

1 1 BOROUGH OF PALISADES PARK 2 PLANNING BOARD 3 WEDNESDAY, SEPTEMBER 23, 2026 4 7:06 P.M. 5 ----- 6 IN THE MATTERS OF:) 7 Case #25-SP09 Site Plan) TRANSCRIPT OF 8 Fan Associates, LLC) PROCEEDING 9 15 Grand Avenue) 10 Block 505, Lots 3 & 4) 11 Case #26-SP11 Site Plan &) 12 Variance (if necessary)) 13 Go Food, Inc.) 14 232 Broad Avenue) 15 Block 602, Lots 23 & 4) 16 Case #24-SP17 Extension of) 17 Resolution #24-SP17 (Approved) 18 9/25/24)) 19 208 Columbus Avenue) 20 Block 111, Lot 2) 21 ----- 22 B E F O R E 23 24 THE PALISADES PARK PLANNING BOARD 25 THERE BEING PRESENT: 26 ARLENE STAR, CHAIRWOMAN (ABSENT) 27 CHRIS AUFIERO, ACTING CHAIRMAN 28 C. PAUL KIM, MAYOR (ABSENT) 29 CHRISTOPHER KWAK, COUNCILMAN (ABSENT) 30 JUSTIN KANG, MEMBER 31 MIRJANA TARABOCCHIA, MEMBER 32 EDWIN HAN, MEMBER 33 JENNIFER KIM, ALTERNATE MEMBER 34 35 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 36 201-641-1812 37 LauraACaruccillc@gmail.com 38 39 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 40 201-641-1812	3 1 I N D E X 2 A G E N D a PAGE NO. 3 Case #25-SP09 Site Plan 4 Fan Associates, LLC 5 15 Grand Avenue 6 Block 505, Lots 3 & 4 7 7 Case #26-SP11 Site Plan & 8 Variance (if necessary) 9 Go Food, Inc. 10 232 Broad Avenue 11 Block 602, Lots 23 & 4 10 12 PUBLIC COMMENT 13 MELANIE COMAS 16 14 83 West Harwood Terrace 15 16 Case #24-SP17 Extension of Resolution 17 #24-SP17 (Approved 9/25/24) 18 208 Columbus Avenue 19 Block 111, Lot 2 21 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000
2 1 A P P E A R A N C E S: 2 NOH & KANG, LLP 3 BY: CHANG K. NOH, ESQUIRE 4 460 Bergen Boulevard, Suite 301 5 Palisades Park, New Jersey 07650 6 (201) 588-0695 7 Counsel for the Planning Board 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296	

5 1 SECRETARY HANRAHAN: Star? 2 (No Response.) 3 SECRETARY HANRAHAN: Mr. Aufiero? 4 ACTING CHAIRMAN AUFIERO: Yes. 5 SECRETARY HANRAHAN: Ms. Tarabocchia? 6 MS. TARABOCCHIA: Yes, here. 7 SECRETARY HANRAHAN: Mr. Kang? 8 MR. KANG: Yes, here. 9 SECRETARY HANRAHAN: Mr. Han? 10 MR. HAN: Yes. 11 SECRETARY HANRAHAN: Ms. Kim? 12 MS. KIM: Yes. 13 ACTING CHAIRMAN AUFIERO: And we'll do 14 the minutes. 15 We all hopefully read the minutes from 16 last month. 17 Can I have a motion to accept those 18 minutes? 19 MS. TARABOCCHIA: I'll make a motion. 20 MR. KANG: I'll second it. 21 ACTING CHAIRMAN AUFIERO: Roll call. 22 SECRETARY HANRAHAN: Mr. Aufiero? 23 ACTING CHAIRMAN AUFIERO: Yes. 24 SECRETARY HANRAHAN: Ms. Tarabocchia? 25 MS. TARABOCCHIA: Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	7 1 ACTING CHAIRMAN AUFIERO: Okay. 2 The first case tonight would be Case 3 No. 25-SP09, site plan for Fan Associates, LLC, 4 15 Grand Avenue, Block No. 505, Lot No. 3 and 4. 5 MR. NOH: Okay. I spoke to Peter 6 Flannery, attorney for the applicant, yesterday and 7 today. 8 I advised him that our traffic engineer 9 Mr. Hal Simoff is not going to be available to attend 10 the meeting today and the board needs his advisory in 11 this matter. 12 And the applicant had mentioned that 13 they're almost at the end of the testimony and the 14 attorney actually by today's correspondence asked us 15 if we can schedule a special meeting either later 16 this month or in October 2026 or if we cannot secure 17 a special meeting date, then they're okay to have us 18 adjourn the meeting to the next regularly-scheduled 19 meeting, which is on October 21st, 2026. 20 I had a discussion with both the 21 chairperson and vice chairperson this afternoon and 22 we decided that we would carry this to the next 23 regular meeting, which is scheduled on October 21st, 24 2026. 25 So basically we'll make a motion to LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
