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BOROUGH OF PALISADES PARK
PLANNING BOARD
WEDNESDAY, MAY 24, 2023
7:02 P.M.

IN THE MATTERS OF:)	TRANSCRIPT OF
Case #23-SP11 Change of Use)	PROCEEDING
JOAH ACADEMY, LLC)	
263 Broad Avenue)	
Block 215, Lot 8)	
Case #23-SP12 Change of Use)	
73 WHPP, LLC)	
73 W. Homestead Avenue)	
Block 601 Lot 38)	
Case #23-SP13 Change of Use)	
Solomon JI)	
227 Grand Avenue, Unit K)	
Block 111, Lot 18)	
Case #23-SP14 Change of Use)	
CERAGEM INTERNATIONAL, INC.)	
130 Broad Avenue)	
Block 608, Lot 30)	
Case #23-SP09 Change of Use)	
EHOP INC.)	
118 Broad Avenue, Unit 14B)	
Block #608, Lot #27)	
Case #23-SP10 , Change of Use)	
Kyu Chul Mark Lee)	
410 Bergen Boulevard)	
Block #420, Lot #25)	

B E F O R E

THE PALISADES PARK PLANNING BOARD
THERE BEING PRESENT:

ARLENE STAR, CHAIRWOMAN
KENNETH F. BRUNO, VICE CHAIRMAN
DAVID J. LORENZO, BOROUGH ADMINISTRATOR (ABSENT)
LOIS GRATO, MEMBER
CHRIS AUFIERO, JR., MEMBER
C. PAUL KIM, MEMBER
JUSTIN KANG, MEMBER
SUK JOHN MIN, CLASS III MEMBER (ABSENT)
MIRJANA TARABOCCHIA, ALTERNATE MEMBER #1
EDWIN HAN, ALTERNATE MEMBER #2

1 A P P E A R A N C E S:

2 ALBERT BIRCHWALE, ESQUIRE
3 BASILE, BIRCHWALE & PELLINO, LLP
4 865 Broad Avenue
5 Ridgely, New Jersey 07657
6 (201) 945-8812
7 Counsel for the Planning Board

8 -AND-

9 MARC MACRI, ESQUIRE
10 LAW OFFICE OF MARC MACRI
11 1000 Anderson Avenue
12 Fort Lee, New Jersey 07024
13 (201) 969-0900
14 Counsel for the Planning Board for Case 23-SP14,
15 Ceragem International, Inc.

16 HUBSCHMAN & ROMAN, P.C.
17 BY: RICHARD A. HUBSCHMAN, ESQUIRE
18 460 Bergen Boulevard
19 Palisades Park, New Jersey 07650
20 (201) 947-5700
21 Counsel for the Applicant, Case 23-SP13, Solomon JI

22 KIM CHOI & KIM, P.C.
23 BY: DONG SUNG KIM, ESQUIRE
24 460 Bergen Boulevard
25 Palisades Park, New Jersey 07650
(201) 363-0010
Counsel for the Applicant, Case 23-SP11, Joah
Academy, LLC

GIBLIN & GANNAIO
BY: BRIAN T. GIBLIN, ESQUIRE
2 Forest Avenue, Suite 200
Oradell, New Jersey 07649
(201) 262-9500
Counsel for the Applicant, Case 23-SP12, 73 WHPP, LLC

A L S O P R E S E N T:

MARY LETO, LAND USE SECRETARY

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I N D E X

W I T N E S S SWORN TESTIMONY

Case #23-SP14 Change of Use
 CERAGEM INTERNATIONAL, INC.
 130 Broad Avenue
 Block 608, Lot 30 8
 Board/Professional Questions
 Mr. Birchwale 9
 Vice Chairman Bruno 10
 Public Questions/Comments
 Mayor Chong Paul Kim 12

Case #23-SP13 Change of Use
 Solomon JI
 227 Grand Avenue, Unit K
 Block 111, Lot 18 13
 Board/Professional Questions
 Vice Chairman Bruno 14
 Chairwoman Star 15
 Public Questions/Comments
 (None)

Case #23-SP11 Change of Use
 JOAH ACADEMY, LLC
 263 Broad Avenue
 Block 215, Lot 8 17

HANNAH MUN 17
 Board/Professional Questions
 Mr. Birchwale 18
 Chairwoman Star 20, 25
 Vice Chairman Bruno 23
 Ms. Grato 24

VASSILIOS COCOROS, RA 22 21
 Public Questions/Comments
 Ms. Grato 24
 Mayor Kim 24

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I N D E X (Continuing)

W I T N E S S SWORN TESTIMONY

Case #23-SP12 Change of Use
73 WHPP, LLC
73 W. Homestead Avenue
Block 601 Lot 38 27

VASSILIOS COCOROS, RA 29
Direct Examination by Mr. Giblin 29
Board/Professional Questions
Vice Chairman Bruno 37
Mr. Aufiero 38

Case #23-SP10, Resolution
Kyu Chul Mark Lee
410 Bergen Boulevard
Block #420, Lot #25 41

Case #23-SP09 Resolution
EHOP INC.
118 Broad Avenue, Unit 14B
Block #608, Lot #27 42

E X H I B I T S

No. Description Ident/Evid

(NONE)

1 CHAIRWOMAN STAR: Okay. This is a
2 regular meeting of the Palisades Park Planning Board.

3 And we'll have our Pledge of Allegiance
4 led by Mr. Bruno.

5 (Whereupon, all rise for a Recitation
6 of the Pledge of Allegiance as led by
7 Mr. Bruno.)

8 CHAIRWOMAN STAR: Roll call.

9 MS. LETO: Star.

10 CHAIRWOMAN STAR: Here.

11 MS. LETO: Aufiero?

12 MR. AUFIERO: Here.

13 MS. LETO: Bruno.

14 VICE CHAIRMAN BRUNO: Here.

15 MS. LETO: Grato?

16 MS. GRATO: Here.

17 MS. LETO: Han.

18 MR. HAN: Here.

19 MS. LETO: Kang?

20 MR. KANG: Here.

21 MS. LETO: Kim.

22 MR. KIM: Present.

23 MS. LETO: Lorenzo is absent.

24 Min?

25 (No response.)

