

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

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9 1 Monday, but I e-mailed it to all the board members. 2 MAYOR KIM: Was I present last month's 3 meeting? 4 BOARD SECRETARY HANRAHAN: I wasn't 5 here. 6 CHAIRWOMAN STAR: You weren't here? 7 BOARD SECRETARY HANRAHAN: Yeah. 8 MAYOR KIM: So you don't know, okay. 9 So I say yes. 10 CHAIRWOMAN STAR: Can we have a motion? 11 MR. J. KANG: I was first. 12 COUNCILMAN KWAK: Second. 13 CHAIRWOMAN STAR: And now a motion to 14 pay the bills. 15 Anybody please make a motion to pay our 16 bills. 17 MAYOR KIM: I'll make a motion to pay 18 the bills. 19 CHAIRWOMAN STAR: Second. 20 COUNCILMAN KWAK: I'll second it. 21 (Whereupon, Ms. Tarabocchia is now 22 present on the dais.) 23 CHAIRWOMAN STAR: Let it be noted that 24 Mirjana Tarabocchia has just arrived at 7:15. 25 MS. TARABOCCHIA: Thank you. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	11 1 Our first case tonight -- 2 MR. J. KANG: Did we do the roll call 3 for the minutes? 4 MR. NOH: Roll call for adopting the 5 minutes. 6 BOARD SECRETARY HANRAHAN: Kang and 7 Kwak. 8 THE COURT REPORTER: You didn't do a 9 roll call. 10 CHAIRWOMAN STAR: Okay. 11 Our first case tonight is a change of 12 use, it's Case SP06, Sun Ae Kim, 216 Broad Avenue, 13 Number B-1, Block 602. 14 MAYOR KIM: Do I have that application? 15 Somebody else? 16 CHAIRWOMAN STAR: They are from the 17 previous, I don't have it either. 18 MAYOR KIM: Oh, okay. Thank you. 19 MR. J. KANG: I have to recuse, because 20 I'm an adjacent occupant. 21 MAYOR KIM: Oh, my gosh, you guys are 22 playing with fire. 23 (Laughter.) 24 MAYOR KIM: All right. Go ahead. 25 If you're going to recuse yourself, you LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
10 1 MAYOR KIM: Can I go? 2 (Laughter.) 3 CHAIRWOMAN STAR: Okay. 4 The bills, we have a motion for the 5 bills. Yes. 6 MR. J. KANG: Mayor first and Mr. Kwak, 7 Councilman Kwak second. 8 BOARD SECRETARY HANRAHAN: Okay. 9 Mayor Kim? 10 MAYOR KIM: Yes. 11 BOARD SECRETARY HANRAHAN: Ms. Star? 12 CHAIRWOMAN STAR: Yes. 13 BOARD SECRETARY HANRAHAN: 14 Ms. Tarabocchia? 15 MS. TARABOCCHIA: What am I -- 16 CHAIRWOMAN STAR: The bills. 17 BOARD SECRETARY HANRAHAN: The bills. 18 MS. TARABOCCHIA: Yes, yes. 19 BOARD SECRETARY HANRAHAN: Mr. Kang? 20 MR. J. KANG: Yes. 21 BOARD SECRETARY HANRAHAN: Mr. Han? 22 MR. HAN: Yes. 23 BOARD SECRETARY HANRAHAN: Mr. Kwak? 24 COUNCILMAN KWAK: Yes. 25 CHAIRWOMAN STAR: All right. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	12 1 just got to step out of the -- thank you. 2 CHAIRWOMAN STAR: Don't go home. 3 (Laughter.) 4 MAYOR KIM: Please don't go home. 5 (Whereupon, Mr. Kang recuses himself 6 and steps off the dais.) 7 MAYOR KIM: All right. 8 MR. BAE: Good evening, Madam Chair, 9 Mr. Noh, Mr. Mayor, Members of the Planning Board. 10 I'm pleased to be here with this application. My 11 name is Daniel Bae. 12 I'm here on behalf of Ms. Sun Ae Kim 13 who's sitting right next to my right. 14 This is for, as you said, change of use 15 application. It's for the premises located at 16 216 Broad Avenue, Unit B-1 in Palisades Park. 17 The proposed change of use is to open a 18 business for eyelash extension. It is formally used 19 as a marketing admin office. 20 Ms. Sun Ae Kim is a licensed 21 cosmetologist. She's been licensed for over 20 22 years. She's also a very long-time resident of 23 Palisades Park and she's excited to be now opening up 24 her own business in this town. 25 The employee for now is just herself LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

13 1 and maybe one part-time employee. The proposed hours 2 of operation will be from 9 a.m. to 7 p.m. from 3 Monday to Saturday. 4 It will be a very strictly 5 appointment-based only as she will be working pretty 6 much by herself. 7 The parking situation, there will be 8 one assigned parking for herself to park in the rear, 9 rear side of the building. 10 There's a municipal lot, municipal 11 parking lot right adjacent to the premises. 12 As you can see from the drawing, there 13 will be just basically two stations where she will 14 receive her customers, which she will receive by 15 appointment and there will not be any structural 16 alterations, just placing any just portable chairs 17 and beds. 18 We'll take any questions you may have. 19 CHAIRWOMAN STAR: Anyone have any 20 questions? 21 MAYOR KIM: Actually I do. 22 You said the former use of this place, 23 the location is 391 Commercial Avenue; is that 24 correct? 25 MR. BAE: No, actually I said the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	15 1 application, right? 2 This is a planning board application, 3 right? 4 MR. BAE: It is, yeah, it's only a 5 change of use application. 6 MAYOR KIM: Right. 7 Just it's -- it's just -- it kind of -- 8 let me see the former -- one employee? 9 MR. BAE: One part-time employee 10 perhaps, but for now it will be strictly Ms. Sun Ae 11 Kim working alone. 12 MAYOR KIM: How many customer servicing 13 chairs are there? 14 MR. BAE: There would be two stations. 15 MAYOR KIM: Two stations? 16 MR. BAE: Yes. 17 CHAIRWOMAN STAR: It's just strictly 18 for eyelash extensions? 19 MR. BAE: Yes, it's strictly eyelash 20 extensions. There will not be any nail salon, any 21 other invasive treatments, only eyelash extensions. 22 COUNCILMAN KWAK: Within the property 23 are there any customer parking, 216 or -- 24 MR. BAE: There is a parking lot in the 25 rear side of the building, but she will be assigned LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
14 1 former use of this premise was a marketing admin. 2 MAYOR KIM: What's the address? 3 MR. BAE: It's the premises located at 4 216 Broad Avenue, Unit B-1. 5 MAYOR KIM: I'm sorry, I got the wrong 6 one. I thought we were doing five, we're doing six, 7 got it. Okay, sorry about that. 8 Let me just -- anybody else go ahead. 9 I got to ask questions. 10 CHAIRWOMAN STAR: Does anyone else have 11 a question? 12 COUNCILMAN KWAK: What is the nearest 13 proximity to the same service being provided within 14 Broad Avenue, within 216 Broad Avenue. 15 MR. BAE: I think the nearest eyelash 16 extension store, if I -- I don't know if there's 17 anything in the building or an adjacent building. 18 There is a skin care, a facial care 19 business right next to -- within their same building. 20 It will create some synergy between the two 21 businesses and there's no -- but there's no same 22 business in that same building or adjacent building 23 from my understanding. 24 COUNCILMAN KWAK: Thank you. 25 MAYOR KIM: This is not a zoning LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	16 1 one parking space. It will be mainly for herself or 2 a part-time employee. She does live very nearby on 3 Commercial Avenue, so she can even walk to the 4 business if she wants to, but there's a municipal 5 parking lot right adjacent to this building. 6 MAYOR KIM: Yes, there's that municipal 7 parking lot. 8 Let me ask a question, the board of 9 cosmetology and hair styling, do you need this -- 10 this license to do eyelashes? 11 MR. BAE: Yes. 12 MAYOR KIM: So you have to have this 13 license to do eyelashes? 14 MR. BAE: Yes, yes. 15 MAYOR KIM: What else does this license 16 contain? 17 What else could she do with this 18 license? 19 MR. BAE: I think this is what's called 20 a, quote unquote, total cosmetology license. 21 So if she wanted to, she could open a 22 nail salon with this license as well. 23 MS. TARABOCCHIA: And a hair stylist. 24 MAYOR KIM: And a hair stylist. 25 MR. BAE: A hair stylist, yup. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

17 1 MAYOR KIM: But she's only going to do 2 eyelashes. 3 MR. BAE: Eyelashes, yes. 4 CHAIRWOMAN STAR: Okay. Anyone else? 5 MR. BAE: And she'll stipulate to that, 6 too, if the board would like? 7 MAYOR KIM: Yes, we will do that. 8 CHAIRWOMAN STAR: Anyone else from the 9 board have any questions? 10 MS. TARABOCCHIA: What are the hours of 11 operation? 12 MR. BAE: It's from Monday to Saturday, 13 9 a.m. to 7 p.m. 14 MS. TARABOCCHIA: 9 to 7. 15 COUNCILMAN KWAK: During operating 16 hours how many clients does she expect on a daily 17 basis. 18 MR. BAE: So she expects about maybe 19 five to six on a given day. 20 Her service will approximately take 21 from anywhere from 45 minutes to an hour. 22 So it will be based by appointment and 23 she's going to control the traffic of people coming 24 in based on that. 25 COUNCILMAN KWAK: Thank you. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	19 1 (No Response.) 2 CHAIRWOMAN STAR: No, okay, can we 3 close that portion. 4 MR. NOH: Motion to close. 5 CHAIRWOMAN STAR: And motion to -- 6 MR. NOH: Close the public portion. 7 CHAIRWOMAN STAR: Oh, close the -- 8 motion to close the public. 9 COUNCILMAN KWAK: I'll make a motion. 10 MR. NOH: Second? 11 Someone make a second. 12 MR. HAN: I'll second. 13 MR. NOH: All in agreement? 14 (Whereupon, all present members respond 15 in the affirmative.) 16 CHAIRWOMAN STAR: Okay. 17 We have a motion to -- 18 MAYOR KIM: I would like to make a 19 motion to pass this application in stipulation that 20 she only does eyelashes. 21 MR. NOH: Second? 22 COUNCILMAN KWAK: I'll second that and 23 I'll attest to the same stipulation, if there was any 24 other changes or any other services if she was to 25 extend this business, obviously she would have to LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
18 1 CHAIRWOMAN STAR: Anyone else from the 2 board? 3 (No Response.) 4 CHAIRWOMAN STAR: Okay. If not, we'll 5 open it to the public. 6 Anyone from the public have a -- 7 COUNCILMAN KWAK: We have to make a 8 motion to open to the public. 9 CHAIRWOMAN STAR: We have to make -- 10 MR. NOH: Make a motion. 11 Someone make a motion to open to the 12 public. 13 CHAIRWOMAN STAR: Make a motion to open 14 to the public. 15 COUNCILMAN KWAK: I'll make a motion to 16 open to the public. 17 CHAIRWOMAN STAR: Open it to the 18 public. 19 MR. NOH: Second? 20 MR. HAN: I'll second. 21 MR. NOH: All in favor? 22 (Whereupon, all present members respond 23 in the affirmative.) 24 CHAIRWOMAN STAR: Anyone from the 25 public have any questions or concerns? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	20 1 come back -- 2 CHAIRWOMAN STAR: Right. 3 COUNCILMAN KWAK: -- and request from 4 this board. 5 MAYOR KIM: It all has to be through 6 us. 7 MR. BAE: Yes. 8 MAYOR KIM: I'm so sorry to interrupt 9 this -- this move, but better late than never. 10 What it says here in the board of 11 adjust -- the -- no, I got it, it's a denial letter. 12 It's a denial letter from the building 13 department when they first requested an application 14 and after that they need to go to each board, to 15 planning or the board of adjustment. 16 And we said that when this applicant 17 first applied at the building department it did state 18 open a nail -- a salon providing nail and eyelash 19 extension services. 20 MR. BAE: Yes, that's correct, 21 Mr. Mayor, and I did talk to her about that. 22 And she said that she's going to -- not 23 going to do any nail -- provide any nail service. 24 So she'll definitely agree to give her 25 consent in that regard. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

21 1 MAYOR KIM: Okay. Thank you. 2 Sorry, sorry, to interrupt. 3 CHAIRWOMAN STAR: No, no problem. 4 Okay. So -- 5 COUNCILMAN KWAK: First was the -- 6 CHAIRWOMAN STAR: The Mayor. 7 BOARD SECRETARY HANRAHAN: Kwak is 8 second. 9 CHAIRWOMAN STAR: And we need a second. 10 COUNCILMAN KWAK: Second. 11 BOARD SECRETARY HANRAHAN: Mayor Kim? 12 MAYOR KIM: Yes. 13 Good luck. 14 BOARD SECRETARY HANRAHAN: Ms. Star? 15 CHAIRWOMAN STAR: Yes. 16 BOARD SECRETARY HANRAHAN: 17 Ms. Tarabocchia? 18 MS. TARABOCCHIA: Yes. 19 BOARD SECRETARY HANRAHAN: Mr. Kang? 20 (No Response.) 21 BOARD SECRETARY HANRAHAN: Mr. Han? 22 MR. HAN: Yes. 23 BOARD SECRETARY HANRAHAN: Kwak? 24 COUNCILMAN KWAK: Yes. 25 MR. BAE: Thank you. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	23 1 The actual location is on the corner of 2 245 Broad Avenue and Brinkerhoff Terrace. 3 Her existing location right now is on 4 the corner of Columbia Avenue and Broad Avenue. 5 She will be working alone. She is, you 6 know, a long-time providing alteration service for a 7 very long time in this town and she is not going to 8 make any structural alterations, other than putting 9 some equipment and some work stations. 10 Will be -- the customers will be 11 received strictly by appointment and she will be 12 working alone and she's not looking to have any 13 employees. 14 We'll take any questions. 15 CHAIRWOMAN STAR: Okay. 16 Any questions from the board? 17 MR. J. KANG: I see the drawing. 18 MR. BAE: Yes. 19 MR. J. KANG: Mr. Bae, do you know the 20 size of the space, how many square foot? 21 MR. BAE: So based on -- there was a 22 drawing done by my client. It was not done using an 23 architect, but from what I've been told, it's about a 24 thousand square feet, about a thousand. 25 MR. J. KANG: About a thousand. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
22 1 MAYOR KIM: Thank you very much. 2 Congratulations. 3 MR. NOH: What's your next case? 4 MR. BAE: Oh, it is the Lillian Yoo 5 Fashion & Taylor, LLC, change of use. 6 CHAIRWOMAN STAR: Next case is -- the 7 next case is Case No. SP09, change of use, Lillian 8 Yoo Fashion & Taylor, LLC, 5B Brinkerhoff Terrace. 9 MR. BAE: Good evening again. 10 Daniel Bae here again for -- on behalf 11 of the applicant. 12 Sitting to my right is Ms. Kil Ja Yoo 13 who is the principal of Lillian Yoo Fashion & Taylor, 14 LLC. 15 And she's looking to open a new 16 business -- well, actually an existing -- she's 17 moving to -- she's looking to move her existing 18 business from one location in Palisades Park to this 19 location. 20 It's going to be an alteration shop 21 where she services -- she provides tailoring service 22 to various clothes. 23 Her hours of operation will be from 24 Monday to Friday from 9 a.m. to 6:30 p.m. and on 25 Saturdays from 9 a.m. to 6:30 p.m. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	24 1 And she's not going to do any 2 construction, just to put, like, a store fixtures and 3 a sewing machine and stuff? 4 MR. BAE: Exactly, right. 5 There will be no structural alterations 6 and just putting up some -- some non-structural walls 7 or curtains for dressing rooms or fitting rooms, yes. 8 MR. J. KANG: Got it. 9 And how about the sign, she's going to 10 use the existing sign frame or she's going to put a 11 new sign. 12 MR. BAE: It's going to be -- she wants 13 to continue using her good will that she built, so 14 it's going to be the same signage. 15 MS. TARABOCCHIA: Was this formerly a 16 dry cleaners prior to this? 17 MR. BAE: Oh, this location was used as 18 a bookstore. 19 MS. TARABOCCHIA: As a bookstore? 20 MR. BAE: Yes. 21 MR. J. KANG: It was a Christian 22 bookstore. 23 MS. TARABOCCHIA: Okay. 24 CHAIRWOMAN STAR: What kind of 25 bookstore? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

25 1 MR. J. KANG: Christian. 2 CHAIRMAN STAR: Oh, Christian. 3 MS. TARABOCCHIA: Next to a dry 4 cleaner. 5 MR. BAE: I don't believe so. 6 I'm not sure of that. 7 MAYOR KIM: What was the question? 8 MS. TARABOCCHIA: The question that -- 9 was: Is this right next door to a dry cleaners? 10 MR. J. KANG: No, it's right next to 11 the sushi takeout. 12 MAYOR KIM: Isn't that same building in 13 your office? 14 MR. J. KANG: No. 15 MAYOR KIM: No? 16 MR. BAE: It's on Brinkerhoff. 17 The corner -- corner store is a dry 18 cleaner and next door is a sushi takeout, then a 19 Christian bookstore. 20 COUNCILMAN KWAK: Hana Sushi, right 21 across the street from -- 22 MR. BAE: Right. 23 MS. TARABOCCHIA: Well, 245 Broad 24 Avenue I see is a dry cleaner. 25 MR. BAE: Well, it's a multi-unit LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	27 1 MR. BAE: Well, in addition to 2 tailoring service, she is going -- she's also -- will 3 be making clothes basically from scratch. 4 So she'll have a showroom with various 5 fabrics and she can make certain clothes for her 6 customers. 7 MAYOR KIM: Just make sure because I 8 know Korean, maybe I heard it wrong. 9 Did your client say that I don't do 10 tailor, I make clothes and sell clothes? 11 MR. BAE: Okay. 12 Yeah, so Ms. Yoo is saying she is going 13 to provide some tailoring service, but it will be 14 mainly concentrated on creating clothes and making 15 clothes and changing design of the particular 16 clothes. 17 MAYOR KIM: So she -- she designs and 18 then makes the clothes, then sells it and also 19 alterations, correct? 20 MR. BAE: Yes. 21 Exactly, Mr. Mayor, yes. 22 MS. TARABOCCHIA: So it would be as if 23 she's going to make a custom order for someone 24 specific like something customly made for him or her, 25 a suit or dress or whatever -- LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
26 1 building. 2 So it is actually on Brinkerhoff 3 Terrace. 4 MS. TARABOCCHIA: Oh, it's on the side 5 street. 6 MR. BAE: But the building -- yes, 7 exactly right. 8 MS. TARABOCCHIA: Okay, I see, I see. 9 Okay. 10 MR. BAE: Yes. 11 MAYOR KIM: There is, I agree with you, 12 it seems like that's the dry cleaners -- 13 MS. TARABOCCHIA: Uh-huh. 14 MAYOR KIM: -- they also do tailors too 15 as well. 16 No, there's no law or -- or any -- any 17 -- anything that could stop this applicant from 18 having the same type of business -- 19 MS. TARABOCCHIA: Okay. 20 MAYOR KIM: Probably -- probably 50 21 feet away from each other. 22 Could you please ask the applicant does 23 she really want to do a tailor service, like, 50 feet 24 away from a dry cleaning store that does tailor 25 service? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	28 1 MR. BAE: Right. 2 MS. TARABOCCHIA: -- a pattern that they 3 would like for her to make and then she would provide 4 it on an individual basis most likely, correct? 5 MR. BAE: Correct. 6 CHAIRWOMAN STAR: Anyone else from the 7 board? 8 MS. TARABOCCHIA: And the hours of 9 operation? 10 MR. BAE: Will be from Monday to 11 Friday, 9 a.m. to 6:30 p.m. -- Monday through 12 Saturday, 9 a.m. to 6:30 p.m., Sundays it will be 13 closed. 14 MS. TARABOCCHIA: How many people will 15 she have working with her? 16 MR. BAE: No, she's -- she will work 17 alone. 18 MAYOR KIM: What else -- what other 19 services will she be providing? 20 Is she selling any packaged goods, 21 supplies for sewing, maybe a sewing machine? 22 What other -- what other services is 23 she trying to sell? 24 MR. BAE: No, there won't be any other 25 services or any retail sale of any merchandise. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

