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BOROUGH OF PALISADES PARK
PLANNING BOARD
WEDNESDAY, MARCH 25, 2026
7:05 P.M.

IN THE MATTER OF:) TRANSCRIPT OF
Case #25-SP09 Site Plan) PROCEEDINGS
Fan Associates, LLC)
15 Grand Avenue)
Block 505, Lots 3 & 4)
Case #25- SP14 Site Plan)
Hillcrest Builders, LLC)
450 E Edsall Boulevard)
Block 420 Lot 16)
Case #25-SP15 Site Plan)
Leems Corp.)
21 Grand Avenue)
Block 505 Lot 1)
Case #26- SP02 Site Plan)
Shi Hyun Park)
321 Hillside Ave)
Block 203 Lot 1)
Case #26-SP03)
Change of Use)
Kabin Beauty, LLC)
216 Broad Avenue)
2nd Fl. Unit C)
Block 602 Lot 20)
Case #26- SP01)
Change of Use)
The Jangwon Hair Salon)
234A Broad Avenue)
Block 602 Lot 23)

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

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LUCY HANRAHAN
Board Secretary
MICHAEL F. KAUKER, PP, AICP, Planner

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11	NO. DESCRIPTION	IDENT/EVID
12	(None marked.)	
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1 CHAIRWOMAN STAR: This is the regular
 2 meeting of the Palisades Park Planning Board
 3 And I'd like to have Mr. Aufiero lead
 4 us in the Pledge of Allegiance.
 5 (Whereupon, all rise for a recitation
 6 of the Pledge of Allegiance as led by Vice
 7 Chairman Aufiero.)
 8 CHAIRWOMAN STAR: Roll call.
 9 SECRETARY HANRAHAN: Mayor.
 10 MAYOR KIM: Here I am, Lucy.
 11 Thank you.
 12 SECRETARY HANRAHAN: Star.
 13 CHAIRWOMAN STAR: Here.
 14 SECRETARY HANRAHAN: Aufiero.
 15 VICE CHAIRMAN AUFIERO: Yes.
 16 SECRETARY HANRAHAN: Tarabocchia.
 17 MS. TARABOCCHIA: Yes, here.
 18 SECRETARY HANRAHAN: Sophia.
 19 (No Response.)
 20 SECRETARY HANRAHAN: She's absent.
 21 Kang?
 22 (No Response.)
 23 SECRETARY HANRAHAN: He's absent.
 24 Han?
 25 MR. HAN: Here.

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1 SECRETARY HANRAHAN: Kwak.
 2 MR. KWAK: Here.
 3 SECRETARY HANRAHAN: And Jhang.
 4 MR. JHANG: Here.
 5 CHAIRWOMAN STAR: Okay. And we'll do
 6 the minutes.
 7 Okay. We all, hopefully, read the
 8 minutes from last month.
 9 Can I have a motion to accept those
 10 minutes?
 11 MAYOR KIM: I'll make -- you go ahead.
 12 VICE CHAIRMAN AUFIERO: I'll make a
 13 motion to accept the minutes from last month.
 14 CHAIRWOMAN STAR: And a second.
 15 MR. KWAK: I'll second it.
 16 SECRETARY HANRAHAN: Mayor.
 17 MAYOR KIM: Yes.
 18 SECRETARY HANRAHAN: Star.
 19 CHAIRWOMAN STAR: Yes.
 20 SECRETARY HANRAHAN: Aufiero.
 21 VICE CHAIRMAN AUFIERO: Yes.
 22 SECRETARY HANRAHAN: Tarabocchia.
 23 MS. TARABOCCHIA: Yes.
 24 SECRETARY HANRAHAN: Han.
 25 MR. HAN: Yes.

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1 SECRETARY HANRAHAN: Kwak.
 2 MR. KWAK: Yes.
 3 SECRETARY HANRAHAN: And Jhang.
 4 MR. JHANG: Yes.
 5 MAYOR KIM: Just -- Madam, just another
 6 -- I'm sure everybody knows about it, I just want to
 7 be clear.
 8 Anybody who missed last month's
 9 meeting, please abstain, recuse -- is it abstain or
 10 recuse?
 11 CHAIRWOMAN STAR: Abstain.
 12 SECRETARY HANRAHAN: Abstain.
 13 MAYOR KIM: Abstain yourself.
 14 If you weren't here at the last
 15 meeting.
 16 Thank you.
 17 CHAIRWOMAN STAR: And I need a motion
 18 now to pay the bills.
 19 MAYOR KIM: I'll make a motion.
 20 MR. JHANG: I'll second it.
 21 SECRETARY HANRAHAN: Mayor.
 22 MAYOR KIM: Yes.
 23 SECRETARY HANRAHAN: Star.
 24 CHAIRWOMAN STAR: Yes.
 25 SECRETARY HANRAHAN: Aufiero.

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1 VICE CHAIRMAN AUFIERO: Yes.
 2 SECRETARY HANRAHAN: Tarabocchia.
 3 MS. TARABOCCHIA: Yes.
 4 SECRETARY HANRAHAN: Han.
 5 MR. HAN: Yes.
 6 SECRETARY HANRAHAN: Kwak.
 7 MR. KWAK: Yes.
 8 SECRETARY HANRAHAN: And Jhang.
 9 MR. JHANG: Yes.
 10 MAYOR KIM: Madam, I just want to add
 11 one more thing, I don't want to interrupt your
 12 process, but I have to really recognize an individual
 13 here that really -- it really surprised me, astound
 14 me that he is doing something, what he's done and got
 15 caught and it's unacceptable.
 16 So I'm going to make sure that, you
 17 know, that -- that the payment is done, but our
 18 borough -- our planning board attorney, I realized
 19 from the finance department, he didn't ask for
 20 anything since he was here for two years and I
 21 confronted him and said what the hell is wrong with
 22 you, and he said, Mayor, I want to do this for
 23 philanthropy.
 24 And I said you're crazy.
 25 So I'm going to let the finance -- I

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1 can't pay him in all in one shot, now it's going to
 2 hurt us, but I just want to recognize that he's that
 3 kind of person.
 4 So thank you very much, Attorney.
 5 (Applause.)
 6 MAYOR KIM: But you're going to get
 7 paid.
 8 CHAIRWOMAN STAR: And if you don't want
 9 it --
 10 (Laughter.)
 11 VICE CHAIRMAN AUFIERO: He might be the
 12 only attorney in Bergen County that hasn't taken any
 13 --
 14 MAYOR KIM: Yeah, that's insane.
 15 CHAIRWOMAN STAR: Bigger than that,
 16 state, the world.
 17 Okay. All right. This meeting has
 18 been duly advertised according to Section 5 of the
 19 Open Meetings Act, Chapter 231, Public Law 1975, also
 20 known as the Sunshine Law.
 21 Notice of this meeting was provided to
 22 the official designated newspapers of the Borough and
 23 posted on the Borough's website.
 24 Notice was posted on the bulletin board
 25 and a copy preserved in the clerk's office.

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1 You all have before you for a duly
 2 advertised public hearing, the Master Plan Housing
 3 Element and Fair Share Plan for Palisades Park.
 4 This document, as you can see on
 5 page 1, was reviewed, prepared and revised at least
 6 eight times.
 7 The last revision date, for the record,
 8 is March 2, 2026.
 9 This Housing Element Master Plan and
 10 Fair Share Plan includes two affordable housing
 11 rounds, Round 3, which essentially covers the recent
 12 past of 2015 to 2025.
 13 As it relates to that particular plan,
 14 we are essentially bringing our obligations up to
 15 date by creating and including that plan in the
 16 overall Housing Element Fair Share Plan.
 17 It also includes a Round 4 plan, which
 18 is based upon the legislation that was passed last
 19 year by the state legislature, which essentially gave
 20 communities about a year to achieve full submission
 21 and compliance.
 22 As we're all well aware, Palisades Park
 23 was viewed by the courts as being not in compliance
 24 with the full constitutional obligation contained
 25 within that particular legislation.

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1 Application documents and plans have
 2 been made available in the planning board secretary's
 3 office in accordance with the law.
 4 Okay. Now, our first order of business
 5 is going to be the Master Plan Housing Element and
 6 Fair Share Plan of Palisades Park, New Jersey with
 7 revision dated March 13, 2026 by Kauker & Kauker,
 8 LLC.
 9 MR. KAUKER: Good evening, Ladies and
 10 Gentlemen, it's a pleasure to be here.
 11 MR. NOH: Mr. Kauker, before you begin
 12 I need to just make a announcement.
 13 The public notice of hearing was posted
 14 in the official newspapers of general circulation of
 15 the Borough at least 10 days prior to the date of
 16 this hearing.
 17 And the -- also the notice was sent by
 18 certified mail to the clerk of the adjoining
 19 municipality of the board hearing on this Master Plan
 20 revision and the certified mail was also sent to the
 21 Office of Planning Advocacy and the Bergen County
 22 Planning Board according to the N.J.S.A. 40:55D-13,
 23 the notice requirements for any Master Plan hearing.
 24 You may begin.

MR. KAUKER: Thank you, Chang.
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1 I'm going to read you an executive
 2 summary that capsulizes within a brief efficient
 3 period of time the essence of this 55-page document.
 4 In addition to this document will be
 5 appended several supporting resolutions and
 6 ordinances which effectively give life to the plan in
 7 terms of implementation through the zoning power that
 8 the Borough has.
 9 For purpose and context, the Housing
 10 Element and Fair Share Plan has been prepared to
 11 satisfy the Borough of Palisades Park's
 12 constitutional obligation to provide a realistic
 13 opportunity for affordable housing in accordance with
 14 the Mount Laurel doctrine and applicable New Jersey
 15 statutes.
 16 The Housing Element and Fair Share Plan
 17 represents a combined, as I have said recently, Third
 18 Round and Fourth Round plan prepared pursuant to the
 19 direction of the superior court.
 20 The planning board has previously
 21 reviewed both the Third Round and Fourth Round plans.
 22 The current submission maintains the
 23 same overall compliance framework with limited
 24 updates required by the court, including the
 25 inclusion of the Tamares property as a defined

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1 compliance mechanism and the addition of the Golden
 2 Value, LLC project.

3 Community profile and land constraints.
 4 Palisades Park is a fully-developed municipality
 5 encompassing 1.3 square miles with limited vacant
 6 land available for new development.

7 If you look at the statistics for
 8 Bergen County, Palisades Park happens to be the third
 9 highest density developed community within the 64
 10 communities in Bergen County.

11 I think that is very impressive and a
 12 beautiful medium- to high-density community has
 13 effectively evolved over the last 15 to 20 years.

14 Consistent with its built-up out
 15 condition, most remaining parcels, which could be
 16 developed for some form of land use, are too small,
 17 fragmented or constrained.

18 Affordable housing opportunities must
 19 be achieved through redevelopment and inclusionary
 20 development.

21 And that is the essence of the plan
 22 which has a number of potential proposed projects
 23 which are of that character.

24 Affordable housing obligation. The
 25 Borough's combined third and Fourth Round affordable

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1 housing obligation totals 668 units. That is not the
 2 product of the Borough or it's planners, engineers or
 3 Borough counsel by any structure of the imagination.

4 That is a product of what is called the
 5 Mercer County decision, which effectively was put
 6 into place about four years ago where a macro number
 7 for the entire state was decided by the Mercer County
 8 court. Those numbers were divided in terms of
 9 certain perimeters and characteristics by COAH and
 10 assigned to each community.

11 If we took the maximum projections that
 12 would have had to be prepared, proposed and built
 13 within the framework of the Mercer County decision,
 14 the State of New Jersey would have to build 10 times
 15 the number of independent statewide obligation --
 16 statewide population projections.