1 MS. LETO: Absent.

2 And, Tarabocchia?

3 MS. TARABOCCHIA: Here.

4 CHAIRWOMAN STAR: Okay. The minutes
5 were read, I hope, and I'd like to have a motion to
6 have the minutes accepted.

7 VICE CHAIRMAN BRUNO: I'll make a
8 motion to accept them as they were printed.

9 CHAIRWOMAN STAR: Second?

10 MR. KIM: I'll second.

11 MS. LETO: Star.

12 CHAIRWOMAN STAR: Yes.

13 MS. LETO: Aufiero?

14 MR. AUFIERO: Yes.

15 MS. LETO: Bruno.

16 VICE CHAIRMAN BRUNO: Yes.

17 MS. LETO: Grato?

18 MS. GRATO: Yes.

19 MS. LETO: Han.

20 MR. HAN: Yes.

21 MS. LETO: Kang?

22 MR. KANG: Yes.

23 MS. LETO: Kim.

24 MR. KIM: Yes.

25 MS. LETO: Lorenzo is absent.

1 Min is absent.

2 Tarabocchia?

3 MS. TARABOCCHIA: I abstain, I wasn't
4 here.

5 CHAIRWOMAN STAR: And the bills that
6 we'd like to pay.

7 MR. KANG: I'll make a motion to pay
8 the bills.

9 CHAIRWOMAN STAR: Okay.
10 Justin.

11 MR. AUFIERO: I'll second.

12 CHAIRWOMAN STAR: Second, Chris.

13 MS. LETO: Aufiero?

14 MR. AUFIERO: Yes.

15 MS. LETO: I'm sorry, Star.

16 CHAIRWOMAN STAR: Yes.

17 MS. LETO: Bruno.

18 VICE CHAIRMAN BRUNO: Yes

19 MS. LETO: Grato?

20 MS. GRATO: Yes.

21 MS. LETO: Han.

22 MR. HAN: Yes.

23 MS. LETO: Kang?

24 MR. KANG: Yes.

25 MS. LETO: Kim.

1 MR. KIM: Yes.

2 MS. LETO: Lorenzo is absent.

3 Min is absent.

4 Tarabocchia?

5 MS. TARABOCCHIA: Yes.

6 CHAIRWOMAN STAR: Okay.

7 So we will start with our first case,
8 which is Case SP14, Change of Use, Ceragem
9 International, Inc., 130 Broad Avenue.

10 MR. MACRI: Good evening, Madam
11 Chairwoman, Members of the Board, for the record my
12 name is Marc Macri representing Ceragem
13 International, Inc.

14 I'm here this evening seeking the
15 board's permission for the change of a permitted use
16 of the property located at 130 Broad Avenue.

17 My client has utilized the existing
18 space as a showroom featuring his massage table --
19 excuse me, his massage beds and chairs.

20 My client does not intend to make any
21 changes to the current layout of the existing space.

22 I had submitted a diagram showing the
23 existing space and where my client would have his
24 products displayed.

25 He intends to operate Monday through

1 Saturday from 10 a.m. to 8 p.m., only selling two
2 products, massage beds and chairs.

3 He only intends to have one employee,
4 but three shifts throughout the day, but only one
5 employee on each shift.

6 And none of the products are stored
7 on-site. They're all off-site at a warehouse.

8 So if somebody comes to buy one, a
9 truck would not pull up, a truck would be dispatched
10 to your house. There's really no impact on traffic.
11 It's a low impact business.

12 I'm asking for your approval.

13 CHAIRWOMAN STAR: Okay.

14 MR. BIRCHWALE: Marc, how many
15 off-street parking spaces?

16 What do you have?

17 MR. MACRI: It does not have any
18 off-street parking.

19 MR. BIRCHWALE: Okay. No, it's on
20 Broad Avenue.

21 MR. MACRI: On Broad Avenue, yes.

22 MR. BIRCHWALE: Number of employees?

23 MR. MACRI: So we intend to have one
24 employee per shift and we'll probably do three
25 shifts.

1 Each one will be part-time.

2 VICE CHAIRMAN BRUNO: Marc, I have one
3 question.

4 MR. MACRI: Sure.

5 VICE CHAIRMAN BRUNO: It's a showroom
6 and -- you know, which is great and then they're
7 going to do off-site shipping right to the home.
8 Any, you know, just demonstrations in the place?
9 Will they be doing work on customers.

10 MR. MACRI: You can definitely sit on
11 -- you can definitely sit on the chair and they'll
12 turn it on, but, yes.

13 VICE CHAIRMAN BRUNO: Yeah, yeah, yeah,
14 but I'm saying but it's not like open to the public
15 just to come in and --

16 MR. MACRI: No. You sit in the chair,
17 it massages you, like you don't get a massage in the
18 chair.

19 VICE CHAIRMAN BRUNO: I got you.

20 MR. MACRI: All the rollers are built
21 into the machine.

22 VICE CHAIRMAN BRUNO: I got to get one.

23 (Laughter.)

24 MR. MACRI: So, there's no assistant to
25 come give you a massage.

1 VICE CHAIRMAN BRUNO: I got to get one.

2 Thank you.

3 CHAIRWOMAN STAR: Okay.

4 Anyone else from the board have a
5 question.

6 MR. BIRCHWALE: Marc, what about the
7 approximate size of the space that he's renting?

8 MR. MACRI: The space itself -- you
9 know what, I don't have the dimensions.

10 I don't have the dimensions laid out,
11 but I can get the calculations and e-mail it to you.

12 MR. BIRCHWALE: Okay, good.

13 And he's leasing the property.

14 Is that correct?

15 MR. MACRI: Correct, yes.

16 CHAIRWOMAN STAR: Anyone else?

17 Yes.

18 MS. TARABOCCHIA: Is there a bathroom
19 facility for the employees?

20 MR. MACRI: Yes, there is.

21 CHAIRWOMAN STAR: Anyone else from the
22 board?

23 (No response.)

