i i			3
		1	APPEARANCES:
	1	2	DIANE TESTA, ESQUIRE Counsel for the Board of Adjustment
	1 BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUSTMENT 2 MONDAY, NOVEMBER 21, 2022	3 4	CARMINE ALAMPI, ESQUIRE LAW OFFICE OF ALAMPI & DEMARRAIS
	7:07 p.m.	5	One University Plaza Suite 404
	Case No. 22-04) 4 BMSK Management) 415 10th Street) PROCEEDINGS	6	Hackensack, New Jersey 07601 (201) 343-4600
	5 Block: 415; Lot: 31) Case No. 22-03)	7	Counsel for Applicant, Fan Associates, LLC
	6 Jeong Mi Lee) 25 E. Edsall Blvd.) 7 Block: 302; Lot: 23)	8	MARK SOKOLICH, ESQUIRE 1223 Anderson Avenue
	Case No. 22-05) 8 Soon Nam Suk)	9	Fort Lee, New Jersey 07024 (201) 224-4000 Counsel for Applicant V Lupping LLC
	313 E. Central Blvd.) 9 Block: 410; Lot: 19) Case No. 22-06)	10	Counsel for Applicant, V. Luppino, LLC DANIEL LEE, ESQUIRE
	10 128 E. Edsall Blvd., LLC) 128 E. Edsall Blvd.)	11	125 W. Central Boulevard, Suite 107 Palisades Park, New Jersey 07650
	11 Block: 320; Lot: 23) Case No. 21-07) 12 61 West Edsall Boulevard)	12	(201) 945-2800 Counsel for Applicant, HJ Lee Holding
	Case No. 21-31) 13 Fan Associates, LLC)	13	MARC D. MACRI, ESQUIRE
	15 Grand Ave) 14 Block: 505; Lot: 3 & 4) Case No. 21-28)	14	LAW OFFICE OF MARC D. MACRI, P.C. 1000 Anderson Avenue, Suite 1
	15 112-118 Union Street) Block: 107; Lots: 4 & 5)	15 16	Fort Lee, New Jersey 07024 (201) 969-0900 Counsel for Applicant, 5860 Ruby, LLC
	16 Case No. 22-11) V. Luppino LLC) 17 133 E. Brinkerhoff)	10	Counsel for Appricant, 3800 Kuby, Ele
	Block: 322; Lot: 1) 18 Case No. 22-09)	18	
	5860 Ruby LLC) 19 58 W. Ruby Avenue) Block: 617; Lot: 7)	19	
	20 Case No. 22-12) HJ Lee Holding)	20	
	21 18-20 W. Ruby Avenue) Block: 617; Lot: 16) 22 Case No. 22-10)	21	
	5860 Ruby LLC) 23 60 W. Ruby Avenue) Discrite 6171 Lette 4	22	
	Block: 617; Lot: 4) 24 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	23	
	25 201-641-1812 LauraACaruccillc@gmail.com	24	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	25	
			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
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1 2	WITNESS IN DEX (continued) SWORN TESTIMONY	-	7
		1	CHAIRMAN FERGUSON: Let's call the
3	Case No. 22-12 HJ Lee Holding	2	meeting to order.
4	18-20 W. Ruby Avenue Block: 617; Lot: 16 81	3	Paul, do you want to lead us in the
5	VASSILIOS COCOROS, AIA 82	4	flag salute?
6	Direct Examination by Mr. Lee 83 Board/Professional Questions	5	(Whereupon, all rise for a recitation
7	Chairman Ferguson 90	6	of the Pledge of Allegiance as led by Vice
8	Mr. Collazuol 95 Public Portion	7	Chairman Albanese.)
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11	5860 Ruby LLC 58 W. Ruby Avenue	10	CHAIRMAN FERGUSON: Here.
	Block: 617; Lot: 7 103	11	MS. LAMBRINIDES: Mr. Albanese?
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16	DAVID SPATZ, PP 116 Direct Examination by Mr. Macri 116	16	MR. CHUNG: Here.
17	Board/Professional Questions Mr. Kauker 120	17	MS. LAMBRINIDES: Ms. Yoon?
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19	5860 Ruby LLC 60 W. Ruby Avenue	19	MS. LAMBRINIDES: Mr. Elefteriou?
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22	Chairman Ferguson 123 Mr. Collazuol 124	22	MR. GRALA: Here.
23		23	MS. LAMBRINIDES: Mr. Carnovale?
24	DAVID SPATZ, PP 125 Direct Examination by Mr. Macri 125	24	(No response.)
25	Board/Professional Questions Mr. Kauker 120	25	MS. LAMBRINIDES: Mr. Lee?
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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2	<u>INDEX</u> (continued). EXHIBITS	1	(No response.)
	<u>EXHIBITS</u> No. Description Ident/Evid	1 2	-
2	<u>EXHIBITS</u> No. Description Ident/Evid Case No. 21-31 Fan Associates, LLC		(No response.)
2	<u>EXHIBITS</u> <u>No. Description Ident/Evid</u> Case No. 21-31	2	(No response.) MS. LAMBRINIDES: Mr. Brogna?
2	<u>E X H I B I T S</u> No. <u>Description</u> <u>Ident/Evid</u> Case No. 21-31 Fan Associates, LLC 15 Grand Avenue	2 3	(No response.) MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Here.
2 3 4 5	E X H I B I T S No. Description Ident/Evid Case No. 21-31 Fan Associates, LLC 15 Grand Avenue Block: 505; Lot: 3 & 4 A-39 Revised Plans 18	2 3 4	(No response.) MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Here. CHAIRMAN FERGUSON: Okay. So the first
2 3 4 5 6	E X H I B I T S No. Description Ident/Evid Case No. 21-31 Fan Associates, LLC 15 Grand Avenue Block: 505; Lot: 3 & 4 A-39 Revised Plans 18 Case No. 22-11 V. Luppino LLC	2 3 4 5	(No response.) MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Here. CHAIRMAN FERGUSON: Okay. So the first order of business is approval of the minutes of the
2 3 4 5 6 7	E X H I B I T SNo.DescriptionIdent/EvidCase No. 21-31Fan Associates, LLC15 Grand AvenueBlock: 505; Lot: 3 & 4A-39 Revised PlansCase No. 22-11	2 3 4 5 6	(No response.) MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Here. CHAIRMAN FERGUSON: Okay. So the first order of business is approval of the minutes of the previous meeting.
2 3 4 5 6 7 8	E X H I B I T SNo.DescriptionIdent/EvidCase No. 21-31Fan Associates, LLC15 Grand AvenueBlock: 505; Lot: 3 & 4A-39 Revised Plans18Case No. 22-11V. Luppino LLC133 E. BrinkerhoffBlock: 322; Lot: 1	2 3 4 5 6 7	(No response.) MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Here. CHAIRMAN FERGUSON: Okay. So the first order of business is approval of the minutes of the previous meeting. VICE CHAIRMAN ALBANESE: I'll make a
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	E X H I B I T SNo.DescriptionIdent/EvidCase No. 21-31Fan Associates, LLC15 Grand AvenueBlock: 505; Lot: 3 & 4A-39 Revised Plans18Case No. 22-11V. Luppino LLC133 E. BrinkerhoffBlock: 322; Lot: 1A-1Elevation and Site Plan, Last Revised July 22, 202249A-2Floor Plans, Last Revised July 22, 202249A-3Stormwater Plan and Details, Last Revised July 22, 202249A-4Soil Erosion Plan, Last Revised July 22, 2022A-5Series of four photographs71Case No. 22-09 5860 Ruby LLC58 W. Ruby Avenue Block: 617; Lot: 7A-1Photoboard Four Photographs116Case No. 22-10 5860 Ruby LLC	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	(No response.) MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Here. CHAIRMAN FERGUSON: Okay. So the first order of business is approval of the minutes of the previous meeting. VICE CHAIRMAN ALBANESE: I'll make a motion we approve the minutes. CHAIRMAN FERGUSON: We got a motion. Can I get a second? MR. ELEFTERIOU: I second. CHAIRMAN FERGUSON: Roll call. MS. LAMBRINIDES: Mr. Ferguson? CHAIRMAN FERGUSON: Yes. MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Abstain. MS. LAMBRINIDES: Mr. Elefteriou?
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	EXHIBITSNo.DescriptionIdent/EvidCase No. 21-31Fan Associates, LLC15 Grand AvenueBlock: 505; Lot: 3 & 4A-39 Revised Plans18Case No. 22-11V. Luppino LLC133 E. BrinkerhoffBlock: 322; Lot: 1A-1Elevation and Site Plan, Last Revised July 22, 202249A-2Floor Plans, Last Revised July 22, 202249A-3Stormwater Plan and Details, Last Revised July 22, 202249A-4Soil Erosion Plan, Last Revised July 22, 202260A-5Series of four photographs71Case No. 22-095860 Ruby LLC 58 W. Ruby Avenue Block: 617; Lot: 7116Case No. 22-105860 Ruby LLC 60 W. Ruby Avenue Block: 617; Lot: 4116	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	(No response.) MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Here. CHAIRMAN FERGUSON: Okay. So the first order of business is approval of the minutes of the previous meeting. VICE CHAIRMAN ALBANESE: I'll make a motion we approve the minutes. CHAIRMAN FERGUSON: We got a motion. Can I get a second? MR. ELEFTERIOU: I second. CHAIRMAN FERGUSON: Roll call. MS. LAMBRINIDES: Mr. Ferguson? CHAIRMAN FERGUSON: Yes. MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Abstain. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Grala? MR. GRALA: Yes.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	EXHIBITSNo.DescriptionIdent/EvidCase No. 21-31Fan Associates, LLC15 Grand AvenueBlock: 505; Lot: 3 & 4A-39 Revised Plans18Case No. 22-11V. Luppino LLC133 E. BrinkerhoffBlock: 322; Lot: 1A-1Elevation and Site Plan, Last Revised July 22, 202249A-2Floor Plans, Last Revised July 22, 202249A-3Stormwater Plan and Details, Last Revised July 22, 202249A-4Soil Erosion Plan, Last Revised July 22, 202260A-5Series of four photographs71Case No. 22-095860 Ruby LLC 58 W. Ruby Avenue Block: 617; Lot: 7116Case No. 22-105860 Ruby LLC 60 W. Ruby Avenue Block: 617; Lot: 4116	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	(No response.) MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Here. CHAIRMAN FERGUSON: Okay. So the first order of business is approval of the minutes of the previous meeting. VICE CHAIRMAN ALBANESE: I'll make a motion we approve the minutes. CHAIRMAN FERGUSON: We got a motion. Can I get a second? MR. ELEFTERIOU: I second. CHAIRMAN FERGUSON: Roll call. MS. LAMBRINIDES: Mr. Ferguson? CHAIRMAN FERGUSON: Yes. MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Abstain. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Grala? MR. GRALA: Yes. MS. LAMBRINIDES: Mr. Lee, not here.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	EXHIBITSNo.DescriptionIdent/EvidCase No. 21-31Fan Associates, LLC15 Grand AvenueBlock: 505; Lot: 3 & 4A-39 Revised Plans18Case No. 22-11V. Luppino LLC133 E. BrinkerhoffBlock: 322; Lot: 1A-1Elevation and Site Plan, Last Revised July 22, 202249A-2Floor Plans, Last Revised July 22, 202249A-3Stormwater Plan and Details, Last Revised July 22, 202249A-4Soil Erosion Plan, Last Revised July 22, 202260A-5Series of four photographs71Case No. 22-095860 Ruby LLC 58 W. Ruby Avenue Block: 617; Lot: 7116Case No. 22-105860 Ruby LLC 60 W. Ruby Avenue Block: 617; Lot: 4116	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	(No response.) MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Here. CHAIRMAN FERGUSON: Okay. So the first order of business is approval of the minutes of the previous meeting. VICE CHAIRMAN ALBANESE: I'll make a motion we approve the minutes. CHAIRMAN FERGUSON: We got a motion. Can I get a second? MR. ELEFTERIOU: I second. CHAIRMAN FERGUSON: Roll call. MS. LAMBRINIDES: Mr. Ferguson? CHAIRMAN FERGUSON: Yes. MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Abstain. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Grala? MR. GRALA: Yes.

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4	-		MS. LAMBRINIDES: Mr. Albanese?
1	Mr. Brogna?	1	
2	MR. BROGNA: Yes.	2	VICE CHAIRMAN ALBANESE: Yes.
3	CHAIRMAN FERGUSON: Okay.	3	MS. LAMBRINIDES: Mr. Chung?
4	Next we have two bills, our board	4	MR. CHUNG: Yes.
5	attorney for \$5500.00 and our parking expert for	5	MS. LAMBRINIDES: Ms. Yoon?
6	\$1700.00.	6	MS. YOON: Abstain.
7	VICE CHAIRMAN ALBANESE: I'll make a	7	MS. LAMBRINIDES: Mr. Elefteriou?
8	motion we pay the bills.	8	MR. ELEFTERIOU: Yes.
9	CHAIRMAN FERGUSON: All right.	9	MS. LAMBRINIDES: Mr. Grala?
10	Can I get a second?	10	MR. GRALA: Yes.
11	MR. ELEFTERIOU: I'll second.	11	MS. LAMBRINIDES: Mr. Brogna?
12		12	MR. BROGNA: Yes.
	CHAIRMAN FERGUSON: Roll call?		
13	MS. LAMBRINIDES: Mr. Ferguson?	13	CHAIRMAN FERGUSON: Okay.
14	CHAIRMAN FERGUSON: Yes.	14	Next one is Case 22-03, Jeong Mi Lee,
15	MS. LAMBRINIDES: Mr. Albanese?	15	25 East Edsall Boulevard.
16	VICE CHAIRMAN ALBANESE: Yes.	16	I'll make a motion to accept the
17	MS. LAMBRINIDES: Mr. Chung?	17	memorialization.
18	MR. CHUNG: Yes.	18	VICE CHAIRMAN ALBANESE: I'll second
19	MS. LAMBRINIDES: Ms. Yoon?	19	it.
20	MS. YOON: Yes.	20	CHAIRMAN FERGUSON: Second.
21	MS. LAMBRINIDES: Mr. Elefteriou?	21	Roll call?
22	MR. ELEFTERIOU: Yes.	22	MS. LAMBRINIDES: Mr. Ferguson?
23	MS. LAMBRINIDES: Mr. Grala?	23	CHAIRMAN FERGUSON: Yes.
24	MR. GRALA: Yes.	24	MS. LAMBRINIDES: Mr. Albanese?
25	MS. LAMBRINIDES: Mr. Brogna?	25	VICE CHAIRMAN ALBANESE: Yes.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	10		11)
		_	12
1	MR. BROGNA: Yes.	1	MS. LAMBRINIDES: Mr. Chung?
1 2	MR. BROGNA: Yes. CHAIRMAN FERGUSON: Okay. I guess I	1 2	
	MR. BROGNA: Yes.		MS. LAMBRINIDES: Mr. Chung?
2	MR. BROGNA: Yes. CHAIRMAN FERGUSON: Okay. I guess I	2	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes.
2 3	MR. BROGNA: Yes. CHAIRMAN FERGUSON: Okay. I guess I should read that little	2 3	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon?
2 3 4	MR. BROGNA: Yes. CHAIRMAN FERGUSON: Okay. I guess I should read that little MS. TESTA: Oh, yes, I'm sorry.	2 3 4	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Abstain.
2 3 4 5	MR. BROGNA: Yes. CHAIRMAN FERGUSON: Okay. I guess I should read that little MS. TESTA: Oh, yes, I'm sorry. CHAIRMAN FERGUSON: In accordance with the Open Public Meeting Act, notice of this meeting	2 3 4 5	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Abstain. MS. LAMBRINIDES: Mr. Elefteriou?
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1	MS. LAMBRINIDES: Ms. Yoon?	1	motion.
2	MS. YOON: Abstain.	2	Second?
3	MS. LAMBRINIDES: Mr. Elefteriou?	3	VICE CHAIRMAN ALBANESE: I'll second.
4	MR. ELEFTERIOU: Yes.	4	CHAIRMAN FERGUSON: Roll call?
5	MS. LAMBRINIDES: Mr. Grala?	5	MS. LAMBRINIDES: Mr. Ferguson?
6	MR. GRALA: Yes.	6	CHAIRMAN FERGUSON: Yes.
7	MS. LAMBRINIDES: Mr. Brogna?	7	MS. LAMBRINIDES: Mr. Albanese?
8	MR. BROGNA: Yes.	8	VICE CHAIRMAN ALBANESE: Yes.
9	CHAIRMAN FERGUSON: Okay.	9	MS. LAMBRINIDES: Mr. Chung?
10	Case No. 22-06, 128 East Edsall	10	MR. CHUNG: Yes.
_		-	
11	Boulevard.	11	MS. LAMBRINIDES: Ms. Yoon?
12	Can I get a motion?	12	MS. YOON: Abstain.
13	VICE CHAIRMAN ALBANESE: I'll make a	13	MS. LAMBRINIDES: Mr. Elefteriou?
14	motion.	14	MR. ELEFTERIOU: Yes.
