

BOROUGH OF PALISADES PARK
BOARD OF ADJUSTMENT
NOVEMBER 16, 2020
7:00 P.M.

IN THE MATTER OF:) TRANSCRIPT OF
Case No. 20-03) PROCEEDINGS
El Albana)
Bergen Boulevard)
Block 717 Lot 25)
Case No. 20-04)
Alliotts Construction LLC)
83 Brinkerhoff Terrace)
Block 202 Lot 18)
Case No. 20-05)
Rock Solid Construction, LLC)
456 Grand Avenue)
Block 205 Lot 19)
Garden Meadow Developers)
265 Fourth Street)
Block 318 Lot 12)
Matthew S. Kim & Anna K. Kim)
32 Brinkerhoff Terrace)
Block 214 Lot 4)

B E F O R E:
CHAIRMAN JOSEPH FERGUSON
VICE CHAIR PAUL ALBANESE
ELEFTERIOS ELEFTERIOU, MEMBER
DAVID TERRANOVA, MEMBER
SUK JIN MIN, MEMBER (ABSENT)
SEUNG YOON, MEMBER (ABSENT)
VINCENT CARNOVALE, MEMBER
STEPHEN BROGNA, MEMBER
MIRJANA TARABOCCHIA, ALTERNATE MEMBER (ABSENT)
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
CERTIFIED COURT REPORTERS
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201-641-1812

I N D E X

	<u>PAGE</u>
1 AGENDA	
3 BOARD BUSINESS	3
4 Case No. 20-03	11
5 El Albana	
5 Bergen Boulevard	
5 Block 717; Lot 25	
6 MEMORIALIZATIONS	
7 Case No. 20-02	18
8 Garden Meadow Developers	
8 265 Fourth Street	
8 Block 318; Lot 12	
9 Case No. 20-04	19
10 Alliotts Construction LLC	
10 83 Brinkerhoff Terrace	
10 Block 202; Lot 18	
12 Case No. 20-05	20
12 Rock Solid Construction, LLC	
13 456 Grand Avenue	
13 Block 205; Lot 19	
14 ADJOURNMENT	
15 Case No. 20-02	21
15 Garden Meadow Developers	
16 265 Fourth Street	
16 Block 318; Lot 12	
17 Case No. 20-06	23
18 Matthew S. Kim & Anna K. Kim	
18 32 Brinkerhoff Terrace	
18 Block 214; Lot 4	
20 Public Comment	25
22 EXHIBITS	
23 NO. DESCRIPTION PAGE	
24 (None)	
25	

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

1 APPEARANCES:
2 DIANE TESTA, ESQUIRE
Counsel for the Board of Adjustment
3
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Attorney for Applicant, Alliotts Construction, LLC and
9 Rock Solid Construction, LLC
10
11
12 ALSO PRESENT:
13 ELENI LAMBRINIDES, LAND USE SECRETARY
14 STEVE COLLAZUOL, P.E.
15 JUDD ROCCIOLA, P.E.
16 MICHAEL KAUKER, P.P.
17
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LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 CHAIRMAN FERGUSON: I'll call the
2 meeting to order.
3 Paul, do you want to lead the flag
4 salute?
5 (Whereupon, all rise for a Recitation
6 of the Pledge of Allegiance.)
7 CHAIRMAN FERGUSON: Okay.
8 First, in accordance with the Open
9 Public Meetings Act, notice of the Borough of
10 Palisades Park Zoning Board of Adjustment meeting has
11 been posted on the borough bulletin board.
12 Notice has been provided through the
13 official newspapers and filed with the Borough
14 Clerk's office.
15 Due to current conditions involving the
16 COVID-19 virus and directives set by the State and
17 County governments, the meeting shall be held
18 remotely by way of the conferencecalling.com.
19 Roll call?
20 MS. LAMBRINIDES: Mr. Ferguson?
21 MR. FERGUSON: Yes.
22 MS. LAMBRINIDES: Mr. Albanese?
23 VICE CHAIRMAN ALBANESE: Here.
24 MS. LAMBRINIDES: Mr. Terranova?
25 MR. TERRANOVA: Here.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

5

07:00PM **1** MS. LAMBRINIDES: Mr. Min?
 07:00PM **2** (No response.)
 07:00PM **3** MS. LAMBRINIDES: Ms. Yoon?
 07:00PM **4** (No response.)
 07:00PM **5** MS. LAMBRINIDES: Mr. Elefteriou?
 07:00PM **6** MR. ELEFTERIOU: Here.
 07:00PM **7** MS. LAMBRINIDES: Ms. Tarabocchia?
 07:00PM **8** (No response.)
 07:00PM **9** MS. LAMBRINIDES: Mr. Brogna?
 07:01PM **10** MR. BROGNA: Here.
 07:01PM **11** MS. LAMBRINIDES: Mr. Carnovale?
 07:01PM **12** MR. CARNOVALE: Here.
 07:01PM **13** CHAIRMAN FERGUSON: So first we will --
 07:01PM **14** it's my understanding that the board did not receive
 07:01PM **15** the minutes of the previous meeting.
 07:01PM **16** Did anybody get the meeting minutes?
 07:01PM **17** MS. LAMBRINIDES: I e-mailed them.
 07:01PM **18** They got them in e-mail form.
 07:01PM **19** CHAIRMAN FERGUSON: You gave them in
 07:01PM **20** e-mail? Okay.
 07:01PM **21** So I think -- everybody has received a
 07:01PM **22** copy of the minutes.
 07:01PM **23** Any corrections of the minutes?
 07:01PM **24** (No response.)
 07:01PM **25** CHAIRMAN FERGUSON: Can I get a motion?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

6

07:01PM **1** VICE CHAIRMAN ALBANESE: I make a
 07:01PM **2** motion to accept the minutes.
 07:01PM **3** CHAIRMAN FERGUSON: Can I get a second?
 07:01PM **4** MR. ELEFTERIOU: Second.
 07:01PM **5** CHAIRMAN FERGUSON: Roll call.
 07:01PM **6** MS. LAMBRINIDES: Mr. Ferguson?
 07:01PM **7** CHAIRMAN FERGUSON: Yes.
 07:01PM **8** MS. LAMBRINIDES: Mr. Albanese?
 07:01PM **9** VICE CHAIRMAN ALBANESE: Yes.
 07:01PM **10** MS. LAMBRINIDES: Mr. Terranova?
 07:01PM **11** MR. TERRANOVA: Yes.
 07:01PM **12** MS. LAMBRINIDES: Mr. Elefteriou?
 07:01PM **13** MR. ELEFTERIOU: Yes.
 07:01PM **14** MS. LAMBRINIDES: Mr. Brogna?
 07:01PM **15** MR. BROGNA: Yes.
 07:01PM **16** MS. LAMBRINIDES: And Mr. Carnovale
 07:01PM **17** wasn't here so --
 07:01PM **18** MR. CARNOVALE: Abstain.
 07:01PM **19** CHAIRMAN FERGUSON: Next we have a
 07:02PM **20** discussion on next month' meeting.
 07:02PM **21** As I looked at the calendar today, the
 07:02PM **22** meeting is scheduled for December 21st which is four
 07:02PM **23** days before Christmas.
 07:02PM **24** So I'm looking for the board's input,
 07:02PM **25** do you want to have the meeting on the 21st?
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201-641-1812

7

07:02PM **1** Does the board want to move it up a
 07:02PM **2** week or just cancel it. Whatever the board wants to
 07:02PM **3** do.
 07:02PM **4** VICE CHAIRMAN ALBANESE: I make a
 07:02PM **5** motion to postpone it.
 07:02PM **6** CHAIRMAN FERGUSON: Postpone it to
 07:02PM **7** January?
 07:02PM **8** MR. CARNOVALE: I second the motion.
 07:02PM **9** CHAIRMAN FERGUSON: Motion and
 07:02PM **10** seconded.
 07:02PM **11** Can I have a roll call vote to cancel
 07:02PM **12** next month's meeting.
 07:02PM **13** MS. TESTA: Should we pick a date?
 07:02PM **14** MR. CARNOVALE: Will it fall on the
 07:02PM **15** same date as January?
 07:02PM **16** MS. LAMBRINIDES: Monday would be the
 07:02PM **17** 18th of January.
 07:02PM **18** Who made the motion? Paul?
 07:02PM **19** VICE CHAIRMAN ALBANESE: Yes.
 07:03PM **20** MR. CARNOVALE: And I seconded.
 07:03PM **21** MS. TESTA: The 18th is a holiday.
 07:03PM **22** MR. CARNOVALE: I think we had that
 07:03PM **23** problem last year, too.
 07:03PM **24** When was the January meeting?
 07:03PM **25** MS. TESTA: The January meeting would
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201-641-1812

8

07:03PM **1** be the 18th so we could go the week before which
 07:03PM **2** would be the 11th or --
 07:03PM **3** CHAIRMAN FERGUSON: What's the pleasure
 07:03PM **4** of the board?
 07:03PM **5** Do you want to go the week before?
 07:03PM **6** January, now, I'm talking about.
 07:03PM **7** VICE CHAIRMAN ALBANESE: The January
 07:03PM **8** meeting?
 07:03PM **9** CHAIRMAN FERGUSON: Do you want to go
 07:03PM **10** the week before?
 07:03PM **11** MS. TESTA: The 18th is a holiday, the
 07:03PM **12** 18th is Martin Luther King which would be the normal
 07:03PM **13** meeting.
 07:03PM **14** So do you want to go a week before
 07:03PM **15** which would be January 11th?
 07:03PM **16** MR. CARNOVALE: We don't have no
 07:03PM **17** holidays --
 07:03PM **18** VICE CHAIRMAN ALBANESE: I don't care.
 07:03PM **19** MS. TESTA: I'm actually not here on
 07:03PM **20** the 25th.
 07:03PM **21** MS. LAMBRINIDES: I was saying do the
 07:03PM **22** 11th because that's a little bit more time.
 07:03PM **23** In February it's the 15th.
 07:03PM **24** CHAIRMAN FERGUSON: Add that.
 07:03PM **25** VICE CHAIRMAN ALBANESE: Yes, add that.
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201-641-1812

07:03PM **1** CHAIRMAN FERGUSON: But also --

07:03PM **2** VICE CHAIRMAN ALBANESE: The meeting

07:03PM **3** reorganization and the regular meeting of January,

07:03PM **4** the 11th.

