

BOROUGH OF PALISADES PARK  
ZONING BOARD OF ADJUSTMENT  
MONDAY, JANUARY 23, 2023  
7:03 p.m.

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Case No. 21-28 )  
112-118 Union Assoc., LLC ) TRANSCRIPT OF  
112-118 Union Street ) PROCEEDING  
Block: 107; Lots: 4 & 5 )  
Case No. 22-12 )  
HJ Lee Holding )  
18-20 W. Ruby Ave )  
Block: 617; Lot: 16 )  
Case No. 22-13 )  
Atrium Billiards Cafe LLC )  
315 Broad Ave )  
Block: 217; Lots: 26, 27, 27.1 )  
Case No. 22-11 )  
V. Luppino LLC )  
133 E. Brinkerhoff )  
Block: 322; Lot: 1 )  
Case No. 22-09 )  
5860 Ruby LLC )  
58 W. Ruby Avenue )  
Block: 617; Lot: 7 )  
Case No. 22-10 )  
5860 Ruby LLC )  
60 W. Ruby Avenue )  
Block: 617; Lot: 4 )  
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**B E F O R E:**

JOSEPH FERGUSON, CHAIRMAN  
PAUL ALBANESE, VICE CHAIRMAN  
ELEFTERIOS ELEFTERIOU, MEMBER  
VINCENT CARNOVALE, MEMBER (ABSENT)  
DAVID TERRANOVA, MEMBER (ABSENT)  
JOHN GRALA, MEMBER  
SEONGHYE YOON, MEMBER (ABSENT)  
STEVEN BROGNA, ALTERNATE MEMBER 1 (ABSENT)  
CHARLIE CHUNG, ALTERNATE MEMBER 2 (ABSENT)  
MICHAEL LEE, ALTERNATE MEMBER 3 (ABSENT)

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
CERTIFIED COURT REPORTERS  
201-641-1812  
LauraACaruccillc@gmail.com

*LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.*  
201-641-1812

<u>I N D E X</u>		<u>PAGE NO.</u>
1	AGENDA	
3	Pledge of Allegiance	4
4	Roll Call	5
5	Reorganization	6
6	Paying of Bills	14
7	Case No. 22-11	
8	V. Luppino LLC	
8	133 E. Brinkerhoff	
9	Block: 322; Lot: 1	16
10	Case No. 22-09	
10	5860 Ruby LLC	
11	58 W. Ruby Avenue	
11	Block: 617; Lot: 7	16
12	Case No. 22-10	
13	5860 Ruby LLC	
13	60 W. Ruby Avenue	
14	Block: 617; Lot: 4	17
14	Minutes	18
15	Case No. 22-13	
16	Atrium Billiards Cafe LLC	
17	315 Broad Ave	
17	Block: 217; Lots: 26, 27, 27.1	19
18	Case No. 21-28	
19	112-118 Union Associates, LLC	
19	112-118 Union Street	
20	Block: 107; Lots: 4 & 5	22
21	Case No. 22-12	
21	HJ Lee Holding	
22	18-20 W. Ruby Ave	
22	Block: 617; Lot: 16	23
23	<u>E X H I B I T S</u>	
24	<u>No. Description Ident/Evid</u>	
25	(No Exhibits Marked.)	
11:35AM	<b>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</b> 201-641-1812	

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

DIANE TESTA, ESQUIRE  
Counsel for the Board of Adjustment

MARC D. RAMUNDO, ESQUIRE  
RAMUNDO LAW  
416 E Central Boulevard  
Palisades Park, New Jersey 07650  
(201) 242-9100  
Counsel for Applicant, 112-118 Union Assoc., LLC; and  
Atrium Billiards Cafe, LLC.

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

ELENI LAMBRINIDES, LAND USE SECRETARY  
STEVE COLLAZUOL, P.E., BOARD ENGINEER  
HAL SIMOFF, P.E., BOARD TRAFFIC ENGINEER  
MICHAEL KAUKER, P.P., BOARD PLANNER

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201-641-1812

07:03PM 1 CHAIRMAN FERGUSON: Let's call the  
07:03PM 2 meeting to order.  
07:03PM 3 Paul, do you want to lead us in the  
07:03PM 4 flag salute?  
07:03PM 5 (Whereupon, all rise for a recitation  
07:04PM 6 of the Pledge of Allegiance.)  
07:04PM 7 CHAIRMAN FERGUSON: Okay.  
07:04PM 8 So, I'm afraid we're going to have some  
07:04PM 9 bad news tonight. We're going to have a -- pay some  
07:04PM 10 bills, have an election, because we only need four  
07:04PM 11 for a quorum.  
07:04PM 12 The problem is that the use variances,  
07:04PM 13 and there's two of them on for tonight, can't be  
07:04PM 14 heard with four people, you need five votes and even  
07:04PM 15 if you had the five votes here, that would mean that  
07:04PM 16 you would have to -- everybody would have to be in  
07:04PM 17 favor of it and if any one of the five voted against  
07:04PM 18 you, your application will go down.  
07:04PM 19 So, we're going to have the election,  
07:04PM 20 we're going to pay some bills. Hopefully one more  
07:04PM 21 board member will come.  
07:04PM 22 It's not our fault. It's the Mayor and  
07:05PM 23 Council's fault, because they didn't appoint members  
07:05PM 24 of the board or alternates to the board at the last  
07:05PM 25 meeting. There was some political back and forth,

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201-641-1812

5

07:05PM **1** whatever it was.

07:05PM **2** So, we'll try and wait, see if anybody

07:05PM **3** comes up. And if nobody, then I'm afraid we're going

07:05PM **4** to have to hear no cases tonight.

07:05PM **5** Is that correct?

07:05PM **6** MS. TESTA: That's correct, yes.

07:05PM **7** CHAIRMAN FERGUSON: Okay.

07:05PM **8** First up is --

07:05PM **9** MS. LAMBRINIDES: Excuse me.

07:05PM **10** CHAIRMAN FERGUSON: Yeah, roll call.

07:05PM **11** MS. LAMBRINIDES: Mr. Ferguson?

07:05PM **12** CHAIRMAN FERGUSON: Yes.

07:03PM **13** MS. LAMBRINIDES: Mr. Albanese?

07:03PM **14** VICE CHAIRMAN ALBANESE: Here.

07:03PM **15** MS. LAMBRINIDES: Mr. Elefteriou?

07:03PM **16** MR. ELEFTERIOU: Yes.

**17** MS. LAMBRINIDES: Ms. Yoon?

**18** (No response.)

**19** MS. LAMBRINIDES: Mr. Carnovale?

**20** (No response.)

**21** MS. LAMBRINIDES: Mr. Terranova?

**22** (No response.)

**23** MS. LAMBRINIDES: Mr. Grala?

**24** MR. GRALA: Here.

**25** MS. LAMBRINIDES: Mr. Brogna?

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**201-641-1812**

6

**1** (No response.)

**2** MS. LAMBRINIDES: Mr. Chung?

**3** (No response.)

**4** MS. LAMBRINIDES: Mr. Lee?

**5** (No response.)

**6** MS. TESTA: In accordance with the Open

**7** Public Meetings Act, notice of this meeting has been

**8** published in the official newspaper of the Borough of

**9** Palisades Park, notice has been posted on the Borough

07:06PM **10** bulletin board and we have jurisdiction to begin.

07:06PM **11** CHAIRMAN FERGUSON: Okay.

07:06PM **12** VICE CHAIRMAN ALBANESE: Joe, should we

07:06PM **13** take Chairman first before we do anything?

07:06PM **14** MS. TESTA: No, do roll call first.

07:06PM **15** VICE CHAIRMAN ALBANESE: Oh, okay.

07:06PM **16** MS. LAMBRINIDES: We just did the roll

07:06PM **17** call.

07:06PM **18** MS. TESTA: Oh, you did?

07:06PM **19** I'm sorry.