17 So the population projections are
 18 essentially not in line with the sky-high assignments
 19 rendered by the state and imposed upon
 20 municipalities.

21 Realistic Development Potential, it's
 22 known as RDP and it is the total of the number of
 23 projects that are now before you contained within the
 24 Master Plan that effectively are proposed to be
 25 approved by the court and built. They are: Fan

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1 Associates at 15 Grand Ave for a total of 175 units,
 2 and -- which include 35 affordable units.

3 Leems Corporation, the next property to
 4 the north at 21 Grand Ave, proposed -- proposes a
 5 total of 510 units with 102 affordable units; 38 will
 6 be family units and 64 will be age-restricted, which
 7 is a beneficial complement and contribution to the
 8 Borough's senior needs.

9 DRC Development Corp. at 35-39 West
 10 Columbia Ave. Total number of units is not yet
 11 specified. Affordable units will be seven.

12 Hillcrest Builders, LLC, at 450 East
 13 Edsall Boulevard. Total units not specified.
 14 Affordable units, nine. That's been agreed to.

15 Broad & Edsall, LLC, 59 Broad Ave,
 16 total units not specified.

17 Affordable units, six, includes one
 18 from HJ Lee Holdings.

19 HJ Lee Holdings, affordable units, one
 20 as noted in Item No. 5.

21 Number 7 is Tamares, LLC. That's the
 22 third project as you proceed northerly on Grand Ave
 23 for a total number of 540 units. And the affordable
 24 units total are included within that, 108 units.

25 Golden Value, LLC, total units not

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1 specified. Affordable units agreed to, seven.

2 Berkeley Palisades, 14th Street, total
 3 units approximately 180. Affordable units, 23.

4 All of these projects collectively
 5 generate 297 affordable units, which if you look at
 6 the extent to which that constitutes a positive
 7 response our obligation, probably one of the highest
 8 in the state.

9 Unmet need, which are in addition to
 10 the RDP units and it constitutes the remaining need
 11 not satisfied, but we are required to essentially set
 12 the stage for possible future development.

13 Mechanisms to address unmet need.
 14 Through a combination of credits, redevelopment
 15 zoning, overlay districts and future development
 16 opportunities.

17 We also have within the plan a surplus
 18 credits allowed within the framework of the
 19 regulations.

20 Sites likely to redevelop: Route 5
 21 Senior Housing project, 90 Units, 18 affordable
 22 units; Bellview Place project, 20 units, four
 23 affordable units.

24 Affordable housing overlay zones,
 25 affordable Housing Overlay 1, approximately 460

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1 units, approximately 92 affordable units.
2 Affordable Housing Overlay Zone No. 2,
3 167 units, approximately 33 affordable units.
4 And AHD-1, approximately 84 units,
5 approximately 17 affordable units.

6 Conclusion, Palisades Park Housing
7 Element and Fair Share Plan provides a core compliant
8 implementation-focused strategy to address our
9 affordable housing obligations.

10 Despite significant land constraints,
11 the Borough has demonstrated its commitment to
12 compliance through site specific redevelopment,
13 inclusionary housing, realistic zoning strategies and
14 alignment with court directive.

15 This approach ensures the Borough
16 maintains a defensible and achievable path towards
17 full compliance with this affordable housing
18 obligation.

19 I apologize for the length of time it
20 took to go through that.

21 That, in essence, constitutes what
22 essentially is within the framework of this 55-page
23 document.

24 And I submit it to you for your kind
25 and considerate consideration this evening.

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1 believe.

2 MR. KAUKER: That's correct.

3 MAYOR KIM: Right.

4 But the 13th floor that was offered by
5 that -- you know, what the adjudicator said, see what
6 kind of options you guys have and I'll listen to it.

7 And the attorneys came to us and said,
8 well, the options are -- and adjudicator knows,
9 because we were represented, because they wanted it,
10 they're like the builder said you couldn't -- if you
11 want, we'll just do the 13 floor, but if you want, we
12 can do 18 floor.

13 In return we can donate about close to
14 5,000 square feet, I believe, 6 or 5,000 square feet
15 of property that is adjacent to the Tamares property
16 for us to acquire, to receive for free.

17 MR. KAUKER: I recall that discussion.

18 MAYOR KIM: Thank you, sir.

19 But then we decided, the governing body
20 decided, you know what, we're just going to go for
21 the 13 for whatever reasons.

22 Now we brought that, that our rec --
23 our opinion, because I believe it was an opinion and
24 the adjudicator looked at that and said, you know
25 what, I changed -- you know, I know -- I understand

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1 CHAIRWOMAN STAR: Thank you.

2 Any questions from any --

3 MAYOR KIM: Yes.

4 I would like to start out -- I reviewed
5 this with our executive meeting with Kauker,
6 D. Kauker and the council members.

7 And we do have an understanding, but
8 there's one thing that if you don't mind, Mr. Kauker,
9 if you could go back to our attorney, I know that,
10 but just remind him, the deal for this whole thing
11 that we started out with, it was two options. It was
12 one that was supposed to be a lower development and a
13 high -- a more densely populated development, which
14 is an increase of the apartment floors.

15 When we were told by our attorney that
16 represented us in the Fair Share Housing, you know,
17 litigation, they said that we get to do it a choice.
18 We decided to go, you know what, we're just going to
19 go for the lower developments, right?

20 And then we said, okay. And then later
21 somehow the judge decided to go, you know what -- the
22 adjudicator recommended that to the judge, I'm going
23 to go forward the higher height density build up,
24 which we're talking about right now. Okay?

25 It was either 13 floor or 18 floor, I
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1 your opinion, but I'm still going to go for the 18th
2 floor.

3 Now, if you're going for the 18th
4 floor, what happened to the 5, &6,000.00 -- the 5,
5 6,000 square feet or some thing like that, 5 to 7,000
6 square feet that that developer was supposed to be
7 part of the option, part of the condition.

8 I was hoping you can go back to our
9 attorney --

10 MR. KAUKER: Yes.

11 MAYOR KIM: -- and ask the adjudicator
12 and also the Fair Share Housing and also the judge,
13 if the adjudicator recommended to the judge that we
14 -- that he's still going to go for 13 -- 18 and not
15 listen to our recommendation, which seems like he has
16 a right, then what happened to the condition of
17 donating that thing?

18 MR. KAUKER: Those additional
19 properties.

20 MAYOR KIM: Yes, if we could do that,
21 because it kind of feels like we've been gyped.

22 MR. KAUKER: I will see to it that that
23 recommendation is honored.

24 MAYOR KIM: Followed through.

25 MR. KAUKER: And I will follow through
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1 on it.
 2 MAYOR KIM: Thank you very much,
 3 senior.
 4 Yes, sir, you represent -- yes, go
 5 ahead, sir.
 6 MR. FAIELLA: For the record, Adam
 7 Faiella; Sills, Cummis & Gross representing Tamares
 8 Management, LLC.
 9 Just a small correction, it's 20
 10 stories, not 18 stories.
 11 Although the actual application that
 12 will come in here will probably be 18 stories, the
 13 zoning will be 20 stories in case that extra is
 14 needed.
 15 The back and forth, there was an offer
 16 of 20 stories, 540 units and a donation of about
 17 9,000 square feet.
 18 MAYOR KIM: 9,000.
 19 MR. FAIELLA: Yup.
 20 When the Borough said that they needed
 21 it for the --
 22 MAYOR KIM: Yes.
 23 MR. FAIELLA: -- municipal building and
 24 possibly an affordable housing project --
 25 MAYOR KIM: Yes.

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1 MR. FAIELLA: -- built on the adjacent
 2 properties.
 3 MAYOR KIM: Yes.
 4 MR. FAIELLA: The offer was there for a
 5 while and then, eventually, the Borough said that
 6 they didn't need that land because they're not going
 7 to build a municipal complex or an affordable housing
 8 project on the adjacent properties.
 9 At the end of the day, the Housing
 10 Element and Fair Share Plan and the zoning for the
 11 Tamares property, what matters is what the property
 12 is suitable for and whether it has the
 13 9,000-square-foot donation or not, it's suitable for
 14 the 540-unit project at 20 stories, and that was
 15 ruled by the judge in its -- in her October decision.
 16 And then reiterated in the December 2nd
 17 order and in the recent March order.
 18 So the 540 units and the 20 stories is
 19 required by the judge's order.
 20 And the donation, we were told in a
 21 December letter to the court, that the Borough
 22 doesn't need it, so we withdrew that -- the offer
 23 because the Borough said they didn't need it.
 24 But that offer of the land was not
 25 affecting whether the property was suitable for the

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1 540 units and the 20 stories.
 2 MAYOR KIM: So you're saying that in
 3 order to do the 18th floor, you guys required that
 4 extra 9,000 square feet?
 5 MR. FAIELLA: No, no, no.
 6 We could have built a project, we were
 7 designing it without it, but when we were told the
 8 Borough doesn't -- is not going to move forward with
 9 the project next door, we said then we're not going
 10 to donate the land.
 11 The judge said regardless of whether
 12 the land is donated, this property is suitable for
 13 the zoning of the 20 stories and 540 units.
 14 It didn't matter whether there was a
 15 donation or not. That was an extra offer for Tamares
 16 when there were settlement discussions.
 17 And -- and it was pulled when the
 18 Borough indicated they didn't need it.
 19 MAYOR KIM: So that's -- now it kind of
 20 makes sense on that end, because I wasn't there in
 21 the action, but, you know, I'm just trying to think
 22 that -- that that 9,000 square feet, it was offered,
 23 there was two options.
 24 The adjudicator, correct me if I'm
 25 wrong, because I'm not there, and thanks for the

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1 clarification.
 2 The adjudicator said, okay, what do you
 3 guys want to do, we got two options, go back to the
 4 governing body in Palisades Park and try to find out
 5 which one it is.
 6 We had an option, as far as we're
 7 concerned, it was an option.
 8 And then we said we have an option, so
 9 we thought, you know what, because we didn't -- at
 10 that moment we decided, you know what, just for some
 11 reason we're not going to develop it now there and,
 12 you know what we're going to go for the 13th floor,
 13 because we're really worried about the Grand Avenue
 14 traffic, right? I mean, that's obvious, right?
 15 So we said since we're not going to use
 16 it and we don't need the 9,000 square feet, what are
 17 we going to do with that if we're not going to
 18 develop, because it's right in the middle of the
 19 property, right?
 20 MR. FAIELLA: It's on the edge of the
 21 property.
 22 MAYOR KIM: Yeah, it's on the edge of
 23 the property.
 24 MR. FAIELLA: It was on the edge of the
 25 property next to the adjacent property.