07:04PM **5** MR. CARNOVALE: Both at the same time?

07:04PM **6** MS. TESTA: Yes, 7:00 p.m.

07:04PM **7** CHAIRMAN FERGUSON: 7:00 p.m.

07:04PM **8** MR. CARNOVALE: Are you going to make a

07:04PM **9** motion on that?

07:04PM **10** VICE CHAIRMAN ALBANESE: I did that.

07:04PM **11** MR. CARNOVALE: I seconded it.

07:04PM **12** CHAIRMAN FERGUSON: Now we're going to

07:04PM **13** vote on the January meeting.

07:04PM **14** Roll call.

07:04PM **15** MS. LAMBRINIDES: Mr. Ferguson?

07:04PM **16** CHAIRMAN FERGUSON: Yes.

07:04PM **17** MS. LAMBRINIDES: Mr. Albanese?

07:04PM **18** VICE CHAIRMAN ALBANESE: Yes.

07:04PM **19** MS. LAMBRINIDES: Mr. Terranova?

07:04PM **20** MR. TERRANOVA: Yes.

07:04PM **21** MS. LAMBRINIDES: Mr. Elefteriou?

07:04PM **22** MR. ELEFTERIOU: Yes.

07:04PM **23** MS. LAMBRINIDES: Mr. Brogna?

07:04PM **24** MR. BROGNA: Yes.

07:04PM **25** MS. LAMBRINIDES: Mr. Carnovale?

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

07:05PM **1** to reconsider.

07:05PM **2** So, do you want to come up and state

07:05PM **3** your --

07:05PM **4** MR. CERESTE: Good evening, everyone.

07:05PM **5** Saverio Cereste on behalf of the applicant El Albana.

07:05PM **6** If I may just introduce the matter.

07:05PM **7** This matter was denied October 19th.

07:05PM **8** The property, as you recall is quite

07:05PM **9** challenging. On the north end, parking has a depth

07:05PM **10** of 26 feet and on the south end a depth of only 46

07:05PM **11** feet.

07:05PM **12** The property runs 150 feet linear on,

07:06PM **13** on the east side of Bergen Boulevard. It's a very

07:06PM **14** difficult site.

07:06PM **15** And the last meeting I heard the

07:06PM **16** opinion of the members of the board. They were

07:06PM **17** concerned about Morningside Lane and the wall effect

07:06PM **18** at this point that it would have on Morningside Lane

07:06PM **19** both in reference to this length as well as its

07:06PM **20** height.

07:06PM **21** The applicant is prepared to modify the

07:06PM **22** plans by eliminating one story and taking out the

07:06PM **23** bottom and also eliminating the family room which is

07:06PM **24** over the garage. So we reduced the total square

07:06PM **25** footage of the building, reduced the height. The

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201-641-1812

07:04PM **1** MR. CARNOVALE: Yes.

07:04PM **2** CHAIRMAN FERGUSON: Okay. Next we have

07:04PM **3** some invoices from the board attorney, a total of

07:04PM **4** \$1,937.50.

07:04PM **5** I make a motion we pay the bill.

07:04PM **6** VICE CHAIRMAN ALBANESE: Second.

07:04PM **7** CHAIRMAN FERGUSON: Roll call.

07:04PM **8** MS. LAMBRINIDES: Mr. Ferguson?

07:04PM **9** CHAIRMAN FERGUSON: Yes.

07:04PM **10** MS. LAMBRINIDES: Mr. Albanese?

07:04PM **11** VICE CHAIRMAN ALBANESE: Yes.

07:04PM **12** MS. LAMBRINIDES: Mr. Terranova?

07:04PM **13** MR. TERRANOVA: Yes.

07:04PM **14** MS. LAMBRINIDES: Mr. Elefteriou?

07:04PM **15** MR. ELEFTERIOU: Yes.

07:04PM **16** MS. LAMBRINIDES: Mr. Brogna?

07:04PM **17** MR. BROGNA: Yes.

07:04PM **18** MS. LAMBRINIDES: Mr. Carnovale?

07:04PM **19** MR. CARNOVALE: Yes.

07:04PM **20** CHAIRMAN FERGUSON: Okay.

07:04PM **21** So, ordinarily, I would call for the

07:04PM **22** memorializations, but before I do that I want to

07:05PM **23** address a matter.

07:05PM **24** MS. TESTA: Call the agenda first?

07:05PM **25** CHAIRMAN FERGUSON: No, an application

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

07:06PM **1** floor area ratio would be lower.

07:06PM **2** So we would have a -- the profile would

07:06PM **3** be lower or less obtrusive to Morningside Lane

07:06PM **4** because you would be one story lower. It would

07:06PM **5** almost be like a ranch.

07:06PM **6** And, basically, I think, given the

07:06PM **7** conditions of that property, I can't think of

07:06PM **8** anything else we could do to make this probable or

07:07PM **9** possible.

07:07PM **10** So I think by reducing the height of

07:07PM **11** the building, I think it would be helpful in terms of

07:07PM **12** the -- in terms of the development of the property.

07:07PM **13** And, basically, we would come back if

07:07PM **14** the board gives us permission and grants us

07:07PM **15** reconsideration, we would come back with revised

07:07PM **16** plans in January and present the application with

07:07PM **17** less square footage and less height.

07:07PM **18** CHAIRMAN FERGUSON: Okay. The end?

07:07PM **19** MR. CERESTE: That's it.

07:07PM **20** MS. LAMBRINIDES: The applicant's name

07:07PM **21** is El Albana, E-L A-L-B-A-N-A.

07:07PM **22** CHAIRMAN FERGUSON: In regards to the

07:07PM **23** application for reconsideration of El Albana, Case

07:07PM **24** No. 20-03, I do not see the need for a rehearing of

07:07PM **25** this application. I do not believe that it will

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

07:07PM 1 serve the use of justice to rehear the matter.
 07:08PM 2 The applicant presented this case at
 07:08PM 3 last month's meeting. His witnesses had an
 07:08PM 4 opportunity to testify and present evidence as ought
 07:08PM 5 to be for what is proposed on the property.
 07:08PM 6 The board listened to the testimony.
 07:08PM 7 We reviewed the exhibits.
 07:08PM 8 There was a decision of the board that
 07:08PM 9 it was requested and it did not fit the lot. The
 07:08PM 10 building would be too close to the property line and
 07:08PM 11 only 6 feet away from the adjoining property.
 07:08PM 12 If your client wants to make
 07:08PM 13 substantial changes to the plans, you have a right to
 07:08PM 14 file a new application and the board would, at this
 07:08PM 15 time, make the decision that the changes were
 07:08PM 16 substantive to not be governed by this.
 07:08PM 17 This is my decision on this matter.
 07:08PM 18 However, at this time I ask any of the
 07:08PM 19 board members if they want to grant the Motion for
 07:09PM 20 Reconsideration, please say so, if they haven't or if
 07:09PM 21 they have any further comments.
 07:09PM 22 So it's up to the board now. He's
 07:09PM 23 looking for --
 07:09PM 24 VICE CHAIRMAN ALBANESE: I make a
 07:09PM 25 motion to deny this.

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

07:10PM 1 application.
 07:10PM 2 I don't understand why -- why you want
 07:10PM 3 to, if we go through the process and the process is
 07:10PM 4 you present your case, the board hears it, the board
 07:10PM 5 votes on it, why would we want to short circuit
 07:10PM 6 the -- what has been for as long as I've been
 07:10PM 7 Chairman, what would be the way we handle matters.
 07:10PM 8 MR. CERESTE: I'm not sure it's short
 07:10PM 9 circuiting.
 07:10PM 10 CHAIRMAN FERGUSON: Well, you want a
 07:10PM 11 second bite at the apple and I, for one, don't feel
 07:11PM 12 that if you have major changes -- listen, it looks
 07:11PM 13 like there's major changes, re-file a new application
 07:11PM 14 and come before the board again and the board would
 07:11PM 15 hear the changes and see if we want to approve it or
 07:11PM 16 don't approve it.
 07:11PM 17 I don't -- you know, that's just my
 07:11PM 18 feeling.
 07:11PM 19 As I said, I'm just waiting for the
 07:11PM 20 board, if they want to go along with it or if they
 07:11PM 21 want to grant the reconsideration.
 07:11PM 22 VICE CHAIRMAN ALBANESE: I made a
 07:11PM 23 motion to deny it.
 07:11PM 24 CHAIRMAN FERGUSON: All right. Can I
 07:11PM 25 get a second?

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

07:09PM 1 MR. CERESTE: I would encourage
 07:09PM 2 comments and give me an idea.
 07:09PM 3 CHAIRMAN FERGUSON: I can't hear you.
 07:09PM 4 MR. CERESTE: Well, the other aspect I
 07:09PM 5 would make on this, if I could get some feedback as
 07:09PM 6 to what the condition for this particular property,
 07:09PM 7 maybe we can accommodate that and not to try and
 07:09PM 8 second guess the application.
 07:09PM 9 I realize, you know, that the property
 07:09PM 10 is very difficult to develop. You have to do
 07:09PM 11 something with it. You can't zone it into inutility.
 07:09PM 12 You have to do something with it.
 07:09PM 13 So I'm thinking the height was a big
 07:09PM 14 issue there, unless you feel otherwise.
 07:09PM 15 The depth of the property, I don't know
 07:09PM 16 what you can do with it. It's only 46 feet at its
 07:09PM 17 widest point, 26 feet at its narrowest. It's a
 07:09PM 18 difficult piece of property.
 07:09PM 19 CHAIRMAN FERGUSON: I said my
 07:10PM 20 objections at the last meeting, too close to the
 07:10PM 21 property line and the height.
 07:10PM 22 So, you know, as far as res judicata
 07:10PM 23 goes, if there's a substantial change I'm not
 07:10PM 24 worried, you can re-file an application and if it is
 07:10PM 25 deemed to be substantial, we could rehear your