07:06PM **20** CHAIRMAN FERGUSON: All right. So,

07:06PM **21** we're going to have the elections now. We're going

07:06PM **22** to open the nominations for president of the board.

07:06PM **23** VICE CHAIRMAN ALBANESE: I nominate Joe

07:06PM **24** Ferguson.

07:06PM **25** MR. GRALA: I'll second.

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**201-641-1812**

7

07:06PM **1** MS. TESTA: Second by?

07:06PM **2** MR. GRALA: John.

07:06PM **3** CHAIRMAN FERGUSON: No other

07:06PM **4** nominations?

07:06PM **5** (No Response.)

07:06PM **6** VICE CHAIRMAN ALBANESE: I make a

07:06PM **7** motion we close.

07:06PM **8** MS. TESTA: We're good.

07:06PM **9** We can do roll call.

07:06PM **10** MS. LAMBRINIDES: Roll call?

**11** MS. TESTA: There's no further

**12** nominations.

**13** Roll call, please.

**14** MS. LAMBRINIDES: Mr. Ferguson?

**15** CHAIRMAN FERGUSON: Yes.

07:03PM **16** MS. LAMBRINIDES: Mr. Albanese?

07:03PM **17** VICE CHAIRMAN ALBANESE: Yes.

07:03PM **18** MS. LAMBRINIDES: Mr. Elefteriou?

07:03PM **19** MR. ELEFTERIOU: Yes.

07:03PM **20** MS. LAMBRINIDES: Mr. Grala?

07:06PM **21** MR. GRALA: Yes.

07:06PM **22** CHAIRMAN FERGUSON: Okay. Next we'll

07:06PM **23** have election for vice president.

07:06PM **24** And I'll nominate Pauly Albanese as --

07:07PM **25** he's so comfortable in the chair.

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**201-641-1812**

8

07:07PM **1** MR. ELEFTERIOU: I second.

**2** CHAIRMAN FERGUSON: Any other

**3** nominations?

**4** (No response.)

**5** CHAIRMAN FERGUSON: Roll call.

**6** MS. LAMBRINIDES: Mr. Ferguson?

**7** CHAIRMAN FERGUSON: Yes.

07:03PM **8** MS. LAMBRINIDES: Mr. Albanese?

07:03PM **9** VICE CHAIRMAN ALBANESE: Yes.

07:03PM **10** MS. LAMBRINIDES: Mr. Elefteriou?

07:03PM **11** MR. ELEFTERIOU: Yes.

07:03PM **12** MS. LAMBRINIDES: Mr. Grala?

07:07PM **13** MR. GRALA: Yes.

07:07PM **14** CHAIRMAN FERGUSON: Okay. Next we're

07:07PM **15** going to do --

07:07PM **16** MS. TESTA: Who was that seconded by?

07:07PM **17** MS. LAMBRINIDES: Elefteriou.

07:07PM **18** MS. TESTA: Okay. That's what I

07:07PM **19** thought.

07:07PM **20** Thank you.

07:07PM **21** CHAIRMAN FERGUSON: Next we'll do the

07:07PM **22** attorney -- secretary.

07:07PM **23** Okay. I would like to nominate Eleni

07:07PM **24** --

07:07PM **25** VICE CHAIRMAN ALBANESE: I'll second

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**201-641-1812**

1 it.  
 2 CHAIRMAN FERGUSON: -- what is it?  
 3 MS. LAMBRINIDES: Eleni, just call me  
 4 Eleni, like Cher, it's one name.  
 5 (Laughter.)  
 6 MS. LAMBRINIDES: Thank you.  
 7 CHAIRMAN FERGUSON: Second?  
 8 VICE CHAIRMAN ALBANESE: Second.  
 9 CHAIRMAN FERGUSON: Roll call.  
 10 MS. LAMBRINIDES: Mr. Ferguson?  
 11 CHAIRMAN FERGUSON: Yes.  
 07:03PM 12 MS. LAMBRINIDES: Mr. Albanese?  
 07:03PM 13 VICE CHAIRMAN ALBANESE: Yes.  
 07:03PM 14 MS. LAMBRINIDES: Mr. Grala?  
 07:07PM 15 MR. GRALA: Yes.  
 07:07PM 16 CHAIRMAN FERGUSON: Okay. Now, I guess  
 07:07PM 17 we will do --  
 07:08PM 18 MS. TESTA: Next would be me.  
 07:08PM 19 CHAIRMAN FERGUSON: Next we're going to  
 07:08PM 20 have -- I'm going to nominate Ms. Testa for the board  
 07:08PM 21 attorney.  
 07:08PM 22 VICE CHAIRMAN ALBANESE: I'll second  
 07:08PM 23 it.  
 07:08PM 24 CHAIRMAN FERGUSON: Roll call.  
 07:08PM 25 MS. LAMBRINIDES: Mr. Ferguson?

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**201-641-1812**

07:08PM 1 MR. GRALA: Yes.  
 07:08PM 2 MR. COLLAZUOL: Thank you.  
 07:08PM 3 CHAIRMAN FERGUSON: Next we would like  
 07:08PM 4 to nominate Kauker & Kauker as our planners.  
 07:09PM 5 VICE CHAIRMAN ALBANESE: I'll second  
 07:09PM 6 it.  
 07:09PM 7 CHAIRMAN FERGUSON: I'll make that  
 07:09PM 8 motion.  
 07:09PM 9 Can I get a second?  
 07:09PM 10 VICE CHAIRMAN ALBANESE: Second.  
 07:09PM 11 MR. KAUKER: Thank you.  
 07:09PM 12 CHAIRMAN FERGUSON: Roll call.  
 07:09PM 13 MS. LAMBRINIDES: Mr. Ferguson?  
 07:09PM 14 CHAIRMAN FERGUSON: Yes.  
 07:03PM 15 MS. LAMBRINIDES: Mr. Albanese?  
 07:03PM 16 VICE CHAIRMAN ALBANESE: Yes.  
 07:03PM 17 MS. LAMBRINIDES: Mr. Elefteriou?  
 07:03PM 18 MR. ELEFTERIOU: Yes.  
 07:03PM 19 MS. LAMBRINIDES: Mr. Grala?  
 07:09PM 20 MR. GRALA: Yes.  
 07:09PM 21 CHAIRMAN FERGUSON: Okay.  
 07:09PM 22 MS. TESTA: And then traffic engineer.  
 07:09PM 23 CHAIRMAN FERGUSON: Traffic engineer,  
 07:09PM 24 I'd like to nominate Hal Simoff.  
 07:09PM 25 I'll make the motion.

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**201-641-1812**

07:08PM 1 CHAIRMAN FERGUSON: Yes.  
 07:03PM 2 MS. LAMBRINIDES: Mr. Albanese?  
 07:03PM 3 VICE CHAIRMAN ALBANESE: Yes.  
 07:03PM 4 MS. LAMBRINIDES: Mr. Elefteriou?  
 07:03PM 5 MR. ELEFTERIOU: Yes.  
 07:03PM 6 MS. LAMBRINIDES: Mr. Grala?  
 07:08PM 7 MR. GRALA: Yes.  
 07:08PM 8 MS. TESTA: Thank you.  
 07:08PM 9 MS. LAMBRINIDES: We need to close that  
 07:08PM 10 back door.  
 07:08PM 11 CHAIRMAN FERGUSON: We're going to do  
 07:08PM 12 the --  
 07:08PM 13 MS. TESTA: Next is engineer.  
 07:08PM 14 CHAIRMAN FERGUSON: Engineer, I'd like  
 07:08PM 15 to nominate Steve Collazuol Associates as the  
 07:08PM 16 engineers for the board.  
 07:08PM 17 VICE CHAIRMAN ALBANESE: Second.  
 07:08PM 18 CHAIRMAN FERGUSON: Roll call.  
 07:08PM 19 MS. LAMBRINIDES: Mr. Ferguson?  
 07:08PM 20 CHAIRMAN FERGUSON: Yes.  
 07:03PM 21 MS. LAMBRINIDES: Mr. Albanese?  
 07:03PM 22 VICE CHAIRMAN ALBANESE: Yes.  
 07:03PM 23 MS. LAMBRINIDES: Mr. Elefteriou?  
 07:03PM 24 MR. ELEFTERIOU: Yes.  
 07:03PM 25 MS. LAMBRINIDES: Mr. Grala?