15	CHAIRMAN FERGUSON: Second?	15	MS. LAMBRINIDES: Mr. Grala?
16	MR. GRALA: I'll second.	16	MR. GRALA: Yes.
17	CHAIRMAN FERGUSON: Roll call?	17	MS. LAMBRINIDES: Mr. Brogna?
18	MS. LAMBRINIDES: Mr. Ferguson?	18	MR. BROGNA: Yes.
19	CHAIRMAN FERGUSON: Yes.	19	CHAIRMAN FERGUSON: Okay.
20	MS. LAMBRINIDES: Mr. Albanese?	20	Next we have to set the dates for next
21	VICE CHAIRMAN ALBANESE: Yes.	21	meeting, next year's meetings.
22	MS. LAMBRINIDES: Mr. Chung?	22	Does anybody on the board have any
23	MR. CHUNG: Yes.	23	objections to keeping them on Monday at 7:00, the
24	MS. LAMBRINIDES: Ms. Yoon?	24	third Monday of the month?
25	MS. YOON: Abstain.	25	Does anybody have any problems with
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	14		16
1	MS. LAMBRINIDES: Mr. Elefteriou?	1	Monday?
2	MR. ELEFTERIOU: Yes.	2	MR. GRALA: No.
3	MS. LAMBRINIDES: Mr. Grala?	3	VICE CHAIRMAN ALBANESE: No.
4	MR. GRALA: Yes.	5	VICE CHAIRMAN ALDANESE. NO.
			CHAIDMAN EEDCUSON, Okay, And in
-		4	CHAIRMAN FERGUSON: Okay. And in
5	MS. LAMBRINIDES: Mr. Brogna?	5	addition, next January, because as you know we're not
5 6	MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Yes.		addition, next January, because as you know we're not meeting next month, we want to meet the week after
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1 MS. LAMBRINIDES: Mr. Eletrerory 1 CHAIRMAN FERGUSON: Right. 2 MR. ELAPTERIUDE: Mr. Grain? 3 MR. ALAMPI: We agreed that we were not going to report the case and regurgitate the same tastimony. 3 MS. LAMBRINIDES: Mr. Grain? 3 Going to report the case and regurgitate the same tastimony. 4 MR. CRALA: Yes. 2 MR. ALAMPI: We agreed that we were not the first one so in the comment on the that Mr. Collizoul sent arport in the state tastimony. 5 CHAIRMAN FERGUSON: Coursel, It's goal For the record, 1 did recivit those. 1 CHAIRMAN FERGUSON: Coursel, It's goal For the record, 1 did recivit those. 12 to see you. 10 Of chairman, we dight edight in dight in greanizable 12 to see you. 10 CHAIRMAN FERGUSON: No, I'm all for it. 13 MR. ALAMPI: Goal to see everyone. 10 CHAIRMAN FERGUSON: No, I'm all for it. 13 MR. ALAMPI: Codd to see everyone. 10 CHAIRMAN FERGUSON: No, I'm all for it. 14 Chairman, as promised, for the record, 10 10 CHAIRMAN FERGUSON: No, I'm all for it. 14 Chairman, as promised, for the natter common ton the datasta chair the supacata the were no the supherit chair th				
2 MR. LEFFERIOU: Yes. 2 MR. ALAMPI: We agreed that we were not. 3 Sin Jumssen Mr. Brandin DES: Mr. Brogna? 3 going for copen the case and regurgitate the same testmony. 4 MR. BRONA: Yes. 5 We ve had five public hearings, but I 5 MR. BRONA: Yes. 5 do want to note that Mr. Calearul sent a report. 7 CHAIRMAN FERGUSON: Okay. 5 reverviewing the plan and also Mr. Simoff updated his. 9 For the record, I did receive those. 10 10 CHAIRMAN FERGUSON: Coursel, it's good 11 other than to comment on the details of the plan and itso for a spromise, for the record, I did receive th.s. 11 CHAIRMAN FERGUSON: Coursel, it's good 12 it's uwisk Chairman, we're digested the reports and the plans, I wanted to just give a summation. 12 to sum a spromise, for the record, it's good 13 We did the PROUSON: No, I'm all for it. 14 Chairman, as promise, for the record, it's good 14 CHAIRMAN FERGUSON: No, I'm all for it. 15 again, my name is Carmine Alampi. 16 We did the towalt the ingress/gress 15 driveway would be completary with the boundaries of the subject property, that the ingress/gress 17 report.				
3 MS. LAMBRINDES: Mr. Grala? 3 going to reopen the case and regurgitate the same tastmony. 4 MR. GRALA: Yes. 5 We've had five public hearings, but I 5 MR. BROGNA: Yes. 5 We've had five public hearings, but I 6 MR. BROGNA: Yes. 5 We've had five public hearings, but I 7 CHAIRMAN FERGUSON: Okay. 7 reviewing the plan and alos Mr. Simoff updated his 8 So I guess well do the first one 9 For the record, I did receive those. 10 MR. ALAMPI: Thank you, Chairman. 10 We did review it. I didn't find anythier those. 11 CHAIRMAN FERGUSON: Coursel, It's going to rebut that. 10 We did review it. I didn't find anythier remarkable 12 to see you. 13 the plans, II thooking1 want to be cleants of the plan and 13 use and venue's poreity. 14 We that Tin looking1 want to be cleants of the plan and 14 When we were here at the last meeting, 14 What Tin looking1 want to be cleants of the plan and 14 use and venue's poreity. 16 16 CHAIRMAN FERGUSON: No, I'm all for it. 15 asad an exametis the werenol 16 CHAIRMAN	1		1	CHAIRMAN FERGUSON: Right.
4 MR. GRALA: Yes. 4 testimory. 5 MS. LAMRRINDES: Mr. Brogna? 6 do want to note that Mr. Collazuol sent a report 7 CHAIRMAN FERGUSON: Okay. 6 do want to note that Mr. Collazuol sent a report 7 CHAIRMAN FERGUSON: Coay. 6 do want to note that Mr. Collazuol sent a report 8 So 1 guesse will do the first one 9 For the record, I did receive those. 10 MR. ALAMPI: Thank you. Chairman. 9 For the record, I did receive those. 11 CHAIRMAN FERGUSON: Counsel, It's good 14 the value's did the markable 12 to see you. 16 1 report, it was dated Novew' digested the reports and 13 MR. ALAMPI: Good to see everyone. 14 14 Whit Moking1 want to be clear on this. You 14 Chairman, as promised, for the record, it di report, right? 15 Whit Min PERGUSON: Any you're not 15 argain, want exhibit showing that we were no 16 17 MR. ALAMPI: Yes. 14 testified about an exhibit showing that we were no 16 16 MR. ALAMPI: Yes. 14 exhibit and gave extensive testimony. We ware asked 17 MR. ALAMPI: Yes. </th <th>2</th> <th>MR. ELEFTERIOU: Yes.</th> <th>2</th> <th>MR. ALAMPI: We agreed that we were not</th>	2	MR. ELEFTERIOU: Yes.	2	MR. ALAMPI: We agreed that we were not
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	21		23
1	deliveries only.	1	loading area and that will be for the and limited
2	It's not going to be in and out with	2	to the liquor store. There's no one else that needs
3	parking all day.	3	it.
4	So, I think that that area was an area	4	The gymnasium doesn't have deliveries
5	of concern. He recommends that you if you vote	5	like that.
6	favorably on this application, that you ask us to	6	That's our comment.
7	remove that or make that a condition.	7	CHAIRMAN FERGUSON: So, I think before
8	I'm offering that it could be used as a	8	you give your summation, why don't we let our expert,
9	loading area. Of course, it's all subject to the	9	Mr. Hal Simoff, say a few words.
10	state DOT approval process that we have to go	10	MR. ALAMPI: Absolutely.
11	through.	11	MR. SIMOFF: I submitted a memo dated
12	So, that's our main comment in that we	12	November 18th that Mr. Alampi was was just referring
13	understand that the board members expressed this	13	to.
14	concern and I understand even Mr. Collazuol brought	14	One of the major concerns that I have
	-		-
15	it up and even Mr. Kauker.	15	is the number of nonconformities that the application
16	So, all your consultants were concerned	16	has with the New Jersey DOT procedures. I listed
17	about the logistics of those four spaces.	17	eight.
18	The recommendation then that I have is	18	As an example, the driveway on the
19	we can convert that just to a loading area that's	19	north side, even though it's totally dedicated for
20	controlled by the liquor store tenant and we'll limit	20	the site, has to have a 12-foot setback for the
21	the hours.	21	property line based on DOT regulations and if the DOT
22	So, I think that's a reasonable	22	enforces that regulation, because then it would be
23	because it exists, that area is there already. We	23	too close to the northern property, that changes the
24	wouldn't be creating it.	24	whole layout of the property.
25	The second item is that in most of his	25	So, I recognize the fact that DOT in
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	22		24
1	comments, he expresses concern about having three	1	most cases DOT can be a condition of approval, but
2	driveway openings. There's really the two.	2	any one of these eight variations to the DOT
3	The main one is the north driveway.	3	regulations would make significant changes to the
4	· · · · · · · · · · · · · · · · · · ·		
_	The one on the south is the entranceway to the upper	4	
5	The one on the south is the entranceway to the upper level of the garage, but, yes, that loading area that		site plan and that's my concern that those those
5	level of the garage, but, yes, that loading area that	5	site plan and that's my concern that those those issues haven't been addressed yet.
6	level of the garage, but, yes, that loading area that had the parking spaces, there is a depressed curb.	5 6	site plan and that's my concern that those those issues haven't been addressed yet. CHAIRMAN FERGUSON: Counsel?
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1	our site plan.	1	again, they're noting that the existing pole on-site
2	CHAIRMAN FERGUSON: Well, I thought at	2	with respect to the overhead wires would remain and
3	the beginning of this application, I brought that	3	so the underground to the building, itself, wouldn't
4	very point up about DOT and why don't we go get DOT	4	be changed.
5	approval first and then come back to the board and	5	So all those overhead wires would still
6	you said at the time, I believe, that basically the	6	be there. The new buildings they're proposing to put
7	same the same comments that you just made.	7	the underground services only.
8	MR. ALAMPI: What I said was, that the	8	CHAIRMAN FERGUSON: Okay.
9	statute allows us to make various applications either	9	Any board members have any comment?
10	simultaneously or in sequence and normally you go	10	(No response.)
11	through your municipal review first, even though	11	CHAIRMAN FERGUSON: Okay.
12	there are other permits.	12	Carmine, do you want to give your
13	We've already filed preliminarily with	13	MR. ALAMPI: Summation?
14	the DOT.	14	CHAIRMAN FERGUSON: Yeah, sure.
15	For example, we already have received a	15	MR. ALAMPI: Thank you.
16	final approved flood hazard area verification permit.	16	I'm going to try to be brief in that
17	That's a very significant permit from the DEP.	17	I'm not going to repeat the hours and hours of
18	So, we already have, and I think I've	18	testimony and give and take of the board, but I'd
19	mentioned it in the record, as of July of this year,	19	like to give you an overview or a general
20	the final permit for flood hazard, we've already	20	perspective.
21	received exemption from the Bergen County Planning	21	Now, you should remember that this
22	and Economic Development.	22	property, 15 Grand, is one of the very few properties
23	We filed with the DOT. We're in	23	identified in Palisades Park in the to allow for
24	discussions with the staff on these items we just	24	multiple dwelling development on-site.
25	talked about.	25	So, back in 2016 your governing body in
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	29		31
1	conscious decision that we're not going to demolish	1	zoning.
2	the five- or six-story existing building in the front	2	We have an overlay zone. It was
3	of the property. That's an existing building. It's	3	adopted in 2016. We have a few other issues. We've
4	a commercial building. It has a liquor store. It	4	had testimony, significant testimony from architects,
5	has the health club and some office space, et cetera.	5	engineers, traffic engineers, planners and most
6	So, we were very careful to note that	6	especially a firefighter, a firematic control expert,
7	we're going to retain that building in the front of	7	Mr. Gerry Naylis, who in his career, in his
8	the property and add this to the back all on one	8	deliberations, in his professional work is considered
9	property. So, we're asking for two we're being	9	one of the top ranking experts in New Jersey on fire
10	distracted.	10	control, firematics, fire response, fire safety, all
11	CHAIRMAN FERGUSON: Say that again?	11	of those issues. He writes widely. He's a lecturer.
12	MR. ALAMPI: It was distracting me.	12	He gives seminars. He teaches at the different
13	CHAIRMAN FERGUSON: Oh, I'm sorry.	13	symposiums and, in fact, spent a lot of time with
14	MR. ALAMPI: So, we were providing for	14	your firefighters, your fire prevention bureau,
15	two principal buildings on a singular parcel.	15	Mr. Chiurazzi and Mr I think it's Mr. Valente, is
16	Albeit it's a three-and-a-half-acre	16	it, where they spent time together to review, number
17	sized property. It's a large piece of property, but	17	one, the fleet of vehicles that the fire department
18	it's still two principal buildings. That's our	18	has, the manner in which they respond to an
19	principal request for variance relief. That created	19	emergency, the facilities surrounding the subject
20	the use variance.	20	property, the approach to this property.
20	We discovered while we were are	20	So, there was an extensive amount of
22	studying the application that the health club, which	22	testimony at the October meeting that dealt with and
23	is existing which has a permit and a CO, is not	23	I believe that the fire officials of Palisades Park
24	permitted in that M-1 zone.	24	were more than pleased with our efforts to address
25	So, we're in the M-1 zone, but we have	25	any concerns regarding fire control, fire
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	30		32
1	the overlay of this Ordinance 300-41.4.	1	suppression, fire sprinklers, standpipes, the length
2	Now, you have to accept that the	2	of the distance between the standpipes.
2 3	Now, you have to accept that the governing body knew what they were doing and that the	2 3	of the distance between the standpipes. We are exceeding on every level all the
2	Now, you have to accept that the governing body knew what they were doing and that the planning board understood what they were doing. That	2	of the distance between the standpipes. We are exceeding on every level all the fire codes with regard to the NR13 system, with
2 3	Now, you have to accept that the governing body knew what they were doing and that the planning board understood what they were doing. That they decided to have an overlay zoning on top of and	2 3 4 5	of the distance between the standpipes. We are exceeding on every level all the fire codes with regard to the NR13 system, with regard to the number of standpipes, with regard to
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	22		25
	33		35
1	fire department's efforts. I think we addressed it.	1	circulation within the site. You can deal with
2	The second area of concern was the main	2	safety issues, but the volume of traffic in and of
3	driveway and ingress and egress and the history of	3	itself is not a criteria to say, well, I think we
4	it.	4	have too much traffic in that area or too much
5	It's well documented that the	5	traffic on the ramp and because we have all this
6	properties on 21 Grand and 15 share the	6	traffic, even thought your use is permitted under the
7	ingress/egress and use each other's properties, but	7	ordinance, we're going to deny your application
8	what was not documented and I can't create it after	8	because it's too much traffic. That's not the
9	the fact, is there was no formal written easement.	9	criteria.
10	There's a claim of what we call	10	We cite, and I know your attorney is
11	prescriptive easement, but I'm not asking you to rule	11	familiar with the Dunkin' Donuts case. If you give
12	on whether there is or isn't a prescriptive easement.	12	me a second, I will find it, because I think I had a
13	We know that it's a debatable issue. We know that	13	copy of it here.
14	it's not in writing. So we have reorganized our plan	14	There's a case in the State of New
15	to have our ingress/egress completely within our	15	Jersey in our courts that was approved by the
16	property line and we modified the plans.	16	appellate division in 1984. Now, it's hard for me to
17	That's why you have what was moved in	17	believe that that's almost 40 years ago, because I
18	tonight as A-39 for your review and I think that we	18	remember when this case came out. I was already
19	handled the issue very well.	19	practicing law. And I can't believe that's already
20	As to traffic, I'm going to tell you	20	40 years ago. But it's good law. It's solid law.
21	that I live in the area. I was born in Fort Lee. I	21	It's the appellate division. And it's
22	live in Paramus. My office is in Hackensack. How do	22	still the law of the land, which says that denial of
23	I get to Palisades Park? I either take Route 4 and	23	an application based solely on the anticipated impact
24	Grand Avenue or I take Route 46.	24	of traffic is inappropriate, it's improper.
25	Route 46 is a nightmare. Everyone	25	The citation, Diane, the appellate
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	34		36
1	knows it backs up. It backs up on Route 46.	1	division is 193 N.J. Super. 513 and decided 1984.
2	(Audience speaking.)	2	I know you're familiar with it, because
3	MR. ALAMPI: Chairman, it's a little	3	we all are. All land use attorneys. We all go to
4	distracting.	4	the same school. We take the same seminars. We have
5	CHAIRMAN FERGUSON: Can we take any	5	the same books and we're told what case law is solid
6	conversations outside the building?	6	and dependable, what case law is weak and the Dunkin'
7	Thank you.	7	Donuts versus North Brunswick stands for that
8	MR. SOKOLICH: Sorry.	8	proposition.
9			
Ŭ	I never knew he lived in Fort Lee,	9	Now, some might say, well, what's the
10	Chairman.	10	Now, some might say, well, what's the logic of this? You mean, if there's a lot of traffic
10 11	Chairman. I'm still flabbergasted.	10 11	Now, some might say, well, what's the logic of this? You mean, if there's a lot of traffic and the traffic is building up and it's congested, I
10 11 12	Chairman.	10 11 12	Now, some might say, well, what's the logic of this? You mean, if there's a lot of traffic and the traffic is building up and it's congested, I can't take that as a consideration to deny the
10 11 12 13	Chairman. I'm still flabbergasted. MR. ALAMPI: I was there before you were.	10 11 12 13	Now, some might say, well, what's the logic of this? You mean, if there's a lot of traffic and the traffic is building up and it's congested, I can't take that as a consideration to deny the application?
10 11 12 13 14	Chairman. I'm still flabbergasted. MR. ALAMPI: I was there before you were. (Laughter.)	10 11 12 13 14	Now, some might say, well, what's the logic of this? You mean, if there's a lot of traffic and the traffic is building up and it's congested, I can't take that as a consideration to deny the application? You can when it's a variance because
10 11 12 13 14 15	Chairman. I'm still flabbergasted. MR. ALAMPI: I was there before you were. (Laughter.) MR. ALAMPI: So, what I'm saying is we	10 11 12 13 14 15	Now, some might say, well, what's the logic of this? You mean, if there's a lot of traffic and the traffic is building up and it's congested, I can't take that as a consideration to deny the application? You can when it's a variance because that's something that doesn't belong in the zone.
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	37		39
1	widen it? It's just not possible.	1	points.
2	So that doesn't mean that a proper	2	Once again, it's the M-1 commercial
3	application with a use permitted in the overlay zone	3	zone. It has an overlay for residential, multiple
4	should be denied because there's an abundance of	4	dwellings. You have to stay within two levels of
5	traffic.	5	parking and three levels of residential. It's a
6	Now, I don't mean to say it's the worst	6	beautiful building. It will be an attractive
7	situation in the world, but I'm realistic. The	7	building to attract the right type of population. We
8	traffic there is difficult to deal with at certain	8	think it's going to enhance the area.
9	times of the day every day, but I think we addressed	9	I've driven through that area all my
10	our input to the traffic, our contribution, which is	10	life. I drove through the back area where the old
11	minimal to the traffic, and the release of traffic	11	Mockler warehouse is on the next street and the next
12	from this building that will occur.	12	street and the next street. It's deplorable back
13	We dealt with the sewerage. You have a	13	there. It's horrible.
14	combined and now, Chairman, I know you worked with	14	You have a chance to stimulate the area
15	the DPW for a lifetime, so I know you're familiar	15	with new and clean development.
16	with it and I know Mr. Albanese very well. I may	16	The 21 Grand is a very large
17	have given him a hard time at the last meeting, but I	17	development. We're in front of it, but going north,
18	certainly respect you, Pauly, you know that.	18	going along the railroad tracks traversing the
19	VICE CHAIRMAN ALBANESE: Thanks, you	19	Overpeck Creek, going parallel with Grand Avenue, you
20	too.	20	got a situation on your hands that needs an infusion,
21	MR. ALAMPI: And you know that I	21	it needs a catalyst, it needs new development, it
22	respect it as a plumber and plumbing official that	22	needs clean development. It needs infrastructure.
23	you have a lot of knowledge that's not in every	23	There are a couple of homes back there amazingly,
24	little book from experience.	24	there's some multiple dwellings, but for the most
25	I believe it and I accept it.	25	part, there are derelict warehouses, abandoned
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	38		40
1	By the same token I accept the fact	1	trailers, all kinds of horrible things going on back
1	By the same token I accept the fact that our engineers went through an analysis of the	1 2	trailers, all kinds of horrible things going on back there.