6 1 SECRETARY HANRAHAN: Mr. Kang? 2 MR. KANG: Yes. 3 SECRETARY HANRAHAN: Mr. Han? 4 MR. HAN: Yes. 5 SECRETARY HANRAHAN: Ms. Kim? 6 MS. KIM: Yes. 7 ACTING CHAIRMAN AUFIERO: Next I'm 8 going to need a motion to pay the bills. 9 MR. KANG: Do we have to? 10 ACTING CHAIRMAN AUFIERO: Unfortunately 11 I would say yes. 12 MR. NOH: Make a motion, please. 13 MR. KANG: I'll make a motion. 14 MS. TARABOCCHIA: I'll second. 15 ACTING CHAIRMAN AUFIERO: Roll call. 16 SECRETARY HANRAHAN: Mr. Aufiero? 17 ACTING CHAIRMAN AUFIERO: Yes. 18 SECRETARY HANRAHAN: Ms. Tarabocchia? 19 MS. TARABOCCHIA: Yes. 20 SECRETARY HANRAHAN: Mr. Kang? 21 MR. KANG: Yes. 22 SECRETARY HANRAHAN: Mr. Han? 23 MR. HAN: Yes. 24 SECRETARY HANRAHAN: Ms. Kim? 25 MS. KIM: Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	8 1 carry this Application Case 25-SP09, site plan, Fan 2 Associates, LLC, to carry this to the next 3 regularly-schedule meeting on October 21st, 2026 at 4 7 p.m. in this location and all -- with all 5 applicable time periods extended through that date 6 and the legal notice be also carried. 7 So somebody can make that motion and 8 somebody can second and we can vote on it. 9 MR. KANG: I'll make a motion to carry 10 Case No. 25-SP09 to carry to next month, the October 11 meeting. 12 I heard this is only a five-minute 13 thing regarding the traffic? But -- 14 MR. NOH: Well, there's still a 15 discussion. 16 Yes, he had mentioned it would be very 17 brief. 18 MR. KANG: I want to put -- whether 19 it's a five-minute thing or five-hour thing, we're 20 going to take this seriously, put on the same weight, 21 so we're going to take the proper step, so we better 22 instead of we just finishing it here tonight, yeah, 23 we better carry to next month so when we have a 24 professional here, we will get professional opinion 25 and we are going to do it right, that's why. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

9 1 So I'm going to make a motion. 2 Thank you. 3 FEMALE AUDIENCE MEMBER: Excuse me, is 4 that -- 5 MS. TARABOCCHIA: I'll second it. 6 ACTING CHAIRMAN AUFIERO: Okay. 7 Roll call. 8 FEMALE AUDIENCE MEMBER: You said the 9 21st or the 25th. 10 MR. NOH: 21st. 11 FEMALE AUDIENCE MEMBER: Oh, 21st. 12 MR. NOH: It's Wednesday, yeah. 13 SECRETARY HANRAHAN: Mr. Aufiero? 14 ACTING CHAIRMAN AUFIERO: Yes. 15 SECRETARY HANRAHAN: Ms. Tarabocchia? 16 MS. TARABOCCHIA: Yes. 17 SECRETARY HANRAHAN: Mr. Kang? 18 MR. KANG: Yes. 19 SECRETARY HANRAHAN: Mr. Han? 20 MR. HAN: Yes. 21 SECRETARY HANRAHAN: Ms. Kim? 22 MS. KIM: Yes. 23 MR. NOH: Okay. So I'll make the 24 announcement. 25 The Case No. 25-SP09, the site plan, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	11 1 scheduled for October 21st and he has another matter 2 on that day and in November we have a meeting date of 3 November 18th and he told me he has the same conflict 4 on that day, and he was asking me to ask the board to 5 request a special meeting for his case. 6 However, as of now we can't really 7 specify the special meeting date, so we'll just carry 8 this and basically without the date, we can't do 9 that, but we'll just carry it and we'll ascertain the 10 date and we'll notify him so the applicant can 11 basically send out the notice of the hearing. 