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

07:11PM 1 (No response.)
 07:11PM 2 CHAIRMAN FERGUSON: I'll second.
 07:11PM 3 So there's a motion and a second. And
 07:11PM 4 now the vote that we're going to take is, does the
 07:11PM 5 board want to reconsider the application or let it
 07:12PM 6 stand the previous --
 07:12PM 7 VICE CHAIRMAN ALBANESE: I get confused
 07:12PM 8 on that, it was to deny it. So if you say yes, it's
 07:12PM 9 denied.
 07:12PM 10 CHAIRMAN FERGUSON: Yes.
 07:12PM 11 VICE CHAIRMAN ALBANESE: If you start
 07:12PM 12 saying yes and no the other way, you get confused.
 07:12PM 13 So there's a motion to deny it.
 07:12PM 14 CHAIRMAN FERGUSON: Right. But is the
 07:12PM 15 motion to deny --
 07:12PM 16 MS. LAMBRINIDES: The request for
 07:12PM 17 reconsideration.
 07:12PM 18 CHAIRMAN FERGUSON: -- the request for
 07:12PM 19 reconsideration.
 07:12PM 20 VICE CHAIRMAN ALBANESE: Right.
 07:12PM 21 CHAIRMAN FERGUSON: Then later on if
 07:12PM 22 the board feels, as I do, then we're going to
 07:12PM 23 memorialize last month's matter.
 07:12PM 24 It's not to say that you can't come
 07:12PM 25 back here and, you know, that you meet all the

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

07:12PM **1** qualifications.
 07:12PM **2** But we're just dealing with the
 07:12PM **3** reconsideration.
 07:12PM **4** So we got a motion and a second.
 07:12PM **5** VICE CHAIRMAN ALBANESE: Yes.
 07:12PM **6** CHAIRMAN FERGUSON: If you're for the
 07:12PM **7** motion.
 07:12PM **8** VICE CHAIRMAN ALBANESE: If you're for
 07:12PM **9** denying it.
 07:12PM **10** CHAIRMAN FERGUSON: And no means that
 07:12PM **11** you want to reconsider the application and then you
 07:12PM **12** have an opportunity to come back and hear it.
 07:13PM **13** So there's a motion and a second.
 07:13PM **14** Can I get a roll call?
 07:13PM **15** MS. LAMBRINIDES: Mr. Ferguson?
 07:13PM **16** CHAIRMAN FERGUSON: Yes.
 07:13PM **17** MS. LAMBRINIDES: Mr. Albanese?
 07:13PM **18** VICE CHAIRMAN ALBANESE: Yes.
 07:13PM **19** MS. LAMBRINIDES: Mr. Terranova?
 07:13PM **20** MR. TERRANOVA: Yes.
 07:13PM **21** MS. LAMBRINIDES: Mr. Elefteriou?
 07:13PM **22** MR. ELEFTERIOU: Yes.
 07:13PM **23** MS. LAMBRINIDES: Mr. Brogna?
 07:13PM **24** MR. BROGNA: Yes.
 07:13PM **25** MS. LAMBRINIDES: Mr. Carnovale?

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

07:14PM **1** Roll call?
 07:14PM **2** MS. LAMBRINIDES: Mr. Ferguson.
 07:14PM **3** CHAIRMAN FERGUSON: Yes.
 07:14PM **4** MS. LAMBRINIDES: Mr. Albanese?
 07:14PM **5** VICE CHAIRMAN ALBANESE: Yes.
 07:14PM **6** MS. LAMBRINIDES: Mr. Terranova.
 07:14PM **7** MR. TERRANOVA: Yes.
 07:14PM **8** MS. LAMBRINIDES: Mr. Elefteriou?
 07:14PM **9** MR. ELEFTERIOU: Yes.
 07:14PM **10** MS. LAMBRINIDES: Mr. Brogna?
 07:14PM **11** MR. BROGNA: Yes.
 07:14PM **12** MS. LAMBRINIDES: Mr. Carnovale?
 07:14PM **13** MR CARNOVALE: Abstain.
 07:14PM **14** CHAIRMAN FERGUSON: Okay.
 07:14PM **15** Next is Case No. 20-04 which is
 07:14PM **16** Alliotts Construction, LLC that would be 83
 07:14PM **17** Brinkerhoff Terrace. And this was a motion to
 07:14PM **18** approve.
 07:14PM **19** VICE CHAIRMAN ALBANESE: Make a motion
 07:14PM **20** to memorialize.
 07:14PM **21** MS. TESTA: Two-family duplex with
 07:14PM **22** variances for height, number of stories, rear yard,
 07:14PM **23** side yard, setback, lot area, lot frontage, building
 07:14PM **24** coverage.
 07:14PM **25** CHAIRMAN FERGUSON: Okay. So we can --

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

07:13PM **1** MR. CARNOVALE: Abstain.
 07:13PM **2** CHAIRMAN FERGUSON: Okay. So --
 07:13PM **3** MR. CERESTE: Okay.
 07:13PM **4** CHAIRMAN FERGUSON: So that's it.
 07:13PM **5** MR. CERESTE: Okay. Thank you for your
 07:13PM **6** time.
 07:13PM **7** CHAIRMAN FERGUSON: Okay. So now we're
 07:13PM **8** going to do the three memorializations.
 07:13PM **9** The memorializations, No. 1 is Case
 07:13PM **10** No. 20-02 which is the Suburban Boulevard case that
 07:13PM **11** we --
 07:13PM **12** MS. TESTA: Right, this is a motion.
 07:13PM **13** CHAIRMAN FERGUSON: Motion to deny.
 07:13PM **14** MS. TESTA: Right, deny the
 07:13PM **15** construction of the two family residence on Bergen
 07:13PM **16** Boulevard Lot 25, Block 717.
 07:14PM **17** CHAIRMAN FERGUSON: Okay. So can I get
 07:14PM **18** a motion?
 07:14PM **19** VICE CHAIRMAN ALBANESE: To
 07:14PM **20** memorialize.
 07:14PM **21** MS. TESTA: Yes, to approve the
 07:14PM **22** resolution.
 07:14PM **23** VICE CHAIRMAN ALBANESE: I move.
 07:14PM **24** MR. ELEFTERIOU: Second.
 07:14PM **25** CHAIRMAN FERGUSON: First and second.

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

07:14PM **1** can we get a motion?
 07:14PM **2** VICE CHAIRMAN ALBANESE: Make a motion.
 07:14PM **3** CHAIRMAN FERGUSON: Second.
 07:14PM **4** MR. ELEFTERIOU: Second.
 07:14PM **5** CHAIRMAN FERGUSON: Okay. Roll call?
 07:14PM **6** MS. LAMBRINIDES: Mr. Ferguson?
 07:14PM **7** CHAIRMAN FERGUSON: Yes.
 07:14PM **8** MS. LAMBRINIDES: Mr. Albanese?
 07:14PM **9** VICE CHAIRMAN ALBANESE: Yes.
 07:14PM **10** MS. LAMBRINIDES: Mr. Terranova?
 07:15PM **11** MR. TERRANOVA: Yes.
 07:15PM **12** MS. LAMBRINIDES: Mr. Elefteriou?
 07:15PM **13** MR. ELEFTERIOU: Yes.
 07:15PM **14** MS. LAMBRINIDES: Mr. Brogna?
 07:15PM **15** MR. BROGNA: Yes.
 07:15PM **16** MS. LAMBRINIDES: Mr. Carnovale?
 07:15PM **17** MR. CARNOVALE: Abstain.
 07:15PM **18** CHAIRMAN FERGUSON: Okay. And the
 07:15PM **19** third case is the case that I didn't hear.
 07:15PM **20** VICE CHAIRMAN ALBANESE: Case No.
 07:15PM **21** 20-05, Rock Solid Construction, 456 Grand Avenue. I
 07:15PM **22** make a motion to memorialize that.
 07:15PM **23** MS. TESTA: All right. This is for a
 07:15PM **24** three-family residential dwelling and there were
 07:15PM **25** variances for use variance, a use variance for

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

07:15PM **1** height, variances for lot frontage, side yard, rear
 07:15PM **2** yard setback, building coverage, number of stories.
 07:15PM **3** MS. LAMBRINIDES: Did you get a second?
 07:15PM **4** MR. ELEFTERIOU: Second.
 07:15PM **5** MS. LAMBRINIDES: Roll call.
 07:15PM **6** Mr. Ferguson?
 07:15PM **7** CHAIRMAN FERGUSON: Abstain.
 07:15PM **8** MS. LAMBRINIDES: Mr. Albanese?
 07:15PM **9** VICE CHAIRMAN ALBANESE: Yes.
 07:15PM **10** MS. LAMBRINIDES: Mr. Terranova?
 07:15PM **11** MR. TERRANOVA: Yes.
 07:15PM **12** MS. LAMBRINIDES: Mr. Elefteriou?
 07:15PM **13** MR. ELEFTERIOU: Yes.
 07:15PM **14** MS. LAMBRINIDES: Mr. Brogna?
 07:15PM **15** MR. BROGNA: Yes.
 07:15PM **16** MS. LAMBRINIDES: And Mr. Carnovale?
 07:15PM **17** MR. CARNOVALE: Abstain.
 07:15PM **18** CHAIRMAN FERGUSON: Okay. So with that
 07:15PM **19** means the agenda, the only thing we got left now are
 07:15PM **20** the two cases that were on for tonight.
 07:16PM **21** And those two cases are Case 20-02
 07:16PM **22** which is Garden Meadow Developers, 265 Fourth Street
 07:16PM **23** and that was the three units up on Fourth Street.
 07:16PM **24** So I make a motion that we grant
 07:16PM **25** another continuance.

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

07:16PM **1** MS. TESTA: What case number was that?
 07:16PM **2** CHAIRMAN FERGUSON: 20-02.
 07:16PM **3** MS. TESTA: Garden Meadow Developers,
 07:16PM **4** LLC, Case No. 20-2, 265 Fourth Street, Palisades
 07:17PM **5** Park, New Jersey, Lot 12, Block 318, at the request
 07:17PM **6** of the applicant is being carried to the January
 07:17PM **7** 11th, 2021 meeting at 7:00 p.m.
 07:17PM **8** There will be no further notice
 07:17PM **9** provided by the applicant neither to the property
 07:17PM **10** owners within 200 feet or the newspaper.
 07:17PM **11** Most likely the hearing will be
 07:17PM **12** continued with a pre-conference call and it's the
 07:17PM **13** same number as originally advertised.
 07:17PM **14** For some reason, if that number were to
 07:17PM **15** change then they would have to re-advertise.
 07:17PM **16** CHAIRMAN FERGUSON: What was the date?
 07:17PM **17** MS. TESTA: January 11th, 2021 at 7:00
 07:17PM **18** p.m.
 07:17PM **19** CHAIRMAN FERGUSON: Okay.
 07:17PM **20** So the next is Case No. 20-06 which is
 07:17PM **21** Matthew and Anna Kim, 32 Brinkerhoff Terrace. I'm
 07:17PM **22** going to grant the adjournment.
 07:17PM **23** Apparently, the attorney never posted
 07:17PM **24** the application on the borough website.
 07:17PM **25** MS. TESTA: Right.