29 1 MAYOR KIM: I'm fine. 2 Thank you, Madam Chair. 3 CHAIRWOMAN STAR: Anyone else on the 4 board? 5 (No Response.) 6 CHAIRWOMAN STAR: No? Okay. 7 Close that portion. 8 Make a motion to open to the public. 9 MR. J. KANG: I'll make a motion. 10 CHAIRWOMAN STAR: Second? 11 MS. TARABOCCHIA: I'll second. 12 CHAIRWOMAN STAR: All in favor? 13 (Whereupon, all present members respond 14 in the affirmative.) 15 CHAIRWOMAN STAR: Does anyone from the 16 public have a question for this applicant? 17 (NO RESPONSE.) 18 CHAIRWOMAN STAR: Anyone at all? 19 (No Response.) 20 CHAIRWOMAN STAR: No? Okay. 21 Close that portion. 22 Make a motion to close the portion. 23 MS. TARABOCCHIA: I'll second it. 24 MR. NOH: Someone has to make a motion. 25 MR. J. KANG: I'll make the motion. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	31 1 MR. NOH: And e-mail a copy to me. 2 MR. BAE: Yes, will do. 3 BOARD SECRETARY HANRAHAN: So who 4 second. 5 MR. J. KANG: I'll make a second with 6 the same stipulation as the mayor said. 7 CHAIRWOMAN STAR: So we have a second. 8 Roll call. 9 BOARD SECRETARY HANRAHAN: Mayor Kim? 10 MAYOR KIM: Yes. 11 BOARD SECRETARY HANRAHAN: Ms. Star? 12 CHAIRWOMAN STAR: Yes. 13 BOARD SECRETARY HANRAHAN: 14 Ms. Tarabocchia? 15 MS. TARABOCCHIA: Yes. 16 BOARD SECRETARY HANRAHAN: Mr. Kang? 17 MR. J. KANG: Yes. 18 BOARD SECRETARY HANRAHAN: Mr. Han? 19 MR. HAN: Yes. 20 BOARD SECRETARY HANRAHAN: Kwak? 21 COUNCILMAN KWAK: Yes. 22 Good luck. 23 MR. BAE: Thank you. 24 MAYOR KIM: Good luck. 25 Congratulations. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
30 1 MS. TARABOCCHIA: I'll second. 2 MAYOR KIM: What is the -- what is -- 3 MS. TARABOCCHIA: Close to the public. 4 MR. NOH: All in favor? 5 (Whereupon, all present members respond 6 in the affirmative.) 7 CHAIRWOMAN STAR: So now we'll make a 8 motion to accept this application. 9 MAYOR KIM: I would like to make a 10 motion to accept this application. 11 The stipulation condition that she only 12 provides, does business in creating and selling, 13 designing clothing, alterations for the clothing and 14 nothing else, she doesn't sell any other product, any 15 other services. 16 MS. TARABOCCHIA: I agree with Mayor 17 Kim, but I would like to have that they provide a 18 better sketching with the footprint and the size of 19 the platform of the unit instead of a handwritten 20 one, they can provide it, you know -- 21 MR. BAE: Yes, we'll definitely have 22 her submit a better drawing to the -- 23 MS. TARABOCCHIA: To scale. 24 MR. BAE: Yes, to scale, to the 25 construction office. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	32 1 CHAIRWOMAN STAR: Mr. Bae, what is your 2 next case. 3 MR. BAE: I am -- my last one, I 4 promise, is Mr. Edwin Han as the applicant. 5 CHAIRWOMAN STAR: Okay. 6 MR. HAN: I have to recuse myself on my 7 own case. 8 MAYOR KIM: Please. 9 (Whereupon, Mr. Han recuses himself and 10 steps off the dais.) 11 CHAIRWOMAN STAR: The next case we have 12 is SP10, change of use, Edwin Han, 411 -- 13 MAYOR KIM: No, Edwin, sir, could you 14 leave the room? 15 CHAIRWOMAN STAR: 411 Broad Avenue, 16 Block 218. 17 MR. BAE: Good evening again. 18 Daniel Bae on behalf of the applicant 19 Edwin Han who just you saw recuse himself from the 20 board for this application. 21 He is looking to open a cafe in place 22 of his existing business which is a real estate 23 office, the premises located at 411 Broad Avenue. 24 The hours of operation will be from 25 Sunday to -- Sunday through Thursday 7 a.m. to LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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1 10 p.m. and on Fridays and Saturdays from 7 a.m. to
2 11 p.m.
3 He's looking to have about two to three
4 part-time employees.
5 There is a parking lot in the rear side
6 of the building. There is a garage dedicated to his
7 space. It fits about three to four cars.
8 And otherwise, the customers will rely
9 on street parking. There will be no cooking on the
10 premises, no grease traps, no hoods, just an electric
11 toaster and prepackaged pastries that will be
12 delivered.
13 Any questions?
14 CHAIRWOMAN STAR: You said just
15 prepackaged --
16 MR. BAE: Pastries.
17 CHAIRWOMAN STAR: Pastries.
18 MR. BAE: Yes, there will be no cooking
19 on the premise and so there will be no hoods, no
20 grease traps, no making food basically.
21 MAYOR KIM: Why do you need a cooking
22 range?
23 MR. BAE: I'm sorry.
24 MAYOR KIM: Why do you need a topping
25 station?

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1 MR. BAE: There will be some -- there
2 will be some prepackaged pastries and I believe there
3 will be some toppings that will be offered.
4 I'm not sure about the cooking range.
5 I can quickly ask him.
6 MAYOR KIM: Yes, please.
7 Let's put the questions altogether. If
8 there's more questions, you can step outside and ask
9 him that, but he really -- whatchamacallit, I don't
10 know why there's a cooking range.
11 MS. TARABOCCHIA: Mr. Bae, was this a
12 prior -- also a coffee shop or a food service? What
13 was here before this?
14 MAYOR KIM: It used to be a --
15 MR. BAE: Real estate office.
16 MS. TARABOCCHIA: Realty office.
17 MAYOR KIM: Realty office.
18 MS. TARABOCCHIA: Oh, okay.
19 MAYOR KIM: Edwin Han was the owner
20 there.
21 MR. BAE: Yes.
22 MS. TARABOCCHIA: Well, he's going to
23 be serving some kind of hot tea place.
24 Are they going to be serving like hot
25 soups or something?

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1 MR. BAE: No soups, but, yes, tea. Tea
2 will be served along with coffee.
3 MS. TARABOCCHIA: You need hot water
4 and a cooking area.
5 MAYOR KIM: Sandwiches?
6 Why don't you put that question into
7 when you got outside and speak to your client, what
8 about -- what about -- so there will be no cooking
9 foods, so in other words, won't be any spaghetti,
10 won't be any, you know, like pasta or rice or
11 anything like that.
12 MR. BAE: Right.
13 MAYOR KIM: Nothing will be -- no
14 bowls, nothing like that.
15 It's really going to be just a coffee
16 shop that serves drinks, tea, right, and pastries
17 that has been prepackaged or made somewhere else.
18 MR. BAE: Yes, correct.
19 MAYOR KIM: Right, okay. Not here.
20 Any questions for --
21 CHAIRWOMAN STAR: Anybody else?
22 MR. J. KANG: Well, since he has the
23 cooking range here, if -- if the health department or
24 fire department, building department require, please
25 ask Mr. Han is he willing to install a grease trap

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1 and ventilation.
2 MR. BAE: Yes.
3 MAYOR KIM: But that's only -- that's
4 only if he actually has a kitchen.
5 MR. J. KANG: Well, there's a cooking
6 range, so...
7 MAYOR KIM: Well, yeah, that's the
8 thing.
9 If it gets to the cooking range, if we
10 get the solution, well, why he wants a cooking range?
11 I don't know if this a cooking range or
12 a microwave or there's going to be, like, a range
13 over there.
14 You're right, if there's a range over
15 there, you should have a grease trap, but then if he
16 has a range, that means he's going to cook something.
17 CHAIRWOMAN STAR: Right.
18 MAYOR KIM: So this application is not
19 right.
20 MS. TARABOCCHIA: Maybe on an electric
21 stove maybe?
22 MAYOR KIM: Whether there's electric or
23 gas, it doesn't really matter.
24 The fact of the matter is why do you
25 need the range?

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37 1 CHAIRWOMAN STAR: Right, it's all 2 prepackaged. 3 MAYOR KIM: Is there any more questions 4 to -- 5 CHAIRWOMAN STAR: Anybody else. 6 MAYOR KIM: No? 7 Okay, good. Could you go outside and 8 ask those questions as to that, please. 9 MR. NOH: Yes. 10 MAYOR KIM: Thank you. 11 Oh, before we go, I just want to -- 12 just before you go, please come back, I'm so sorry. 13 MR. BAE: No problem. 14 MAYOR KIM: So we have these are the 15 seating capacities here, there's no parking spaces on 16 the street because it's Broad Avenue, we understand 17 that commercial situation. 18 So we're talking about right now a 19 total of 5, 10, 15, 18, 21, 24, 24. 20 Could you also ask how many seating are 21 there, because it's a little confusing for me and how 22 many employees he's going to hire and what time and 23 what -- you know, what time and what day, what day of 24 the week he's going to do business and also the 25 restroom, the restroom, the restroom, right, is this LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	39 1 MAYOR KIM: So what is a cooking range? 2 MR. BAE: So it's not -- it's not going 3 to be a cooking range. 4 CHAIRWOMAN STAR: It's a mistake. 5 MR. J. KANG: Did you say fryer? 6 MR. BAE: Electric fryer, like electric 7 -- 8 MAYOR KIM: You know, those electric 9 fryers. 10 MS. TARABOCCHIA: Air fryer. 11 MAYOR KIM: Air fryer. 12 MR. BAE: I'm sorry, air fryer. 13 MAYOR KIM: So no range whatsoever? 14 MR. BAE: No range. 15 MAYOR KIM: No stove. 16 MR. BAE: No stove. 17 MAYOR KIM: But electrical equipment 18 that is for air frying. 19 MR. BAE: Yes. 20 MAYOR KIM: So we're going to replace 21 on record, members, cooling fridge becomes -- is that 22 where it's going to be the -- the air fryer is? 23 MR. BAE: Yes, that's where it's going 24 to be. 25 MS. TARABOCCHIA: What will the hours LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
38 1 restroom used for -- for the employees or for the 2 staff. 3 Now, those are the questions I want to 4 ask. 5 MR. BAE: Okay. I'll be right back. 6 MAYOR KIM: Thank you. 7 Is there any more questions before we 8 go? 9 We don't want to go back and forth. 10 (No Response.) 11 MAYOR KIM: All right. That's it. 12 Thank you. 13 (Whereupon, a brief recess is held from 14 7:41 p.m. to 7:45 p.m.) 15 MR. BAE: Thank you for your patience. 16 So I spoke to Mr. Han and that cooking 17 range is actually a -- was -- this layout was 18 designed and there was a mistake in labeling it as a 19 cooking range. 20 There will be actually an electric 21 fryer, toaster oven and will be just mainly used to 22 heat up just like a microwave heat up prepackaged 23 foods. 24 MAYOR KIM: Toaster oven? 25 MR. BAE: Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	40 1 be? 2 MR. BAE: Will be from Sunday to 3 Thursday 7 a.m. to 10 p.m. and from -- and for 4 Fridays and Saturdays from 7 a.m. to 11 p.m. 5 MS. TARABOCCHIA: Monday through 6 Saturday it's -- 7 MR. BAE: Sorry, yeah, Sunday to 8 Thursday, 7 a.m. to 10 p.m. and for Fridays and 9 Saturdays, 7 a.m. to 11 p.m. 10 MAYOR KIM: All right. You know, we 11 have our ordinances, as long as you follow our 12 ordinances concerning opening and closing hours. 13 What's the other -- what was the other 14 answer? 15 MR. BAE: There won't be any serving of 16 any sandwiches and if you look at the drawing, 17 there's a triangular-shaped -- those are the seats 18 the round-shaped furniture are the tables. 19 So there will be a total of 21 -- 26 -- 20 about 36 seats. 21 CHAIRWOMAN STAR: I'm sorry. 22 MAYOR KIM: 36 seats. Let the record 23 stand that this applicant wants to do business with 24 36-seat customer capacity. 25 CHAIRWOMAN STAR: Oh, 36 seats. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

41 1 MR. BAE: Yes, seats, yes. 2 MAYOR KIM: And the air fryer is used 3 for what again, I'm sorry? 4 MR. BAE: When food -- when prepackaged 5 food gets delivered -- 6 MAYOR KIM: Not prepackaged food, 7 prepackaged bakery goods. 8 MR. BAE: Bakery goods, yes. 9 MAYOR KIM: Pastries, right. 10 CHAIRWOMAN STAR: Just heat it up. 11 MAYOR KIM: Right? 12 You can heat up a sandwich, right. 13 CHAIRWOMAN STAR: No, but he was -- 14 yeah. 15 MAYOR KIM: So he's heating up bakery 16 and pastries, correct? 17 MR. BAE: Correct. 18 MAYOR KIM: And nothing more. 19 MR. BAE: Nothing more. 20 MAYOR KIM: Good. 21 CHAIRWOMAN STAR: Anyone else from the 22 board have a question for this -- 23 MAYOR KIM: The bathroom, I asked you 24 the question about the bathroom. 25 MR. BAE: Right, that will be -- that LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	43 1 they usually require to do an ADA compliant, right, 2 unless they're saying, no, this bathroom is only for 3 the employees, right, or something like that or this 4 already existed and I'm not going to touch the 5 bathroom, but anyway it's a very good point, Justin. 6 And also, do you think it requires -- 7 is the applicant going to sell ice cream too? Is the 8 applicant going to sell ice cream -- 9 MR. BAE: I do not believe so. 10 MAYOR KIM: Because the ice cream, like 11 you said, might have require -- we require a grease 12 trap. 13 MR. J. KANG: There's a milk warmer. 14 MAYOR KIM: Yeah. 15 MR. BAE: Yeah, so based on Mr. Kang's 16 suggestion, if a grease trap is required for -- to 17 comply with any regulations from the building 18 department or health department, he will install 19 that. 20 MAYOR KIM: So now I'm getting 21 confused. 22 I want you to specifically say what 23 your client wants to sell. 24 Does he want to sell bakery goods and 25 beverages, non-alcoholic beverages? Or does he -- LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
42 1 will be for the customers and employees, but he's 2 looking to just have two or three part-time employees 3 at most. 4 It will be him and his wife, along with 5 about three part-time employees. 6 CHAIRWOMAN STAR: What is this, one 7 bathroom for -- 8 MR. BAE: It will be one bathroom. 9 That's the room that's labeled as a storage room. 10 That is an existing bathroom. 11 If required by the building department, 12 he will keep it as a bathroom, if needed. 13 MR. J. KANG: Is it an ADA bathroom? 14 MR. BAE: Yes, that's -- I believe 15 that's -- he will comply with any ADA requirements. 16 MAYOR KIM: Yes, that's a very good 17 point. 18 Thank you for mentioning it first. 19 But we have to make sure, I mean, we 20 have to always ask that question, but actually the 21 building department should really follow up. 22 Usually -- I don't know what the 23 ordinance is, I don't have it in my head, but if it's 24 a change of use and if you're breaking walls, you 25 know, walls to create separate sections of the thing, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	44 1 does he want to sell -- and it's all packaged goods. 2 MR. BAE: It's all prepackaged goods. 3 MAYOR KIM: Tell me exactly what you 4 want to -- what you want to tell us. 5 Sum it up for us. 6 MR. BAE: All right. He's going to 7 sell prepackaged pastries, teas, coffees, 8 nonalcoholic beverages. 9 As far as ice cream is concerned, I can 10 go and quickly ask him if he's going to be involved 11 in selling those, but would you like me to ask him? 12 But that's -- 13 MAYOR KIM: Right, anything that 14 involves grease, including milk and stuff like that, 15 if he's going to use it, we'll put a stipulation that 16 he creates a grease trap and that's going to be part 17 of the building -- building department 18 responsibilities, but we have to make sure that we 19 put that in here. Okay? 20 MR. BAE: Okay. 21 MS. TARABOCCHIA: I think for the 22 safety, better off asking them to as a stipulation 23 that they provide a grease trap, because dairy is -- 24 MAYOR KIM: But we're not sure if he's 25 going to sell dairy or not. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

45 1 So I'm like -- 2 MS. TARABOCCHIA: He's got a milk 3 warmer. 4 MAYOR KIM: The milk warmer for the 5 coffee, you're right. 6 MS. TARABOCCHIA: So you're going to be 7 dumping it somewhere. 8 MAYOR KIM: So -- 9 MS. TARABOCCHIA: On a high intense 10 level. 11 MR. J. KANG: I believe the health 12 department is going to require the menu, specific 13 menu and they want to review it. They're going to 14 put specific requests. 15 MS. TARABOCCHIA: I see. 16 MAYOR KIM: As long as we're -- 17 MR. J. KANG: So we can stipulate that 18 it's up to the health department. 19 MAYOR KIM: Exactly, I agree. 20 MS. TARABOCCHIA: I see here, Mr. Bae, 21 on the drawing you have a utility room off the public 22 bathroom. 23 Why would you have that offsetting that 24 room to have two doors to go into a bathroom. 25 MR. BAE: It's a very great point. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	47 1 MS. TARABOCCHIA: With that many 2 seating I would think you would want a men's and a 3 women's. 4 CHAIRWOMAN STAR: Yeah. 5 MS. TARABOCCHIA: Because it's 30 6 people at a time or more. If they're walking through 7 to come in on a Sunday afternoon. 8 MR. J. KANG: If we approve, we're 9 going to make a stipulation it's up to the fire 10 department, it's up to the health department with the 11 code, yeah. 12 MAYOR KIM: I agree. 13 MS. TARABOCCHIA: But don't they see 14 this ahead of time. 15 MAYOR KIM: No, they see this 16 application probably and -- actually, they don't, 17 they get denied and then they come back to our board 18 and that's when the attorneys show this. 19 After we're done with this, I believe 20 your attorney, right, brings including all those 21 drawings and documents back to the building 22 department, correct? 23 MR. BAE: Yes, there will be a permit 24 application and -- 25 MAYOR KIM: Yeah, they're going to have LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
46 1 We'll make sure that that door is placed where it's 2 not through the bathroom. 3 MS. TARABOCCHIA: You know, because 4 it's got to have a lock on it so that the person 5 doesn't get locked into the utility room and the 6 person doesn't sneak into the person going to the 7 bathroom by mistake. You know, things do happen. 8 So I don't know if that's a good idea 9 to have a utility room, you know -- 10 MAYOR KIM: I think the utility room is 11 already there. 12 MS. TARABOCCHIA: Yeah. 13 MR. J. KANG: It's preexisting. 14 MAYOR KIM: It's a preexisting 15 condition. 16 MS. TARABOCCHIA: The restroom is a 17 preexisting condition. 18 MAYOR KIM: I can't say. I can't say. 19 CHAIRWOMAN STAR: Is it okay to have 20 one restroom, not a men's room and a ladies room, one 21 restroom for everybody, is that -- 22 MAYOR KIM: Well, I've seen -- I've 23 seen general public use bathrooms. That I don't 24 know. I think that would have to go to the building 25 department. We're going to do some stipulations. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	48 1 to see the more detailed drawing on how they're going 2 to do it. 3 MS. TARABOCCHIA: I see. 4 MR. NOH: So my resolution will be 5 subject to all the approvals from all the applicable 6 departments. 7 MR. J. KANG: Subject to building code 8 and -- 9 MR. NOH: Building, health department, 10 code, any applicable department has to approve. 11 MAYOR KIM: I have no more questions. 12 CHAIRWOMAN STAR: Anyone else? 13 (No Response.) 14 CHAIRWOMAN STAR: No? 15 Let's make a motion to open to the 16 public. 17 COUNCILMAN KWAK: I'll make a motion. 18 CHAIRWOMAN STAR: Second? 19 MR. J. KANG: I'll second. 20 MAYOR KIM: All in favor? 21 (Whereupon, all present members respond 22 in the affirmative.) 23 CHAIRWOMAN STAR: Anyone from -- 24 MR. NOH: No, we need to do a roll 25 call. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