2	that our engineers went through an analysis of the	2	there.
23	that our engineers went through an analysis of the flow, the volume, the surcharge and what's happening	2 3	there. We want to work with Palisades Park to
23	that our engineers went through an analysis of the flow, the volume, the surcharge and what's happening down there. We know that the elevation of our residential now, keep in mind the garage is down in the lower parking lot area where it's just an open	2 3 4	there. We want to work with Palisades Park to revitalize that area to be the first step of many to clean up in the parallel area parallel to Grand Avenue along the railroad tracks and make a major
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2 3 4 5 6 7 8 9	that our engineers went through an analysis of the flow, the volume, the surcharge and what's happening down there. We know that the elevation of our residential now, keep in mind the garage is down in the lower parking lot area where it's just an open parking lot today. Those are the two levels of garage. When you get to the residential, we are	2 3 4 5 6 7 8 9	there. We want to work with Palisades Park to revitalize that area to be the first step of many to clean up in the parallel area parallel to Grand Avenue along the railroad tracks and make a major improvement. That's what this is all about. This is about moving forward with development that's meaningful and which an investment
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		1	
	41		43
1	residential sign, there is none allowed; C-1, lot	1	ideal. The spaces are only 9 by 16. My experts
2	coverage is in excess of 50 percent maximum for the	2	question how a vehicle is going to be able to back up
3	M-1 zone and is in excess of 80 percent for the M-1	3	to exit these spaces. I am concerned with the safety
4	residential zone overlay, lot open space less than	4	of these spaces.
5	25 minimal and 50 percent front yard requirements for	5	Grand Avenue is a heavily traveled
6	residential use.	6	road. Cars back up right onto Route 46 west or south
7	This site presently has a liquor store,	7	into Ridgefield, Hudson County.
8	a gym, a restaurant and is seeking approval to	8	I'm very concerned with the congestion
9	construct 20 a 22-unit residential building.	9	on Grand Avenue. Not being able to turn from the
10	The ordinance provides for one building	10	south parking lot is programmatic. A vehicle
11	per lot and this application proposed two buildings	11	traveling on Grand Avenue would be unable to make a
12	on the lot.	12	left as for at least three streets going south into
13	Conflicting testimony is about the	13	Ridgefield, traveling three streets and have to make
14	restaurant. It is either being eliminated, reduced	14	come back northbound is not going to work.
15	or remaining. The applicant did not provide	15	Also, the street, the first street that
16	testimony as to the parking necessary for the	16	you make a left, you have to cross two lanes of
17	restaurant or we talked about when the issue of the	17	traffic on Grand Avenue.
18	sewer system was discussed. There was testimony that	18	Again, Grand Avenue at this location is
19	the applicant was going to negotiate with the	19	also backed up and if the vehicle is unable to make a
			·
20	restaurant and that it may be reduced.	20	left, this will cause additional backups on Grand
21	Also, there was testimony that the	21	Avenue.
22	application may need to come back to discuss the	22	There is concern about flooding and
23	restaurant. However, my concern is that the	23	backup at the pressure of the proposed lateral exceed
24	restaurant is presently on-site. And, again, there	24	the pressure with the main on Grand Avenue and during
25	is no testimony as to parking and as to the number of	25	heavy rainfall when pipes are overloaded, the
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	42		44
1	parking vehicles entering and exiting the site and	1	building sewer will back up.
1 2		1 2	building sewer will back up. My main concern and worry is the
	parking vehicles entering and exiting the site and		building sewer will back up.
2	parking vehicles entering and exiting the site and sewer issues.	2	building sewer will back up. My main concern and worry is the
2 3	parking vehicles entering and exiting the site and sewer issues. Regardless of the restaurant, I have	2 3	building sewer will back up. My main concern and worry is the ability of the fire department to fight a fire at the
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12/12/2022 11:43:25 AM

	45		17
	45 VICE CHAIRMAN ALBANESE: I'll second.		47
1		1	hearing.
2	CHAIRMAN FERGUSON: Roll call?	2	This is an application to construct a
3	Any comments from the board?	3	two-family dwelling at premises known as 133 East
4	Discussion on the motion?	4	Brinkerhoff Avenue here in Palisades Park, designated
5	(No response.)	5	as Block 322, Lot 1 in your double A zone.
6	CHAIRMAN FERGUSON: Roll call?	6	We will try to be as efficient as we
7	MS. LAMBRINIDES: Mr. Ferguson?	7	can. The order of testimony, unless the Chair or a
8	CHAIRMAN FERGUSON: Yes, for denial.	8	board member directs otherwise, will be Vassilios
9	MS. LAMBRINIDES: Mr. Albanese?	9	Cocoros as our licensed architect, David Spatz as our
10	VICE CHAIRMAN ALBANESE: Yes.	10	licensed planner. And then me with a much shorter
11	MS. LAMBRINIDES: Mr. Chung?	11	summation than Carmine's.
12	MR. CHUNG: Yes.	12	Other than that, Chairman, I have
13	MS. LAMBRINIDES: Ms. Yoon?	13	nothing else up unless you had any questions of I.
14	MS. YOON: Yes.	14	CHAIRMAN FERGUSON: I have no
15	MS. LAMBRINIDES: Mr. Elefteriou?	15	questions.
16	MR. ELEFTERIOU: Yes.	16	You can proceed.
17	MS. LAMBRINIDES: Mr. Grala?	17	MR. SOKOLICH: Thank you.
18	MR. GRALA: Yes.	18	MS. TESTA: Please raise your right
19	MS. LAMBRINIDES: Mr. Brogna?	19	hand.
20	MR. BROGNA: Yes.	20	Do you swear the testimony you will
21	MR. ALAMPI: Thank you very much.	21	give in this application will be the truth, the whole
22	CHAIRMAN FERGUSON: Okay.	22	truth and nothing but the truth?
23	Next case is going to be Brinkerhoff,	23	MR. COCOROS: I do.
24	133 East Brinkerhoff.	24	
25	MR. ALAMPI: So, Happy Thanksgiving,	25	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	46		48
1	everybody.	1	VASSILIOS COCOROS, AIA
2	Thank you.	2	467 Sylvan Avenue, Englewood Cliffs, New Jersey,
2 3	Thank you. CHAIRMAN FERGUSON: Okay. Mayor, it's	2 3	467 Sylvan Avenue, Englewood Cliffs, New Jersey, having been duly sworn, testifies as follows:
2 3 4	Thank you. CHAIRMAN FERGUSON: Okay. Mayor, it's good to see you.	2 3 4	467 Sylvan Avenue, Englewood Cliffs, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: Please state your name for
2 3 4 5	Thank you. CHAIRMAN FERGUSON: Okay. Mayor, it's good to see you. MR. SOKOLICH: Good to see you,	2 3 4 5	467 Sylvan Avenue, Englewood Cliffs, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: Please state your name for the record and spell it.
2 3 4 5 6	Thank you. CHAIRMAN FERGUSON: Okay. Mayor, it's good to see you. MR. SOKOLICH: Good to see you, Chairman, Members of the Board, good to see all of	2 3 4 5 6	467 Sylvan Avenue, Englewood Cliffs, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: Please state your name for the record and spell it. MR. COCOROS: Vassilios,
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	49		51
1	A. Yes, I did.	1	units on 4th Street.
2	Q. So, I've premarked as A-1, A-2 and A-3	2	However, from a zoning point of view,
3	corresponding with your pages a series of plans.	3	the setbacks, the front of the property is still
4	A-1 is the elevation and site plan,	4	considered East Brinkerhoff and the depth is along
5	which has an initial date of June 27, 2022, a last	5	4th Street.
6	revised date of July 22, 2022?	6	Since the property does have quite a
7	We premarked A-2, which are the floor	7	bit of a drop off from the corner of 4th Street and
8	plans with the same initial and last revised dates.	8	Brinkerhoff, going north along 4th Street is
9	And, finally, we've also marked as A-3,	9	approximately 117.96 at the corner, top of the curb
10	the stormwater plan and details, likewise initially	10	and then it goes down to 109.06 on 4th Street at the
11	dated June 27 and last revised July 22 of 2022.	11	lowest point.
12	A. Correct.	12	So, what we've done is we've stepped
13	(Whereupon, Elevation and Site Plan,	13	the building, itself, where the unit that's north,
14	Last Revised July 22, 2022 is received and	14	which is on the right-hand left-hand side as
15	marked as Exhibit A-1 for identification.)	15	you're looking at it from 4th Street, is
16	(Whereupon, Floor Plans, Last Revised	16	2-feet-8-inches lower than the unit that's on the
17	July 22, 2022 is received and marked as	17	right, which is Unit B, which has the frontage also
18	Exhibit A-2 for identification.)	18	along East Brinkerhoff Avenue.
19	(Whereupon, Stormwater Plan and	19	The proposed building is 68-feet deep
20	Details, Last Revised July 22, 2022 is	20	by 35-feet wide with a five-yard setback on the east
21	received and marked as Exhibit A-3 for	21	side, which is the right-hand side as you're looking
22	identification.)	22	at it from Brinkerhoff Avenue and 10 feet off of the
23	BY MR. SOKOLICH:	23	left side, which is the west and that's off of
24	Q. Those are the plans that you	24	4th Street.
25	A. There's also a soil plan too, that's	25	The setback from Brinkerhoff is
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
	50		52
1	S-2.	1	20-feet-4-inches. The rear yard setback is
2	Q . We're just going to talk about these	2	13-feet-10-and-a-quarter inch. The God bless you.
3	for the moment.	3	MS. TESTA: Thank you.
4	Those are the plans that you would call	4	THE WITNESS: The dwelling, itself, is
_			
5	your architectural package, correct?	5	split up equally where the Unit A is 34 feet and
5 6		5 6	split up equally where the Unit A is 34 feet and Unit B is 34 feet as you're looking at it from
	your architectural package, correct?		
6	your architectural package, correct? A. Yes.	6	Unit B is 34 feet as you're looking at it from
6 7	your architectural package, correct? A. Yes. Q. So wherever you deem most appropriate	6 7	Unit B is 34 feet as you're looking at it from 4th Street.
6 7 8	 your architectural package, correct? A. Yes. Q. So wherever you deem most appropriate starting with A-1, if you can just brief the board on what the proposal is focusing, if you would, in the beginning as to where the property is generally and 	6 7 8	Unit B is 34 feet as you're looking at it from 4th Street. It's a three-level configuration. There's no roof decks on this one. It's basically ground floor, first floor and then we have the second
6 7 8 9 10 11	 your architectural package, correct? A. Yes. Q. So wherever you deem most appropriate starting with A-1, if you can just brief the board on what the proposal is focusing, if you would, in the beginning as to where the property is generally and existing conditions. 	6 7 8 9 10 11	Unit B is 34 feet as you're looking at it from 4th Street. It's a three-level configuration. There's no roof decks on this one. It's basically ground floor, first floor and then we have the second floor, which is the bedroom level.
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	53		55
1	have decks in the front and in the rear.	1	requirement, however in regards to trees.
2	However, we limit them to 8 feet and	2	
			However, we do we'll be providing
3	then if you look at the portion that's to the I	3	arborvitaes along certain portions for a little more
4	guess it would be the rear yard, which is if you're	4	privacy.
5	looking at it from 4th Street, the left side, we have	5	Along the entryways from 4th Street,
6	the existing duplex that faces on 4th Street next to	6	we'll have a set of boxwoods and some azaleas along
7	us, has a typical actually has a little bit more	7	the walkway as you're coming into the dwelling.
8	than a typical side yard setback.	8	One thing I forgot to mention, also the
9	I think it has almost 7, 8 feet from	9	entries are on the ground floor, so there's no
10	the property line where the rear yard is more of a	10	staircases sticking out the side yard.
11	side yard in our case.	11	It's basically platform, one step up on
12	Q. Does the slope of the property have any	12	Unit B and two steps up on Unit Unit Unit A has
13	impact whatsoever on the height computation and the	13	one step-up platform and then there's two steps on
14	variance that we're requesting?	14	Unit A [sic].
15	A. Yes, it does, because we're measuring	15	Q. Billy, you acknowledge receipt or we're
16	it there's two things that impact the height.	16	going to get to your second plan with the floor plans
17	It's keeping the driveways slightly higher than the	17	in a second, but you do acknowledge receipt of
18		18	Mr. Collazuol's memorandum of October 7, 2022?
	sidewalks so no water goes down towards the garage.	19	
19	In addition, the four corners of the	-	A. Yes.
20	building, since the property, itself, does drop off	20	Q. There is some things that yet need be
21	quite a bit.	21	provided, a more detailed landscape plan, things of
22	And we're not really raising it up too	22	that nature, but I want to focus more on stormwater
23	much. We have a small retaining wall just to level	23	and utilities for the moment.
24	off the rear yard a little bit on the northeast	24	Were the board to act favorably on the
25	corner.	25	application in either this iteration or revision of
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	54		56
1	The property, itself, since the	1	it, it is our unconditional understanding and
2	there's about a 7-foot difference, makes the average	2	agreement that we would comply with any conditions
3	height a lot more and essentially when you measure it	3	imposed upon us by Mr. Collazuol or for that matter,
4	to the unit that's Unit B, which is the unit closer	4	any other engaged expert on behalf of the board,
5	to Brinkerhoff Avenue, that adds a lot to the height	5	correct?
6	requirement.	6	A. Correct.
7	Q . The exterior materials for this job,	7	Q. And that would pertain to, for example,
8	Bill, could you just briefly describe what your	8	landscaping?
9	intentions are as far as the façade is concerned and	9	A. Yes.
10	please also confirm that that treatment will be	10	Q. That would pertain to, for example,
11	consistent on all side of the building?	11	stormwater management, utility placement, so forth
12	A. Sure.	12	and so on?
13	It's an all-brick building.	13	A. Yes, it will.
14	However, we do have some bay windows	14	Q. I noticed one of the comments was to
15	that are going to be facing the rear in the front and	15	construct to the extent feasible, but construct all
16	then also along the elevation along 4th Street.	16	utilities underground, that's the intentions of the
17	The brick stucco, we'll also do a	17	applicant, correct?
18	panelized system in between some of the windows, kind	18	A. Yes.
19	of break up the overall brick.	19	Usually it's we would do it if we
20	Same thing in between the windows on	20	I guess we would have to make sure that PSE&G will
21	the portion that's stucco, we'll also have the same	21	let us do it.
22	type of panelized system to give a little bit of	22	Q. But subject to their approval?
22	variation.	22	A. Correct.
23 24		23 24	
24 25	Q. Landscaping wo'll take the berough's	24 25	
20	A. Landscaping, we'll take the borough's	23	telephone pole? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812		201-641-1812

	57		59
1	A. Yes.	1	elevation, which also confirms the exterior materials
2	Q . I'm going to turn you to what we	2	will be treated the same?
3	premarked as A-2, the floor plans.	3	A. Yes.
4	I don't think you need to go through	4	Q . Billy, again, I know this is subject to
5	them in great detail, but if you could just take the	5	to Mr. Collazuol's review, but we've marked as A-3
6	board through starting on the lowest level?	6	what you gave as a proposal, a stormwater management
7	A. To the lowest level, we have a two-car	7	system, correct?
8	driveway on each side. We have an oversized garage	8	A. Yes.
9	behind it.	9	Q. Without specific detail or detailing it
10	There's also on the outside corners we	10	appropriate, the thought process behind your plan.
11	have the front entry. There's an entry hall and coat	11	A. The thought process is we're basically
12	closet, door from the garage, small recreation room	12	providing for three CULTECH-type chambers in the
13	in the back.	13	driveways of both units.
14	Utility room is off the there's also	14	We'll have all the roof leaders
15	a powder room, no shower, nothing.	15	connected to them.
16	It's basically just a toilet and a	16	Right now there is no stormwater
17	sink. We have a door out to the area under the deck	17	management on the property. So whatever roof leader
18	on each side.	18	I'm sorry, rainwater coming off the roof will be
19	Staircase up to the first floor, which	19	captured by that system.
20	is the main living space. We also have the staircase	20	However, we have to do a perc test and
21	has an opening above so when you look up, you have a		have to provide drainage calculations for
22	little bit of balcony effect looking down from the	22	Mr. Collazuol to review and approve before we do
23	first floor onto the ground entry level.	23	anything in that area.
24	Upstairs we have the main living space.	24	Q. And as classified by Mr. Collazuol in
25	At the front, we have a hall area where	25	his review letter, this is a redevelopment and,
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	58		60
4	the stainesse is neurolen neers kind of hidden survey		therefore a reduction in the runoff is required by
1	the staircase is, powder room kind of hidden away.	1	therefore, a reduction in the runoff is required by
2	Behind that we have a kitchen with a	2	law, correct?
2 3	Behind that we have a kitchen with a galley setup where we have an island sink, dining	2 3	law, correct? A. Yes.
2 3 4	Behind that we have a kitchen with a galley setup where we have an island sink, dining room next to that.	2 3 4	law, correct? A. Yes. Q. And we acknowledge that?
2 3 4 5	Behind that we have a kitchen with a galley setup where we have an island sink, dining room next to that. And then the dining room also opens up	2 3 4 5	law, correct? A. Yes. Q. And we acknowledge that? A. Yes, we do.
2 3 4 5 6	Behind that we have a kitchen with a galley setup where we have an island sink, dining room next to that. And then the dining room also opens up to the living room, which has a fireplace.	2 3 4 5 6	Iaw, correct?A.Yes.Q.And we acknowledge that?A.Yes, we do.Q.And that's a standard we intend to
2 3 4 5 6 7	Behind that we have a kitchen with a galley setup where we have an island sink, dining room next to that. And then the dining room also opens up to the living room, which has a fireplace. The layout is the same for both sides.	2 3 4 5	law, correct? A. Yes. Q. And we acknowledge that? A. Yes, we do.
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		61		63
1	as Exhibit A-4 for identifica	tion.)	1	to the property line?
2	BY MR. SOKOLICH:	,	2	THE WITNESS: Correct.
3	Q . Bill, soil erosion.		3	CHAIRMAN FERGUSON: Okay. So, if
4	A. Sure.		4	you're putting a deck on that side?
5		er 5,000 square feet, we	5	THE WITNESS: Yes.
6	have to provide soil erosion	-	6	There's an 8-foot deck and then we have
7		, providing a silt	7	5-foot-9-and-seven-eigths at the closest point.
8	fence. We're showing limited	-	8	Like I said now, if that was a if
9	going to be doing any new cu		9	that was a regular duplex that was facing on
10			10	4th Street, we can go we can go as close as 6 feet
11	line.		11	
12			12	with the dwelling, another 2 feet into that 6 feet
			12	with a bay window.
13	area and then with the two c	5 5 5		And then the stairs could be 3 feet off
14	be a wheel washing, like, bas	5 0 1	14	the property line.