24 CHAIRWOMAN STAR: No? Okay.

25 Then we'll open this portion to the

1 public.

2 Does anyone who would like to ask a
3 question about this applicant?

4 MAYOR KIM: Actually, I do.

5 CHAIRWOMAN STAR: Yes.

6 MAYOR KIM: Would there be sample
7 sittings where the customers sit down and try out the
8 --

9 MR. MACRI: Yes.

10 MAYOR KIM: Good.

11 MR. MACRI: This way you know what
12 you're buying before you spend thousands of dollars
13 and they ship to your home.

14 CHAIRWOMAN STAR: Anyone else from the
15 public?

16 (No response.)

17 CHAIRWOMAN STAR: Okay. We'll close
18 that portion and have a motion, please.

19 VICE CHAIRMAN BRUNO: I'll make a
20 motion that we accept this as presented.

21 CHAIRWOMAN STAR: Second?

22 MR. AUFIERO: I'll second.

23 MS. LETO: Star?

24 CHAIRWOMAN STAR: Yes.

25 MS. LETO: Aufiero?

1 MR. AUFIERO: Yes.

2 MS. LETO: Bruno?

3 VICE CHAIRMAN BRUNO: Yes

4 MS. LETO: Grato?

5 MS. GRATO: Yes.

6 MS. LETO: Han?

7 MR. HAN: Yes.

8 MS. LETO: Kang?

9 MR. KANG: Yes.

10 MS. LETO: Kim?

11 MR. KIM: Yes.

12 MS. LETO: Lorenzo is absent.

13 Min is absent.

14 Tarabocchia?

15 MS. TARABOCCHIA: Yes.

16 MR. MACRI: Thank you very much.

17 Have a good evening.

18 CHAIRWOMAN STAR: Okay.

19 The next case is SP13, Change of Use,

20 Solomon JI, 227 Grand Avenue, Unit K.

21 MR. HUBSCHMAN: Good evening, Madam

22 Chairwoman, Members of the Board, Richard Hubschman

23 appearing on behalf of the applicant, Solomon JI.

24 This is an application concerning a

25 property located at 227 Grand Avenue. My client has

1 executed a lease where he wishes to open a
2 acupuncture clinic. He is a licensed acupuncturist,
3 if that's such a word, and I've supplied a copy of
4 his license as well.

5 We have established that the hours of
6 operation will be 10 a.m. to 6 p.m. Monday through
7 Saturday. And there will be a maximum of four
8 employees in the premises at any time. It may
9 overlap and there may be less.

10 There seems to be ample parking. This
11 building has been a myriad of office uses for a
12 number of years and Mr. Ji is here for any questions,
13 should the board have any.

14 CHAIRWOMAN STAR: Okay.

15 Anyone have a question?

16 VICE CHAIRMAN BRUNO: I do.

17 Mr. Hubschman, this is like a -- the
18 acupuncturist works by herself or is there anybody
19 else working in there.

20 MR. HUBSCHMAN: Well, he would have
21 himself and I guess whatever assistants that would be
22 there.

23 So they may overlap. There may be
24 shifts, but he said, you know, the maximum would be
25 four.

1 VICE CHAIRMAN BRUNO: Okay. That's --
2 okay. I thought you meant four people at one time.

3 MR. HUBSCHMAN: No.

4 VICE CHAIRMAN BRUNO: Okay. I got you,
5 I understand.

6 MR. BIRCHWALE: Max four, Rich?

7 MR. HUBSCHMAN: Yes.

8 MR. BIRCHWALE: And shift work?

9 MR. HUBSCHMAN: Yes.

10 MR. BIRCHWALE: Good.

11 CHAIRWOMAN STAR: What were the hours
12 of operation?

13 MR. HUBSCHMAN: Ten to six, Monday
14 through Saturday.

15 CHAIRWOMAN STAR: Any other questions
16 from the board?

17 VICE CHAIRMAN BRUNO: I think this will
18 go good, I guess, you know, with the Board of Health,
19 you know, something separate than this meeting.

20 MR. HUBSCHMAN: Yes, we understand.

21 VICE CHAIRMAN BRUNO: Something
22 separate of this meeting because of being an
23 acupuncturist.

24 CHAIRWOMAN STAR: Right.

25 VICE CHAIRMAN BRUNO: Okay.

1 CHAIRWOMAN STAR: Okay. I do want to
2 open it to the public, if anybody has a question.

3 (No response.)

4 CHAIRWOMAN STAR: We will close that
5 portion and have a motion to accept.

6 VICE CHAIRMAN BRUNO: I'll make a
7 motion that we accept it as it was presented.

8 CHAIRWOMAN STAR: Second?

9 MS. GRATO: I'll second.

10 MS. LETO: Star?

11 CHAIRWOMAN STAR: Yes.

12 MS. LETO: Aufiero?

13 MR. AUFIERO: Yes.

14 MS. LETO: Bruno?

15 VICE CHAIRMAN BRUNO: Yes

16 MS. LETO: Grato?

17 MS. GRATO: Yes.

18 MS. LETO: Han?

19 MR. HAN: Yes.

20 MS. LETO: Kang?

21 MR. KANG: Yes.

22 MS. LETO: Kim?

23 MR. KIM: Yes.

24 MS. LETO: Lorenzo is absent.

25 Min is absent.

1 Tarabocchia?

2 MS. TARABOCCHIA: Yes.

3 MR. HUBSCHMAN: Thank you.

4 VICE CHAIRMAN BRUNO: Good luck.

5 MR. HUBSCHMAN: Thank you.

6 CHAIRWOMAN STAR: Next we have SP11,
7 Change of Use, JOAH ACADEMY, LLC, 263 Broad Avenue.

8 MR. D.S. KIM: Yes, good evening. My
9 name is Dong Sung Kim from the Law Firm of Kim Choi &
10 Kim, PC, appearing for the JOAH ACADEMY, LLC.

