

Palisades Park Planning Board  
Minutes  
April 27<sup>th</sup>, 2016

The meeting was called to order by Chairperson Mrs. Star at 7:04 p.m.

The 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	Absent
Mr. Juliano	Absent	Mr. Pini	Absent	Mrs. Star	Present

Attorney Gary Giannantonio Present

Approval of the March 23<sup>rd</sup>, 2016 minutes,  
Motion made by Mr. Bruno to accept the minutes. Seconded by Mr. Kim

Roll call vote:

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

Payment of Bills

Gary Giannantonio	\$2062.50
The Record	\$ 64.69
The Record	\$ 78.09

Motion made by Mr. George to pay the bills. Seconded by Mr. Kang

Roll call vote:

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

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Case 16-SP10            Site Plan  
                                 315 E. Central Blvd.  
                                 Block 414 Lot 1

Letter from attorney Marc D. Macri requesting that the case be heard at the May 25<sup>th</sup>, 2016 meeting.

Case 16-SP11            Change of Use  
                                 Daewah Ji  
                                 227 Grand Ave  
                                 Suite H

Carried over to the May 25<sup>th</sup>, 2016 meeting.. Waiting for additional information from the applicant - total tenants in building and sq. footage of building before it can be sent to the borough planner Received the additional escrow money of \$500.00 on April 14<sup>th</sup>.

Case 16-SP14            Change of Use  
                                 Chang Hee Lee  
                                 Meese Acupuncture  
                                 29 Fairview Street  
                                 Block 503 Lot 18

Attorney Jin Hong Park of 449 Broad Avenue, 2<sup>nd</sup> floor represented the applicant. Mr. Lee was sworn in. She is a licensed Acupuncturist . Hours of operation Monday through Friday 9 am to 7 pm., Saturday 9 am to 12 pm. She will have one employee plus herself. There are 20 parking spaces and 4 other tenants- she has 5 parking spaces. She will give small packets of Herbal tea which is a Chinese treatment to her patients.

Motion made by Mr. Bruno to accept the application as presented. Seconded by Mr. Kim.

Roll call vote:

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

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Case 16-SP15            Site Plan  
                              John C. Park  
                              216 Broad Avenue Unit 1d aka 4  
                              Block 602 Lot 20

Mr. Park was sworn in. Present use is residential which is non conforming  
The proposed use is retail and office.  
Mr. Lorenzo made the motion to accept the application to conforming commercial  
Office. Seconded by Mr. Bruno.

Roll call vote:

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

Case 16-SP16            Change of Use  
                              Foot One Spa LLC  
                              128 Broad Avenue  
                              Block 608 Lot 29

Attorney Guy Lanza Jr. represented the applicant. Architect Vassilios Cocoros was  
sworn in. The store is now vacant. He will have 12 foot massage chairs on the first  
floor on the second floor he will have 6 body massage rooms. Instructor Jia Chen was  
sworn in as well as the owner Tom Cui. He will have 6-9 employees Hours of operation  
Are 10 am to 10 pm 7 days a week. Re retail sales, no food on the premises.  
The Board advised the applicant that he has to revise his plans and come back to the  
Board with them on May 25<sup>th</sup>.

Case 16-SP18            Change of Use  
                              Sook Ja Lim  
                              15-23 Broad Ave Suites 7 & 8  
                                      Block 622 Lot 4

Attorney                    of Proposed use promotional material, office space is 630 sq.  
ft. There are 13 parking spaces in the rear.

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

Roll call vote

Mr. George	Yes	Mr. Lorenzo	Yes
Mr. Kim	Yes	Mrs. Star	Yes

Note: Mr. Kang left the meeting at 8 p.m.

Mr. Bruno left the room at 8:05 and returned at 8:12

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Case 16-SP17            Site Plan  
                              Sun Y. Park  
                              Mitsosa Group  
                              280 Broad Avenue  
                              Block 622 Lot 4

Attorney Saverio V. Cereste of 1624 Center Avenue Fort Lee represented the applicant. Architect, Seung W. Kim was sworn in,. Attorney Cereste stated that the applicant wanted the existing restaurant 32 seats to be part of the retail store for the sale women's clothing and accessories and high end luggage and handbags. The board members told the applicant that there was never a restaurant and a retail store combination. The board advised the applicant that the application would have to be sent to the borough planner and an additional \$750.00 escrow would be needed. The application would have to be heard at the May 25<sup>th</sup> meeting.

Memorialization:

Case 16-SP05            Michael Sourek & Jacob Soklu  
                              1033 & 1035 Morningside Lane  
                              Block 717 Lots 18 19

Motion made by Mr. Lorenzo and seconded by Mr. George to accept the resolution., Only Board members who approved the application at the March meeting may vote.

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

Case 16-SP09            Premier Developers LLC  
                              dba 461 Hillside Avenue  
                              461 Hillside Avenue  
                              Block 206 Lot 2

Motion made by Mr. Lorenzo to accept the resolution and seconded by Mr. Kim. Only Board members who approved the application at the March meeting may vote

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

Memorialization  
Continued.

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

Motion made by Mr. Bruno to accept the resolution and seconded by Mr. Kim

Only Board members who approved the application at the March meeting may vote.

Mr. Bruno	Yes	Mr. Kang	Absent	Mr. Ruh	Absent
Mr. George	Yes	Mr. Kim	Yes	Mrs. Starl	Yes

Case 16-SP17 Site Plan  
Sun Y Park,  
280 Broad Avenue  
Block 221 Lot 4

Attorney Saverio Cereste asked if he could reopen the case. He said that he had had conferred with his client. His client said that she would eliminate the restaurant and remove the 32 seats and the kitchen.  
She would only have a café and a high end retail luggage and high end handbags store.

The Café will not prepare any food on the premises.  
The café would serve coffee, tea soft drinks, packaged cake and cookies.

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

Roll call vote

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

16 SP '12  
62 W. Edsall Blvd. LLC  
62 W. Edsall Blvd.  
Block 206 Lot 5

Attorney Marc D. Ramundo represented the applicant. Architect Vassilios Cocoros was sworn in. Lot size is 50 feet x 127 feet. Applicant seeks only height variance, The height of the building is 29.67 feet should be 28 feet.

Eva Hollen of 64 W. Edsall Blvd. said that the new building blocks out all the sun. It was explained to Mr. Hollen that 28 feet or 29.67 feet the sun would be blocked. It was suggested that the east side of the property be raised 8 inches. West side of Property no concrete sidewalk, there will be sod and stepping stones. Back yard will be graded and add two trees. Add two trees conform right of way - east west curves

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

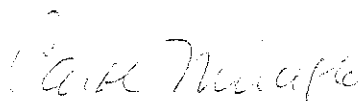
Roll call vote:

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

There was no old business.

There was no new business.

Meeting adjourned at 9:04 p.m.

  
Carol Miraglia  
Secretary