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1 MAYOR KIM: Right.
 2 MR. FAIELLA: So it would be to combine
 3 it with the adjacent --
 4 MAYOR KIM: Combine it, yes.
 5 MR. FAIELLA: -- one.
 6 It wouldn't be by itself.
 7 MAYOR KIM: Yes, yes.
 8 And then we decided, you know what,
 9 because we'd rather -- after we settled, no offense,
 10 settle with you, we may have to do a redevelopment
 11 zone, an overlay zone somewhere else because Grand
 12 Avenue is going to be a mess.
 13 That's none of your business.
 14 We're not complying with the law for 15
 15 years, we didn't know about that until now. So we're
 16 just trying to make things right.
 17 But having said that, because we
 18 thought, you know what, because so many traffic there
 19 and because we'd rather do an overlay and go
 20 somewhere else, that's the reason why I said, you
 21 know what, we're going to offer now drop that
 22 proposed -- buying off those two properties and use
 23 that property in return, yes, go for the 13th floor,
 24 something like that.
 25 MR. FAIELLA: The way the court orders
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1 were written, and I won't profess to know every
 2 single conversation between all the different
 3 parties, but as of the first April court order, which
 4 I believe was April 10th of last year, and then
 5 reiterated in the next April order, which I believe
 6 was April 15th of last year, it was Tamares's
 7 discretion of which of the two projects to proceed.
 8 MAYOR KIM: But why -- why did they
 9 come to the governing body to say which one do you
 10 want?
 11 MR. FAIELLA: I think it was in the
 12 heart of -- I'm not --
 13 (Simultaneous Speaking.)
 14 MAYOR KIM: Just guess, yes.
 15 MR. FAIELLA: -- going to say
 16 definitively.
 17 My understanding is it probably was in
 18 the heart of trying to come to settlement discussions
 19 and come to an agreement between the parties, but
 20 that actually never happened, there was never any
 21 actual settlement between the parties, it was a court
 22 order.
 23 From our perspective, we were always
 24 open to hearing different settlement discussions --
 25 MAYOR KIM: Yes.
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1 MR. FAIELLA: And I think it was an
 2 attempt at bringing the parties together --
 3 MAYOR KIM: Yes.
 4 MR. FAIELLA: -- but as of, you know,
 5 when they broke down and also as of the court orders,
 6 it was always in Tamares's discretion as of April of
 7 last year --
 8 MAYOR KIM: Ah, so --
 9 MR. FAIELLA: -- and then the court
 10 ordered -- I'm sorry to interrupt.
 11 The court decision in October also
 12 reiterated that and a December 2nd order did also and
 13 the recent March order, it said --
 14 MAYOR KIM: Ah.
 15 (Simultaneous Speaking.)
 16 MR. FAIELLA: -- it's Tamares's
 17 discretion every single time.
 18 MAYOR KIM: Whether the option's A, B,
 19 C or D.
 20 MR. FAIELLA: It's was A or B,
 21 basically.
 22 MAYOR KIM: Right, A or B.
 23 They just wanted our opinion, but at
 24 the end of the day it was Tamares discretion to
 25 choose --
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1 MR. FAIELLA: As of the April court
 2 order.
 3 MAYOR KIM: -- because it was a
 4 builder's remedy issue.
 5 MR. FAIELLA: Yup.
 6 MR. JHANG: Quick question.
 7 MAYOR KIM: Thank you.
 8 MR. JHANG: So the two options would be
 9 the 18 stories or the 20 stories?
 10 MR. FAIELLA: No, it was --
 11 MAYOR KIM: It was 13 --
 12 MR. FAIELLA: -- 13 stories and 400
 13 units or 20 stories and 540 units.
 14 MR. JHANG: Okay. And that's still up
 15 to Tamares?
 16 MR. FAIELLA: It's already been decided
 17 by Tamares.
 18 MR. JHANG: Okay.
 19 MR. FAIELLA: They issued -- we wrote
 20 multiple letters in December.
 21 And it's been in this Housing Element
 22 and Fair Share Plan that Tamares chose the 540 unit,
 23 20-story option.
 24 MAYOR KIM: See, James, a Board of Ed
 25 member -- I mean, planning board member, is that we
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1 wanted to reduce the footprint of the developments as
 2 much as we can. We were not following the law.
 3 A hundred units means 20 percent
 4 affordables. We didn't like the idea, but we have to
 5 comply.
 6 But then when that opportunity came to
 7 do an eminent domain or purchase those two properties
 8 in the front, they offered how about we -- we can
 9 raise it up and we'll give you 9,000 square feet.
 10 We're like, okay, that's -- that's
 11 something to think about.
 12 But then we start to change our mind
 13 because if we develop more properties in Grand
 14 Avenue, as we speak, with thousands more coming in,
 15 we wouldn't know the future.
 16 So we wanted to just hold back after
 17 they develop and see how things are and then we can
 18 maybe consider redeveloping, overlaying that
 19 commercial area.
 20 We changed our mind to go, you know
 21 what, in our Master Plan we said we're going to
 22 overlay Bergen Boulevard.
 23 It's much easier, much better. And
 24 that's the way we did it.
 25 And now I understand, it was always the

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1 discretion of Tamares, the person -- the plaintiff.
 2 It was just a negotiation thing, we said we don't
 3 want to do that, but then you had no right to go, you
 4 know what, I listened to your advice, Judge, I still
 5 want to do 18 square -- 18 floors --
 6 MR. FAIELLA: Twenty.
 7 MAYOR KIM: Twenty, and then the Judge
 8 said fine, because you have the right.
 9 MR. FAIELLA: Yup.
 10 MAYOR KIM: Appreciate it.
 11 MR. FAIELLA: And one other item I will
 12 just add, and I may be jumping on your toes a little
 13 bit, Michael, is that not only is the project going
 14 to generate 108 affordable units, it also give the
 15 Borough a bonus credit of --
 16 MAYOR KIM: Yes.
 17 MR. FAIELLA: -- 46 units. So --
 18 MAYOR KIM: Yes, which was a good thing
 19 at the end of the day.
 20 MR. FAIELLA: Yeah.
 21 So those 46 units, the Borough gets
 22 credit for without having to have them built --
 23 MAYOR KIM: Built --
 24 MR. FAIELLA: -- somewhere else.
 25 MAYOR KIM: Build another 200.

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1 MR. FAIELLA: Yeah, essentially, it
 2 would be 230 --
 3 MALE AUDIENCE MEMBER: Yes.
 4 MR. FAIELLA: Yeah.
 5 MAYOR KIM: Thank you very much for the
 6 clarification.
 7 MR. FAIELLA: You're welcome.
 8 MS. TARABOCCHIA: I have a question for
 9 you.
 10 MAYOR KIM: My attorneys couldn't
 11 figure that out.
 12 I should hire you, geez.
 13 MS. TARABOCCHIA: I have a question,
 14 that 9,000 square feet that was supposed to be like a
 15 bonus or a set-aside or consideration of donation,
 16 what are you doing with that 9,000 square feet now?
 17 MR. FAIELLA: It's going to be
 18 incorporated into our project.
 19 It will help lengthen the building a
 20 little bit. We had to kind of shorten it and
 21 readjust by donating it.
 22 But now we have a little bit more room
 23 and I believe there may also be some open space
 24 there.
 25 When we come in front of the planning

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1 board with actual site plan, we'll have the
 2 definitive plans.
 3 We're still at a concept plan stage to
 4 be able to develop the zoning. It's not that we are
 5 -- it's a pretty detailed concept because we need
 6 zoning put in place to make sure that it fits the
 7 project, but it still needs to be fully engineered
 8 and I don't want to promise one thing or another
 9 before we actually submit an application.
 10 MAYOR KIM: Just one last question, and
 11 by the way, Madam Chair, I have another meeting I
 12 have to go.
 13 CHAIRWOMAN STAR: Okay.
 14 MAYOR KIM: I would like to recommend
 15 that we have to pass this because it's the law.
 16 It's unfortunate, but -- but we -- this
 17 is how we pay our debt for not following the law.
 18 The former administrator -- administration did not
 19 care about it, for whatever reason.
 20 We need to solidify this seal, get into
 21 compliance. We got to go Third -- up to Fourth Round
 22 and we present our Fourth Round project presentation,
 23 how are we going to provide another 204, I think,
 24 affordable units?
 25 Once we satisfy the Third Round and

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1 once they see our proposal for the Fourth Round, the
 2 Judge goes, fine, we're going to give you consent
 3 judgement, immunity, that is for 10 years, our Fourth
 4 Round, 2025, 2035. No other developer will come in
 5 and provide -- and give us a builder's remedy.
 6 Within that time we're still going to
 7 follow our -- our strategy to find developers to
 8 provide 100 percent affordables so in the future we
 9 could avoid another thousand coming in.
 10 One last question, so that means pretty
 11 much when there was two offers, why would you give us
 12 an offer if you have the discretion to make the
 13 decision?
 14 MR. FAIELLA: Originally, we had come
 15 into the Borough with 400 units for 13 stories.
 16 The Borough told us to wait until the
 17 Fourth Round and we're not going to be included --
 18 MAYOR KIM: That's right.
 19 MR. FAIELLA: -- in the Third Round.
 20 So we intervened --
 21 MAYOR KIM: Yes.
 22 MR. FAIELLA: -- with that project.
 23 During the course of negotiations, the
 24 Borough had offered a 500 unit, 40 percent project, I
 25 believe.

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1 MAYOR KIM: Yes, that was -- that was
 2 our --
 3 (Simultaneous Speaking.)
 4 MR. FAIELLA: So I think the Borough
 5 said that we would be able to go up to either 20 or
 6 25 stories.
 7 MAYOR KIM: If you give us more
 8 affordables.
 9 MR. FAIELLA: Well -- well, and if it's
 10 suitable to go up that high, it's suitable to go up
 11 that high regardless of what the affordable
 12 percentage is.
 13 We came back with an offer of 540
 14 units, 20 percent.
 15 And the Borough said no to it.
 16 MAYOR KIM: But why would you give us
 17 an offer, at the end of the day we were at the mercy
 18 of you and the adjudicator and the Fair Share
 19 Housing?
 20 I'm just -- I feel like I wasted a lot
 21 of taxpayers --
 22 MR. FAIELLA: Why -- why was there an
 23 offer?
 24 MAYOR KIM: -- taxpayers money for the
 25 attorney, representative spending --

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1 MR. FAIELLA: We -- we --
 2 MAYOR KIM: -- doing that negotiations.
 3 MR. FAIELLA: We submitted that offer
 4 to the Borough on March 21st last year.
 5 We got a decision by the Judge in
 6 October.
 7 We much rather would have been able to
 8 had an offer accepted earlier than have to have the
 9 judge rule in our favor because, yes, there was a --
 10 later on there was a March order, an April order,
 11 another April order --
 12 (Simultaneous Speaking.)
 13 MAYOR KIM: Ah, I got it.
 14 But --
 15 MR. FAIELLA: -- but we were trying to
 16 work with the Borough for a very long time and we
 17 also --
 18 MAYOR KIM: I got it.
 19 MR. FAIELLA: -- you know, then asked
 20 the court to rule in our favor and they did.
 21 MAYOR KIM: So the conditions have been
 22 evolving as we get along, that's what it was.
 23 Thank you very much.
 24 Thank you.
 25 Madam Chair, Members, I'm so sorry, I

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1 have an important meeting.
 2 Thank you very much for your service.
 3 I don't usually do this, but thank you.
 4 If you don't mind, I get excused.
 5 Thank you.
 6 CHAIRWOMAN STAR: Are there any other
 7 questions?
 8 (Whereupon, Mayor Kim departs the
 9 meeting at 7:36 p.m.)
 10 CHAIRWOMAN STAR: Let it be known on
 11 the record that Mayor Kim has left the meeting at
 12 7:36 p.m. and we still have a quorum. Yes.
 13 And we still have a quorum.
 14 All right. Anybody else have any
 15 concerns about this for Mr. Kauker?
 16 MR. HAN: I have a question.
 17 CHAIRWOMAN STAR: Sure.
 18 MR. HAN: So we're talking about
 19 affordable housing obligation here.
 20 And why are we building 200,000 square
 21 feet of commercial space.
 22 MR. KAUKER: Could --
 23 MR. HAN: I'm talking about 15 -- Fan
 24 Associates --
 25 MR. KAUKER: Yes.

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1 MR. HAN: -- and Leems Corporation.
2 MR. KAUKER: Fan had originally
3 proposed before the zoning board of adjustment an
4 application which subsequently got denied. That was
5 for, I believe, 150 units and when they found that
6 they needed to commence litigation, they bumped up
7 the number to 175 and modified the design.