11 MR. BIRCHWALE: Do you have a card? Do
12 you have a business card?

13 MR. D.S. KIM: Yes.

14 MR. BIRCHWALE: So I can correctly
15 spell your name on the resolution.

16 Thank you.

17 Oh, my friends Kim Choi & Kim.

18 MR. D.S. KIM: Yes, this is the
19 application for the new change of use, 263 Broad
20 Avenue, Second Floor, which is located near Borough
21 complex.

22 The premise was to use this as general
23 office space, the architect office.

24 Now the applicant is seeking to use
25 change it to the after-hour tutoring class.

1 The applicant will erect four walls to
2 divide the space into four classrooms. Each
3 classroom has maximum 11 desks and the total capacity
4 of the space should be less than 49 person.

5 Each regular business hour is from
6 Tuesday through Saturday, 3 p.m. to 7:30 and because
7 this is the after-hour class, we expect that most of
8 the students comes to class by walking or the parents
9 dropping them off.

10 So, therefore, the trip and the parking
11 we are not concerned, because the current parking
12 space in the building and the class hour and also the
13 start of the drop-off.

14 Also, the -- it's appropriate, the
15 location, for the after-hour class for the student,
16 because it is just next to the police department and
17 the fire department.

18 The applicant for the use change will
19 improve the overall environment and the quality of
20 Palisades Park and we contribute to the people of
21 Palisades Park, I believe.

22 Thank you.

23 MR. BIRCHWALE: What are the age of the
24 students that would be attending the grades that it
25 would go by?

1 MS. MUN: They would be from fifth to
2 twelfth grade.

3 MR. BIRCHWALE: I'm sorry, can you
4 raise your right hand.

5 Can you state your name and address for
6 the record?

7 MS. MUN: My name is Hannah Mun,
8 H-A-N-N-A-H, last name M-U-N.

9 My address is 425 Gregory Road,
10 Paramus, New Jersey 07652.

11 MR. BIRCHWALE: Do you swear -- do you
12 swear to tell the truth and nothing but the truth
13 regarding statements or comments you make pertaining
14 to this application, so help you God.

15 MS. MUN: I do.

16 H A N N A H M U N,

17 425 Gregory Road, Paramus, New Jersey 07652,

18 having been duly sworn, testifies as follows:

19 MS. MUN: The grades are from five to
20 twelve.

21 MR. BIRCHWALE: Grades five to twelve?

22 MS. MUN: Yes.

23 MR. BIRCHWALE: And how many students
24 approximately?

25 I know you said you divided it into

1 four classrooms. Approximately how many would be in
2 each classroom?

3 MS. MUN: We have maximum eleven desks.
4 One of the classrooms has nine.

5 So we are thinking thirty-two students
6 -- or desks right now.

7 MR. BIRCHWALE: And that would be
8 thirty-two total at any one time.

9 MS. MUN: Yes.

10 MR. BIRCHWALE: Okay.

11 CHAIRWOMAN STAR: So you're doing SAT
12 work?

13 MS. MUN: It is SAT prep work. For
14 middle school it would be English, Math, any
15 enrichment remedial prep work.

16 VICE CHAIRMAN BRUNO: Looking at the
17 diagram and, again, maybe I'm wrong, it shows 42
18 seats, the children.

19 MS. MUN: Oh, I meant 42 seats, sorry,
20 I wasn't calculating correctly, 42 seats.

21 MR. BIRCHWALE: So 42, not 32.

22 MS. MUN: Yes, sorry.

23 VICE CHAIRMAN BRUNO: Okay. I'll wait
24 for Mr. Cocoros, when he's up, ask him some other
25 questions.

1 MR. BIRCHWALE: Well, Bill is -- are
2 you here on this application?

3 MR. COCOROS: Yeah, we did the plan.
4 If you had any questions on it.

5 MR. BIRCHWALE: Oh, okay.

6 MR. COCOROS: It's up to you if you
7 have any.

8 MR. BIRCHWALE: Bill, so you're
9 testifying on this application?

10 MR. COCOROS: Yeah, of you guys want,
11 I'm here.

12 MR. BIRCHWALE: Okay. You're
13 testifying as an architect, is that --

14 MR. COCOROS: Yes.

15 MR. BIRCHWALE: Okay. Bill is a
16 licensed architect. We all know Bill.

17 Bill, can you raise your right hand?
18 Can you just state your name and address for the
19 record?

20 MR. COCOROS: Sure.

21 Vassilios, V-A-S-S-I-L-I-O-S
22 C-O-C-O-R-O-S, 467 Sylvan Avenue, Englewood Cliffs,
23 New Jersey 07632.

24 MR. BIRCHWALE: Good, Bill.

25 And you swear to tell the truth and

1 nothing but the truth regarding statements or
2 comments you make pertaining to this application, so
3 help you God?

4 MR. COCOROS: I do.

5 V A S S I L I O S C O C O R O S, RA

6 467 Sylvan Avenue, Englewood Cliffs, New Jersey,
7 having been duly sworn, testifies as follows:

8 MR. BIRCHWALE: You know what's a
9 little confusing is I know you're on the next
10 application, the site plan. That's where you threw
11 me a little bit.

12 CHAIRWOMAN STAR: I thought so too.

13 MR. BIRCHWALE: I thought you were just
14 standing up there getting ready for the next
15 application.

16 (Laughter.)

17 MR. COCOROS: Yeah, this is the plan
18 you guys got. It's basically existing office space.
19 I think it was an architectural office beforehand.
20 So, basically, retrofitting it.