15	when people pull in and out	5	15	So, I think, like I said, we didn't go
16	onto the onto 4th Street.		16	for the roof decks. We didn't go for an oversized
17	Q. And you, we, the		17	height variance on this thing.
18	acknowledges that that's the su		18	So I think the decks you know, it's
19	application and a separate appro		19	a nice feature to have, you know, off the kitchen.
20	agency?		20	There is no roof decks proposed on this property,
21	A. Yes, it's Bergen	5	21	50
22		· · · · · · · · · · · ·	22	CHAIRMAN FERGUSON: Here's the problem,
23	until and at which time we appe	ar before this board?	23	you know, first of all, let me say what's the width
24	A. Correct.	1	24	of the building?
25	Q. Is there anything	else that you would	25	THE WITNESS: Well, the width from a
	LAURA A. CARUCCI, C.S	S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1	812		201-641-1812
		62		64
1				
	like to add?		1	zoning point of view is 35 feet. The depth, which is
2	A. No.		1 2	the width of the building as you're looking at it
2 3	A. No. MR. SOKOLICH:	Chairman, I offer	-	the width of the building as you're looking at it from 4th Street is 68 feet.
	A. No. MR. SOKOLICH: Mr. Cocoros.		2	the width of the building as you're looking at it from 4th Street is 68 feet. CHAIRMAN FERGUSON: Okay.
	A. No. MR. SOKOLICH: Mr. Cocoros. CHAIRMAN FERG	USON: Okay. So this	2 3	the width of the building as you're looking at it from 4th Street is 68 feet. CHAIRMAN FERGUSON: Okay. So, here's my you know, I looked at
3 4	A. No. MR. SOKOLICH: Mr. Cocoros. CHAIRMAN FERG application is just like is like t	USON: Okay. So this he ones that we	2 3 4	the width of the building as you're looking at it from 4th Street is 68 feet. CHAIRMAN FERGUSON: Okay. So, here's my you know, I looked at I looked at the plan I don't have any basic
3 4 5	A. No. MR. SOKOLICH: Mr. Cocoros. CHAIRMAN FERG application is just like is like t had last month and the concern	USON: Okay. So this he ones that we	2 3 4 5	the width of the building as you're looking at it from 4th Street is 68 feet. CHAIRMAN FERGUSON: Okay. So, here's my you know, I looked at I looked at the plan I don't have any basic problem, you know, like, bathrooms and all that good
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3 4 5 6 7 8	A. No. MR. SOKOLICH: Mr. Cocoros. CHAIRMAN FERG application is just like is like t had last month and the concern decks on each side. THE WITNESS: T bit deeper.	USON: Okay. So this the ones that we , my concern was the These this is a little	2 3 4 5 6 7 8	the width of the building as you're looking at it from 4th Street is 68 feet. CHAIRMAN FERGUSON: Okay. So, here's my you know, I looked at I looked at the plan I don't have any basic problem, you know, like, bathrooms and all that good stuff.
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	65		67
1	take out 3 feet, a foot-and-a-half from each one,	1	THE WITNESS: That's a typo.
2	then we would have, basically, 16-feet-10-inches at	2	It should be one, one, zero.
3	the corner on the front here.	3	MR. COLLAZUOL: So the 110, return to
4	And then we'll also increase the deck	4	S-1 in that corner, the lower grade of that wall is
5	the deck point to 8-feet-9and-seven-eights, so	5	about 105.9.
6	so, basically, we're creating more space on that	6	So that would exceed 4 feet by about
7	portion which would probably be good.	7	one-tenth. So at that point, would that wall be
8	CHAIRMAN FERGUSON: Right. Because	8	about 4.1 feet in height.
9	you're moving it and you have that so you you	9	THE WITNESS: Yes, and we adjusted
10	now, you don't have a choice, but the property owner	10	you know, we can probably bring it down by 4 inches
		-	
11	has a choice.	11	to bring it below the 4-foot threshold.
12	They can either get rid of both decks	12	MR. COLLAZUOL: Fine.
13	I hate to make a let's make a deal, but we	13	So that's going to be an elevation of
14	either can get rid of the decks or you can reduce the	14	10
15	building by a foot-and-a-half on each side.	15	THE WITNESS: It will be 109.67.
16	I'll leave it to	16	MR. COLLAZUOL: Okay.
17	MR. SOKOLICH: Just bear with us one	17	The existing stone wall that's mostly
18	second.	18	on the site, typically that would be removed and
19	CHAIRMAN FERGUSON: Sure, no problem.	19	replaced.
20	THE WITNESS: Yeah, he's yeah, we're	20	THE WITNESS: That's towards
21	fine.	21	Brinkerhoff?
22	We can, basically, we'll take a	22	MR. COLLAZUOL: No, it's the rear line
23	foot-and-a-half off each unit and then we'll you	23	along the 102.15.
24	know, we'll basically keep the front yard setback,	24	It's straddling the property line.
25	leave it the same so we can maintain the sight	25	THE WITNESS: The only thing, it looks
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	66		68
1	triangle and then we'll have a bigger rear yard from	1	
1	triangle and then we'll have a bigger rear yard from the back.	1	like it's on the neighbor's property.
2	the back.	2	like it's on the neighbor's property. MR. COLLAZUOL: It looks like it's
2 3	the back. That's fine.	2 3	like it's on the neighbor's property. MR. COLLAZUOL: It looks like it's straddling the property mostly on the subject
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	<u></u>		74
	69		71
1	THE WITNESS: The utility pole right	1	MS. TESTA: Very good.
2	now, we have 112.29 and then it goes down to where	2	MR. SOKOLICH: That's okay?
3	that station mark is towards the 109.4.	3	MS. TESTA: Yes, that's fine.
4	So I think, like I said, it's level on	4	(Whereupon, Photoboard, Series of Four
5	one portion, but I think it trails off as you go	5	Photographs are received and marked as A-5 for
6	towards the north.	6	identification.)
7	MR. COLLAZUOL: Would you provide the	7	MR. SOKOLICH: David, get sworn in, I'm
8	slope for those on your drawing?	8	sorry.
9	THE WITNESS: Yeah.	9	MS. TESTA: Please raise your right
10	MR. COLLAZUOL: The pole in front of	10	hand?
11	Unit A, you're not showing it, but it looks like the	11	Do you swear that the testimony you
12	pole is opposite Unit A.	12	will give in this application will be the truth, the
13	THE WITNESS: We would have to relocate	13	whole truth and nothing but the truth?
14	that.	14	MR. SPATZ: Yes, I so.
15	MR. COLLAZUOL: Relocate it?	15	DAVID SPATZ, PP
16	THE WITNESS: Yes.	16	60 Friend Terrace, Harrington Park, New Jersey,
17	That will be coordinated with PSE&G,	17	having been duly sworn, testifies as follows:
18	whoever is involved.	18	MS. TESTA: State your name for the
19	MR. COLLAZUOL: Then that's now the	19	record, please.
20	pole that's shown at 112.29 or 39?	20	MR. SPATZ: David Spatz, S-P-A-T-Z.
21	THE WITNESS: That's existing.	21	DIRECT EXAMINATION
22	MR. COLLAZUOL: Right.	22	BY MR. SOKOLICH:
23	So it's getting shifted to the left	23	Q. Licensed planner?
24	more in line with the covered platform.	24	A. I am a licensed planner in the State of
25	THE WITNESS: Yes.	25	New Jersey, yes.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	70		72
	MR. COLLAZUOL: What would you do if	1	Q. Credentials accepted here multiple
1			
1 2	PSE&G said no?	2	times?
		2 3	
2	PSE&G said no? THE WITNESS: I mean worse case, if we had an issue, we'd have to maybe flip the entry to		times? A. Many times, yes. CHAIRMAN FERGUSON: Many times.
2 3	PSE&G said no? THE WITNESS: I mean worse case, if we	3	times? A. Many times, yes.
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	PSE&G said no? THE WITNESS: I mean worse case, if we had an issue, we'd have to maybe flip the entry to the middle and push the driveway off to the north. MR. COLLAZUOL: I'm not sure if this is the project where they put additional cell towers on it, but I don't think that's that pole, but I think it's something the applicant should look into and if that's the case, I'm fine with that. THE WITNESS: Okay. MR. COLLAZUOL: Thank you. MR. SOKOLICH: Thank you, Steve. CHAIRMAN FERGUSON: Hal, do you have anything? MR. SIMOFF: No, thanks. CHAIRMAN FERGUSON: Do you want to call your next witness? MR. SOKOLICH: Thank you. Mr. Spatz? Chairman, Members of the Board, in anticipation of David's arrival, we had passed out a series of four photographs. Diane, I've taken the liberty of	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	 k. Many times, yes. CHAIRMAN FERGUSON: Many times. BY MR. SOKOLLCH: a. I'm going to show you, David, a series of four photographs I believe were taken by you? A. Yes. a. I've marked it as A-5 dated today and I distributed to the board. A. Okay. a. Starting going clockwise, if you cant just identify the pictures briefly. A. Sure. Starting at the top left, it is of the subject property looking at it from East Brinkerhoff. The top right is looking to the right of that building further along East Brinkerhoff. The top right is looking to the right of that building further along East Brinkerhoff. There's a newer two-family home and then an older two-family home beyond that. The bottom left-hand photograph is looking at the the bottom right-hand photograph is looking to the left of that property.

	70		75
	73		75
1	and then also a newer larger two-family home that is	1	setback from front yard is consistent with only the
2	just past us.	2	stairs projecting into the setback on East
3	The removal of that garage along with	3	Brinkerhoff.
4	the change that we made today, the three the	4	We've made a change in the side yard by
5	existing two-family is significantly off the property	5	reducing the size of the building. That between
6	line, so there will be a generous setback between the	6	that and the removal of that garage as I've stated,
7	two properties.	7	we have a significant side yard where only 4 feet off
8	There are also two-family homes the	8	of what is required.
9	opposite side of 4th, as well as the opposite side of	9	In terms of lot coverage, we don't meet
10	East Brinkerhoff.	10	the lot coverage requirement in terms of percentage
-			
11	So we're in the AA zone that permits	11	of lot coverage.
12	two-family homes. The lot conforms to the lot area	12	However, in terms of maximum square
13	and lot width requirements of the zone. We do	13	footage, we are below that limitation. So we are
14	require one D variance that's for building height and	14	close to that.
15	then C variances for building coverage, rear yard and	15	Testimony was provided that drainage
16	then side yard.	16	improvements will be made on the site.
17	Looking at the height variance, what we	17	Currently there's no such facilities on
18	need to look at is whether it is still consistent	18	the property. So that is an improvement of the
19	with the neighborhood, although it requires a	19	conditions as well.
20	variance.	20	So I think the positive criteria is met
21	The photographs, I think, indicate that	21	for the C variances.
22	the two adjacent two-family homes are also three	22	
		22	Looking at the negative criteria, I
23	stories in height and are similar in height.		don't think there's anything substantially negative.
24	There's a significant grade change on	24	We are permitted within the zone. Maintaining the
25	our property primarily as it slopes down on East	25	same density on the property consistent with the
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	74		76
1	Brinkerhoff and that is as Mr. Cocoros indicated,	1	development in the neighborhood.
2	that's what's affected the height primarily, but we	2	We have a conforming amount of parking
3	are still consistent with the neighborhood.	3	on the property.
4	In terms of meeting the purposes of	4	
_	In terms of meeting the purposes of zoning, we meet Purpose A, which is promoting the	4	Removing the structures and the garage
5	zoning, we meet Purpose A, which is promoting the	4 5	Removing the structures and the garage will actually provide greater light, air and open
5 6	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general	4 5 6	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties.
5 6 7	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare.	4 5 6 7	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the
5 6 7 8	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate	4 5 6 7 8	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs
5 6 7 8 9	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family	4 5 6 7 8 9	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative.
5 6 7 8 9 10	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family home on the property. We're removing it, replacing	4 5 6 7 8 9 10	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative. And I believe it's appropriate to grant
5 6 7 8 9 10 11	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family home on the property. We're removing it, replacing it with a two-family home.	4 5 7 8 9 10 11	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative. And I believe it's appropriate to grant the variances.
5 6 7 8 9 10 11 12	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family home on the property. We're removing it, replacing it with a two-family home. So in terms of density, we are	4 5 6 7 8 9 10 11 12	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative. And I believe it's appropriate to grant the variances. So, that concludes my testimony.
5 6 7 8 9 10 11 12 13	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family home on the property. We're removing it, replacing it with a two-family home. So in terms of density, we are consistent with both the site, as well as the	4 5 7 8 9 10 11 12 13	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative. And I believe it's appropriate to grant the variances. So, that concludes my testimony. I'm open to any questions from the
5 6 7 8 9 10 11 12 13 14	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family home on the property. We're removing it, replacing it with a two-family home. So in terms of density, we are consistent with both the site, as well as the neighborhood.	4 5 6 7 8 9 10 11 12 13 14	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative. And I believe it's appropriate to grant the variances. So, that concludes my testimony.
5 6 7 8 9 10 11 12 13	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family home on the property. We're removing it, replacing it with a two-family home. So in terms of density, we are consistent with both the site, as well as the neighborhood. And then, lastly, Purpose I, which is	4 5 7 8 9 10 11 12 13	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative. And I believe it's appropriate to grant the variances. So, that concludes my testimony. I'm open to any questions from the
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5 6 7 8 9 10 11 12 13 14 15	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family home on the property. We're removing it, replacing it with a two-family home. So in terms of density, we are consistent with both the site, as well as the neighborhood. And then, lastly, Purpose I, which is	4 5 6 7 8 9 10 11 12 13 14 15	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative. And I believe it's appropriate to grant the variances. So, that concludes my testimony. I'm open to any questions from the board and the public. CHAIRMAN FERGUSON: Mr. Kauker, do you
5 6 7 8 9 10 11 12 13 14 15 16	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family home on the property. We're removing it, replacing it with a two-family home. So in terms of density, we are consistent with both the site, as well as the neighborhood. And then, lastly, Purpose I, which is promoting a desirable, visual environment. There's	4 5 7 8 9 10 11 12 13 14 15 16	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative. And I believe it's appropriate to grant the variances. So, that concludes my testimony. I'm open to any questions from the board and the public. CHAIRMAN FERGUSON: Mr. Kauker, do you have anything?
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5 6 7 8 9 10 11 12 13 14 15 16 17 18	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family home on the property. We're removing it, replacing it with a two-family home. So in terms of density, we are consistent with both the site, as well as the neighborhood. And then, lastly, Purpose I, which is promoting a desirable, visual environment. There's an older structure on this site currently as the photographs indicate.	4 5 7 8 9 10 11 12 13 14 15 16 17 18	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative. And I believe it's appropriate to grant the variances. So, that concludes my testimony. I'm open to any questions from the board and the public. CHAIRMAN FERGUSON: Mr. Kauker, do you have anything? MR. KAUKER: I have nothing of the witness.
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family home on the property. We're removing it, replacing it with a two-family home. So in terms of density, we are consistent with both the site, as well as the neighborhood. And then, lastly, Purpose I, which is promoting a desirable, visual environment. There's an older structure on this site currently as the photographs indicate. Mr. Cocoros has deigned a building that both fits with the neighborhood and fits in with the	4 5 7 8 9 10 11 12 13 14 15 16 17 18 19	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative. And I believe it's appropriate to grant the variances. So, that concludes my testimony. I'm open to any questions from the board and the public. CHAIRMAN FERGUSON: Mr. Kauker, do you have anything? MR. KAUKER: I have nothing of the witness. CHAIRMAN FERGUSON: Do you want to
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5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family home on the property. We're removing it, replacing it with a two-family home. So in terms of density, we are consistent with both the site, as well as the neighborhood. And then, lastly, Purpose I, which is promoting a desirable, visual environment. There's an older structure on this site currently as the photographs indicate. Mr. Cocoros has deigned a building that both fits with the neighborhood and fits in with the property itself, as well as the fact that the property is a corner nature. So I think that the height variance	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative. And I believe it's appropriate to grant the variances. So, that concludes my testimony. I'm open to any questions from the board and the public. CHAIRMAN FERGUSON: Mr. Kauker, do you have anything? MR. KAUKER: I have nothing of the witness. CHAIRMAN FERGUSON: Do you want to anybody in the audience have anything to say about this one? (No response.) CHAIRMAN FERGUSON: Any board members
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family home on the property. We're removing it, replacing it with a two-family home. So in terms of density, we are consistent with both the site, as well as the neighborhood. And then, lastly, Purpose I, which is promoting a desirable, visual environment. There's an older structure on this site currently as the photographs indicate. Mr. Cocoros has deigned a building that both fits with the neighborhood and fits in with the property itself, as well as the fact that the property is a corner nature. So I think that the height variance could be granted.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative. And I believe it's appropriate to grant the variances. So, that concludes my testimony. I'm open to any questions from the board and the public. CHAIRMAN FERGUSON: Mr. Kauker, do you have anything? MR. KAUKER: I have nothing of the witness. CHAIRMAN FERGUSON: Do you want to anybody in the audience have anything to say about this one? (No response.) CHAIRMAN FERGUSON: Any board members have anything to say on this one?
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	zoning, we meet Purpose A, which is promoting the public, health, safety and morals and general welfare. Purpose E is establishing appropriate population densities. There's an existing two-family home on the property. We're removing it, replacing it with a two-family home. So in terms of density, we are consistent with both the site, as well as the neighborhood. And then, lastly, Purpose I, which is promoting a desirable, visual environment. There's an older structure on this site currently as the photographs indicate. Mr. Cocoros has deigned a building that both fits with the neighborhood and fits in with the property itself, as well as the fact that the property is a corner nature. So I think that the height variance could be granted. In terms of the bulk variances, the	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	Removing the structures and the garage will actually provide greater light, air and open space for the adjacent properties. So, on balance, I believe that the positive criteria is met and it far outweighs anything that can be considered negative. And I believe it's appropriate to grant the variances. So, that concludes my testimony. I'm open to any questions from the board and the public. CHAIRMAN FERGUSON: Mr. Kauker, do you have anything? MR. KAUKER: I have nothing of the witness. CHAIRMAN FERGUSON: Do you want to anybody in the audience have anything to say about this one? (No response.) CHAIRMAN FERGUSON: Any board members have anything to say on this one? (No response.)
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	77		79
1	CHAIRMAN FERGUSON: No? Okay.	1	CHAIRMAN FERGUSON: Okay. So I'll make
2	So, I'll make a motion that we're going	2	that motion.
3	to put \$2,000.00 in the Tree Preservation Fund and	3	MS. TESTA: First you have to do roll
4	we're going to reduce the size of the house by	4	call.
5	3 feet, 1-and-a-half feet on each side and then we're	5	CHAIRMAN FERGUSON: Second?
6	going to move the house a foot-and-a-half towards	6	MS. TESTA: The roll call first.