49 1 BOARD SECRETARY HANRAHAN: Mayor Kim? 2 MAYOR KIM: No, this is the public. 3 CHAIRWOMAN STAR: We did it the other 4 way, all in favor, so we don't have to do that. 5 MAYOR KIM: No, we have to go to the 6 public. 7 CHAIRWOMAN STAR: Yeah, that's what 8 we're doing. 9 Is there anyone from the public with a 10 question for this applicant? 11 (No Response.) 12 CHAIRWOMAN STAR: No? Okay, we'll 13 close that portion. 14 MS. TARABOCCHIA: I'll make a motion to 15 close. 16 MR. NOH: Make a motion to close. 17 CHAIRWOMAN STAR: Make a motion to 18 close. 19 COUNCILMAN KWAK: I'll make a motion to 20 close. 21 CHAIRWOMAN STAR: Second? 22 MR. J. KANG: I'll second it. 23 MR. NOH: All in favor? 24 (Whereupon, all present members respond 25 in the affirmative.) LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	51 1 that we are mindful of that fact so that we can make 2 sure that the downtown prospers correctly and 3 businesses aren't cannibalizing on each other with 4 the same bread, same coffee, tea, there has to be 5 some variations. 6 So please make note of that. 7 Thank you. 8 MAYOR KIM: Is it my turn? 9 I'm so sorry, I want to be sure, I 10 think I changed my mind, Members, we need to know 11 exactly what he's going to sell right now. You can't 12 stipulate that. You just can't stipulate what he's 13 going to do. 14 So I'm asking you one more time before 15 we go, ask him on a list what he exactly wants to 16 sell. 17 MR. BAE: Okay, I'll be right back. 18 MAYOR KIM: Thank you. 19 We can't stipulate that. We see ice 20 cream over here. 21 CHAIRWOMAN STAR: And we need two 22 bathrooms. 23 MAYOR KIM: We see air fryers over 24 here. He could be selling -- you know, because the 25 application says just pastries and beverages and, you LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
50 1 MR. BAE: Thank you. 2 CHAIRWOMAN STAR: Wait. 3 MR. NOH: We have to do a vote. 4 CHAIRWOMAN STAR: So -- 5 MR. NOH: Make a motion to approve. 6 CHAIRWOMAN STAR: Do we have a motion 7 to approve this application? 8 Anyone? 9 COUNCILMAN KWAK: I'll make a motion 10 under the stipulation that everything discussed here 11 is followed through with Mr. Han. 12 I just want to note for the board that 13 this cafe will operate as a pastry shop even though 14 we have to just be careful about our downtown, how we 15 operate our businesses. 16 THE COURT REPORTER: I'm sorry, please 17 speak up. 18 COUNCILMAN KWAK: Sure. 19 We have -- I'm saying we have to 20 diversify our businesses here on Broad Avenue in 21 Palisades Park. 22 We have overflowing same number of 23 overlay kind of pastry cafes, pastry shops and 24 cannibalizes on everybody's business. 25 I will approve of this, but I do ask LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	52 1 know, you know, bread, but there's an air fryer, 2 there's -- it seems like he's going to make ice 3 cream, which I have no problem with, but you have to 4 identify what you're going to sell. 5 MS. TARABOCCHIA: I believe it's 6 probably going to be like croissants, some kind of 7 food that he needs to heat up. 8 MAYOR KIM: I just want to know what -- 9 MS. TARABOCCHIA: Similar to other 10 pastry shops, they have those, croissants. 11 MAYOR KIM: But, Members, we have a 12 problem and I'm going to recommend, because I got so 13 much in my head, Madam Chair, if you don't mind, I 14 would like for you to -- because you're the Chair, 15 ask the building department, right, to make sure that 16 this kind of stuff doesn't happen. 17 We all know that a bakery comes here to 18 an application and says I'm just going to sell bakery 19 and baked goods, pastries, but then a month, two 20 months later they evolve into pastas, they even start 21 selling shirts. They sell a lot of stuff, cakes, you 22 know, like whatever that may be. They sell cake pop, 23 they sell Tteokbokki, they start selling everything. 24 So, you know, and I've seen pharmacies 25 that says I'm going to do only pharmacy stuff and LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

53 1 they start selling shoes. They start selling grocery 2 food. Right? 3 So this is -- this is why I want to be 4 sure, right, that, you know, what he's going to sell, 5 especially we'd be especially scrutinizing 6 unfortunately our member. 7 We have to be sure, you know, that, you 8 know, we don't get into problems. 9 So I hope you guys understand. 10 CHAIRWOMAN STAR: I'll talk to the 11 building department. 12 MAYOR KIM: Thank you, thank you. 13 Counsel, while we wait, what happens 14 if, let's say, the building inspector goes and finds 15 out, code enforcement, building inspector goes to 16 these areas and find that they're selling stuff that 17 they shouldn't be selling? 18 MR. NOH: They can issue the ticket, 19 citation. 20 MAYOR KIM: I know what happens. 21 MR. NOH: And the building department 22 will also contact the health department if there's a 23 health violation because of additional stuff they're 24 selling. 25 And they stacked up with the citation LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	55 1 MR. BAE: Right. Right. Right. 2 MAYOR KIM: Okay? 3 What else? 4 MR. BAE: That's all. 5 MAYOR KIM: No sandwiches, no soup -- 6 MR. BAE: No sandwiches. 7 MAYOR KIM: -- no pastas, no cake pop, 8 no Tteokbokki, nothing like that. 9 MR. BAE: Exactly, yes. 10 MAYOR KIM: All right. 11 MR. J. KANG: Mr. Bae, didn't you say 12 it's not a cooking range, just an air fryer, right? 13 MR. BAE: Right. 14 CHAIRWOMAN STAR: They made a mistake. 15 MR. J. KANG: They made a mistake, but 16 you just said they're going to sell bubble teas, 17 right? 18 MR. BAE: Bubbles teas, right. 19 MR. J. KANG: In order to make bubble 20 tea, they have to boil the tapioca for hours, so they 21 are going to need a range. 22 MAYOR KIM: Electric range at least. 23 MR. J. KANG: Electric or gas, they're 24 going to need a range, not -- air fryer cannot do 25 that. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
54 1 and they will come to the court in this location. 2 MAYOR KIM: Mm-hmm, and then what 3 happens. 4 MR. NOH: If they pay the fine for the 5 first time and if they repeat the offense, the fine 6 goes up and eventually they will issue stop selling. 7 MAYOR KIM: Okay. 8 So in other words, they'll have to pay 9 for the fine, but, however, they had the opportunity 10 to come back to the board and reapply saying that, 11 hey, I want to do -- I'm here because I want to sell 12 something else. 13 MR. NOH: Recall the case that 14 basically asks them to reconsider the application. 15 MAYOR KIM: Okay. Thank you. 16 MR. BAE: Mr. Mayor, so what his menu 17 will comprise of: Coffees and various assortment of 18 teas, bubble teas, pre-made pastries. No cakes. 19 He is going to, not as of right now -- 20 with respect to ice cream, not now, but he has some 21 plans to sell ice cream in the future. 22 MAYOR KIM: That's fine, so put it in 23 there. 24 Let's put everything in there so we 25 don't get in trouble. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	56 1 So I'm getting confused, without range, 2 if only air fryer how are they going to make bubble 3 tea? 4 Doesn't make sense. 5 MAYOR KIM: So how about we put that in 6 there. All right? 7 No more than electrical range, right? 8 No more than electrical range to warm, warm, not cook 9 food, how about that. 10 MR. J. KANG: Well, actually it's 11 boiling like hours. 12 CHAIRWOMAN STAR: Hours? 13 MAYOR KIM: No, what I'm trying to say 14 not the time, I'm talking about let's allow a 15 stipulation to use an electrical range, right, but 16 then you cannot use that to prepare -- to create 17 food, but to warm packaged food. 18 MS. TARABOCCHIA: To make bubble tea. 19 MAYOR KIM: Or make -- yeah, whatever 20 -- he might be using the range for something else. 21 We don't want to restrict him too much, but my point 22 is, you made a very -- 23 MS. TARABOCCHIA: Well, he's going to 24 put a cooking range and should say that he's putting 25 in a cooking range, then he has to abide by having a LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

57 1 hood and other fire safeties and so which -- which 2 way is he going? 3 Is he going to be cooking with an open 4 fire to make such -- such specialty teas? I mean, I 5 don't patronize that kind of tea. I don't know how 6 it's made, but... 7 MAYOR KIM: Do you need a range to warm 8 up something? 9 MS. TARABOCCHIA: Sure, you do. 10 MAYOR KIM: No, no, I'm talking about 11 the vent. 12 MS. TARABOCCHIA: Sure, you do. It's 13 got to go somewhere. 14 Every house has a range. 15 MAYOR KIM: But at the end of the day, 16 I think this is a building situation. Let's allow 17 what he wants to do to allow and let -- like we said, 18 let the building department figure it out. We just 19 want to put it on the record, okay? 20 So, you know, like what I want, again, 21 sorry, we're doing the roll call. 22 What I want is exactly what it is, it's 23 going to be coffee, bubble tea, tea, pre-made 24 pastries, prepackaged goods. 25 They're not going to cook anything LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	59 1 BOARD SECRETARY HANRAHAN: 2 Ms. Tarabocchia? 3 MS. TARABOCCHIA: Yes. 4 BOARD SECRETARY HANRAHAN: Mr. Kang? 5 MR. J. KANG: Yes. 6 BOARD SECRETARY HANRAHAN: Mr. Kwak? 7 COUNCILMAN KWAK: Yes. 8 CHAIRWOMAN STAR: Okay. 9 MAYOR KIM: Congratulations. 10 MR. BAE: Thank you. 11 I will definitely share everyone's 12 concerns with Mr. Han. 13 MAYOR KIM: Just let Mr. Han know that 14 if he wants to do anything new, please consult with 15 the building department. 16 MR. BAE: Will do. 17 MAYOR KIM: Thank you. 18 MR. BAE: I'll ask Mr. Han to come back 19 in. 20 THE COURT REPORTER: Mr. Bae, can I 21 have a card, please, and also your two applicants, 22 can I please have their names spelled? 23 Not Mr. Han, the first two. 24 CHAIRWOMAN STAR: The next is 25 Case SP05, change of use, Seonock Kim (MCO USA, LLC), LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
58 1 there. You're not going to prepare any other food 2 than what it is. No pastas, no other dishes. It's 3 going to be nonalcoholic beverages, pastries, 4 pre-made pastries serving ice cream, right? 5 MR. BAE: Yes. 6 MAYOR KIM: Thank you. 7 I'm sorry to interrupt that. Can we 8 just start this all over again? 9 MR. NOH: Yes, we should. 10 MAYOR KIM: If you don't mind, if you 11 don't mind. I would like to make a motion to pass 12 this resolution with the stipulation of what we just 13 stated right now. 14 We have a motion. 15 COUNCILMAN KWAK: I'll make a motion. 16 MAYOR KIM: Thank you. 17 Let's do a roll call. 18 MR. NOH: So Mayor made the motion. 19 CHAIRWOMAN STAR: You second it. 20 COUNCILMAN KWAK: Second. 21 MR. NOH: Roll call, please. 22 BOARD SECRETARY HANRAHAN: Mayor Kim? 23 MAYOR KIM: Yes. 24 BOARD SECRETARY HANRAHAN: Ms. Star? 25 CHAIRWOMAN STAR: Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	60 1 391 Commercial Avenue. 2 MR. MACRI: I have SP07. 3 MAYOR KIM: You have seven, not five. 4 CHAIRWOMAN STAR: Oh, okay. 5 MAYOR KIM: I don't have seven. 6 CHAIRWOMAN STAR: So the next case is 7 SP07, change of use, Super Burgers & Shakes, 8 410 Bergen Boulevard. 9 MR. MACRI: Thank you. 10 Good evening, Madam Chairwoman, Members 11 of the Board. For the record, my name is Marc Macri, 12 I represent Super Burgers & Shakes. 13 We're here this evening seeking the 14 board's approval to conduct a shake -- a burger and 15 shake store at 410 Bergen Boulevard, Palisades Park. 16 MR. NOH: It's not your turn yet, sir. 17 We'll finish this case and you're next. 18 MR. MACRI: As I was starting to say, 19 is that we're going to occupy 410 Bergen Boulevard. 20 It's currently -- it's currently vacant. 21 There's Prudential Insurance Company on 22 the right side and the left side is an LED store, 23 which has now ceased operations. 24 My client is going to sell hamburgers, 25 french fries, hotdogs, desserts, beverages and LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

61 1 related food products. 2 It's basically going to be a dine-in, 3 takeout and home delivery service. 4 We'r1e proposing to operate seven days 5 a week, Monday through Wednesday from 11 a.m. to 6 11 p.m. and then Thursday through Sunday, 11 a.m. to 7 1 a.m. 8 We're going to employee approximately 9 three employees per shift and two shifts per day. 10 We have parking on site. There's going 11 to be no expansion of the current building footprint. 12 Structural alterations or modifications to the site 13 are proposed. This use is consistent with the 14 commercial character of Bergen Boulevard. 15 I have with me my client, Mr. Wahliv 16 Alkandi, if anybody has any questions. 17 CHAIRWOMAN STAR: Anyone have any 18 questions? 19 MAYOR KIM: How many parking lots? 20 MR. MACRI: One parking lot, about six 21 spaces. 22 COUNCILMAN KWAK: Go back to your hours 23 of operation again, please. 24 MR. MACRI: Sure. 25 Monday through Wednesday, 11 a.m. to LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	63 1 And me myself and my client, we're 2 saying 1 a.m. if business -- if business operates 3 until 1 a.m. 4 COUNCILMAN KWAK: Thank you. 5 MAYOR KIM: There's six-seating 6 capacity, correct? 7 MR. MACRI: Nine. 8 MAYOR KIM: Oh, I'm sorry, nine. 9 You said there's only one parking 10 space. 11 MR. MACRI: Six parking spaces. 12 MAYOR KIM: Six parking spaces. Thank 13 you very much. 14 That's all. 15 MR. MACRI: Thank you, Mayor. 16 CHAIRWOMAN STAR: Anyone else, 17 questions from the board? 18 COUNCILMAN KWAK: On your drawings you 19 have -- 20 THE COURT REPORTER: I'm sorry, I can't 21 hear you, Mr. Kwak. 22 COUNCILMAN KWAK: I'm sorry. 23 On the -- on your drawings, on the 24 architectural sketches, you have through your cook 25 top and everything, you're going to have a cooking LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
62 1 11 p.m., Thursday through Sunday, 11 a.m. to 1 a.m. 2 COUNCILMAN KWAK: Your hours of 3 operation will be open in terms of the 1 a.m. from 4 Thursday to Sunday is strictly on just a delivery 5 basis or you're going to have people dining in as 6 well. 7 MR. MACRI: We're proposing nine seats, 8 three tables. 9 It's not going to be limited to 10 delivery, but it's 2026, you know, even myself, 59 11 years old, I use DoorDash. 12 COUNCILMAN KWAK: Yeah, correct, that's 13 what I was -- that's what I was asking. 14 MR. MACRI: That's really become the 15 way to go. 16 COUNCILMAN KWAK: Correct. 17 And the reason I do ask is because 18 Thursday to Sunday, that's the weekend crowd, you're 19 looking at 1 a.m., we want safety in terms of people 20 who may be coming to have late-night eats at that 21 hour. That's a concern for me, the police 22 department, anything like that and it's not a 23 testament to the operation, it's just we're looking 24 at public safety. 25 MR. MACRI: Understood. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	64 1 range -- 2 MR. MACRI: It will be vented. 3 COUNCILMAN KWAK: -- ancillary system, 4 everything, correct? 5 MR. MACRI: I prepared the drawing 6 myself. 7 I did not do a 3D, but, yes. 8 MAYOR KIM: I just want to add another 9 stipulation that this business will only conduct 10 business selling what could be related to this type 11 of business, which is hamburger consumption, french 12 fries type of place, right, that you see anywhere, 13 like Wendy's or something and this business will not 14 sell anything else, but, you know, sell -- you know, 15 selling consumable foods, nothing else but consumable 16 foods; is that okay. 17 MR. MACRI: Cooked on site. 18 MAYOR KIM: Yeah, are you going to sell 19 famous shirts or something? Let us know. 20 MR. MACRI: We don't propose it. 21 MR. ALKANDI: You never know. 22 MAYOR KIM: Please come up and we'll 23 swear you in. 24 MR. NOH: Please stand, raise your 25 right hand, sir. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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1 Do you swear or affirm that you will
2 tell the truth, the whole truth and nothing but the
3 truth, so help you God?
4 MR. ALKANDI: Yes.
5 W A H L I V A L K A N D I,
6 6009 Blvd East, Apt A1, West New York, New
7 Jersey, having been duly sworn, testifies as
8 follows:
9 MR. NOH: Please state your name and
10 spell your last name for the record.
11 MR. ALKANDI: Wahliv Alkandi.
12 THE COURT REPORTER: Spell your full
13 name for me, please.
14 MR. ALKANDI: W-A-H-L-I-V, last name
15 A-L-K-A-N-D-I.
16 THE COURT REPORTER: Thank you.
17 MAYOR KIM: So having said that,
18 Mr. Applicant, yes, you never know.
19 MR. ALKANDI: Yeah.
20 MAYOR KIM: What we want to know is
21 what you could, tell us what you may want to sell
22 here.
23 MR. ALKANDI: No --
24 MAYOR KIM: So it will be on record.
25 MR. ALKANDI: I just don't want to, you
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1 know --
2 MAYOR KIM: Restrict yourself.
3 MR. ALKANDI: I'm sorry?
4 MAYOR KIM: Restrict yourself.
5 MR. ALKANDI: Restrict myself.
6 MAYOR KIM: Because you're a
7 restaurant. You could be selling chicken nuggets
8 also and you can be selling french fries, it's not a
9 problem --
10 MR. ALKANDI: Yeah.
11 MAYOR KIM: -- for us either, but when
12 it goes beyond that, selling T-shirts, selling shoes,
13 selling cellphone accessories.
14 MR. ALKANDI: No, no, so -- so I'm a
15 businessman and I have a lot of, you know, experience
16 in this kind of business, but this particular
17 business I got inspired by In-N-Out on the west
18 coast.
19 MAYOR KIM: I love it, I love it. We
20 need to --
21 MR. ALKANDI: So, and they sell -- when
22 you said shirts, it's kind of like, you know, I don't
23 want to limit myself and like, you know, maybe one
24 day we'll be popular.
25 MAYOR KIM: Not a problem.
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1 So why don't you declare it right now
2 in front of us.
3 MR. MACRI: Yes, Mayor, we'll stipulate
4 to merchandise, so we'll do hats, shirts, possibly
5 mugs.
6 MS. TARABOCCHIA: Regarding your
7 product?
8 MR. ALKANDI: Yeah.
9 MS. TARABOCCHIA: Regarding the name of
10 your store --
11 MR. ALKANDI: Exactly.
12 MS. TARABOCCHIA: -- Super Burgers?
13 MR. ALKANDI: Yes.
14 MR. MACRI: Correct.
15 MS. TARABOCCHIA: Because you may
16 become a chain.
17 MR. ALKANDI: Yup.
18 MAYOR KIM: That's it, right? You're
19 not going to sell like, you know, mugs?
20 MR. ALKANDI: I don't know about mugs,
21 but just like hats and shirts.
22 MAYOR KIM: Anything related with your
23 brand?
24 MR. ALKANDI: Correct.
25 MAYOR KIM: But it's going to be --
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1 it's going to be -- what is that called, it's called
2 not accessories, it's called --
3 MR. MACRI: Merchandise.
4 MAYOR KIM: Merchandise, merchandise,
5 but it's just clothing merchandise and --
6 MS. TARABOCCHIA: Novelty, novelties.
7 MAYOR KIM: Is that novelties?
8 MS. TARABOCCHIA: Considered like a
9 mug, cups, hats.
10 MR. MACRI: I don't know what the term
11 is for --
12 MR. KAUKER: Accessories.
13 MAYOR KIM: Accessories, accessories
14 related to your business.
15 MR. ALKANDI: Correct.
16 MAYOR KIM: With your name on it?
17 MR. ALKANDI: Correct.
18 MAYOR KIM: Good.
19 MR. J. KANG: You're not going to sell
20 Polo Ralph Lauren T-shirts?
21 MR. ALKANDI: Say again?
22 MR. J. KANG: You're not going to sell
23 Tommy Hilfiger --
24 MR. ALKANDI: No, no, no.
25 MR. J. KANG: I just want to make sure.
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69 1 MAYOR KIM: Exactly. 2 MR. KAUKER: No watches. 3 MR. J. KANG: No watches. 4 COUNCILMAN KWAK: In terms of the menu, 5 counsel, and Wahliv, you are strictly, are we going 6 with burgers or chicken burgers, are we going with 7 anything else? 8 What's your range of menu that you 9 expect? 10 MR. ALKANDI: So I want to start like 11 with the burgers and specialize in that. 12 And then, you know, maybe later we'll 13 probably add like a chicken burger in, maybe like a 14 turkey burger. 15 MR. MACRI: Probably hotdogs for the 16 kids? 17 MR. ALKANDI: Yeah. 18 You know, I don't want to sit here and 19 say we're not going to do chicken. Maybe we will 20 have like an item where there's chicken. 21 COUNCILMAN KWAK: What I was going to 22 ask is that if you were keeping the -- of course the 23 burgers and sandwiches, right, what I mean is would 24 you deviate and change it up and do like something 25 else on the side as well? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	71 1 Anyone else have a question from the 2 board? 3 (No Response.) 4 CHAIRWOMAN STAR: All right. If not, 5 let's have a motion to -- 6 MAYOR KIM: One more thing, just one 7 more thing, with the surrounding areas, is there any 8 residence around the surrounding areas? 9 No, right? It's all commercial, right? 10 MR. MACRI: To our north is a 11 restaurant. 12 To our south is a beauty salon and then 13 -- 14 MAYOR KIM: But no residence. 15 MR. MACRI: Across the street. 16 MAYOR KIM: Across the street, that's 17 fine. 18 Thank you. 19 Sorry, go ahead. 20 CHAIRWOMAN STAR: All right. 21 Can I have a motion to open to the 22 public? 23 COUNCILMAN KWAK: I'll make a motion. 24 CHAIRWOMAN STAR: Second? 25 MR. J. KANG: I'll second it. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
70 1 You know, like the Mayor was speaking 2 of, chicken nuggets or something even outside of the 3 burger. 4 THE WITNESS: No. 5 COUNCILMAN KWAK: You don't foresee 6 anything like that. 7 THE WITNESS: We're going to stick to 8 what -- you know, what we want to do as a brand. 9 MAYOR KIM: That's why I said an 10 example like Wendy's. 11 COUNCILMAN KWAK: Yes. 12 MAYOR KIM: Kind of like the other 13 applicant had bakery. So we're confined by bakery, 14 right. 15 COUNCILMAN KWAK: Correct. 16 MR. MACRI: Thank you. 17 MAYOR KIM: You got to go to the 18 public. 19 CHAIRWOMAN STAR: How many employees 20 are you going to have? 21 THE WITNESS: Three per shift. 22 CHAIRWOMAN STAR: I'm sorry. 23 THE WITNESS: Three per shift. 24 MAYOR KIM: Three per shift. 25 CHAIRWOMAN STAR: Three per shift. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	72 1 CHAIRWOMAN STAR: All in favor? 2 (Whereupon, all present members respond 3 in the affirmative.) 4 CHAIRWOMAN STAR: Anyone from the 5 public have a question for this applicant. 6 (No Response.) 7 CHAIRWOMAN STAR: No? Okay. We'll 8 close that portion. 9 Make a motion to close this portion. 10 MR. J. KANG: I'll make a motion to 11 close. 12 CHAIRWOMAN STAR: Second? 13 COUNCILMAN KWAK: I'll second. 14 MR. NOH: All in favor? 15 (Whereupon, all present members respond 16 in the affirmative.) 17 CHAIRWOMAN STAR: Okay. Can we have a 18 motion to accept this applicant? 19 COUNCILMAN KWAK: I will make a motion 20 to accept this application. 21 CHAIRWOMAN STAR: Second? 22 MR. J. KANG: I'll make a second with 23 the stipulation that we discussed, like merchandise 24 limited to his own brand. 25 MR. MACRI: Correct. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

