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			FAN ASSOCIATES, LLC	
	1 BOROUGH OF PALISADES PARK	4	15 GRAND AVENUE BLOCK 505, LOTS 3 & 4	6
	2 ZONING BOARD OF ADJUSTMENT 2 MONDAY, AUGUST 15, 2022			0
	7:00 p.m. 3	5	CASE NO. 21-28 118 UNION ASSOCIATES, LLC	
	4 IN THE MATTER OF) TRANSCRIPT O	F 6	112-118 UNION STREET	0
	APPLICATIONS:) PROCEEDING 5 CASE NO. 21-28)	7	BLOCK 107, LOTS 4 & 5	8
	118 UNION ASSOCIATES, LLC) 6 112-118 UNION STREET) DIOCK 107 LOTE 4 C F	9	CASE NO. 22-04 BMK ASSET MANAGEMENT	
	BLOCK 107, LOTS 4 & 5) 7 CASE NO. 22-04)	0	415-10TH STREET	
	BMK ASSET MANAGEMENT) 8 415-10TH STREET) BLOCK 415, LOT 31)	9	BLOCK 415, LOT 31 9	
	9 CASE NO. 21-31) FAN ASSOCIATES, LLC)	10	VASSILIOS COCOROS, AIA 10	
	10 15 GRAND AVENUE) BLOCK 505, LOTS 3 & 4.)	11	Direct Examination by Mr. Macri 1 Board/Professional Questions	1
	11		Chairman Ferguson 13	
	12 BEFORE:	12	Mr. Carnovale 19 Mr. Collazuol 23	
	13 JOSEPH FERGUSON, CHAIRMAN	13	Public Questions Brother David Russo 30	6
	14 PAUL ALBANESE, VICE CHAIRMAN	14	429-10th Street	0
	15 ELEFTERIOS ELEFTERIOU, MEMBER	15	Jung Kim 40 428-10th Street	
	16 VINCENT CARNOVALE, MEMBER	40		
	17 DAVID TERRANOVA, MEMBER	16		
	18 JOHN GRALA, MEMBER (ABSENT)	17	<u>E X H I B I T S</u>	
	 SEONGHYE YOON, MEMBER STEVEN BROGNA, ALTERNATE MEMBER 1 (ABSENT) 	18	NUMBER DESCRIPTION	PAGE
	21 CHARLIE CHUNG, ALTERNATE MEMBER 2	19	CASE NO. 22-04	
	22 MICHAEL LEE, ALTERNATE MEMBER 3 (ABSENT)	20	BMK ASSET MANAGEMENT 415-10TH STREET	
	23		BLOCK 415, LOT 31	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C 24 CERTIFIED COURT REPORTERS	. 21	A-1 Revised Architectural Plan	11
	201-641-1812 25 LauraACaruccillc@gmail.com	22 23	Dated August 4, 2022	
		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.	
		2	201-641-1812	
1	A P P E A R A N C E S :	2		4
	DIANE TESTA, ESQUIRE	1	CHAIRMAN FERGUSON: I'd like	e to call
	Counsel for the Board of Adjustment	2	the meeting to order.	
3	MARC D. MACRI, ESQUIRE	3	Paul, do you want to lead us in	the
	LAW OFFICE OF MARC D. MACRI, P.C.	4	flag salute.	
	1000 Anderson Avenue, Suite 1	5	(Whereupon, all rise for a Re	citatio n
	Fort Lee, New Jersey 07024 Attorney for Applicant	6	of the Pledge of Allegiance as led by	Vice
	BMK Asset Management	7	Chairm an Albanese.)	
_		8	CHAIRMAN FERGUSON: Roll	call for
7		9	attendance.	
8	ALSO PRESENT:	10	MS.LAMBRINIDES: Mr.Ferg	
		11	CHAIRMAN FERGUSON: Here	
	ELENI LAMBRINIDES LAND USE SECRETARY	12	MS.LAMBRINIDES: Mr.Alba	
10		13	VICE CHAIRMAN ALBANESE:	Here.
	STEVE COLLAZUOL, P.E.	14	MS.LAMBRINIDES: Mr.Terr	anova?
	BOARD ENGINEER	15	MR.TERRANOVA: Here.	
12 13		16	MS.LAMBRINIDES: Mr.Chur	ng?
14		17	MR.CHUNG: Here.	
15		18	MS.LAMBRINIDES: Ms.Yoor	n ?
16		19	MS.YOON: Here.	
17 18		20	MR.ELEFTERIOU: Here.	
19		21	MS.LAMBRINIDES: Mr.Gral	a ?
20		22	(No response.)	
21 22		23	MS.LAMBRINIDES: Mr.Carn	novale?
23		24	MR.CARNOVALE: Here.	
24		25	MS.LAMBRINIDES: Mr.Lee?	,
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.	
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of 19 sheet	c	Page 1 to 4 of 52	08/22/2022	04.53.07 PM

	5		7
1	(No response.)	1	that motion to grant the
2	MS. LAMBRINIDES: Mr. Brogna?	2	VICE CHAIRMAN ALBANESE: I second.
3	(No response.)	3	CHAIRMAN FERGUSON: Roll call.
4	CHAIRMAN FERGUSON: Okay. According to	4	MS. LAMBRINIDES: Mr. Ferguson?
5	the Open Public Meetings Act in accordance with	5	CHAIRMAN FERGUSON: Yes.
6	the Open Public Meetings Act, notice of this meeting	6	MS. LAMBRINIDES: Mr. Albanese?
7	has been posted on the Borough bulletin board.	7	VICE CHAIRMAN ALBANESE: Yes.
8	Notice has been provided to the official Borough	8	MS. LAMBRINIDES: Mr. Terranova?
9	newspaper and filed with the Borough clerk's office.	9	MR. TERRANOVA: Yes.