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**201-641-1812**

07:09PM 1 VICE CHAIRMAN ALBANESE: Second.  
 07:09PM 2 CHAIRMAN FERGUSON: Pauly seconded.  
 07:09PM 3 Roll call.  
 07:09PM 4 MS. LAMBRINIDES: Mr. Ferguson?  
 07:09PM 5 CHAIRMAN FERGUSON: Yes.  
 07:03PM 6 MS. LAMBRINIDES: Mr. Albanese?  
 07:03PM 7 VICE CHAIRMAN ALBANESE: Yes.  
 07:03PM 8 MS. LAMBRINIDES: Mr. Elefteriou?  
 07:03PM 9 MR. ELEFTERIOU: Yes.  
 07:03PM 10 MS. LAMBRINIDES: Mr. Grala?  
 07:09PM 11 MR. GRALA: Yes.  
 07:09PM 12 MR. SIMOFF: Thank you.  
 07:09PM 13 CHAIRMAN FERGUSON: Okay.  
 07:09PM 14 MS. TESTA: And then the last thing is  
 07:09PM 15 we have the report that we have to provide to the  
 07:09PM 16 Mayor and Council and the planning board of all the  
 07:09PM 17 cases that took place this year.  
 07:09PM 18 It's just basically a synopsis of all  
 07:09PM 19 the cases.  
 07:09PM 20 CHAIRMAN FERGUSON: So we --  
 07:09PM 21 MS. TESTA: Motion.  
 07:09PM 22 CHAIRMAN FERGUSON: I'll make a motion  
 07:10PM 23 to submit the reports to the Mayor and Council and  
 07:10PM 24 the planning board.  
 07:10PM 25 VICE CHAIRMAN ALBANESE: I'll second.

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**201-641-1812**

13

07:10PM **1** CHAIRMAN FERGUSON: Pauly seconded.  
 07:10PM **2** Roll call.  
 07:10PM **3** MS. LAMBRINIDES: Mr. Ferguson?  
 07:10PM **4** CHAIRMAN FERGUSON: Yes.  
 07:03PM **5** MS. LAMBRINIDES: Mr. Albanese?  
 07:03PM **6** VICE CHAIRMAN ALBANESE: Yes.  
 07:03PM **7** MS. LAMBRINIDES: Mr. Elefteriou?  
 07:03PM **8** MR. ELEFTERIOU: Yes.  
 07:03PM **9** MS. LAMBRINIDES: Mr. Grala?  
 07:10PM **10** MR. GRALA: Yes.  
 07:10PM **11** CHAIRMAN FERGUSON: Okay. That's that.  
 07:10PM **12** Now --  
 07:10PM **13** MS. LAMBRINIDES: Do we want to  
 07:10PM **14** establish the meeting dates?  
 07:10PM **15** CHAIRMAN FERGUSON: We're going to have  
 07:10PM **16** --  
 07:10PM **17** MS. TESTA: Yes, the meeting dates.  
 07:10PM **18** CHAIRMAN FERGUSON: The meeting dates,  
 07:10PM **19** okay. We went over this the last meeting and the  
 07:10PM **20** meeting dates are going to be the third Monday of the  
 07:10PM **21** month except for December where we're not going to  
 07:10PM **22** have any meetings.  
 07:10PM **23** MS. TESTA: Right.  
 07:10PM **24** Now, what about February, Presidents'  
 07:10PM **25** Day is the third.

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**201-641-1812**

14

07:10PM **1** CHAIRMAN FERGUSON: Is the third.  
 07:10PM **2** MS. TESTA: Do we want to move that as  
 07:10PM **3** we did this one?  
 07:10PM **4** CHAIRMAN FERGUSON: Yeah, I think so.  
 07:11PM **5** Okay?  
 07:11PM **6** VICE CHAIRMAN ALBANESE: I second the  
 07:11PM **7** motion.  
 07:11PM **8** CHAIRMAN FERGUSON: Okay.  
 07:11PM **9** Roll call.  
 07:11PM **10** MS. LAMBRINIDES: Mr. Ferguson?  
 07:11PM **11** CHAIRMAN FERGUSON: Yes.  
 07:03PM **12** MS. LAMBRINIDES: Mr. Albanese?  
 07:03PM **13** VICE CHAIRMAN ALBANESE: Yes.  
 07:03PM **14** MS. LAMBRINIDES: Mr. Elefteriou?  
 07:03PM **15** MR. ELEFTERIOU: Yes.  
 07:03PM **16** MS. LAMBRINIDES: Mr. Grala?  
 07:03PM **17** MR. GRALA: Yes.  
 07:03PM **18** CHAIRMAN FERGUSON: Okay.  
 07:11PM **19** Next we're going to pay some bills. We  
 07:11PM **20** have a bill from our board attorney for various cases  
 07:11PM **21** for \$2,600.00.  
 07:12PM **22** We have a bill from Hal Simoff for  
 07:12PM **23** \$720.00.  
 07:12PM **24** We have a bill for Kauker & Kauker for  
 07:12PM **25** \$1,260.00.

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**201-641-1812**

15

07:12PM **1** And, Steve, I don't see anything for  
 07:12PM **2** you.  
 07:12PM **3** MR. COLLAZUOL: I guess we work for  
 07:12PM **4** free this month.  
 07:12PM **5** (Laughter.)  
 07:12PM **6** MR. COLLAZUOL: I don't know what  
 07:12PM **7** happened.  
 07:12PM **8** CHAIRMAN FERGUSON: So I'll make a  
 07:12PM **9** motion to pay those bills.  
 07:12PM **10** VICE CHAIRMAN ALBANESE: Second.  
 07:12PM **11** CHAIRMAN FERGUSON: Roll call.  
 07:12PM **12** MS. LAMBRINIDES: Mr. Ferguson?  
 07:12PM **13** CHAIRMAN FERGUSON: Yes.  
 07:03PM **14** MS. LAMBRINIDES: Mr. Albanese?  
 07:03PM **15** VICE CHAIRMAN ALBANESE: Yes.  
 07:03PM **16** MS. LAMBRINIDES: Mr. Elefteriou?  
 07:03PM **17** MR. ELEFTERIOU: Yes.  
 07:03PM **18** MS. LAMBRINIDES: Mr. Grala?  
 07:12PM **19** MR. GRALA: Yes.  
 07:12PM **20** CHAIRMAN FERGUSON: Okay.  
 07:12PM **21** MS. TESTA: We have a couple of  
 07:12PM **22** resolutions from last month.  
 07:12PM **23** CHAIRMAN FERGUSON: Okay. Next there's  
 07:12PM **24** some resolutions from last month.  
 07:12PM **25** MS. TESTA: Okay.

