

Palisades Park Planning Board  
Minutes  
December 27<sup>th</sup>. 2017

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. Bruno.

Roll call was taken by the secretary.

Present		Absent
Mr. Auffiero	Miss Grato	Mr. Juliano
Mr. Bruno	Mr. Kang	Mr. Lorenzo
Mr. De Soto	Mr. Ruh	Mayor Rotundo
Mr. George	Mrs. Star	
Attorney Gary Giannantonio	Present	

Motion made by Miss Grato to accept the minutes of the November 29<sup>th</sup>, meeting seconded by Mr. Kang.

Roll call vote:

Mr. Auffiero	Yes	Mr. Kang
Mr. Bruno	Yes	Mr. Ruh
Mr. De Soto	Yes	Mrs. Star
Miss Grato	Yes	

Payment of Bills:

Gary Giannantonio Esq.	4,437.50
The Record meeting results November 29,2017	89.35

Motion made by Mr. Bruno to pay the bills - seconded by Mr. Auffiero.

Roll call vote:

Mr. Auffiero	Yes	Miss Grato	Yes
Mr. Bruno	Yes	Mr. Kang	Yes
Mr. De Soto	Yes	Mr. Ruh	Yes
Mr. George	Yes	Mrs. Star	Yes

Case 17-SP28 Site Plan  
19 Henry Avenue LLC  
19 Henry Avenue  
Block 214 Lot 14

Attorney Marc D. Macri of 2160 North Central Rd. Ste. 308  
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**Case 17-SP28 continued**

Represented the applicant. Architect Vassilios Cocoros was sworn in. The applicant wishes to build a 2 family house six rooms over six rooms. Lot is 40 feet wide and 111 feet deep. 4,400 sq. feet. Applicant is requesting relief in lot size, lot width, lot area per unit, building coverage, right side yard, left side yard, combined yard & building height. Mr. Cocoros stated that the variances being requested will not cause any detriment to the area.

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

**Roll Call Vote:**

Mr. Auffiero	Yes	Miss Grato	Yes
Mr. Bruno	Yes	Mr. Kang	Yes
Mr. De Soto	Yes	Mr. Ruh	Yes
Mr. George	Yes	Mrs. Star	Yes

**Case 17-SP26 Site Plan**  
**Grand Avenue LLC**  
**42 Grand Avenue**  
**Block 618 Lot 2**

Attorney Stephen F. Pellino of 865 Broad Avenue Ridgfield represented the applicant. Proposed use is to expand the use of the bar and barbecue restaurant. The restaurant wishes to expand into the space previously occupied by the flower shop and deli.

No variance is required as parking requirements remain the same. Motion to accept the application as presented was made by Mr. Auffiero and seconded by Mr. Bruno.

**Roll call vote:**

Mr. Auffiero	Yes	Miss Grato	Yes
Mr. Bruno	Yes	Mr. Kang	Yes
Mr. De Soto	Yes	Mr. Ruh	Yes
Mr. George	yes	Mrs. Star	Yes

**Case 17-SP27 Change of Use**  
**Evergreen Pharmacy/Terry Kim**  
**7 Broad Avenue, Ste. 105**  
**Block 626 Lot 4**

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Case 17-SP27 continued

Attorney Guy Lanza represented the applicant. Previous use of the area was a retail clothing store. The store will be pharmacy filling out prescription drugs and over the counter drugs. There will be 3 to 4 employees. Hours 9 a.m. To 7 p.m. closed on Sundays.

Motion made by Mr. Bruno to accept the application as presented seconded by Mr. De Soto.

Roll call vote;

Mr. Auffiero	Yes	Miss Grato	Yes
Mr. Bruno	Yes	Mr. Kang	Yes
Mr. De Soto	Yes	Mr. Ruh	Yes
Mr. George	Yes	Mrs. Star	Yes

Memorializations:

Case 17-SP14 Kwang II You 317 E.Edsall Blvd. Block 412 Lot 14	Case 17-SP23 Jenniffer Kim 12 E.Ruby Ave Block 618 Lot 4
Case 17-SP21 Heidi Lee 216 C olumbus Ave. Block 111 Lot 5	Case 17-SP24 Broad & Fairview LLC 28 Brinkerhoff Terr. Block 214 Lot 05
Case 17-SP22 Senior Solutions Agency 7 Broad Ave. Ste 206 Block 626 Lot 04	Case 17-SP25 Donald Damelio 456 Highland Ave Block 219 Lot 10

Motion made by Mr. Bruno to accept the resolutions. Seconded By Miss Grato

Roll Call vote

Mr. Bruno	Yes	Mr. Kang	Yes
Mr. De Soto	Yes	Mrs. Star	Yes
Miss Grato	Yes		
Mr. Auffiero	Yes for Case SP14, SP21, SP22, Case SP23 Yes for Case SP24 and Abstained for Case SP25		

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Memorializations cont.

Case 17-SP18 DRC Development  
250 Grand Avenue  
Block 202 Lot 3

Motion made by Mr. Bruno to accept the resolution seconded by Miss Grato

Roll Call vote

Mr. Auffiero	Yes	Mr. Kang	Yes
Mr. Bruno	Yes	Mr. Lorenzo	Absent
Mr. De Soto	Yes	Mrs. Star	Yes
Miss Grato	Yes		

There was no old business

There was no new business

Meeting adjourned at 7:40 p.m.

*Carol Miraglia*  
Carol Miraglia  
Secretary