8 MR. HAN: Do you think it's necessary,
9 because we have 800 apartments in total and do you
10 think it's necessary to have a 200,000-square-foot
11 commercial space?

12 It's going to destroy our Broad Avenue
13 commercial street.

14 MR. KAUKER: What property are you
15 referring to?

16 MR. HAN: I'm talking about Fan
17 Associates.

18 MR. KWAK: 15 Grand.

19 MR. HAN: Yeah, 15 and 21 Grand.

20 MR. KAUKER: 15 and 21?

21 MR. HAN: Yes.

22 15 Grand has 20,150 square feet.

23 And 21 Grand has 183,700 square feet of
24 commercial space.

25 It's like a huge shopping mall.

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1 Broad Avenue downtown district which is currently
2 already suffering economic strifes and such.

3 MR. KAUKER: Right.

4 MR. KWAK: So that was, I believe, what
5 the fear is that --

6 MR. HAN: Yes.

7 MR. KWAK: -- the fear is, is that we
8 have a potential -- a potential loss of a lot of
9 small businesses here on Broad Avenue, which is our
10 main downtown district.

11 MR. KAUKER: Yes.

12 MR. KWAK: And it might be siphoned
13 back down there Grand Avenue wise, and I think that's
14 where we're wondering where is the justification,
15 where does the state see the positivity in the
16 development as such where you will be striping,
17 potentially, a massive amount of attention and foot
18 traffic from Broad Avenue.

19 MR. KAUKER: Uh-huh.

20 MR. KWAK: Where do they stand on that?

21 And just because there was existing
22 commercial development --

23 MR. KAUKER: Right.

24 MR. KWAK: -- why not scale it back?

25 Why was there so much of it included in the -- in the

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1 MR. KWAK: Do you mind if I help
2 clarify for that?
3 So, Mr. Kauker, I believe Mr. Han was
4 asking basically what is the justification when
5 strictly the mandate was affordable housing, why was
6 there a commercial element added to the development
7 in -- in lieu of just affordable housing itself and
8 providing the housing that was mandated by the state?

9 MR. KAUKER: For -- for the Fan?

10 MR. KWAK: Correct.

11 MR. KAUKER: For 15 --

12 MR. KWAK: 15, Fan, 15 and 21.

13 MR. KAUKER: Essentially the addition
14 is in the existing building on the site was a part of
15 that particular property, the 2.8 acres.

16 So that's -- that's why the commercial
17 component was retained.

18 We had lobbied and argued for that
19 building to be removed from day one, but we were not
20 successful.

21 MR. KWAK: I believe Mr. Han's fear was
22 --

23 MR. KAUKER: Yes.

24 MR. KWAK: -- is just due to the fact
25 that this may potentially suffer a great loss to our

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1 lot size, in the development.

2 MR. KAUKER: You're talking about
3 21 Grand now?

4 MR. KWAK: Yes, sir.

5 MR. KAUKER: Yes.

6 That -- that component was always --
7 that commercial component was always a part of their
8 proposal from day one.

9 And the court essentially --

10 MR. KWAK: Yes.

11 MR. KAUKER: -- succumbed to our
12 concerns.

13 MR. KWAK: How -- oh, they succumb to
14 our concerns, so they -- they scaled it -- there was
15 a short -- a smaller-scale that they agreed to from
16 us --

17 MR. KAUKER: Yes.

18 MR. KWAK: -- doing our lobbying and our
19 work through Kauker & Kauker.

20 Was -- was there an original square
21 footage size that was larger when they first proposed
22 this compared to what we have now?

23 MR. HAN: Because what we have, what we
24 have now is very small commercial space, it's not --
25 it's a not, like, a shopping mall like you're

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1 proposing now.
 2 And it doesn't make sense to me,
 3 because you're -- you're building 800 apartments
 4 there and you're building 200,000 -- 200,000 square
 5 feet, it's -- it's a shopping mall.
 6 MR. KAUKER: Yes, it is.
 7 MR. HAN: It doesn't make sense to --
 8 for --
 9 MR. KAUKER: Yes.
 10 I think the intent was that that would
 11 be not like the downtown, but a regional kind of a --
 12 regional sub, regional shopping center.
 13 And if you look at that tier from north
 14 to south, inclusive of a number of communities, and
 15 not including what's on the river, I think you'll see
 16 that there are very few, if any, and let's assume
 17 that DOT allows that kind of use intensity, which is
 18 a matter that has yet to be determined.
 19 MR. KWAK: That raises another question
 20 --
 21 MR. KAUKER:
 22 MR. KWAK: -- that even on my end, on a
 23 personal end is looking at --
 24 MR. KAUKER: Yes.
 25 MR. KWAK: -- is where -- how does DOT

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1 justify the amount of potential traffic that will be
 2 going towards a one lane, you know, multi-directional
 3 --
 4 MR. KAUKER: Absolutely.
 5 MR. KWAK: -- avenue, which is also run
 6 by the county, correct? Because we have no control
 7 since Grand Avenue --
 8 MR. KAUKER: And that -- and that
 9 property was reasonably logical for the mix that they
 10 had proposed, because it's eight acres, it's not a
 11 small property.
 12 MR. KWAK: Eight acres?
 13 MR. KAUKER: Yes.
 14 MR. KWAK: I mean, that's the one
 15 thing, I think, we have to really --
 16 MR. HAN: So, Mr. Kauker, what's your
 17 answer for -- for my question?
 18 I didn't get it clearly. So --
 19 MR. KAUKER: We were -- we were -- it
 20 wasn't our idea to build the commercial.
 21 It was the applicant. And it was the
 22 applicant in front of the court and a product of the
 23 court's decision.
 24 So we were powerless to submit a
 25 substantive argument against it serving your

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1 concerns, we had the same concerns.
 2 MR. JHANG: So, essentially, that was
 3 court ordered?
 4 MR. KAUKER: Yes.
 5 MR. JHANG: So there's no position we
 6 can have? That's between -- that's --
 7 MR. HAN: So now -- so the court can do
 8 -- besides the affordable housing obligation, they
 9 can do commercial mandates too?
 10 MR. JHANG: Well, the developer -- it
 11 seems the developer --
 12 MR. HAN: Is going --
 13 MR. JHANG: -- applied to the court and
 14 the court agreed with the developer.
 15 MR. KAUKER: That's right.
 16 MR. HAN: It's agreed.
 17 MR. JHANG: But here's the thing, we
 18 have no control over that, because the developer was
 19 a plaintiff in the matter and they -- they made
 20 application to the court.
 21 The court rendered a decision in their
 22 favor and that's a court order.
 23 MR. HAN: So -- so there's a court
 24 order that says that approved all this?
 25 MR. KAUKER: Yes.

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1 MR. HAN: Wow, I'm surprised.
 2 MR. KAUKER: Essentially -- sadly,
 3 sadly the court's initial decision of
 4 non-constitutionally striped us of our zoning, not
 5 only for residential, but for all uses.
 6 MR. HAN: Okay.
 7 MR. KAUKER: And that is -- that is the
 8 byproduct of the lapse that occurred between 2015 and
 9 2021 essentially because of --
 10 (Simultaneous Speaking.)
 11 MR. HAN: So I would like to get a copy
 12 of the court order, please.
 13 MR. KWAK: He's requesting a copy of
 14 the court order, if you -- if possible, to be sent to
 15 him of -- of the mandate for the, you know, for the
 16 commercial.
 17 MR. KAUKER: Could we get that revised?
 18 MR. KWAK: Revised? No, not to be
 19 revised.
 20 He's just asking for whatever court
 21 order was issued, if he can get a copy e-mailed to
 22 him.
 23 MR. KAUKER: Oh, yes.
 24 MR. HAN: Yeah, the court -- the court
 25 order says you can build commercial space and the

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1 include --
 2 MR. KAUKER: Yeah, we'll get you a
 3 copy.
 4 MR. HAN: Thank you.
 5 MS. TARABOCCHIA: I think it would be
 6 feasible if everything that's on this Kauker -- in
 7 your report, which is very, very detailed and very,
 8 very accurate, if all the judge's order that is
 9 implemented into this report, all those orders would
 10 be provided to the -- to the board and the planning
 11 board to have as a checkpoint when the applicant
 12 comes to compare to say, hey, wait a minute, this is
 13 what the judge ordered, now you're asking for
 14 something else.
 15 MR. KWAK: Right.
 16 MS. TARABOCCHIA: So we can, you know,
 17 evaluate what was originally directed and ordered
 18 versus what they're coming with, because we're
 19 blind-sided, because we're just saying, oh, this is
 20 what they ordered, but I feel that the board needs to
 21 have proof of what they ordered.
 22 MR. KAUKER: Yes.
 23 MS. TARABOCCHIA: On all of the areas
 24 of Fair Share Housing that's inside of this report --
 25 MR. KAUKER: We'll -- we'll --
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1 MS. TARABOCCHIA: -- including
 2 Tamares'.
 3 MR. KAUKER: We'll get Chang a copy to
 4 distribute to the Board Members.
 5 MS. TARABOCCHIA: Because, you know, we
 6 don't hear what's going on and, you know, we're
 7 relying on counsel and, you know, some applicant's
 8 counsel are very open and honest as the gentleman for
 9 Tamares project here was --
 10 MR. KAUKER: Right.
 11 MS. TARABOCCHIA: -- to explain the
 12 9,000 square feet and being honest about it.
 13 We wouldn't know about it and, you
 14 know, we don't want to feel like we're not
 15 intelligent enough or responsible enough to ask the
 16 right questions if we didn't know ahead of time.
 17 MR. KAUKER: We were deprived of --
 18 MS. TARABOCCHIA: Yes.
 19 MR. KAUKER: -- the ability to present
 20 the kind of arguments that address your concerns.
 21 MR. HAN: Thank you.
 22 MS. TARABOCCHIA: But if we were in
 23 compliance with our Master Plan and Fair Share
 24 Element, I through the thing, I think we would have a
 25 better shot to -- to oppose and defend what the
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1 Borough's views are versus what the applicant wanted,
 2 but we didn't -- we have no chance.
 3 MR. KAUKER: That's correct.
 4 MR. KWAK: So let me ask you, sir,
 5 because regarding going back to DOT, if we do approve
 6 the Master Plan, everything goes forward.
 7 And DOT comes back and says for Grand
 8 Avenue because of the traffic flow issue, are they --
 9 is there a way that even though we do approve
 10 existing plans, that it can be amended to further
 11 satisfy the potential extreme amount of congestion
 12 that will be taking place on Grand Avenue?
 13 MR. KAUKER: That is a possibility
 14 depending on what DOT's response is to the access
 15 permit that each and every developer has to secure
 16 approval from DOT and, obviously, that will be
 17 forthcoming.
 18 MR. KWAK: Thank you, sir.
 19 CHAIRWOMAN STAR: Okay.
 20 Are there any other questions from the
 21 board?
 22 (No Response.)
 23 CHAIRWOMAN STAR: No?
 24 Okay. We'll open it up to --
 25 MR. NOH: Motion to open to the public.
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1 CHAIRWOMAN STAR: To the public, yes.
 2 Anyone from the public --
 3 MR. NOH: You need a motion.
 4 MR. KWAK: I'll make a motion.
 5 MR. NOH: To open to the public.
 6 MR. KWAK: I'll make a motion to open
 7 to the public.
 8 VICE CHAIRMAN AUFIERO: I'll second
 9 that motion.
 10 CHAIRWOMAN STAR: Anyone have --
 11 MR. NOH: All in agreement, say aye.
 12 (Whereupon, all present members respond
 13 in the affirmative.)
 14 CHAIRWOMAN STAR: Anyone have any
 15 questions about this?
 16 (No Response.)
 17 CHAIRWOMAN STAR: Okay, if not, we'll
 18 close that portion.
 19 MR. KWAK: I'll make a motion to close.
 20 VICE CHAIRMAN AUFIERO: I'll second.
 21 CHAIRWOMAN STAR: All in favor?
 22 (Whereupon, all present members respond
 23 in the affirmative.)
 24 MR. NOH: Mr. Kauker, I just want to
 25 make absolutely sure, this is -- the one that you're
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1 submitting is the Master Plan Housing Element and
2 Fair Share Plan revised date of March 12, 2026,
3 right?

