right now, they have made a written
 10 request by e-mail to carry this over to our next
 11 meeting.
 12 So someone can make a motion to carry
 13 this application 25-SP15 site plan, Leems
 14 Corporation, the applicant, concerning 21 Grand
 15 Avenue, more specifically, Block 505, Lot 1.
 16 And this application together with the
 17 notice, be carried over to our next scheduled regular
 18 meeting, which is on February 25th, 2026.
 19 Can someone make a motion?
 20 CHAIRWOMAN STAR: Someone make a
 21 motion, please, to carry this over.
 22 MS. TARABOCCHIA: I'll make a motion.
 23 MAYOR KIM: Is this with stipulation
 24 that they don't have to renote?
 25 MR. NOH: Yes.
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1 MS. TARABOCCHIA: I have a question.
 2 MR. NOH: Yes.
 3 MS. TARABOCCHIA: If they don't have to
 4 renote and they do a special meeting, wouldn't they
 5 have to notice for that special meeting?
 6 MAYOR KIM: Yeah, I mean --
 7 MR. NOH: For the special meeting,
 8 yeah, we do.
 9 But we are not talking about the
 10 special meeting, we are just carrying this over to
 11 the regular meeting.
 12 MAYOR KIM: I have a question.
 13 MR. NOH: Sure.
 14 MAYOR KIM: The applicant's over there,
 15 they said that they're not going to do the notice
 16 because it's going to be carried over.
 17 MR. NOH: Right.
 18 MAYOR KIM: How will the public know?
 19 MR. NOH: Public is here, so we
 20 basically made the notice.
 21 MAYOR KIM: We post that up online
 22 anyways, right?
 23 MR. NOH: We post it online and we have
 24 posted on the bulletin board as well.
 25 MAYOR KIM: Online, good.
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1 MR. NOH: And regular meeting schedule
 2 next month will have that in the agenda.
 3 MAYOR KIM: Sounds good.
 4 MS. TARABOCCHIA: I have a question.
 5 MR. NOH: Sure.
 6 MS. TARABOCCHIA: This meeting is going
 7 to take, quite detailed, three hours.
 8 MR. NOH: That's exactly what I'm going
 9 to talk you about today because --
 10 MS. TARABOCCHIA: I was wondering if
 11 it's going to be -- how are you going to do such --
 12 two large applications?
 13 MR. NOH: That's exactly what we need
 14 to talk about because we going to have -- depending
 15 on unless we want to stay overnight and eat breakfast
 16 here, we need to figure something out.
 17 Now, we're going to find also on this
 18 Friday and I'm going to go to the judge and we're
 19 going to find out if Fan Associates will be scheduled
 20 any time soon.
 21 In that case, we going to have three
 22 big cases pending.
 23 So there is no way we're going to have
 24 that in one session.
 25 And I spoke to Michael Kauker about
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1 this this afternoon. It would be wise for us to
2 schedule a special meeting for each so we don't have
3 to deal with them at the same time or piecemeal at a
4 time.

5 MAYOR KIM: One special meeting or
6 three special meetings?

7 MR. NOH: Three special meetings, one
8 for each.

9 MAYOR KIM: There are rules and
10 regulations to creating special meetings.

11 MR. NOH: Right.

12 MAYOR KIM: I believe it's two weeks or
13 something like that that you can do another special
14 meeting or something like that.

15 Figure that out.

16 MR. NOH: I know. One will be
17 scheduled for regular meeting, which we just did.

18 MS. TARABOCCHIA: That would be
19 Hillcrest.

20 MAYOR KIM: That's the final finale.

21 MS. TARABOCCHIA: That's Hillcrest.

22 MAYOR KIM: So we're supposed to have
23 three special meetings before the regular meeting?

24 MR. NOH: No, no, one with the regular
25 meeting and we going to carry this over to the

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1 regular meeting, but in the meantime starting
2 tomorrow, I talked to the other counsel and we going
3 to have to figure out the special meeting.