10	Okay.	10	MS. LAMBRINIDES: Mr. Chung?
11	First we have some bills to pay. The	11	MR. CHUNG: Yes.
12	first bill is from Kauker & Kauker for \$820.00. And	12	MS. LAMBRINIDES: Ms. Yoon?
13	the second bill is from our parking engineer, Hal	13	MS. YOON: Yes.
14	Simoff, \$3,840.00.	14	MS. LAMBRINIDES: Mr. Elefteriou?
15	VICE CHAIRMAN ALBANESE: I make a	15	MR. ELEFTERIOU: Yes.
16	motion we pay the bills.	16	MS. LAMBRINIDES: Mr. Carnovale?
17	MR. CARNOVALE: Second.	17	MR. CARNOVALE: Yes.
18	CHAIRMAN FERGUSON: Roll call?	18	MS. TESTA: Okay.
19	MS. LAMBRINIDES: Mr. Ferguson?	19	So Case Number 21-31, Fan Associates,
20	CHAIRMAN FERGUSON: Yes.	20	LLC, 15 Grand Avenue, Block 505, Lots 3 and 4, at the
21	MS. LAMBRINIDES: Mr. Albanese?	21	request of the applicant, is being carried to the
22	VICE CHAIRMAN ALBANESE: Yes.	22	September 19th, 2022 meeting at 7 p.m.
23	MS. LAMBRINIDES: Mr. Terranova?	23	There will be no further notice to the
24	MR. TERRANOVA: Yes.	24	public, either by certified mail or the newspaper.
25	MS. LAMBRINIDES: Mr. Chung?	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
	6		8
1	6 MR. CHUNG: Yes.	1	8 I make that motion.
1 2		1 2	
	MR. CHUNG: Yes.		I make that motion.
2	MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon?	2	I make that motion. MS. TESTA: The motion was made. I
2 3	MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes.	2 3	I make that motion. MS. TESTA: The motion was made. I just made the announcement.
2 3 4	MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou?	2 3 4	I make that motion. MS. TESTA: The motion was made. I just made the announcement. Now it's the next one.
2 3 4 5	MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes.	2 3 4 5	I make that motion. MS. TESTA: The motion was made. I just made the announcement. Now it's the next one. CHAIRMAN FERGUSON: And Case 21-28,
2 3 4 5 6	MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Carnovale?	2 3 4 5 6	I make that motion. MS. TESTA: The motion was made. I just made the announcement. Now it's the next one. CHAIRMAN FERGUSON: And Case 21-28, 112-118 Union Street.
2 3 4 5 6 7	MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Carnovale? MR. CARNOVALE: Yes.	2 3 4 5 6 7	I make that motion. MS. TESTA: The motion was made. I just made the announcement. Now it's the next one. CHAIRMAN FERGUSON: And Case 21-28, 112-118 Union Street. MS. TESTA: Okay. I also received
2 3 4 5 6 7 8	MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Carnovale? MR. CARNOVALE: Yes. CHAIRMAN FERGUSON: Okay. We're not	2 3 4 5 6 7 8	I make that motion. MS. TESTA: The motion was made. I just made the announcement. Now it's the next one. CHAIRMAN FERGUSON: And Case 21-28, 112-118 Union Street. MS. TESTA: Okay. I also received correspondence from the attorney.
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	MR. CHUNG: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Elefteriou? MR. ELEFTERIOU: Yes. MS. LAMBRINIDES: Mr. Carnovale? MR. CARNOVALE: Yes. CHAIRMAN FERGUSON: Okay. We're not going to do the minutes because some of us haven't had an opportunity to review them. So we're not going to do them. Now, I understand that there's two. Do you want to MS. TESTA: Sure. Two requests, I received correspondence from the attorney representing Fan Associates, LLC, which is Case Number 21-31, 15 Grand Avenue. He's asking for a continuance until the next meeting, which is September 19th. They're working on some revisions to the plans and also meeting with the fire official. And he's asking that the notice	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	I make that motion. MS. TESTA: The motion was made. I just made the announcement. Now it's the next one. CHAIRMAN FERGUSON: And Case 21-28, 112-118 Union Street. MS. TESTA: Okay. I also received correspondence from the attorney. He's also looking to make a few revisions to the plan. He's asking that this matter be carried to the September 19, 2022 meeting and no further notice be required. CHAIRMAN FERGUSON: Okay, I'll make that motion. Can I get a second? VICE CHAIRMAN ALBANESE: Second. CHAIRMAN FERGUSON: Can I get a second? MR. CARNOVALE: Paulie seconded. CHAIRMAN FERGUSON: Roll call. You've got to speak up, Paul. MS. LAMBRINIDES: Mr. Ferguson?
