

1 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUSTMENT MONDAY, AUGUST 17, 2026 7:02 p.m. ----- Case No. 26-02) TRANSCRIPT OF 320 Bergen Boulevard Corp) PROCEEDING 345 Roff Avenue) Block: 312, Lot: 13) ----- B E F O R E: BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT THERE BEING PRESENT: CHARLIE CHUNG, CHAIRMAN SEONG HYE YOON, VICE CHAIRWOMAN ELEFTERIOS ELEFTERIOU, MEMBER DAVID TERRANOVA, MEMBER STEVEN BROGNA, MEMBER AARON CHIESA, MEMBER (ABSENT) JUSTIN SUNG, ALTERNATE MEMBER LUIS CRESPO, ALTERNATE MEMBER SEROM HONG, ALTERNATE MEMBER LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 LauraACaruccillc@gmail.com LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	3 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 <u>I N D E X</u> <u>WITNESS</u> <u>SWORN</u> <u>TESTIMONY</u> (NONE) <u>PUBLIC COMMENT</u> <u>PAGE</u> (NONE) <u>E X H I B I T S</u> <u>No.</u> <u>Description</u> <u>Ident/Evid</u> (NONE) LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
2 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 A P P E A R A N C E S: DIANE TESTA, ESQUIRE Counsel for the Board of Adjustment A L S O P R E S E N T: REBEKAH KIM, BOARD SECRETARY NICKI LOULLOUDIS, P.E., P.P. CME, BOARD ENGINEER LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	4 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 MS. TESTA: Stand for the Pledge of Allegiance. (Whereupon, all rise for a recitation of the Pledge of Allegiance.) MS. TESTA: Roll call. SECRETARY KIM: Mr. Chung? CHAIRMAN CHUNG: Here. SECRETARY KIM: Ms. Yoon? VICE CHAIRWOMAN YOON: Here. SECRETARY KIM: Mr. Brogna? MR. BROGNA: Here. SECRETARY KIM: Mr. Chiesa? (No Response.) SECRETARY KIM: Mr. Elefteriou? MR. ELEFTERIOU: Here. SECRETARY KIM: Mr. Terranova? MR. TERRANOVA: Here. SECRETARY KIM: Mr. Sung? MR. SUNG: Here. SECRETARY KIM: Mr. Crespo? MR. CRESPO: Here. SECRETARY KIM: Ms. Hong? MS. HONG: Here. MS. TESTA: In accordance with the Open Public Meetings Act, notice of this meeting has been LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