7	Brinkerhoff, which will give us an extra 3 feet on	7	CHAIRMAN FERGUSON: Roll call. Oh,
8	the side that is in the rear and that's my motion.	8	back in session?
9	Can I get a second?	9	MS. TESTA: Yes.
10	MR. ELEFTERIOU: I'll second.	10	MS. LAMBRINIDES: Okay. This is for
11	CHAIRMAN FERGUSON: Second.	11	the attendance.
12	Roll call?	12	MS. LAMBRINIDES: Mr. Ferguson?
13	MS. LAMBRINIDES: Mr. Ferguson?	13	CHAIRMAN FERGUSON: Here.
14	CHAIRMAN FERGUSON: Yes.	14	MS. LAMBRINIDES: Mr. Albanese?
15	MS. LAMBRINIDES: Mr. Albanese?	15	VICE CHAIRMAN ALBANESE: Here.
16	(No Response.)	16	MS. LAMBRINIDES: Mr. Chung?
17	MS. LAMBRINIDES: Mr. Albanese?	17	MR. CHUNG: Here.
18	VICE CHAIRMAN ALBANESE: Yes.	18	MS. LAMBRINIDES: Ms. Yoon?
19	MS. LAMBRINIDES: Mr. Chung?	19	MS. YOON: Here.
20	MR. CHUNG: Yes.	20	MS. LAMBRINIDES: Mr. Elefteriou?
21	MS. LAMBRINIDES: Ms. Yoon?	21	MR. ELEFTERIOU: Here.
22	MS. YOON: Yes.	22	MS. LAMBRINIDES: Mr. Grala?
23	MS. LAMBRINIDES: Mr. Elefteriou?	23	MR. GRALA: Here.
24	MR. ELEFTERIOU: Yes.	24	MS. LAMBRINIDES: Mr. Brogna?
25	MS. LAMBRINIDES: Mr. Grala?	25	MR. BROGNA: Here.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	78		80
1	MR. GRALA: Yes.	1	CHAIRMAN FERGUSON: Okay.
2	MS. LAMBRINIDES: Mr. Brogna?	2	MS. TESTA: Now the postponement.
3	MR. BROGNA: Yes.	3	CHAIRMAN FERGUSON: Now we're going to
5			
4	MR. SOKOLICH: Chairman, Members, thank	4	do the postponement, which is 112-118 Union Street,
	MR. SOKOLICH: Chairman, Members, thank you and to and your families, the happiest of	4 5	
			do the postponement, which is 112-118 Union Street,
4 5	you and to and your families, the happiest of	5	do the postponement, which is 112-118 Union Street, he's asking for an adjournment to the January
4 5 6	you and to and your families, the happiest of holidays.	5 6	do the postponement, which is 112-118 Union Street, he's asking for an adjournment to the January meeting.
4 5 6 7	you and to and your families, the happiest of holidays. Thank you, good to see you all.	5 6 7	do the postponement, which is 112-118 Union Street, he's asking for an adjournment to the January meeting. MS. TESTA: Right.
4 5 6 7 8	you and to and your families, the happiest of holidays. Thank you, good to see you all. Goodnight, Chairman, Mr. Albanese, good to see you,	5 6 7 8	do the postponement, which is 112-118 Union Street, he's asking for an adjournment to the January meeting. MS. TESTA: Right. So it would be adjourned to
4 5 6 7 8 9	you and to and your families, the happiest of holidays. Thank you, good to see you all. Goodnight, Chairman, Mr. Albanese, good to see you, goodnight guys.	5 6 7 8 9	do the postponement, which is 112-118 Union Street, he's asking for an adjournment to the January meeting. MS. TESTA: Right. So it would be adjourned to January 23rd, 2023 and he has waived all the time
4 5 7 8 9 10	you and to and your families, the happiest of holidays. Thank you, good to see you all. Goodnight, Chairman, Mr. Albanese, good to see you, goodnight guys. MS. TESTA: Happy Thanksgiving.	5 6 7 8 9 10	do the postponement, which is 112-118 Union Street, he's asking for an adjournment to the January meeting. MS. TESTA: Right. So it would be adjourned to January 23rd, 2023 and he has waived all the time constraints and it's up to the board whether or not
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4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	you and to and your families, the happiest of holidays. Thank you, good to see you all. Goodnight, Chairman, Mr. Albanese, good to see you, goodnight guys. MS. TESTA: Happy Thanksgiving. MR. SOKOLICH: Thank you. You too, Diane. Thank you. Happy and healthy. MS. TESTA: Yes. CHAIRMAN FERGUSON: Five-minute adjournment. (Whereupon, a brief recess is held.) CHAIRMAN FERGUSON: We're going to do an ajournment for 112-118 Union Associates, LLC, which is asking for an adjournment. MS. TESTA: Right. I spoke with the attorney.	5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	do the postponement, which is 112-118 Union Street, he's asking for an adjournment to the January meeting. MS. TESTA: Right. So it would be adjourned to January 23rd, 2023 and he has waived all the time constraints and it's up to the board whether or not you want notice provided. With or without notice? CHAIRMAN FERGUSON: What do you think? MS. TESTA: It's been a while. CHAIRMAN FERGUSON: I think MS. TESTA: It's been a while. CHAIRMAN FERGUSON: I think MS. TESTA: Yeah, I think to be safe. It's a new year. CHAIRMAN FERGUSON: Okay. So, that's the motion. MS. LAMBRINIDES: Who's making the motion? Mr. Ferguson?
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1 MR. LEFTERIOU: Second. 1 MR. COCORDS: 1do. 2 CARLARMA FREQUESD: Vis. 3 40 CARLARMA FREQUESD: Vis. 4 CARLARMA FREQUESD: Vis. 4 Abung been duy seron, testing been duy seron,		81		83
3 MS_LAMBENIDES: Mr. Erguson? 3 467 Sylvan Avenue, Englewood Cliffs, Nr. Wassersey, Anving been duly swom, testifies as follows: 4 CHAIRMAN FERGUSON: Yes. 5 MS. LAMBENIDES: Mr. Abanese? 5 VICE CHAIRMAN ALBANES: Yes. 6 record. 7 MS. LAMBENIDES: Mr. Abanese? 5 MR. COROS: Sure. 8 MR. CHUNG: Yes. 6 record. 9 MS. LAMBENIDES: Mr. Chung? 7 MR. COROS: Sure. 9 MS. LAMBENIDES: Mr. Chung? 7 MR. COROS: Sure. 9 MS. LAMBENIDES: Mr. Chung? 6 C-Co-C-RO-S-S, 467 Sylvan Avenue, Englewood Cliffs, ORD Sure. 10 MS. LAMBENIDES: Mr. Chung? 1 MR. CORONS: Sure. 10 11 MS. LAMBENIDES: Mr. Chung? 11 MS. CORONS: Sure. 12 13 MS. LAMBENIDES: Mr. Chung? 13 Use and Sure. 12 14 MR. CORONS: Sure. 14 Nr. Extrementation of the sure. 15 MR. CORONS: Sure. 13 MS. LAMBENIDES: Mr. Chung? 14 16 MR. Corons as the sure of the	1	MR. ELEFTERIOU: Second.	1	MR. COCOROS: I do.
4 CHAIRMAN FERCUSON: Yes. 4 having been duly sworn, testifies as follows: 5 MS. LAMBENIDES: Mr. Albaness? 6 record. 7 MS. LAMBENIDES: Mr. Albaness? 6 record. 8 MR. CHUNG: Yes. 7 MR. COCROS: Sure. 9 MS. LAMBENIDES: Mr. Fieldeno? 7 MR. COCROS: Sure. 10 MS. YOOR: Yes. 9 C-C-C-R-C-S, 49 Sylvan Avenue, Fieldewood Cliffs, 11 MS. LAMBENIDES: Mr. Fieldenio? 11 MS. LAMBENIDES: Mr. Grain? 14 MR. ELEFTRINES: Mr. Grain? 12 record. 15 MS. LAMBENIDES: Mr. Grain? 13 using, his expert is unfortunately ill tonight but is 16 MR. REFERENCION: Key. So, the next 14 MR. TS Harry Turel. Hell be 16 MR. LEE: That's me. 10 14 MR. LEE: The REUSON: Key. So, the next 17 CHAIRMAN FERCUSON: Key. So, the next 14 MR. LEE: The Bard, my near is baniel Lee, atomey 18 before we proceed, 1'd like to present 20 21 CHAIRMAN FERCUSON: Key. So, the next 18 before we proced, 1'd like to present 24 0. Okay. 21 CANRAN FERCUSON: Key. So, the next 20 21 22 MR. LEE: That's me. 20 24	2	CHAIRMAN FERGUSON: Okay. Roll call?	2	VASSILIOS COCOROS, AIA
5 MS. LANSENIDES: Mr. Albaness? 6 MS. TESTA: State your name for the record. 7 MS. LANSENIDES: Mr. Chung? 7 MR. COCOROS: Sure. 8 MR. CHUNG: Yes. 8 C-C-C-C-R-C-S, 407 Sylvan Avenue, Englewood Ullis, 10 MS. LANSENIDES: Mr. Chair? 10 NS. LANSENIDES: Mr. Chair? 11 MS. LANSENIDES: Mr. Chair? 11 MS. CLANSENIDES: Mr. Grair? 13 MS. LANSENIDES: Mr. Grair? 11 MS. CLANSENIDES: Mr. Grair? 14 MR. GRALA: Yes. 12 record to reflect the planner that the applicant is 15 MS. LANSENIDES: Mr. Grair? 13 using, Ms. seperits is unfortunately il tonight but is 14 mere ang brane, cell phane. 15 You can hear us, Harry? 16 MR. LEE: That's me. 10 planar 17 CHAIRMAN FERGUSON: Okay, So, the next 17 MR. LEE: Hear Habe Annew 18 code vening, Mr. Chaiperson and 20 planar 24 Good evening, Mr. Chaiperson and 21 CAURA CARUCCI, C.S.R., R.P., LLC. 24 Member of the Board, mr nume is Daniel Lee, attraney 20 Diate Strecord Anneu us, Harry? <t< th=""><th>3</th><th>MS. LAMBRINIDES: Mr. Ferguson?</th><th>3</th><th>467 Sylvan Avenue, Englewood Cliffs, New Jersey,</th></t<>	3	MS. LAMBRINIDES: Mr. Ferguson?	3	467 Sylvan Avenue, Englewood Cliffs, New Jersey,
6 VICE CHARMAN ALAMSES: Yes. 6 record. 7 MS. LAMBRINDES: Mr. Chung? 7 MR. COCORDS: Sure. 8 MR. CHURC: Yes. 9 C-C-C-R-OS, 467 Sylvan Arenue, Englewood Cliffs, 10 MS. YON: Yes. 9 C-C-C-O-R-OS, 467 Sylvan Arenue, Englewood Cliffs, 11 MS. LAMBRINDES: Mr. Cala? 10 New Stepsy. 12 MR. CHURC: Yes. 11 MS. LAMBRINDES: Mr. Grala? 13 MS. LAMBRINDES: Mr. Grala? 13 uany, BROCNA: Yes. 14 MR. GRALA: Yes. 16 MR. TUVE: Yes. 15 MS. LAMBRINDES: Mr. Brogna? 15 You can hear us, Harry? 16 MR. GRALA: Yes. 16 MR. TUVE: Yes. 17 MR. BEE: That's me. 10 MR. TUVE: Yes. 18 Good evening, Mr. Charperson and 20 DIRECT EXAMINATION 20 MR. LEE: That's me. 20 DIRECT EXAMINATION 21 Good evening, Mr. Charperson and 21 CHARMAN FERGUSON: Okay. So, the next 24 MR. LEE: That's Mark Mark M. CRALA: CANCCC, C.S.R., R.P.R., LLC. 201-641-1612 24 MR. TEE: Mark Mark M.	4	CHAIRMAN FERGUSON: Yes.	4	having been duly sworn, testifies as follows:
7 MS. LAMERINIDES: Mr. Chung? 7 MR. COCORDS: Sure. 8 MR. CHUNG: Yes. 8 Vasalias, V-A-S-S-1-L-D-S, Cacaras, 9 MS. LAMERINIDES: Mr. Scon? 9 C-O-C-O-R-O-S, 467 Sylvan Avenue, Englewood Clifs, 10 MS. LAMERINIDES: Mr. Elefteriou? 10 New Jersey. 11 MS. LAMERINIDES: Mr. Elefteriou? 11 MS. LAMERINIDES: Mr. Grain? 13 MS. LAMERINIDES: Mr. Grain? 11 MS. LAMERINIDES: Mr. Grain? 14 MR. GRALA: Yes. 12 record to reflect the planner that the applicant is 13 MS. LAMERINIDES: Mr. Brogna? 14 here on phone, cell phone. 15 MS. LAMERINIDES: Mr. Brogna? 15 You can hear us, Harry? 16 MR. BECKINK Yes. 16 MR. TEE: He will be testifying as the 20 MR. LEE: That's me. 20 18 testifying as a planner after the architect. 21 Constard 21 CHAIRMAN FERGUSON: Okay. So, the next 20 21 MR. LEE: That's fared on the anal service by mail. 20 20 20 22 MR. LEE: That's fared on the anal service by mail. 20 20 20 <th>5</th> <th>MS. LAMBRINIDES: Mr. Albanese?</th> <th>5</th> <th>MS. TESTA: State your name for the</th>	5	MS. LAMBRINIDES: Mr. Albanese?	5	MS. TESTA: State your name for the
3 MR. CHUNG: Yes. 8 Vassilios, V-A-S-S-L-L-O-S, Cocoros, S 10 MS. YOAN: Yes. 1 Ne. Net DEFTERDOU: Yes. 11 MS. LAMBRINDES: Mr. Ereferiou? 11 MS. TESTA: Okay. And just for the 12 MR. LEEFTENDOU: Yes. 11 MS. LAMBRINDES: Mr. Grala? 14 MR. GRALA: Yes. 13 using, his expert is unfortunately ill tonight but is 14 MR. GRALA: Yes. 14 here on phone, cell phone. 15 MS. LAMBRINDES: Mr. Brogna? 15 You can hear us, Harry? 16 MR. BROGNA: Yes. 16 MR. TUVEL: Yes. 17 ChalarMAN FERGUSDN: Okay. So, the next 17 MS. TESTA: Tis kary Turel. He'll be 18 one is foright to be 12-00 West Ruby Avenue. 10 planner. 20 MR. LEE: That's me. 20 planner. 21 Good evening. Mr. Chaiperson and 20 IRECT EXAMINATION 24 Before we proceed, 7d like to present 20 MR. LEE: That's me. 24 MR. LEE: And also, Td like to - Td 14 A. Charg 25 MR. LEE: And also, Td like to - Td 20 Okery. 26 MR. LEE: And also, Td like to - Td 14 A. Charg 3 A. Charg 20 A. Okay.<	6	VICE CHAIRMAN ALBANESE: Yes.	6	record.
9 MS. LAMER/INDES: Mr. Elefteriou? 9 C-O-C-R-O-S, 467 Sylvan Avenue, Englewood Cliffs, 10 MS. LAMER/INDES: Mr. Elefteriou? 10 New Jersey. 11 MS. LAMER/INDES: Mr. Elefteriou? 11 MS. LAMER/INDES: Mr. Elefteriou? 12 MR. LEFTERIOU: Yes. 12 record to reflect the planer that the applicant is 13 MS. LAMER/INDES: Mr. Engrap? 14 MR. CRALA: Yes. 14 MR. CRALA: Yes. 14 here on phone, cell phone. 15 MS. LAMER/INDES: Mr. Engrap? 16 MR. INTY Tuel. Hell be 16 MR. Dec St. Ruby Avenue. 17 MS. TESTA: It's Harry Tuel. Hell be 17 Goad evening, Mr. Chairperson and 20 21 CHAIRMAN FERGUSON: Okay. You're on. 21 representing the applicant of public to present 22 20 DIFECT EXMINION 22 23 representing the applicant of set decelevations of site 21 Mr. LEE: And also, Td like to present 24 Q. Okay. 24 Before we proceed, IT alike to present 25 Mr. LEE: And also, Td like to present 25 26 MS. TESTA: Thank you. 1 A-1 that's dated it's entited elevati	7	MS. LAMBRINIDES: Mr. Chung?	7	MR. COCOROS: Sure.
10 MS. YOON: Yes. 10 New Jersey. 11 MS. LAMBRINIDES: Mr. Elefteriou? 11 MS. TESTA: Chay. And just for the 12 MR. LEE:TRUO: Yes. 13 using, his expert is unfortunately litonight but is 14 MS. CRALA: Yes. 14 here on phone, cell phone. 15 MS. MARNINDES: Mr. Grala? 15 You can hear us, Harry Tuvel. He'll be 16 MS. LEE: That's me. 15 You can hear us, Harry Tuvel. He'll be 18 one is going to be 13-20 West Ruby Avenue. 19 MR. LEE: The will be testifying as the 20 MK. LEE: That's me. 20 planner. 21 CHAIRMAN FERGUSON: Okay. So, the next 21 Good evening, Mr. Chairperson and 22 22 MR. LEE: That's me. 22 Members of the Board, my name is Daniel Lee, attorney 23 21 CHAIRMAN FERGUSON: Okay. You're on. 23 IDECT EXAMINATION 23 DIRCT EXAMINATION 24 A -1 that's dated it's entitled elevations of site 24 MM. LEE: And also, Td like to -rid 18 A. Okay. 14 A -1 that's dated it's entitled elevations of site 25 MM. LEE: The will be the tran	8	MR. CHUNG: Yes.	8	Vassilios, V-A-S-S-I-L-I-O-S, Cocoros,
11 MS. LAMBRINDES: Mr. Elefteriou? 11 MS. TESTA: Colay, And just for the 12 MR. ELEFTERIOU: Yes. 12 record to reflect the planner that explicant is 13 MS. LAMBRINDES: Mr. Grals? 13 using, his expert is unfortunately ill conght but is 14 MR. GRAL: Yes. 14 here on phone, cell phone. 15 MS. LAMBRINDES: Mr. Brogna? 16 MR. TUVEL: Yes. 16 MB. BOGNA: Yes. 17 NS. TESTA: TRAINT You. He'l Bettifying as a planner after the architect. 19 Counsel? 19 MR. LEE: The's me. 19 MR. LEE: The's me. 20 Good evening, Mr. Chairperson and 20 Defore we proceed, 1/d like to present 18 testifying as a planner after the architect. 21 Good evening, Mr. Chairperson and 22 DRECT EXMINATION 23 WR. LEE: The's me. 24 Before we proceed, 1/d like to present 18 LEUE: And's AC CARUCCI, CS.R., R.P.R., LL.C. 24 Do ou struct a train the train the's to the architect. The 26 Mr. Corros, go over the A-1 here, the 2 ILLE: And So, I'd like to - I'd 3 A Okay. 3 Ike	9	MS. LAMBRINIDES: Ms. Yoon?	9	C-O-C-O-R-O-S, 467 Sylvan Avenue, Englewood Cliffs,
12 MS. LEFTERIOU: Yes. 12 record to reflect the planner that the applicant is 13 MS. LAMBRINIDES: Mr. Grala? 13 using, his expert is unfortunately ill tonight but is 14 MR. GRAL: Yes. 14 here on phone, ell phone. 15 MS. BROGNA: Yes. 15 You can hear us, his synthese on phone, ell phone. 16 MS. BROGNA: Yes. 16 MK. NCHARMAN FERGUSON: Okay. So, the next 18 one is going to be 18-20 West Ruby Avenue. 19 MS. LEE: The's me. 19 Counsel? 19 MK. LEE: The's me. 20 MK. LEE: The's me. 20 planner. 21 Good evening, Mr. Chairperson and 22 planner. 22 ME to String, Mr. Chairperson and 22 DIRECT EXAMINATION 23 representing the applicant. 24 Q. O kay. 24 Before we proceed, 1'd like to present 20 O kay. 25 MR. LEE: And also, 1'd like to present bas on planner, Mr. Harry Tuvel, who 25 Mr. Cacroors, go over the A-1 here, the 26 MS. TESTA: Thank you. 22 J A-1 that's dated it's entitled elevations of site 2	10	MS. YOON: Yes.	10	New Jersey.