4 MAYOR KIM: How many special meetings
5 are we having?

6 MR. NOH: At least two.

7 MR. SOKOLICH: May I -- I don't mean to
8 interrupt.

9 Is there any -- I'm so petrified that
10 the right engineer is not going to get our plans and
11 then you're not going to be ready to hear this on the
12 25th, so --

13 MAYOR KIM: Why don't we just say that
14 if you --

15 MR. SOKOLICH: No, no.

16 Who at Boswell do you want me to send
17 them to?

18 Is there anyone in particular?

19 MAYOR KIM: No.

20 Just, Counselor.

21 MR. NOH: Yes.

22 MAYOR KIM: Could you find that out
23 with Roberta?

24 MR. NOH: Okay.

25 MR. SOKOLICH: And Colliers.

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1 All right. I thought maybe you knew
2 offhand.

3 MAYOR KIM: And the counselor will send
4 you an e-mail, Mayor.

5 MR. SOKOLICH: And Colliers, because
6 they're new also, I believe.

7 MAYOR KIM: Yes, you need the name.

8 MR. SOKOLICH: All right.

9 See you on the 25th.

10 MAYOR KIM: You need the name, right?

11 MR. SOKOLICH: Got it.

12 MAYOR KIM: Thank you.

13 MR. SOKOLICH: Thank you.

14 MR. NOH: Okay. Continue our
15 discussion, right now we don't know anything about
16 Fan Associate because that's coming, but right now,
17 only thing certain is Leems Corporation, that we are
18 trying to figure out what date we going to have a
19 special meeting.

20 And as far as I'm concerned, Fan
21 Associate, we will find out more specifically what
22 the judge wants to do about that case. That's why
23 we're going to adjourn it, so we'll follow the rules.

24 MS. TARABOCCHIA: Would it be best this
25 February 25th is going to be the one that's going to

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1 be scheduled first to be heard because it's already
2 committed they were here, courtesy enough to be here
3 --

4 MR. NOH: Right.

5 MS. TARABOCCHIA: -- to request it?

6 MR. NOH: Um-hmm.

7 MS. TARABOCCHIA: And the other one for
8 Leems, if you're going to have a special meeting,
9 they will have to notice.

10 MR. NOH: I know, yeah.

11 MS. TARABOCCHIA: Okay. I just want to
12 make sure that if you carry it --

13 MAYOR KIM: They go first.

14 MS. TARABOCCHIA: -- that Hillcrest
15 goes first.

16 VICE CHAIRMAN AUFIERO: 450 goes at the
17 February 25th meeting.

18 MS. TARABOCCHIA: Yeah.

19 VICE CHAIRMAN AUFIERO: And they were
20 the ones that showed, so we'll give it to them first.

21 MS. TARABOCCHIA: That's why I'm kind
22 of concerned because --

23 MR. NOH: Yeah, one reason -- one of
24 the reasons that we have to, you know, carry this
25 over to the next meeting is because we don't have the

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1 full professionals to guide us tonight because
 2 Michael Kauker has prearrangement.
 3 So that's why we don't want to have a
 4 meeting where we don't have the board planner giving
 5 us appropriate advice to guide us.
 6 So first thing is --
 7 MS. TARABOCCHIA: I motion that we
 8 carry.
 9 MR. NOH: Okay.
 10 VICE CHAIRMAN AUFIERO: I'll second.
 11 CHAIRWOMAN STAR: What are we up to?
 12 MR. NOH: We need the roll call. We
 13 are making a motion to carry Case 25-SP15, site plan
 14 Leems Corporation, together with the notice so they
 15 don't have to renote, to the regular meeting date
 16 of February 25th, 2026, at 7 p.m.
 17 We have a motion and a second. So we
 18 need to do the roll call.
 19 MS. HANRAHAN: Mayor?
 20 MAYOR KIM: Yes.
 21 MS. HANRAHAN: Star?
 22 CHAIRWOMAN STAR: Yes.
 23 MS. HANRAHAN: Aufiero?
 24 VICE CHAIRMAN AUFIERO: Yes.
 25 MS. HANRAHAN: Tarabocchia?

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1 you guys can attend.
 2 CHAIRWOMAN STAR: All right. So do we
 3 have any comments or anything from the board with
 4 regard to any discussion?
 5 MS. TARABOCCHIA: No.
 6 CHAIRWOMAN STAR: No, okay. If not,
 7 then we'll open it to the public.
 8 Does anyone have anything to say?
 9 MR. WILPON: Which of the three --
 10 MAYOR KIM: Can you just tell us your
 11 name and address?
 12 MR. WILPON: Julius Wilpon. I sent you
 13 an e-mail.
 14 THE COURT REPORTER: Just spell your
 15 last name.
 16 I'm sorry. Spell your last name for
 17 me.
 18 MR. WILPON: W-I-L-P-O-N.
 19 THE COURT REPORTER: Thank you.
 20 MAYOR KIM: We're having some Wi-Fi
 21 issues in the borough.
 22 We're going crazy right now.
 23 MR. WILPON: I was just going to say, I
 24 was going to use your Wi-Fi for calling before. So
 25 I'm up in Windsor square.