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	9		
1	MR. TERRANOVA: Yes.	1	t
2	MS. LAMBRINIDES: Mr. Chung?	2	t
3	MR. CHUNG: Yes.	3	
4	MS. LAMBRINIDES: Ms. Yoon?	4	
5	MS. YOON: Yes.	5	
6	MS. LAMBRINIDES: Mr. Elefteriou?	6	
7	MR. ELEFTERIOU: Yes.	7	
8	MS. LAMBRINIDES: Mr. Carnovale?	8	
9	MR. CARNOVALE: Yes.	9	
10	CHAIRMAN FERGUSON: Okay.	10	
11	· · · · · ·	11	
12	MS. TESTA: Case 21-28, 112-118 Union	12	
12	Street, Block 107, Lots 4 and 5, at the request of		
-	the applicant is being carried to the September 19th,	13	
14	2022 meeting at 7 p.m.	14	
15	There will be no further notice	15	
16	provided by the applicant.	16	
17	CHAIRMAN FERGUSON: Okay.	17	
18	So I guess we can onto the one and only	18	
19	case tonight, which is 22-04, 415-10th Street.	19	
20	Counsel, do you want to put your	20	
21	appearance?	21	
22	MR. MACRI: Yes.	22	
23	Good evening, Mr. Chairman, Members of	23	
24	the Board, for the record, my name is Marc Macri. I	24	
25	represent the owner and applicant of 415-10th Street	25	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		
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1 2	10 here in the Borough. When we were here at the we heard the	1	
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2	10 here in the Borough. When we were here at the we heard the	2	c
2 3	10 here in the Borough. When we were here at the we heard the concerns of board members as well as members of the	2	ç
2 3 4	10 here in the Borough. When we were here at the we heard the concerns of board members as well as members of the audience and the neighbors. We submitted revised	2 3 4	c g t
2 3 4 5	10 here in the Borough. When we were here at the we heard the concerns of board members as well as members of the audience and the neighbors. We submitted revised plans, which are now on the easel to my right.	2 3 4 5	c g t
2 3 4 5 6	10 here in the Borough. When we were here at the we heard the concerns of board members as well as members of the audience and the neighbors. We submitted revised plans, which are now on the easel to my right. What I'd like to do is have Mr. Cocoros	2 3 4 5 6	c g t
2 3 4 5 6 7	10 here in the Borough. When we were here at the we heard the concerns of board members as well as members of the audience and the neighbors. We submitted revised plans, which are now on the easel to my right. What I'd like to do is have Mr. Cocoros go over the changes which we made. Hopefully that	2 3 4 5 6 7	c g t s
2 3 4 5 6 7 8	10 here in the Borough. When we were here at the we heard the concerns of board members as well as members of the audience and the neighbors. We submitted revised plans, which are now on the easel to my right. What I'd like to do is have Mr. Cocoros go over the changes which we made. Hopefully that will satisfy the board as well as the neighbors.	2 3 4 5 6 7 8	c c t s
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2 3 4 5 6 7 8 9 10 11	10 here in the Borough. When we were here at the we heard the concerns of board members as well as members of the audience and the neighbors. We submitted revised plans, which are now on the easel to my right. What I'd like to do is have Mr. Cocoros go over the changes which we made. Hopefully that will satisfy the board as well as the neighbors. MS. TESTA: Please raise your right hand. Do you swear the testimony you will	2 3 4 5 6 7 8 9 10 11	c g t s s t
2 3 4 5 6 7 8 9 10 11 12	10 here in the Borough. When we were here at the we heard the concerns of board members as well as members of the audience and the neighbors. We submitted revised plans, which are now on the easel to my right. What I'd like to do is have Mr. Cocoros go over the changes which we made. Hopefully that will satisfy the board as well as the neighbors. MS. TESTA: Please raise your right hand. Do you swear the testimony you will give in this application will be the truth, the whole	2 3 4 5 6 7 8 9 10 11 12	c g t s s t t
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	10 here in the Borough. When we were here at the we heard the concerns of board members as well as members of the audience and the neighbors. We submitted revised plans, which are now on the easel to my right. What I'd like to do is have Mr. Cocoros go over the changes which we made. Hopefully that will satisfy the board as well as the neighbors. MS. TESTA: Please raise your right hand. Do you swear the testimony you will give in this application will be the truth, the whole truth, and nothing but the truth? MR. COCOROS: I do. VASSILIOS COCOROS, AIA 467 Sylvan Avenue, Englewood Cliffs, New Jersey	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	c g t s s t k r v c
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	10 here in the Borough. When we were here at the we heard the concerns of board members as well as members of the audience and the neighbors. We submitted revised plans, which are now on the easel to my right. What I'd like to do is have Mr. Cocoros go over the changes which we made. Hopefully that will satisfy the board as well as the neighbors. MS. TESTA: Please raise your right hand. Do you swear the testimony you will give in this application will be the truth, the whole truth, and nothing but the truth? MR. COCOROS: I do. V A S S I L I O S C O C O R O S, AIA 467 Sylvan Avenue, Englewood Cliffs, New Jersey 07632, having been duly sworn, testifies as follows:	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	c g l s s f f l t v v c g g f f
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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	10 here in the Borough. When we were here at the we heard the concerns of board members as well as members of the audience and the neighbors. We submitted revised plans, which are now on the easel to my right. What I'd like to do is have Mr. Cocoros go over the changes which we made. Hopefully that will satisfy the board as well as the neighbors. MS. TESTA: Please raise your right hand. Do you swear the testimony you will give in this application will be the truth, the whole truth, and nothing but the truth? MR. COCOROS: I do. V A S S I L I O S C O C O R O S, AIA 467 Sylvan Avenue, Englewood Cliffs, New Jersey 07632, having been duly sworn, testifies as follows: MS. TESTA: State your name for the record, please. 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,	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	t a iii

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11 these as an exhibit since they weren't submitted with the original plans. MR. MACRI: Okay. So we'll mark these A-1. MS. TESTA: Yes. (Whereupon, Revised Architectural Plan Dated August 4, 2022 is marked as Exhibit A-1 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Just a couple questions, when we were here last, we were proposing a three-story structure, approximately? Α. Actually four stories, because we had a subbasement. And we have -- the previous building was 36 feet -- 35-feet-11-inches. Ω. We're proposing now three stories. What is the height? Α. The height is reduced by a foot-and-a-half. So the height now is 34-feet-5-inches. Q. With respect to the subbasement, has that been eliminated? Α. Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 12 There's no more basement. Basically it's just the mechanical crawl space. It's not occupied. There's not even going to be enough room for -- the extra floor basically is going to be filled in. And it's going to be a part of the structure of the building, itself. Ω. Any other changes to be made to the plans other than reducing the height and number of stories? We also -- the side yard, the stairs Α. themselves, we actually put them below the floor level. We did not have any raised area of any raised walkway, especially on the left-hand side, which is the -- I guess it would be to the south side of the building. So we tried to use as much natural grade to not raise and impose a wall on the adjacent property as much we could. So on the left-hand side, the stairs themselves, which is like a stairwell, is approximately 6 feet below the floor of the basement itself. So the main thing, what we did here is we actually -- we set it up where there's a side LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

	13		15
1	entrance, like a typical duplex.	1	clearance at the side yard where the steps are.