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14 MR. GRALA: Yes. 14 here on phone, cell phone. 15 MS. RAMERINDES: Mr. Brogna? 15 You can hear us, Harry? 16 MR. REGONA: Yes. 15 You can hear us, Harry? 17 CHAIRMAN FERGUSON: Okay. So, the next 16 MR. TUVEL: Yes. 18 one is going to be 18-20 West Ruby Avenue. 17 MS. TESTA: It's Harry Tuvel. He'll be 20 MR. LE: That's me. 20 Janner after the architect. 20 21 Good evening, Mr. Chairperson and 22 DIRECT EXAMINATION 22 Members of the Board, my name is Daniel Lee, attorney 23 Before we proceed, I'd like to present 24 Before we proceed, I'd like to present 24 Q. Okay. 24 MS. TESTA: Thank you. 25 Mr. Cacrons go over the A-1 here, the 26 MR. LEE: And also, I'd like to ~ I'd 29 Jan? 3 IA - That's dated ~- It's entitled elevations of site 2 Jan? 3 MS. TESTA: Thank you. 4 A-1 that's dated ~- It's entitled elevations of site 2 3 MS. TESTA: Let's get him on. 11 MS. TESTA: Let's get him on. 12	12	MR. ELEFTERIOU: Yes.	12	record to reflect the planner that the applicant is
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16 MR. BROGNA: Yes. 16 MR. TUYEL: Yes. 17 CHAIRMAN FERGUSON: Okay. So, the next. 17 MS. TESTA: It's Harry Tuvel. He'll be 18 one is going to be 18-20 West Ruby Avenue. 18 testfying as a planner after the architect. 19 Counsel? 19 MR. LEE: He will be testfying as the 20 MR. LEE: Chairperson and 20 planner. 21 Good avening, Mr. Chairperson and 21 CHAIRMAN FERGUSON: Okay. You're on. 22 Members of the Board, my name is Daniel Lee, attorney 29 DIRECT EXAMINATION 23 representing the application 20 DIRECT EXAMINATION 24 Before we proceed, I'd like to present 24 Q. Okay. 25 MS. TESTA: Thank you. 24 Q. Okay. 2 MR. LEE: And also, I'd like to - I'd 3 A. Okay. 3 like to stress that I have two witnesses tonight. 3 A. Okay. 4 One is Mr. Billy Cocons, he is the architect. The 5 Ruby Avenue. It's located on the south side of the 5 second is my planner, Mr. Harry Tuvel, who 6 Street. 190 feet west of Broad Avenue intheresection.	15	MS. LAMBRINIDES: Mr. Brogna?	15	
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19 Counsel? 19 MR. LEE: He will be testifying as the 20 MR. LEE: That's me. 20 planner. 21 Good evening, Mr. Chairperson and 21 CHAIRMAN FERGUSON: Okay. You're on. 22 Members of the Board, my name is Daniel Lee, attorney 22 DIRECT EXAMINATION 23 representing the applicant. 23 DIRECT EXAMINATION 24 Before we proceed, 17 like to present 24 Q. Okay. 25 MR. LEE: ALURA A. CARUCCI, C.S.R., R.P.R., LLC. 201-641-6812 24 20 MS. TESTA: Thank you. 282 Mr. Cocoros, go over the A-1 here, the 2 MS. TESTA: Thank you. 2 A-1 that's dated It's entitled elevations of site 2 3 like to stress that I have two witnesses tonight. 3 A. Okay. 3 4 One is MR. Billy Cocoros, he is the architect. The 5 Rub Yaenue. It's located on the south side of the 5 second is my planer, Mr. Harry Tuvel, who 6 street. 190 feet west of Broad Avenue intersection. 7 The actual property is 137.22.feet deep on the 9 right-hand side. 10				
20 MR. LEE: That's me. 20 planner. 21 Good evening, Mr. Chairperson and 21 CHAIRMAN FERGUSON: Okay. You're on. 23 representing the applicant. 23 DIRECT EXAMINATION 24 Before we proceed, I'd like to present 24 Q. Okay. 25 the affidavit of publication and service by mail. 24 Q. Okay. 26 MR. LEE: And also, I'd like to - I'd 1 MS. TESTA: Thank you. 24 A. Okay. 2 MR. LEE: And also, I'd like to - I'd 82 1 A-1 that's dated It's entitled elevations of site 3 like to stress that I have two witnesses tonight. 3 A. Okay. 4 The existing property is 18-20 West 5 scored on the south side of the 5 second is my planner, Mr. Harry Tuvel, who 5 steret. 190 feet west of Broad Avenue Intersection. 6 unfortunately has COVID and he has made arrangements 7 The actual property is 137.22-feet deep 8 onthe left side and 149.58-feet deep on the 9 right-hand side. 10 11 MS. TESTA: Let's get him on. 11 square feet and has a frontage on West Ruby and also 1				
21 Good evening, Mr. Chairperson and 21 CHAIRMAN FERGUSON: Okay. You're on. 22 Members of the Board, my name is Daniel Lee, attorney 22 DIRECT EXAMINATION 23 Before we proceed, I'd like to present 24 Q. Okay. 24 Before we proceed, I'd like to present 24 Q. Okay. 25 the affidavit of publication and service by mail. LAURA A. CARUCCI, C.S.R., R.P.R., LL.C. 201-641-1812 26 0 Nr. Cocrost, go over the A-1 here, the LAURA A. CARUCCI, C.S.R., R.P.R., LL.C. 201 MS. TESTA: Thank you. 25 Mr. Cocrost, go over the A-1 here, the 2 MS. TESTA: Thank you. 2 J. A-1 that's dated it's entitled elevations of site 3 Ike to stress that I have two witnesses tonight. 3 A. Okay. 4 One is Mr. Billy Cocoros, he is the architect. The 5 Rubp Xeonue. It's located on the south side of the 5 second is my planer, Mr. Harry Tuvel, who 6 street. 190 feet west of Broad Avenue intersection. 7 The actual property is 137.22-feet deep 7 The actual property is 137.22-feet deep 8 on the left side and 149.58-feet deep on the				
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LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	24	give in this application will be the truth, the whole	24	east to west. So we'll have a two-car driveway and a
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201-641-1812 201-641-1812		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
			1	

	05		
	85		87
1	portion you can see there's a walkway that takes you	1	property.
2	to the units.	2	The first floor, which is the main
3	At the upper left of the page we have	3	living space, we have it set up where we have living
4	the rear and the the rear and the front	4	room, dining room, kitchen, guest room. We have a
5	elevations, then if you go to the right elevation,	5	bathroom, coat closet, the staircase that brings you
6	you can see here this is the walkway as you're coming	6	up from the floor below. Each unit has the same
7	from the sidewalk on West Ruby where you have the	7	configuration.
8	doors for each of the units.	8	-
		_	Going to the A-3 sheet. That's the
9	So, basically three units. However,	9	upper level.
10	they're turned 90 degrees, except the front portion	10	We have it set up where each unit has a
11	they share under the first unit, there's a one-car	11	three-bedroom configuration. There's a master, a
12	oversized one-car garage for each of the units with a	12	prime suite in the front, side-by-side laundry, two
13	two-car driveway in front of it.	13	secondary bedrooms that share a hall bathroom.
14	The building itself, at the front	14	There's also a side-by-side laundry for
15	portion where the garages are, we have	15	each of the units.
16	5-feet-1-inches on each side and then at the back	16	A staircase that goes down, also takes
17	portion, we have 8-feet-1-inches side yard setback.	17	you up to the attic level. We have an exterior roof
18	From the front we're set back 32 feet.	18	deck. Each unit has a staircase up to a small
19	At the rear portion, we're at	19	finished attic, a wet bar, powder room, storage area
20	8-feet-3-abd-five-eighths of an inch and then we have	20	and then we have the rest of it is either exterior
21	16-feet-3-and-five-eighths on the rear right-hand	21	roof deck and then parts of the roof are just typical
22	corner.	22	roof with an attic area for mechanicals.
23	The property to the there's a duplex	23	So, it's basically three levels, plus
24	that's to the east of us or to the left of us and	24	we have an attic with the roof deck for each of the
25	then at the rear portion, that's the parking lot for	25	units. The units on the first floor, there's only
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	86		88
1	the building at the corner of Columbia and Broad	1	
1	the building at the corner of Columbia and Broad	1	one deck and that's for the rear unit off the first
2	Avenue.	2	one deck and that's for the rear unit off the first floor and that's located at the rear, rear right
2 3	Avenue. You can see on Sheet A-2 floor plans,	2 3	one deck and that's for the rear unit off the first floor and that's located at the rear, rear right corner of the building, itself.
2 3 4	Avenue. You can see on Sheet A-2 floor plans, you can see towards the left of the sheet, this is	2 3 4	one deck and that's for the rear unit off the first floor and that's located at the rear, rear right corner of the building, itself. So the actual deck, we tried to locate
2 3 4 5	Avenue. You can see on Sheet A-2 floor plans, you can see towards the left of the sheet, this is the sidewalk on West Ruby.	2 3 4 5	one deck and that's for the rear unit off the first floor and that's located at the rear, rear right corner of the building, itself. So the actual deck, we tried to locate it, it's not that big. I think it's only 6-feet deep
2 3 4 5 6	Avenue. You can see on Sheet A-2 floor plans, you can see towards the left of the sheet, this is the sidewalk on West Ruby. We have the two-car driveway for each	2 3 4 5 6	one deck and that's for the rear unit off the first floor and that's located at the rear, rear right corner of the building, itself. So the actual deck, we tried to locate it, it's not that big. I think it's only 6-feet deep by 12 feet and we located it at the point where the
2 3 4 5 6 7	Avenue. You can see on Sheet A-2 floor plans, you can see towards the left of the sheet, this is the sidewalk on West Ruby. We have the two-car driveway for each unit, the garage is here at the front and then as you	2 3 4 5 6 7	one deck and that's for the rear unit off the first floor and that's located at the rear, rear right corner of the building, itself. So the actual deck, we tried to locate it, it's not that big. I think it's only 6-feet deep by 12 feet and we located it at the point where the building has the furthest setback at the rear
2 3 4 5 6 7 8	Avenue. You can see on Sheet A-2 floor plans, you can see towards the left of the sheet, this is the sidewalk on West Ruby. We have the two-car driveway for each unit, the garage is here at the front and then as you walk along the walkway, we have the covered entry,	2 3 4 5 6 7 8	one deck and that's for the rear unit off the first floor and that's located at the rear, rear right corner of the building, itself. So the actual deck, we tried to locate it, it's not that big. I think it's only 6-feet deep by 12 feet and we located it at the point where the building has the furthest setback at the rear portion.
2 3 4 5 6 7	Avenue. You can see on Sheet A-2 floor plans, you can see towards the left of the sheet, this is the sidewalk on West Ruby. We have the two-car driveway for each unit, the garage is here at the front and then as you	2 3 4 5 6 7	one deck and that's for the rear unit off the first floor and that's located at the rear, rear right corner of the building, itself. So the actual deck, we tried to locate it, it's not that big. I think it's only 6-feet deep by 12 feet and we located it at the point where the building has the furthest setback at the rear
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	89		91
1	garages are, but we tried to minimize the impact of	1	CHAIRMAN FERGUSON: 12-foot-4.
2	the building by making it a little bit more narrow	2	THE WITNESS: Finished dimension,
3	when you go towards the back.	3	inside dimension.
4	As far as the landscaping, I guess we	4	CHAIRMAN FERGUSON: Well, it's 12 foot,
5	do have some areas in the front corner to do some	5	12 foot and 12 foot?
6	plantings along the driveways. However, we would	6	THE WITNESS: 12-foot-4.
7	whatever recommendations the Borough engineer has,	7	CHAIRMAN FERGUSON: 12-foot-4-inches?
8	you know, we would follow him.	8	THE WITNESS: Yeah.
9	Same in regards to any utility items or	9	CHAIRMAN FERGUSON: So it's
10	any stormwater management issues.	10	12-foot-4-inches, 36
11	CHAIRMAN FERGUSON: Okay. Does that	11	THE WITNESS: You have a 12-inch wall
12	conclude your testimony?	12	basically 12-foot-4, 12-foot-4. You have
13	THE WITNESS: Oh, let me go over the	13	4-and-a-half inches between each of the units and we
14	materials.	14	also have the thickness of the outside walls.
15	Since we have the building, itself,	15	We have 12-foot-4, 4-and-a-half inches
16	it's basically an all-brick structure.	16	12-foot-4, 4-and-a-half inches, 12-foot-4 and this
17	However, we do have some bay windows in	17	12 inches on the outside, because you have an 8-inch
18	the front and a couple of bay windows on the side,	18	block and then a 4-inch brick veneer.
19	mostly on the side where the doors are.	19	CHAIRMAN FERGUSON: Since you been on
20	We have brick a majority of the	20	the board, have you ever did three garages in the
21	building and then they step up themselves with the	21	front?
22	bay windows, the stucco material.	22	THE WITNESS: I think we had one we
23	However, we will be breaking up the	23 24	just had one figured before that we went a different
24	stucco with panel, either a metal panel or composite	24 25	way with. CHAIRMAN FERGUSON: So here's the
25	panel between the windows at those bay windows. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	25	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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1	So it will be a combination of three to	1	problem, all the houses in Palisades Park are
1 2 3	So it will be a combination of three to four materials on the façade.	1 2 3	problem, all the houses in Palisades Park are basically 50-foot fronts.
2	So it will be a combination of three to four materials on the façade. I think that's it.	2	problem, all the houses in Palisades Park are basically 50-foot fronts. I realize this one has you know,
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		1	
1	93		95
1	right?	1	THE WITNESS: Yes.
2	THE WITNESS: Yes.	2	CHAIRMAN FERGUSON: Well, I don't know.
3	CHAIRMAN FERGUSON: So and that's	3	I'll hear the rest of it, but to me, you know, you
4	8 feet?	4	know, I just got a lot of problems with this, because
5	THE WITNESS: Yeah, we have an 8 foot,	5	I'm afraid you're going to open up to everybody doing
6	like, a finished attic space and then we have the	6	three garages in the front.
_	-	7	
7	roof deck, which is open to above.		THE WITNESS: The only reason we
8	CHAIRMAN FERGUSON: So, it's 8 foot.	8	considered it is it's an oversized lot and like I
9	So, without that, you can lower the	9	said, if this was 50 by 100, we would never even, you
10	height by 8 feet.	10	know, consider it.
11	THE WITNESS: It wouldn't be 8 feet,	11	MR. LEE: 150-feet long on one side and
12	because it would be we're measuring to the	12	140 feet on the other side.
13	bulkhead.	13	So it's
14	If we took it off, you would really	14	CHAIRMAN FERGUSON: No, I understand
15	only save, because let's say with the regular roof,	15	it's long, I get it and people that usually people
16	you really you probably this would be 3 feet	16	that have a lot of land in the back, we allow them to
17		17	extend a little bit the size of the house to make it
	less.		
18	So if it's 3 feet less in height, it's	18	a little more, but any who, any other board members
19	only a foot-and-a-half savings in the height	19	have anything?
20	calculation.	20	(No Response.)
21	CHAIRMAN FERGUSON: All right.	21	CHAIRMAN FERGUSON: No?
22	So, on the side yards you have 8 feet,	22	Okay, Steve?
23	you have 8 feet on each side.	23	MR. COLLAZUOL: Yes.
24	THE WITNESS: 8-feet-1 on the main part	24	Thank you.
25	of the building.	25	Bill, on page 2 of our report, the
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	94		96
1	However, at the front where the garages	1	driveway from Unit C does not appear to have
2	are, we have 5-feet-1-inches on each side.	2	sufficient slope for rainfall.
3	CHAIRMAN FERGUSON: Okay.	3	You have 106.08 and it's like 106.35
4	So, if I'm reading this right, you got	4	with the gas valve straight ahead.
5	three doors on the side of the building	5	THE WITNESS: Yeah, it's about a 6-inch
6	THE WITNESS: Yes.	6	yeah, we have
7	CHAIRMAN FERGUSON: with a walkway?	7	MR. COLLAZUOL: Look at the 106
8	THE WITNESS: Yeah, it's like a, I	8	contour.
9	guess, like a walk off of	9	So, I think maybe you have to adjust
10	CHAIRMAN FERGUSON: Right.	10	that.
11	So, you're going to have people walking	11	THE WITNESS: Yeah, we can probably
12	between houses.	12	bring it up like 6 to 8 inches on that if we have to.
13	THE WITNESS: Yes, and then we also	13	MR. COLLAZUOL: The regular block wall
14	have the there's accesses from the actual garages	14	along the rear line appears to be mostly on the site.
15	to get into each unit.	15	If you look at Google Maps and things
16	CHAIRMAN FERGUSON: Right.	16	like that, you see a wood fence and some trees in the
17	But in order to get to the farthest	17	back, but it appears that that should be replaced.
18	one, you have to walk between two houses.	18	THE WITNESS: Okay.
19	THE WITNESS: Yes, here, yes, yes.	19	MR. COLLAZUOL: And then the adjoining
20	CHAIRMAN FERGUSON: Instead of doing	20	block wall on the left side, that appears to be
21	the usual up in front, two garages	21	encroaching on the subject property and also into the
22	THE WITNESS: Yeah, it's a walkway down	22	Borough's right-of-way. So, if you can make notes
~~			
22		23	how that could be corrected.
23	the side of the house.	~ ·	
24	CHAIRMAN FERGUSON: You have to walk	24	THE WITNESS: That's the fence?
	CHAIRMAN FERGUSON: You have to walk down the side yard?	24 25	MR. COLLAZUOL: Right.