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

07:16PM **1** MS. TESTA: Right.
 07:16PM **2** CHAIRMAN FERGUSON: To be heard in
 07:16PM **3** January the 11th.
 07:16PM **4** MR. ALBANESE: I'll second that.
 07:16PM **5** MS. LAMBRINIDES: It's not a
 07:16PM **6** continuance, it's just an adjournment because we
 07:16PM **7** haven't heard it at all.
 07:16PM **8** MS. TESTA: I'm sorry.
 07:16PM **9** What was that?
 07:16PM **10** MS. LAMBRINIDES: I said it's not a
 07:16PM **11** continuance because we haven't heard it.
 07:16PM **12** MS. TESTA: Yes, it's an adjournment.
 07:16PM **13** CHAIRMAN FERGUSON: Okay. Roll call?
 07:16PM **14** MS. LAMBRINIDES: Mr. Ferguson?
 07:16PM **15** CHAIRMAN FERGUSON: Yes.
 07:16PM **16** MS. LAMBRINIDES: Mr. Albanese?
 07:16PM **17** VICE CHAIRMAN ALBANESE: Yes.
 07:16PM **18** MS. LAMBRINIDES: Mr. Terranova?
 07:16PM **19** MR. TERRANOVA: Yes.
 07:16PM **20** MS. LAMBRINIDES: Mr. Elefteriou?
 07:16PM **21** MR. ELEFTERIOU: Yes.
 07:16PM **22** MS. LAMBRINIDES: Mr. Brogna?
 07:16PM **23** MR. BROGNA: Yes.
 07:16PM **24** MS. LAMBRINIDES: And, Mr. Carnovale?
 07:16PM **25** MR. CARNOVALE: Yes.

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

07:17PM **1** There was some issue with getting plans
 07:18PM **2** up.
 07:18PM **3** CHAIRMAN FERGUSON: So we couldn't --
 07:18PM **4** so, obviously, the public didn't have a chance to
 07:18PM **5** study the case.
 07:18PM **6** VICE CHAIRMAN ALBANESE: So I make a
 07:18PM **7** motion --
 07:18PM **8** CHAIRMAN FERGUSON: So I make a motion
 07:18PM **9** for an adjournment.
 07:18PM **10** VICE CHAIRMAN ALBANESE: All right.
 07:18PM **11** I'll second it.
 07:18PM **12** MS. TESTA: With no further notice.
 07:18PM **13** CHAIRMAN FERGUSON: No further notice.
 07:18PM **14** MS. LAMBRINIDES: Mr. Ferguson?
 07:18PM **15** CHAIRMAN FERGUSON: Yes.
 07:18PM **16** MS. LAMBRINIDES: Mr. Albanese?
 07:18PM **17** VICE CHAIRMAN ALBANESE: Yes.
 07:18PM **18** MS. LAMBRINIDES: Mr. Terranova?
 07:18PM **19** MR. TERRANOVA: Yes.
 07:18PM **20** MS. LAMBRINIDES: Mr. Elefteriou?
 07:18PM **21** MR. ELEFTERIOU: Yes.
 07:18PM **22** MS. LAMBRINIDES: Mr. Brogna?
 07:18PM **23** MR. BROGNA: Yes.
 07:18PM **24** MS. LAMBRINIDES: Mr. Carnovale?
 07:18PM **25** MR. CARNOVALE: Yes.

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

07:18PM 1 MS. TESTA: Okay. So that would be
 07:18PM 2 Case No. 20-06, Matthew S. Kim and Anna K. Kim, 32
 07:18PM 3 Brinkerhoff Terrace, Block 214, Lot 4 will be carried
 07:18PM 4 -- will be adjourned to January 11th, 2021 at 7:00
 07:18PM 5 p.m.
 07:18PM 6 There will be no further notice
 07:18PM 7 provided to the residents within 200 feet or the
 07:18PM 8 newspaper. This is your notice. And it will be
 07:18PM 9 through freeconferencecalling.com.
 07:18PM 10 And, again, if the call-in information
 07:18PM 11 changes, the applicant's would have to provide
 07:18PM 12 notice, but at this time they don't have to.
 07:19PM 13 MS. LAMBRINIDES: Is there anybody that
 07:19PM 14 wants to be heard?
 07:19PM 15 CHAIRMAN FERGUSON: Okay. Now is there
 07:19PM 16 anybody listening in who have any comments.
 07:19PM 17 IT MODERATOR: There's two.
 07:19PM 18 MS. LAMBRINIDES: There's two people
 07:19PM 19 on-line.
 07:19PM 20 CHAIRMAN FERGUSON: Alex, do you want
 07:19PM 21 to let them in?
 07:19PM 22 IT MODERATOR: This first one is
 07:19PM 23 Michael.
 07:19PM 24 CHAIRMAN FERGUSON: Okay. Mike, are
 07:19PM 25 you with us?

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

07:20PM 1 UNIDENTIFIED FEMALE SPEAKER: I'm
 07:20PM 2 trying to get on to get the extension for another
 07:20PM 3 adjournment --
 07:20PM 4 CHAIRMAN FERGUSON: Just be patient a
 07:20PM 5 couple seconds. Okay. Both of them aren't even
 07:20PM 6 being heard and are being carried.
 07:20PM 7 UNIDENTIFIED FEMALE SPEAKER: Thank
 07:20PM 8 you.
 07:20PM 9 IT MODERATOR: Are you there?
 07:20PM 10 MR. KAUKER: I said yes, have a good
 07:21PM 11 holiday. That's it.
 07:21PM 12 CHAIRMAN FERGUSON: What's he saying?
 07:21PM 13 Yeah. Okay.
 07:21PM 14 Next.
 07:21PM 15 IT MODERATOR: That's it.
 07:21PM 16 CHAIRMAN FERGUSON: That's it. So that
 07:21PM 17 concludes business for today.
 07:21PM 18 I just want to wish all my fellow Board
 07:21PM 19 Members Happy Thanksgiving and enjoy the holidays.
 07:21PM 20 VICE CHAIRMAN ALBANESE: You, too.
 07:21PM 21 MR. CARNOVALE: Merry Christmas, Happy
 07:21PM 22 New Year's.
 07:21PM 23 VICE CHAIRMAN ALBANESE: Merry
 07:21PM 24 Christmas, Happy New Years, Happy Chanukah.
 07:21PM 25 MS. LAMBRINIDES: He's talking.

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

07:19PM 1 MR. KAUKER: Yeah, I'm here.
 07:19PM 2 CHAIRMAN FERGUSON: As you heard both.
 07:19PM 3 MS. TESTA: Mike.
 07:19PM 4 MR. KAUKER: Kauker.
 07:19PM 5 It's an early night.
 07:19PM 6 CHAIRMAN FERGUSON: It's an early
 07:19PM 7 night, Mike.
 07:19PM 8 So, the one, 32, will be in January and
 07:19PM 9 the other one, I don't know what he's going to do on
 07:19PM 10 Fourth Street.
 07:19PM 11 MR. KAUKER: Okay. Very good.
 07:20PM 12 CHAIRMAN FERGUSON: Okay. Have a nice
 07:20PM 13 holiday, Mike.
 07:20PM 14 MR. KAUKER: Yes, you guys, too.
 07:20PM 15 Have a great holiday. I'll see you
 07:20PM 16 next year.
 07:20PM 17 CHAIRMAN FERGUSON: Okay. And the
 07:20PM 18 next?
 07:20PM 19 IT MODERATOR: The next one is from
 07:20PM 20 Jersey City.
 07:20PM 21 MR. CARNOVALE: Jersey City.
 07:20PM 22 CHAIRMAN FERGUSON: All right. Hello,
 07:20PM 23 Jersey City. Hello. Hello.
 07:20PM 24 Jersey City, are you with us?
 07:20PM 25 Alex, is he on?

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

07:21PM 1 CHAIRMAN FERGUSON: On a personal note,
 07:21PM 2 my term is up.
 07:21PM 3 I just want to thank everybody for the
 07:21PM 4 cooperation that the board gave me.
 07:21PM 5 VICE CHAIRMAN ALBANESE: You'll be back
 07:21PM 6 next year.
 07:21PM 7 MR. CARNOVALE: I second that.
 07:21PM 8 CHAIRMAN FERGUSON: That's to be
 07:21PM 9 decided by the Council, so I just wanted to get it
 07:21PM 10 out to thank you guys.
 07:21PM 11 MR. CARNOVALE: You're welcome.
 07:21PM 12 So we're going to adjourn the meeting?
 07:21PM 13 VICE CHAIRMAN ALBANESE: I make a
 07:22PM 14 motion to adjourn.
 07:22PM 15 MR. CARNOVALE: I second.
 07:22PM 16 (Whereupon, the meeting is concluded.
 07:22PM 17 Time noted: 7:23 p.m.)
 07:22PM 18
 07:22PM 19
 07:22PM 20
 07:22PM 21
 07:22PM 22
 07:22PM 23
 07:22PM 24
 07:22PM 25

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

1 CERTIFICATE.

2

3 I CERTIFY that the foregoing is a true and
4 accurate transcript of the virtual testimony and
5 proceedings as reported stenographically by me at the
6 time, place and on the date herein before set forth.

7 I DO FURTHER CERTIFY that I am neither a
8 relative nor employee nor attorney or counsel of any
9 of the parties to this action, and that I am neither
10 a relative nor employee of such attorney or counsel,
11 and that I am not financially interested in this
12 action.