2	We have the one level in the basement	2	Where you're supposed to have 3 feet
3	or the area behind the garage. And the back area is	3	minimum, we have 3-feet-4-inches clear. You know, so
4	also just limited to a powder room. There's no full	4	once you have a railing, you have enough enough
5	bathroom. It's just basically two rooms, which is a	5	room to easily get there.
6	typical set-up. However, without a variance. Those	6	And also one of the other concerns is
7	ground floor basements have a shower. This one here	7	we have enough room for any fire or ambulance people
8	just has a toilet and a sink (indicating).	8	to be able to get down there.
9	In addition, we do have we did	9	CHAIRMAN FERGUSON: Okay. Now, from
10	verify that the grade, itself, as we originally	10	the house how are you getting to the backyard?
11	proposed it, does provide a positive pitch for the	11	MR. COCOROS: You basically have a
12	driveway. There's no water going down to impact the	12	walkway down the side from the front.
13	driveway, itself. I know I guess we would also go	13	CHAIRMAN FERGUSON: Open.
14	by the recommendations of the borough the board	14	MR. COCOROS: Yeah.
15	engineer to make sure that if there's any concerns on	15	There's a if you look at the side
16	his side of things, we will comply with his	16	here (indicating), come down the steps. Come down
17	recommendations.	17	the steps. Then you have a walkway going down to the
18	MR. MACRI: Okay. All right, thank	18	garage.
19	you.	19	There's a natural point where there's a
20	No further questions.	20	retaining wall that we have some more steps down to
21	CHAIRMAN FERGUSON: Okay. So as you	21	the rear portion of the building.
22	know, we were here last month.	22	So you basically have a walkway that's
23	There was a lot of suggestions thrown	23	relatively level, maybe four, five four steps over
24 25	around. And just a couple of quick ones.	24 25	like gradual 30 feet. Then there's a landing where
25	On the side of the building, I see that LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	25	the door can go into where the basement is. Then LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	14		16
1	you put steps leading from that door down to the	1	
1 2	you put steps leading from that door down to the deck?	1 2	there's a one, two about five steps down to a
2	deck?	2	there's a one, two about five steps down to a landing, which, kind of, lines up with the existing
	deck? MR. COCOROS: Yes.	_	there's a one, two about five steps down to a
2 3	deck?	2 3	there's a one, two about five steps down to a landing, which, kind of, lines up with the existing grade there.
2 3 4	deck? MR. COCOROS: Yes. And the reason, let's say let's say this is the basement level.	2 3 4	there's a one, two about five steps down to a landing, which, kind of, lines up with the existing grade there. And then where the back corner of the
2 3 4 5	deck? MR. COCOROS: Yes. And the reason, let's say let's say	2 3 4 5	there's a one, two about five steps down to a landing, which, kind of, lines up with the existing grade there. And then where the back corner of the house is, there's another three steps, three tread,
2 3 4 5 6	deck? MR. COCOROS: Yes. And the reason, let's say let's say this is the basement level. CHAIRMAN FERGUSON: Right.	2 3 4 5 6	there's a one, two about five steps down to a landing, which, kind of, lines up with the existing grade there. And then where the back corner of the house is, there's another three steps, three tread, four risers down to the backyard level.
2 3 4 5 6 7	deck? MR. COCOROS: Yes. And the reason, let's say let's say this is the basement level. CHAIRMAN FERGUSON: Right. MR. COCOROS: This is the level of the	2 3 4 5 6 7	there's a one, two about five steps down to a landing, which, kind of, lines up with the existing grade there. And then where the back corner of the house is, there's another three steps, three tread, four risers down to the backyard level. CHAIRMAN FERGUSON: Okay.
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	17		10
1	17 next question is, the discussion was about the I	1	19 MR. CARNOVALE: Yeah.
2	call it a room that was underneath there. Now I see	2	Billy, the way you drew this, I'm
3	that you eliminated that.	3	little confused. First of all, magically how did you
4	MR. COCOROS: Correct.	4	eliminate the pitch in the driveway when we were
5	CHAIRMAN FERGUSON: How are you going	5	talking 18 inches.
6	to hold up that end of the house?	6	MR. COCOROS: No.
7	MR. COCOROS: Oh, it's a block	7	When we when I on the one side
8	foundation.	8	it's up a little bit higher. When you take the
9	CHAIRMAN FERGUSON: It's a block	9	aggregate of the driveway itself, the water does not
10	foundation?	10	go down to that portion.
11	MR. COCOROS: Yes.	11	MR. CARNOVALE: Let me ask you a
12	You see on the front porch the garage	12	question. I know you're an architect and I'm not.
13	goes up to the first level. Then on the back portion	13	What code are you referencing, BOCA, UBC or IBC?
14	the block goes up to the floor where the basement is	14	MR. COCOROS: IBC.
15	itself.	15	MR. CARNOVALE: UBC?
16	CHAIRMAN FERGUSON: Okay. Now, how	16	MR. COCOROS: IBC 2018.
17	about the two I think we talked about the two	17	MR. CARNOVALE: Okay.