24	CHAIRMAN FERGUSON: You have to walk down the side yard? <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i>		MR. COLLAZUOL: Right. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
24	CHAIRMAN FERGUSON: You have to walk down the side yard?		MR. COLLAZUOL: Right.

	97		99
1	And then on the front right you have a	1	We are the current residents to the
2	retaining wall.	2	home to the east of this.
3	I don't believe it's greater in height	3	CHAIRMAN FERGUSON: Okay.
4	than a curb, but there's no elevations on the	4	MS. TESTA: Would you give your
5	neighbor's property. There's an existing 103.3.	5	address, please?
6	. The grade looks like they're 103.6.	6	MR. E. LEE: My address is 228 Roff
7	If you would	7	Avenue, Palisades Park, New Jersey.
8	THE WITNESS: It looks like we have	8	MS. TESTA: You're a neighbor of
9	103.3 spot elevation along there.	9	MR. E. LEE: They are the neighbors.
10	I don't know if that's I guess it	10	I'm just interpreting for them.
	-	-	
11	would basically we have 104.67 at the at our	11	MALE AUDIENCE MEMBER: My son.
12	corner.	12	MR. E. LEE: That's my father.
13	So I think it's really just	13	CHAIRMAN FERGUSON: So, that's fine.
14	MR. COLLAZUOL: Like a curb wall?	14	So, you're speaking for them, I guess, because of the
15	THE WITNESS: Yeah, I don't think it's	15	language thing, right?
16	more than	16	MR. E. LEE: Yes.
17	MR. COLLAZUOL: So, you know, make a	17	CHAIRMAN FERGUSON: Okay. And they
18	note of that to some degree.	18	live east of this building?
19	I thought you mentioned that there	19	MR. E. LEE: East.
20	would be parking for two vehicles tandem.	20	CHAIRMAN FERGUSON: Okay. Ask do
21	THE WITNESS: Yes.	21	you have any questions?
22	MR. COLLAZUOL: It appears that the	22	MR. E. LEE: And they live in the
23	like on your plan you got 32-foot-8-inches.	23	duplex next to my parents.
24	THE WITNESS: Yes, then we have	24	CHAIRMAN FERGUSON: Okay.
25	MR. COLLAZUOL: Two 18-foot parking	25	MR. E. LEE. So, there's several
25	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	25	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	98		100
1	spaces, you have 36 feet.	1	concerns.
2	spaces, you have 36 feet. So you don't have enough room.	2	concerns. One, it's very tight and to have three
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	101	1	400
	101		103
1	want to address their comments?	1	(Whereupon, a short recess is held.)
2	MR. LEE: Well, let's I'd like to	2	MR. MACRI: Good evening, Mr. Chairman,
3	mull over the comments that was made by the board and	3	Members of the Board.
4	by the public today and we'll maybe modify the	4	My name is Mark Macri and I represent
5	drawings a bit and come back.	5	5860 Ruby, LLC, who is the property owner of the
6	CHAIRMAN FERGUSON: Very wise decision	6	property located at 58 West Ruby Avenue here in the
7	to do that.	7	Borough.
-		8	-
8	MR. LEE: So, we'll carry for next	-	We're here this evening seeking the
9	meeting.	9	board's approval to construct a two-family dwelling,
10	MS. TESTA: Okay. So you want to carry	10	which is going to be typically called a six-over-six
11	this until the January 23rd, 2023 meeting at 7 p.m.?	11	one unit over the other.
12	MR. LEE: Yes, I do.	12	With me this evening I have two
13	MS. TESTA: Do you waive any time	13	experts. I have Mr. Vassilios Cocoros, our architect
14	constraints? Do you waive the time constraints?	14	and then I have our professional planner, Mr. David
15	MR. LEE: Yes.	15	Spatz.
16	MS. TESTA: Your client waives any time	16	I'd like top begin by having
	-		
17	to act?	17	Mr. Cocoros sworn in and he'll explain what we
18	MR. LEE: Yes.	18	propose to construct upon the property.
19	CHAIRMAN FERGUSON: The next meeting is	19	MS. TESTA: Okay.
20	January 23rd, January, not December, January.	20	Raise your right hand. Do you swear
21	MR. LEE: No mailing and no	21	the testimony you will give in this application will
22	publication?	22	be the truth, the whole truth and nothing but the
23	MS. TESTA: Right. Okay.	23	truth?
24	So the motion will be to carry this	24	MR. COCOROS: I do.
25	matter to the January 23rd, 2023 meeting at 7 p.m.	25	
20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	102		104
1	No further notice and the client, the applicant	1	VASSILIOS COCOROS, AIA
2	waivers all time constraints.	2	467 Sylvan Avenue, Englewood Cliffs, New Jersey,
3	CHAIRMAN FERGUSON: I'll make that	3	having been duly sworn, testifies as follows:
3 4	CHAIRMAN FERGUSON: I'll make that motion.	3 4	having been duly sworn, testifies as follows: MS. TESTA: State your name, please,
4	motion.	4	MS. TESTA: State your name, please,
4 5 6	motion. Can I get a second?	4 5 6	MS. TESTA: State your name, please, for the record. MR. COCOROS: Sure.
4 5 6 7	motion. Can I get a second? VICE CHAIRMAN ALBANESE: Second. CHAIRMAN FERGUSON: Roll call.	4 5 6 7	MS. TESTA: State your name, please, for the record. MR. COCOROS: Sure. Vassilios, V-A-S-S-I-L-I-O-S, Cocoros,
4 5 6 7 8	motion. Can I get a second? VICE CHAIRMAN ALBANESE: Second. CHAIRMAN FERGUSON: Roll call. MS. LAMBRINIDES: Mr. Ferguson?	4 5 6 7 8	MS. TESTA: State your name, please, for the record. MR. COCOROS: Sure. Vassilios, V-A-S-S-I-L-I-O-S, Cocoros, C-O-C-O-R-O-S, 467 Sylvan Avenue, Englewood Cliffs,
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		1	
	105		107
1	there's two properties that kind of adjoin with each	1	The left-hand side is the living, which
2	other.	2	includes living room, dining room, kitchen, eating
3	However, it's a two-family on the	3	area in the back with a deck that's accessed off a
4	property with a garage at the rear that's basically	4	sliding glass door.
5	about 3 feet off the back property line and on the	5	The second floor is basically the same
6	straddles property line between the property that's	6	configuration. The second floor actually has a typo.
7	to the west of it, which is on the right side of it.	7	That should be roof, there's no balcony. If you look
8	We're proposing to demolish all	8	at the elevations, we have it set up with a roof,
9	existing improvements on the property and construct a	9	there's no balcony on the second floor.
10	new up-and-down, what you would call, a six-over-six	10	So, the building itself,
11	two-family dwelling.	11	30-feet-6-inches wide by 57-feet deep and basically
12	The building, itself is	12	three levels, the second and the the first floor
13	30-feet-6-inches-wide by 57-feet deep.	13	and the second floor have the same basic
14	We have a 20-foot setback which aligns	14	configuration and the same amenities and like I said,
15	with the building. The new six-over-six that's next	15	the building itself is
16	to us, the 57-foot depth gives us 23 a 23-foot	16	CHAIRMAN FERGUSON: That's basically
17	rear yard with a building footprint of 1,738 square	17	it?
18	feet.	18	THE WITNESS: Yeah, and it's in line
19	If you look at our building is actually	19	with other ones that have been developed.
20	smaller than the newer building next to the east of	20	CHAIRMAN FERGUSON: So let me just ask,
21	us, which is the left-hand side. This one here was	21	on the left side of this building, what's the
22	basically designed under the newer guidelines from	22	distance between the house and the property line?
23	previous approvals that we've gotten from the board	23	THE WITNESS: 3-feet-6-inches.
24	where we have increased the rear yard setback where	24	CHAIRMAN FERGUSON: So that house
25	we usually we were going before for 22 for	25	that's going up towards Broad is only 3 foot there?
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	106		108
1	20 feet, we're actually having now a 23-foot rear	1	THE WITNESS: I think he was actually,
2	yard setback and 3-and-a-half foot side yards to	2	yeah, 3-foot-4 maybe.
2 3	yard setback and 3-and-a-half foot side yards to provide better access for emergency services to the	2 3	yeah, 3-foot-4 maybe. CHAIRMAN FERGUSON: Well, what would
2 3 4	yard setback and 3-and-a-half foot side yards to provide better access for emergency services to the back of the property and also give a little bit more	2 3 4	yeah, 3-foot-4 maybe. CHAIRMAN FERGUSON: Well, what would you think about moving what's it's a 50-foot?
2 3 4 5	yard setback and 3-and-a-half foot side yards to provide better access for emergency services to the back of the property and also give a little bit more room to the adjacent properties on either side of us.	2 3 4 5	yeah, 3-foot-4 maybe. CHAIRMAN FERGUSON: Well, what would you think about moving what's it's a 50-foot? The house that's next to it, is the same owner that's
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	100		444
	109		111
1	CHAIRMAN FERGUSON: 3-foot-10 and	1	Is there a way to make that 8 foot and
2	3-foot-2.	2	then so you leave it the way it is.
3	What's the distance between the two	3	The first floor will be 9 foot and the
4	houses after you're done?	4	second floor would be 8 foot. Are you okay with that
5	THE WITNESS: Well, if we keep the same	5	or no.
6	setbacks on the other one, it's going to be,	6	THE WITNESS: I know the one we did
7	basically, 3-foot-2 plus 3-foot-6. So 6-foot-8,	7	next door was 9 feet, 9 feet also and ours is going
8	which we've done in the old ones we used to do	8	to be naturally lower than them, because, you know,
9	a 3 foot, you know, so it's like it's still doable	9	the property, if you go on West Ruby as you're going
10	and plus, you know, we're impacting ourselves, we're	10	down, the properties drop down a little bit less.
11	not impacting an existing neighbor.	11	So it's like next door they have 9 feet
12	CHAIRMAN FERGUSON: Okay.	12	and 9 feet and we're probably going to be a foot
13	The height of the building that you're	13	lower than them anyway.
14	looking for is 32.72.	14	CHAIRMAN FERGUSON: This is 58,
15	THE WITNESS: Yes, and that's a	15	correct?
16	function of the existing topography you're looking	16	THE WITNESS: Yeah, yeah, that's why
17	at. There is a considerable drop-off and we did not	17	you have these are two flats, that's why we have
	-	18	
18	we did not raise the property at all.		9 feet on both floors. You know, it helps with the
19	So it's an honest site plan and then if	19	actual overall configuration of it, like I said, and
20	you look at Steve can confirm.	20	the one, the newer one that we did on the east, which
21	We have the driveway at 49 feet, which	21	is the left-hand side, that one has 9 feet and 9 feet
22	is, you know, a little bit slightly higher than the	22	also.
23	sidewalk, so we have a little bit of a pitch away	23	CHAIRMAN FERGUSON: So, so you're
24	from the you know, from the driveway, you know,	24	telling me the third the second level, the third
25	the garage door to the sidewalk.	25	level now is at 9 feet, you can't make that 8 foot?
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	110		112
1	CHAIRMAN FERGUSON: Okay.	1	MR. MACRI: Mr. Chairman, what he's
		•	the design of the second test to the second s
2	Because if I'm reading this right,	2	trying to point out is that typically on a duplex you
2 3	Because if I'm reading this right, sometimes it's hard, it's you got 8 foot at the	2	would make the second floor a little bit lower,
3	sometimes it's hard, it's you got 8 foot at the	3	would make the second floor a little bit lower,
3 4	sometimes it's hard, it's you got 8 foot at the garage level or 9 foot, 8 foot.	3 4	would make the second floor a little bit lower, because you want the first floor to be the main
3 4 5	sometimes it's hard, it's you got 8 foot at the garage level or 9 foot, 8 foot. THE WITNESS: Yeah, 8 foot and it steps	3 4 5	would make the second floor a little bit lower, because you want the first floor to be the main entrance, but these are two flats, it's two
3 4 5 6	sometimes it's hard, it's you got 8 foot at the garage level or 9 foot, 8 foot. THE WITNESS: Yeah, 8 foot and it steps down. It steps down in the back.	3 4 5 6	would make the second floor a little bit lower, because you want the first floor to be the main entrance, but these are two flats, it's two apartments on top of each other. They're trying to
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	113		115
1	we'll give the other neighbor a little more room, but	1	of that wall should be provided, which isn't shown
2	I can't really adjust the property line, because	2	here.
3	that's a fixed point.	3	
	•		Other than that, we don't have anything
4	So, it's like, you know, the only way	4	else except for what's in our report.
5	is if we want a little bit more room on that side,	5	CHAIRMAN FERGUSON: You're okay with
6	maybe I can go a little bit deeper on the property	6	that?
7	and then, you know, maybe add a foot to the property	7	MR. MACRI: Yeah, we'll check the
8	and then maybe take off 4 inches or so from you	8	condition of the retaining wall. If it needs to be
9	know, slide it over and take 4 inches off and then	9	repaired, my client will address it.
10	add a foot to the back of the building.	10	CHAIRMAN FERGUSON: Okay. All right.
11	CHAIRMAN FERGUSON: All right. What	11	Next.
12	are you going to do with the garages that are	12	MR. MACRI: Any board members have any
13	connected in the back now? They're coming down?	13	any comments?
14	THE WITNESS: Yeah, they have to, yeah.	14	CHAIRMAN FERGUSON: No, we're going to
	CHAIRMAN FERGUSON: They're coming		leave it the way it is.
15		15	
16	down.	16	Well, except for the 4 inches that
17	All right. Any board members have	17	you're going to give me.
18	anything?	18	MR. MACRI: Correct.
19	(No Response.)	19	THE WITNESS: I'm shifting it 4 inches.
20	CHAIRMAN FERGUSON: Go ahead, Steve.	20	MS. TESTA: To the west, the house?
21	MR. COLLAZUOL: Just to I'm not sure	21	THE WITNESS: Yeah.
22	if the board is keen on it, but the agenda was added	22	So, we'll modify it so the side yard
23	so that 60 is added to this evening and that property	23	setback on the left side will be 3-feet-10-inches and
24	is identical to this property and the existing	24	the side yard setback on the right side will be
25	building and garage are mirror images.	25	3-feet-2-inches.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	114		116
1		1	
1	So that's on your agenda to review	1	MS. TESTA: Do you swear the testimony
2	So that's on your agenda to review next.	2	MS. TESTA: Do you swear the testimony you will give in this application will be the truth,
2 3	So that's on your agenda to review next. I was almost thinking that you should	2 3	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth?
2 3 4	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them	2 3 4	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do.
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2 3 4 5 6 7 8 9 10 11	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project.	2 3 4 5 6 7 8 9 10 11	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed
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2 3 4 5 6 7 8 9 10 11 12 13	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project. MR. MACRI: Diane had mentioned that earlier, but I didn't follow her lead.	2 3 4 5 6 7 8 9 10 11 12 13	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed out an exhibit we're going to mark A-1. It consists of four photographs taken
2 3 4 5 6 7 8 9 10 11 12 13 14	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project. MR. MACRI: Diane had mentioned that earlier, but I didn't follow her lead. MS. TESTA: That's very kind.	2 3 4 5 6 7 8 9 10 11 12 13 14	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed out an exhibit we're going to mark A-1. It consists of four photographs taken by Mr. Spatz.
2 3 4 5 6 7 8 9 10 11 12 13 14 15	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project. MR. MACRI: Diane had mentioned that earlier, but I didn't follow her lead. MS. TESTA: That's very kind. MR. COLLAZUOL: And if you move this building, then that's going to	2 3 4 5 6 7 8 9 10 11 12 13 14 15	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed out an exhibit we're going to mark A-1. It consists of four photographs taken by Mr. Spatz. (Whereupon, Photoboard, Series of Four Photographs are received and marked as Exhibit
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project. MR. MACRI: Diane had mentioned that earlier, but I didn't follow her lead. MS. TESTA: That's very kind. MR. COLLAZUOL: And if you move this building, then that's going to (Laughter.)	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed out an exhibit we're going to mark A-1. It consists of four photographs taken by Mr. Spatz. (Whereupon, Photoboard, Series of Four Photographs are received and marked as Exhibit A-1 for identification.)
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project. MR. MACRI: Diane had mentioned that earlier, but I didn't follow her lead. MS. TESTA: That's very kind. MR. COLLAZUOL: And if you move this building, then that's going to (Laughter.) MR. COLLAZUOL: But anyway, aside from	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed out an exhibit we're going to mark A-1. It consists of four photographs taken by Mr. Spatz. (Whereupon, Photoboard, Series of Four Photographs are received and marked as Exhibit A-1 for identification.) DIRECT EXAMINATION
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project. MR. MACRI: Diane had mentioned that earlier, but I didn't follow her lead. MS. TESTA: That's very kind. MR. COLLAZUOL: And if you move this building, then that's going to (Laughter.) MR. COLLAZUOL: But anyway, aside from that, the only thing, comment, other comment we have	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed out an exhibit we're going to mark A-1. It consists of four photographs taken by Mr. Spatz. (Whereupon, Photoboard, Series of Four Photographs are received and marked as Exhibit A-1 for identification.) DIRECT EXAMINATION BY MR. MACRI:
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project. MR. MACRI: Diane had mentioned that earlier, but I didn't follow her lead. MS. TESTA: That's very kind. MR. COLLAZUOL: And if you move this building, then that's going to (Laughter.) MR. COLLAZUOL: But anyway, aside from that, the only thing, comment, other comment we have is that this proposed retaining wall there's no	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed out an exhibit we're going to mark A-1. It consists of four photographs taken by Mr. Spatz. (Whereupon, Photoboard, Series of Four Photographs are received and marked as Exhibit A-1 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you explain to the board
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project. MR. MACRI: Diane had mentioned that earlier, but I didn't follow her lead. MS. TESTA: That's very kind. MR. COLLAZUOL: And if you move this building, then that's going to (Laughter.) MR. COLLAZUOL: But anyway, aside from that, the only thing, comment, other comment we have is that this proposed retaining wall there's no proposed retaining walls, but the wall in the back	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed out an exhibit we're going to mark A-1. It consists of four photographs taken by Mr. Spatz. (Whereupon, Photoboard, Series of Four Photographs are received and marked as Exhibit A-1 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you explain to the board what currently exists on the diagram excuse me, on
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project. MR. MACRI: Diane had mentioned that earlier, but I didn't follow her lead. MS. TESTA: That's very kind. MR. COLLAZUOL: And if you move this building, then that's going to (Laughter.) MR. COLLAZUOL: But anyway, aside from that, the only thing, comment, other comment we have is that this proposed retaining wall there's no proposed retaining walls, but the wall in the back along the rear line a condition of it should be	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed out an exhibit we're going to mark A-1. It consists of four photographs taken by Mr. Spatz. (Whereupon, Photoboard, Series of Four Photographs are received and marked as Exhibit A-1 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you explain to the board what currently exists on the diagram excuse me, on the exhibit that was just handed out?