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DONNA LYNN J. ARNOLD, C.C.R.
LICENSE NO. XI00991
MY COMMISSION EXPIRES 08/04/24

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

\$	25 [4] - 1:6, 3:5, 3:20, 18:16 25th [1] - 8:20 26 [2] - 11:10, 14:17 265 [5] - 1:13, 3:8, 3:16, 21:22, 23:4	accordance [1] - 4:8 accurate [1] - 29:4 Act [1] - 4:9 action [2] - 29:9, 29:12 add [2] - 8:24, 8:25 address [1] - 10:23 adjoining [1] - 13:11 adjourn [2] - 28:12, 28:14 adjourned [1] - 25:4 adjournment [5] - 22:6, 22:12, 23:22, 24:9, 27:3 ADJOURNMENT [1] - 3:14 ADJUSTMENT [1] - 1:1 Adjustment [2] - 2:2, 4:10 advertise [1] - 23:15 advertised [1] - 23:13 agenda [2] - 10:24, 21:19 AGENDA [1] - 3:2 Albana [6] - 1:5, 2:5, 3:4, 11:5, 12:21, 12:23 Albanese [10] - 4:22, 6:8, 9:17, 10:10, 17:17, 19:4, 20:8, 21:8, 22:16, 24:16 ALBANESE [39] - 1:18, 4:23, 6:1, 6:9, 7:4, 7:19, 8:7, 8:18, 8:25, 9:2, 9:10, 9:18, 10:6, 10:11, 13:24, 15:22, 16:7, 16:11, 16:20, 17:5, 17:8, 17:18, 18:19, 18:23, 19:5, 19:19, 20:2, 20:9, 20:20, 21:9, 22:4, 22:17, 24:6, 24:10, 24:17, 27:20, 27:23, 28:5, 28:13 Alex [2] - 25:20, 26:25 Allegiance [1] - 4:6 Alliots [1] - 2:8 Alliotts [3] - 1:8, 3:10, 19:16 almost [1] - 12:5 ALTERNATE [1] - 1:21 Anna [4] - 1:14, 3:18, 23:21, 25:2 apple [1] - 15:11 applicant [5] - 11:5, 11:21, 13:2, 23:6, 23:9 Applicant [2] - 2:5, 2:8 applicant's [2] -	12:20, 25:11 application [12] - 10:25, 12:16, 12:23, 12:25, 13:14, 14:8, 14:24, 15:1, 15:13, 16:5, 17:11, 23:24 approve [4] - 15:15, 15:16, 18:21, 19:18 area [2] - 12:1, 19:23 ARNOLD [1] - 29:19 aspect [1] - 14:4 Attorney [2] - 2:5, 2:8 attorney [4] - 10:3, 23:23, 29:8, 29:10 Avenue [4] - 1:11, 2:4, 3:13, 20:21	BROGNA [11] - 1:21, 5:10, 6:15, 9:24, 10:17, 17:24, 19:11, 20:15, 21:15, 22:23, 24:23 BROOK [1] - 1:24 building [5] - 11:25, 12:11, 13:10, 19:23, 21:2 bulletin [1] - 4:11 business [1] - 27:17 BUSINESS [1] - 3:3 BY [2] - 2:4, 2:7
0	3	B	C	
07024 [2] - 2:5, 2:8 07663 [1] - 1:24 08/04/24 [1] - 29:20	3 [1] - 3:3 318 [4] - 1:13, 3:8, 3:16, 23:5 32 [5] - 1:15, 3:18, 23:21, 25:2, 26:8	behalf [1] - 11:5 Bergen [4] - 1:6, 3:5, 11:13, 18:15 big [1] - 14:13 bill [1] - 10:5 bit [1] - 8:22 bite [1] - 15:11 Block [14] - 1:6, 1:9, 1:11, 1:13, 1:15, 3:5, 3:8, 3:11, 3:13, 3:16, 3:19, 18:16, 23:5, 25:3 board [21] - 4:11, 5:14, 7:1, 7:2, 8:4, 10:3, 11:16, 12:14, 13:6, 13:8, 13:14, 13:19, 13:22, 15:4, 15:14, 15:20, 16:5, 16:22, 28:4 BOARD [2] - 1:1, 3:3 Board [3] - 2:2, 4:10, 27:18 board's [1] - 6:24 Borough [2] - 4:9, 4:13 BOROUGH [1] - 1:1 borough [2] - 4:11, 23:24 bottom [1] - 11:23 Boulevard [5] - 1:6, 3:5, 11:13, 18:10, 18:16 BOX [1] - 1:23 Brinkerhoff [7] - 1:8, 1:15, 3:10, 3:18, 19:17, 23:21, 25:3 Brogna [10] - 5:9, 6:14, 9:23, 10:16, 17:23, 19:10, 20:14, 21:14, 22:22, 24:22	C.C.R [1] - 29:19 C.S.R [1] - 1:22 calendar [1] - 6:21 call-in [1] - 25:10 cancel [2] - 7:2, 7:11 care [1] - 8:18 CARNOVALE [24] - 1:20, 5:12, 6:18, 7:8, 7:14, 7:20, 7:22, 8:16, 9:5, 9:8, 9:11, 10:1, 10:19, 18:1, 19:13, 20:17, 21:17, 22:25, 24:25, 26:21, 27:21, 28:7, 28:11, 28:15 Carnovale [10] - 5:11, 6:16, 9:25, 10:18, 17:25, 19:12, 20:16, 21:16, 22:24, 24:24 carried [3] - 23:6, 25:3, 27:6 CARUCCI [1] - 1:22 Case [17] - 1:5, 1:7, 1:10, 3:4, 3:7, 3:9, 3:12, 3:15, 3:17, 12:23, 18:9, 19:15, 20:20, 21:21, 23:4, 23:20, 25:2 case [7] - 13:2, 15:4, 18:10, 20:19, 23:1, 24:5 cases [2] - 21:20, 21:21 Center [1] - 2:4 Central [1] - 2:7 Cereste [1] - 11:5 CERESTE [9] - 2:3, 2:4, 11:4, 12:19, 14:1, 14:4, 15:8, 18:3, 18:5 CERTIFIED [1] - 1:23 CERTIFY [2] - 29:3, 29:7	
1	4	B	C	
1 [1] - 18:9 11 [1] - 3:4 11th [8] - 8:2, 8:15, 8:22, 9:4, 22:3, 23:7, 23:17, 25:4 12 [4] - 1:13, 3:8, 3:16, 23:5 150 [1] - 11:12 15th [1] - 8:23 16 [1] - 1:2 1624 [1] - 2:4 18 [3] - 1:9, 3:7, 3:11 18th [5] - 7:17, 7:21, 8:1, 8:11, 8:12 19 [3] - 1:11, 3:9, 3:13 19th [1] - 11:7	4 [3] - 1:15, 3:19, 25:3 456 [3] - 1:11, 3:13, 20:21 46 [2] - 11:10, 14:16	behalf [1] - 11:5 Bergen [4] - 1:6, 3:5, 11:13, 18:15 big [1] - 14:13 bill [1] - 10:5 bit [1] - 8:22 bite [1] - 15:11 Block [14] - 1:6, 1:9, 1:11, 1:13, 1:15, 3:5, 3:8, 3:11, 3:13, 3:16, 3:19, 18:16, 23:5, 25:3 board [21] - 4:11, 5:14, 7:1, 7:2, 8:4, 10:3, 11:16, 12:14, 13:6, 13:8, 13:14, 13:19, 13:22, 15:4, 15:14, 15:20, 16:5, 16:22, 28:4 BOARD [2] - 1:1, 3:3 Board [3] - 2:2, 4:10, 27:18 board's [1] - 6:24 Borough [2] - 4:9, 4:13 BOROUGH [1] - 1:1 borough [2] - 4:11, 23:24 bottom [1] - 11:23 Boulevard [5] - 1:6, 3:5, 11:13, 18:10, 18:16 BOX [1] - 1:23 Brinkerhoff [7] - 1:8, 1:15, 3:10, 3:18, 19:17, 23:21, 25:3 Brogna [10] - 5:9, 6:14, 9:23, 10:16, 17:23, 19:10, 20:14, 21:14, 22:22, 24:22	C.C.R [1] - 29:19 C.S.R [1] - 1:22 calendar [1] - 6:21 call-in [1] - 25:10 cancel [2] - 7:2, 7:11 care [1] - 8:18 CARNOVALE [24] - 1:20, 5:12, 6:18, 7:8, 7:14, 7:20, 7:22, 8:16, 9:5, 9:8, 9:11, 10:1, 10:19, 18:1, 19:13, 20:17, 21:17, 22:25, 24:25, 26:21, 27:21, 28:7, 28:11, 28:15 Carnovale [10] - 5:11, 6:16, 9:25, 10:18, 17:25, 19:12, 20:16, 21:16, 22:24, 24:24 carried [3] - 23:6, 25:3, 27:6 CARUCCI [1] - 1:22 Case [17] - 1:5, 1:7, 1:10, 3:4, 3:7, 3:9, 3:12, 3:15, 3:17, 12:23, 18:9, 19:15, 20:20, 21:21, 23:4, 23:20, 25:2 case [7] - 13:2, 15:4, 18:10, 20:19, 23:1, 24:5 cases [2] - 21:20, 21:21 Center [1] - 2:4 Central [1] - 2:7 Cereste [1] - 11:5 CERESTE [9] - 2:3, 2:4, 11:4, 12:19, 14:1, 14:4, 15:8, 18:3, 18:5 CERTIFIED [1] - 1:23 CERTIFY [2] - 29:3, 29:7	
2	5	B	C	