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1 MS. TARABOCCHIA: Yes.
 2 MS. HANRAHAN: And Kang?
 3 MR. KANG: Yes.
 4 MR. NOH: One second.
 5 You know who made the motion and who
 6 made the second?
 7 MS. HANRAHAN: I have Aufiero first one
 8 and second --
 9 THE COURT REPORTER: I had Tarabocchia
 10 made the motion and Aufiero second.
 11 VICE CHAIRMAN AUFIERO: Yeah, correct.
 12 She's right.
 13 Mirjana did the motion first and I
 14 seconded it.
 15 MS. HANRAHAN: I had the opposite.
 16 Okay.
 17 MR. NOH: Okay. So the application
 18 notice will be carried to the February 25th, 2026,
 19 meeting and the public can take the notice that both
 20 applications that were scheduled for today will be
 21 heard on the regular meeting February 25th, 2026.
 22 There will not be a separate notice,
 23 but we'll post this on the website and we'll put this
 24 on the bulletin board as well.

And if you guys -- that's the time that
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1 MAYOR KIM: Yes, Windsor Square.
 2 MR. WILPON: Yeah.
 3 So which one of the three cases that
 4 you mentioned today were about the Edsall building
 5 project, or was that not covered.
 6 MR. NOH: 450 East Edsall Boulevard.
 7 MR. WILPON: Yeah, I don't remember
 8 exactly, but --
 9 MR. NOH: That's the Hillcrest
 10 Builders, the one with Mark Sokolich.
 11 MR. WILPON: Okay. And that's tabled
 12 until February 22nd?
 13 CHAIRWOMAN STAR: February.
 14 MR. NOH: February 25th.
 15 MR. WILPON: Okay. In your earlier
 16 votes you were deciding things like who was going to
 17 do your traffic studies.
 18 Has a traffic study been done for that
 19 Hillcrest project?
 20 MR. NOH: All the application package
 21 together with all the supporting documents will be at
 22 the planning board secretary's office. You can come
 23 by during the regular business hours and inspect the
 24 documents.