21 We're basically keeping the ceiling the
22 same, the existing toilet and I think, which is ADA
23 compliant. It's a three-space second floor of an
24 existing commercial building and we're basically
25 converting it to a -- into, you know, the tutoring

1 center, as Hannah mentioned.

2 Forty-two classrooms -- you know, 42
3 students spaced on four different rooms. You know,
4 we -- like I said, once this is approved, we may do
5 some adjustments to the rooms, you know, just to make
6 them more fine tune, but this gives you a concept of
7 what we're going for.

8 MR. BIRCHWALE: So the maximum at any
9 given time would be 42 students, would be the
10 maximum?

11 MS. MUN: That's correct.

12 MR. BIRCHWALE: Okay.

13 VICE CHAIRMAN BRUNO: How many -- oh,
14 I'm sorry.

15 How many teachers?

16 MS. MUN: It would be two to four at a
17 time depending on what the schedule is.

18 We would have teachers and teaching
19 assistants, maximum four and then one staff member.

20 MS. GRATO: So, I can usually see
21 close, but the average size rooms are, like,
22 16-by-14?

23 MR. COCOROS: Correct.

24 And then the one in the front is a
25 little bigger, because it's wider, because you're at

1 the front, go from wall to wall.

2 MS. GRATO: And how long is each
3 session in each classroom?

4 MS. MUN: Each class, it depends, but
5 usually an hour to an hour-and-a-half.

6 MR. BIRCHWALE: I think it's a great
7 idea.

8 I think it's important from what I see
9 on the test scores with the young people, the
10 high-school education falling pretty quickly, so
11 anything like this is a real benefit to anyone what
12 takes advantage of it.

13 MS. MUN thank you.

14 CHAIRWOMAN STAR: Any other questions?

15 VICE CHAIRMAN BRUNO: No.

16 CHAIRWOMAN STAR: Anyone from the
17 public have a question?

18 MAYOR KIM: I do.

19 CHAIRWOMAN STAR: Yes, Mr. Mayor.

20 MAYOR KIM: Would the facility be
21 providing food, drinks?

22 It wouldn't be prepared packaged goods,
23 like, you know, donuts in a package or prepared by a
24 facility or would you be preparing to serve food
25 there that's been cooked, whatever that may be.

1 MS. MUN: Usually the students would
2 buy their lunch from the vicinity or we would have
3 packaged lunches from the -- one of the Korean --
4 like the restaurants, they have it in the plastic --

5 MR. BIRCHWALE: There would be no
6 cooking on-site?

7 VICE CHAIRMAN BRUNO: No cooking.

8 MS. MUN: No cooking on site.

9 MR. BIRCHWALE: Good.

10 MS. MUN: The only thing we provide is
11 water.

12 MAYOR KIM: So, in other words, the
13 students have the liberty to eat whatever they want
14 and bring it up and that's what it is.

15 MS. MUN: Yes.

16 MAYOR KIM: Good. Thank you.

17 CHAIRWOMAN STAR: Anyone else from the
18 public have a question?

19 (No response.)

20 CHAIRWOMAN STAR: Okay. We'll close
21 that portion and entertain a motion to accept this
22 application.

23 VICE CHAIRMAN BRUNO: Madam Chairwoman,
24 I'll make a motion we accept it with the following
25 stipulations: That no cooking on the premises,

1 anything will be brought in for the students and,
2 again, you're going to be going before the building
3 department and the fire department, so they'll let
4 you know what your occupancy level is, is right or
5 not. All right.

6 CHAIRWOMAN STAR: Okay.

7 MR. AUFIERO: I'll second.

8 CHAIRWOMAN STAR: Second.

9 MS. LETO: Chris.

10 CHAIRWOMAN STAR: Chris.

11 MS. LETO: Star?

12 CHAIRWOMAN STAR: Yes.

13 MS. LETO: Aufiero?

14 MR. AUFIERO: Yes.

15 MS. LETO: Bruno?

16 VICE CHAIRMAN BRUNO: Yes

17 MS. LETO: Grato?

18 MS. GRATO: Yes.

19 MS. LETO: Han?

20 MR. HAN: Yes.

21 MS. LETO: Kang?

22 MR. KANG: Yes.

23 MS. LETO: Kim?

24 MR. KIM: Yes.

25 MS. LETO: Lorenzo is absent.

1 Min is absent.

2 Tarabocchia?

3 MS. TARABOCCHIA: Yes.

4 VICE CHAIRMAN BRUNO: Good luck.

5 MS. MUN: Thank you.

6 MR. D.S. KIM: Thanks so much.

7 CHAIRWOMAN STAR: Okay. Our last case
8 is --

9 MR. KIM: I will be recusing myself for
10 this application.

11 (Whereupon, Mr. Kim recuses himself on
12 this matter.)

13 CHAIRWOMAN STAR: SP12, 73 WHPP,
14 W-H-P-P.

15 Is that it?

16 MR. GIBLIN: W-H-P-P, LLC, yes.

17 CHAIRWOMAN STAR: Yes, okay. 73 West
18 Homestead Avenue.

19 MR. GIBLIN: Good evening, Madam Chair,
20 Members of the Board, my name is Brian Giblin. My
21 office is at 2 Forest Avenue in Oradell, New Jersey,
22 representing the applicant, 73 WHPP, LLC, property
23 located at 73 West Homestead Ave, Block 601, Lot 38.

24 This is an application to demolish all
25 the existing structures on the property and build a

1 two-family house.

2 We have Mr. Cocoros as our expert. I
3 guess he can be sworn again for this application.

4 MR. BIRCHWALE: Yes, just wait one
5 minute.

6 Brian, I reviewed the notice to
7 property owners within 200 feet of the subject
8 premises. That is satisfactory.

9 Also, notice was published in The
10 Star-Ledger, okay, and I see that it's for a
11 two-family residence on the premises and I note that
12 the date and time, 7 p.m. on May 24, 2023, in the
13 Palisades Park municipal building.