20 [1] - 3:12 20-02 [5] - 3:7, 3:15, 18:10, 21:21, 23:2 20-03 [3] - 1:5, 3:4, 12:24 20-04 [3] - 1:7, 3:9, 19:15 20-05 [3] - 1:10, 3:12, 20:21 20-06 [3] - 3:17, 23:20, 25:2 20-2 [1] - 23:4 200 [2] - 23:10, 25:7 201-641-1812 [1] - 1:24 202 [2] - 1:9, 3:11 2020 [1] - 1:2 2021 [3] - 23:7, 23:17, 25:4 205 [2] - 1:11, 3:13 21 [1] - 3:15 214 [3] - 1:15, 3:19, 25:3 2160 [1] - 2:7 21st [2] - 6:22, 6:25 23 [1] - 3:17	5 [1] - 1:23	behalf [1] - 11:5 Bergen [4] - 1:6, 3:5, 11:13, 18:15 big [1] - 14:13 bill [1] - 10:5 bit [1] - 8:22 bite [1] - 15:11 Block [14] - 1:6, 1:9, 1:11, 1:13, 1:15, 3:5, 3:8, 3:11, 3:13, 3:16, 3:19, 18:16, 23:5, 25:3 board [21] - 4:11, 5:14, 7:1, 7:2, 8:4, 10:3, 11:16, 12:14, 13:6, 13:8, 13:14, 13:19, 13:22, 15:4, 15:14, 15:20, 16:5, 16:22, 28:4 BOARD [2] - 1:1, 3:3 Board [3] - 2:2, 4:10, 27:18 board's [1] - 6:24 Borough [2] - 4:9, 4:13 BOROUGH [1] - 1:1 borough [2] - 4:11, 23:24 bottom [1] - 11:23 Boulevard [5] - 1:6, 3:5, 11:13, 18:10, 18:16 BOX [1] - 1:23 Brinkerhoff [7] - 1:8, 1:15, 3:10, 3:18, 19:17, 23:21, 25:3 Brogna [10] - 5:9, 6:14, 9:23, 10:16, 17:23, 19:10, 20:14, 21:14, 22:22, 24:22	C.C.R [1] - 29:19 C.S.R [1] - 1:22 calendar [1] - 6:21 call-in [1] - 25:10 cancel [2] - 7:2, 7:11 care [1] - 8:18 CARNOVALE [24] - 1:20, 5:12, 6:18, 7:8, 7:14, 7:20, 7:22, 8:16, 9:5, 9:8, 9:11, 10:1, 10:19, 18:1, 19:13, 20:17, 21:17, 22:25, 24:25, 26:21, 27:21, 28:7, 28:11, 28:15 Carnovale [10] - 5:11, 6:16, 9:25, 10:18, 17:25, 19:12, 20:16, 21:16, 22:24, 24:24 carried [3] - 23:6, 25:3, 27:6 CARUCCI [1] - 1:22 Case [17] - 1:5, 1:7, 1:10, 3:4, 3:7, 3:9, 3:12, 3:15, 3:17, 12:23, 18:9, 19:15, 20:20, 21:21, 23:4, 23:20, 25:2 case [7] - 13:2, 15:4, 18:10, 20:19, 23:1, 24:5 cases [2] - 21:20, 21:21 Center [1] - 2:4 Central [1] - 2:7 Cereste [1] - 11:5 CERESTE [9] - 2:3, 2:4, 11:4, 12:19, 14:1, 14:4, 15:8, 18:3, 18:5 CERTIFIED [1] - 1:23 CERTIFY [2] - 29:3, 29:7	
2	6	B	C	
20 [1] - 3:12 20-02 [5] - 3:7, 3:15, 18:10, 21:21, 23:2 20-03 [3] - 1:5, 3:4, 12:24 20-04 [3] - 1:7, 3:9, 19:15 20-05 [3] - 1:10, 3:12, 20:21 20-06 [3] - 3:17, 23:20, 25:2 20-2 [1] - 23:4 200 [2] - 23:10, 25:7 201-641-1812 [1] - 1:24 202 [2] - 1:9, 3:11 2020 [1] - 1:2 2021 [3] - 23:7, 23:17, 25:4 205 [2] - 1:11, 3:13 21 [1] - 3:15 214 [3] - 1:15, 3:19, 25:3 2160 [1] - 2:7 21st [2] - 6:22, 6:25 23 [1] - 3:17	6 [1] - 13:11	behalf [1] - 11:5 Bergen [4] - 1:6, 3:5, 11:13, 18:15 big [1] - 14:13 bill [1] - 10:5 bit [1] - 8:22 bite [1] - 15:11 Block [14] - 1:6, 1:9, 1:11, 1:13, 1:15, 3:5, 3:8, 3:11, 3:13, 3:16, 3:19, 18:16, 23:5, 25:3 board [21] - 4:11, 5:14, 7:1, 7:2, 8:4, 10:3, 11:16, 12:14, 13:6, 13:8, 13:14, 13:19, 13:22, 15:4, 15:14, 15:20, 16:5, 16:22, 28:4 BOARD [2] - 1:1, 3:3 Board [3] - 2:2, 4:10, 27:18 board's [1] - 6:24 Borough [2] - 4:9, 4:13 BOROUGH [1] - 1:1 borough [2] - 4:11, 23:24 bottom [1] - 11:23 Boulevard [5] - 1:6, 3:5, 11:13, 18:10, 18:16 BOX [1] - 1:23 Brinkerhoff [7] - 1:8, 1:15, 3:10, 3:18, 19:17, 23:21, 25:3 Brogna [10] - 5:9, 6:14, 9:23, 10:16, 17:23, 19:10, 20:14, 21:14, 22:22, 24:22	C.C.R [1] - 29:19 C.S.R [1] - 1:22 calendar [1] - 6:21 call-in [1] - 25:10 cancel [2] - 7:2, 7:11 care [1] - 8:18 CARNOVALE [24] - 1:20, 5:12, 6:18, 7:8, 7:14, 7:20, 7:22, 8:16, 9:5, 9:8, 9:11, 10:1, 10:19, 18:1, 19:13, 20:17, 21:17, 22:25, 24:25, 26:21, 27:21, 28:7, 28:11, 28:15 Carnovale [10] - 5:11, 6:16, 9:25, 10:18, 17:25, 19:12, 20:16, 21:16, 22:24, 24:24 carried [3] - 23:6, 25:3, 27:6 CARUCCI [1] - 1:22 Case [17] - 1:5, 1:7, 1:10, 3:4, 3:7, 3:9, 3:12, 3:15, 3:17, 12:23, 18:9, 19:15, 20:20, 21:21, 23:4, 23:20, 25:2 case [7] - 13:2, 15:4, 18:10, 20:19, 23:1, 24:5 cases [2] - 21:20, 21:21 Center [1] - 2:4 Central [1] - 2:7 Cereste [1] - 11:5 CERESTE [9] - 2:3, 2:4, 11:4, 12:19, 14:1, 14:4, 15:8, 18:3, 18:5 CERTIFIED [1] - 1:23 CERTIFY [2] - 29:3, 29:7	
2	7	B	C	
20 [1] - 3:12 20-02 [5] - 3:7, 3:15, 18:10, 21:21, 23:2 20-03 [3] - 1:5, 3:4, 12:24 20-04 [3] - 1:7, 3:9, 19:15 20-05 [3] - 1:10, 3:12, 20:21 20-06 [3] - 3:17, 23:20, 25:2 20-2 [1] - 23:4 200 [2] - 23:10, 25:7 201-641-1812 [1] - 1:24 202 [2] - 1:9, 3:11 2020 [1] - 1:2 2021 [3] - 23:7, 23:17, 25:4 205 [2] - 1:11, 3:13 21 [1] - 3:15 214 [3] - 1:15, 3:19, 25:3 2160 [1] - 2:7 21st [2] - 6:22, 6:25 23 [1] - 3:17	7 [3] - 1:6, 3:5, 18:16 7:00 [6] - 1:2, 9:6, 9:7, 23:7, 23:17, 25:4 7:23 [1] - 28:17	behalf [1] - 11:5 Bergen [4] - 1:6, 3:5, 11:13, 18:15 big [1] - 14:13 bill [1] - 10:5 bit [1] - 8:22 bite [1] - 15:11 Block [14] - 1:6, 1:9, 1:11, 1:13, 1:15, 3:5, 3:8, 3:11, 3:13, 3:16, 3:19, 18:16, 23:5, 25:3 board [21] - 4:11, 5:14, 7:1, 7:2, 8:4, 10:3, 11:16, 12:14, 13:6, 13:8, 13:14, 13:19, 13:22, 15:4, 15:14, 15:20, 16:5, 16:22, 28:4 BOARD [2] - 1:1, 3:3 Board [3] - 2:2, 4:10, 27:18 board's [1] - 6:24 Borough [2] - 4:9, 4:13 BOROUGH [1] - 1:1 borough [2] - 4:11, 23:24 bottom [1] - 11:23 Boulevard [5] - 1:6, 3:5, 11:13, 18:10, 18:16 BOX [1] - 1:23 Brinkerhoff [7] - 1:8, 1:15, 3:10, 3:18, 19:17, 23:21, 25:3 Brogna [10] - 5:9, 6:14, 9:23, 10:16, 17:23, 19:10, 20:14, 21:14, 22:22, 24:22	C.C.R [1] - 29:19 C.S.R [1] - 1:22 calendar [1] - 6:21 call-in [1] - 25:10 cancel [2] - 7:2, 7:11 care [1] - 8:18 CARNOVALE [24] - 1:20, 5:12, 6:18, 7:8, 7:14, 7:20, 7:22, 8:16, 9:5, 9:8, 9:11, 10:1, 10:19, 18:1, 19:13, 20:17, 21:17, 22:25, 24:25, 26:21, 27:21, 28:7, 28:11, 28:15 Carnovale [10] - 5:11, 6:16, 9:25, 10:18, 17:25, 19:12, 20:16, 21:16, 22:24, 24:24 carried [3] - 23:6, 25:3, 27:6 CARUCCI [1] - 1:22 Case [17] - 1:5, 1:7, 1:10, 3:4, 3:7, 3:9, 3:12, 3:15, 3:17, 12:23, 18:9, 19:15, 20:20, 21:21, 23:4, 23:20, 25:2 case [7] - 13:2, 15:4, 18:10, 20:19, 23:1, 24:5 cases [2] - 21:20, 21:21 Center [1] - 2:4 Central [1] - 2:7 Cereste [1] - 11:5 CERESTE [9] - 2:3, 2:4, 11:4, 12:19, 14:1, 14:4, 15:8, 18:3, 18:5 CERTIFIED [1] - 1:23 CERTIFY [2] - 29:3, 29:7	
2	8	B	C	
20 [1] - 3:12 20-02 [5] - 3:7, 3:15, 18:10, 21:21, 23:2 20-03 [3] - 1:5, 3:4, 12:24 20-04 [3] - 1:7, 3:9, 19:15 20-05 [3] - 1:10, 3:12, 20:21 20-06 [3] - 3:17, 23:20, 25:2 20-2 [1] - 23:4 200 [2] - 23:10, 25:7 201-641-1812 [1] - 1:24 202 [2] - 1:9, 3:11 2020 [1] - 1:2 2021 [3] - 23:7, 23:17, 25:4 205 [2] - 1:11, 3:13 21 [1] - 3:15 214 [3] - 1:15, 3:19, 25:3 2160 [1] - 2:7 21st [2] - 6:22, 6:25 23 [1] - 3:17	83 [3] - 1:8, 3:10, 19:16	behalf [1] - 11:5 Bergen [4] - 1:6, 3:5, 11:13, 18:15 big [1] - 14:13 bill [1] - 10:5 bit [1] - 8:22 bite [1] - 15:11 Block [14] - 1:6, 1:9, 1:11, 1:13, 1:15, 3:5, 3		