5 1 posted on the Borough's bulletin board. Notice has 2 been provided to at least two official newspapers and 3 filed with the Borough Clerk's office. 4 Chairman, we need a motion to approve 5 the minutes from the July 20th, 2026 meeting. 6 CHAIRMAN CHUNG: Can I have a motion, 7 please? 8 MR. TERRANOVA: I'll make a motion. 9 CHAIRMAN CHUNG: Thank you. 10 And second? 11 MR. ELEFTERIOU: Second. 12 CHAIRMAN CHUNG: Thank you. 13 SECRETARY KIM: Mr. Chung? 14 CHAIRMAN CHUNG: Yes. 15 SECRETARY KIM: Ms. Yoon? 16 VICE CHAIRWOMAN YOON: Abstain. 17 SECRETARY KIM: Mr. Brogna? 18 MR. BROGNA: Abstain. 19 SECRETARY KIM: Mr. Elefteriou? 20 MR. ELEFTERIOU: Yes. 21 SECRETARY KIM: Mr. Terranova? 22 MR. TERRANOVA: Yes. 23 SECRETARY KIM: Mr. Sung? 24 MR. SUNG: Yes. 25 SECRETARY KIM: Mr. Crespo? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	7 1 MR. SUNG: Yes. 2 SECRETARY KIM: Mr. Crespo? 3 MR. CRESPO: Yes. 4 SECRETARY KIM: Ms. Hong? 5 MS. HONG: Yes. 6 MS. TESTA: Okay. And we have 7 memorialization of two resolutions from the July 8 meeting. 9 The first one is Case No. 26-03, Jeong 10 Mi Lee. That was property located at 545 Fifth 11 Street, Block 325, Lot 12. It was an approval to 12 construct a duplex on an oversized lot. Variances 13 were granted for height, number of stories, building 14 coverage for square footage, side yard and combined 15 side yard. 16 CHAIRMAN CHUNG: Okay. 17 MS. TESTA: So those that were present 18 at the meeting can vote. 19 CHAIRMAN CHUNG: Can I have a motion? 20 MR. ELEFTERIOU: I'll make a motion. 21 CHAIRMAN CHUNG: Second? 22 MR. TERRANOVA: I'll second. 23 CHAIRMAN CHUNG: Thank you, Dave. 24 SECRETARY KIM: Mr. Chung? 25 CHAIRMAN CHUNG: Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
6 1 MR. CRESPO: Yes. 2 SECRETARY KIM: Ms. Hong? 3 MS. HONG: Yes. 4 MS. TESTA: Motion to approve the bills 5 and the only bills that we have this month are from 6 Testa & DeCarlo in the amount of \$2,392.50 payable 7 from escrow. 8 CHAIRMAN CHUNG: Can I have a motion, 9 please? 10 MR. TERRANOVA: I'll make a motion. 11 CHAIRMAN CHUNG: Thank you, Dave. 12 Second? 13 MR. ELEFTERIOU: I second. 14 CHAIRMAN CHUNG: Thank you, Lefty. 15 SECRETARY KIM: Mr. Chung? 16 CHAIRMAN CHUNG: Yes. 17 SECRETARY KIM: Ms. Yoon? 18 VICE CHAIRWOMAN YOON: Yes. 19 SECRETARY KIM: Mr. Brogna? 20 MR. BROGNA: Yes. 21 SECRETARY KIM: Mr. Elefteriou? 22 MR. ELEFTERIOU: Yes. 23 SECRETARY KIM: Mr. Terranova? 24 MR. TERRANOVA: Yes. 25 SECRETARY KIM: Mr. Sung? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	8 1 MS. TESTA: No, you -- 2 CHAIRMAN CHUNG: No, abstain. 3 MS. TESTA: You're going to abstain. 4 CHAIRMAN CHUNG: Yeah. 5 MS. TESTA: Yeah, uh-huh. 6 SECRETARY KIM: Ms. Yoon? 7 VICE CHAIRWOMAN YOON: Abstain. 8 SECRETARY KIM: Mr. Brogna? 9 MR. BROGNA: Abstain. 10 SECRETARY KIM: Mr. Elefteriou? 11 MR. ELEFTERIOU: Yes. 12 SECRETARY KIM: Mr. Terranova? 13 MR. TERRANOVA: Yes. 14 SECRETARY KIM: Mr. Sung? 15 MR. SUNG: Yes. 16 SECRETARY KIM: Mr. Crespo? 17 MR. CRESPO: Yes. 18 SECRETARY KIM: Ms. Hong? 19 MS. HONG: Yes. 20 MS. TESTA: And the next one is for 21 Case No. 26-04, Alaaeldin Elbana, property located on 22 Bergen Boulevard, Block 717, Lot 25. 23 This was an approval for the 24 construction of a two-family structure. Due to the 25 shape and size of the property, variances were LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

