

Palisades Park Planning Board
Minutes
March 23rd, 2016

Meeting was called to order by Chairperson Mrs. Star at 7:03 p.m.

Pledge of Allegiance was led by Mr. Lorenzo.

Roll call:

Mr. Bruno	Present	Mr. Kang	Present	Mr., Ring	Absent
Mr. Cottrell	Absent	Mr. Kim	Present	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 February 24th, 2016 minutes.

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

Roll call vote:

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

Payment of Bills:

Gary Giannantonio, Esq. \$2,062,50

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

Roll call vote:

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

Case 16-SP03 Site Plan
Dr. Caleb Chung
79 W. Palisades Blvd.
Block 204 Lot 15

The applicant withdrew the application.

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Case 16-SP05 Site Plan

Michael Sourek and Jacob Soklu
1033 & 1035 Morningside Lane
Block 717 and Lots 18 & 19
Palisades Park
And Lot 2 Block 108
Fort Lee

Attorney Mark D. Madaio of 29 Legion Drive, Bergenfield 07621 represented the applicant. He stated that he had received the recommendations from the Boro Engineer Steven Collazuol and his client would follow them

Motion made by Mr. Lorenzo to accept the application with the recommendations by the Boro Engineer and seconded by Mr. George.

Roll call vote:

Mr. Bruno	Abstained	Mr. Kang	Yes	Mr. Ruh	Yes
Mr. George	Yes	Mr. Kim	Abstained	Mrs. Star	Yes
		Mr. Lorenzo	Yes		

Case 16-SP09 Site Plan

Premier Developers LLC
d/b/a 461 Hillside Avenue LLC
461 Hillside Avenue
Block 206 Lot 7

Attorney Mark J. Sokolich represented the applicant. The lot size is 83 feet wide by 100 feet .deep. The applicant would like to build a two family duplex. Four variances are being requested - Building coverage, required 40% proposed 38.55%, right side yard, required 17 feet proposed 8 feet, left side yard , required 17 feet proposed 8 feet. and building height, required 2.5 stories 28 feet - proposed 3.0 stories. Proposed 30.58 feet The house is to be brick constructed on all four sides. There will be two decks off the kitchen s, Trees in question to be replaced. Also seepage pits for rain water so that there will be zero water run off/

Motion made by Mr. Lorenzo to accept the application seconded' by Mr. Kang

Roll call vote

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

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Case 16-SP10 Site Plan
M & M Bergen, LLC
319 East Central Blvd.
Block 414 Lot 1

The application is to be carried over to the April 27th, 2016 meeting.

Case 16-S11 Change of Use
Daehwan Ji
227 Grand Avenue Suite H
Block 111 Lot 18

Attorney Guy Lanza Jr. represented the applicant. Proposed use a Career Institute. Mr. Ji sworn in,. He stated he would have one employee, 1-2 teachers, 10 students (30 - 40 year old), hours 6 p,m to 9 p,m Classes are 1 to 2 hours. Parking is first come bases There are 30 parking spaces for the building.

The applicant was advised that the application would have to be sent to the Borough Planner and and additional \$500.00 as well as the sq. footage of the building and the total tenants in the building.

Motion made by Mr. Lorenzo to forward the information to the Borough Planner and seconded by Mr. Kang

Roll call vote

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

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Memorialization

Case 16-SP06 54 West Homestead Avenue LLC
54 West Homestead Avenue
Block 607 Lot 6

Case 16-SP07 268 Glen Avenue LLC
268 Glen Avenue
Block 318 Lot 5

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

Motion made by Mr. Lorenzo to accept the resolutions and seconded by Mr. George.

Roll call vote:

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

Case 15-SP12 Site Plan
62 W. Edsall Blvd. LLC
62 W. Edsdall Blvd,
Block 206 Lot 5

Application to be carried over to the April 27th, meeting.

Mr. Lorenzo recused himself at 9:22 p.m.

Case 16-SP13 Site Plan
George Lolis
134 E. Palisades Blvd.
Block 323 Lot 8

Architect Vassilos Cocoros represented the applicant The property is a corner lot and the applicant is requesting 4 variances bldg. coverage, front yard, left side yard and right Side yard

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

Roll call vote

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

There was no old business or new business.

Meeting adjourned at 9:42 p. m.


Carol Miraglia