18	the two what do you call it.	18	Your roof, I don't think you're allowed
19	MR. MACRI: The decks.	19	to have 3-over-12. The minimum is 4-over-12.
20	CHAIRMAN FERGUSON: Yeah.	20	MR. COCOROS: No.
21	MR. COCOROS: Yeah, the back.	21	You can do a 3-over-12 as long as you
22	CHAIRMAN FERGUSON: Yeah.	22	do underlayment on the roof. I learned the hard way.
23	MR. COCOROS: Like I said, before I had	23	That's the way.
24	it set up off the basement; however, there's a couple	24	That's the exemption. Anything less
25	options there.	25	than 4-over-12 has to have the full underlayment on
	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
	18		20
1	If we get rid of the deck off the	1	the roof, itself.
2	basement, we would basically do a steel structure	2	the roof, itself. MR. CARNOVALE: What do you put under
2 3	basement, we would basically do a steel structure that goes up up to the kitchen, up to the first	2 3	the roof, itself. MR. CARNOVALE: What do you put under there, tar paper.
2 3 4	basement, we would basically do a steel structure that goes up up to the kitchen, up to the first floor level, which is the kitchen. And we can	2 3 4	the roof, itself. MR. CARNOVALE: What do you put under there, tar paper. MR. COCOROS: Paper.
2 3 4 5	basement, we would basically do a steel structure that goes up up to the kitchen, up to the first floor level, which is the kitchen. And we can eliminate this deck off of that.	2 3 4 5	the roof, itself. MR. CARNOVALE: What do you put under there, tar paper. MR. COCOROS: Paper. The weather watch. That tar paper
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	21		
1	said, the ice and snow shield, typically we do use	1	come out.
2	2-by-12.	2	But we had tall
3	The other thing is, the way you drew	3	height in the living room
4	this, you don't show really a pictorial. You have a	4	were going to do that.
5	back here of the subbasement. But the sides are	5	But I see y
6	confusing here. And what did you say, you're going	6	instead of 8. You could l
7	to fill in the subbasement?	7	there.
8	MR. COCOROS: Yeah.	8	MR. COLLA
9	We'll fill it up to a certain point.	9	Vinnie, what Bill did, if I'
10	It will be, like, a floor assembly but maybe a	10	raise the grades at the t
11	30-inch crawl space underneath just for just for	11	The left he
12	access purposes.	12	right he raised 2-foot-8-i
13	Like, a little 30-by-30 hatch. And	13	steps with some side wa
14	then we can insulate that floor so it's not	14	computation
15	The whole idea is not to overload the	15	MR. CARNO
16	foundation on the property, itself.	16	Well, that
17	So, basically, you have your basement.	17	more concerned with wh
18	And then below the basement line there will probably	18	of the driveways, you kn
19	be a small crawl space.	19	I'd like to s
20	You know, whatever we do there, we'll	20	it.
21	probably have an engineer involved with the retaining	21	MR. COLLA
22	walls that we have. And I can see, you know, what's	22	If you see,
23	the maximum fill we can do in the basement, just do,	23	street it's 100. It's almo
24	like, a slab-on-grade, like, a regular a regular	24	from the left-hand unit s
25	basement.	25	MR. COCO
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARU
	201-641-1812		201
	22		
1	MR. CARNOVALE: All right. Steve, did	1	did let's say if I raise t
2		1 2	did let's say if I raise t more, then the pitch on
2 3	MR. CARNOVALE: All right. Steve, did you look at the heights on the driveway here? Because I'm not following.		more, then the pitch on steep, especially getting
2 3 4	MR. CARNOVALE: All right. Steve, did you look at the heights on the driveway here?	2	more, then the pitch on steep, especially getting going to have almost a 3
2 3 4 5	MR. CARNOVALE: All right. Steve, did you look at the heights on the driveway here? Because I'm not following.	2 3	more, then the pitch on steep, especially getting
2 3 4	MR. CARNOVALE: All right. Steve, did you look at the heights on the driveway here? Because I'm not following. MR. COLLAZUOL: As far as I can tell,	2 3 4	more, then the pitch on steep, especially getting going to have almost a 3
2 3 4 5 6 7	MR. CARNOVALE: All right. Steve, did you look at the heights on the driveway here? Because I'm not following. MR. COLLAZUOL: As far as I can tell, the grades in the front driveway remain the same.	2 3 4 5	more, then the pitch on steep, especially getting going to have almost a 3 sidewalk to the garage.
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25 I know you say the water is going to LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

- 23 lked about dropping the n. And I thought you guys you still have 9 feet here have picked up a foot right AZUOL: To your question, I'm not mistaken, is he did two back corners. e raised up 2 feet. And the -inches. He created those alls so that the mathematical IOVALE: Right. will lower the height. I'm hat the height is -- the height now. see a positive pitch from AZUOL: Yeah. , it's 102.08. Now on the ost 2 feet straight out straight out. OROS: The only thing is if I RUCCI, C.S.R., R.P.R., L.L.C. 01-641-1812 24 the house a little bit the left unit would be too g out of your car you're 3-foot difference from the something -- I mean, that's a on that side because efore where we had that big eway.
- we've had that issue before where we had that big
 cross pitch on the driveway.
 The one side had almost like a 3,
 3-and-a-half-foot difference. And, you know, when
 you see it there, it just looks a little bit steep.
 MR. CARNOVALE: I follow you, Bill.
 But, like, this property goes down.
 But when the property goes up, if you
 were across the street, you know, you can't bury the
 box beam.
 So sometimes there are 15 or 16 steps
 in the front, so it depends on the setback of the
 house. You can't really go on town property.
 Maybe it's been done. You can do it in keystone
 block.
 So the pitch on the driveway, I've seen
 4 feet. You know, you're right. But I don't know,

25 I'm just concerned about the driveway. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

	25		27
1	MR. COLLAZUOL: Well, he's got 2-on-20,	1	I'm still not convinced. I know you're
2	which is about 10 percent. So what he's saying is	2	the architect. I'm just a layperson or whatever.