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**201-641-1812**

16

07:12PM **1** We have Resolution 22-11, V. Luppino,  
 07:13PM **2** LLC. This was for a two-family, a three-story  
 07:13PM **3** two-family residential home on 133 East Brinkerhoff  
 07:13PM **4** Avenue in Palisades Park, Lot 1, Block 322 and  
 07:13PM **5** variances for the height, front yard, front yard  
 07:13PM **6** platform, left side yard, rear yard, number of  
 07:13PM **7** stories and building coverage.  
 07:13PM **8** CHAIRMAN FERGUSON: All right.  
 07:13PM **9** MS. TESTA: We just need a motion.  
 07:13PM **10** CHAIRMAN FERGUSON: I'll make the  
 07:13PM **11** motion to memorialize that.  
 07:13PM **12** VICE CHAIRMAN ALBANESE: Second.  
 07:13PM **13** CHAIRMAN FERGUSON: Roll call.  
 07:13PM **14** MS. LAMBRINIDES: Mr. Ferguson?  
 07:13PM **15** CHAIRMAN FERGUSON: Yes.  
 07:03PM **16** MS. LAMBRINIDES: Mr. Albanese?  
 07:03PM **17** VICE CHAIRMAN ALBANESE: Yes.  
 07:03PM **18** MS. LAMBRINIDES: Mr. Elefteriou?  
 07:03PM **19** MR. ELEFTERIOU: Yes.  
 07:03PM **20** MS. LAMBRINIDES: Mr. Grala?  
 07:13PM **21** MR. GRALA: Yes.  
 07:13PM **22** MS. TESTA: Okay. The next one is  
 07:13PM **23** 5860 Ruby, LLC, Case No. 22-09.  
 07:13PM **24** This is for 58 W. Ruby Avenue, also was  
 07:13PM **25** a height variance. This was an undersized lot. So

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**201-641-1812**

17

07:13PM **1** you have lot area, lot width, number of stories, side  
 07:13PM **2** yard, combined side yard, building coverage, rear  
 07:14PM **3** yard and site plan approval to construct a new  
 07:14PM **4** three-story two-family residential home.  
 07:14PM **5** CHAIRMAN FERGUSON: Okay.  
 07:14PM **6** MS. LAMBRINIDES: Can we get a motion?  
 07:14PM **7** CHAIRMAN FERGUSON: I'll make that  
 07:14PM **8** motion.  
 07:14PM **9** VICE CHAIRMAN ALBANESE: Second.  
 07:14PM **10** MS. LAMBRINIDES: Mr. Ferguson?  
 07:14PM **11** CHAIRMAN FERGUSON: Yes.  
 07:03PM **12** MS. LAMBRINIDES: Mr. Albanese?  
 07:03PM **13** VICE CHAIRMAN ALBANESE: Yes.  
 07:03PM **14** MS. LAMBRINIDES: Mr. Elefteriou?  
 07:03PM **15** MR. ELEFTERIOU: Yes.  
 07:03PM **16** MS. LAMBRINIDES: Mr. Grala?  
 07:14PM **17** MR. GRALA: Yes.  
 07:14PM **18** MS. TESTA: And then the last one was  
 07:14PM **19** 5860 Ruby, LLC, Case No. 22-10. This was similar to  
 07:14PM **20** the other one, except it was on 60 W. Ruby Avenue.  
 07:14PM **21** CHAIRMAN FERGUSON: Okay. I'll make  
 07:14PM **22** that motion.  
 07:14PM **23** VICE CHAIRMAN ALBANESE: Second.  
 07:14PM **24** MS. LAMBRINIDES: Mr. Ferguson?  
 07:14PM **25** CHAIRMAN FERGUSON: Yes.

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

18

07:03PM **1** MS. LAMBRINIDES: Mr. Albanese?  
 07:03PM **2** VICE CHAIRMAN ALBANESE: Yes.  
 07:03PM **3** MS. LAMBRINIDES: Mr. Elefteriou?  
 07:03PM **4** MR. ELEFTERIOU: Yes.  
 07:03PM **5** MS. LAMBRINIDES: Mr. Grala?  
 07:14PM **6** MR. GRALA: Yes.  
 07:14PM **7** MS. TESTA: Do the minutes.  
 07:14PM **8** CHAIRMAN FERGUSON: Okay. I'll make a  
 07:14PM **9** -- next is the minutes.  
 07:14PM **10** We have all received a copy of the  
 07:14PM **11** minutes. Can we -- all had a chance to review.  
 07:15PM **12** Is there any corrections to the  
 07:15PM **13** minutes?  
 07:15PM **14** (No response.)  
 07:15PM **15** CHAIRMAN FERGUSON: Hearing no  
 07:15PM **16** comments, I'm going to make a motion to accept the  
 07:15PM **17** minutes as submitted.  
 07:15PM **18** I'll make that motion.  
 07:15PM **19** VICE CHAIRMAN ALBANESE: Second.  
 07:15PM **20** CHAIRMAN FERGUSON: Seconded.  
 07:15PM **21** Roll call.  
 07:15PM **22** MS. LAMBRINIDES: Mr. Ferguson?  
 07:15PM **23** CHAIRMAN FERGUSON: Yes.  
 07:03PM **24** MS. LAMBRINIDES: Mr. Albanese?  
 07:03PM **25** VICE CHAIRMAN ALBANESE: Yes.

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

19

07:03PM **1** MS. LAMBRINIDES: Mr. Elefteriou?  
 07:03PM **2** MR. ELEFTERIOU: Yes.  
 07:03PM **3** MS. LAMBRINIDES: Mr. Grala?  
 07:15PM **4** MR. GRALA: Yes.  
 07:15PM **5** CHAIRMAN FERGUSON: Okay. So did we  
 07:15PM **6** hear anything?  
 07:15PM **7** MS. TESTA: No.  
 07:15PM **8** CHAIRMAN FERGUSON: Is there any other  
 07:15PM **9** business before the board?  
 07:15PM **10** MS. TESTA: Other than just to adjourn  
 07:15PM **11** the cases that are listed tonight and then so  
 07:15PM **12** Mr. Ramundo, would you like to come up?  
 07:15PM **13** MR. RAMUNDO: Yeah, thank you so much  
 07:15PM **14** and Happy New Year belated everybody.  
 07:15PM **15** Good to see everyone.  
 07:15PM **16** Since both of mine did require five  
 07:15PM **17** members, Ms. Testa, would I be able to at least --  
 07:15PM **18** one of them I had already noticed, the other one I  
 07:16PM **19** had noticed for today.  
 07:16PM **20** I didn't know if I could, at least,  
 07:16PM **21** submit that so I don't have to re-notice anybody.  
 07:16PM **22** MS. TESTA: Yes.  
 07:16PM **23** This would be for 315 Broad Avenue.  
 07:16PM **24** MR. RAMUNDO: 315, correct.  
 07:16PM **25** Good to see you, Chairman.

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

20

07:16PM **1** MS. TESTA: So I guess we'll make a  
 07:16PM **2** motion then for 315 Broad Avenue to adjourn it to the  
 07:16PM **3** --  
 07:16PM **4** CHAIRMAN FERGUSON: That's the legal  
 07:17PM **5** opinion, correct?  
 07:17PM **6** MS. TESTA: Yes, because the meeting is  
 07:17PM **7** open, so we can do that. So we're going to carry  
 07:17PM **8** that.  
 07:17PM **9** The next meeting then would be  
 07:17PM **10** February 27th because the third Monday is Presidents'  
 07:17PM **11** Day.  
 07:17PM **12** CHAIRMAN FERGUSON: Okay. I'll make  
 07:17PM **13** that motion.  
 07:17PM **14** MS. TESTA: And no further notice of  
 07:17PM **15** the applicant.  
 07:17PM **16** CHAIRMAN FERGUSON: No further notice.  
 07:17PM **17** VICE CHAIRMAN ALBANESE: I'll second  
 07:17PM **18** it.  
 07:17PM **19** CHAIRMAN FERGUSON: Roll call.  
 07:17PM **20** MS. LAMBRINIDES: Mr. Ferguson?  
 07:17PM **21** CHAIRMAN FERGUSON: Yes.  
 07:03PM **22** MS. LAMBRINIDES: Mr. Albanese?  
 07:03PM **23** VICE CHAIRMAN ALBANESE: Yes.  
 07:03PM **24** MS. LAMBRINIDES: Mr. Elefteriou?  
 07:03PM **25** MR. ELEFTERIOU: Yes.

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

21

07:03PM **1** MS. LAMBRINIDES: Mr. Grala?