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project. MR. MACRI: Diane had mentioned that earlier, but I didn't follow her lead. MS. TESTA: That's very kind. MR. COLLAZUOL: And if you move this building, then that's going to (Laughter.) MR. COLLAZUOL: But anyway, aside from that, the only thing, comment, other comment we have is that this proposed retaining wall there's no proposed retaining walls, but the wall in the back along the rear line a condition of it should be provided and I don't know about the fence that looks	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed out an exhibit we're going to mark A-1. It consists of four photographs taken by Mr. Spatz. (Whereupon, Photoboard, Series of Four Photographs are received and marked as Exhibit A-1 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you explain to the board what currently exists on the diagram excuse me, on the exhibit that was just handed out? A. Certainly.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project. MR. MACRI: Diane had mentioned that earlier, but I didn't follow her lead. MS. TESTA: That's very kind. MR. COLLAZUOL: And if you move this building, then that's going to (Laughter.) MR. COLLAZUOL: But anyway, aside from that, the only thing, comment, other comment we have is that this proposed retaining wall there's no proposed retaining walls, but the wall in the back along the rear line a condition of it should be provided and I don't know about the fence that looks like it's beyond the property line.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed out an exhibit we're going to mark A-1. It consists of four photographs taken by Mr. Spatz. (Whereupon, Photoboard, Series of Four Photographs are received and marked as Exhibit A-1 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you explain to the board what currently exists on the diagram excuse me, on the exhibit that was just handed out? A. Certainly. The top left-hand photograph is of the
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project. MR. MACRI: Diane had mentioned that earlier, but I didn't follow her lead. MS. TESTA: That's very kind. MR. COLLAZUOL: And if you move this building, then that's going to (Laughter.) MR. COLLAZUOL: But anyway, aside from that, the only thing, comment, other comment we have is that this proposed retaining wall there's no proposed retaining walls, but the wall in the back along the rear line a condition of it should be provided and I don't know about the fence that looks like it's beyond the property line. It looks like, you know, the condition	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed out an exhibit we're going to mark A-1. It consists of four photographs taken by Mr. Spatz. (Whereupon, Photoboard, Series of Four Photographs are received and marked as Exhibit A-1 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you explain to the board what currently exists on the diagram excuse me, on the exhibit that was just handed out? A. Certainly. The top left-hand photograph is of the subject property. It's a two-family home.
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	So that's on your agenda to review next. I was almost thinking that you should look at both at the same time and vote on them separately, but because the offsets shown for that proposed building are the same as this one, so when you talk about THE WITNESS: There's foot difference in height, though. MR. COLLAZUOL: To the left it's affecting that project. MR. MACRI: Diane had mentioned that earlier, but I didn't follow her lead. MS. TESTA: That's very kind. MR. COLLAZUOL: And if you move this building, then that's going to (Laughter.) MR. COLLAZUOL: But anyway, aside from that, the only thing, comment, other comment we have is that this proposed retaining wall there's no proposed retaining walls, but the wall in the back along the rear line a condition of it should be provided and I don't know about the fence that looks like it's beyond the property line.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	MS. TESTA: Do you swear the testimony you will give in this application will be the truth, the whole truth and nothing but the truth? MR. SPATZ: Yes, I do. D A V I D S P A T Z, PP 60 Friend Terrace, Harrington Park, New Jersey, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. MR. SPATZ: David Spatz, S-P-A-T-Z. MR. MACRI: Mr. Chairman, I've handed out an exhibit we're going to mark A-1. It consists of four photographs taken by Mr. Spatz. (Whereupon, Photoboard, Series of Four Photographs are received and marked as Exhibit A-1 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you explain to the board what currently exists on the diagram excuse me, on the exhibit that was just handed out? A. Certainly. The top left-hand photograph is of the

	117		119
1	Top right-hand photograph is looking at	1	typical, but that smaller lot size is typical of the
2	No. 60, which is the subject of the next application	2	neighborhood and the homes on our side, particularly
3	and beyond that is a newer two-family home.	3	the newer two-family to the left of us are all
4	The bottom left is adjacent to us on	4	similarly developed on similar sized lots.
5	the left-hand side to the east and that is a	5	So that insufficient lot size also
6		6	
7	two-family home in a similar configuration to what	7	affects the lot area per units. It also affects our
8	we're doing. And then the bottom right is directly	8	side yards as well. We've made adjustments to the side yards earlier this evening, which creates a
9		9	
10	across the street, which is a series of two-family	10	greater setback from the adjacent property. The lot
11	homes, both newer and older two-family homes as well.	11	coverage, although it exceeds it, again, we have a
12	We're in the AA zone, which permits the two families and there's a two-family existing on the	12	significantly smaller lot. The building has been downsized in order to fit within the lot and is
13	property.	13	drainage improvements being made, which will mitigate
14	We need one D variance for building	14	the slightly bigger structure.
15	height.	15	In terms of the negative criteria,
16	And then C variances for lot area per	16	there's nothing substantially negative. We're
17	unit, lot area, lot width, of course, side yard, rear	17	consistent with the neighborhood development pattern.
18	yard and then lot coverage.	18	We're a permitted use within the zone. We're
19	So, looking at the height variance,	19	replacing a two-family home, so there's no increase
20	first thing we need to look at is whether it's	20	in density. The setback have been increased based on
21	consistent with the neighborhood development and I	21	changes made this evening and, again, are consistent
22	believe it is.	22	with the neighborhood.
23	The photographs both looking at the	23	So, on balance, I think that the
24	left of this building and then to the right of the	24	positive criteria is met and that substantially
25	adjacent property, the two-family homes are similar	25	outweighs anything that might be considered negative
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	118		120
1	in height to what we're proposing.	1	and I believe it would be appropriate to grant the
2	The adjacent property number 60 is	2	variances.
3	developed is proposed to be developed in a similar	3	Any questions, I'm happy to answer
4	fashion to this.	4	them.
5	So all of the homes on that side of the	5	CHAIRMAN FERGUSON: I have no
6	street will be similar three stories and similar in	6	questions.
7	height in terms of feet.	7	Any board members?
8	In terms of meeting the purposes of	8	(No Response.)
9	zoning, we meet Purpose A, which is promoting the	9	CHAIRMAN FERGUSON: Mr. Kauker?
10	public health, safety, morales and general welfare.	10	MR. KAUKER: Just one quick question,
11	Purpose E, establishing appropriate population	11	you talked, I think, a little bit about the side yard
12	densities, we're a two-family home in a two-family	12	and it's your observation that those are similar,
13	zone. We're replacing an existing two-family.	13	what's being proposed with the other side yard
14 15	So there's no increase in density on	14 15	setbacks in the neighborhood?
16	the property and we also meet Purpose I, which is promoting a desirable, visual environment. What	16	THE WITNESS: Yes, because the lots on that side are all 37-and-a-half feet.
17	we're proposing is removing an older structure and	17	The buildings are similar in size.
18	detached garage in the rear and then replacing them	18	So they all provide that 3,
19	with a building that will be consistent with the	19	3-and-a-half-foot side yard setback and we're
20	development pattern within the neighborhood.	20	increasing the setback to the left so that with the
21	So I believe that the D variance can be	21	adjacent building on the other property we have an
22	granted.	22	even gather setback than what they have to their
23	As to the bulk variances, as described	23	property line.
24	our lot is undersized. We're at 3,750 square feet,	24	MR. KAUKER: I have nothing else.
25	only 37-and-a-half foot in width where 50 foot is	25	CHAIRMAN FERGUSON: Okay.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812

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1	MS. TESTA: Open to the audience.	1	ladies and gentlemen.
2	CHAIRMAN FERGUSON: What audience? Is	2	My name is Mark Macri.
3	there any audience?	3	CHAIRMAN FERGUSON: So, basically is
4	MS. TESTA: You still have to do it.	4	your testimony on this house the same as the exact
5	CHAIRMAN FERGUSON: Yeah, I know.	5	
6	We'll open it up to the audience.	6	VASSILIOS COCOROS, AIA
7	(No Response.)	7	467 Sylvan Avenue, Englewood Cliffs, New Jersey,
8	CHAIRMAN FERGUSON: I see nobody in the	8	having been previously sworn, testifies as
9	audience.	9	follows:
10	I'll make a motion to grant the	10	MR. COCOROS: Yes, actually the height
11	application as submitted except giving the east side	11	is one foot less. This house is one foot in other
12	of the building 4 additional inches and leaving	12	words, 60, the height is one foot less and then
13	everything else, the height of the building the way	13	CHAIRMAN FERGUSON: When you say "one
14	it is, right, and \$2,000.00 for the Tree Preservation	14	foot less," you're talk about the height?
15	Fund.	15	MR. COCOROS: Yeah, the building height
16	MR. MACRI: So, the right side is going	16	itself, because the topography is slightly different
17	to be 3-feet-2-inches and the left side yard will be	17	on this property.
18	3-feet-10-inches?	18	The height is one foot less, so we're
19	MS. TESTA: Right, east and west.	19	at 31.75 feet where the other was 32.75 feet.
20	VICE CHAIRMAN ALBANESE: I second.	20	CHAIRMAN FERGUSON: Do you have to make
21	CHAIRMAN FERGUSON: I'll make that	21	any changes on the sides?
22	motion.	22	MR. COCOROS: Now, the property that's
23	VICE CHAIRMAN ALBANESE: Second.	23	to the right of us, which is the west has a further
24	CHAIRMAN FERGUSON: Roll call.	24	setback.
25	MS. LAMBRINIDES: Mr. Ferguson?	25	We have more of a 5- or 6-foot setback.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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1	CHAIRMAN FERGUSON: Yes.	1	So, I would rather keep the 3-foot-6 and 3-foot-6 the
2	MS. LAMBRINIDES: Mr. Albanese?	2	way it is, because we're not up against a 6 over 6 at
		3	this point.
3	VICE CHAIRMAN ALBANESE: Yes.	_	
4	MS. LAMBRINIDES: Mr. Chung?	4	CHAIRMAN FERGUSON: But basically it's
4 5	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes.	4 5	CHAIRMAN FERGUSON: But basically it's the same?
4 5 6	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon?	4 5 6	CHAIRMAN FERGUSON: But basically it's the same? MR. MARCI: The same.
4 5 6 7	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes.	4 5 6 7	CHAIRMAN FERGUSON: But basically it's the same? MR. MARCI: The same. MR. COCOROS: Yeah, the same
4 5 6 7 8	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou?	4 5 6 7 8	CHAIRMAN FERGUSON: But basically it's the same? MR. MARCI: The same. MR. COCOROS: Yeah, the same configuration, same materials.
4 5 6 7 8 9	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes.	4 5 6 7 8 9	CHAIRMAN FERGUSON: But basically it's the same? MR. MARCI: The same. MR. COCOROS: Yeah, the same configuration, same materials. CHAIRMAN FERGUSON: Any board members
4 5 6 7 8 9 10	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Grala?	4 5 6 7 8 9 10	CHAIRMAN FERGUSON: But basically it's the same? MR. MARCI: The same. MR. COCOROS: Yeah, the same configuration, same materials. CHAIRMAN FERGUSON: Any board members have anything?
4 5 6 7 8 9 10 11	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Grala? MR. GRALA: Yes.	4 5 6 7 8 9 10 11	CHAIRMAN FERGUSON: But basically it's the same? MR. MARCI: The same. MR. COCOROS: Yeah, the same configuration, same materials. CHAIRMAN FERGUSON: Any board members have anything? (No Response.)
4 5 6 7 8 9 10 11 12	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Grala? MR. GRALA: Yes. MS. LAMBRINIDES: Mr. Brogna?	4 5 6 7 8 9 10 11 12	CHAIRMAN FERGUSON: But basically it's the same? MR. MARCI: The same. MR. COCOROS: Yeah, the same configuration, same materials. CHAIRMAN FERGUSON: Any board members have anything? (No Response.) CHAIRMAN FERGUSON: Steve, do you have
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4 5 7 8 9 10 11 12 13 14 15 16	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Grala? MR. GRALA: Yes. MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Yes. CHAIRMAN FERGUSON: What was the vote? Was the vote all in favor? MR. MACRI: Yes.	4 5 6 7 8 9 10 11 12 13 14 15 16	CHAIRMAN FERGUSON: But basically it's the same? MR. MARCI: The same. MR. COCOROS: Yeah, the same configuration, same materials. CHAIRMAN FERGUSON: Any board members have anything? (No Response.) CHAIRMAN FERGUSON: Steve, do you have anything for 60? MR. COLLAZUOL: Give me a second. Same comment regarding the rear retaining wall, and that's it.
4 5 6 7 8 9 10 11 12 13 14 15 16 17	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Grala? MR. GRALA: Yes. MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Yes. CHAIRMAN FERGUSON: What was the vote? Was the vote all in favor? MR. MACRI: Yes. CHAIRMAN FERGUSON: Okay. Just	4 5 6 7 8 9 10 11 12 13 14 15 16 17	CHAIRMAN FERGUSON: But basically it'sthe same?MR. MARCI: The same. MR. COCOROS: Yeah, the sameconfiguration, same materials. CHAIRMAN FERGUSON: Any board membershave anything?(No Response.) CHAIRMAN FERGUSON: Steve, do you haveanything for 60?MR. COLLAZUOL: Give me a second. Same comment regarding the rearretaining wall, and that's it. CHAIRMAN FERGUSON: Just the rear
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4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Grala? MR. GRALA: Yes. MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Yes. CHAIRMAN FERGUSON: What was the vote? Was the vote all in favor? MR. MACRI: Yes. CHAIRMAN FERGUSON: Okay. Just checking. So next is 60. Where is your expert. MR. MACRI: Bill, let me get him. He split his lip. CHAIRMAN FERGUSON: Yeah, I know, I	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	CHAIRMAN FERGUSON: But basically it'sthe same?MR. MARCI: The same. MR. COCOROS: Yeah, the sameconfiguration, same materials. CHAIRMAN FERGUSON: Any board membershave anything?(No Response.) CHAIRMAN FERGUSON: Steve, do you haveanything for 60?MR. COLLAZUOL: Give me a second. Same comment regarding the rearretaining wall, and that's it. CHAIRMAN FERGUSON: Just the rearretaining wallcondition.MR. MACRI: We'll address that. CHAIRMAN FERGUSON: Okay. Next up will be. MR. MACRI: Mr. Spatz. MS. TESTA: You're still under oath
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Grala? MR. GRALA: Yes. MS. LAMBRINIDES: Mr. Brogna? MR. BROGNA: Yes. CHAIRMAN FERGUSON: What was the vote? Was the vote all in favor? MR. MACRI: Yes. CHAIRMAN FERGUSON: Okay. Just checking. So next is 60. Where is your expert. MR. MACRI: Bill, let me get him. He split his lip. CHAIRMAN FERGUSON: Yeah, I know, I know, I saw him.	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	CHAIRMAN FERGUSON: But basically it's the same? MR. MARCI: The same. MR. COCOROS: Yeah, the same configuration, same materials. CHAIRMAN FERGUSON: Any board members have anything? (No Response.) CHAIRMAN FERGUSON: Steve, do you have anything for 60? MR. COLLAZUOL: Give me a second. Same comment regarding the rear retaining wall, and that's it. CHAIRMAN FERGUSON: Just the rear retaining wall condition. MR. MACRI: We'll address that. CHAIRMAN FERGUSON: Okay. Next up will be. MR. MACRI: Mr. Spatz. MS. TESTA: You're still under oath from the previous application.

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1	DAVID SPATZ, PP	1	VICE CHAIRMAN ALBANESE: Yes.
2	60 Friend Terrace, Harrington Park, New Jersey,	2	MS. LAMBRINIDES: Mr. Chung?
3	having been previously sworn, testifies as	3	MR. CHUNG: Yes.
4	follows:	4	MS. LAMBRINIDES: Ms. Yoon?
5	CHAIRMAN FERGUSON: Is your testimony	5	MS. YOON: Yes.
6	from the previous one the same as this one?	6	MS. LAMBRINIDES: Mr. Elefteriou?
7	MR. SPATZ: Yes.	7	MR. ELEFTERIOU: Yes.
8	The only D variance we need is for	8	MS. LAMBRINIDES: Mr. Grala?
9	building height. It is consistent with the	9	MR. GRALA: Yes.
10	neighborhood development pattern, the a little bit	10	MS. LAMBRINIDES: Mr. Brogna?
11	extra is caused by the topographic conditions.	11	MR. BROGNA: Yes.
12	Setbacks are consistent within the	12	MR. MACRI: Thank you.
13	neighborhood as is the coverage and we are a	13	Hope everyone has a happy and healthy
14	permitted use within the zone.	14	Thanksgiving.
15	MS. TESTA: We'll mark this as A-1 with	15	I guess I won't see you until next year
16	today's date.	16	
17	(Whereupon, Photoboard, Series of Four	17	then, right? MS. TESTA: Yes, Merry Christmas.
18	Photographs are received and marked as Exhibit		Happy healthy new year for everybody.
10	A-1 for identification.)	18 19	CHAIRMAN FERGUSON: Motion to adjourn.
20	CHAIRMAN ZECCHINO: So, I thought his	20	VICE CHAIRMAN ALBANESE: I second the
20	testimony was one foot	20	motion.
21	MR. SPATZ: The building height, it's	21	
22	still a variance, but the building height on this one	22	(Whereupon, the meeting is adjourned. Time noted: 9:18 p.m.)
23 24	is a foot smaller than the neighboring one.	23 24	Time floted. 9.18 p.m.)
24 25	So in terms of height we are still	24	
25	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	25	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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1		1	CERTIFICATE
1	consistent, because the road slopes down.	1 2 3	<u>C E R T I F I C A T E</u>
2	consistent, because the road slopes down. So the heights are all consistent.	2 3	<u>CERTIFICATE</u> I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary
2 3	consistent, because the road slopes down. So the heights are all consistent. CHAIRMAN FERGUSON: Mr. Kauker, do you	2 3 4	<u>CERTIFICATE</u> 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
2 3 4	consistent, because the road slopes down. So the heights are all consistent. CHAIRMAN FERGUSON: Mr. Kauker, do you have anything?	2 3	<u>CERTIFICATE</u> 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,
2 3 4 5	consistent, because the road slopes down. So the heights are all consistent. CHAIRMAN FERGUSON: Mr. Kauker, do you have anything? MR. KAUKER: Nope, nothing.	2 3 4	<u>CERTIFICATE</u> 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
2 3 4 5 6	consistent, because the road slopes down. So the heights are all consistent. CHAIRMAN FERGUSON: Mr. Kauker, do you have anything? MR. KAUKER: Nope, nothing. CHAIRMAN FERGUSON: Okay.	2 3 4 5 6	<u>CERTIFICATE</u> 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
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