14 So the notice to the local newspaper is
15 satisfactory also.

16 So notice requirements have been
17 satisfied and we have jurisdiction to hear this
18 application this evening.

19 MR. GIBLIN: Thank you.

20 MR. BIRCHWALE: Good, Brian.

21 Bill?

22 MR. COCOROS: Yeah, the --

23 MR. BIRCHWALE: Did you want -- before
24 you do anything, do you want to state your name and
25 address for the record.

1 MR. COCOROS: Oh, I'm sorry, I got
2 confused.

3 Vassilios Cocoros, V-A-S-S-I-L-I-O-S
4 C-O-C-O-R-O-S, 467 Sylvan Avenue, Englewood Cliffs,
5 New Jersey, VCA Group.

6 MR. BIRCHWALE: Good, okay.

7 Bill, can you raise your right hand.
8 Do you swear to tell the truth and nothing but the
9 truth regarding statements or comments you make
10 pertaining to this application, so help you God?

11 MR. COCOROS: I do.

12 V A S S I L I O S C O C O R O S, TRA

13 467 Sylvan Avenue, Englewood Cliffs, New Jersey,
14 having been duly sworn, testifies as follows:

15 MR. BIRCHWALE: Okay. And you're a
16 licensed architect in the State of New Jersey and
17 everybody knows you on this board.

18 So you're testifying as an expert in
19 the field of architecture, correct.

20 MR. COCOROS: Yes, I am.

21 MR. BIRCHWALE: Brian.

22 MR. GIBLIN: Thank you.

23 DIRECT EXAMINATION

24 BY MR. GIBLIN:

25 Q. Would you please tell the board about

1 first the neighborhood where the project is located?

2 A. Sure.

3 The property, itself, is 73 West
4 Homestead Avenue. It's located on the north side of
5 West Homestead. It is -- it's between Broad Avenue
6 and I think it's Roff.

7 The property, itself, is
8 60-feet-wide-by-140-feet-deep, so it's an oversized
9 lot.

10 It's in the AA zone, which does allow
11 for a side-by-side two-family dwelling. The total
12 lot area is 8,400 square feet.

13 We're proposing a new side-by-side
14 two-family dwelling to replace the existing dwelling
15 on the property.

16 In addition to the existing dwelling,
17 there's an oversized detached garage at the rear of
18 the property that's preexisting nonconforming
19 condition that will be coming down. I think it's
20 almost like a garage for the loft above it that will
21 come -- it looks like a horse barn or something that
22 will come down in the back.

23 The property does have some -- quite a
24 bit of a topo difference across the front on West
25 Homestead where on the left side we have 94 -- about

1 95 feet, then it goes up to 99 feet.

2 So it's about a 4-foot cross-slope.
3 That's why we have the driveways stepped. They still
4 have a pitch away from the garages, but to avoid
5 having one being a lot longer, we actually stepped
6 them and we have a little island between the two to,
7 kind of, separate those garages and when they meet in
8 the middle, that's where they will level out with
9 each other.

10 The proposed dwelling, at the front is
11 42-feet wide and then the rest of the main building
12 is 44-foot-8-inches wide and 72-feet deep. It has a
13 footprint of 3,172 square feet, which is, I think,
14 translates into 37.7 percentage, which is under the
15 40 percent requirement.

16 However, we are asking a variance for
17 the maximum footprint of two-and-a-half thousand
18 square feet.

19 The building has a configuration with
20 the stairs on the side and the entry doors on the
21 side.

22 So we're basically setting the
23 staircase 4-and-a-half feet and then it's a
24 4-and-a-half-foot staircase and then there's a
25 building.

1 So we basically have the staircase up
2 to a landing since the property goes up in the back
3 and there's a walkway around the stair that brings
4 you up to the front door and then you can make
5 yourself to the backyard.

6 So you can see here there's quite a bit
7 difference from front to back and that's pretty much
8 the same situation on both sides. It's a little more
9 severe on then -- I guess that would be the right
10 side. You see in the back we also have to step the
11 backyards and that's based on the cross slope of the
12 property, itself.

13 In speaking with Brian before, he
14 mentioned that, you know, the building itself is set
15 up in almost, like, two sections, the front portion,
16 which is basically the living room entry area and
17 there's a main building behind it.

18 So, at the front portion of the
19 building, we are doing more of a flat roof to give it
20 a modern look, which actually brings the overall look
21 of the house down and if you look at the elevations
22 at the corners, it's even shorter.

23 Although we're asking a variance for
24 the height, we're only 2 feet over and part of that
25 has to do with the setup of the garage at the front

1 to provide a positive pitch and also the cross slope
2 of the property, kind of, makes -- it, kind of,
3 forces us to bring it up to a certain point so we
4 don't have, like, clearance issues and also to
5 minimize the excavation of the property and avoid
6 either rock or undermining any neighbors.

7 We also have the back of the garage
8 slightly lower, about 4 feet lower than the main
9 basement, which is, kind of, a terraced excavation,
10 which helps with the management of the excavation of
11 the site and undermining any adjacent improvements on
12 neighbors' properties.

13 The duplex, itself, is basically set up
14 as a side-by-side typical duplex. The main setbacks
15 are 7-foot-8 to the building. However, we do have
16 some bay windows, which are allowed even on a regular
17 50-by-100, which typically has a 6-foot side yard
18 setback, 3-feet-2-inches to the staircase and then we
19 usually have bay windows that come at about
20 1-foot-10-inches from the building.

21 Here, as I mentioned before, we have
22 7-foot-8 to the main building at the back portion.

23 At the front it comes out a little bit
24 more, about 9 feet where the staircase and walkways
25 are. However, there is a little quirk in the zoning

1 for anything over 50 feet.