4 MR. KAUKER: I'm sorry?
5 MR. NOH: I'm sorry, I will repeat.
6 So the one that you're submitting today
7 is the Master Plan Housing Element and Fair Share
8 Plan of Palisades Park with the revised date of
9 March 12, 2026?

10 MR. KAUKER: That is correct.
11 MR. NOH: Thank you.
12 MR. KAUKER: Sorry.
13 There may be a subsequent revision for
14 some typos in the document.

15 MR. FAIELLA: Can I speak on that?
16 CHAIRWOMAN STAR: Sure.
17 MR. FAIELLA: Adam Faiella; Sills,
18 Cummis & Gross.

19 There were a few errors that needed to
20 be corrected that for both our property and the
21 different builder's remedy property, Golden Value.
22 We had submitted our comments.

23 I think they were actually part of a
24 prior version that just weren't picked up in the
25 March 12th version and there was a March 25th

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1 version. It really is more just correcting some
2 errors and inconsistencies with the plan.

3 It's not that it substantively changed
4 what is in the plan.

5 MR. NOH: Without the numerical values
6 --

7 (Simultaneous Speaking.)

8 MS. TARABOCCHIA: What were the
9 inaccuracies in your -- in your application.

10 MR. FAIELLA: For our project?

11 MS. TARABOCCHIA: Yes.

12 MR. FAIELLA: In the description of the
13 project, it says 20 stories. It says the address of
14 121 to 131 and West Ruby Avenue, I think it was and
15 another address on Fairview --

16 MS. TARABOCCHIA: Lot 10.

17 MR. FAIELLA: -- but at the beginning
18 executive summary, there's a statement of it being
19 121 to 137.

20 And also it says 13 stories over there,
21 even though it still says 540 units.

22 There's also a table in regards to the
23 number of units each project can generate. I believe
24 it's Table 17. And it has the block and lot numbers
25 and the density and the acreage.

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1 There were two extra lots included in
2 the Tamares project that are actually the adjacent
3 properties.

4 MS. TARABOCCHIA: Right, I know it --
5 (Simultaneous Speaking.)

6 MR. FAIELLA: -- so when those got
7 removed, the acreage gets reduced and the density
8 gets increased.

9 The actual number of units does not get
10 changed. It's more just a math equation when you
11 remove land next to it because the two adjacent
12 properties were never a part of the project. Them --

13 MS. TARABOCCHIA: They're not your --
14 you don't own them?

15 MR. FAIELLA: Correct.

16 MS. TARABOCCHIA: Your clients don't
17 own them?

18 MR. FAIELLA: No, they -- we don't own
19 them. We don't have a contract for them. We don't
20 -- we never included them in our plans.

21 Those were really those types of
22 cleanup things.

23 It wasn't changing the substantive -- I
24 think the description of the project later on in the
25 40s or so, page 40 -- I want to say, 2, but I could

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1 be wrong, nothing changed there.

2 MS. TARABOCCHIA: Uh-huh.

3 MR. FAIELLA: So there really isn't a
4 change there. It was more about, kind of, correcting
5 a couple little typos.

6 MS. TARABOCCHIA: Okay.

7 MR. FAIELLA: I don't want to say --

8 MS. TARABOCCHIA: And that's a
9 substantial correction for your property, you want to
10 make sure your --

11 MR. FAIELLA: Correct, I just want to
12 make sure everything was corrected and consistent
13 with it and consistent with the court orders.

14 The changes to Golden Value's property,
15 I don't know as intimately and I won't profess to.

16 For our property, it was more little
17 typos and errors of just there's a lot of drafts
18 going back and forth and some things didn't get
19 picked up essentially.

20 MR. KAUKER: And the date that you
21 offered was the 25th --

22 MR. FAIELLA: March 25th, from your
23 office, it circulated today.

24 We saw it, I think, this afternoon.

25 And it really was just correcting these
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1 changes.

2 MS. TARABOCCHIA: It was corrected --

3 MR. FAIELLA: Yes.

4 MS. TARABOCCHIA: -- in the March 25th?

5 MR. FAIELLA: Yup.

6 And both I and the attorney for Golden
7 Value reviewed the corrected one and -- and said that
8 it addressed our concerns.

9 MS. TARABOCCHIA: Now, did any other --
10 any other issues with other properties that are in
11 the Fair Share Housing?

12 MR. KAUKER: No, not that I know of.

13 MR. FAIELLA: I didn't see any get
14 raised either.

15 MS. TARABOCCHIA: No, in the
16 circulation of e-mails --

17 MR. FAIELLA: Yeah.

18 MS. TARABOCCHIA: -- and stuff like
19 that.

20 MS. FAIELLA: And I didn't see any
21 comments or issues get raised by fair share or the
22 special adjudicator either.

23 MS. TARABOCCHIA: Okay. Are we on a
24 deadline to --

25 MR. NOH: Yes.

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1 MR. FAIELLA: If it helps at all, I

2 don't think it will, I have a clean version of it. I

3 don't have the redline changes.

4 MR. NOH: You can -- you may come and
5 submit it to our members.

6 MR. FAIELLA: Yeah, I just have one
7 copy of it.

8 MS. TARABOCCHIA: I just want to see
9 the changes.

10 MR. FAIELLA: There were some changes
11 on, like, page 3, I think, for our property, just to
12 make it consistent with the later things --
13 statements of our property.

14 And there was a change to Table 17, I
15 believe.

16 It might be 16, but I think it was 17.

17 MS. TARABOCCHIA: Okay. I can see
18 this.

19 CHAIRWOMAN STAR: Okay. So now we're
20 going to vote on adopting --

21 MS. TARABOCCHIA: Here, you can have it
22 back.

23 I'll wait for --

24 CHAIRWOMAN STAR: -- bote on adopting
25 the Borough's amendment to the Housing Element and

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1 MS. TARABOCCHIA: -- approve this.

2 MR. NOH: Yes.

3 MR. FAIELLA: Tonight.

4 The court order says it has to be done
5 by today.

6 MR. NOH: If you check the e-mail with
7 the changes between Michael D. Kauker and the
8 applicant's attorney, it's actually dated, revised
9 date is today, March 25th --

10 MS. TARABOCCHIA: Today.

11 MR. NOH: -- like he said.

12 VICE CHAIRMAN AUFIERO: So we have to
13 vote on the revised dated plan?

14 MR. NOH: Yes.

15 VICE CHAIRMAN AUFIERO: Today?

16 MS. TARABOCCHIA: Would we be able to
17 get a copy of that revised plan, circulate it.

18 MR. NOH: I will e-mail it to you,
19 yeah. We just got it today.

20 MS. TARABOCCHIA: To the board.

21 MR. NOH: So, basically, the board will
22 have to first vote on adopting the board's amendment
23 to the Housing Element and Fair Share Plan of the
24 Master Plan with revised date of March 25th, 2026.

25 After that, we'll adopt the resolution.

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1 Fair Share Plan of the Master Plan with the revised
2 date of March 25th, 2026.

3 MR. NOH: Someone make a motion,
4 please.

5 MR. JHANG: I'll make a motion.

6 MR. KWAK: I'll second it.

7 CHAIRWOMAN STAR: Roll call, please.

8 SECRETARY HANRAHAN: Star?

9 CHAIRWOMAN STAR: Yes.

10 SECRETARY HANRAHAN: Aufiero?

11 VICE CHAIRMAN AUFIERO: Yes.

12 SECRETARY HANRAHAN: Tarabocchia?

13 MS. TARABOCCHIA: Yes.

14 SECRETARY HANRAHAN: Han?

15 MR. HAN: Yes.

16 SECRETARY HANRAHAN: Kwak?

17 MR. KWAK: Yes, but I just wanted to
18 say something in regards to this.

19 It's also including the revisions,
20 obviously, that are being done that we also provide,
21 but it's also just to state that this is unfortunate
22 where we've had previous administrations failure to
23 advise and look at the affordable housing that we
24 have to now mandate and are mandated to -- mandated
25 to do so by the state.

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1 We had minimal control in terms of what
2 just went on, in terms of what transpired, in terms
3 of what development is happening here.

4 We are here to stop overdevelopment,
5 yet the state is mandating us to do so and approves
6 this.

7 This is something that we've been
8 fighting, and Mr. Kauker has been diligently fighting
9 in the office, to provide the fact that we are a
10 one-square-mile town. And we have an enormous amount
11 of residents that will be coming in soon; plus the
12 amount of traffic that we're already enduring; the
13 loss of our potential commercial district on Broad
14 Avenue.

15 I do say, yes, but unfortunately due to
16 the fact that -- that we've had some major
17 mismanagement of this Borough, but not at this helm
18 and not at the people at this table.

19 We are truly trying to prevent this,
20 but now this is the state telling us we cannot say no
21 and what that means.

22 And I just wanted it to be on record
23 because we are trying so hard to prevent you guys
24 being overcrowded and having massive amount of
25 traffic coming in and out of this town.

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1 caring. Just like you said, Chairwoman, that they're
2 going to be working so hard and so diligently.

3 So much to the fact that we even see
4 that at the ECC center there's a teacher who has to
5 tech Title 1 kids, you know, on the floor, because we
6 have no space.

7 So you can imagine where we are now.

8 So we -- I wish that the developers
9 would also even look at that and see how they can
10 contribute because instead of just building and
11 making money, you should look at the town that you're
12 building in, you should focus on the community.

13 If you're going to build here, take
14 care of the people, nurture them, don't just make
15 money.

16 Thank you.

17 MR. NOH: Continue with the roll call.

18 CHAIRWOMAN STAR: Continue with the
19 roll call.

20 SECRETARY HANRAHAN: Jhang.

21 MR. JHANG: Yes.

22 MR. NOH: Lucy, are we done with the
23 roll call? The roll call?

24 SECRETARY HANRAHAN: I did the roll
25 call, yeah.

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1 I mean, your residential streets,
2 people are going 50 miles an hour, cutting through to
3 Route 46.

4 We can only imagine and surmise how
5 much more potential -- potential damaging this could
6 be to our Borough.

7 And I -- I sincerely apologize, but I
8 do have to say yes.

9 CHAIRWOMAN STAR: And another issue is
10 the schools.

11 MR. KWAK: The amount of -- of stress
12 the teachers will be going through and the number of
13 classroom sizes --

14 CHAIRWOMAN STAR: The influx --

15 MR. KWAK: -- influx.

16 CHAIRMAN STAR: The influx of children
17 coming into the school, they're overcrowded as it is.

18 MR. KWAK: And not even just public
19 schools, you look at private schools, how they're
20 going to even have to deal with -- Notre Dame,
21 Lindbergh, all of these schools and the teachers, the
22 poor teachers will be inundated with the -- and be
23 left with the groundwork to figure out how they can
24 service and do this for their students.

25 And I know that they're going to be

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1 MS. TARABOCCHIA: All approved.

2 MR. NOH: It's approved and --

3 CHAIRWOMAN STAR: Yes.

4 MR. NOH: -- we're going to have to now
5 adopt of the resolution and basically now voting to
6 adopt the resolution to adopt the Master Plan Housing
7 Element and Fair Share Plan of the Master Plan with
8 the revised date of March 25, 2026.