MR. WILPON: And did you guys as a
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1 board approve that?
 2 MAYOR KIM: Okay. The question is
 3 about the traffic engineer.
 4 I'll tell you, every single application
 5 the traffic everything will have to take a look at
 6 that.
 7 And if he didn't, I'll make sure he
 8 does.
 9 MR. WILPON: Yeah, appreciate that. So
 10 it's a little --
 11 MAYOR KIM: The traffic engineer making
 12 sure that all three applications -- this is all part
 13 of builder remedy, by the way.
 14 MR. NOH: Right.
 15 MAYOR KIM: Right now we're stuck in
 16 for the past 15 years, 20 years, the borough hasn't
 17 been compliant with the state affordable act, home
 18 act.
 19 And I don't know why they didn't do it,
 20 but when I became mayor, I noticed it the second
 21 year.
 22 And then obviously I'm going tell
 23 everybody right now here the BA and the
 24 administration did not tell anybody.
 25 MR. WILPON: Well, the apartment
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1 building up the street, I think they're around 500 or
 2 something, we were told that was going to be
 3 compliant with the low-income housing rules.
 4 MAYOR KIM: Well, the rules are
 5 20 percent.
 6 The builders wont -- what happened was
 7 the Third Round was due 2015-2025 and we're in
 8 default.
 9 And coincidentally, people who didn't do
 10 their job here are suing us.
 11 MR. WILPON: Not surprising.
 12 MAYOR KIM: I don't know how I could
 13 put it. It's really, really very upsetting.
 14 MS. TARABOCCHIA: Very politely.
 15 MAYOR KIM: Yeah, very politely.
 16 So we were trying to settle that in
 17 court because we're breaking the law.
 18 Once we settle that, we have to look
 19 for round four, which is 2025 to 2035.
 20 And the reason why we're doing that to
 21 settle is because first we have to follow the law, if
 22 you're not, then they're going to take away all our
 23 rights. That means developers will buy three homes
 24 and build a tall apartment.
 25 So we want to get our rights back to
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1 say you know what, for the next ten years, we're
 2 going to find out how and where we're going to put
 3 those 209 affordable units more.
 4 And that equates to 20 percent of a
 5 hundred units that they're going to build, right.
 6 But we at least we have 10 years and we
 7 have our prerogative to find out where we could --
 8 maybe we -- we're even considering a hundred percent
 9 affordables right now, because that's how you save
 10 it.
 11 MR. WILPON: So I guess the first
 12 question is there's a site up there.
 13 Somebody wants to build on that.
 14 Secondary to that are compliance
 15 regulations around affordable housing; that's a
 16 separate issue altogether.
 17 The first issue, though, is how do we
 18 approve building more homes, more -- up on that area,
 19 which as I've written to you, is packed?
 20 MAYOR KIM: Yes.
 21 MR. WILPON: I worry about safety,
 22 garbage.
 23 MAYOR KIM: Right.
 24 MR. WILPON: Wintertime we can't even
 25 have two cars on the street, you know, going two
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1 different directions at the same time, you have to
 2 wait for somebody.
 3 MAYOR KIM: Absolutely.
 4 MR. WILPON: I back out of my driveway
 5 and I have to look.
 6 I've almost hit people many times. I
 7 can't go out to my mailbox because there's no
 8 sidewalks on the --
 9 MAYOR KIM: Absolutely, sir.
 10 MR. WILPON: And on 10th Street, we
 11 just built two ginormous apartment buildings over
 12 there.
 13 We have one little light in a very,
 14 very awkward dangerous three-way street up there.
 15 MAYOR KIM: Yup.
 16 MR. WILPON: How is somebody actually
 17 approving that that's being rational?
 18 MAYOR KIM: It's because that we were
 19 not complying for the past 20 years.
 20 We're in default.
 21 This is part of Third Round, 2000- --
 22 MR. WILPON: But that's different,
 23 that's compliance with affordable housing.
 24 I'm talking about housing in general.
 25 MAYOR KIM: Yeah, yeah, but let me just
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1 tell you -- well, housing in general, that's
2 different.
3 That's what we're trying to get. We
4 don't want to overdevelop here. None of us here want
5 to develop here.

6 MR. WILPON: Well, you're
7 overdeveloped.

8 MAYOR KIM: Absolutely.
9 Nobody is in cahoots, we're not making
10 any money.

11 Not just the traffic, our general
12 public facility services will be underwater, right.

13 MR. WILPON: Absolutely.

14 VICE CHAIRMAN AUFIERO: This is a
15 statewide issue going from town to town.

16 MR. WILPON: Well, we have open -- they
17 used to call it open land. I don't know if they're
18 protected lands.

19 MAYOR KIM: But then let me just finish
20 what I was trying to say.

21 When we're in default of the law, Third
22 Round specifically is what I'm talking about is that
23 the Judge and the -- it's called a Fair Share Housing
24 in court. They don't care about traffic. They don't
25 really care about the negative effect of

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1 Right now because of default on the
2 former administrative work done here because they're
3 in default and I think -- I'll be honest with you,
4 it's got to be more than not taking care of your
5 business, but anyways, I can't say more than that.

6 But right now on that area of Grand
7 Avenue alone, we're expecting over a thousand units
8 coming in, a thousand, more than a thousand just to
9 comply with Third Round.

10 MR. WILPON: How -- so a thousand
11 units --

12 MAYOR KIM: So this is what's going to
13 happen.

14 MR. WILPON: I mean, population-wise do
15 we have city services? I mean --

16 MAYOR KIM: But the thing is, they
17 generate revenue for the taxes, but we still don't
18 want overdevelopment. We don't need money if we
19 don't need it. You know what I'm trying to say?

20 We like the suburban area, but right
21 now not only our town, but every single town in the
22 state of New Jersey, a lot of them don't comply.

23 In Ridgefield right now they have to do
24 builder remedy, affordable homes. Leonia too, Fort
25 Lee too, Richfield Park too, Tenafly too. It's --

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1 overpopulation. They don't care about the school
2 system. They don't care about all the extra money we
3 have to put in for the public services, they don't
4 really care. That sucks.