73 1 MR. J. KANG: Yes. 2 CHAIRWOMAN STAR: Okay. 3 Roll call? 4 BOARD SECRETARY HANRAHAN: Okay. 5 Mayor Kim? 6 MAYOR KIM: Yes. 7 BOARD SECRETARY HANRAHAN: Ms. Star? 8 CHAIRWOMAN STAR: Yes. 9 BOARD SECRETARY HANRAHAN: 10 Ms. Tarabocchia? 11 MS. TARABOCCHIA: Yes. 12 BOARD SECRETARY HANRAHAN: Mr. Kang? 13 MR. J. KANG: Yes. 14 BOARD SECRETARY HANRAHAN: Mr. Han? 15 MR. HAN: Yes. 16 BOARD SECRETARY HANRAHAN: Kwak? 17 COUNCILMAN KWAK: Yes. 18 Good luck. 19 MAYOR KIM: Congratulations. 20 THE WITNESS: Thank you. 21 MR. MACRI: Thank you. 22 MAYOR KIM: Call us up, we're going to 23 go up there. I love In-N-Out. I love In-N-Out. 24 THE WITNESS: Thank you. 25 Thank you. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	75 1 This evening our engineer, Mr. Steven 2 Collazuol, will review the subdivision of the land 3 and demonstrate that the lots conform to the 4 ordinance. 5 If I can, I'd like to proceed with 6 having Mr. Collazuol sworn in. 7 MR. NOH: Oh, sorry, okay. 8 Do you swear -- 9 MAYOR KIM: Mr. Collazuol, how are you? 10 MR. NOH: Mr. Collazuol, do you swear 11 to tell the truth and nothing but the truth 12 pertaining to this application, so help you God? 13 MR. COLLAZUOL: I do. 14 S T E V E N C O L L A Z U O L, PE 15 1610 Center Avenue, Fort Lee, New Jersey 07024, 16 having been duly sworn, testifies as follows: 17 MR. NOH: Please state your name and 18 spell your last name on the record, please. 19 MR. COLLAZUOL: My name is Steven 20 Collazuol, spelled C-O-L-L-A-Z-U-O-L. 21 My business address is 1610 Center 22 Avenue, Fort Lee. 23 MR. NOH: Thank you, sir. 24 Mr. Macri. 25 MR. MACRI: Thank you. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
74 1 MAYOR KIM: Good luck. 2 Congratulations. 3 MR. MACRI: The next matter I have is 4 SP08. 5 CHAIRWOMAN STAR: SP08. This is 6 Case SP08, site plan, Julio -- 7 MR. MACRI: Balmaseda. 8 CHAIRWOMAN STAR: -- Balmaseda, 265 14th 9 Street. 10 MR. J. KANG: Also, I have to recuse. 11 CHAIRWOMAN STAR: Okay, bye. 12 MR. MACRI: Good evening. 13 Once again, my name is Marc Macri. I 14 represent the applicant, Julio Balmaseda, for the 15 property located at 265 14th Street. 16 This application is for a minor 17 subdivision to create two conforming residential 18 lots. 19 Both proposed lots will comply with all 20 the applicable zoning requirements. 21 No use and bulk variances are being 22 requested. 23 The subdivision is consistent with the 24 borough's zoning ordinances and the purposes of the 25 Municipal Land Use Law. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	76 1 DIRECT EXAMINATION 2 BY MR. MACRI: 3 Q. Mr. Collazuol, your plan is located on 4 the easel to the right; is that correct? 5 A. Yes. 6 Q. That's the same plan that we submitted 7 in anticipation of tonight's presentation? 8 A. It is. 9 Q. Can you please describe the current 10 dimensions of the property and what our client 11 intends to do? 12 A. Yes. 13 Q. Okay? 14 A. Certainly on Sheet No. 1 we have the 15 existing conditions. This is the boundary and 16 topographic survey. 17 The site is known as 265 14th Street 18 and it's approximately 150 feet south of East Central 19 Boulevard. 20 It's on the west side of 14th Street. 21 Opposite side, of course, is in Fort Lee. 22 Presently the site is 23 100-feet-by-100-feet. So it's 10,000 square feet in 24 area. 25 Presently on the site is a one-story LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

77 1 brick dwelling, rather large spread across the front. 2 It has a very close front yard and a 3 former swimming pool in the back, which would have 4 been desirable at one time, a screen porch and 5 there's a detached one-story brick garage. 6 The existing conditions in 14th Street 7 are that it rises from north to south and also the 8 site rises from 14th Street up to the west. 9 If there's no questions on that, I'll 10 turn to the minor subdivision map that we prepared 11 for this application. What we're showing here is 12 that the exiting structures on the property would be 13 demolished and a proposed subdivision line right down 14 the middle. The site is rectangular. So all lines 15 will be parallel. Each lot will be 50 feet in width, 16 100 feet in length and become 5,000 square feet. 17 We denoted proposed lot to the right as 18 10.01 and the lot to the left is proposed Lot 10.02. 19 In the upper right-hand corner we have 20 a zoning table which shows that the proposed lots are 21 compliant and that houses could be built to conform 22 to the zoning in the zone that it's in, which is one 23 and two family. 24 The coverage would also comply based on 25 what would be required for conforming to the building LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	79 1 Yes. 2 MR. NOH: Ma'am, could you step up here 3 and please state your name and address, please. 4 MS. COMAS: It's Melanie Comas, 83 West 5 Harwood Terrace, Palisades Park. 6 THE COURT REPORTER: Please spell your 7 last name. 8 MS. COMAS: My question is: I would -- 9 THE COURT REPORTER: Excuse me, can you 10 please spell your last name, please. 11 MS. COMAS: C-O-M-A-S. 12 THE COURT REPORTER: Thank you. 13 MS. COMAS: My question: I would like 14 to see what he was talking about. I want to -- you 15 know, as he was speaking. 16 So I mean, it's all related to every 17 one of you, but I'm sitting over here and I'm not 18 seeing anything, that was my -- 19 MAYOR KIM: Please go over there and 20 take a look. 21 MS. COMAS: Well, I mean -- 22 MAYOR KIM: Ask any questions right 23 now. 24 MS. COMAS: Okay. But he already said 25 everything. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
78 1 requirements for the building department as per your 2 zoning. 3 That's the concise version of the minor 4 subdivision application. I'll be happy to answer any 5 questions, if there are any. 6 Q. Thank you, Mr. Collazuol. 7 CHAIRWOMAN STAR: Any questions. 8 MAYOR KIM: No. 9 CHAIRWOMAN STAR: Any questions at all 10 from the board? 11 (No Response.) 12 CHAIRWOMAN STAR: No? Okay. 13 Make a motion to open this to the 14 public, please, may I have a motion? 15 MR. NOH: May we have a motion to open 16 this to the public. 17 COUNCILMAN KWAK: I'll make a motion. 18 CHAIRWOMAN STAR: Second? 19 MR. NOH: Second. 20 MS. TARABOCCHIA: I'll second it. 21 MR. NOH: All in favor? 22 (Whereupon, all present members respond 23 in the affirmative.) 24 CHAIRWOMAN STAR: Okay. Anyone in the 25 public? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	80 1 Is he going to repeat it? 2 MS. TARABOCCHIA: You can look at the 3 drawings. 4 MAYOR KIM: Do you want to see the 5 drawings? 6 MS. TARABOCCHIA: They're right there. 7 MS. COMAS: Okay. 8 MR. MACRI: So this is what currently 9 exists, 100 feet in width, 100 feet in depth. 10 Our proposal is to cut the property 11 directly in half to make two conforming lots 12 measuring 50 feet in width each, 100 feet in depth, 13 with a total of 5,000 square feet per lot. 14 No variances are required. 15 MS. COMAS: Okay. So it's just -- 16 MAYOR KIM: Not right now. 17 MR. MACRI: We're not going to have any 18 variances. 19 MAYOR KIM: Good, come back. 20 MR. MACRI: Two lots, that's all. 21 MS. COMAS: Okay. 22 Thank you. 23 MR. MACRI: Did that answer your 24 question? 25 MS. COMAS: Yes, because I didn't see LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

81 1 when he was demonstrating what was going on. 2 So it's just -- 3 MR. MACRI: Cutting it in half. 4 MS. COMAS: Okay. Thank you. 5 MR. MACRI: My pleasure. 6 CHAIRWOMAN STAR: Anyone else from the 7 public? 8 Yes. 9 MR. O'BRIEN: All right. 10 So as far as the application goes, I'm 11 fine with the subdivision, all the bulk requirements 12 for it. My only concern is if it -- when it goes -- 13 if this gets approved tonight and goes to the 14 building department, as long as stay you stay within 15 the height requirement -- 16 MR. MACRI: That's our intention. 17 MR. O'BRIEN: If that's your intention, 18 yes. 19 MR. MACRI: If not, we'll go back to 20 the zoning board. 21 MR. O'BRIEN: Exactly, so -- 22 MR. MACRI: Not our intention. 23 MR. O'BRIEN: So -- 24 MAYOR KIM: No D-6. 25 MR. O'BRIEN: So if it winds up that LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	83 1 CHAIRWOMAN STAR: Roll call? 2 MS. TARABOCCHIA: No. 3 COUNCILMAN KWAK: Make a motion to -- 4 you have to make a motion now to approve since we 5 just closed -- 6 MR. NOH: Motion to approve -- whether 7 or not to approve this application for the 8 subdivision. 9 Can we have a motion to approve this 10 subdivision? 11 COUNCILMAN KWAK: I'll make a motion 12 under the stipulation as our -- as our borough 13 engineer, Colliers, Carl, has stated in terms of not 14 deviating from the height requirements, things like 15 that. 16 I just would also like to note that the 17 only thing I see on the -- as a board member is the 18 stress of the overdevelopment of Palisades Park. 19 These duplexes do keep coming in. 20 I just worry about how we're able to 21 worry about emergency services, schools, things like 22 that, but I will approve of this. 23 MS. TARABOCCHIA: I second it. 24 BOARD SECRETARY HANRAHAN: Mayor Kim? 25 (No Response.) LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
82 1 they wind up going and they need a height variance, 2 then it will leave this board and then go to the 3 zoning board. 4 MR. MACRI: Correct. 5 MR. O'BRIEN: But that's not their 6 intention. I hope that's not the case and it just 7 goes seamlessly right through the building department 8 and we should be good to go. 9 MAYOR KIM: Thank you. 10 MR. O'BRIEN: Thanks. 11 CHAIRWOMAN STAR: Anyone else from the 12 public? 13 (No Response.) 14 CHAIRWOMAN STAR: Okay. We'll close 15 that portion. 16 Make a motion to close the public 17 portion, please. 18 Can I have a motion? 19 COUNCILMAN KWAK: I'll make a motion. 20 CHAIRWOMAN STAR: Thank you. 21 Second? 22 MS. TARABOCCHIA: I'll second it. 23 CHAIRWOMAN STAR: All in favor? 24 (Whereupon, all present members respond 25 in the affirmative.) LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	84 1 BOARD SECRETARY HANRAHAN: Mayor? 2 MAYOR KIM: Yes. 3 BOARD SECRETARY HANRAHAN: Ms. Star? 4 CHAIRWOMAN STAR: Yes. 5 BOARD SECRETARY HANRAHAN: 6 Ms. Tarabocchia? 7 MS. TARABOCCHIA: Yes. 8 BOARD SECRETARY HANRAHAN: Mr. Kang? 9 MR. J. KANG: Yes. 10 BOARD SECRETARY HANRAHAN: Mr. Han? 11 MR. HAN: Yes. 12 BOARD SECRETARY HANRAHAN: Kwak? 13 COUNCILMAN KWAK: Yes. 14 MR. MACRI: Thank you very much. 15 MAYOR KIM: Thank you. 16 Good luck. 17 MR. NOH: Are you going to prepare the 18 subdivision deed? 19 MR. MACRI: I'll prepare it. 20 MR. NOH: Thank you. 21 MR. MACRI: Thank you. 22 CHAIRWOMAN STAR: Okay. 23 Who's next? The next one is this one? 24 Okay. SP05, change of use, Seonock Kim (MCO USA, 25 LLC) 391 Commercial Avenue. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

85 1 MR. W. KANG: Good evening, Members, 2 Chairperson, Members of the Board, Members of the 3 Public, my name is Will Kang of the Law Office of 4 Will Kang on behalf of MCO USA, LLC. 5 So we're applying for a change of use. 6 This is a -- a majority of the business is online and 7 currently they do have their main location, 8 500-square-foot retail location in Fort Lee. They're 9 trying to expand into Palisades Park at 10 391 Commercial Avenue. 11 They sell luxury massage chairs and so 12 this is basically for warehouse purposes and they 13 will have office space and a showroom, which is 14 incidental, I guess, for the public to check, check 15 out the models and sample the massage chairs. 16 This is a 1,996-square-foot premise and 17 the -- and the hours of operation is from Monday 18 through Saturday, 10 to 7 p.m. 19 There will be three employees on the 20 premises and there will be no change of any existing 21 plan, no major construction and I do -- for the 22 parking spaces, there are five parking spaces. 23 If there are any questions, I can call 24 up marketing director of MCO USA, Steven Lin, if you 25 have any questions. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	87 1 There's a factory there, if I'm not mistaken. 2 MR. W. KANG: No, there's no factory 3 there, it's just -- 4 MAYOR KIM: Warehouse space. 5 MR. W. KANG: Yeah, warehouse space, 6 yes. There's no manufacturing or assembly or -- 7 MS. TARABOCCHIA: No, no, prior. 8 MR. W. KANG: Oh, prior, I believe it 9 was a retail store for -- for like water. 10 MS. TARABOCCHIA: Water -- 11 MR. W. KANG: Yeah, water. 12 MS. TARABOCCHIA: Okay. 13 MR. W. KANG: Like drinking water 14 products. 15 COUNCILMAN KWAK: Can you repeat your 16 hours of operation? 17 MR. W. KANG: Monday through Saturday, 18 10 to 7 p.m. 19 MAYOR KIM: How many employees? 20 MR. W. KANG: There are three 21 employees. 22 MAYOR KIM: How many parking lots? 23 MR. W. KANG: Five spaces. 24 MS. TARABOCCHIA: Designated for your 25 use specifically or shared with -- LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
86 1 COUNCILMAN KWAK: This will be 2 operating as a retail -- as a retail sales location, 3 correct? Or strictly warehousing? 4 I mean, I was trying to understand what 5 you were saying, it's a quasi office, warehouse 6 retail sales as well, showroom. 7 MR. W. KANG: Right. 8 And the primary purpose will be for 9 like pickup and delivery, so storage, warehousing, 10 but there is a showroom located there. So maybe if a 11 customer -- 12 COUNCILMAN KWAK: Wishes to purchase 13 their order, purchase right then and there, it's 14 doable -- 15 MR. W. KANG: Yes. 16 COUNCILMAN KWAK: -- correct. 17 MS. TARABOCCHIA: How big is the square 18 footage? 19 MR. W. KANG: 1,996 square feet. 20 MS. TARABOCCHIA: Is this a partial of 21 this address, a partial use of the building or is it 22 shared with someone? Sole or is it shared with 23 another company? 24 MR. W. KANG: No, this is a sole. 25 MS. TARABOCCHIA: The whole factory? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	88 1 MR. W. KANG: Designated. 2 MS. TARABOCCHIA: Because I'm quite 3 familiar with the area and there used to be a -- 4 Better Home Plastics that used to run there. 5 MR. W. KANG: Perhaps Mr. Lim may have 6 -- 7 MS. TARABOCCHIA: And if I'm not 8 mistaken, they used to have their employees park on 9 the spots and they have a lot of different buildings 10 that they ran their business. 11 That's why I asked it if it was shared 12 with another company. 13 MR. W. KANG: Yeah, I believe Mr. Lim 14 will have a better understanding of that. 15 MR. LIM: Yes, may I explain? There 16 will be one person going in and out -- 17 CHAIRWOMAN STAR: One second. 18 MR. NOH: Sir, I need to swear you in. 19 Would you please raise your right hand, 20 sir? Do you swear or affirm that you'll tell the 21 truth, the whole truth and nothing but the truth, so 22 help you God? 23 MR. LIM: Yes, I do. 24 S T E V E N L I M , 25 391 Commercial Avenue, Palisades Park, New LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