9 We'll adopt the resolution setting
10 forth the findings of fact and conclusions based on
11 the testimony of our witness, the board planner,
12 Kauker & Kauker, LLC, specifically from Mr. Michael
13 F. Kauker.

14 And we'll accept his testimony.

15 And we'll adopt the resolution adopting
16 the amendment to the Housing Element and Fair Share
17 Plan of the Master Plan with the revised date of
18 March 25, 2026.

19 Can someone make a motion, please?

20 MR. KWAK: I'll make a motion.

21 MS. TARABOCCHIA: Second.

22 MR. JHANG: I'll second.

23 MS. TARABOCCHIA: You can take it.

24 MR. NOH: Roll call.

25 SECRETARY HANRAHAN: Roll call.

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1 Star?

2 CHAIRWOMAN STAR: Yes.

3 SECRETARY HANRAHAN: Aufiero?

4 VICE CHAIRMAN AUFIERO: Yes.

5 SECRETARY HANRAHAN: Tarabocchia?

6 MS. TARABOCCHIA: Yes.

7 SECRETARY HANRAHAN: Han?

8 MR. HAN: Yes.

9 SECRETARY HANRAHAN: Kwak?

10 MR. KWAK: Yes.

11 SECRETARY HANRAHAN: And Jhang?

12 MR. JHANG: Yes.

13 CHAIRWOMAN STAR: Okay. Motion passed.

14 So this concludes the hearing for this

15 matter.

16 And now we're onto Case SP03, change of

17 use, Kabin Beauty, LLC, 216 Broad Avenue, Second

18 Floor.

19 MR. KIM: Yeah, hi, good evening.

20 My name is Dong Sung Kim from Kim, Choi

21 & Kim, PC, appearing for Kabin Beauty, LLC.

22 THE COURT REPORTER: I'm sorry, your

23 name, again, sir?

24 MR. KIM: Dong Sung Kim, D-O-N-G

25 S-U-N-G, the last name is Kim, K-I-M.

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1 THE COURT REPORTER: Thank you.

2 MR. KIM: This is an application of

3 Kabin Beauty, LLC, for the use, change of use located

4 at 216 Broad Avenue, Unit C, also as Unit No. 3, for

5 makeup and eyelash extension service.

6 So Ms. Oh will testify for this change

7 of use application.

8 MR. NOH: Okay.

9 Mr. Kim, do you have any witnesses?

10 MR. KIM: Yes, Ms. Oh will testify.

11 MR. NOH: Should I swear her in?

12 Ma'am, would you please step forward,

13 please.

14 Please raise your right hand. Raise

15 your right hand.

16 Do you swear or affirm that you will

17 tell the truth, the whole truth and nothing but the

18 truth, so help you God?

19 MS. OH: Yes.

20 K A B I N O H,

21 216 Broad Avenue, 2nd Floor, Unit C, Palisades

22 Park, New Jersey, having been duly sworn,

23 testifies as follows:

24 MR. NOH: Please state your name one

25 more time for the record and spell your last name for

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1 us.

2 MS. OH: Kabin Oh.

3 Spell it?

4 MS. TARABOCCHIA: Yes, spell.

5 MS. OH: K-A-B-I-N.

6 MR. NOH: Just your last name.

7 Thank you.

8 THE COURT REPORTER: Wait, the full

9 name, what's your full name.

10 MS. OH: Full name?

11 MR. NOH: Yeah, please.

12 MS. OH: Kabin Oh, K-A-B-I-N O-H.

13 THE COURT REPORTER: Thank you.

14 MR. KIM: Can I proceed?

15 DIRECT EXAMINATION

16 BY MR. KIM:

17 Q. Yes, Ms. Oh, what is your relationship

18 with the applicant, Kabin Beauty, LLC?

19 Are you the managing member of the

20 applicant?

21 A. **Yes, Kabin Oh, the managing member of**

22 **the Kabin Beauty, LLC.**

23 CHAIRWOMAN STAR: Excuse me, could you

24 just speak up just a little bit, a little louder?

25 It's hard to hear.

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1 THE WITNESS: The managing member of

2 Kabin Beauty, LLC.

3 BY MR. KIM:

4 Q. Okay. So what type of businesses do

5 you intend to operate at the premise?

6 A. **A small beauty service for the makeup**

7 **and eyelash extensions.**

8 Q. So you plan to operate a business of

9 the makeup service and eyelash extension service.

10 So do you think what would be the

11 proportion of the service you provide?

12 A. **About 90 percent makeup and 10 percent**

13 **lash extension.**

14 Q. How do --

15 MR. KWAK: What was the second part?

16 I'm sorry, I heard residential --

17 THE WITNESS: Eyelash extensions.

18 MR. KWAK: Eyelash extensions. I

19 thought it was residential.

20 (Laughter.)

21 BY MR. KIM:

22 Q. Okay. So how will your businesses

23 primarily operate?

24 A. **We mainly provide makeup service, so**

25 **most work is off site. Makeup working is done off**

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1 **site.**
 2 CHAIRWOMAN STAR: You mean you go to
 3 their house?
 4 THE WITNESS: Yes, house venue, wedding
 5 venue --
 6 CHAIRWOMAN STAR: Okay.
 7 THE WITNESS: -- yeah, anyone, client's
 8 house.
 9 CHAIRWOMAN STAR: Okay.
 10 BY MR. KIM:
 11 **Q.** So most of your service is going to be
 12 provided at the site at the client's location.
 13 So only limited service will be
 14 provided at the premise, offered by you, am I right?
 15 **A. Yes.**
 16 MS. TARABOCCHIA: What are your hours
 17 going to be? Your hours?
 18 THE WITNESS: Hours, Monday through
 19 Saturday, 10 a.m. to 7 p.m., but only by appointment.
 20 MS. TARABOCCHIA: By appointment only?
 21 THE WITNESS: Yeah.
 22 BY MR. KIM:
 23 **Q.** And how many employees will work at the
 24 -- at your business?
 25 **A. Only myself.**
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1 MS. TARABOCCHIA: I have a question for
 2 Ms. Oh.
 3 Your eyelash extensions that you do, do
 4 you have to be licensed and certified to do you have
 5 any kind --
 6 THE WITNESS: Yeah, I have --
 7 MS. TARABOCCHIA: -- of a beauty
 8 license.
 9 THE WITNESS: Yes, I have a New York
 10 total beauty license.
 11 Also New Jersey total beauty license.
 12 MS. TARABOCCHIA: Okay. Because you
 13 have an office with two chairs and then you have an
 14 open area for a makeup room, so that would be like
 15 for potential clients when you would do a first-time
 16 draft, the first-time promotion to let them see like
 17 -- I don't know what word that you use for a person
 18 who wants to try you out to see if they like it.
 19 You know, that's what that room is
 20 going to be for?
 21 Because you have an open area makeup
 22 room with chairs and then you have an office with two
 23 desks and then you have an eyelash room and a panty
 24 room in the back.
 25 THE WITNESS: Yes.
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1 VICE CHAIRMAN AUFIERO: Do you have any
 2 parking spaces designated in your lease.
 3 THE WITNESS: No.
 4 VICE CHAIRMAN AUFIERO: No.
 5 CHAIRWOMAN STAR: Are you going to sell
 6 the makeup?
 7 Can a person off the street come in and
 8 buy makeup from you or no?
 9 THE WITNESS: I can -- I can makeup for
 10 client, but just only I can do it by myself.
 11 So I can do only one person at the same
 12 time.
 13 MR. KWAK: So you won't be selling any
 14 makeup products, you're selling the service of doing
 15 the makeup --
 16 THE WITNESS: Yes.
 17 MR. KWAK: -- but not the actual, you
 18 know, nail polish --
 19 CHAIRWOMAN STAR: But you'll have some
 20 --
 21 THE WITNESS: Yeah, that's it, yeah.
 22 MR. KWAK: Right.
 23 CHAIRWOMAN STAR: Okay. So no -- no
 24 selling of the product?
 25 THE WITNESS: Yes.
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1 MS. TARABOCCHIA: And you have to go up
 2 the stairs and over?
 3 THE WITNESS: Yes.
 4 MS. TARABOCCHIA: To the second floor?
 5 THE WITNESS: Yes.
 6 MR. KWAK: Does this got a side door
 7 that's at the municipal parking?
 8 Is that where that is, the side
 9 entrance on the municipal parking going upstairs,
 10 right?
 11 MR. KIM: Yes.
 12 BY MR. KIM:
 13 **Q.** So what parking is available for the
 14 premise?
 15 **A. Parking, there -- there is one outside**
 16 **the parking lot and there are the public parking**
 17 **nearby.**
 18 MR. KWAK: One assigned for you?
 19 THE WITNESS: Yes.
 20 MR. KWAK: Okay.
 21 Not for customers, nothing?
 22 THE WITNESS: No.
 23 MR. KWAK: No Kabin Beauty signs or
 24 anything like that, customer-parking only.
 25 THE WITNESS: Yes.
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1 MR. KWAK: There is none, right?
2 MR. KIM: There is no customer parking,
3 but as she testified, the most of her service is
4 going to be provided outside --
5 MR. KWAK: Okay.
6 MR. KIM: -- and, yeah, so -- and also
7 there would be maybe appointment only so the public
8 parking is just like the one spot they have, I guess.
9 The purpose business of the primary
10 off-site operation with minimal on-site activity and
11 the applicant will be the sole operator and the
12 customer visit to the premise would be limited by the
13 appointment only.
14 As such, the use will generate minimal
15 traffic, noise or impact on the -- the surrounding
16 area.
17 And also the -- there are relatively
18 few makeup service providers in the town, so it's a
19 business which the existing community needs actually
20 for the --
21 THE COURT REPORTER: I'm sorry, the
22 existing community, what?
23 MR. KIM: Needs for -- actually for
24 bride or any special event service.
25 So currently the applicant is
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1 respectfully requesting the board to approve their
2 change of use.
3 MS. TARABOCCHIA: Would there be
4 signage for your business?
5 Where would your sign be because you're
6 on the second floor?
7 Like how would people know where you
8 are?
9 Like, you know, is there going to be --
10 on the window or I don't know?
11 THE WITNESS: They have a sign, the
12 second floor.
13 MS. TARABOCCHIA: Yes.
14 THE WITNESS: Yes.
15 MR. KWAK: Does that face Broad Avenue?
16 THE WITNESS: Yes.
17 MR. KWAK: Okay. So you will have
18 signage Kabin Beauty?
19 THE WITNESS: Yeah, I will.
20 MR. KWAK: In front of Broad Avenue.
21 THE WITNESS: Yes.
22 VICE CHAIRMAN AUFIERO: Does the
23 current sign say anything right now?
24 THE WITNESS: Sorry.
25 VICE CHAIRMAN AUFIERO: Does the sign
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1 that's there say -- what does the sign say?
2 MR. KIM: According to this, no sign
3 for the applicant.
4 MS. TARABOCCHIA: No, no, what was
5 there before.
6 THE WITNESS: Before, realtor.
7 MS. TARABOCCHIA: It was a realtor
8 upstairs.
9 THE WITNESS: Yeah.
10 MS. TARABOCCHIA: So it will be like
11 something on the glass, nothing protruding from the
12 building?
13 MR. KWAK: I believe when you go to
14 Google Maps on that site, there's some -- on the
15 second floor you'll see the balcony and there's some
16 signage up top where they light it up.
17 MR. JHANG: I think that's KayMax.
18 THE WITNESS: Yeah, KayMax.
19 MR. KWAK: Correct, KayMax.
20 MR. JHANG: So there is a sign on top
21 of the building by the balcony.
22 MS. TARABOCCHIA: So you'll be making
23 something similar to that --
24 THE WITNESS: Yeah, I just --
25 MS. TARABOCCHIA: -- signage?
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1 THE WITNESS: -- change the name.
2 MS. TARABOCCHIA: Okay.
3 THE WITNESS: Nothing big change.
4 MS. TARABOCCHIA: Okay.
5 MR. KWAK: Now, here's my question,
6 chapter article -- what was it Article 9,
7 Section 167-75,76, what was the revised ordinance, if
8 anybody -- I guess Attorney Noh may hopefully shed
9 some light.
10 I'm just asking about the -- the
11 rejection for why they're intended use was rejected
12 initially back in February.
13 MR. NOH: Oh, this is a standard denial
14 letter.
15 So the zoning officer decides them to
16 come in front of the planning board.
17 MR. KWAK: Yes, got you, sir.
18 There was no deficiency in terms of the
19 layout or --
20 MR. NOH: No deficiency, it's just that
21 the -- you know, the zoning officer --
22 MR. KWAK: Right.
23 MR. NOH: -- makes a decision as to
24 whether the application should fall with the planning
25 board or the board of adjustment.
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1 MR. KWAK: Thank you, sir.
 2 MR. NOH: That's -- the first step is
 3 getting denied.
 4 MR. KWAK: Yes, thank you.
 5 MS. TARABOCCHIA: Question: The floor
 6 plan that you're proposing now, is it very similar to
 7 the floor plan that's existing there?
 8 THE WITNESS: Yes.
 9 MS. TARABOCCHIA: So you're not making
 10 any changes to the plan?
 11 THE WITNESS: No.
 12 MS. TARABOCCHIA: It's just -- kind of
 13 just going to make it your own special way, the way
 14 you want to present your business with the bathrooms,
 15 offices and stuff like that.
 16 THE WITNESS: Yes, yes.
 17 VICE CHAIRMAN AUFIERO: And I think
 18 somebody said this before, but you are licensed,
 19 correct?
 20 THE WITNESS: Yes.
 21 MR. NOH: Do you have a copy of your
 22 license?
 23 Do you have a copy of your cosmetology
 24 license?
 25 THE WITNESS: Yes.