12 MS. TARABOCCHIA: Can I just ask a 13 question, Counsel? 14 MR. NOH: Sure. 15 MS. TARABOCCHIA: You said that the -- 16 he received an engineering review letter and he had 17 to file a notice. 18 What kind of notice? 19 MR. NOH: Well, basically this matter 20 was put on for this -- 21 MS. TARABOCCHIA: This today. 22 MR. NOH: This -- today's agenda, but 23 the engineer reviewed the application and they 24 already sent out the letter, review letter. 25 And he had received it on Monday and LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
10 1 Fan Associates, LLC, is the applicant concerning 2 15 Grand Avenue, Block 505, Lots 3 and 4. 3 This site plan application will be 4 carried to the next regularly-scheduled meeting of 5 October 21st, 2026 at 7 p.m. in this location here at 6 the borough hall with applicable time periods 7 extended through that date and the legal notice be 8 also carried, so there's no need for re-notice. 9 Thank you. 10 FEMALE AUDIENCE MEMBER: Can we ask 11 questions? 12 MR. NOH: Not now. 13 And then we get to the next case. 14 ACTING CHAIRMAN AUFIERO: The next case 15 would be Case No. 26-SP11, site plan and variance for 16 Go Food, Inc., 232 Broad Avenue, Block No. 602, 17 Lots 23 and 4. 18 MR. NOH: This application was filed by 19 Mr. Mark Sokolich. 20 I spoke to him today and he received 21 the engineering review letter this Monday, if I'm not 22 mistaken and he has to file a notice. 23 So we'll have to carry this application 24 to the next meeting. 25 However, the next regular meeting is LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	12 1 basically he needs to supplement his application with 2 the engineer's -- 3 MS. TARABOCCHIA: Comments? 4 MR. NOH: -- comments and stuff. 5 MS. TARABOCCHIA: So would the -- there 6 be different variances within that file letter? 7 MR. NOH: I'll circulate the letter, 8 but there was no mention about the -- 9 MS. TARABOCCHIA: Any additional -- 10 MR. NOH: Any questions about the 11 additional variances or anything. 12 MS. TARABOCCHIA: So he would not need 13 to re-notice, but we would carry it to -- 14 MR. NOH: No, he didn't file any 15 notice. 16 He didn't serve any notice. So he said 17 -- 18 MS. TARABOCCHIA: Oh, so he never -- 19 MR. NOH: No. 20 MS. TARABOCCHIA: So he never -- 21 MR. NOH: No. 22 MS. TARABOCCHIA: -- filed a notice? 23 MR. NOH: Yeah, he didn't know we had 24 the scheduled case today so -- 25 MS. TARABOCCHIA: I see, so he still LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

13 1 has to file. 2 MR. NOH: Yes, he still has to file. 3 MS. TARABOCCHIA: So we can't carry 4 anything until he filed a notice. 5 MR. NOH: So basically, yeah, we can't 6 carry this as a date certain, which is required, but 7 we can carry this and this matter is effectively 8 taken off the active agenda without the designated 9 slot, but I can contact him and we can all agree on 10 the date. 11 If we ever agree to give a special 12 meeting date, then we'll agree on that date and file 13 a notice. 14 MS. TARABOCCHIA: Okay. 15 MR. NOH: So, basically, we can vote on 16 the motion to carry this. 17 That's it. 18 ACTING CHAIRMAN AUFIERO: Do I have a 19 motion to carry this case to the next -- October? 