

Palisades Park Planning Board
Minutes
December 18th, 2018

Meeting was called to order by Chairperson Mrs. Star at 7:02 p.m. This meeting was duly advertised and open to the public in accordance with the Sunshine Law.

Pledge of Allegiance was led by Mr. Lorenzo

Roll call was taken by the Secretary.

Present		Absent
Mr. Aufiero	Mr. Kang	Mayor Rotundo Mr. De Soto
Mr. Bruno	M. Lorenzo	Mr. Juliano
Ms. Grato	Mrs. Star	Mr. Ruh

Attorney Gary Giannantonio Present

Approval of the November 28th, 2018 minutes
Motion made by Mr. Aufiero and seconded by Mr. Bruno

Roll call vote:

Mr. Aufiero	Yes	Mr. Kang	Yes
Mr. Bruno	Yes	Mr. Lorenzo	Yes
Ms.; Grato	Yes	Mrs. Star	Yes

Payment of Bill

Gary Giannantonio	\$2800.00	Rocciola Engineering	\$565.00
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Motion made by Mr. Kang to pay the bill and seconded by Miss Grato

Roll Call vote

Mr. Aufiero	Yes	Mr. Kang	Yes
Mr. Bruno	Yes	Mr. Lorenzo	Yes
Miss Grato	Yes	Mrs. Star	Yes

Case 18-SP30 Change of Use
Min Choi
331 Broad Avenue
Block 217 Lot 17

Min Choi was represented by attorney Guy Lanza. Former use was a nail salon. The applicant will have a insurance office. Min Choi was sworn in. She will have one employee. Mr. Bruno made the motion to accept the application Second by Mr. Auffiero

Roll call vote:

Mr. Aufiero	yes	Mr. Grato	Yes	Mrs. Lorenzo	Yes
Mr. Bruno	Yes	Mr. Kang	Yes	Mrs. Star	Yes

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Case 18-SP22 Site Plan
Loch Enterprises LLC
48 Grand Avenue
Block 613 Lot 34

Attorney Brian M. Chewcaskie located at 2200 Fletcher Avenue. Fort Lee represented the applicant.. Engineer Michael Hubschman was sworn in. he stated that the lot was vacant fronting on Grand Avenue, the lot was 16,399 square feet. The building would be 3 stories & have 32 units, 2 Entrances and 2 different parking levels. The upper level would have 34 spaces and there are 14 Spaces on the lower level making it a total of 48 spaces. The refuse collection would be on Ruby Avenue.

Drainage lower level would go to a detention system und the parking. There would be buffer trees Around the perimeter and foundation plantings.

Mr. Judd Rocciola of Rocciola Engineering stated that the project is short 13 parking spaces & that the Lower level has 6 tandem parking spaces which will require a variance. The lower level parking access To Grand Ave. is State Highway 93, an access permit will be required. Boro zoning codes parking Requires 60 spaces of which 16 spaces must be common spaces & be available to tenants & visitors. Stated that the application requires 2 variances associated with the parking supply & design deficiency.

A variance fir 13 spaces & a variance for tandem parking also the upper level garage is a dead end without a turn around capability which is required.

The Applicant will attend the January 23rd, 2019 meeting.

Memorializations:

Case 18-SP23 Shi Hyun Park
321 Hillside Avenue
Block 203 lot 1

Case 18-SP26 Heidi Lee
257 Glen Avenue
Block 315 Lot 14

Case 18-SP27 Jang Yong Park
255 Broad Avenue
2nd Floor

Case 18-SP28 Jane Sim/O: Woul Tradinjg
324 Broad Avenue
Block 222 Lot 7

Case 18-SP29 Lee Arch Group
111 Grand Avenue
Block 503 Lots 11,12, & 13

Motion made by Mr Aufiero and seconded by Mr. Bruno to accept the resolutions.

Roll Call vote;

Mr. Auffiero	Yes	Miss Grato	Yes	Mr. Lorenzo	Yes
Mr. Bruno	Yes	Mr. Kang	Yes	Mrs. Star	Yes

There was no old business

There was no new business

Meeting adjourned


Carol Miraglia, Secretary