5 MR. WILPON: But are they asking you to
6 retrofit your entire town?

7 MAYOR KIM: We have to do a whole new
8 redevelopment zone, we'll have to do overlays, and
9 they're forcing us to go hey, where do you want to
10 open this up so these people could develop? Our
11 hands are tied right now, but we're trying to get out
12 of it.

13 MR. WILPON: In the case on Edsall,
14 those -- I know the property owners are willing to
15 sell, so that opens up the possibility, but what
16 about the open area behind ShopRite over here?
17 There's a massive amount of land and I know that
18 somebody has used that as a storage unit.

19 MAYOR KIM: Can I tell you this right
20 now, sir? That right now Grand Avenue, you know
21 Route 46 when you go up to getting on Route 46 and
22 Grand Avenue?

23 MR. WILPON: Yes.

24 MAYOR KIM: Right now as we speak,
25 there's traffic, we all agree.

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1 for some reason, they didn't catch up with it.

2 VICE CHAIRMAN AUFIERO: Upper Saddle
3 River, Saddle River, all those towns.

4 MR. WILPON: Yeah, I'm sure.

5 MAYOR KIM: And they don't really care
6 about density, they don't care about we have no
7 space.

8 If you don't comply, you're going to
9 have to build it up, man. I don't really care.
10 Parking space, we don't really care. Yeah, that's
11 how bad it is.

12 MR. WILPON: But doesn't that then
13 throw you in a different challenge?

14 So you're going to get hit one way or
15 the other. You're going to get noncompliant in some
16 different areas, right, whether it's going to be this
17 law or you're going to have some challenges with the
18 congestion.

19 MAYOR KIM: Of course.

20 MR. WILPON: So how do you determine
21 which penalty to pay?

22 MAYOR KIM: So this is what's going to
23 happen, this is what I hope to expect to happen, I'll
24 just give you an example of Grand Avenue. You said
25 why not, you know, why where I live? Which probably

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1 absolutely makes sense of course, and put it
2 somewhere else.
3 But Grand Avenue itself, we're talking
4 about over a thousand developments everywhere were we
5 have traffic now.

6 Once the borough settles with Third
7 Round, what we're looking for is immunity. It's
8 called consent judgment. That means the state will
9 let us do what we have to do in the next 10 years to
10 figure out where we're going to put it in, not
11 forcefully, right?

12 Having said that, after we make a deal
13 and say okay, we comply with the third-round law.
14 Judge, can we get our rights back, right? That's
15 what we need.

16 And after that, what happens is they're
17 not done yet. These developers have to go to EPA,
18 environmental agency, as well as what you're talking
19 about DOT, Department of Transportation, they would
20 have to come in and say okay, I know you settled with
21 the builder remedy and everything, but this is
22 ridiculous. You might have to reduce it. That's
23 what I'm looking for.

24 MR. WILPON: That's fair. Is this
25 project a long way off at this point?

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1 Because we have to live with it.

2 That's what I was telling you in the
3 note, it's our quality of life at the end of the day.

4 MAYOR KIM: Absolutely.

5 MR. WILPON: We've got to deal with
6 noise pollution and extra people running around.

7 MAYOR KIM: Schools.

8 MR. WILPON: I'm not even talking about
9 security, basic security.

10 MAYOR KIM: Security --

11 MR. WILPON: How are you going to get a
12 fire truck down the street?

13 MAYOR KIM: -- parking, traffic.

14 All the public service is going to go
15 up. But at the end of the day, it's not about money,
16 it's about quality of life.

17 I agree with you. It's not space.

18 MR. WILPON: It is.

19 I'm all for the compliance for the
20 affordable housing.

21 Whatever it is, I don't care. People
22 need access, phenomenal. It's just let's look at
23 where we're putting that right now.

24 They're backed up against an area down
25 there is protected land. Okay? And you've got some

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1 MAYOR KIM: Excuse me?

2 MS. TARABOCCHIA: A long way off.

3 MR. WILPON: Is this project a long way
4 off because there's --

5 MAYOR KIM: Oh, let's just say it got
6 approved, it takes about four or five years to even
7 start building it up.

8 MR. WILPON: They still have plenty of
9 time, plenty of areas of issues to deal with. There
10 may be a new administration at that point in time,
11 there may be different laws in the state at that
12 point in time.