20 MR. NOH: No, not October, just to 21 carry this. 22 ACTING CHAIRMAN AUFIERO: Oh, just to 23 carry it? 24 MR. NOH: Yes. 25 ACTING CHAIRMAN AUFIERO: Okay. All LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	15 1 ACTING CHAIRMAN AUFIERO: Do I have a 2 second? 3 MS. KIM: I'll second. 4 SECRETARY HANRAHAN: Mr. Aufiero? 5 ACTING CHAIRMAN AUFIERO: Yes. 6 SECRETARY HANRAHAN: Ms. Tarabocchia? 7 MS. TARABOCCHIA: Yes. 8 SECRETARY HANRAHAN: Mr. Kang? 9 MR. KANG: Yes. 10 SECRETARY HANRAHAN: Mr. Han? 11 MR. HAN: Yes. 12 SECRETARY HANRAHAN: Ms. Kim? 13 MS. KIM: Yes. 14 MR. NOH: Okay. So Case No. 26-SP11, 15 we'll carry this application. 16 And I'll contact Mr. Sokolich to see if 17 we can agree on the date. 18 And once we agree on the date, we'll 19 circulate the date and he'll have to file a proper 20 notice for that hearing. 21 Lucy, who did the motion and second for 22 the first one? 23 SECRETARY HANRAHAN: For SP11. 24 MR. KANG: I did first and she did 25 second. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
14 1 right. 2 MS. TARABOCCHIA: Oh, so he doesn't 3 have to reapply, correct? 4 MR. NOH: He doesn't have to reapply. 5 MS. TARABOCCHIA: Just to present it 6 back -- 7 MR. NOH: Eventually if it's prolonged 8 delay, then we'll have to dismiss without prejudice, 9 so he can re-file, but as of now he's working on the 10 schedule -- 11 MS. TARABOCCHIA: Okay. 12 MR. NOH: -- and he's asking for a 13 special meeting. 14 MS. TARABOCCHIA: I understand, I 15 understand. 16 MR. NOH: So basically this 17 application, just make a motion to carry. 18 ACTING CHAIRMAN AUFIERO: Okay. Do I 19 have a motion to carry Case No. 26-SP11. 20 MS. TARABOCCHIA: I'll make a motion to 21 carry it to -- Case No. 26-SP11, Go Food, Inc., to 22 the next meeting that is scheduled within the board 23 and the applicant without the need to re-file its 24 original application before the board, to the next 25 available date that's available to them. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	16 1 MS. TARABOCCHIA: SP09? 2 MR. NOH: Yeah. 3 MS. TARABOCCHIA: SP09. 4 MR. NOH: So, yeah, we can open this to 5 the public. 6 ACTING CHAIRMAN AUFIERO: Okay. I'd 7 like to open this portion to the public. 8 Does the public have any questions? 9 MR. NOH: Make a motion. 10 Can we make a motion to open to the 11 public. 12 MR. KANG: I'll make a motion to open 13 to the public. 14 MR. NOH: Second? 15 MR. HAN: I second. 16 MR. NOH: All in agreement? 17 (Whereupon, all present members respond 18 in the affirmative.) 19 ACTING CHAIRMAN AUFIERO: State your 20 name and address. 21 MS. COMAS: Yes. Okay. 22 Melanie Comas, 83 West Harwood Terrace, 23 Pal Park. 24 First of all, did you have a printed 25 agenda? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

17 1 Is that an agenda for tonight? 2 SECRETARY HANRAHAN: Yeah. You want 3 one? 4 MS. COMAS: A printed agenda. 5 Oh, good, okay, thanks. 6 All right. One question I have here, 7 this traffic administrator, he's from the state or is 8 he from a lawyer? 9 ACTING CHAIRMAN AUFIERO: Hal Simoff is 10 our borough traffic engineer. 11 MS. COMAS: It's -- it's ours? 12 ACTING CHAIRMAN AUFIERO: Yeah. 13 MS. COMAS: Our's? 14 ACTING CHAIRMAN AUFIERO: Uh-huh. 15 MS. COMAS: Do you know what he's going 16 to say? 17 This is in reference to 15 Grand 18 Avenue? 19 ACTING CHAIRMAN AUFIERO: Correct. 