89 1 Jersey, having been duly sworn, testifies as 2 follows: 3 MR. NOH: Please state your name and 4 spell your last name for the record. 5 MR. LIM: My name is Steven Lim, 6 spelling S-T-E-V-E-N, last name L-I-M. 7 MR. NOH: Thank you. 8 CHAIRWOMAN STAR: Okay. You may 9 proceed. 10 MR. LIM: So there's three employees. 11 It's going to be one employee -- not all at the same 12 time. They're not going to be -- so one will be 13 used. There will be four available. 14 Since it's going to be 90 percent or 15 more on online, so that's what I mean and I said 16 let's work together and I'll be -- we'll be selling a 17 lot and the factory is in Texas an also here, and 18 here too. 19 MS. TARABOCCHIA: So you'll be shipping 20 and receiving? 21 MR. LIM: Yes, like online, mostly 22 online. 23 MS. TARABOCCHIA: Would you be shipping 24 out of your facility? 25 Like would you have tractor trailers LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	91 1 been ongoing for seven years in Fort Lee, but it's 2 500 square feet, it's very small, so we are expanding 3 to Palisades and I think that Palisades is a great 4 place to expand here and it's a great location for 5 that, Commercial Avenue, warehouse. 6 So what we're doing is as for warranty, 7 it's a great question, it's a five-year warranty, but 8 it's not done by us, but the massage chair, the 9 manufacturer and the company, they will take care of 10 all of that 100 percent. 11 MR. J. KANG: So you're not going to 12 repair here. 13 MR. LIM: No. 14 COUNCILMAN KWAK: Not on site. 15 MR. J. KANG: Not on site. 16 MR. LIM: No. 17 CHAIRWOMAN STAR: Any other questions? 18 MS. TARABOCCHIA: I'm just being a 19 little nosey. 20 You said you have a small space in Fort 21 Lee. Is that where the -- near the Soup Dumpling 22 Plus, is that your store. 23 MR. LIM: Yes, yes, yeah, 1550 -- 24 MS. TARABOCCHIA: Yes. 25 MR. LIM: Yeah, you've been there. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
90 1 coming down to deliver your product when people need 2 to come and buy your massage chairs? 3 MR. LIM: Yes. 4 COUNCILMAN KWAK: On the property where 5 do you estimate that the loading and unloading -- 6 there's no loading dock, right? 7 I mean, how are you going to plan to 8 move the merchandise? 9 MR. LIM: There is a loading dock, 10 there is a shuttle. 11 COUNCILMAN KWAK: Okay, a shuttle. 12 MAYOR KIM: Is that the warehouse 13 entrance? 14 MR. LIM: Yeah, yes. 15 There is a front door on the other 16 side, there's a loading and then usually the truck 17 picks it up and put them in. 18 It's like 350 they -- it's done by a 19 third-party all insured. 20 MR. J. KANG: Are you going to repair 21 the massage chair there or a customer buys it and 22 they say I have a problem, are you going to repair it 23 there or just strictly warehousing and retail. 24 MR. LIM: Yeah, good question. 25 So we are an authorized dealer and it's LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	92 1 MS. TARABOCCHIA: Yes. 2 MR. LIM: Yes, that's where we started. 3 MS. TARABOCCHIA: Okay. 4 MR. LIM: So it's very successful, so 5 we're expanding to larger and doing some -- 6 MS. TARABOCCHIA: Storage, a place to 7 hold your products? 8 MR. LIM: Yeah, need bigger space, 9 because over there it's like smaller, it's 500 square 10 feet. 11 MS. TARABOCCHIA: More of a showroom. 12 MR. LIM: Yes, exactly. 13 MR. J. KANG: Mr. Kang, Counsel, is it 14 possible if you can supply, send it to Mr. Noh a copy 15 of his lease contract showing that he has the 16 reserved the designated parking spaces as he said? 17 He said five? 18 MR. LIM: Five spaces on the site. 19 MR. J. KANG: Is it shown on the lease 20 contract? I would like to see that. 21 So next time your application include a 22 copy of the lease. 23 MR. W. KANG: Okay, yes. 24 MR. J. KANG: But send it to Mr. Noh. 25 MR. W. KANG: Okay. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

93 1 CHAIRWOMAN STAR: Go ahead. 2 MR. HAN: You're selling massage chair 3 parts as well, parts? 4 MR. LIM: No, we do not. 5 MS. TARABOCCHIA: Can you -- you have a 6 restroom, okay. 7 MAYOR KIM: I have a question. 8 On your application for the planning 9 board for the change of permitted use, Counsel, if 10 you look at the date of application on your right it 11 says zoning district. There's a space there. 12 What zoning district is this? 13 MR. W. KANG: It's an M-1, so light 14 industrial. 15 MAYOR KIM: M-1. 16 MR. W. KANG: Yes. 17 MAYOR KIM: What is M-1? 18 MR. J. KANG: Manufacturing, so they 19 could do like a factory, because I believe they could 20 convert it to about 40 percent of the space retail. 21 MAYOR KIM: My question is, guys, not 22 for nothing -- let me ask you a question on the 23 procedure. 24 The procedure is that this application, 25 right, is provided to the building department, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	95 1 MR. W. KANG: Okay. 2 CHAIRWOMAN STAR: Okay. 3 MR. NOH: So it will be conditioned 4 upon they provide the lease for the approval. 5 CHAIRWOMAN STAR: Are there any other 6 questions from the board? 7 (No Response.) 8 CHAIRWOMAN STAR: No? 9 All right, then let's make a motion to 10 open it to the public. 11 MR. J. KANG: I'll make a motion to 12 open to the public. 13 CHAIRWOMAN STAR: Second, please. 14 MS. TARABOCCHIA: I'll second it. 15 MR. NOH: All in favor? 16 (Whereupon, all present members respond 17 in the affirmative.) 18 CHAIRWOMAN STAR: Anyone from the 19 public have a question for this applicant. 20 (No Response.) 21 CHAIRWOMAN STAR: No? Okay, we'll 22 close that portion. 23 Make a motion please to close that 24 portion. 25 MS. TARABOCCHIA: I'll make a motion to LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
94 1 correct? 2 MR. J. KANG: Yes. 3 MAYOR KIM: The building department 4 looked at it and goes, okay, they stamped it and they 5 give it to us, but the building department doesn't 6 know what zoning district it is. 7 They just said that this is going to be 8 M-1. M-1 is okay to do retail. 9 MR. J. KANG: Yes, 40 percent of the 10 space, up to 40 percent. 11 MR. NOH: Yeah. 12 MAYOR KIM: 20 percent total floor area 13 of the building is used for retail. 14 Thank you. 15 MR. J. KANG: They have a parking 16 space, that's why I want to see their lease contract. 17 MR. NOH: So you're going to e-mail me 18 the lease contract, right, showing the parking 19 spaces, designated five spots, right. 20 MR. W. KANG: Yes. 21 MR. NOH: Do you have my e-mail, sir. 22 MR. W. KANG: No, may I get your 23 e-mail. 24 MR. NOH: I have yours. I'll send you 25 an e-mail. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	96 1 close. 2 COUNCILMAN KWAK: I'll second it. 3 CHAIRWOMAN STAR: All in favor? 4 (Whereupon, all present members respond 5 in the affirmative.) 6 MR. NOH: Somebody make a motion. 7 MAYOR KIM: I'll make a motion under 8 the stipulation that we just discussed, the 9 stipulation that the applicant will provide the lease 10 contract to the board attorney and the board attorney 11 will provide that to the rest of the council members 12 and it has to be verified within the lease contract 13 that you allocate five; is that correct, five parking 14 lots, right. 15 MS. TARABOCCHIA: Spaces. 16 MAYOR KIM: Spaces. And you said that 17 it's one -- it's a stipulation there's only one 18 employee per shift, correct. 19 MR. LIM: Yes. 20 MAYOR KIM: And the other stipulation 21 is that I would like a scaled version of this drawing 22 that you provided because under what we just learned, 23 that M-1 zoning do not allow -- does not allow more 24 than 25 percent to be retail. The drawing over here 25 seems like it's very close to 25 or above. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

97 1 MR. W. KANG: Okay. Yes. 2 MAYOR KIM: Is that okay, guys. 3 MR. J. KANG: Yes. 4 MAYOR KIM: That's my stipulation. 5 CHAIRWOMAN STAR: Okay. So that -- 6 COUNCILMAN KWAK: That was the first 7 motion. 8 MR. NOH: That was the motion. 9 MR. J. KANG: I'll make a second with 10 the same stipulation. 11 CHAIRWOMAN STAR: Okay. All in favor? 12 MAYOR KIM: No, you got to do roll 13 call. 14 CHAIRWOMAN STAR: Oh, we have to do -- 15 okay. 16 BOARD SECRETARY HANRAHAN: Mayor Kim? 17 MAYOR KIM: Yes. 18 BOARD SECRETARY HANRAHAN: Ms. Star? 19 CHAIRWOMAN STAR: Yes. 20 BOARD SECRETARY HANRAHAN: 21 Ms. Tarabocchia? 22 MS. TARABOCCHIA: Yes. 23 BOARD SECRETARY HANRAHAN: Mr. Kang? 24 MR. J. KANG: Yes. 25 BOARD SECRETARY HANRAHAN: Mr. Han? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	99 1 August 26, 2026 at 7 p.m. in this location. 2 And we can make motion to carry this. 3 COUNCILMAN KWAK: I'll make a motion. 4 MR. NOH: Second? 5 MR. J. KANG: I'll second it. 6 MR. NOH: And this motion is together 7 with the notice, so the applicant doesn't have to 8 re-notice. Okay? 9 So someone please make a motion again. 10 COUNCILMAN KWAK: I'll make a motion. 11 MR. J. KANG: I'll second it. 12 CHAIRWOMAN STAR: All in favor? 13 (Whereupon, all present members respond 14 in the affirmative.) 15 MR. NOH: All right. 16 So this Case No. 26-SP02, site plan, 17 Shi Hyun Park, 321 Hillside Avenue, Block 203, Lot 1 18 has been carried to August 26, 2026. 19 That's the regular meeting in the month 20 of August at 7 p.m. here at borough hall and the 21 notice will be carried also, so the applicant does 22 not need to re-notice. 23 Thank you. 24 CHAIRWOMAN STAR: Okay. So now we have 25 Case SP09, site plan, Fan Associates, LLC, 15 Grand LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
98 1 MR. HAN: Yes. 2 BOARD SECRETARY HANRAHAN: Mr. Kwak? 3 COUNCILMAN KWAK: Yes. 4 Good luck. 5 MAYOR KIM: Congratulations. Good 6 luck. 7 MR. LIM: Thank you. 8 MAYOR KIM: I believe the last 9 application is for the Fan Associates, Case 25. 10 MR. NOH: Yes, but before that we need 11 to make a motion to carry this case, so we'll -- 12 MAYOR KIM: Okay. 13 MR. NOH: Just one second, we have to 14 carry the case. 15 MAYOR KIM: Yeah. 16 CHAIRWOMAN STAR: Okay. So Site Plan, 17 SP02, Shi Hyun Park, 321 Hillside Avenue. 18 MR. NOH: All right. This applicant, I 19 got a call from the attorney, Daniel Lee, he actually 20 said that he wants to carry this case -- application 21 to next month because we have a full calendar today 22 and he has confirmed the requested adjournment by 23 e-mail and I have it here. 24 So we can carry this notice to next 25 month's regular meeting, which is scheduled for LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	100 1 Avenue. 2 MR. FLANNERY: Yes, good evening, Madam 3 Chair, Members of the Board. 4 For the record, my name is Peter 5 Flannery with the law firm of Bisgaier Hoff on behalf 6 of the applicant. 7 As most of this board is aware, the 8 applicant had presented its application, most of it, 9 at the special meeting held before this board on 10 June 22nd. We presented our architect and our 11 engineer. There were several questions and comments 12 from the board regarding the architecture, building 13 materials, building color, signage. 14 Should I pause and wait for the Mayor 15 or we can continue? 16 CHAIRWOMAN STAR: I think you can 17 continue. 18 MR. FLANNERY: There were also some 19 engineering issues, specifically parking, questions 20 also regarding signage. 21 We're back tonight to continue the 22 hearing, going to be presenting our architect again, 23 as well as our engineer. 24 However, we will not be completing our 25 testimony tonight. We're seeking to ultimately be LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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1 carried to, perhaps, the August meeting.
2 As I've indicated to Mr. Noh the other
3 day, the parties pursuant to the court conference,
4 the court litigation that's going on, there was a
5 conference held with the New Jersey Department of
6 Transportation last Friday to discuss application not
7 only by Fan, the DOT, but also the next door
8 neighbor, Leems, 21 Grand.
9 At that meeting it was agreed upon that
10 there would be a 30-day period during which the
11 parties would discuss and possibly negotiate a
12 revised plan for a shared driveway.
13 So that's -- that process is being
14 undertaken now. It could very well be that no
15 agreement's reached. In which case, Fan would
16 continue at the, I believe, August 26th hearing if
17 there's room and complete its application based on
18 what's currently before the board, which is access
19 only on the Fan property, 15 Grand.
20 If there is a possible agreement
21 reached, then Fan would seek to amend its
22 application, provide new notice and continue at a
23 subsequent hearing to discuss that amended
24 application.
25 So in terms of access issues, things
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1 are kind of up in the air right now.
2 It could be that we're staying the
3 course on the application that's before the board.
4 It could be that we're going reach an agreement and
5 amend the application.
6 But for tonight, we're only going to be
7 talking about architecture and parking with respect
8 to the engineering witness.
9 So if I could just --
10 MAYOR KIM: Parking? You said we'll
11 talk about parking?
12 MR. FLANNERY: Parking, correct.
13 MAYOR KIM: Where's our traffic
14 engineer?
15 MR. KAUKER: Hal's not here.
16 MR. FLANNERY: Mr. Simoff is not here
17 now if you don't want to talk about parking, you want
18 to wait for the subsequent hearing --
19 MAYOR KIM: Why isn't --
20 MR. FLANNERY: -- for Mr. Simoff?
21 MAYOR KIM: Why isn't he here?
22 MR. KAUKER: Why I don't know.
23 MAYOR KIM: Isn't he supposed to be
24 here?
25 He's on a vacation.
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1 (Laughter.)
2 MR. FLANNERY: We can certainly start
3 on --
4 MAYOR KIM: Well, I'm glad that --
5 please skip anything to do with traffic, please, if
6 you can.
7 MR. FLANNERY: Well, we weren't going
8 to be talking about traffic, but we were going to
9 talk about parking, which is a site issue, and you
10 can have, you know, the board's engineer comment on
11 that and then continue the discussion at the next
12 hearing.
13 MAYOR KIM: I think parking has to do
14 with traffic, don't you think?
15 MR. FLANNERY: Well, it has to do also
16 with the proposed uses.
17 MAYOR KIM: Like I said, I don't want
18 to talk anything about traffic without proper
19 representation.
20 Unfortunately, he's in a vacation --
21 MR. FLANNERY: Understood.
22 MAYOR KIM: -- and we have to meet
23 again, right?
24 MR. FLANNERY: Oh, yeah, no, we'll
25 continue the application.
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1 MAYOR KIM: So -- so if you want to
2 speak up now, that's fine, but I'm going to request
3 that you guys -- because you're not going to finish
4 tonight, I want you to come back and talk about
5 whatever it is here.
6 MR. FLANNERY: Yes.
7 MAYOR KIM: Just one more time
8 concerning parking when Hal's around.
9 MR. FLANNERY: Oh, certainly, like I
10 said we will certainly continue discussion on
11 parking, but we'd like to at least start the
12 conversation --
13 MAYOR KIM: Not a problem, as long as
14 you repeat --
15 MR. FLANNERY: -- and submit out --
16 MAYOR KIM: -- anything to with traffic
17 and parking to Hal when he comes back to the next
18 meeting.
19 MR. FLANNERY: Of course, yeah, that's
20 the understanding.
21 So if I can have our architect come up
22 first, Ms. Del Mar Rosado.
23 She was previously sworn and qualified
24 and was highly recognized by the board and we did, of
25 course, resubmit materials on July 10th, revised
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105 1 architectural plans, revised site plans, as well as 2 the parking analysis and some other materials. 3 So if there's nothing further needed, 4 we'll have our architect continue with her testimony 5 and present the revised plan. 6 MR. NOH: Let me swear her in. 7 Please raise your right hand, please. 8 Do you swear to tell the truth and nothing but the 9 truth pertaining to this application, so help you 10 God? 11 MS. ROSADO: Yes. 12 L U Z D E L M A R R O S A D O, RA 13 8521 Leesburg Pike #700, Vienna, VA 22182, having 14 been duly sworn, testifies as follows: 15 MR. NOH: Please state your name and 16 spell your last name for the record. 17 MS. ROSADO: My name is Luz Del Mar 18 Rosado. 19 My last name is spelled R-O-S-A-D-O. 20 THE COURT REPORTER: Your first name. 21 MS. ROSADO: Luz, L-U-Z, D-E-L M-A-R. 22 THE COURT REPORTER: Thank you. 23 DIRECT EXAMINATION 24 BY MR. FLANNERY: 25 Q. If you can just briefly go through you LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	107 1 the same rendering as submitted in the previous, that 2 you saw in the previous meeting. 3 And I think these two images you can 4 see the difference between one and the other. 5 BY MR. FLANNERY: 6 Q. And the top one, do we want to mark 7 this A-13? I think that's where we left off last 8 time. 9 (Whereupon, Rendering entitled 10 "Perspective 202," dated July 10, 2026 is 11 marked as Exhibit A-13 for identification.) 12 THE WITNESS: So the first one is A-16 13 of your package and it's titled "Perspective 202," 14 dated July 10, 2026. 15 MS. TARABOCCHIA: Why don't you have a 16 seat here, ma'am. 17 MS. COMAS: Okay. 18 Thank you. 19 THE WITNESS: The first item that was 20 discussed that we heard feedback from you was the 21 color of the fiber cement panel that was the dark 22 color which you can see it here. We looked -- we 23 took that comment into consideration and used a 24 lighter color to replace that. And you can see here 25 the difference. We also have the material board, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
106 1 have some renderings, revised architectural? 2 A. Yes. 3 MS. COMAS: Excuse me, I live, like, 4 three blocks from this. 5 I never seen anything, any site plan, 6 anything. This is the first time. I'd like to know 7 -- 8 MR. NOH: We'll have a public portion 9 so you can state your -- 10 MS. COMAS: Okay. But -- 11 MR. NOH: -- position at that time. 12 MS. COMAS: Okay. 13 But with the presentation, I'd like to 14 see what she's talking about. 15 MR. NOH: If you would like to step 16 forward and see it better, that's fine. 17 THE WITNESS: So what I would like to 18 do is present -- present the revisions that we have 19 made to the -- as it relates to architecture based on 20 the feedback we received last meeting and based on 21 the drawings that we submitted to you. 22 And what I'm showing here are 23 renderings that were submitted in the application in 24 the revised submission and one of the copies -- the 25 new one that was submitted recently, the one below is LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	108 1 this is labeled as SE-1 -- 2 MR. FLANNERY: Mark this -- 3 THE WITNESS: Material board. 4 MR. FLANNERY: -- Exhibit A-14. 5 THE WITNESS: Yeah. 6 (Whereupon, Material Board is marked as 7 Exhibit A-14 for identification.) 8 THE WITNESS: And if I can show you 9 what you saw before, this is the material that was 10 very dark in your feedback. We are going to replace 11 it with this color. Okay? As well as the metal that 12 is dark, we're going to replace that color. 13 Now, we note that the windows still are 14 going to be black, because that's the standard color 15 and the railings. 16 I also brought a grout color for the 17 brick, which I commented that it was going to be a 18 light color for the -- for the brick, for the gray 19 brick. 20 This is very small, so it's hard to 21 represent in that rendering, but that's the color 22 that we're envisioning to be compatible with -- with 23 the lighter brick and also works for that too. 24 That's the first item. 25 MAYOR KIM: What is the panel for this? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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1 THE WITNESS: It is that.
2 MAYOR KIM: Okay.
3 It's really darker than it is.
4 THE WITNESS: Well, you know, when you
5 see it in the --
6 MAYOR KIM: Guys, you got to see this.
7 I can't just see this.
8 They all have to see it, but --
9 THE WITNESS: I can make it go around.
10 MAYOR KIM: Yeah, you can go around.
11 MS. TARABOCCHIA: I just ask that you
12 mark the new one in the back what you're changing it
13 --
14 THE WITNESS: Uh-huh.
15 MS. TARABOCCHIA: -- and it has today's
16 date on it so that --
17 MAYOR KIM: Yes.
18 THE WITNESS: I can do that.
19 MS. TARABOCCHIA: Okay.
20 MAYOR KIM: Where is this white brick,
21 beige brick going, here? Where is it going?
22 THE WITNESS: No, this is not showing
23 on this -- on this rendering, but I can -- I can pull
24 it up in the -- in the elevation. Let me pass this
25 around and then I will show you.
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1 MAYOR KIM: Okay, please, I saw it,
2 thank you.
3 THE WITNESS: This is the color before
4 and then this is the color we're proposing.
5 MR. J. KANG: The lighter?
6 THE WITNESS: The lighter.
7 COUNCILMAN KWAK: And this?
8 THE WITNESS: The windows are still
9 going to be --
10 THE COURT REPORTER: Please speak up, I
11 can't hear.
12 THE WITNESS: The windows will still be
13 the black color as you see here, the windows, the
14 panel, but the fiber cement will be that lighter
15 version.
16 COUNCILMAN KWAK: Okay.
17 THE WITNESS: It's that vertical lines.
18 CHAIRWOMAN STAR: And what will be the
19 brown?
20 THE WITNESS: The brown is -- is
21 actually --
22 CHAIRWOMAN STAR: I see it there.
23 THE WITNESS: -- you see it's the
24 texture of wood --
25 CHAIRWOMAN STAR: Yeah.
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1 THE WITNESS: -- and it's in between the
2 windows to give it the accent as you see there.
3 And I will discuss how we integrated
4 that into the existing building.
5 MR. J. KANG: And the wire mesh is
6 where?
7 THE WITNESS: The wire mesh is for the
8 garage area that has openings for security --
9 MR. J. KANG: Security.
10 THE WITNESS: -- and ventilation.
11 MR. J. KANG: Got it, got it.
12 CHAIRWOMAN STAR: Couldn't you put some
13 kind of a gray?
14 I don't like a lot of colors. You know
15 what I'm saying? Can you --
16 THE WITNESS: But let me -- let me go
17 through what we did and how we integrated the design
18 into the existing building.
19 So that's the one thing we did.
20 Now, the next comment that you had was
21 how to look at the exiting building and make
22 improvements to it so it's compatible with the new
23 design we're proposing.
24 So we looked at similarities of how
25 we're grouping the windows.
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1 So we're proposing to use the same
2 material that we're using under the windows on the
3 new building into the new building to tie in that
4 architectural language.
5 Then we're proposing to use the same
6 color, painting over the masonry, the existing -- the
7 existing building to match the light color we're
8 using in the building.
9 And here in the base, if you see this
10 gray base right now there's exposed foundation, it
11 looks sliced into the building. So we are going to
12 clad that with the gray brick to, again, tie into
13 what we're doing in the new building.
14 In the front we want to replace the
15 railing with new railing because right now it's aged
16 and replace also the stoops and where the ramp is
17 with the gray brick material.
18 We want to remove the awning that it's
19 on the first floor, it's white and green, I recall,
20 with eyebrow-type canopy and signage over it there.
21 And we're using this color to give
22 contrast with the white.
23 And then on the elevator tower, we want
24 to use the same color of this gray, the new gray that
25 we are proposing here, that's the color that we want
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1 to use in that tower, elevator tower, again, to tie
 2 in the design of both buildings.
 3 Another thing we are doing is we want
 4 to paint, we're going to paint the stairs that are on
 5 the side of the building the same color of the
 6 building just to -- you know, so to blend it in with
 7 that color.
 8 So those are the things that we propose
 9 on the existing building.
 10 The third item that you guys had
 11 questions or feedback was on the signs and the name
 12 of the building.
 13 What we propose is to use The Grand
 14 Crossing as the name of the building and the
 15 renderings and elevations that we have provided show
 16 this new name.
 17 We right now, let me show you, this is
 18 the other set of renderings we prepared. The one --
 19 here is the one you saw last time, last meeting and
 20 this one is the one we submitted with the revisions.
 21 Does this work for you?
 22 Can you see it?
 23 MR. FLANNERY: And we'll mark that
 24 A-15, the new one.
 25 (Whereupon, Revised Renderings are
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1 marked as Exhibit A-15 for identification.)
 2 DR. FAN: Do you want me to hold it? I
 3 can hold it.
 4 THE WITNESS: I can hold it.
 5 Thank you, Dr. Fan.
 6 So what we did is we removed the blade
 7 sign in this location and added up above the roof
 8 line, close to the roof line here a sign that says
 9 The Grand Crossing.
 10 So it's visible as you're coming from
 11 the west and see the building.
 12 Then from the opposite side, we have
 13 the sign here in this corner so that you can see the
 14 name of the building as you're coming from there.
 15 We propose to have fonts, letters for
 16 the sign and have being self illuminated.
 17 It's approximately
 18 20-feet-wide-by-2-and-a-half-feet and that it's
 19 included in this -- in the application paperwork, the
 20 drawings that we submitted.
 21 Both signs, the same dimension, just
 22 look from different locations. Okay?
 23 The other sign that we have is -- thank
 24 you -- it's right over the canopy and we plan to put
 25 here the address of the building.
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1 So it's at the -- you know, at the
 2 front door you can clearly see the address of the
 3 building. Okay.
 4 Then on the existing building we are
 5 envisioning in this area to have a sign for the
 6 existing tenant.
 7 So right know it's written "Fitness
 8 Factory." This is a placeholder given the graphics.
 9 We're just proposing the location, okay, of that
 10 sign. So that would be related to the existing
 11 building and the name of the building, The Grand
 12 Crossing will be directly installed in the wall of
 13 the building, the new building. Okay.
 14 To answer your question, Mayor, you
 15 asked about the brick, this brick, you can see, if
 16 you don't mind, I'll show you.
 17 Okay. If you go to Exhibit S.01, which
 18 is the last page in your set, and it's called
 19 "Proposed Material Color Scheme," that is the
 20 elongated elevation of the building.
 21 You can see the one I showed previous
 22 on top. The proposed new color scheme is in the
 23 bottom.
 24 And in the lower level you can see the
 25 white brick. I call it white, the light color brick
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1 in a white/beige color.
 2 MAYOR KIM: I can't tell the
 3 difference.
 4 CHAIRWOMAN STAR: I can't either.
 5 THE WITNESS: Huh?
 6 MAYOR KIM: It looks like the same
 7 picture.
 8 Previous and color -- previous and
 9 proposed color scheme.
 10 THE WITNESS: Let me...
 11 MAYOR KIM: I mean, I see that that
 12 siding over here, this is lighter over here on the
 13 picture.
 14 THE WITNESS: Yeah, it's --
 15 MAYOR KIM: I can't tell the
 16 difference.
 17 Members, could you --
 18 CHAIRWOMAN STAR: I can't either.
 19 MAYOR KIM: Any member, could you find
 20 out if there's -- am I tripping out?
 21 CHAIRWOMAN STAR: No.
 22 COUNCILMAN KWAK: The only thing that
 23 changed was the gray metal panel as you can see at
 24 the bottom.
 25 MAYOR KIM: Gray metal panel, yes, sir.
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117 1 COUNCILMAN KWAK: That was -- 2 MAYOR KIM: That's the only change. 3 COUNCILMAN KWAK: That's the only 4 section they changed. 5 MAYOR KIM: Yeah. 6 MR. J. KANG: This is like the post -- 7 CHAIRWOMAN STAR: One's a little 8 lighter, that's all. 9 MAYOR KIM: And then The Grand Crossing 10 is at the top left, yeah. 11 That's the only thing that's different 12 here. 13 THE WITNESS: Yeah. 14 So we replaced the fiber cement panels. 15 As you see it's darker there versus here. 16 MAYOR KIM: Lighter, okay. 17 THE WITNESS: And that happens here in 18 every intermediate break and balconies -- 19 MAYOR KIM: Okay. 20 THE WITNESS: -- along the façade of the 21 building. 22 MAYOR KIM: Okay. 23 THE WITNESS: In between the white 24 sections or the light color sections. 25 MAYOR KIM: So you pretty much turned LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	119 1 light color -- 2 MAYOR KIM: In the middle. 3 THE WITNESS: -- in the middle. 4 And then the in-between dark colors 5 that you see here is that gray brick. 6 COUNCILMAN KWAK: A question for the 7 architect regarding -- just regarding the color 8 scheme, but also regarding the tenants signage that 9 you plan to have on the elevator shaft of the 10 adjacent building. 11 Will that be proposed to have LED to be 12 lit up or will it just be signage? 13 THE WITNESS: Are you talking about -- 14 COUNCILMAN KWAK: On the right side. 15 THE WITNESS: That one. 16 COUNCILMAN KWAK: No, on the right side 17 where the elevator shaft for the Fitness Factory. 18 THE WITNESS: Oh, here. 19 COUNCILMAN KWAK: Correct, is that 20 planned to be an LED sign where it's illuminated or 21 -- 22 THE WITNESS: It's not -- it's not 23 planned to be LED lights. 24 COUNCILMAN KWAK: I would like to have 25 that, because it just adds a nice little accent. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
118 1 all the black into gray and more lighter. 2 THE WITNESS: The lighter gray, yes -- 3 MAYOR KIM: Okay. 4 THE WITNESS: -- correct. You can also 5 see it here. 6 MAYOR KIM: Now we see it, now we see 7 it. 8 THE WITNESS: That's the amenity box 9 component. 10 If you see, we changed that to the 11 lighter gray. You were okay with the brick color 12 last meeting, we kept that same color and I'm showing 13 you where the light color brick is going, which is to 14 create this archway. 15 MAYOR KIM: Okay. So the brick on the 16 base on the pillars it's going to be -- 17 THE WITNESS: Brick, right here. 18 MAYOR KIM: Brick. 19 THE WITNESS: Right in between that is 20 -- the gray brick you see. 21 MAYOR KIM: You mean, the beige, the 22 white. 23 THE WITNESS: This. 24 MAYOR KIM: Yes. 25 THE WITNESS: Light color is that beige LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	120 1 It's like, you know, when you're on 2 Route 4, you have The Gym, they do the same thing, 3 they illuminate it. 4 Just something to consider to maybe 5 accentuate the building as you're driving along at 6 night and if you are going to have these beautiful 7 new modern buildings, I would like to have something 8 to kind of let it be seen in the right light. 9 THE WITNESS: Okay. We can look into 10 that, yes. 11 COUNCILMAN KWAK: I mean, if the tenant 12 obviously plans to stay for a long period of time. 13 I know that place has been there for a 14 long time, so... 15 THE WITNESS: Thank you. 16 Those were the architectural comments 17 that we looked based on your feedback and I just 18 showed you. 19 MR. FLANNERY: So I mean, that's all 20 our direct for now, if there are any question from 21 the board or professionals? 22 CHAIRWOMAN STAR: Anybody have any 23 questions? 24 MS. TARABOCCHIA: Nope. 25 MR. KAUKER: Just one question. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