2 There's a scale that 4 inches -- for
3 every foot over 4 inches goes to the building,
4 4 inches goes to the left side yard, 4 inches goes to
5 the -- to the left side yard.

6 So, we are requesting a variance for
7 the side yards where 9-feet-4-inches is required.
8 We're going for 7-feet-8-inches and that's the
9 closest point.

10 However, if you compare it with the
11 adjacent structures where they typically have your
12 6-foot side yard setback, 3-feet-2-inches to the
13 stair, it actually, you know, has more of a distance
14 from the side yards.

15 So I think that that can be granted
16 without -- you know, without a detriment and also,
17 what we did was we, kind of, lined it up with the
18 adjacent structure next door and then by doing that,
19 we didn't have to push -- we didn't have to
20 over-excavate and push the building back further.

21 So, you know, we tried to keep -- you
22 know, we could have maybe gotten a little bit less,
23 but it would push -- what we were going for, we'd
24 have to push the building back 2 or 3 feet more,
25 which would be more excavation and more of an

1 intrusion -- even though there's no variance back
2 there, it would be more of an intrusion to the
3 backyard.

4 So I think the side yard requirement,
5 I'm not saying as a planner, I'm just saying as an
6 architect, can be accommodated in this neighborhood
7 based on the existing structures that are there.

8 Q. And the height of the roof that's
9 actually above the permitted height is at least
10 45 feet back from the property line, correct?

11 A. Yeah, we're actually -- let me just
12 double check.

13 We have 25 feet to the -- to the
14 building, itself, and then it's about 16 feet --
15 let's say 17 feet, so it's -- what's the math on
16 that.

17 Q. Forty-three?

18 A. Yeah, 43.

19 Q. So that will lessen the impact of the
20 height and it's not that much over the standard --

21 A. Yes.

22 Like I said, as you mentioned, the
23 front portion is a little bit lower and then we have
24 like a little knee wall that, kind of, hides the
25 peaked -- you know, the peaked roof, which like I

1 said, the flat roofs are nice, but the -- all the AC
2 guys and everybody else can't stand them for, you
3 know, we need mechanical space.

4 Q. And you testified that the property is
5 8400 square feet.

6 What is the minimum lot size in the
7 zone?

8 A. It's 50-by-100 -- I'll do a quick
9 breakdown of the zoning table.

10 Lot size in the AA zone is 5,000 square
11 feet. We have an existing lot of 8400 square feet.
12 Lot width and depth, 50-by-100, we have 60-by-140.
13 Building coverage is a maximum requirement of
14 two-and-a-half thousand square feet and 40 percent.
15 We're actually 38 percent, so we meet the footprint
16 requirement as far as percentage, but we go over the
17 2500-square-foot maximum.

18 Front yard setback, 25 feet, we do meet
19 that requirement. Side yard setback, as I mentioned
20 before, 9-feet-4-inches, which is based on a
21 60-foot-wide lot.

22 On each side we have 7-feet-8-inches,
23 so that's a variance. Rear yard setback, 25 feet, we
24 have 43 feet.

25 The building height, two-and-a-half

1 stories, 28 feet; we have two-and-a-half stories,
2 30 feet, so but it's a variance, it's 2 feet. If you
3 look at it from the front, it feels a little bit less
4 and also it's understand the 10 percent variation
5 from the zoning requirement. So it's still a
6 C variance.

7 MR. GIBLIN: I have no other questions
8 of the witness.

9 VICE CHAIRMAN BRUNO: Well, I'm just
10 going to make it, you know, I looked at this. I've
11 been down to the house.

12 In fact, I've been inside the house
13 many times, you know, but I think, again, looking at
14 the other houses in the area, just from my own
15 saying, it looks fine.

16 I understand about the side yard being
17 7-foot-8 is good, because regular duplexes, I guess,
18 are only 6 feet; am I correct?

19 THE WITNESS: Correct, yes.

20 VICE CHAIRMAN BRUNO: And you still
21 got, like, 3 feet --

22 THE WITNESS: Yeah, we still have the
23 -- you know, it gives a little more room God forbid
24 something happens or even for maintenance purposes,
25 it's easier to get stuff back and forth in there.

1 VICE CHAIRMAN BRUNO: When it came to
2 the building height, I could understand nobody wants
3 water in their -- in their garage.

4 I'm not just a proponent of this one,
5 but I'm just generally a proponent of no water in the
6 house, then I don't get a call.

7 And the yard, the setback, the rear
8 yard, 43 feet, that should make the neighbors, I
9 think, pretty happy.

10 THE WITNESS: And we're getting rid of
11 that two-story -- that thing right in the back.

12 VICE CHAIRMAN BRUNO: A barn.

13 THE WITNESS: Yeah, it would be nice to
14 keep it though, fix it up.

15 CHAIRWOMAN STAR: Any other questions?

16 MR. AUFIERO: Are any of the retaining
17 walls over 4 feet? It looked like you were under.

18 THE WITNESS: I don't think so.

19 You know, I guess the main portion, the
20 base critical areas will be at the front there, so,
21 you know, I have a little planting areas to, kind of,
22 keep up the neighbor's property, so, you know, I
23 guess we'll see that when we're excavating it if
24 there's any issues with, like, rock or anything like
25 that.

1 So it's one of those unforeseen...

2 MR. AUFIERO: Four seepage tanks,
3 right?

4 THE WITNESS: Yeah, one in the front,
5 one in the back.

6 MR. BIRCHWALE: How many seepage pits?

7 THE WITNESS: Yeah, like I said, I have
8 them set up at four.

9 MR. BIRCHWALE: Four, that's what I
10 thought.

11 MR. AUFIERO: Two in the front and two
12 in the back, right?

13 THE WITNESS: Yeah.

14 Yeah, the reason we have them -- I'll
15 -- I'll confirm the actual capacity, you know, once
16 we get the perc test. The reason we did that is try
17 to, you know, leave some space in the front for
18 utilities and the water company is a pain in the ass
19 with -- I'm sorry, is a pain with the clearances
20 around the pits and stuff.