07:17PM **2** MR. GRALA: Yes.

07:17PM **3** MS. TESTA: Okay.

07:17PM **4** So the application of 315 Broad Avenue,

07:17PM **5** Block 217, Lots 26, 27, 27.1, Case No. 23-13 is being

07:17PM **6** carried to the February 27, 2023 meeting at 7 p.m.

07:17PM **7** There will be no further notice to the

07:17PM **8** public. The applicant has provided notice.

07:17PM **9** MR. RAMUNDO: Very good.

07:17PM **10** CHAIRMAN FERGUSON: Okay.

07:17PM **11** And are you going to -- just one quick

07:17PM **12** question, are you going to have a traffic engineer

07:17PM **13** testify.

07:17PM **14** MR. RAMUNDO: Yes, Mr. Luglio was ready

07:17PM **15** to go tonight.

07:17PM **16** Oh, wait, no, I'm sorry, on 315 or the

07:18PM **17** other one, 118?

07:18PM **18** CHAIRMAN FERGUSON: Well, probably

07:18PM **19** both.

07:18PM **20** MR. RAMUNDO: Both?

07:18PM **21** CHAIRMAN FERGUSON: And he's going to

07:18PM **22** come here next --

07:18PM **23** MR. RAMUNDO: On February 27th.

07:18PM **24** On 315 Broad too? Because I have a

07:18PM **25** parking plan, but I didn't have a traffic engineer.

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

22

07:18PM **1** Would you like one as well?

07:18PM **2** CHAIRMAN FERGUSON: Well, it's up to

07:18PM **3** you. I mean, if --

07:18PM **4** MR. RAMUNDO: Okay.

07:18PM **5** CHAIRMAN FERGUSON: You know, because I

07:18PM **6** noticed that several cars are on-street parking.

07:18PM **7** MR. RAMUNDO: Okay.

07:18PM **8** You know, but all right?

07:18PM **9** MS. TESTA: Yup, and then we have

07:18PM **10** 112-118 Union Associates, LLC.

07:18PM **11** CHAIRMAN FERGUSON: Right. Another one

07:18PM **12** of yours, right?

07:18PM **13** MR. RAMUNDO: Yes.

07:18PM **14** MS. TESTA: Yes.

07:18PM **15** CHAIRMAN FERGUSON: Okay. I'll make

07:18PM **16** that motion.

07:18PM **17** VICE CHAIRMAN ALBANESE: I'll second.

07:18PM **18** MS. TESTA: No notice?

07:18PM **19** CHAIRMAN FERGUSON: No notice and I'll

07:18PM **20** make that motion to continue.

07:18PM **21** MS. LAMBRINIDES: Mr. Ferguson?

07:18PM **22** CHAIRMAN FERGUSON: Yes.

07:03PM **23** MS. LAMBRINIDES: Mr. Albanese?

07:03PM **24** VICE CHAIRMAN ALBANESE: Yes.

07:03PM **25** MS. LAMBRINIDES: Mr. Elefteriou?

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

23

07:03PM **1** MR. ELEFTERIOU: Yes.

07:03PM **2** MS. LAMBRINIDES: Mr. Grala?

07:18PM **3** MR. GRALA: Yes.

07:18PM **4** MS. TESTA: Okay.

07:18PM **5** So 112-118 Union Street,

07:18PM **6** Case No. 21-28, Block 107, Lots 4 and 5 is being

07:19PM **7** carried to the February 27th, 2023 meeting at 7 p.m.,

07:19PM **8** no further notice will be provided by the applicant.

07:19PM **9** The notice is being given here today at

07:19PM **10** the meeting.

07:19PM **11** Thank you.

07:19PM **12** MR. RAMUNDO: Thank you very much.

07:19PM **13** MS. TESTA: Now 18-20 West Ruby.

07:19PM **14** I did not hear anything.

07:19PM **15** Eleni, did you get anything from 18 --

07:19PM **16** is anybody here on 18-20 West Ruby Avenue?

07:19PM **17** MS. LAMBRINIDES: Do we know who the

07:19PM **18** attorney is?

07:19PM **19** MS. TESTA: Daniel Lee?

07:19PM **20** MS. LAMBRINIDES: I texted Billy

07:19PM **21** because he wanted a copy of the agenda and he said he

07:19PM **22** didn't need it because he thought he was going to --

07:19PM **23** Daniel Lee was going to carry it, but I haven't heard

07:19PM **24** a formal request.

07:19PM **25** "I found out Daniel Lee is going to

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

24

07:19PM **1** carry West Ruby."

07:19PM **2** MS. TESTA: He's going to carry it?

07:19PM **3** Okay.

07:19PM **4** CHAIRMAN FERGUSON: I'll make a motion

07:19PM **5** to that we carry 18-20 West Ruby.

07:19PM **6** VICE CHAIRMAN ALBANESE: Second.

07:19PM **7** MS. LAMBRINIDES: Mr. Ferguson?

07:19PM **8** CHAIRMAN FERGUSON: Yes.

07:03PM **9** MS. LAMBRINIDES: Mr. Albanese?

07:03PM **10** VICE CHAIRMAN ALBANESE: Yes.

07:03PM **11** MS. LAMBRINIDES: Mr. Elefteriou?

07:03PM **12** MR. ELEFTERIOU: Yes.

07:03PM **13** MS. LAMBRINIDES: Mr. Grala?

07:20PM **14** MR. GRALA: Yes.

07:20PM **15** MS. TESTA: Okay. So that's HJ Lee

07:20PM **16** Holding, 18-20 West Ruby Avenue, Lot 16, Block 617,

07:20PM **17** Case No. 22-12 is being carried at the request of the

07:20PM **18** applicant to the February 27th, 2023 meeting at

07:20PM **19** 7 p.m., no further notice will be provided to the

07:20PM **20** public.

07:20PM **21** CHAIRMAN FERGUSON: Okay. Motion to

**22** adjourn?

**23** VICE CHAIRMAN ALBANESE: Motion to

**24** adjourn.

**25** Second.

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 CHAIRMAN FERGUSON: All in favor?  
2 (Whereupon, all present members respond  
3 in the affirmative.)  
4 (Whereupon, the meeting is adjourned.  
5 Time noted: 7:20 p.m.)

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**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

CERTIFICATE

1  
2  
3 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary  
4 Public of the State of New Jersey, Notary ID.  
5 #50094914, Certified Court Reporter of the State of  
6 New Jersey, and a Registered Professional Reporter,  
7 hereby certify that the foregoing is a verbatim  
8 record of the testimony provided under oath before  
9 any court, referee, board, commission or other body  
10 created by statute of the State of New Jersey.  
11 I am not related to the parties  
12 involved in this action; I have no financial  
13 interest, nor am I related to an agent of or employed  
14 by anyone with a financial interest in the outcome of  
15 this action.  
16 This transcript complies with  
17 regulation 13:43-5.9 of the New Jersey Administrative  
18 Code.