121 1 Looking at the architectural and I'm sorry if I 2 missed this in your direct testimony, but the 3 existing building, you're -- it looks like obviously 4 you're redoing the façade, but are you putting brick 5 on there or does that -- 6 THE WITNESS: No, there is brick in 7 parts of the building, so the intent is to paint the 8 building with the same color of the -- of the 9 existing -- I'm sorry, of the new design. 10 The wood portion, the wood, simulated 11 wood, this is fiber cement, look like wood, like new 12 material board, that is the same material as what 13 we're proposing for the new building. 14 MR. KAUKER: Okay. So the façade is 15 just going to be painted. 16 THE WITNESS: And the façade is going 17 to be painted. We are adding in the bays here a 18 brick water table or sometimes you mentioned here at 19 the base we are adding some brick. 20 MR. KAUKER: Okay. 21 Yeah, just the reason I'm asking it's 22 hard to tell, I'm just looking at some aerials, but 23 it's hard to tell what the existing façade is, so I 24 just want to clarify that. 25 Thank you. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	123 1 go and look at everything; is that correct? 2 MAYOR KIM: Go and look at everything 3 for what? 4 MS. COMAS: For whatever is going on in 5 this whole complex. 6 MAYOR KIM: I never said that. 7 MS. COMAS: I didn't say you said it, 8 but -- 9 MAYOR KIM: It would be dangerous if 10 you get into the site where it's under construction. 11 We showed what the -- 12 MS. COMAS: No, I'm not going in the 13 structure. 14 MR. FLANNERY: The application 15 documents are here and those are all available. 16 MS. COMAS: Just in general, I mean, 17 even on the iPhone, I have these photos of these 18 gigantic buildings and towers and all that. 19 MAYOR KIM: You're talking about 20 21 Grand, not 15 Grand. 21 MS. COMAS: Well, whatever it was, what 22 is this one particular -- when you say 15 Grand 23 Avenue, that was on the list. 24 MAYOR KIM: This is this application. 25 MS. COMAS: Right. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
122 1 I have nothing else. 2 CHAIRWOMAN STAR: Okay. 3 Make a motion to open this portion to 4 the public. 5 MS. TARABOCCHIA: I second. 6 CHAIRWOMAN STAR: We have to make a 7 motion. 8 MR. NOH: Someone has to make a motion. 9 CHAIRWOMAN STAR: Make a motion and 10 second. 11 MR. J. KANG: I'll make a motion. 12 MS. TARABOCCHIA: I second the motion. 13 MR. NOH: All in favor? 14 (Whereupon, all present members respond 15 in the affirmative.) 16 MR. NOH: Would you please stand up and 17 state your name and your address. 18 MS. COMAS: Melanie Comas, 83 West 19 Harwood Terrace, corner of Grand Avenue. 20 MR. NOH: Thank you. 21 MS. COMAS: Like I said, I'm very 22 unfamiliar with -- I heard many things what was going 23 on, what it was going to be. 24 Now, this whole development, Mayor Kim, 25 I did read that the public is available, you know, to LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	124 1 MR. FLANNERY: This is 15 Grand. 2 MAYOR KIM: This project. 3 MS. COMAS: Right. 4 MAYOR KIM: Next to it, adjacent to it 5 is 21 Grand. That's -- 6 MS. COMAS: Okay. Well -- but I see 7 all these buildings. 8 Now that 15, is that that one -- the 9 one that was always there, but you just -- 10 MAYOR KIM: You know where the Fitness 11 Factory is? 12 MS. COMAS: Excuse me. 13 MAYOR KIM: Fitness Factory? 14 MS. COMAS: Do I know what it is? 15 CHAIRWOMAN STAR: Where it is. 16 MAYOR KIM: Where it is. 17 MS. COMAS: Yeah, I live three blocks 18 from there. 19 MAYOR KIM: So that's the fitness 20 factory on the right. 21 MS. COMAS: That's what I'm saying. 22 So what is this -- this whole -- these 23 buildings going to be used for? 24 Are these for residences or what is 25 this revised Fitness Factory being used for? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

125 1 With all the other modern things going 2 on, you just left that one particular one. 3 What is -- 4 MR. FLANNERY: Essentially the 5 application is -- 6 MS. COMAS: What are these used for? 7 MR. FLANNERY: -- the existing 8 building, for the most part, will be retained, a 9 portion of it will be demolished and that will be the 10 same uses that are there now more or less. 11 And there will be a new building behind 12 that being constructed, which will be 175 residential 13 units, apartment units. 14 MS. COMAS: So what are these, all 15 these, these are the residential units? 16 MS. TARABOCCHIA: They're all connected 17 -- 18 MR. FLANNERY: Yes. 19 MS. TARABOCCHIA: -- as one. 20 MR. FLANNERY: On the left are the 21 residential and on the right is the existing 22 nonresidential building. 23 THE WITNESS: These are residential. 24 This is the existing building. 25 MS. COMAS: So that kind of stays the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	127 1 Well, he can explain to you, but this 2 is 100 percent residential, correct? 3 MR. FLANNERY: The new building, 4 correct. 5 MAYOR KIM: Right. 6 MS. COMAS: And where it's located it's 7 -- 8 MAYOR KIM: The old building already 9 exists, we don't have to even talk about it, right? 10 MR. FLANNERY: Right. 11 MS. COMAS: Right, I'm just saying -- 12 MR. FLANNERY: -- I mean -- 13 MS. COMAS: I'm just saying, that's the 14 property that's the closest to Route 46, correct? 15 MR. FLANNERY: Correct. 16 MAYOR KIM: This is right before you 17 hit Route 46. 18 MS. COMAS: Right, and I know that 19 because I get the traffic and a lot is going on. 20 I -- 21 MAYOR KIM: Yes. 22 MS. COMAS: -- I don't know, are you 23 using the same Grand Avenue only? Is there any kind 24 of entrance or exit to that whole property? 25 MR. FLANNERY: It's off of Grand LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
126 1 same. 2 MR. FLANNERY: Yes, we're just 3 refurbishing it, sprucing it up. 4 MS. COMAS: Well, again, I'm not 5 100 percent sure what's going on, but I did hear a 6 lot about everything that could be and the town 7 already accepted a lot of these things. So -- 8 MAYOR KIM: By mandate by the New 9 Jersey state law of New Jersey Affordable Homes Act. 10 We have no choice. 11 We didn't comply with our requirement 12 for affordable homes that is assessed every 10 years. 13 This is before I became the Mayor -- 14 MS. COMAS: Uh-huh. 15 MAYOR KIM: -- this is before I became a 16 Councilman. 17 MS. COMAS: Yeah, I know. 18 MAYOR KIM: Yes, we're just trying to 19 fix stuff that haven't been done and because of that, 20 we didn't follow the law, these applicants have the 21 right to go to court and sue us. 22 MS. COMAS: I'm not saying anything 23 about that. 24 I'm just wondering what it will be. 25 MAYOR KIM: Residents. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	128 1 Avenue. 2 MS. COMAS: That same -- the same 3 place, right? 4 MR. FLANNERY: But there will be 5 actually fewer trips because we use this. 6 MS. COMAS: But I -- but, generally, I 7 can't see how all this traffic -- if Grand Avenue 8 could accommodate all this traffic, which it really 9 can't now, because you have two streets right across 10 from there, but they only come down the hill. 11 So the congestion is -- got to be out 12 of this world. 13 MAYOR KIM: We agree. 14 MR. FLANNERY: Not from this project, 15 but we'll be discussing traffic at a subsequent 16 hearing. 17 You're welcome to attend that hearing 18 and ask questions. 19 MS. COMAS: Well, living there for X 20 amount of years, a long -- a long, long time. 21 I can see what's there. There's 22 nothing there that takes you onto Route 46, except 23 Grand Avenue coming, going, people coming down that 24 -- that one hill. 25 How do you even get across that Grand LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