3	it's a little steep on the left-hand unit.	3	But I don't like the 3-on-12. And you know you can't
4	MR. CARNOVALE: No, I understand,	4	get an air handler in there.
5	Steve.	5	So probably when the guy goes to build
6	What about on the right-hand side, the	6	this it will end up a 4-on-12 or a 5-on-12. Then
7	right the right driveway.	7	when it goes to the Building Department and the guy
8	MR. COCOROS: Well, at the sidewalk, we	8	catches it, you know, the house will be built and you
9	have approximately 102.67. So maybe it's 8 inches	9	guys are stuck.
10	just at that extreme point, it's maybe 8 inches	10	And also, I kind of wish you would have
11	the driveway, itself.	11	depicted the basement, because I don't see it here
12	At that right extreme corner it's	12	as You know, you have basement.
13	8 inches 8 inches lower.	13	MR. COCOROS: There's no cellar.
14	But if you go to the middle of the two	14	MR. CARNOVALE: Like, these diagrams
15	driveways, we're basically a foot lower than the	15	right here, you don't have one.
16	than the actual garage door. And there's one we	16	MR. COCOROS: Yeah.
17	also have a 1-inch lip at the garage door, itself.	17	There's no more cellar anymore. We got
18	So if we wanted to, you know, we can	18	rid of that.
19	if we really had to, we could shrink 2 inches off the	19	MR. CARNOVALE: Well, you have a
20	off the maybe an inch off the ceiling in the	20	subbasement here. You're saying people can't walk
21	basement.	21	around but it's still there. Shouldn't you have
22	And then we could instead of having	22	still depicted it on the blueprint? Right here, one,
23	the 1-inch lip at the garage door, we would have	23	two, three. There should have been a number four.
24	flush with where the driveway is. And then by doing	24	MR. COCOROS: No.
25	that, you know, basically get 2 more of inches of	25	It would have been a foundation plan.
	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.
	201-041-1012		
			201-641-1812
1	26	1	28
1	26 pitch, which would have 6 inches here, about	1	28 There's no occupy-able space down there.
2	26 pitch, which would have 6 inches here, about 14 inches here, and maybe 2-foot-2, 2-foot-6 on the	2	28 There's no occupy-able space down there. MR. CARNOVALE: Right.
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		1	
	29		31
1	Mr. Chairman, I don't know what to tell	1	Then once you get all the way to the
2	you.	2	left, it's 2-foot-6-inches lower than that.
3	CHAIRMAN FERGUSON: Okay. Any other	3	So, basically, you know, any water is
4	board members? I've just got one so I can understand	4	going to basically come back towards the two trench
5	it.	5	drains that Steve's going to make us put in through
6	MR. COCOROS: Sure.	6	the front yard.
7	CHAIRMAN FERGUSON: The pitch. You	7	CHAIRMAN FERGUSON: Okay. So you told
8	have the garages are here, right? The sidewalk is	8	me that this end here is the point where
9	here (indicating).	9	MR. COCOROS: Yes.
10	Is the is it going to be 6 inches	10	That's the only point where it's
11	higher, the garages, or is it going to be 6 inches	11	basically 8 inches higher than the sidewalk, itself
12	MR. MACRI: The bottom of the garage	12	(indicating).
13	door, where the garage door lands will be higher than	13	But here it's almost 2-and-a-half feet
14	the sidewalk.	14	higher than the sidewalk (indicating).
15	CHAIRMAN FERGUSON: It's going to be	15	CHAIRMAN FERGUSON: Well, I'm going to
16	higher than the sidewalk.	16	ask I'm going to ask the engineer what his opinion
17	MR. MACRI: Correct.	17	on this is.
18	So water will flow out.	18	Do you want to bring this over to him
19	MR. CARNOVALE: Just on one driveway.	19	and show him?
20	CHAIRMAN FERGUSON: That's only one	20	There are board members that are very
21	driveway.	21	concerned with the pitch of the driveway. So I think
22	MR. CARNOVALE: The other one's got	22	the best way to answer this is.
23	negative pitch no matter which way you color it or	23	MR. CARNOVALE: Joe, at one point there
24	push it. I'm not saying make up stuff but	24	is an 8-inch negative pitch on the right-hand
25	We had 18 inches. Now you're saying	25	driveway.
	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	it's 8. It's probably still 18, because if you	1	So they're saying the water is going to
1 2	it's 8. It's probably still 18, because if you lowered the height of the building by playing with	1	So they're saying the water is going to go this way and go in the trench drain.
-			
2	lowered the height of the building by playing with	2	go this way and go in the trench drain.
2 3	lowered the height of the building by playing with the grade, which you	2 3	go this way and go in the trench drain. We talked about the homeowners are not
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	33		35
1	Actually, if you average it out, it's	1	foot, that will give you a foot to play with.
2	still positive pitch.	2	MR. COCOROS: That's what we're saying.
3	MR. COLLAZUOL: But the water is going	3	Yes.
4	to fall diagonally. It's not going to fall straight	4	MR. CARNOVALE: Could you jack up the
5	out to the road. It's going to come on an angle away	5	house and make it so that you don't have 10 feet
6	from that right front corner. Very minimum.	6	10-feet positive pitch on the left driveway, just get
7	CHAIRMAN FERGUSON: So you're saying	7	a flat or positive pitch on the whole driveway on the
8	that the water is not going to go into the garage.	8	right, no no talking about averaging and water?
9	MR. COLLAZUOL: Correct.	9	I mean, Steve is right, it might
10	And especially if he raise it up	10	diagonally come this way. But when you have one of
11	another 2 inches or something like that.	11	those big storms like we've been having, it's not
12	CHAIRMAN FERGUSON: Okay. Anybody	12	going to work that way.
13	else?	13	MR. COCOROS: If we go 102.5, then that
14	(No response.)	14	would give us we could basically keep the same
15	CHAIRMAN FERGUSON: Steve, do you have	15	height, the same height that we're proposing, and
16	anything else?	16	have a 4-on-12 pitch.