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

17 Dated: 2/3/23

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**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

<b>#</b>	<b>22-13</b> [2] - 1:7, 3:15 <b>23</b> [2] - 1:2, 3:22 <b>23-13</b> [1] - 21:5 <b>242-9100</b> [1] - 2:7 <b>26</b> [3] - 1:9, 3:17, 21:5 <b>27</b> [4] - 1:9, 3:17, 21:5, 21:6 <b>27.1</b> [3] - 1:9, 3:17, 21:5 <b>27th</b> [4] - 20:10, 21:23, 23:7, 24:18	<b>accordance</b> [1] - 6:6 <b>Act</b> [1] - 6:7 <b>action</b> [2] - 26:8, 26:9 <b>adjourn</b> [4] - 19:10, 20:2, 24:22, 24:24 <b>adjourned</b> [1] - 25:4 <b>Adjustment</b> [1] - 2:3 <b>ADJUSTMENT</b> [1] - 1:1 <b>Administrative</b> [1] - 26:10 <b>afraid</b> [2] - 4:8, 5:3 <b>agenda</b> [1] - 23:21 <b>AGENDA</b> [1] - 3:2 <b>agent</b> [1] - 26:8 <b>ALBANESE</b> [41] - 1:17, 5:14, 6:12, 6:15, 6:23, 7:6, 7:17, 8:9, 8:25, 9:8, 9:13, 9:22, 10:3, 10:17, 10:22, 11:5, 11:10, 11:16, 12:1, 12:7, 12:25, 13:6, 14:6, 14:13, 15:10, 15:15, 16:12, 16:17, 17:9, 17:13, 17:23, 18:2, 18:19, 18:25, 20:17, 20:23, 22:17, 22:24, 24:6, 24:10, 24:23 <b>Albanese</b> [19] - 5:13, 7:16, 7:24, 8:8, 9:12, 10:2, 10:21, 11:15, 12:6, 13:5, 14:12, 15:14, 16:16, 17:12, 18:1, 18:24, 20:22, 22:23, 24:9 <b>Allegiance</b> [2] - 3:3, 4:6 <b>ALTERNATE</b> [3] - 1:20, 1:21, 1:21 <b>alternates</b> [1] - 4:24 <b>applicant</b> [4] - 20:15, 21:8, 23:8, 24:18 <b>Applicant</b> [1] - 2:7 <b>application</b> [2] - 4:18, 21:4 <b>appoint</b> [1] - 4:23 <b>approval</b> [1] - 17:3 <b>area</b> [1] - 17:1 <b>Assoc</b> [2] - 1:4, 2:7 <b>Associates</b> [3] - 3:18, 10:15, 22:10 <b>Atrium</b> [3] - 1:8, 2:8, 3:16 <b>attorney</b> [4] - 8:22, 9:21, 14:20, 23:18 <b>Ave</b> [4] - 1:6, 1:8, 3:16, 3:21 <b>Avenue</b> [12] - 1:12, 1:14, 3:10, 3:13,	16:4, 16:24, 17:20, 19:23, 20:2, 21:4, 23:16, 24:16	26:3, 26:14 <b>Case</b> [17] - 1:3, 1:5, 1:7, 1:9, 1:11, 1:13, 3:7, 3:9, 3:12, 3:15, 3:18, 3:20, 16:23, 17:19, 21:5, 23:6, 24:17 <b>cases</b> [5] - 5:4, 12:17, 12:19, 14:20, 19:11 <b>Central</b> [1] - 2:6 <b>Certified</b> [1] - 26:4 <b>CERTIFIED</b> [1] - 1:24 <b>certify</b> [1] - 26:5 <b>chair</b> [1] - 7:25 <b>CHAIRMAN</b> [128] - 1:17, 1:17, 4:1, 4:7, 5:7, 5:10, 5:12, 5:14, 6:11, 6:12, 6:15, 6:20, 6:23, 7:3, 7:6, 7:15, 7:17, 7:22, 8:2, 8:5, 8:7, 8:9, 8:14, 8:21, 8:25, 9:2, 9:7, 9:8, 9:9, 9:11, 9:13, 9:16, 9:19, 9:22, 9:24, 10:1, 10:3, 10:11, 10:14, 10:17, 10:18, 10:20, 10:22, 11:3, 11:5, 11:7, 11:10, 11:12, 11:14, 11:16, 11:21, 11:23, 12:1, 12:2, 12:5, 12:7, 12:13, 12:20, 12:22, 12:25, 13:1, 13:4, 13:6, 13:11, 13:15, 13:18, 14:1, 14:4, 14:6, 14:8, 14:11, 14:13, 14:18, 15:8, 15:10, 15:11, 15:13, 15:15, 15:20, 15:23, 16:8, 16:10, 16:12, 16:13, 16:15, 16:17, 17:5, 17:7, 17:9, 17:11, 17:13, 17:21, 17:23, 17:25, 18:2, 18:8, 18:15, 18:19, 18:20, 18:23, 18:25, 19:5, 19:8, 20:4, 20:12, 20:16, 20:17, 20:19, 20:21, 20:23, 21:10, 21:18, 21:21, 22:2, 22:5, 22:11, 22:15, 22:17, 22:19, 22:22, 22:24, 24:4, 24:6, 24:8, 24:10, 24:21, 24:23, 25:1 <b>Chairman</b> [2] - 6:13, 19:25 <b>chance</b> [1] - 18:11 <b>CHARLIE</b> [1] - 1:21
<b>\$</b>				
<b>\$1,260.00</b> [1] - 14:25 <b>\$2,600.00</b> [1] - 14:21 <b>\$720.00</b> [1] - 14:23				
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<b>07650</b> [1] - 2:6	<b>3</b> [2] - 1:21, 26:16 <b>315</b> [8] - 1:8, 3:16, 19:23, 19:24, 20:2, 21:4, 21:16, 21:24 <b>322</b> [3] - 1:11, 3:8, 16:4			
<b>1</b>	<b>4</b>			
<b>1</b> [4] - 1:11, 1:20, 3:8, 16:4 <b>107</b> [3] - 1:5, 3:19, 23:6 <b>112-118</b> [7] - 1:4, 1:4, 2:7, 3:18, 3:19, 22:10, 23:5 <b>118</b> [1] - 21:17 <b>133</b> [3] - 1:10, 3:8, 16:3 <b>13:43-5.9</b> [1] - 26:10 <b>14</b> [1] - 3:6 <b>16</b> [5] - 1:7, 3:8, 3:11, 3:22, 24:16 <b>17</b> [1] - 3:13 <b>18</b> [2] - 3:14, 23:15 <b>18-20</b> [6] - 1:6, 3:21, 23:13, 23:16, 24:5, 24:16 <b>19</b> [1] - 3:17	<b>4</b> [6] - 1:5, 1:15, 3:3, 3:13, 3:19, 23:6 <b>416</b> [1] - 2:6			
	<b>5</b>			
	<b>5</b> [4] - 1:5, 3:4, 3:19, 23:6 <b>58</b> [3] - 1:12, 3:10, 16:24 <b>5860</b> [6] - 1:12, 1:14, 3:10, 3:12, 16:23, 17:19			
	<b>6</b>			
<b>2</b>	<b>6</b> [1] - 3:5 <b>60</b> [3] - 1:14, 3:13, 17:20 <b>617</b> [7] - 1:7, 1:13, 1:15, 3:11, 3:13, 3:22, 24:16			
<b>2</b> [1] - 1:21 <b>201</b> [1] - 2:7 <b>201-641-1812</b> [1] - 1:25 <b>2023</b> [5] - 1:2, 21:6, 23:7, 24:18, 26:16 <b>21-28</b> [3] - 1:3, 3:18, 23:6 <b>217</b> [3] - 1:9, 3:17, 21:5 <b>22</b> [1] - 3:19 <b>22-09</b> [3] - 1:11, 3:9, 16:23 <b>22-10</b> [3] - 1:13, 3:12, 17:19 <b>22-11</b> [3] - 1:9, 3:7, 16:1 <b>22-12</b> [3] - 1:5, 3:20, 24:17	<b>7</b>			
	<b>7</b> [5] - 1:13, 3:11, 21:6, 23:7, 24:19 <b>7:03</b> [1] - 1:2 <b>7:20</b> [1] - 25:5			
	<b>A</b>			
	<b>able</b> [1] - 19:17 <b>ABSENT</b> [6] - 1:18, 1:19, 1:20, 1:20, 1:21, 1:21 <b>accept</b> [1] - 18:16			
			<b>B</b>	
			<b>bad</b> [1] - 4:9 <b>begin</b> [1] - 6:10 <b>belated</b> [1] - 19:14 <b>bill</b> [3] - 14:20, 14:22, 14:24 <b>Billiards</b> [3] - 1:8, 2:8, 3:16 <b>Bills</b> [1] - 3:6 <b>bills</b> [4] - 4:10, 4:20, 14:19, 15:9 <b>Billy</b> [1] - 23:20 <b>Block</b> [16] - 1:5, 1:7, 1:9, 1:11, 1:13, 1:15, 3:8, 3:11, 3:13, 3:17, 3:19, 3:22, 16:4, 21:5, 23:6, 24:16 <b>Board</b> [1] - 2:3 <b>board</b> [12] - 4:21, 4:24, 6:10, 6:22, 9:20, 10:16, 12:16, 12:24, 14:20, 19:9, 26:6 <b>BOARD</b> [4] - 1:1, 2:12, 2:13, 2:14 <b>body</b> [1] - 26:6 <b>BOROUGH</b> [1] - 1:1 <b>Borough</b> [2] - 6:8, 6:9 <b>Boulevard</b> [1] - 2:6 <b>Brinkerhoff</b> [3] - 1:10, 3:8, 16:3 <b>Broad</b> [6] - 1:8, 3:16, 19:23, 20:2, 21:4, 21:24 <b>Brogna</b> [1] - 5:25 <b>BROGNA</b> [1] - 1:20 <b>building</b> [2] - 16:7, 17:2 <b>bulletin</b> [1] - 6:10 <b>business</b> [1] - 19:9	
			<b>C</b>	
			<b>C.C.R</b> [2] - 26:3, 26:14 <b>C.S.R</b> [1] - 1:24 <b>Cafe</b> [3] - 1:8, 2:8, 3:16 <b>CARNOVALE</b> [1] - 1:18 <b>Carnovale</b> [1] - 5:19 <b>carried</b> [3] - 21:6, 23:7, 24:17 <b>carry</b> [5] - 20:7, 23:23, 24:1, 24:2, 24:5 <b>cars</b> [1] - 22:6 <b>CARUCCI</b> [3] - 1:24,	