<p>CHAIR [1] - 1:18 Chairman [1] - 15:7 CHAIRMAN [113] - 1:17, 4:1, 4:7, 4:23, 5:13, 5:19, 5:25, 6:1, 6:3, 6:5, 6:7, 6:9, 6:19, 7:4, 7:6, 7:9, 7:19, 8:3, 8:7, 8:9, 8:18, 8:24, 8:25, 9:1, 9:2, 9:7, 9:10, 9:12, 9:16, 9:18, 10:2, 10:6, 10:7, 10:9, 10:11, 10:20, 10:25, 12:18, 12:22, 13:24, 14:3, 14:19, 15:10, 15:22, 15:24, 16:2, 16:7, 16:10, 16:11, 16:14, 16:18, 16:20, 16:21, 17:5, 17:6, 17:8, 17:10, 17:16, 17:18, 18:2, 18:4, 18:7, 18:13, 18:17, 18:19, 18:23, 18:25, 19:3, 19:5, 19:14, 19:19, 19:25, 20:2, 20:3, 20:5, 20:7, 20:9, 20:18, 20:20, 21:7, 21:9, 21:18, 22:2, 22:13, 22:15, 22:17, 23:2, 23:16, 23:19, 24:3, 24:6, 24:8, 24:10, 24:13, 24:15, 24:17, 25:15, 25:20, 25:24, 26:2, 26:6, 26:12, 26:17, 26:22, 27:4, 27:12, 27:16, 27:20, 27:23, 28:1, 28:5, 28:8, 28:13 challenging [1] - 11:9 chance [1] - 24:4 change [2] - 14:23, 23:15 changes [6] - 13:13, 13:15, 15:12, 15:13, 15:15, 25:11 Chanukah [1] - 27:24 Christmas [3] - 6:23, 27:21, 27:24 circuit [1] - 15:5 circuited [1] - 15:9 City [4] - 26:20, 26:21, 26:23, 26:24 Clerk's [1] - 4:14 client [1] - 13:12 close [2] - 13:10, 14:20 COLLAZUOL [1] - 2:14 Comment [1] - 3:20</p>	<p>comments [3] - 13:21, 14:2, 25:16 COMMISSION [1] - 29:20 concerned [1] - 11:17 concluded [1] - 28:16 concludes [1] - 27:17 condition [1] - 14:6 conditions [2] - 4:15, 12:7 conference [1] - 23:12 conferencecalling.com [1] - 4:18 confused [2] - 16:7, 16:12 Construction [8] - 1:8, 1:10, 2:8, 2:9, 3:10, 3:12, 19:16, 20:21 construction [1] - 18:15 continuance [3] - 21:25, 22:6, 22:11 continued [1] - 23:12 cooperation [1] - 28:4 copy [1] - 5:22 corrections [1] - 5:23 Council [1] - 28:9 Counsel [1] - 2:2 counsel [2] - 29:8, 29:10 County [1] - 4:17 couple [1] - 27:5 COURT [1] - 1:23 coverage [2] - 19:24, 21:2 COVID-19 [1] - 4:16 current [1] - 4:15</p>	<p>develop [1] - 14:10 Developers [5] - 1:12, 3:7, 3:15, 21:22, 23:3 development [1] - 12:12 DIANE [1] - 2:2 difficult [3] - 11:14, 14:10, 14:18 directives [1] - 4:16 discussion [1] - 6:20 DO [1] - 29:7 DONNA [1] - 29:19 Due [1] - 4:15 duplex [1] - 19:21 dwelling [1] - 20:24</p>	<p style="text-align: center;">F</p> <p>fall [1] - 7:14 family [4] - 11:23, 18:15, 19:21, 20:24 far [1] - 14:22 February [1] - 8:23 feedback [1] - 14:5 feet [8] - 11:10, 11:11, 11:12, 13:11, 14:16, 14:17, 23:10, 25:7 fellow [1] - 27:18 FEMALE [2] - 27:1, 27:7 Ferguson [10] - 4:20, 6:6, 9:15, 10:8, 17:15, 19:2, 20:6, 21:6, 22:14, 24:14 FERGUSON [77] - 1:17, 4:1, 4:7, 4:21, 5:13, 5:19, 5:25, 6:3, 6:5, 6:7, 6:19, 7:6, 7:9, 8:3, 8:9, 8:24, 9:1, 9:7, 9:12, 9:16, 10:2, 10:7, 10:9, 10:20, 10:25, 12:18, 12:22, 14:3, 14:19, 15:10, 15:24, 16:2, 16:10, 16:14, 16:18, 16:21, 17:6, 17:10, 17:16, 18:2, 18:4, 18:7, 18:13, 18:17, 18:25, 19:3, 19:14, 19:25, 20:3, 20:5, 20:7, 20:18, 21:7, 21:18, 22:2, 22:13, 22:15, 23:2, 23:16, 23:19, 24:3, 24:8, 24:13, 24:15, 25:15, 25:20, 25:24, 26:2, 26:6, 26:12, 26:17, 26:22, 27:4, 27:12, 27:16, 28:1, 28:8 file [3] - 13:14, 14:24, 15:13 filed [1] - 4:13 financially [1] - 29:11 first [3] - 5:13, 10:24, 25:22 First [2] - 4:8, 18:25 fit [1] - 13:9 flag [1] - 4:3 floor [1] - 12:1 footage [2] - 11:25, 12:17 foregoing [1] - 29:3 form [1] - 5:18 Fort [2] - 2:5, 2:8 forth [1] - 29:6</p>	<p>four [1] - 6:22 Fourth [7] - 1:13, 3:8, 3:16, 21:22, 21:23, 23:4, 26:10 freeconferencecalling.com [1] - 25:9 frontage [2] - 19:23, 21:1 FURTHER [1] - 29:7</p>
	D	E		G
<p>date [4] - 7:13, 7:15, 23:16, 29:6 DAVID [1] - 1:19 days [1] - 6:23 dealing [1] - 17:2 December [1] - 6:22 decided [1] - 28:9 decision [3] - 13:8, 13:15, 13:17 deemed [1] - 14:25 denied [2] - 11:7, 16:9 deny [7] - 13:25, 15:23, 16:8, 16:13, 16:15, 18:13, 18:14 denying [1] - 17:9 depth [3] - 11:9, 11:10, 14:15 DESCRIPTION [1] - 3:23</p>		<p>e-mail [2] - 5:18, 5:20 e-mailed [1] - 5:17 early [2] - 26:5, 26:6 east [1] - 11:13 effect [1] - 11:17 El [6] - 1:5, 2:5, 3:4, 11:5, 12:21, 12:23 EL [1] - 12:21 ELEFTERIOS [1] - 1:18 ELEFTERIOU [15] - 1:18, 5:6, 6:4, 6:13, 9:22, 10:15, 17:22, 18:24, 19:9, 20:4, 20:13, 21:4, 21:13, 22:21, 24:21 Eleferiou [10] - 5:5, 6:12, 9:21, 10:14, 17:21, 19:8, 20:12, 21:12, 22:20, 24:20 ELENI [1] - 2:13 eliminating [2] - 11:22, 11:23 employee [2] - 29:8, 29:10 encourage [1] - 14:1 end [3] - 11:9, 11:10, 12:18 enjoy [1] - 27:19 ESQUIRE [3] - 2:2, 2:4, 2:7 evening [1] - 11:4 evidence [1] - 13:4 exhibits [1] - 13:7 EXPIRES [1] - 29:20 extension [1] - 27:2</p>		H
<p>handle [1] - 15:7 Happy [4] - 27:19, 27:21, 27:24 hear [4] - 14:3, 15:15, 17:12, 20:19 heard [7] - 11:15, 22:2, 22:7, 22:11, 25:14, 26:2, 27:6 hearing [1] - 23:11 hears [1] - 15:4 height [8] - 11:20, 11:25, 12:10, 12:17, 14:13, 14:21, 19:22, 21:1 held [1] - 4:17 hello [3] - 26:22, 26:23 helpful [1] - 12:11 herein [1] - 29:6 holiday [5] - 7:21, 8:11, 26:13, 26:15, 27:11 holidays [2] - 8:17, 27:19</p>				I
				<p>idea [1] - 14:2 IN [1] - 1:4</p>