17	MR. COLLAZUOL: Just the four comments	17	We'll have an 8-foot first floor
18	in our engineer's report are the same.	18	height. And we'll have another 4 actually another
19	We spoke about the trench drain or some	19	6-inch difference, you know, from we'll be raising
20	drains in the front for the driveway.	20	the driveway up 6 inches.
21	The elevation of the seepage pits have	21	MR. CARNOVALE: Could you just raise it
22	to be revised.	22	up the full 8, or 18, or whatever it is? I don't
23	They needed the variance for the wall	23	want I can't say no more. I'm done. You know,
24	that was in excess of 4 feet of the duplex.	24	you figure it out.
25	And a fence would be required for fall	25	I'm not the architect.
	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
4	34		36
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2	protection on the walls that are greater than I believe it's 30 inches in height.	2	MR. COCOROS: I guess we could play with the 4-on-12 pitch, give it a little bit of a
2 3	protection on the walls that are greater than I believe it's 30 inches in height. So I don't know if there's been any	2 3	MR. COCOROS: I guess we could play with the 4-on-12 pitch, give it a little bit of a flat spot, and set the driveway at 102.67.
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		1	
	37		4:66
1	MS. TESTA: Please state your name and	1	difference.
2	address first.	2	بالمتعام والمتعام
3	BROTHER RUSSO: Brother David Russo,	3	sloped drive
4	429-10th Street.	4	the garage
5 6	MS. TESTA: Thank you.	_	W The sidews
7	BROTHER RUSSO: I've been living	6	The sidewa the exact o
8	already 13-and-a-half years. I knew the guy who owned it. He was an absent landlord.	8	
9	The left side of that property was	9	haven't got
10	always flooded. The topography of 10th Street is	10	is it Vinnie.
11	there's a sharp drop at 419 to 415 there's a sharp	10	is it vitilite.
12	drop.	12	
13	And it would go down that driveway.	12	addressed i
14	Right now it's very drastic. It's about 4-and-a-half	13	audiesseu i
15	feet drop from the walkway.	15	you're a lay
16	So there is a water problem. And a	16	that.
17	number of times that garage was flooded. And it	17	
18	didn't take a big storm, Sandy, but regular heavy	18	
19	rain. And so the owner was disgusted with the	19	problem for
20	problem with the water there.	20	street. It's
21	So what I'm hearing, it doesn't sound	21	
22	like much of a change.	22	
23	All the driveways across the street and	23	
24	, the all the new properties are level. And just like	24	
25	on Third Street, there's a tremendous problem with	25	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LA
	201-641-1812		
	38		
1	flooding because of not just the pitch of the	1	
2	driveway, but the water coming up from out of the	2	
3	sewers.	3	
4	So I'm just saying, that particular	4	S
5	point needs a little more adjustment, in my opinion.	5	between th
6	And it's when you live in a place and see what's	6	
7	going on, it's a whole different story than these	7	
8	papers.	8	
9	And as to the rest of the matter, there	9	conversatio
10	are people who are on vacation, the Parisis as well	10	much as po
11	as the people across the street and Remy, that	11	floor.
12	they're on vacation. All three of them, they were	12	
	har a	40	
13	here.	13	fact Varia
14	I don't know whether or not what they	14	foot. You k
14 15	I don't know whether or not what they brought up as their concerns. But in reading minutes	14 15	of the boar
14 15 16	I don't know whether or not what they brought up as their concerns. But in reading minutes you can probably review what they said. I was happy	14 15 16	of the board make sure
14 15 16 17	I don't know whether or not what they brought up as their concerns. But in reading minutes you can probably review what they said. I was happy to hear what Marc?	14 15 16 17	of the boar
14 15 16 17 18	I don't know whether or not what they brought up as their concerns. But in reading minutes you can probably review what they said. I was happy to hear what Marc? MR. MACRI: Yes, sir.	14 15 16 17 18	of the board make sure accommoda
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MR. MACRI: We're not proposing a veway. Our driveway is going to go from e to the street sloping outward. What exists now slopes from the garage. alk to the homes slopes inward. We're doing opposite. BROTHER RUSSO: Just now I got it. I tten it by what else was said by Mister --MR. CARNOVALE: Yes, sir. They have addressed it. Yes, they have it. BROTHER RUSSO: Just like you say yman, I hear measurements and this and MR. MACRI: It gets confusing. BROTHER RUSSO: But I've seen the or all these years, water coming from the s like a river. Okay. Thank you so much. CHAIRMAN FERGUSON: Anybody else? (No response.) CHAIRMAN FERGUSON: Anybody else? Yes, my friend. Name and address. AURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 40 MR. KIM: Kim, 428 10th Street. MS. TESTA: State your name, please. MR. KIM: Jung Kim, 428 10th Street. So what is the height difference he last time and this time? MR. COCOROS: A foot-and-a-half. MR. KIM: A foot-and-a-half. I believe last time at the meeting the on was trying to minimize the height as ossible at the garage level on the first MR. COCOROS: That's what we did. We also lowered the first floor by one know, which is to accommodate the concerns rd, the pitch of the roof attic and also to the driveway is at the right level to late the house, itself. MR. KIM: I could be mistaken, but a conversation about splitting the and maybe get 3 to 4 feet. MR. COCOROS: No. I mean, we could. uld do it artificially. We'd do a bigger retaining wall on the sically would be, like, a cheat. So, you know, we did it where we're LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

