

Palisades Park Planning Board
Minutes
May 25th, 2016

Meeting was called to order by Chairperson Mrs. Star at 7:05 p.m.

The Pledge of Allegiance was led by Mr. Lorenzo.

Roll Call:

Mr. Bruno	Present	Mr. Kang	Present	Mr. Ring	Absent
Mr. George	Present	Mr. Lorenzo	Present	Mr. Ruh	Present
Mr. Juliano	Absent	Mr. Pini	Absent	Mrs. Star	Present

Approval of the April 27th, 2016 minutes.

Motion made by Mr. Bruno to accept the minutes seconded by Mr. Lorenzo.

Roll call vote:

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

Payment of Bills:

Attorney Gary Giannantoinio	\$3,062.50
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Motion made by Mr. George to pay the bill - seconded by Mr. Kang.

Roll call vote?

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

Case 16-SP11 Change of Use
Daehwan Ji
227 Grand Avenue
Suite H

Application carried over to the June meeting. The applicant will have a new attorney

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Case 16-SP16 Change of Use
Foot Spa
128 Broad Avenue
Block 608 Lot 12

Attorney Guy Lanza Jr. represented the applicant, Architect Vasilios Cocoros was sworn in. He explained to the Board that the application had been scaled down. First floor - 12 massage chairs to 9. Second floor 8 massage rooms to 5 rooms, single occupancy, one room will be the office and the other room will be a break room. Hours of operation will be from 10 a.m to 8 p.m. 7 days per week. Maximum of 6 employees including the owner.

Motion made by Mr. Lorenzo to accept the application with all of the above changes. Seconded by Mr. Bruno.

Roll call vote:

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

Case 16-SP19 Minor Sub Division with variances.,
VLC, LLC
316 - 9th Street
Block 414 Lot 4

Attorney Mark J. Sokolich represented the applicant., He said that they would do the minor sub division first. Architect Vasilios Cocoros stated that the property was 110 ft. wide and 100 feet deep. The applicant would like to make the lots 55 feet wide by 100 feet deep. Each lot would be 5,500 sq. feet. No variances were being requested for the sub division.

Motion made by Mr. Kang to accept the application for the sub division and seconded by Mr. Lorenzo.

Roll call vote:

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

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Case 16-S19 Site Plan Variances
VLC, LLC
316 - 9th Street
Block 414 Lot 4

Attorney Mark J. Sokolich and architect Vasilios Cocoros represented the applicant regarding the variances of the property which had just been approved for a sub division. Mr. Cocoros stated that the buildings would be side by side duplexes construction would be all brick. side yards required are 7 ft 8 inches to 7 feet 5 inches.. Garage doors would be 17 feet. Stairs would be 4 feet 2 inches from garage doors The off set from steps to be 4 feet 8 inches to property line.

Motion made by Mr. Lorenzo to accept the above variances and seconded by Mr. Bruno.,

Roll call vote:

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

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

The Board instructed the secretary to notify attorney Marc. D. Macri, that whether he is present or not at the June meeting the Board would take action on the application since the application was originally to be heard at the March meeting, board carried it over to the April meeting then Mr, Macri requested the application to be heard at the May meeting. Attorney Marc Macri did not advise the Board about the May meeting- so it Will be carried over to the June meeting,

Members of the Board were copies of Ordinance #2016-13. - An Ordinance amending Chapter 300 of the Code of the Borough of Palisades Park entitled "Land Use And Development."

Motion made to approve the changes made by Mr. Lorenzo and seconded by Mr. Bruno,

Roll call vote:

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

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Memorializations

Case 16-SP14 Meese Acupuncture
29 Fairview St.
Block 503 Lot 19

Motion made by Mr. Lorenzo to approve the resolution and seconded by Mr. Bruno
Only Board members who approved the application at the April meeting may vote.

Roll call vote:

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

Case 16-SP12 62 West Edsall Blvd. LLC
62 West Edsall Blvd.
Block 206 Lot 5

Case 16-SP15 John C. Park
216 Broad Ave 1D
Block 602 Lot 20

Case 16-SP17 Sun Y..Park
Mitsosa Group
280 Broad Avenue
Block 221 Lot 12

Motion made by Mr. George to accept the resolutions and seconded by Mr. Bruno.
Only Board members who approved the applications at the April meeting may vote

Roll call vote:

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

Case 16-SP18 Sook Ja Lim
15-23 Broad Ave Suite 7 & 8
Block 622 Lot 4

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

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

There was no old business and no further new business

Meeting adjourned at 8:17 p.m.


Carol Miraglia
Secretary