9 1 granted for front yard, front yard platform, rear 2 yard, side yards, combined side yards and parking. 3 CHAIRMAN CHUNG: All right. Can I have 4 a motion, please? 5 MR. TERRANOVA: I'll make a motion. 6 CHAIRMAN CHUNG: Thank you. 7 MR. ELEFTERIOU: I'll second. 8 CHAIRMAN CHUNG: Thank you, Lefty. 9 SECRETARY KIM: Mr. Chung? 10 CHAIRMAN CHUNG: Abstain. 11 SECRETARY KIM: Ms. Yoon? 12 VICE CHAIRWOMAN YOON: Abstain. 13 SECRETARY KIM: Mr. Brogna? 14 MR. BROGNA: Abstain. 15 SECRETARY KIM: Mr. Elefteriou? 16 MR. ELEFTERIOU: Yes. 17 SECRETARY KIM: Mr. Terranova? 18 MR. TERRANOVA: Yes. 19 SECRETARY KIM: Mr. Sung? 20 MR. SUNG: Abstain. 21 SECRETARY KIM: Mr. Crespo? 22 MR. CRESPO: Yes. 23 SECRETARY KIM: Ms. Hong? 24 MS. HONG: Yes. 25 MS. TESTA: Okay. And then the next LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	11 1 MR. TERRANOVA: I'll make a motion. 2 CHAIRMAN CHUNG: Thanks, Dave. 3 Second? 4 MR. ELEFTERIOU: I'll second it. 5 CHAIRMAN CHUNG: Lefty, thank you. 6 SECRETARY KIM: Mr. Chung? 7 CHAIRMAN CHUNG: Yes. 8 SECRETARY KIM: Ms. Yoon? 9 VICE CHAIRWOMAN YOON: Yes. 10 SECRETARY KIM: Mr. Brogna? 11 MR. BROGNA: Yes. 12 SECRETARY KIM: Mr. Elefteriou? 13 MR. ELEFTERIOU: Yes. 14 SECRETARY KIM: Mr. Terranova? 15 MR. TERRANOVA: Yes. 16 SECRETARY KIM: Mr. Sung? 17 MR. SUNG: Abstain. 18 SECRETARY KIM: Mr. Crespo? 19 MR. CRESPO: Yes. 20 SECRETARY KIM: Ms. Hong? 21 MS. HONG: Yes. 22 MS. TESTA: Okay. 23 And then Case No. 24-21, Chris Kim, 24 19 W. Homestead Avenue. 25 That's on for memorialization. I'm LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
10 1 matter of business is the applicant for tonight's 2 meeting, 345 Roff Avenue, 320 Bergen Boulevard, Corp. 3 The attorney e-mailed my office stating 4 that he had a medical emergency and requested this 5 matter be carried to the September meeting and that 6 no further notice be required of the applicant. 7 So vote on that. 8 Now, just I don't know if it makes a 9 difference, but the next board meeting is 10 September 21st, which is Yom Kippur. 11 So I don't know if the board wants to 12 use that. Is everybody okay? 13 MR. TERRANOVA: I'm fine. 14 MR. ELEFTERIOU: I'm fine. 15 MS. TESTA: It might be an issue with 16 some of the experts, but we can still proceed and -- 17 CHAIRMAN CHUNG: Okay. 18 MR. ELEFTERIOU: Okay. 19 MS. TESTA: Okay. So this would be a 20 motion to carry 345 Roff Avenue, 320 Bergen 21 Boulevard, Corp., is the name of the applicant to the 22 September 21st, 2026 meeting with no further notice 23 being provided by the applicant. 24 CHAIRMAN CHUNG: Thank you. 25 Can I have a motion, please? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	12 1 still talking with the attorney because I think he 2 really filed that too soon. His approvals haven't 3 expired and that is one of the cases that's in 4 litigation. 5 So I'm just waiting to hear back from 6 him. 7 CHAIRMAN CHUNG: Okay. 8 MS. TESTA: Okay. So we'll just carry 9 that to the next meeting. 10 Hopefully have it resolved at that 11 point. 12 CHAIRMAN CHUNG: Okay. We need a 13 motion? 14 MS. TESTA: Motion, I guess, to open to 15 the public, even though there's no public here, you 16 should just put it on the record, motion to open to 17 he public. 18 CHAIRMAN CHUNG: Motion to open to the 19 public. 20 MS. TESTA: All in favor? 21 (Whereupon, all present members respond 22 in the affirmative.) 23 MS. TESTA: Okay. And then motion to 24 close as there's nobody in the public. 25 CHAIRMAN CHUNG: Motion to close to the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 public.

2 What's next?

3 MS. TESTA: To adjourn.

4 CHAIRMAN CHUNG: Okay.

5 MS. TESTA: Motion to adjourn?

6 MR. TERRANOVA: Motion to adjourn.

7 MS. TESTA: Second.

8 MR. ELEFTERIOU: Second.

9 MS. TESTA: Okay. Second by

10 Elefteriou.

11 Thank you, everyone.

12 CHAIRMAN CHUNG: Thank you.

13 (Whereupon, this meeting is concluded.

14 Time noted: 7:08 p.m.)

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

201-641-1812

1 C E R T I F I C A T E

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

8 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
9 by anyone with a financial interest in the outcome of
this action.

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

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

17 Dated:

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

201-641-1812

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