<p><b>Cher</b> [1] - 9:4  <b>CHUNG</b> [1] - 1:21  <b>Chung</b> [1] - 6:2  <b>close</b> [2] - 7:7, 10:9  <b>Code</b> [1] - 26:11  <b>Collazuol</b> [1] - 10:15  <b>COLLAZUOL</b> [4] - 2:12, 11:2, 15:3, 15:6  <b>combined</b> [1] - 17:2  <b>comfortable</b> [1] - 7:25  <b>comments</b> [1] - 18:16  <b>commission</b> [1] - 26:6  <b>complies</b> [1] - 26:10  <b>construct</b> [1] - 17:3  <b>continue</b> [1] - 22:20  <b>copy</b> [2] - 18:10, 23:21  <b>correct</b> [4] - 5:5, 5:6, 19:24, 20:5  <b>corrections</b> [1] - 18:12  <b>Council</b> [2] - 12:16, 12:23  <b>Council's</b> [1] - 4:23  <b>Counsel</b> [2] - 2:3, 2:7  <b>couple</b> [1] - 15:21  <b>COURT</b> [1] - 1:24  <b>Court</b> [1] - 26:4  <b>court</b> [1] - 26:6  <b>coverage</b> [2] - 16:7, 17:2  <b>created</b> [1] - 26:7</p>	<p>15:16, 16:18, 17:14, 18:3, 19:1, 20:24, 22:25, 24:11  <b>ELEFTERIOU</b> [19] - 1:18, 5:16, 7:19, 8:1, 8:11, 10:5, 10:24, 11:18, 12:9, 13:8, 14:15, 15:17, 16:19, 17:15, 18:4, 19:2, 20:25, 23:1, 24:12  <b>Eleni</b> [4] - 8:23, 9:3, 9:4, 23:15  <b>ELENI</b> [1] - 2:11  <b>employed</b> [1] - 26:8  <b>ENGINEER</b> [2] - 2:12, 2:13  <b>engineer</b> [6] - 10:13, 10:14, 11:22, 11:23, 21:12, 21:25  <b>engineers</b> [1] - 10:16  <b>ESQUIRE</b> [2] - 2:3, 2:5  <b>establish</b> [1] - 13:14  <b>except</b> [2] - 13:21, 17:20  <b>excuse</b> [1] - 5:9  <b>Exhibits</b> [1] - 3:24  <b>Expiration</b> [1] - 26:16</p>	<p>15:8, 15:11, 15:13, 15:20, 15:23, 16:8, 16:10, 16:13, 16:15, 17:5, 17:7, 17:11, 17:21, 17:25, 18:8, 18:15, 18:20, 18:23, 19:5, 19:8, 20:4, 20:12, 20:16, 20:19, 20:21, 21:10, 21:18, 21:21, 22:2, 22:5, 22:11, 22:15, 22:19, 22:22, 24:4, 24:8, 24:21, 25:1  <b>financial</b> [2] - 26:8, 26:9  <b>first</b> [3] - 5:8, 6:13, 6:14  <b>five</b> [4] - 4:14, 4:15, 4:17, 19:16  <b>flag</b> [1] - 4:4  <b>foregoing</b> [1] - 26:5  <b>formal</b> [1] - 23:24  <b>forth</b> [1] - 4:25  <b>four</b> [2] - 4:10, 4:14  <b>free</b> [1] - 15:4  <b>front</b> [2] - 16:5</p>	<p><b>HJ</b> [3] - 1:6, 3:21, 24:15  <b>Holding</b> [3] - 1:6, 3:21, 24:16  <b>home</b> [2] - 16:3, 17:4  <b>hopefully</b> [1] - 4:20</p>	<p>18:24, 19:1, 19:3, 20:20, 20:22, 20:24, 21:1, 22:21, 22:23, 22:25, 23:2, 23:17, 23:20, 24:7, 24:9, 24:11, 24:13  <b>LAND</b> [1] - 2:11  <b>last</b> [6] - 4:24, 12:14, 13:19, 15:22, 15:24, 17:18  <b>laughter</b> [2] - 9:5, 15:5  <b>LAURA</b> [3] - 1:24, 26:3, 26:14  <b>LauraACaruccillc@gmail.com</b> [1] - 1:25  <b>LAW</b> [1] - 2:5  <b>lead</b> [1] - 4:3  <b>least</b> [2] - 19:17, 19:20  <b>Lee</b> [7] - 1:6, 3:21, 6:4, 23:19, 23:23, 23:25, 24:15  <b>LEE</b> [1] - 1:21  <b>left</b> [1] - 16:6  <b>legal</b> [1] - 20:4  <b>License</b> [1] - 26:15  <b>listed</b> [1] - 19:11  <b>LLC</b> [16] - 1:4, 1:8, 1:10, 1:12, 1:14, 2:7, 2:8, 3:7, 3:10, 3:12, 3:16, 3:18, 16:2, 16:23, 17:19, 22:10  <b>Luglio</b> [1] - 21:14  <b>Luppino</b> [3] - 1:10, 3:7, 16:1</p>
<b>D</b>	<b>F</b>	<b>G</b>	<b>K</b>	<b>M</b>
<p><b>Daniel</b> [3] - 23:19, 23:23, 23:25  <b>Date</b> [1] - 26:16  <b>Dated</b> [1] - 26:17  <b>dates</b> [4] - 13:14, 13:17, 13:18, 13:20  <b>DAVID</b> [1] - 1:19  <b>December</b> [2] - 13:21, 26:16  <b>Description</b> [1] - 3:23  <b>DIANE</b> [1] - 2:3  <b>door</b> [1] - 10:10  <b>down</b> [1] - 4:18</p>	<p><b>family</b> [3] - 16:2, 16:3, 17:4  <b>fault</b> [2] - 4:22, 4:23  <b>favor</b> [2] - 4:17, 25:1  <b>February</b> [6] - 13:24, 20:10, 21:6, 21:23, 23:7, 24:18  <b>Ferguson</b> [19] - 5:11, 6:24, 7:14, 8:6, 9:10, 9:25, 10:19, 11:13, 12:4, 13:3, 14:10, 15:12, 16:14, 17:10, 17:24, 18:22, 20:20, 22:21, 24:7  <b>FERGUSON</b> [87] - 1:17, 4:1, 4:7, 5:7, 5:10, 5:12, 6:11, 6:20, 7:3, 7:15, 7:22, 8:2, 8:5, 8:7, 8:14, 8:21, 9:2, 9:7, 9:9, 9:11, 9:16, 9:19, 9:24, 10:1, 10:11, 10:14, 10:18, 10:20, 11:3, 11:7, 11:12, 11:14, 11:21, 11:23, 12:2, 12:5, 12:13, 12:20, 12:22, 13:1, 13:4, 13:11, 13:15, 13:18, 14:1, 14:4, 14:8, 14:11, 14:18,</p>	<p><b>given</b> [1] - 23:9  <b>Grala</b> [18] - 5:23, 7:20, 8:12, 9:14, 10:6, 10:25, 11:19, 12:10, 13:9, 14:16, 15:18, 16:20, 17:16, 18:5, 19:3, 21:1, 23:2, 24:13  <b>GRALA</b> [21] - 1:19, 5:24, 6:25, 7:2, 7:21, 8:13, 9:15, 10:7, 11:1, 11:20, 12:11, 13:10, 14:17, 15:19, 16:21, 17:17, 18:6, 19:4, 21:2, 23:3, 24:14  <b>guess</b> [3] - 9:16, 15:3, 20:1</p>	<p><b>KAUKER</b> [2] - 2:14, 11:11  <b>Kauker</b> [4] - 11:4, 14:24</p>	<p><b>MARC</b> [1] - 2:5  <b>Marked</b> [1] - 3:24  <b>Mayor</b> [3] - 4:22, 12:16, 12:23  <b>mean</b> [2] - 4:15, 22:3  <b>meeting</b> [15] - 4:2, 4:25, 6:7, 13:14, 13:17, 13:18, 13:19, 13:20, 20:6, 20:9, 21:6, 23:7, 23:10, 24:18, 25:4  <b>meetings</b> [1] - 13:22  <b>Meetings</b> [1] - 6:7  <b>MEMBER</b> [8] - 1:18, 1:18, 1:19, 1:19, 1:20, 1:20, 1:21, 1:21  <b>member</b> [1] - 4:21  <b>members</b> [3] - 4:23, 19:17, 25:2  <b>memorialize</b> [1] - 16:11  <b>MICHAEL</b> [2] - 1:21,</p>
<b>E</b>		<b>H</b>	<b>L</b>	
<p><b>East</b> [1] - 16:3  <b>election</b> [3] - 4:10, 4:19, 7:23  <b>elections</b> [1] - 6:21  <b>ELEFTERIOS</b> [1] - 1:18  <b>Elefteriou</b> [18] - 5:15, 7:18, 8:10, 8:17, 10:4, 10:23, 11:17, 12:8, 13:7, 14:14,</p>		<p><b>HAL</b> [1] - 2:13  <b>Hal</b> [2] - 11:24, 14:22  <b>Happy</b> [1] - 19:14  <b>hear</b> [3] - 5:4, 19:6, 23:14  <b>heard</b> [2] - 4:14, 23:23  <b>hearing</b> [1] - 18:15  <b>height</b> [2] - 16:5, 16:25  <b>hereby</b> [1] - 26:5</p>	<p><b>L.L.C</b> [1] - 1:24  <b>LAMBRINIDES</b> [89] - 2:11, 5:9, 5:11, 5:13, 5:15, 5:17, 5:19, 5:21, 5:23, 5:25, 6:2, 6:4, 6:16, 7:10, 7:14, 7:16, 7:18, 7:20, 8:6, 8:8, 8:10, 8:12, 8:17, 9:3, 9:6, 9:10, 9:12, 9:14, 9:25, 10:2, 10:4, 10:6, 10:9, 10:19, 10:21, 10:23, 10:25, 11:13, 11:15, 11:17, 11:19, 12:4, 12:6, 12:8, 12:10, 13:3, 13:5, 13:7, 13:9, 13:13, 14:10, 14:12, 14:14, 14:16, 15:12, 15:14, 15:16, 15:18, 16:14, 16:16, 16:18, 16:20, 17:6, 17:10, 17:12, 17:14, 17:16, 17:24, 18:1, 18:3, 18:5, 18:22,</p>	