129 1 Avenue? There's a light there, two lights. 2 So it would be great if you had -- can 3 you build anything, another road coming off that 4 whole property and hitting right into -- 5 MR. FLANNERY: No, there's no way -- 6 MS. COMAS: Okay. Well, what's -- 7 MAYOR KIM: What do you mean there's no 8 way, Counselor. 9 MR. FLANNERY: To build a new road. 10 MAYOR KIM: Wasn't there right now the 11 builder remedy court, right now that you -- I don't 12 know what the DO -- ma'am, you should ask the 13 attorney over there, but as far as I know, I'm not an 14 attorney, let's just say we approve this because it's 15 mandated by law, they sued us, they're providing us 16 20 percent -- 17 MS. COMAS: Right, I understand they 18 want -- 19 MAYOR KIM: Please let me finish. 20 Please let me finish. 21 MS. COMAS: Okay. 22 MAYOR KIM: 20 percent and we have to 23 follow the law because we didn't provide the 24 affordable homes. 25 Having said that, correct me if I'm LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	131 1 you, but -- 2 MS. COMAS: Okay. So -- 3 MAYOR KIM: But, again, that's why I'm 4 coming back to what I was trying to say -- 5 MS. COMAS: Uh-huh. 6 MAYOR KIM: -- could you confirm that 7 at -- let's just say we pass this because it's 8 mandated to pass this, right, because we have to 9 follow the law, after that your process is to go 10 through the environmental and the DOT, correct? 11 MR. FLANNERY: Right, any approval by 12 this board is subject to other outside agency 13 approvals, including DEP -- 14 MAYOR KIM: Now -- 15 MR. FLANNERY: -- which we already have 16 -- 17 MAYOR KIM: Right. 18 MR. FLANNERY: -- and DOT, which we need 19 to obtain. 20 MAYOR KIM: Now, as far as I'm 21 concerned, correct me if I'm wrong, your application 22 is dependent on two situations, two conditions, one 23 that it's a shared -- shared driveway with 21 Grand 24 and another thing is if you create another lane going 25 up to Route 46. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
130 1 wrong, Counselor, at that point, at the builder 2 remedy court, Fair Share Housing, you know, at that 3 court, they have to go through environmental, right, 4 and you also have to go through the DOT, Department 5 of Transportation, correct? 6 MR. FLANNERY: Correct, but I think the 7 question was is there another access point and 8 there's railroad tracks behind the property. 9 MAYOR KIM: The question was: You're 10 not going to create another lane over there, that's 11 what she exactly said. 12 MR. FLANNERY: I don't know if it was 13 about a lane. 14 MS. COMAS: No, I'm saying -- 15 MR. FLANNERY: She's talking about a 16 different roadway, a different access point. 17 MS. COMAS: Once you get on the 18 property, there's no really good access to get off 19 the property and back on -- it's -- go look at it, 20 stand there for like a half an hour -- 21 MAYOR KIM: Ma'am -- 22 MS. COMAS: -- it's ridiculous, but, no, 23 I mean, I'm not against having these homes and all 24 that stuff, but the congestion is out of this world. 25 MAYOR KIM: Absolutely, I agree with LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	132 1 You said that this was not mandated by 2 DOT, right? Yet, right? 3 MR. FLANNERY: Correct. 4 Well, those aren't the only two 5 options. We could -- the DOT could approve as we 6 proposed with the access points we propose without 7 the additional southbound lane. 8 They could approve with the southbound 9 lane. 10 We could approve, if we reach an 11 agreement with the next door neighbor, a shared 12 driveway. 13 There are several other possibilities 14 as to access. 15 MAYOR KIM: What did Hal say, Michael, 16 last time? 17 MR. KAUKER: Well, I haven't talked to 18 him, but Hal is in discussion with DOT and I think 19 the important thing to remember is the ball is really 20 in DOT's court at this point. 21 MR. FLANNERY: Correct, they've just -- 22 MR. KAUKER: Yes, they're going to 23 dictate the access to this site. 24 MAYOR KIM: That's one -- 25 MR. O'BRIEN: I believe they had a LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

133 1 meeting on Friday. 2 MAYOR KIM: Yes. 3 MR. FLANNERY: We did, yes. 4 MR. O'BRIEN: So it's still in 5 discussions with DOT between this developer, DOT and 6 the other developer for -- what is it, 21, 21 Grand. 7 MS. COMAS: If you're saying that -- 8 but you're saying that one thing that could be done 9 is put another lane in there? 10 MR. FLANNERY: Yes, southbound lane. 11 MR. O'BRIEN: That's under DOT's 12 jurisdiction. 13 MS. COMAS: Forget about the sidewalk 14 -- 15 MR. KAUKER: Your suggestions -- you 16 had good suggestions and they were actually -- we 17 thought of all those before they were discussed -- 18 MAYOR KIM: Yes. 19 MR. KAUKER: -- but at this point in 20 time it's before DOT and they're the ones who are 21 ultimately going to make the decision as to how it's 22 going -- you know how it's going to be. 23 MS. COMAS: Well, I don't see -- I 24 really don't see anything that you could really do, 25 because everything is going to be flooded right down LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	135 1 West Harwood and Grand three blocks away, people get 2 sick of sitting there waiting for those little -- 3 those red lights to change, because then you have to 4 go up the hill, the ones coming down onto Grand 5 Avenue from 46, it's all coming like this. 6 So I'm getting a ton of traffic coming 7 up and they scoop up because they have to cross over 8 the northern lane. 9 So I'm listening to -- tired of sitting 10 here with this zoom and I happen to have the houses 11 on the two corners. 12 Okay, well, that's my opinion and you 13 can have beautiful places, but I mean, the access is 14 really a big problem. 15 Thank you for letting me speak. 16 MAYOR KIM: I just want to give you one 17 more before you go, we're on it just to prove, I want 18 to tell you that the professionals representing 19 15 Grand stated that the New Jersey DOT permit 20 application does not require widening under the DOT 21 rules, but however, the professional also is 22 insisting, including our traffic engineer that it 23 should be widened to provide an additional lane 24 southbound. 25 And so that's -- it's on the works. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
134 1 onto Grand Avenue. 2 I thought maybe if you can do something 3 to the back of the property where they could have 4 access to Route 46 from the back. 5 MR. FLANNERY: Yeah, that's just not 6 possible. 7 There are railroad tracks back there. 8 You've got Route 46 -- 9 MS. COMAS: Well, make a ramp, make a 10 ramp go up -- because this is -- 11 MR. KAUKER: I don't -- 12 MS. COMAS: Really, just common sense, 13 okay, you look at the property, there's -- and 14 especially when you're expanding it so much, how many 15 -- it's going to be traffic even coming off the 16 property onto Grand Avenue. 17 It's all squeezed in to this one little 18 section. 19 And, again, I get traffic, of course, 20 on Grand Avenue -- 21 CHAIRWOMAN STAR: Excuse me, two more 22 minutes. 23 MS. COMAS: Okay. 24 CHAIRWOMAN STAR: Then after that -- 25 MS. COMAS: But what's happening is on LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	136 1 We're pushing for on our side, even though it's not 2 our jurisdiction, it's DOT, our borough engineer is 3 working with the court who's saying, you know what, 4 we think on our end that this is important. 5 We don't have the authority to tell 6 them to do it or not, but we are definitely letting 7 them, the DOT know this is our recommendation. 8 MS. COMAS: And that's the only -- only 9 the southern lane would be -- 10 MAYOR KIM: The only way that that 11 could go in through right now as the attorney said -- 12 MS. COMAS: I don't think that's going 13 to do anything -- 14 MAYOR KIM: Well, bottom line -- 15 MS. COMAS: -- because it's from where 16 to where? Where are they going to start, Central 17 Boulevard? 18 MAYOR KIM: But just to answer your 19 traffic question -- 20 MS. COMAS: Yeah, but I -- 21 MAYOR KIM: -- and issue, is that 22 they're really working on it right now. 23 MS. COMAS: I don't see what they can 24 do honestly -- 25 MAYOR KIM: Well -- LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

137 1 MS. COMAS: -- because then they're 2 going to cut up all the sidewalks, all the properties 3 that are -- 4 MAYOR KIM: Maybe DOT will ask the 5 applicant to create another lane. 6 Maybe DOT will say do something else. 7 And if the only way, you can look at 8 this right now, right, look at that right now, if the 9 DOT -- if DOT goes why don't you create another lane, 10 they have to follow it and if they have to follow it, 11 that means they have to reduce their coverage of what 12 they proposed, so... 13 MS. COMAS: But, again, where is this 14 lane going to start? Because the traffic -- and 15 where are the people going to go? 16 This is only for people going on 46, up 17 to 46, you would have that third lane, but where does 18 it go? Up to the houses on that side? 19 MAYOR KIM: We're not DOT. 20 If the traffic engineer was here. If 21 you definitely come back next time to ask that 22 question. 23 MS. COMAS: When is the next time? 24 MAYOR KIM: Next meeting is when. 25 CHAIRWOMAN STAR: August 26th. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	139 1 You as a resident have, number one, 2 voiced your concerns about traffic and that's 3 completely understandable. 4 As a resident along Grand Avenue, I 5 know what's going on and I agree with you that the 6 amount of congestion on peak hours and off peak hours 7 almost remain the same. There's a lot of traffic 8 coming in from different towns cutting through our 9 town to reach Route 46. 10 The Mayor is just reenforcing to let 11 you know that the borough and this board and our 12 engineers are working diligently to make sure that we 13 present the best possible options. 14 And now it's just the DOT from New 15 Jersey state has to take those into consideration, 16 create the right plan and as the borough, and I'm 17 sure what the Mayor has taken note of as well is your 18 concern about people racing up and down your street 19 as well trying to cut through 46 and things like 20 that. 21 That's a concern that we'll take 22 outside of the plan. 23 MS. COMAS: That are cutting across 24 Grand Avenue -- 25 COUNCILMAN KWAK: Correct. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
138 1 MR. NOH: August 26th at 7 p.m. 2 MS. COMAS: Okay. Make a note, because 3 to me, I've lived there all my life, I could just see 4 what's there and that one other lane, but you have -- 5 you still have a big problem of those two lanes going 6 up. 7 It's only a one way and they're never 8 going to get across the northern lane because nobody 9 wants to let you go. 10 MAYOR KIM: Understood. 11 CHAIRWOMAN STAR: Okay. 12 MS. COMAS: It's really a big problem. 13 CHAIRWOMAN STAR: Thank you very much. 14 Is there anyone else from the public? 15 MS. COMAS: I have a beautiful property 16 -- 17 CHAIRWOMAN STAR: Okay. Thank you 18 thank you. 19 COUNCILMAN KWAK: If I can just let the 20 resident know, Madam. 21 MS. COMAS: Yes. 22 COUNCILMAN KWAK: The one thing I just 23 want to let you know, just to reenforce from the 24 Mayor, the position of the borough is to ensure that 25 this property is built the right way. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	140 1 And that's our issue, is that on the 2 borough's side, though, I'm sure that the Mayor is 3 aware and he listened to you and he -- we will make 4 sure that the speeding and cutting through, in terms 5 of public safety is also addressed currently, because 6 like you're saying people are cutting through your 7 street trying to get up to 46, trying to find some 8 kind of shortcut to -- 9 MS. COMAS: They go on from Grand up to 10 Broad Avenue. 11 COUNCILMAN KWAK: Correct. Exactly. 12 MS. COMAS: And you never know what 13 they're going to do. 14 COUNCILMAN KWAK: Exactly. 15 So those things are being addressed. 16 The borough is not disregarding your concerns. 17 As a matter of fact, have already 18 brought those concerns forward. We are praying that 19 the NJ DOT, Department of Transportation will address 20 them correctly to make sure that we don't have a 21 pileup every day. All right? 22 That's just -- 23 MS. COMAS: We do have a pileup every 24 -- I don't -- I really don't think -- 25 MR. NOH: We're going to have a LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

141 1 five-minute recess. Okay? 2 Can I have a motion to have a 3 five-minute recess. 4 MS. COMAS: Okay. Thank you. 5 CHAIRWOMAN STAR: Motion to -- 6 COUNCILMAN KWAK: I'll make a motion. 7 MR. FLANNERY: Are we done with -- are 8 we done with the architect? Are we closed to the 9 public? 10 MR. NOH: Are you done with the -- 11 MR. FLANNERY: Yeah, we're done with 12 the architect. 13 MR. NOH: We're going to take a 14 five-minute recess. 15 MAYOR KIM: Let's close the portion to 16 the public and come back to -- any more. 17 CHAIRWOMAN STAR: Any other people from 18 the public? 19 MS. LOMELO: I just -- I don't know the 20 exact procedure. 21 CHAIRWOMAN STAR: We will have a recess 22 first. 23 MR. NOH: Excuse me, can we take a 24 five-minute break and come back to you. 25 MS. LOMELO: Absolutely. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	143 1 you. 2 MS. LOMELO: I'm christening the 3 microphone. 4 Lisa Lomelo on behalf of Leems Corp. 5 I just want to clarify for the record 6 there -- because there was statements made about what 7 the DOT is requiring and 21 Grand's, Leems Corp's 8 application. 9 The site plan as submitted by 21 Grand 10 that was approved by this board does not have any 11 shared access, nobody -- you know, Fan since about 12 August of 2025 has not engaged us to have a shared 13 access. 14 So I just want to make sure it's clear 15 on the record, the courts have not required a shared 16 access and the DOT is not requiring a shared access. 17 The meeting that occurred on July 17th, 18 that meeting, we, you know, volunteered to submit 19 prior concept plans that allowed the shared access, 20 but the DOT is continuing to review that application. 21 And, frankly, we haven't been 22 approached by Fan even to today with any, you know, 23 terms for a shared access. 24 So I just want to make sure that that's 25 clear. Although Leems Corp is willing to, you know, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
142 1 MR. NOH: Make a motion for a 2 five-minute break. 3 MR. J. KANG: I'll make a motion. 4 CHAIRWOMAN STAR: Second? 5 MS. TARABOCCHIA: I second. 6 MR. NOH: All in favor? 7 (Whereupon, all present members respond 8 in the affirmative.) 9 (Whereupon, a brief recess is held from 10 9:18 p.m. - 9:26 p.m.) 11 CHAIRWOMAN STAR: Need a motion to 12 re-open the meeting. 13 MS. TARABOCCHIA: I'll make a motion to 14 re-open the meeting. 15 MR. J. KANG: I second it. 16 CHAIRWOMAN STAR: All in favor? 17 (Whereupon, all present members respond 18 in the affirmative.) 19 MS. TARABOCCHIA: We're missing 20 someone, Kwak, Councilman. 21 MAYOR KIM: Councilman Kwak? 22 (Whereupon, Councilman Kwak is 23 present.) 24 MS. LOMELO: Make sure you're ready. 25 THE COURT REPORTER: Thank you. Thank LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	144 1 have conversations, you know, we're really kind of 2 far along in the process and, you know, nobody's 3 really approached us to redesign the site yet. 4 So I just want to make sure that that's 5 clear on the record, that's not a requirement. 6 MAYOR KIM: You were there too at the 7 meeting? 8 MS. LOMELO: I was at the meeting, yes. 9 MAYOR KIM: Okay. So I'm going to read 10 this out to you and correct me if this is wrong or 11 not. 12 MS. LOMELO: Sure. 13 MAYOR KIM: Okay? 14 These developments are unusual because 15 -- issue discussed -- this is from our Hal Simoff, 16 our traffic engineer, okay. 17 MS. LOMELO: Sure. 18 MAYOR KIM: "These developments are 19 unusual because they intended to 20 implement a court settlement for an affordable 21 housing plan overseen by the superior court. 22 "In addition, the existing traffic 23 volumes already exceed Grand Avenue's capacity 24 and I," he's referring to our borough 25 engineer, "I began the discussion by noting LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

145 1 that the borough planning board approved the 2 21 Grand Avenue development, subject to NJ DOT 3 approval. 4 "The borough wants New Jersey DOT to 5 review the 15 and 21 Grand Avenue projects 6 together to access how existing Grand Avenue 7 traffic, which exceeds the capacity of nearby 8 intersections, affect both applications. 9 "The engineer representing the superior 10 court stated that NJ DOT approval is important 11 and the court seeks a reasonable, efficient 12 plan that accounts for existing substandard 13 traffic conditions while addressing both 14 development submissions." 15 This is from the engineer representing 16 the superior court. 17 MS. LOMELO: So the engineer -- 18 MAYOR KIM: I'm not done yet. 19 MS. LOMELO: The engineer -- I'm sorry. 20 MAYOR KIM: Let me just finish, I'm 21 sorry. 22 "I stated that Grand Avenue should be 23 widened to provide an additional lane 24 southbound on Grand Avenue. The professionals 25 representing 15 Grand Avenue stated that their LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	147 1 are no waivers requested for DOT approval for 2 21 Grand Avenue. 21 Grand Avenue because of the 3 increase in traffic that, you know, we exceed -- you 4 know, acknowledge there will be an increase in 5 traffic. 6 So we propose a lot of improvements 7 including a traffic signal, the new traffic signal 8 which will be at the corner -- 9 MAYOR KIM: 21, right? Yeah. 10 MS. LOMELO: 21, we'll do that. 11 There's some timing improvements on the one that's 12 closer to the Route 46 on-ramp. 13 And there is another left-turn lane 14 into the newly-proposed driveway on 21 Grand. 15 I think 21 Grand's -- you know, they 16 would prefer to have two lanes. 17 Unfortunately, you know, that requires 18 Fan also submit with two lanes. I don't know, I 19 don't believe at this point that the DOT will require 20 that. 21 But that's certainly not anything that, 22 you know, Leems Corp would push back, but I mean, 23 frankly they would want that extra lane to reduce 24 congestion. 25 But we can't force the DOT -- the DOT LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
146 1 NJ DOT permit application does not require 2 widening under NJ DOT rules. It is also noted 3 that the 15 Grand Avenue application will 4 require design waivers from New Jersey DOT 5 regulations. 6 "The professionals representing 7 21 Grand Avenue stated that their application 8 can be approved based on the plan they 9 submitted. 10 "The end result of the meeting: The 11 court representative and I recommended 12 preparing a plan that shows a shared driveway 13 for both sides and addressing options for 14 increasing Grand Avenue's capacity. The plans 15 should be circulated within 30 days." 16 Please go ahead. 17 MS. LOMELO: So at the meeting -- so 18 the initial purpose of the meeting on July 17th was 19 to address Mr. Simoff's concerns that the Fan 20 application accurately depicted the sort of on-site 21 conditions. 22 But the DOT understood that there was 23 two applications that were right next to each other. 24 As we know, when the board from the 25 testimony of 21 Grand's engineers, at that time there LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	148 1 may or may not require it, but certainly the DOT 2 permit would also rely on Fan extending that lane as 3 far as I understand it. 4 But I think that's a different issue 5 and I actually agree with both Mr. Simoff and 6 Mr. Kataryniak that there's probably an ideal 7 solution here. 8 But unfortunately where we are in this 9 process, Mr. Kataryniak was clear on this meeting, he 10 is not presenting his options from a legal 11 perspective. 12 He is looking at it solely from what 13 would be an ideal engineering perspective, which 14 would be a shared driveway and an extra southbound 15 lane from West Ruby all the way down to Route 46, but 16 the court -- there's no condemnation in the 17 redevelopment area study that was done. 18 The court doesn't have a legal remedy 19 to require a shared driveway, so the parties would 20 have to come up -- you know, come to an agreement on 21 that. 22 And in order to come to an agreement, 23 they have to have a conversation. So certainly Leems 24 is willing to have a conversation and Leems' position 25 is that any agreement for a shared access would have LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

149 1 a second lane, otherwise they just won't -- they 2 won't agree to it. 3 But my understanding from the 4 engineer's perspective is there's no waiver request 5 for DOT approval for Leems and we're hoping to be 6 submitting building permits by November. 7 MAYOR KIM: Right. 8 So you represent Leems, Leems don't 9 have a problem with the application. 10 We approved it. 11 Leems does not have to go through the 12 DOT, did you say that? 13 MS. LOMELO: No, Leems is -- they have 14 a major access permit application and a planning 15 application before the DOT and it requires a lot of 16 improvements to Grand Avenue. 17 MAYOR KIM: Okay. 18 And Leems, 21 Grand, is preparing, if 19 the DOT requires an additional lane, they have space 20 to accommodate that? 21 MS. LOMELO: Absolutely. 22 MAYOR KIM: Right. 23 MS. LOMELO: There's absolutely space 24 to accommodate it and I just want to make sure, we're 25 obviously not objecting to anything that Fan is LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	151 1 Thank you. 2 MS. LOMELO: Thank you very much. I 3 appreciate that. 4 MR. FLANNERY: If I can just correct 5 the record. 6 I did respond to Ms. Lomelo by e-mail 7 yesterday. 8 MAYOR KIM: Mr. who, I'm sorry? 9 MR. FLANNERY: Ms. Lomelo. 10 MAYOR KIM: Oh. 11 MR. FLANNERY: By e-mail yesterday. 12 MAYOR KIM: Oh, I'm sorry Ms. Lomelo. 13 MR. FLANNERY: Indicating that we're 14 working on a concept plan and after I have that 15 prepared by Mr. Keller, which would include shared 16 access and a second southern lane, then we would 17 discuss terms. 18 So the idea that we haven't reached out 19 is absolutely false. 20 MAYOR KIM: It's fine. 21 MR. FLANNERY: There was also a letter 22 submitted to the board today indicating that we had 23 made representation that we had an agreement with 24 Leems for shared access, false. 25 MAYOR KIM: Okay. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
150 1 doing. 2 I just want to make sure the record is 3 clear, the expectations are clear that, you know, at 4 this time there's no agreement, there's no agreement 5 imminent, so I just want to make sure that the board 6 was clear on that. 7 And from Leems' perspective, if there's 8 a shared access, that shared access would be 9 predicated on having a second lane. 10 MAYOR KIM: If it was required by the 11 DOT? 12 MS. LOMELO: So my understanding from 13 the meeting from the DOT is that there would never be 14 a requirement to have a shared access. 15 The only requirement may or may not be 16 having that second lane, but that would be dependent 17 on the ability to have room for that second lane. 18 MAYOR KIM: So let's try to simply put, 19 either your client works with this client or they're 20 going to find their own way without asking your 21 resources. 22 MS. LOMELO: Exactly. 23 MAYOR KIM: That's what it is. 24 MS. LOMELO: Exactly. 25 MAYOR KIM: All right. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	152 1 MR. FLANNERY: I never made 2 representation. 3 There is nothing before the board 4 regarding that. 5 So I just want to make that clear for 6 the board. 7 MAYOR KIM: Okay. Well -- 8 MR. FLANNERY: You know, we're frankly 9 a little tired of these misrepresentations by Leems 10 -- 11 MAYOR KIM: It's fine. 12 MR. FLANNERY: -- which are objections. 13 MAYOR KIM: It's perfectly fine. 14 For me and for the board, it's very 15 clearcut, you -- that shared access, that shared 16 road, right now allegedly has to be encroaching into 17 21 property. 18 If you don't -- if the 15 applicant 19 don't want to do that, I'm sure you'll find other 20 remedies. 21 MR. FLANNERY: Absolutely. 22 Look, there's no way we're going to be 23 able to have shared access unless Leems agrees to it, 24 period. 25 MAYOR KIM: Or you can just cut your LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