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1 trying to do one side of the house we can fill a 1 CHAIRMAN FERGUSON: You're going to 2 little bit because we have the retaining wall the neighbor next to us. wait until the next meeting. neighbor next to us. 4 On the left side, the south side, we would have to build a retaining wall to try to keep affirmative votes. CHAIRMAN FERGUSON: You're entitled to 5 would have to build a retaining wall to try to keep affirmative votes. CHAIRMAN FERGUSON: You're entitled to 6 wait until the next meeting. significantly higher than that still So what's going to happen then is that 10 MR. COCOROS: Yes. 1 MR. COCOROS: Yes. 13 MR. COCOROS: Yes. 13 MS. COCOROS: Yes. 14 CHAIRMAN FERGUSON: A foot-and-a-half. 16 MS. TESTA: Yes. 15 developed probably in the '60s. 16 MS. TESTA: Yes. 16 MR. KIM: Do you know what the height 16 MS. TESTA: I guess we need a motion 17 then to allow the applicant to carry 18 CHAIRMAN FERGUSON: I make a motion 19 Ust did I hear you say that you're reduing the 19 CHAIRMAN FERGUSON: I make a motion 16 MR. CACOCOROS: No. <th></th> <th></th> <th></th> <th>10</th>				10
2 Walt until the next meeting. 3 neighbor next to us. 4 On the left side, the south side, we 5 would have to build a retaining wall to try to keep 6 Iandscape wall along that portion of the property. 7 MR. KMM: So so far the rarkinon has 8 Germase. 9 CHAIRMAN FERCUSON: A foot-andhalf. 9 CHAIRMAN FERCUSON: A foot-andhalf. 10 MR. COCOROS: K foot-andhalf. 11 MR. COCOROS: Y foot. 12 significantly higher than what's there. 13 MR. COCOROS: Y foot. 14 That's an older house that was 15 developed probably in the 'foot. 16 MR. KOCOROS: Y foot. 17 Uten to allow the applicant to carry - 18 MR. COCOROS: Y foot. 19 CHAIRMAN FERGUSON: All right. Let me 19 Just did I hear you say that you're reducing the 14 The trap foot-and-a-half. 21 foot-and-a-half. 22 MR. MACRI: We are. 23 Rather than 9 feet, it's going to be 24 foo		41		43
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23 Rather than 9 feet, it's going to be 23 MS. LAMBRINIDES: Mr. Ferguson? 24 8 feet. 24 CHAIRMAN FERGUSON: So it's not now a 25 MS. LAMBRINIDES: Mr. Albanese? 25 CHAIRMAN FERGUSON: So it's not now a 25 MS. LAMBRINIDES: Mr. Albanese? 26 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 201-641-1812 41 foot-and-a-half. 21 VICE CHAIRMAN ALBANESE: Yes. 2 2 MR. COCOROS: NO. 2 MS. LAMBRINIDES: Mr. Terranova? 4 4 there was a concern about the pitch of the roof. 4 MS. LAMBRINIDES: Ms. Chung? 5 5 Because especially, I guess, up there with the wind 5 MR. CHUNG: Yes. 6 6 too he wanted to make sure. 6 MS. LAMBRINIDES: Ms. Yoon? 7 7 CHAIRMAN FERGUSON: All right. Anybody 7 MS. YOON: Yes. 8 8 else in the audience? 9 MR. ELEFTERIOU: Yes. 10 9 (No response.) 9 MR. ELEFTERIOU: Yes. 11 MR. CARNOVALE: Yes. 12 (No response.) 12 MR. MACRI: Yes. 11<		-		
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CERTIFICATE

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2 3 I, RONDA L. REINSTEIN, a Certified Court 4 Reporter of the State of New Jersey, authorized to 5 administer oaths pursuant to R.S.41:2-2, do hereby certify that the foregoing is a true and accurate 6 7 transcript of the testimony as taken stenographically **8** by and before me at the time, place and on the date herein before set forth, to the best of my ability. 9 10 I DO FURTHER CERTIFY that I am neither a 11 relative nor employee nor attorney nor counsel of any 12 of the parties to this action, and that I am neither 13 a relative nor employee of such attorney or counsel, 14 and that I am not financially interested in the 15 action. 16 17 18 19 20 21 22 23 Londa 24 RONDA L. REINSTEIN, CCR No. 30X100217800 25 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

\$	2	4	36:20, 41:24 8-foot [2] - 34:17,	8:24, 44:1, 44:17 Allegiance [1] - 4:6
3,840.00 [1] - 5:14	2 [7] - 1:21, 23:11,	4 [13] - 1:6, 1:10, 3:4,	35:17	allow [1] - 43:17
820.00 [1] - 5:12	23:23, 25:19, 25:25,	4 [13] - 1.6, 1.10, 3.4, 3:6, 3:22, 7:20, 9:12,	8-inch [2] - 30:10,	allowed [1] - 19:18
620.00 [1] - 5.12	32:14, 33:11	11:7, 24:24, 33:24,	31:24	almost [5] - 23:23,
•	2-and-a-half [1] -	35:18, 36:14, 40:20		24:4, 24:10, 31:13,
	31:13	4-and-a-half [1] -	9	38:25
	2-by-10 [1] - 20:19	37:14		ALTERNATE [3] -
60s [1] - 41:15	2-by-12 [2] - 20:18,	4-inch [1] - 26:16	9 [5] - 3:9, 23:5, 34:25,	1:20, 1:21, 1:22
	- 21:2	4-on-12 [6] - 20:24,	36:20, 41:23	ambulance [1] - 15:7
0	2-foot-2 [1] - 26:2	27:6, 34:18, 35:16,		amount [1] - 22:17
-	2-foot-6 [1] - 26:2	36:2, 36:19	Α	Anderson [1] - 2:4
	2-foot-6-inches [1] -	4-over-12 [2] - 19:19,	~	angle [1] - 33:5
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