21 MR. AUFIERO: All right.

22 CHAIRWOMAN STAR: Anyone else have a
23 question?

24 (No response.)

25 CHAIRWOMAN STAR: Okay.

1 Do we have an audience?

2 Is anyone in the audience?

3 (No response.)

4 MR. BIRCHWALE: No one is left.

5 CHAIRWOMAN STAR: All right. Well,
6 we'll close that portion and have a motion, please.

7 MR. AUFIERO: I'll make a motion to
8 accept the application as presented.

9 MR. KANG: I second it.

10 MS. LETO: Star?

11 CHAIRWOMAN STAR: Yes.

12 MS. LETO: Aufiero?

13 MR. AUFIERO: Yes.

14 MS. LETO: Bruno?

15 VICE CHAIRMAN BRUNO: Yes

16 MS. LETO: Grato?

17 MS. GRATO: Yes.

18 MS. LETO: Han?

19 MR. HAN: Yes.

20 MS. LETO: Kang?

21 MR. KANG: Yes.

22 MS. LETO: Kim is abstained.

23 Lorenzo is absent.

24 Tarabocchia?

25 MS. TARABOCCHIA: Yes.

1 VICE CHAIRMAN BRUNO: Good luck.

2 MR. GIBLIN: Thank you.

3 CHAIRWOMAN STAR: Okay. Now we have
4 memorializations.

5 We have two.

6 MR. BIRCHWALE: Yes.

7 The first memorialization is Kyu Chul
8 Lee for property located at 410 Bergen Boulevard,
9 Block 420, Lot 25. It was for minor site plan
10 approval for a change of permitted use in commercial
11 premises.

12 Let's see, applicant was represented by
13 an attorney and the board found the following
14 findings of fact: The property in question is
15 located at 410 Bergen Boulevard on the tax map of the
16 Borough of Palisades Park and is located in an MC
17 zoning district.

18 The space was formally used as a
19 marketing/advertising store and the applicant
20 proposed to use the space as a printing and LED sign
21 showroom. The applicant's manufacturing plant is
22 located in Little Ferry, New Jersey. The applicant
23 is renting part of the -- part of the building,
24 approximately 1200 square feet.

25 The hours of operation will be Monday

1 through Saturday from 8 a.m. to 5 p.m.

2 There will be two full-time employees.
3 There is parking for the building to accommodate five
4 to six vehicles. The applicant requires parking
5 spaces for its two full-time employees.

6 The applicant will make no changes to
7 the space other than painting and new outdoor -- and
8 a new outdoor sign. The applicant proposed that use
9 of the premises meets all zoning requirements spaces.

10 Good. The motion was approved.

11 CHAIRWOMAN STAR: Yes, and we have one
12 more.

13 MR. BIRCHWALE: Oh, yeah. You usually
14 call a motion to memorialize.

15 CHAIRWOMAN STAR: Yes, after the second
16 one.

17 MR. BIRCHWALE: Oh, we do both of them,
18 all right. Kill two birds with one stone, as they
19 say.

20 The second change of use was for EHOP,
21 Inc.

22 Okay. The property is located at 118
23 Broad Avenue, Unit 14-B, Block 608, Lot 27. The
24 applicant is seeking minor site plan approval for a
25 change of permitted use in commercial premises. No

1 publication of notice is required for this.

2 And the board found the following
3 findings of fact: The property in question is
4 located at 118 Broad Avenue, Unit 14B on the tax --
5 actually Block 608, Lot 27 on the tax map of the
6 Borough of Palisades Park and is located in the B-2
7 zone.

8 The applicant is proposing to change
9 the former use as a karaoke bar, as a karaoke bar to
10 an office for consulting with an educational focus.
11 There will be no teaching, only consulting.

12 Hours of operation will be from 10 a.m.
13 to 10 p.m. Monday through Friday.

14 There will be no cooking on the site,
15 although there will be a refrigerator and microwave.

16 There will be three employees.

17 There are 32 combined parking spaces
18 for all tenants, which parking will be controlled by
19 a valet parking service when busy. The applicant's
20 proposed use of the premises meets all zoning
21 requirements.

22 CHAIRWOMAN STAR: Do I have a motion to
23 accept both the memorializations?

24 MS. GRATO: I'll make a motion.

25 CHAIRWOMAN STAR: Second?

1 MR. KIM: I'll second.
2 MS. LETO: Star?
3 CHAIRWOMAN STAR: Yes.
4 MS. LETO: Aufiero?
5 MR. AUFIERO: Yes.
6 MS. LETO: Bruno?
7 VICE CHAIRMAN BRUNO: Yes
8 MS. LETO: Grato?
9 MS. GRATO: Yes.
10 MS. LETO: Han?
11 MR. HAN: Yes.
12 MS. LETO: Kang?
13 MR. KANG: Yes.
14 MS. LETO: Kim?
15 MR. KIM: Yes.
16 MS. LETO: Lorenzo and Min are absent.
17 Tarabocchia?
18 MS. TARABOCCHIA: I abstain.
19 CHAIRWOMAN STAR: Okay.
20 Do we have any old business?
21 (No response.)
22 CHAIRWOMAN STAR: New business?
23 (No response.)
24 CHAIRWOMAN STAR: Motion to adjourn?
25 MR. KIM: Motion to adjourn.

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CHAIRWOMAN STAR: Second?

MR. KANG: I second it.

(Whereupon, this meeting is concluded.

Time noted: 7:38 p.m.)

C E R T I F I C A T E

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I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID.#50094914, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with regulation 13:43-5.9 of the New Jersey Administrative Code.

LAURA A. CARUCCI, C.C.R., R.P.R.
License #XI02050, and Notary Public
of New Jersey #50094914, Notary
Expiration Date December 3, 2023

Dated: _____