20 But he -- he does all other cases too. 21 The guy, the gentleman that was just here before was 22 our borough engineer. 23 MS. COMAS: Well... 24 ACTING CHAIRMAN AUFIERO: So he left 25 because there was no agenda. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	19 1 So... 2 ACTING CHAIRMAN AUFIERO: We'll have to 3 present all this stuff next month's meeting once the 4 application -- 5 MS. COMAS: Right, but everybody knows 6 it already. You know, I mean, he can put his stamp 7 on it, but the state should really be called. 8 MR. NOH: Ma'am, the state has been 9 notified, because DOT has to be notified. 10 But you can ask that question to the 11 applicant when the applicant appears on October 21st. 12 MS. COMAS: Okay. But do you know if 13 the state came? 14 MR. NOH: Well, you have to ask him, 15 it's part of the requirements -- 16 MS. COMAS: Oh, he only -- 17 MR. NOH: -- it's part of the 18 requirement, they filed a DOT application, that's the 19 Department of Transportation, that has the 20 jurisdiction over the Grand Avenue. 21 So, you know, the applicant -- 22 MS. COMAS: Because -- 23 MR. NOH: -- you can ask the applicant 24 that question and we'll have our traffic engineer, 25 you know, advising us. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
18 1 MS. COMAS: Do you know what he's going 2 to say or he's -- I hope he -- well, who is he 3 presenting this to, us or the state? 4 ACTING CHAIRMAN AUFIERO: He's not 5 presenting it to us or the state. 6 He's just -- we hired him and he will 7 have comments on 15 Grand application. He'll have 8 his input. 9 MS. COMAS: As a -- all about the 10 traffic, right? 11 ACTING CHAIRMAN AUFIERO: Correct. 12 MS. COMAS: Hey, listen, all you have 13 to do is take a little walk and stand there. I mean, 14 what can be done with this traffic? Nothing. 15 ACTING CHAIRMAN AUFIERO: We'll have to 16 find out and ask him -- 17 MS. COMAS: So -- so that's why I think 18 the state should be called and find out if they 19 actually came here and looked at the traffic. 20 I mean a week ago or so, again, I 21 wanted to make that turn up the ramp, but what 22 happens, the people coming east and they're coming 23 down that little hill and making the left, at least a 24 dozen swoop, you know, come under the bridge, up, up, 25 up, it's impossible. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	20 1 MS. COMAS: But this -- okay. But, you 2 know, you know, there's no possibility. 3 I took a ride in my car Sunday 4 afternoon. I went inside that complex. It's 5 horrible. 6 That soap factory building is 7 disgusting, okay? And that's going to stay. 8 If you look in the back, there's 9 another concrete building attached. It's horrible. 10 And they're going to put people's 11 little homes or, you know, apartments or whatever 12 instead of making it nice, they've got that 13 disgusting piece of garbage right in the middle. 14 MR. NOH: I understand, ma'am. 15 Respectfully, you should come to the 16 next meeting and, you know, we'll give you time to -- 17 MS. COMAS: No, I am. 18 I came for the last three. 19 MR. NOH: You did. I remember you. 20 MS. COMAS: Yeah. No, I did. 21 MR. NOH: But you can come to the -- 22 MS. COMAS: No, I did, because -- 23 MR. NOH: -- next meeting when the 24 applicant actually appears, you can ask him 25 questions. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