<p><b>Testa</b> [2] - 9:20, 19:17  <b>TESTA</b> [40] - 2:3, 5:6, 6:6, 6:14, 6:18, 7:1, 7:8, 7:11, 8:16, 8:18, 9:18, 10:8, 10:13, 11:22, 12:14, 12:21, 13:17, 13:23, 14:2, 15:21, 15:25, 16:9, 16:22, 17:18, 18:7, 19:7, 19:10, 19:22, 20:1, 20:6, 20:14, 21:3, 22:9, 22:14, 22:18, 23:4, 23:13, 23:19, 24:2, 24:15  <b>testify</b> [1] - 21:13  <b>testimony</b> [1] - 26:6  <b>texted</b> [1] - 23:20  <b>third</b> [4] - 13:20, 13:25, 14:1, 20:10  <b>three</b> [2] - 16:2, 17:4  <b>three-story</b> [2] - 16:2, 17:4  <b>today</b> [2] - 19:19, 23:9  <b>tonight</b> [5] - 4:9, 4:13, 5:4, 19:11, 21:15  <b>took</b> [1] - 12:17  <b>TRAFFIC</b> [1] - 2:13  <b>traffic</b> [4] - 11:22, 11:23, 21:12, 21:25  <b>transcript</b> [1] - 26:10  <b>TRANSCRIPT</b> [1] - 1:4  <b>try</b> [1] - 5:2  <b>two</b> [4] - 4:13, 16:2, 16:3, 17:4  <b>two-family</b> [3] - 16:2, 16:3, 17:4</p>	<p>11:10, 11:16, 12:1, 12:7, 12:25, 13:6, 14:6, 14:13, 15:10, 15:15, 16:12, 16:17, 17:9, 17:13, 17:23, 18:2, 18:19, 18:25, 20:17, 20:23, 22:17, 22:24, 24:6, 24:10, 24:23  <b>vice</b> [1] - 7:23  <b>VINCENT</b> [1] - 1:18  <b>voted</b> [1] - 4:17  <b>votes</b> [2] - 4:14, 4:15</p>
	<b>W</b>
	<p><b>wait</b> [2] - 5:2, 21:16  <b>West</b> [5] - 23:13, 23:16, 24:1, 24:5, 24:16  <b>width</b> [1] - 17:1</p>
	<b>Y</b>
	<p><b>yard</b> [7] - 16:5, 16:6, 17:2, 17:3  <b>Year</b> [1] - 19:14  <b>year</b> [1] - 12:17  <b>YOON</b> [1] - 1:20  <b>Yoon</b> [1] - 5:17  <b>yup</b> [1] - 22:9</p>
	<b>Z</b>
	<p><b>ZONING</b> [1] - 1:1</p>
<b>U</b>	
<p><b>under</b> [1] - 26:6  <b>undersized</b> [1] - 16:25  <b>Union</b> [7] - 1:4, 1:4, 2:7, 3:18, 3:19, 22:10, 23:5  <b>up</b> [4] - 5:3, 5:8, 19:12, 22:2  <b>USE</b> [1] - 2:11</p>	
<b>V</b>	
<p><b>variance</b> [1] - 16:25  <b>variances</b> [2] - 4:12, 16:5  <b>various</b> [1] - 14:20  <b>verbatim</b> [1] - 26:5  <b>VICE</b> [41] - 1:17, 5:14, 6:12, 6:15, 6:23, 7:6, 7:17, 8:9, 8:25, 9:8, 9:13, 9:22, 10:3, 10:17, 10:22, 11:5,</p>	