153 1 development and use that space -- 2 MR. FLANNERY: We could continue as to 3 what's proposed right now. 4 MAYOR KIM: -- you have many options. 5 MR. FLANNERY: Correct, and the DOT is 6 still undergoing review of the application. 7 MAYOR KIM: 21 Leems does not have to 8 listen to the affordable home [sic] court -- the 9 affordable court, the builder remedy court either, 10 because they have their right not to -- 11 MR. FLANNERY: Right, there's no 12 obligation to build -- 13 MAYOR KIM: -- deal with them. 14 MR. FLANNERY: -- any affordable 15 housing, that's correct. 16 MAYOR KIM: Exactly. All right. 17 Thank you. 18 Go ahead. 19 MR. FLANNERY: So I'm just going to 20 bring up Mr. Keller. He was previously sworn and 21 qualified. 22 Just going to go over some of the -- 23 MR. NOH: We have to close the public 24 portion first. 25 MAYOR KIM: Oh, yeah, we didn't do that LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	155 1 having been duly sworn previously, testifies as 2 follows: 3 MR. KELLER: Good evening, everyone. 4 I've marked this exhibit. This is A-16 5 with today's date. 6 (Whereupon, Updated Site Plan Rendering 7 is marked as Exhibit A-16 for identification.) 8 MR. KELLER: This is an updated site 9 plan rendering based upon the plans that we 10 submitted. 11 Those plans, in brief, coordinate the 12 architectural plan and the site plans. 13 They agree on ADA parking, layout, 14 sidewalks and so on. We have also extended a 15 sidewalk out to Grand Avenue on the south side of the 16 existing building which is remaining. As these 17 parking spaces would be convenient for the existing 18 liquor store to use. They can just walk out and go 19 to the liquor store. 20 We've shown a revised sidewalk layout 21 at the lower level at the bottom where these -- the 22 spaces to the west of the existing building are, 23 there are two doorways into the lower level, there's 24 also a pedestrian bridge from the residential lobby 25 area into the first level of the existing building, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
154 1 yet. 2 COUNCILMAN KWAK: I'll make a motion to 3 close to the public. 4 CHAIRWOMAN STAR: Second? 5 MS. TARABOCCHIA: I'll second. 6 MR. NOH: All in favor? 7 (Whereupon, all present members respond 8 in the affirmative.) 9 MR. NOH: Peter, how much longer do you 10 have? Because we need to have -- 11 MR. FLANNERY: Not much longer, I would 12 say about 15, 20 minutes. 13 MR. KELLER: Yeah, I'll be quick. I'm 14 just going to go over -- 15 MR. NOH: Perfect. 16 MR. FLANNERY: He'll be here again in 17 August. 18 MR. NOH: Yes. 19 MR. FLANNERY: Just going to go over 20 the revisions to the materials. 21 MR. NOH: We have to do two 22 memorializations, too, so if you can just expedite. 23 MR. FLANNERY: Sure, yeah. 24 E R I C K E L L E R, PE, PP, LEED AP 25 3 Paragon Way, Suite 170, Freehold, New Jersey, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	156 1 which is the same level as the liquor store space. 2 We noted on the plans that we have our 3 flood hazard area permit. 4 We have our environmental permit for -- 5 from the DEP. 6 The DOT, you've heard enough about 7 that, I won't go into that. 8 We'll comply with whatever the DOT 9 tells us we have to do. And our application has been 10 deemed complete and is -- we've gotten a set of 11 comments. We haven't responded because we're working 12 out based upon our meeting last Friday. 13 In the set of site plans we have 14 enlargements of the three landscape areas so you can 15 see all the details of those. 16 The rendering shows the updated layout, 17 we have two courtyard areas that are above the 18 parking deck. 19 And then we have a rooftop terrace 20 that's on the roof. 21 And we have updated the vehicle turning 22 paths to show that all of the areas of the site are 23 accessible. 24 We did -- our site plans had already 25 removed these five parking spaces on the north side LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

157 1 of the building, so they no longer show. 2 I do want to touch on a couple of 3 items. I received the Colliers review memo today. 4 I went through it and I just want to 5 touch on a couple of things to clarify and, you know, 6 we have -- my office has a long history on this 7 project. We've been working on this for four or five 8 years now. About the sewer, we have an existing 9 sewer from the existing building that goes out into 10 Grand Avenue to the existing 12-inch line. 11 We have a proposed new lateral for the 12 residential building, which will also go out to that 13 12-inch line. 14 We had talked to the DPW a number of 15 years ago and they said the sewer is fine, except 16 when it rains. 17 And that's an indication of much of 18 northern, New Jersey, an older system that gets 19 rainfall into the system and increases the flows. 20 The dry weather flow, there's plenty of capacity in 21 that pipe. 22 Just a point on our plans, while we're 23 not showing the improvements on 21 Grand, because 24 they weren't available to us when we were preparing 25 it, we do show a retaining wall along our northern LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	159 1 We are increasing the sewer and water 2 demands, so we will need TWA approval for the sewer. 3 Water is from Veolia and they have plenty of capacity 4 for a relatively minor increase. 5 And I believe that's it, unless there's 6 -- oh, car parking, very briefly on parking. 7 MAYOR KIM: You're going to have to 8 repeat whatever you say as we discussed. 9 MR. KELLER: That's fine. 10 I just want to put it on the record, we 11 prepared -- and I know Mr. Kauker for some reason did 12 not get our transportation demand management plan -- 13 MAYOR KIM: Right. 14 MR. KELLER: -- in there is a shared 15 parking analysis. There are 334 parking spaces on 16 site. 17 We had a long discussion last time 18 about parking and 186 spaces are being set aside for 19 the residents of this community. They'll be gated 20 off and only accessible to the residents. 21 That leaves 148 spaces available for 22 all of the uses on site. 23 In the back of the report are two 24 tables, one for weekday and one for weekend that show 25 that even account -- taking out that reserved LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
158 1 boundary line. That is not our retaining wall. That 2 is their retaining wall. We're just showing it to 3 say it's adjacent to our property, their site will be 4 higher. 5 Well, they have a lower level and then 6 they have, I'll call it, a ground level, which is 7 basically at the level of Grand Avenue. 8 That retaining wall is theirs. We 9 don't have any details on that. 10 You'll have to look at their plans for 11 that information. 12 MR. NOH: So if I can please interrupt, 13 because we can only go till 10 p.m. and we have two 14 memorializations to do and you guys are not going to 15 be finishing today, so can we carry this to next 16 month, August 26? 17 MR. KELLER: Again, two more things. 18 MAYOR KIM: Sure, go ahead. 19 MR. KELLER: Two more minutes. 20 So on the stormwater, which has already 21 been approved by DEP, we're reducing the impervious 22 coverage total from 2-and-a-half to 2.35 acres. 23 The regulated motor vehicle surfaces, 24 which it goes to water quality is reduced by 25 67 percent, 1.9 acres to 0.65. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	160 1 residential parking, that we have plenty of parking 2 available for this site in the proposed condition. 3 Our site will generate less traffic than it does 4 today because we need to remember that there's a very 5 large restaurant in the back that is going away. 6 So the residential use on the property 7 generates less traffic, and this is DOT rates, less 8 traffic than the restaurant, so -- 9 MAYOR KIM: Pardon me, pardon me. 10 MR. KELLER: Yes. 11 MAYOR KIM: I want to talk about this 12 again. Did you say that the amount of units they're 13 going to put in and because there's a restaurant over 14 there and I know exactly what it is in there, that 15 your allotted population of residents is going to 16 reduce. 17 MR. KELLER: The amount of traffic, 18 that's correct. It's base on DOT trip rates. 19 MAYOR KIM: It's really hard to 20 believe, but, okay, if the DOT is saying it is, it 21 is. 22 MR. KELLER: We've submitted that. 23 Mayor, we've submitted that to the DOT. 24 They will review it as part of their 25 overall, so... LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

161 1 MS. TARABOCCHIA: You're saying that 2 they will review it and give us an overall decision 3 or it's already been decided? 4 MR. KELLER: No, it's under review. 5 MAYOR KIM: Under review. 6 The DOT is the DOT, so... 7 MR. KELLER: Yes, the DOT will act in 8 their timeframe. 9 MAYOR KIM: That's it. 10 MR. KELLER: That's it, I'm done. 11 MAYOR KIM: I have one more question, I 12 don't know who the main attorney it. 13 Can I ask -- maybe it's a little bit 14 too early, but are you guys planning to request a 15 PILOT program? 16 And are you aware that the PILOT 17 program is under the sole discretion of the governing 18 body of Palisades Park? 19 MR. FLANNERY: We understand that it's 20 fully discretionary. 21 I don't think we ever planned on -- 22 Okay. All right, but we may consider a 23 PILOT. We understand that it's fully within the 24 discretion of the borough. 25 MAYOR KIM: You're an attorney, you LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	163 1 this to -- carry this case over to August 26, 2026. 2 COUNCILMAN KWAK: I'll make a motion. 3 MR. J. KANG: I'll second. 4 MR. NOH: Without the need to 5 re-notice. Okay? Can we have a motion, please. 6 COUNCILMAN KWAK: I'll make the motion. 7 MR. J. KANG: I'll second. 8 MS. TARABOCCHIA: I'll second. 9 MR. NOH: Roll call, please. 10 MS. TARABOCCHIA: All in favor? 11 (Whereupon, all present members respond 12 in the affirmative.) 13 MR. NOH: We need to do a roll call. 14 MS. TARABOCCHIA: Oh, roll call, okay. 15 BOARD SECRETARY HANRAHAN: Mayor Kim? 16 MAYOR KIM: Yes. 17 BOARD SECRETARY HANRAHAN: Ms. Star? 18 CHAIRWOMAN STAR: Yes. 19 BOARD SECRETARY HANRAHAN: 20 Ms. Tarabocchia? 21 MS. TARABOCCHIA: Yes. 22 BOARD SECRETARY HANRAHAN: Mr. Kang? 23 MR. J. KANG: Yes. 24 BOARD SECRETARY HANRAHAN: Mr. Han? 25 MR. HAN: Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
162 1 know that, right? 2 MR. FLANNERY: No, of course. 3 MAYOR KIM: The judge cannot mandate -- 4 MR. FLANNERY: Right, it's based on an 5 application, they need to evaluate whether the 6 project needs a PILOT and whether the borough can 7 grant one. 8 MAYOR KIM: Yeah, it's up to the full 9 discretion of the borough to grant PILOTS. 10 MR. FLANNERY: Correct, understood. 11 MAYOR KIM: Okay. 12 Thank you. 13 MR. NOH: So we'll continue this on our 14 next regular meeting on -- 15 MR. FLANNERY: August 26. 16 MR. NOH: -- August 26. 17 MR. FLANNERY: 7 p.m. 18 MR. NOH: 7 p.m. here. 19 MR. FLANNERY: No further notice. 20 MR. NOH: No. 21 MR. FLANNERY: No further notice 22 required. 23 MR. NOH: No further notice. 24 MR. FLANNERY: Thank you. 25 MR. NOH: We need a motion to carry LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	164 1 BOARD SECRETARY HANRAHAN: Mr. Kwak? 2 COUNCILMAN KWAK: Yes. 3 MR. NOH: Case No. 25-SP09, site plan, 4 Fan Associates, LLC, 15 Grand Avenue, Block 505, 5 Lots 3 & 4, that's being carried to the next regular 6 meeting's schedule, August 26, 2026 at 7 p.m. here at 7 the borough hall and there's no need for the 8 applicant to re-notice. 9 Okay. Memorializations. 10 CHAIRWOMAN STAR: Two memorializations, 11 the first is Hillcrest Builders, LLC, 450 East Edsall 12 Boulevard. 13 MR. NOH: Actually, I'll do the 26-SP04 14 first. 15 CHAIRWOMAN STAR: Oh, okay. 16 Mario Velasquez Teletor. 17 MR. NOH: The applicant is Mario 18 Velasquez Teletor, the property -- the subject 19 property is 331 Broad Avenue, Block 217, Lot 17. 20 The applicant filed a change of use 21 application on March 31st, 2026. The application was 22 subsequently deemed complete. 23 And the planning board heard this 24 application on June 24th, 2026 at its regular 25 meeting. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

165 1 And the board has found the following: 2 The property in question is located in the B-1 zoning 3 district and located at 331 Broad Avenue, Block 217, 4 Lot 17. 5 The applicant proposes to change the 6 former use as a liquor and retail store to a 7 convenience store and the applicant will sell 8 everything in a convenience store including chips, 9 candy, juice, soda and prepackaged food. 10 There will be no cooking on the 11 premises. There will be no check cashing. 12 There would not be any tables where 13 anyone can sit and eat. 14 And the applicant and his wife will be 15 the only employees. 16 And their hours of operation is Monday 17 through Sunday from 7 a.m. to 11:30 p.m. 18 And this will be subject to the 19 borough's ordinance and the applicant has agreed to 20 go to the building department and confirm. 21 And the applicant does not plan to do 22 any other construction or improvement. 23 The board had approved this 24 application, so can we vote on this memorialization. 25 CHAIRWOMAN STAR: Okay. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	167 1 Boulevard, Block 420, Lot 16. 2 This is part of a builder's remedy case 3 and the applicant appeared before the planning board 4 on two occasions, one was February 25th, 2026 and the 5 other one was June 24, 2026. 6 The applicant filed a site plan 7 approval for a six-story apartment building with 45 8 units with 20 percent of the proposed units to be 9 devoted to providing affordable housing in accordance 10 with the settlement agreement. 11 And the applicant produced four 12 witnesses. The first witness was Mr. Koestner, is 13 the -- is the site plan engineer and he went over the 14 site plan with the board and the next witness he 15 produced was Louis Luglio, he was the licensed 16 traffic engineer and he testified as to the traffic 17 aspect of the application, including sight triangle, 18 vehicle maneuverability, EV parking spaces. 19 And there will be 27 parking spaces on 20 the ground level and 26 spaces on the upper level. 21 And the expert witness stated that this 22 is not a significant number of parking spaces and the 23 witness further stated that gaining access and 24 cutting in and out it's not a high turnover for this 25 location. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
166 1 Can we have a vote on this 2 memorialization, please, to approve it. 3 MR. J. KANG: I'll make a motion. 4 CHAIRWOMAN STAR: Make a motion. 5 Second? 6 COUNCILMAN KWAK: I'll second. 7 CHAIRWOMAN STAR: Second. 8 MR. NOH: Roll call? 9 BOARD SECRETARY HANRAHAN: Mayor Kim? 10 MAYOR KIM: Yes. 11 BOARD SECRETARY HANRAHAN: Ms. Star? 12 CHAIRWOMAN STAR: Yes. 13 BOARD SECRETARY HANRAHAN: 14 Ms. Tarabocchia? 15 MS. TARABOCCHIA: Yes. 16 BOARD SECRETARY HANRAHAN: Mr. Kang? 17 MR. J. KANG: Yes. 18 BOARD SECRETARY HANRAHAN: Mr. Han? 19 MR. HAN: Yes. 20 BOARD SECRETARY HANRAHAN: And 21 Mr. Kwak? 22 COUNCILMAN KWAK: Yes. 23 MR. NOH: Okay. 24 The next one is the site plan, Case 25 25-SP14, Hillcrest Builders, LLC, 450 East Edsall LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	168 1 And the witness further stated that 2 these 45 units of residential is also considered a 3 very low generator of traffic, of parking that's 4 coming in and out of the site. 5 And the next witness was Vassilios 6 Cocoros, he was the applicant's architect. And 7 basically testified as to the architect side of the 8 construction, which is the building six stories, 9 about 62 feet height based on the four corners of the 10 building measured to the flat roof as part of the 11 settlement agreement. 12 Next witness was David Spatz, he's the 13 licensed planner. And he testified as to the 14 planning part of the application and based on the 15 settlement agreement, Mayor and Council adopted 16 Ordinance No. 2025-5, which created the AHD-2 zone 17 for this particular site, and this project fully 18 complies with the settlement agreement, as well as 19 the ordinance and there are no variances being 20 sought. 21 And this application was heard before 22 the board, together with the board's experts, Michael 23 Kauker, Carl O'Brien and the traffic engineer, Hal 24 Simoff. 25 And the public participation was that LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 Doug Bern, attorney for Neil Rubenstein who owns the
2 building located at 462 and 464 11th Street, the next
3 adjacent building and he brought the -- also the
4 engineer Charles Baldanza and who made some public
5 comments and Neil Rubenstein himself participated in
6 the public -- public portion of the hearing.

7 And the board approved this project and
8 the site plan and there was subsequently many
9 stipulations made on the record and those are all
10 placed on the record and the applicant is directed to
11 follow all the engineer's, planner's and the traffic
12 engineer's review reports that was submitted to them
13 and the -- all the stipulations that were made on the
14 record.

15 Can we have a motion?

16 CHAIRWOMAN STAR: Motion to accept this
17 memorialization?

18 MR. J. KANG: I'll make a motion to
19 accept it.

20 MR. NOH: And Arlene was not present
21 for this site plan, so Arlene is not voting for this.

22 MR. J. KANG: I'll make a motion.

23 MR. NOH: Second?

24 COUNCILMAN KWAK: I'll second it.

25 MR. NOH: Roll call?

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

1 BOARD SECRETARY HANRAHAN: Mayor Kim?

2 MAYOR KIM: Yes.

3 BOARD SECRETARY HANRAHAN: Ms. Star?

4 CHAIRWOMAN STAR: I can't vote.

5 BOARD SECRETARY HANRAHAN:

6 Ms. Tarabocchia?

7 MS. TARABOCCHIA: Yes.

8 BOARD SECRETARY HANRAHAN: Mr. Kang?

9 MR. J. KANG: Yes.

10 BOARD SECRETARY HANRAHAN: Mr. Han?

11 MR. HAN: Yes.

12 BOARD SECRETARY HANRAHAN: Mr. Kwak?

13 COUNCILMAN KWAK: Yes.

14 CHAIRWOMAN STAR: Old business?

15 (No Response.)

16 CHAIRWOMAN STAR: New business?

17 (No Response.)

18 CHAIRWOMAN STAR: Motion to adjourn.

19 COUNCILMAN KWAK: I'll make a motion.

20 MS. TARABOCCHIA: Second.

21 CHAIRWOMAN STAR: All in favor?

22 (Whereupon, all present members respond

23 in the affirmative. This meeting is concluded.

24 Time noted: 9:54 p.m.)

25

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

Dated: _____

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

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