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1 Are you just doing individual
 2 appointment, so it's one person coming in, one person
 3 coming out.
 4 THE WITNESS: Yes.
 5 MR. KWAK: Just like that, right? It's
 6 just rotational.
 7 Are you changing the flooring? Are you
 8 changing anything structurally?
 9 THE WITNESS: No.
 10 MR. KWAK: Nothing like that, right.
 11 THE WITNESS: No.
 12 MR. KWAK: Okay.
 13 Thank you.
 14 CHAIRWOMAN STAR: Okay. Any other
 15 questions from the board?
 16 (No Response.)
 17 CHAIRWOMAN STAR: Okay. Can I have a
 18 motion to open it to the public, please.
 19 MS. TARABOCCHIA: I'll make a motion to
 20 open it to the public.
 21 CHAIRWOMAN STAR: Second?
 22 MR. KWAK: I'll second that.
 23 CHAIRWOMAN STAR: Anyone from the
 24 public --
 25 MR. NOH: All in agreement?

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1 MR. NOH: Can you send it to my e-mail?
 2 You can ask him for my e-mail address.
 3 THE WITNESS: Sure, sure.
 4 MR. NOH: It's not included with the
 5 application.
 6 THE WITNESS: Oh, yes.
 7 CHAIRWOMAN STAR: Did you say what the
 8 hours of operation are or is it --
 9 MS. TARABOCCHIA: Monday through
 10 Saturday.
 11 MR. JHANG: 10 a.m. to 7 p.m.
 12 VICE CHAIRMAN AUFIERO: By appointment
 13 only.
 14 MR. JHANG: Yeah, by appointment only.
 15 VICE CHAIRMAN AUFIERO: Monday through
 16 Saturday, 10 to 7 by appointment only.
 17 CHAIRWOMAN STAR: Oh, all by
 18 appointment.
 19 VICE CHAIRMAN AUFIERO: Yeah.
 20 CHAIRWOMAN STAR: Oh, all right.
 21 So any other questions?
 22 MR. KWAK: The maximum occupancy on the
 23 floor was allowed six people, I believe, on this.
 24 Do you foresee any potential -- you
 25 know, more people coming in?

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1 CHAIRWOMAN STAR: Oh, everyone agree?
 2 (Whereupon, all members respond in the
 3 affirmative.)
 4 CHAIRWOMAN STAR: Anyone from the
 5 public have a question.
 6 (No Response.)
 7 CHAIRWOMAN STAR: No.
 8 MS. TARABOCCHIA: Nobody here from the
 9 public.
 10 (Laughter.)
 11 MR. KWAK: Does your daughter want to
 12 make a comment?
 13 (Laughter.)
 14 CHAIRWOMAN STAR: She is so good.
 15 Not a peep out of her, not a word, not
 16 a sound.
 17 Okay. We'll close that portion. And
 18 motion to close the portion to the public, please?
 19 VICE CHAIRMAN AUFIERO: I'm going to
 20 make a motion to accept the application under the one
 21 condition that her license is in good standing when
 22 she provides it to our Borough attorney.
 23 MR. KWAK: I'll second that motion.
 24 MR. NOH: It's a motion to approve with
 25 the condition that you provide me with a copy of the