13 MAYOR KIM: Maybe a republican governor
14 can get inside the state and say no more of this.

15 VICE CHAIRMAN AUFIERO: Four more
16 years.

17 MAYOR KIM: We're just hoping right
18 now.

19 But what we're trying to do is
20 protecting ourself because we weren't protected. And
21 it sucks. We hate it. We all hate it. We don't
22 like developments here.

23 MR. WILPON: Well, I'll just tell you
24 from my standpoint, I think I have some neighbors
25 over here, we're going to hate it worse. Okay?

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1 wildlife in there as well. You don't have a street
2 and a light for capacity for I don't even know how
3 many unit it's going to be. You just mentioned a
4 hundred. I hope it's nothing like that.

5 MS. TARABOCCHIA: A thousand.

6 MAYOR KIM: How much is Edsall? How
7 many units is Edsall? It's like 30, 40 if I recall.

8 MR. NOH: Edsall?

9 MR. WILPON: Let's say it's on the low
10 end of 30. Okay? You got 60 cars.

11 MR. NOH: It's 45.

12 MR. WILPON: You got 90 cars, 90 -- you
13 got 45 families, 90 cars, nowhere to park.

14 MAYOR KIM: Well, we're fighting -- but
15 there are ways of fighting.

16 For example, right, I think I could let
17 the people know that we're trying to fight as much as
18 we can, right.

19 MR. WILPON: I appreciate that.

20 MAYOR KIM: As we're trying to comply
21 with the law.

22 They came to our proposition and said,
23 hey, guys, it's almost a dead end, you know what I'm
24 trying to say, where we're talking about, the
25 development end of Edsall.

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1 MR. WILPON: It is a dead end.
 2 MAYOR KIM: Yeah.
 3 So they're saying that hey, can we
 4 build more to give you more 20 percent of
 5 affordables, but because we're lacking in parking
 6 spaces, can you designate the street parking for us?
 7 You know what I said?
 8 Go screw yourself.
 9 MR. WILPON: Yeah. Yeah.
 10 MAYOR KIM: Yeah. We're going to give
 11 you exactly 20 percent, exactly how much you could do
 12 it. We're trying our best.
 13 MR. WILPON: So if you remember a
 14 couple years ago, they built the -- they asked for
 15 the trio, they built a duo, right?
 16 They only had two of three. They
 17 couldn't get the third project done. And it took
 18 them a long time.
 19 But when we came down and talked to the
 20 board about that at that time, the one thing we
 21 insisted was, okay, move the parking to the other
 22 light, which is what they did ultimately, and that
 23 helped a lot as far as the, you know, that whole
 24 quality of life.

25 Now, I don't think you can do that with
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1 this project because you have the bank parking lot
 2 behind all that stuff.
 3 So I don't know if they'll -- if they
 4 can make an access road, but somebody should
 5 hopefully think about alternatives to spilling
 6 everything back down to where --
 7 MAYOR KIM: So there is an alternative
 8 and I've been thinking about it. This is -- since
 9 you're picking on it here and you're opening all my
 10 secrets because you're going in the right direction,
 11 I'm going to give you -- you know that end that it
 12 turns, but it's a dead end?
 13 MR. WILPON: Yeah.
 14 MAYOR KIM: It's called a paper trail,
 15 right?
 16 MR. WILPON: Yeah.
 17 MAYOR KIM: If you go on the other
 18 side, it ends there too.
 19 MR. WILPON: Yeah, I know.
 20 MAYOR KIM: So hopefully if we could
 21 make some -- we could get some funding or generate
 22 revenue, our plan is to connect those two. That
 23 means it's going to be less traffic that's going one
 24 way.