21 1 MS. COMAS: All right. 2 Because there's no -- there is no -- 3 honestly there is no solution for that. 4 MR. NOH: You can bring that up -- 5 MS. COMAS: And right across the 6 railroad ties -- and they know it, but I don't think 7 -- I don't know, something is very wrong. 8 MR. NOH: Thank you. 9 MS. COMAS: Okay. 10 ACTING CHAIRMAN AUFIERO: Thank you. 11 MS. COMAS: Thank you. 12 ACTING CHAIRMAN AUFIERO: Okay. Make a 13 motion to close this portion of the public. 14 MR. KANG: I'll make a motion to close. 15 MS. TARABOCCHIA: I second. 16 ACTING CHAIRMAN AUFIERO: All in favor? 17 (Whereupon, all present members respond 18 in the affirmative.) 19 ACTING CHAIRMAN AUFIERO: Okay. 20 Next up we have one memorialization, 21 which would be Case No. 24-SP17, Extension of 22 Resolution No. 24-SP17, 208 Columbus Avenue, 23 Block 111, Lot No. 2. 24 MR. NOH: Okay. 25 The applicant Broad and Fairview, LLC, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	23 1 could not proceed with the construction as originally 2 planned. 3 And at that time motion was made by 4 Mr. Justin Kang to grant the one-year extension of 5 the approval until September 25, 2027, and seconded 6 by Mirjana Tarabocchia and roll call vote was taken 7 and it was passed. 8 Currently the board had prepared the 9 resolution to be memorialized today granting one-year 10 extension of Resolution 24-SP17 pursuant to 11 N.J.S.A. 40:55D-52 and this extension will be granted 12 up to September 25, 2027. 13 And the resolution will have the copy 14 of the original resolution, which will be made part 15 of the resolution and fully incorporated by 16 reference. 17 And the Planning Board of Palisades 18 Park hereby grants the extension. 19 ACTING CHAIRMAN AUFIERO: Okay. I need 20 a motion. 21 We have to vote on that. 22 MR. NOH: Yes, we do. 23 ACTING CHAIRMAN AUFIERO: Okay. So the 24 vote, right? 25 MR. NOH: Yeah, vote, please. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
22 1 Application No. 24-SP17 concerning the property 2 208 Columbus Avenue and Block 111, Lot 2. 3 Applicant requested one-year extension 4 of approval at the last meeting, which was August 26, 5 2026, to basically extend the resolution for the 6 first time from September 25, 2026 to September 25, 7 2027. 8 And the August 26, 2026, at the regular 9 meeting, the planning board held a public hearing at 10 which time they heard the testimony of the 11 applicant's attorney, Daniel Lee. 12 And basically the board has made the 13 following findings of fact: 14 The applicant is the owner of the 15 property known as 208 Columbus Avenue and the 16 applicant received the preliminary and final site 17 plan approval on August 24, 2024 under the Case 18 No. 24-SP17. 19 The applicant provided us with the 20 reason for requesting this extension. 21 The reason being the applicant has been 22 unable to commence the project of the property due to 23 the fact that the applicant has some family issues 24 and health issues. 25 And as a result of that, the applicant LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	24 1 ACTING CHAIRMAN AUFIERO: Okay. Can I 2 make a motion accepting this resolution. 3 MR. KANG: I'll make a motion to accept 4 it. 5 MR. HAN: I second. 6 MR. NOH: Roll call. 7 SECRETARY HANRAHAN: Who second? 8 MR. NOH: Mr. Han. 9 SECRETARY HANRAHAN: Mr. Aufiero? 10 ACTING CHAIRMAN AUFIERO: Abstain. 11 SECRETARY HANRAHAN: Ms. Tarabocchia? 12 MS. TARABOCCHIA: Yes. 13 SECRETARY HANRAHAN: Mr. Kang? 14 MR. KANG: Yes. 15 SECRETARY HANRAHAN: Mr. Han? 16 MR. HAN: Yes. 17 SECRETARY HANRAHAN: You were absent. 18 MR. HAN: Oh, I was absent last 19 meeting, right. 20 SECRETARY HANRAHAN: And Ms. Kim? 21 MR. KANG: Mr. Chairman he can't do 22 second. 23 MR. NOH: No, he can't do second. 24 So we need to vote this over. 25 So someone make a motion. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