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1 license so the board members can take a look at it.
 2 Okay.
 3 MR. KWAK: Just to confirm your
 4 license.
 5 THE WITNESS: Yes.
 6 MR. KWAK: I second it.
 7 SECRETARY HANRAHAN: Star?
 8 CHAIRWOMAN STAR: Yes.
 9 SECRETARY HANRAHAN: Aufiero?
 10 VICE CHAIRMAN AUFIERO: Yes.
 11 SECRETARY HANRAHAN: Tarabocchia?
 12 MS. TARABOCCHIA: Yes.
 13 SECRETARY HANRAHAN: Han?
 14 MR. HAN: Yes.
 15 SECRETARY HANRAHAN: Kwak?
 16 MR. KWAK: Yes.
 17 SECRETARY HANRAHAN: And Jhang?
 18 MR. JHANG: Yes.
 19 VICE CHAIRMAN AUFIERO: Good luck.
 20 MR. KIM: Thank you so much.
 21 THE WITNESS: Thank you so much.
 22 MS. TARABOCCHIA: Too bad they had to
 23 wait all this time.
 24 Are there any other applications that
 25 we're going to have before this board here?
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1 We have a full agenda here.
 2 MR. NOH: We do have a site plan which
 3 will be carried.
 4 So we'll go over each and every
 5 application and we'll make a motion to carry this.
 6 Okay?
 7 CHAIRWOMAN STAR: All right. So the
 8 first one is a site plan, SP09, Fan Associates, LLC,
 9 that is going to be -- it's a revision.
 10 MR. NOH: So this application, actually
 11 in the beginning of this year, they filed a motion to
 12 enforce reading and rights and the court denied that.
 13 THE COURT REPORTER: Reading and
 14 rights?
 15 MR. NOH: Reading and rights, rights.
 16 The court denied that motion and they
 17 have to submit the application to us.
 18 I believe they are working on it and we
 19 should just carry this over to the next regular
 20 meeting for the time being, so it's April 22nd, 2026.
 21 You can make a motion to carry this
 22 application to the next scheduled regular meeting of
 23 April 22nd, 2026.
 24 MR. KWAK: I'll make that motion.
 25 CHAIRWOMAN STAR: Second?
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1 VICE CHAIRMAN AUFIERO: I'll second,
 2 I'll second that motion.
 3 CHAIRWOMAN STAR: Roll call?
 4 SECRETARY HANRAHAN: Star?
 5 CHAIRWOMAN STAR: Yes.
 6 SECRETARY HANRAHAN: Aufiero?
 7 VICE CHAIRMAN AUFIERO: Yes.
 8 SECRETARY HANRAHAN: Tarabocchia?
 9 MS. TARABOCCHIA: Yes.
 10 SECRETARY HANRAHAN: Han?
 11 MR. HAN: Yes.
 12 SECRETARY HANRAHAN: Kwak?
 13 MR. KWAK: Yes.
 14 SECRETARY HANRAHAN: And Jhang?
 15 MR. JHANG: Yes.
 16 CHAIRWOMAN STAR: Okay. Next is SP-14,
 17 Hillcrest Builders, LLC, 450 Edsall Boulevard.
 18 MR. NOH: Okay.
 19 I received a letter from Mark J.
 20 Sokolich, the applicant's attorney.
 21 And he's basically asking,
 22 unfortunately the applicant has not yet completed
 23 revisions to the plans discussed at the last public
 24 hearing before the board.
 25 While we are nearing completion, the
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1 deadline to file the revised plan has suddenly
 2 passed.
 3 Accordingly, we respectfully request
 4 that the application be carried from this evening to
 5 the board's next meeting on April 22nd, 2026.
 6 And we likewise -- the applicant
 7 likewise requests that the chairperson announce the
 8 new date to the public and thereby avoid the
 9 necessity of the applicant re-notifying the public.
 10 So, basically, they are requesting this
 11 application to be carried to the next scheduled
 12 regular meeting, which is April 22nd, 2026 at 7 p.m.
 13 in this room and the -- together with that, they want
 14 us to carry the notice so they don't have to
 15 re-notice.
 16 CHAIRWOMAN STAR: Okay.
 17 MR. KWAK: I'll make a motion.
 18 CHAIRWOMAN STAR: Make a motion?
 19 MR. JHANG: I'll second that motion.
 20 CHAIRWOMAN STAR: All in favor?
 21 (Whereupon, all members respond in the
 22 affirmative.)
 23 MR. NOH: We have to do the roll call.
 24 CHAIRWOMAN STAR: We have to do the
 25 roll call.
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1 SECRETARY HANRAHAN: Star?
 2 CHAIRWOMAN STAR: Yes.
 3 SECRETARY HANRAHAN: Aufiero?
 4 VICE CHAIRMAN AUFIERO: Yes.
 5 SECRETARY HANRAHAN: Tarabocchia?
 6 MS. TARABOCCHIA: Yes.
 7 SECRETARY HANRAHAN: Han?
 8 MR. HAN: Yes.
 9 SECRETARY HANRAHAN: Kwak?
 10 MR. KWAK: Yes.
 11 SECRETARY HANRAHAN: And Jhang?
 12 MR. JHANG: Yes.
 13 MR. NOH: So the motion is passed.
 14 So for this Application No. 25-SP14,
 15 site plan, applicant name Hillcrest Builders, LLC,
 16 represented by Mark J. Sokolich, will be carried to
 17 the next scheduled regular meeting of the planning
 18 board, which is April 22nd, 2026 at 7 p.m. and the
 19 notice will be carried too.
 20 So the applicant does not have to
 21 re-notice the public.
 22 CHAIRWOMAN STAR: Next case is SP15,
 23 Leems Corporation, 21 Grand Avenue.
 24 MR. NOH: Okay.
 25 This one is carried to our special
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1 meeting, which is scheduled to -- scheduled on
 2 March 25th, 2026, that's --
 3 CHAIRWOMAN STAR: No, wrong date.
 4 MR. NOH: Oh, I'm sorry, today is --
 5 CHAIRWOMAN STAR: The 31st.
 6 MR. NOH: Thank you, Chairperson.
 7 All right. I'd like to correct myself.
 8 This applicant, Leems Corp., has requested a special
 9 meeting and the board has given consent to hold a
 10 special meeting to hear the application.
 11 And the date for the special meeting is
 12 Tuesday, March 31st, 2026 at 7 p.m. here.
 13 MS. TARABOCCHIA: No, that's
 14 March 31st.
 15 MR. NOH: March 31st.
 16 CHAIRWOMAN STAR: Yes.
 17 MR. NOH: Excuse me, let me correct
 18 myself again. Tuesday, March 31st, 2026 beginning at
 19 7 p.m. here at 275 Broad Avenue in Palisades Park,
 20 New Jersey.
 21 And the board, the planning board has
 22 duly advertised this special meeting and all the
 23 notice requirements has been satisfied.
 24 And I recommend that the board pass a
 25 resolution carrying this application, Case
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1 No. 25-SP15, site plan by Leems Corporation in regard
 2 to 21 Grand Avenue, Block 505, Lot 1 to the special
 3 meeting scheduled on March 31st, 2026 at 7 p.m. here
 4 at the Borough Hall and together with the notice, so
 5 they don't have to re-notice.
 6 CHAIRWOMAN STAR: Okay.
 7 Can we have a motion?
 8 MS. TARABOCCHIA: I motion it.
 9 CHAIRWOMAN STAR: Second?
 10 MR. KWAK: I'll second that.
 11 SECRETARY HANRAHAN: Star?
 12 CHAIRWOMAN STAR: Yes.
 13 SECRETARY HANRAHAN: Aufiero?
 14 VICE CHAIRMAN AUFIERO: Yes.
 15 SECRETARY HANRAHAN: Tarabocchia?
 16 MS. TARABOCCHIA: Yes.
 17 SECRETARY HANRAHAN: Han?
 18 MR. HAN: Yes.
 19 SECRETARY HANRAHAN: Kwak?
 20 MR. KWAK: Yes.
 21 SECRETARY HANRAHAN: And Jhang?
 22 MR. JHANG: Yes.
 23 MR. NOH: So the Case No. 25-SP15, site
 24 plan, Leems Corporation regarding 21 Grand Avenue,
 25 Block 505, Lot 1, the application has been carried to
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1 the special meeting scheduled on March 31st, 2026 at
 2 7 p.m. at the Borough Hall, located at 275 Broad
 3 Avenue.
 4 And the notice has also been carried to
 5 that meeting, so the applicant does not have to
 6 re-notice to the public.
 7 CHAIRWOMAN STAR: The next one is Shi
 8 Hyun Park, 321 Hillside Avenue.
 9 MR. NOH: Okay. I received an e-mail
 10 and I also spoke to her in person, the applicant's
 11 attorney has requested an adjournment and the reason
 12 being the availability of their witness is not met,
 13 so basically we talked about it and it looks like the
 14 applicant cannot gather their witness for the next
 15 meeting either, which is scheduled on April 22nd.
 16 So the applicant has asked the board to
 17 carry this application to actually May and our
 18 regular meeting date is May 20, 2026 at 7 p.m. here
 19 at the Borough Hall.
 20 So we can make a motion to --
 21 MR. KWAK: You said May 26th or was
 22 that May 31st?
 23 MR. NOH: Oh, May 20th.
 24 CHAIRWOMAN STAR: May 20th.
 25 MR. NOH: Yes, they want -- they
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1 actually want a May date, because April they still
 2 don't have their witness.
 3 So I'd like to ask the board to make a
 4 motion to carry Case 26-SP02, the site plan.
 5 The name of the applicant, Shi Hyun
 6 Park concerning 321 Hillside Avenue, Block 203,
 7 Lot 1, to the regular meeting of the planning board
 8 of Palisades Park scheduled in -- on May 20, 2026 at
 9 7 p.m. here at Borough Hall and together with the
 10 notice, so the applicant does not have to re-notice
 11 the public.
 12 MS. TARABOCCHIA: Can we just ask a
 13 question, Board Attorney?
 14 MR. NOH: Yes.
 15 MS. TARABOCCHIA: Did we verify that
 16 they actually did the 200 -- that they noticed the
 17 200-foot list prior to announcing that it's accurate?
 18 MR. NOH: As a matter of fact, I had
 19 requested a copy by e-mail and I have received
 20 everything.
 21 MS. TARABOCCHIA: Their public notice
 22 and their 200-foot list?
 23 MR. NOH: Yes, ma'am.
 24 MS. TARABOCCHIA: Okay.
 25 VICE CHAIRMAN AUFIERO: I would like to
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1 also just make a note, maybe Kauker & Kauker can take
 2 a look at that application, because I believe that
 3 application has to go to the board of adjustment.
 4 I could be wrong, but I would --
 5 MR. KAUKER: Okay. That's the Park
 6 application?
 7 MS. TARABOCCHIA: Shi Hyun Park.
 8 MR. NOH: 321 Hillside Avenue.
 9 VICE CHAIRMAN AUFIERO: It's a corner
 10 lot duplex and I believe that it's triggered under a
 11 D variance, if I'm not mistaken, but maybe you can
 12 take a look at it.
 13 MR. KAUKER: Will do.
 14 VICE CHAIRMAN AUFIERO: And instead of
 15 delaying them here in May and sending them around
 16 circle and circle, we'll get them to the right place.
 17 MS. TARABOCCHIA: Who's the attorney on
 18 this.
 19 MR. NOH: Attorney is Daniel Lee.
 20 MS. TARABOCCHIA: Because then that
 21 would delay them two months.
 22 MR. NOH: Okay. I'll talk to --
 23 MS. TARABOCCHIA: You know, and then
 24 another month or two to be heard.
 25 So it's only fair --
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1 VICE CHAIRMAN AUFIERO: I think that
 2 the Borough planner would have to take a look at it
 3 and see what variances --
 4 MR. NOH: We'll send Kauker & Kauker a
 5 copy of the application if we haven't done it
 6 already, so --
 7 VICE CHAIRMAN AUFIERO: Okay. I'll
 8 make a motion to push this case until the May meeting
 9 for now.
 10 MR. NOH: May 20, 2026.
 11 VICE CHAIRMAN AUFIERO: May 20th
 12 meeting.
 13 MR. JHANG: I'll second that motion.
 14 CHAIRWOMAN STAR: Roll call?
 15 SECRETARY HANRAHAN: Star?
 16 CHAIRWOMAN STAR: Yes.
 17 SECRETARY HANRAHAN: Aufiero?
 18 VICE CHAIRMAN AUFIERO: Yes.
 19 SECRETARY HANRAHAN: Tarabocchia?
 20 MS. TARABOCCHIA: Yes.
 21 SECRETARY HANRAHAN: Han?
 22 MR. HAN: Yes.
 23 SECRETARY HANRAHAN: Kwak?
 24 MR. KWAK: Yes.
 25 SECRETARY HANRAHAN: And Jhang?
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1 MR. JHANG: Yes.
 2 MR. NOH: So the motion passed with
 3 regard to Case No. 26-SP02, site plan, applicant Shi
 4 Hyun Park regarding 321 Hillside Avenue, Block 203,
 5 Lot 1.
 6 So the applicant's application hearing
 7 is carried to May 20th, 2026 at 7 p.m. here at the
 8 Borough Hall located at 275 Broad Avenue in Palisades
 9 Park, together with the lawyers.
 10 So the applicant does not have to
 11 re-notice to the public.
 12 CHAIRWOMAN STAR: Roll call?
 13 SECRETARY HANRAHAN: We did.
 14 CHAIRWOMAN STAR: We did? Okay. All
 15 right.
 16 So now we have a memorialization of
 17 Case SP01, change of use, The Jangwon Hair Salon,
 18 LLC, 234A Broad Avenue.
 19 MR. NOH: The applicant's name is
 20 Jangwon Hair Salon, LLC, J-A-N-G-W-O-N.
 21 And the property concerned here is
 22 234A, as in apple, Broad Avenue, Block 602, Lot 23.
 23 The applicant submitted the application
 24 for change of permitted use on February 10, 2026 and
 25 the application was subsequently deemed complete.
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1 The applicant appeared before the
2 planning board at its regular meeting of
3 February 25th, 2026 for the hearing in connection
4 with this application.

5 The applicant was represented by Daniel
6 C. Bae, Esquire, and the public was given the
7 opportunity to ask questions and present testimony
8 and the planning board has considered the same.

9 And the planning board has carefully
10 considered the application and all the testimonies
11 and evidence that was presented and makes the
12 following findings of fact: The property in question
13 is located in the Borough's B-1 zoning district
14 located at 234A Broad Avenue and it's Block 602, Lot
15 23 according to the Borough's tax map.

16 The applicants propose to change the
17 former use as a women's clothing store into a hair
18 salon and applicant confirmed in her testimony that
19 this will operate as a straight hair salon, which
20 means the applicant will not perform any nail or skin
21 care services.

22 And also the applicant has duly
23 confirmed that she will not sublease or sublet any of
24 the chairs.

25 The applicant's principal Jangwon Seo,
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1 nail jobs performed inside the business.

2 And there won't be any subletting of
3 any of the chairs as proposed by the public.

4 And the minor site plan approval in the
5 form of approval of a change of permitted use as
6 proposed by the applicant for the sole purpose of
7 operating a hair salon consistent with the plans
8 submitted has been approved by the board.

9 And the applicant -- the board has also
10 found that applicant's proposed use of the premises
11 meets all zoning requirements.

12 Thank you.

13 CHAIRWOMAN STAR: Okay.

14 Do we have a motion?

15 MR. KWAK: I'll make a motion.

16 VICE CHAIRMAN AUFIERO: I'll second it.

17 CHAIRWOMAN STAR: Roll call?

18 SECRETARY HANRAHAN: Aufiero?

19 VICE CHAIRMAN AUFIERO: Yes.

20 SECRETARY HANRAHAN: Star?

21 CHAIRWOMAN STAR: Yes.

22 SECRETARY HANRAHAN: Tarabocchia?

23 MS. TARABOCCHIA: Yes.

24 SECRETARY HANRAHAN: Han?

25 MR. HAN: Yes.

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1 S-E-O, is the last name, is a licensed cosmetologist
2 and will be the one who will be operating the hair
3 salon and he has -- he testified that there will be
4 one additional employee.

5 And in the future, of course, the owner
6 is planning to hire more hair stylists as opportunity
7 comes.

8 The -- there is a parking lot in the
9 back of the building and there is one assigned
10 parking space and the applicant has also testified
11 that there is municipal parking available on Broad
12 Avenue.

13 The hours of operation will be as
14 follow: It is from Thursday to Monday from 10 a.m.
15 to 7 p.m. and Tuesday and Wednesdays are off.

16 And the applicant testified that there
17 will be no structural alteration.

18 And from the public, we heard from
19 Rebecca Lee and she basically warned the applicant
20 about the illegality of subletting the chairs, which
21 is subletting to a different hair designer instead of
22 having them as their staff.

23 And the board approved the change of
24 permitted use application with a condition and that
25 condition was there won't be any kind of skin care or

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1 SECRETARY HANRAHAN: Kwak?

2 MR. KWAK: Yes.

3 SECRETARY HANRAHAN: And Jhang?

4 MR. JHANG: Yes.

5 CHAIRWOMAN STAR: All right.

6 Any old business?

7 (No Response.)

8 CHAIRWOMAN STAR: Any new business?

9 (No Response.)

10 CHAIRWOMAN STAR: Motion to adjourn?

11 MR. KWAK: I'll make a motion.

12 CHAIRWOMAN STAR: Second?

13 MR. JHANG: I'll second that.

14 CHAIRWOMAN STAR: Okay. You will.

15 MS. TARABOCCHIA: All in favor?

16 (Whereupon, all members respond in the
17 affirmative.)

18 (Whereupon, this meeting is concluded.

19 Time noted: 8:30 p.m.)

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C E R T I F I C A T E

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I, LAURA A. CARUCCI, C.C.R., R.P.R., a Remote Online Notary Public, Notary ID. #1810618, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with regulation 13:43-5.9 of the New Jersey Administrative Code.



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

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