25 MR. WILPON: Yeah, there's a bank
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1 parking lot there, it's a massive structure back
 2 there, I don't know that you can get it. And you
 3 have those other businesses right behind there.
 4 MAYOR KIM: If you go to the other side
 5 going towards Ridgefield, it just stops right there,
 6 it stops right there.
 7 So we're thinking about later when the
 8 finance is okay, maybe grants.
 9 We request -- we got record grants
 10 ever, like four, three times the amount that we
 11 usually get.
 12 If we get those kind of grants, some
 13 urban redevelopment grants, maybe we could open that
 14 up and that --
 15 MR. WILPON: So use a portion of the
 16 protected area to build a road out --
 17 MAYOR KIM: We can actually open it up.
 18 It's not the protected area.
 19 So, for example, right, if you're
 20 looking at Edsall going down, it's a dead end, right.
 21 MR. WILPON: Yeah.
 22 MAYOR KIM: And then you take a right
 23 and then it's still a dead end. Okay?
 24 MR. WILPON: Yeah.
 25 MAYOR KIM: That whole paper street,

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1 we're thinking about connecting to it from the other
 2 side, so you'd get another street.
 3 MR. WILPON: I'm with you and I'm going
 4 to vote for you again because of it.
 5 MAYOR KIM: We're trying our best.
 6 We're really trying our best.
 7 And thank you for understanding because
 8 our hands are so tied and it really sucks.
 9 We should have planned this. Matter of
 10 fact, I found out when I became mayor two years later
 11 that the master plan wasn't revamped for 20 years.
 12 And I think maybe they did that on
 13 purpose because when the master plan comes out, let's
 14 say every ten years we're supposed to do it, right?
 15 MR. WILPON: Right.
 16 MAYOR KIM: When that happens, the
 17 master plan who does it, the planner will say, hey,
 18 guys, what are you doing with our builder remedy, our
 19 affordable housing end?
 20 We've got to think. We're running out
 21 of time.
 22 But because we didn't do a master plan
 23 2010, nobody talked about it.
 24 MR. WILPON: Yeah.
 25 MAYOR KIM: The former mayor, former

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1 council member, I never -- when I was a council
 2 member, no one talked about it.
 3 The BA never talked about it. The
 4 mayor never talked about it. It was silent. I think
 5 it was for a purpose.
 6 MR. WILPON: It's always kick the can
 7 down the road.
 8 MAYOR KIM: Someone is making money.
 9 MR. WILPON: Well, I don't know if
 10 they're making money. I don't know what they're
 11 doing, but it's always kick the can down the road.
 12 Let's not upset the --
 13 MAYOR KIM: If you put it in a very
 14 nice way, you could kick it down the road, but I
 15 think it's more malice.
 16 MR. WILPON: Well, I appreciate that
 17 you're trying to keep us compliant, I'm good with
 18 that.
 19 I'm glad you gave me the opportunity to
 20 at least, you know, speak my mind and hopefully,
 21 you'll be able to follow through.
 22 I appreciate learning that you're going
 23 to be posting things up on the website because I
 24 don't know that anybody reads the newspaper.
 25 MAYOR KIM: Right. Right. We love

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1 (No Response.)
 2 CHAIRWOMAN STAR: A motion to adjourn?
 3 VICE CHAIRMAN AUFIERO: I'll make a
 4 motion to adjourn.
 5 MS. TARABOCCHIA: I second.
 6 MAYOR KIM: All in favor?
 7 MS. HANRAHAN: All in favor?
 8 (Whereupon, all present members respond
 9 in the affirmative.)
 10 MAYOR KIM: Guys, thank you very much.
 11 (Whereupon, this meeting is concluded.
 12 Time noted: 7:49 p.m.)

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1 your condo. Don't you love his condo?
 2 It's the best, Windsor.
 3 MR. WILPON: We are the best.
 4 MAYOR KIM: Yeah. The inside, they
 5 maintain it so well. They've got a beautiful
 6 clubhouse, a great swimming pool, a beautiful view.
 7 MR. WILPON: Yeah, it's very nice.
 8 Come by any time.
 9 MAYOR KIM: Thank you.
 10 Madam.
 11 CHAIRWOMAN STAR: Okay. Thank you.
 12 MAYOR KIM: Anybody else?
 13 CHAIRWOMAN STAR: Anyone else from the
 14 public have anything to say? Yes? No?
 15 AUDIENCE MEMBER: No, I'm good.
 16 Thank you.
 17 CHAIRWOMAN STAR: You're good?
 18 Okay. We'll close that portion and --
 19 MR. WILPON: Goodnight, folks.
 20 MAYOR KIM: Thank you, sir.
 21 CHAIRWOMAN STAR: Anything else?
 22 (No Response.)
 23 CHAIRWOMAN STAR: Any old business?
 24 (No Response.)
 25 CHAIRWOMAN STAR: New business?

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C E R T I F I C A T E

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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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