25 1 MR. KANG: I'll make a motion, the 2 first motion, so we need a second. 3 MS. TARABOCCHIA: I make a second. 4 MR. NOH: Let's start over. 5 Mr. Kang, just do it again, please. 6 MR. KANG: Okay. I make a motion to 7 approve. 8 ACTING CHAIRMAN AUFIERO: Second? 9 MS. TARABOCCHIA: I second the motion 10 to approve the resolution for an extension on 11 Application SP17, Case No. 24. 12 MR. NOH: Roll call. 13 SECRETARY HANRAHAN: Mr. Aufiero? 14 ACTING CHAIRMAN AUFIERO: I'm going to 15 abstain because I missed that part of the application 16 last month. 17 SECRETARY HANRAHAN: Ms. Tarabocchia? 18 MS. TARABOCCHIA: Yes. 19 SECRETARY HANRAHAN: Mr. Kang? 20 MR. KANG: Yes. 21 SECRETARY HANRAHAN: Mr. Han? 22 MR. HAN: I was absent last meeting. 23 SECRETARY HANRAHAN: Ms. Kim? 24 MS. KIM: Yes. 25 ACTING CHAIRMAN AUFIERO: Do you have LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	27 1 (Whereupon the meeting is adjourned. 2 Time noted: 7:27 p.m.) 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
26 1 enough to pass it? 2 MR. NOH: It doesn't matter, we don't 3 need a quorum. 4 ACTING CHAIRMAN AUFIERO: Okay. 5 MR. NOH: Motion carried, motion 6 passed. 7 ACTING CHAIRMAN AUFIERO: Next order of 8 business, any new business? 9 MR. NOH: So at the beginning I told 10 you that both applicants had requested a special 11 meeting. 12 And I'll send out an e-mail 13 notification tomorrow and see if we can -- if the 14 board is willing to provide the special meeting date 15 and we'll go from there. 16 ACTING CHAIRMAN AUFIERO: Okay. 17 Motion to adjourn? 18 MR. KANG: I'll make a motion to 19 adjourn. 20 MS. TARABOCCHIA: I second. 21 ACTING CHAIRMAN AUFIERO: All in favor? 22 (Whereupon, all present members respond 23 in the affirmative.) 24 ACTING CHAIRMAN AUFIERO: Okay. Motion 25 to adjourn. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	28 1 C E R T I F I C A T E 2 3 4 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Remote 5 Online Notary Public of the State of Florida, Notary 6 ID. #1810618, Certified Court Reporter of the State 7 of New Jersey, and a Registered Professional 8 Reporter, hereby certify that the foregoing is a 9 verbatim record of the testimony provided under oath 10 before any court, referee, board, commission or other 11 body created by statute of the State of New Jersey. 12 I am not related to the parties 13 involved in this action; I have no financial 14 interest, nor am I related to an agent of or employed 15 by anyone with a financial interest in the outcome of 16 this action. 17 This transcript complies with 18 regulation 13:43-5.9 of the New Jersey Administrative 19 Code. 20 21 22 23 24 25 _____ LAURA A. CARUCCI, C.C.R., R.P.R. License #X102050, and Florida Notary Public #1810618, Notary Expiration Date May 27, 2028 17 Dated: _____ 18 19 20 21 22 23 24 25 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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