

Palisades Park Planning Board  
Minutes  
March 22<sup>nd</sup>., 2017

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

Pledge of Allegiance was led by Mr. Lorenzo.

Roll Call:

Mr. Auffiero	Absent	Miss Grato	Present	Mayor Rotundo	Absent
Mr. Bruno	Present	Mr. Juliano	Absent	Mr. Ruh	Present
Mr. George	Present	Mr. Kang	Present	Mrs. Star	Present
		Mr. Lorenzo	Present		

Approval of the February minutes.

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

Roll call vote:

Mr. Bruno	Yes	Mr. Kang	Yes	Mrs. Star	Yes
Mr. George	Yes	Mr. Lorenzo	Abstained		
Miss Grato	Yes	Mr Ruh	Yes		

Payment of Bill:

Gary Giannantonio, Esq.      \$1,000.00

Motion made by Mr. George to pay the bill and seconded by Mr. Ruh.

Roll call vote:

Mr. Bruno	Yes	Mr. Kang	Yes	Mrs. Star	Yes
Mr. George	Yes	Mr. Lorenzo	Yes		
Miss Grato	Yes	Mr. Ruh	Yes		

Case 16-SP32 Site Plan

James H. Noh.  
22 Brinkerhoff Terrace  
Block 214 Lot 7

Attorney Marc D. Macri represented the applicant. Architect Vassilios Cocoros and David Spatz, PP, AICP stated that the two family that the left side yard would be 4 feet, the garage and driveway 21 feet 4 inches, driveway heading down would lower the building inches.

Mr. Lorenzo made the motion to accept the application with the following stipulations.

Left side yard 4 ft., Driveway 21 ft. 4 in., Pitch on 3/12, Entire house dropped 6 inches, Length 55 feet, 26 foot set back in front, Storm management 0 water run off, install A 4 foot chain fence on property line between 20 and 22 Brinkerhoff Terr.

Seconded by Mr. Bruno

Case 16-SP32      Site Plan  
22 Brinkerhoff Terrace

Continued.

Roll call vote:

Mr. Bruno	Yes	Mr. Kang	Yes	Mrs. Star	Yes
Mr. George	Yes	Mr. Lorenzo	Yes		
Miss Grato	Yes.	Mr. Ruh	Yes		

Case 16-SP33      Site Plan  
C D Developers  
40 Brinkerhoff Terrace  
Block 214 Lot 2

Attorney Marc D. Macri represented the applicant. Architect Vassilios Cocoros was sworn in. He stated that the 2 family house would be 6 rooms over 6 rooms , 33.8 feet wide, 3 baths, no bump outs, basement connected to first floor, garage in back to be removed.

Motion Made by Mr. Lorenzo to accept the application and seconded by Mr. Bruno.

Roll call vote:

Mr. Bruno	Yes	Mr. Kang	Yes	Mrs. Star	Yes
Mr. George	Yes	Mr. Lorenzo	Yes		
Miss Grato	Yes	Mr. Ruh	Yes		

Case 17-SP04      Site Plan  
D2 Plus LLC  
318 E. Central Blvd.  
Block 413 Lot 7

Carried over to the April meeting.

Case 17 SP06      Change of Use  
Space Construction LLC  
22 E. Columbia Avenue  
Block 623 Lot 3

Attorney Guy Lanza, Jr. represented the applicant. Former use Bait and Tackle store. The applicant would like to have a kitchen and bath showroom only samples in the store. Hours 9 a.m. to 6 p.m. 6 days a week. There will be just him and maybe at a later date hire another person. Fixtures would not be hooked up.

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Case 17-SP06 Change of Use. Continued

Mr. Bruno made the motion to accept the application as presented. Seconded by Mr. George.

Roll call vote

Mr. Bruno	Yes	Mr. Kang	Yes	Mrs. Star	Yes
Mr. George	Yes	Mr. Lorenzo	Yes		
Miss Grato	Yes	Mr. Ruh	Yes		

Case 17-SP05 Site Plan  
248 Broad Avenue  
Block 221 Lots 2 & 19

Mr. Lorenzo recused himself at 9:20.

Attorney Brian Chewskie represented the applicant. The applicant wanted to have an Adult Day Care . Hours of operation 7:30 a.m. to 6 p.m Monday through Friday The operation is controlled by the state. Has Dept. of Community Affairs for approval. There will be a large activity room. Dining facility, a nurse will be on duty . They will be adding an elevator. The lobby entrance will be on first street side of building. 12 bathrooms are required, they will have a warming kitchen, social director plus 2 o 3 staff members, Quiet room for naps. Employees have state approval.

Mr. Bruno made the motion to accept the application. Seconded by Mr. Ruh.

Roll call vote

Mr. Bruno	Yes	Miss Grato.	Yes	Mr. Ruh	Yes
Mr. George	Yes	Mr. Kang	Yes	Mrs. Star	Yes

Case 16-SP37 Site Plan  
The Life Saving Church  
111 Grand Avenue Ste 2  
Block 110 Lot 6

Carried over to the April meeting.

Case 17-SP03      Change of Use  
                         Bongia Lee  
                         547 Broad Avenue 2<sup>nd</sup> floor  
                         Block 220 Lot 12.

Attorney Richard Brovarone represented the applicant., Former use Mortgage Brokers office. Applicant will have a Non medical counseling office. The most employees will Be 2.. Counseling will be 1 on 1.

Mr. Bruno made the motion to accept the application. Seconded by Mr. Ruh

Roll call vote:

Mr. Bruno	Yes	Mr. Kang	Yes	Mrs. Star	Yes
Mr. George	Yes	Mr. Lorenzo	Yes		
Miss Grato	Yes	Mr. Ruh	Yes-		

Memorilizations:

Case 16-SP36	N.J. Happy Care Inc. D/b/a Happy Pharmacy 320 Broad Avenue Block 222 Lot 6	Case 17-SP02	Sun Mi Park 130 Broad Avenue
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Only members of the Board who approved the applications may voter  
Mootion made by Mr. George and seconded by Mr. Ruh to accept the resolutions.

Mr. Auffiero	Absent	Miss Grato	Yes	Mrs. Star	Yes
Mr. Bruno	Yes	Mr. Kang	Yes		
Mr. Geroge	Yes	Mr. Ruh	Yes		

There was no old business or new business

Meeting adjourned.

Carol Miraglia, Secretary