

Palisades Park Planning Board
Minutes
February 24th, 2016

Meeting was called to order by Chairperson Mrs. Stat at 7:02 p.m.

Pledge of Allegiance was led by Mr. Lorenzo.

Roll call:

Mr. Bruno	Absent	Mr. Kang	Present	Mr. Ring	Absent
Mr. Cottrell	Absent	Mr. Kim	Absent	Mayor Rotundo	Absent
Mr. George	Present	Mr. Lorenzo	Present	Mr. Ruh	Present
Mr. Juliano	Absent	Mr. Pini	Absent	Mrs. Star	Present

Attorney Gary Giannantonio Present

Approval of January 27th, 2016 minutes.

Motion made by Mr. Ruh to approve the minutes seconded by Mr. George.

Roll call vote:

Mr. George	Yes	Mr. Lorenzo	Yes	Mrs. Star	Yes
Mr. Kang	Yes	Mr. Ruh	Yes		

Payment of Bills

Gary Giannantonio	\$1,500.00
The Record	75.40

Motion made by Mr. Lorenzo to pay the bills and seconded Mr. Ruh

Roll call vote

Mr. George	Yes	Mr. Lorenzo	Yes	Mrs. Star	Yes
Mr. Kang	Yes	Mr. Ruh	Yes		

Case `16-SP03 Site Plan
 Dr. Caleb Y. Chung
 79 West Palisades Blvd.
 Block 201 Lot 14

Letter from applicants attorney requesting that the case be heard at the March 23rd, 2016 meeting.

Case 16-SP05 Sub Division
Michael Sourek & Jacob Sokluuld be 7
1033 Morning Side Lane
Block 717 Lots 18 & 19

Attorney Mark D. Madaio of 29 Legion Drive, Bergenfield, NJ represented the Applicant. Michael Hubschman, PE was sworn in. He stated that the request was to straighten the lots. Lot 19 would get a little smaller and lot 18 would get a little bigger. Frontage is 120 feet and depth is 100 feet to 140 feet. With the subdivision lot 18 size would be 7,051 feet and lot 19 would be 7,110 feet. They would be two conforming lots.

Motion made by Mr. Lorenzo that the application be sent to the Borough Engineer A and additional \$500.00 escrow would be needed to cover the expense and the Application be heard at the March 23rd, meeting. Seconded by Mr. Ruh

Roll call vote

Mr. George	Yes	Mr. Lorenzo	Yes	Mrs. Star	Yes
Mr. Kang	Yes	Mr. Ruh	Yes		

Case 16-SP06 Site Plan
54 West Homestead Ave LLC
54 West Homestead Ave.
Block 607 Lot 8

Attorney Mark J. Sokolich of 1223 Anderson Ave., Fort Lee represented the applicant. Architect Vasilios Cocoros was sworn in. Lot size is 45 feet wide by 139 feet deep. Note lot width is existing and non conforming. Variances being requested are for the Right and left side yards required feet requesting 5.08 feet, building height required 2.5 stories 28 feet requesting 3.0 stories 29.66 feet. There will be no bay windows, wood decks, paver driveway, ricvk on all 4 sides, a 1000 gal, seepage pit for the leaders.

An additional \$500.00 escrow was required as the application is to be sent to the Borough Engineer

Motion made by Mr. George and seconded by Mr. Ruh

Roll call

Mr. George	Yes	Mr. Lorenzo	Yes	Mrs. Star	Yes
Mr. Kang	Yes	Mr. Ruh	Yes		

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Case 16-SP07 Site Plan
268 Glen Ave LLC
268 Glen Ave
Block 318 Lot 5

Attorney D. Rivellini was filling in for Attorney Marc Macri of 2160 North Central Road, Fort Lee. Architect Joseph Donato was sworn in. The lot is 50 ft. x 119 ft. deep. They are requesting a height variance due to the property drop. Height required 2 ½ stories - 28 feet requesting 3 story 30.68 feet.

Motion to accept the application made by Mr. Lorenzo seconded by Mr. Ruh

Roll call vote

Mr. George	Yes	Mr. Lorenzo	Yes	Mrs. Star	Yes
Mr. Kang	Yes	Mr. Ruh	Yes		

Case 16-SP08 Site Plan
PBS Developers
458 Second Street
Block 309 Lot 15

Attorney Guy Lanza Jr. represented the applicant. Architect Joseph Donato was sworn in. Lot size is 66.68 feet wide and 100 feet deep. Three variances are being requested. Right and left side yards required 11.34 feet requesting 8.1 feet, building coverage Required 40% requesting 41.24%

Motion made by Mr. Ruh to accept the application and seconded by Mr. George

Roll call vote:

Mr. George	Yes	Mr. Lorenzoi	Yes	Mrs. Star	Yes
Mr. Kang	Yes	Mr. Ruh	Yes		

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Memorializations:

Case 16-SP01 Intermex Wire Transfer
44 E. Columbia Avenue
Block 623 Lot 4

Case 16-SP02 Sungsik Kim
21 Grand Avenue (516)
Block 505 Lot 1

Case 16-SP04 POM Planning Services
111 Grand Avenue
Block 503 Lot 11

Motion made by Mr. George to accdet the resolutions seconded by Mr. Kang
Only board members who approved the applications at the January meeting may
vote.

Roll call vote:

Mr. Bruno	Absent	Mr. Kim	Absent	Mrs. Star	Yes
Mr., George	Yes	Mr. Lorenzo	Yes		
Mr. Kang	Yes	Mr. Ruh	Yes		

There was not old business and there was not new business.

Meeting adjourned at 7:47 p.m.


Carol Miraglia
Secretary