<p>information [1] - 25:10</p> <p>input [1] - 6:24</p> <p>interested [1] - 29:11</p> <p>introduce [1] - 11:6</p> <p>inutility [1] - 14:11</p> <p>invoices [1] - 10:3</p> <p>involving [1] - 4:15</p> <p>issue [2] - 14:14, 24:1</p> <p>IT [5] - 25:17, 25:22, 26:19, 27:9, 27:15</p>	<p>20:12, 20:14, 20:16, 21:3, 21:5, 21:8, 21:10, 21:12, 21:14, 21:16, 22:5, 22:10, 22:14, 22:16, 22:18, 22:20, 22:22, 22:24, 24:14, 24:16, 24:18, 24:20, 24:22, 24:24, 25:13, 25:18, 27:25</p> <p>LAND [1] - 2:13</p> <p>Lane [3] - 11:17, 11:18, 12:3</p> <p>last [5] - 7:23, 11:15, 13:3, 14:20, 16:23</p> <p>LAURA [1] - 1:22</p> <p>LauraACaruccillc@gmail.com [1] - 1:25</p> <p>LAW [1] - 2:3</p> <p>lead [1] - 4:3</p> <p>Lee [2] - 2:5, 2:8</p> <p>left [1] - 21:19</p> <p>length [1] - 11:19</p> <p>less [3] - 12:3, 12:17</p> <p>LICENSE [1] - 29:20</p> <p>likely [1] - 23:11</p> <p>line [3] - 13:10, 14:21, 25:19</p> <p>linear [1] - 11:12</p> <p>listen [1] - 15:12</p> <p>listened [1] - 13:6</p> <p>listening [1] - 25:16</p> <p>LLC [8] - 1:8, 1:10, 2:8, 2:9, 3:10, 3:12, 19:16, 23:4</p> <p>looked [1] - 6:21</p> <p>looking [2] - 6:24, 13:23</p> <p>looks [1] - 15:12</p> <p>lower [3] - 12:1, 12:3, 12:4</p> <p>Luther [1] - 8:12</p> <p>LYNN [1] - 29:19</p>	<p>Meadow [5] - 1:12, 3:7, 3:15, 21:22, 23:3</p> <p>means [2] - 17:10, 21:19</p> <p>meet [1] - 16:25</p> <p>meeting [22] - 4:2, 4:10, 4:17, 5:15, 5:16, 6:20, 6:22, 6:25, 7:12, 7:24, 7:25, 8:8, 8:13, 9:2, 9:3, 9:13, 11:15, 13:3, 14:20, 23:7, 28:12, 28:16</p> <p>Meetings [1] - 4:9</p> <p>MEMBER [7] - 1:18, 1:19, 1:19, 1:20, 1:20, 1:21, 1:21</p> <p>Members [1] - 27:19</p> <p>members [2] - 11:16, 13:19</p> <p>MEMORIALIZATION</p> <p>S [1] - 3:6</p> <p>memorializations [3] - 10:22, 18:8, 18:9</p> <p>memorialize [4] - 16:23, 18:20, 19:20, 20:22</p> <p>Merry [1] - 27:21</p> <p>merry [1] - 27:23</p> <p>MICHAEL [1] - 2:16</p> <p>Michael [1] - 25:23</p> <p>Mike [4] - 25:24, 26:3, 26:7, 26:13</p> <p>MIN [1] - 1:19</p> <p>Min [1] - 5:1</p> <p>minutes [5] - 5:15, 5:16, 5:22, 5:23, 6:2</p> <p>MIRJANA [1] - 1:21</p> <p>MODERATOR [5] - 25:17, 25:22, 26:19, 27:9, 27:15</p> <p>modify [1] - 11:21</p> <p>Monday [1] - 7:16</p> <p>month' [1] - 6:20</p> <p>month's [3] - 7:12, 13:3, 16:23</p> <p>Morningside [3] - 11:17, 11:18, 12:3</p> <p>most [1] - 23:11</p> <p>Motion [1] - 13:19</p> <p>motion [28] - 5:25, 6:2, 7:5, 7:8, 7:9, 7:18, 9:9, 10:5, 13:25, 15:23, 16:3, 16:13, 16:15, 17:4, 17:7, 17:13, 18:12, 18:13, 18:18, 19:17, 19:19, 20:1, 20:2, 20:22, 21:24, 24:7,</p>	<p>24:8, 28:14</p> <p>move [2] - 7:1, 18:23</p> <p>MR [71] - 4:21, 4:25, 5:6, 5:10, 5:12, 6:4, 6:11, 6:13, 6:15, 6:18, 7:8, 7:14, 7:20, 7:22, 8:16, 9:5, 9:8, 9:11, 9:20, 9:22, 9:24, 10:1, 10:13, 10:15, 10:17, 10:19, 11:4, 12:19, 14:1, 14:4, 15:8, 17:20, 17:22, 17:24, 18:1, 18:3, 18:5, 18:24, 19:7, 19:9, 19:11, 19:13, 20:4, 20:11, 20:13, 20:15, 20:17, 21:4, 21:11, 21:13, 21:15, 21:17, 22:4, 22:19, 22:21, 22:23, 22:25, 24:19, 24:21, 24:23, 24:25, 26:1, 26:4, 26:11, 26:14, 26:21, 27:10, 27:21, 28:7, 28:11, 28:15</p> <p>MS [96] - 4:20, 4:22, 4:24, 5:1, 5:3, 5:5, 5:7, 5:9, 5:11, 5:17, 6:6, 6:8, 6:10, 6:12, 6:14, 6:16, 7:13, 7:16, 7:21, 7:25, 8:11, 8:19, 8:21, 9:6, 9:15, 9:17, 9:19, 9:21, 9:23, 9:25, 10:8, 10:10, 10:12, 10:14, 10:16, 10:18, 10:24, 12:20, 16:16, 17:15, 17:17, 17:19, 17:21, 17:23, 17:25, 18:12, 18:14, 18:21, 19:2, 19:4, 19:6, 19:8, 19:10, 19:12, 19:21, 20:6, 20:8, 20:10, 20:12, 20:14, 20:16, 20:23, 21:3, 21:5, 21:8, 21:10, 21:12, 21:14, 21:16, 22:1, 22:5, 22:8, 22:10, 22:12, 22:14, 22:16, 22:18, 22:20, 22:22, 22:24, 23:1, 23:3, 23:17, 23:25, 24:12, 24:14, 24:16, 24:18, 24:20, 24:22, 24:24, 25:1, 25:13, 25:18, 26:3, 27:25</p> <p>MY [1] - 29:20</p>	<p>N</p> <p>name [1] - 12:20</p> <p>narrowest [1] - 14:17</p> <p>need [1] - 12:24</p> <p>never [1] - 23:23</p> <p>New [5] - 2:5, 2:8, 23:5, 27:22, 27:24</p> <p>new [2] - 13:14, 15:13</p> <p>newspaper [2] - 23:10, 25:8</p> <p>newspapers [1] - 4:13</p> <p>next [11] - 6:19, 6:20, 7:12, 10:2, 19:15, 23:20, 26:16, 26:18, 26:19, 27:14, 28:6</p> <p>nice [1] - 26:12</p> <p>night [2] - 26:5, 26:7</p> <p>NJ [1] - 1:24</p> <p>NO [2] - 3:23, 29:20</p> <p>none [1] - 3:24</p> <p>normal [1] - 8:12</p> <p>North [1] - 2:7</p> <p>north [1] - 11:9</p> <p>note [1] - 28:1</p> <p>noted [1] - 28:17</p> <p>notice [7] - 4:9, 23:8, 24:12, 24:13, 25:6, 25:8, 25:12</p> <p>Notice [1] - 4:12</p> <p>NOVEMBER [1] - 1:2</p> <p>number [5] - 19:22, 21:2, 23:1, 23:13, 23:14</p>
<p>J</p>				
<p>January [16] - 7:7, 7:15, 7:17, 7:24, 7:25, 8:6, 8:7, 8:15, 9:3, 9:13, 12:16, 22:3, 23:6, 23:17, 25:4, 26:8</p> <p>Jersey [7] - 2:5, 2:8, 23:5, 26:20, 26:21, 26:23, 26:24</p> <p>JIN [1] - 1:19</p> <p>JOSEPH [1] - 1:17</p> <p>JUDD [1] - 2:15</p> <p>judicata [1] - 14:22</p> <p>justice [1] - 13:1</p>				
<p>K</p>				
<p>KAUKER [6] - 2:16, 26:1, 26:4, 26:11, 26:14, 27:10</p> <p>Kauker [1] - 26:4</p> <p>Kim [7] - 1:14, 3:18, 23:21, 25:2</p> <p>King [1] - 8:12</p>				
<p>L</p>				
<p>L.L.C [1] - 1:22</p> <p>LAMBRINIDES [75] - 2:13, 4:20, 4:22, 4:24, 5:1, 5:3, 5:5, 5:7, 5:9, 5:11, 5:17, 6:6, 6:8, 6:10, 6:12, 6:14, 6:16, 7:16, 8:21, 9:15, 9:17, 9:19, 9:21, 9:23, 9:25, 10:8, 10:10, 10:12, 10:14, 10:16, 10:18, 12:20, 16:16, 17:15, 17:17, 17:19, 17:21, 17:23, 17:25, 19:2, 19:4, 19:6, 19:8, 19:10, 19:12, 20:6, 20:8, 20:10,</p>				
	<p>M</p> <p>MACRI [2] - 2:6, 2:7</p> <p>mail [2] - 5:18, 5:20</p> <p>mailed [1] - 5:17</p> <p>major [2] - 15:12, 15:13</p> <p>MARC [2] - 2:6, 2:7</p> <p>Martin [1] - 8:12</p> <p>MATTER [1] - 1:4</p> <p>matter [6] - 10:23, 11:6, 11:7, 13:1, 13:17, 16:23</p> <p>matters [1] - 15:7</p> <p>Matthew [4] - 1:14, 3:18, 23:21, 25:2</p>			
				<p>O</p> <p>objections [1] - 14:20</p> <p>obtrusive [1] - 12:3</p> <p>obviously [1] - 24:4</p> <p>October [1] - 11:7</p> <p>OF [5] - 1:1, 1:1, 1:4, 2:3</p> <p>OFFICE [1] - 2:3</p> <p>office [1] - 4:14</p> <p>official [1] - 4:13</p> <p>on-line [1] - 25:19</p> <p>one [7] - 11:22, 12:4, 15:11, 25:22, 26:8, 26:9, 26:19</p> <p>Open [1] - 4:8</p> <p>opinion [1] - 11:16</p> <p>opportunity [2] - 13:4, 17:12</p> <p>order [1] - 4:2</p> <p>ordinarily [1] - 10:21</p> <p>originally [1] - 23:13</p> <p>otherwise [1] - 14:14</p>

ought [1] - 13:4 owners [1] - 23:10	11:12, 12:7, 12:12, 13:5, 13:10, 13:11, 14:6, 14:9, 14:15, 14:18, 14:21, 23:9	request [3] - 16:16, 16:18, 23:5 requested [1] - 13:9 res [1] - 14:22 residence [1] - 18:15 residential [1] - 20:24 residents [1] - 25:7 resolution [1] - 18:22 response [5] - 5:2, 5:4, 5:8, 5:24, 16:1 reviewed [1] - 13:7 revised [1] - 12:15 rise [1] - 4:5 Road [1] - 2:7 ROCCIOLA [1] - 2:15 Rock [4] - 1:10, 2:9, 3:12, 20:21 roll [10] - 4:19, 6:5, 7:11, 9:14, 10:7, 17:14, 19:1, 20:5, 21:5, 22:13 room [1] - 11:23 runs [1] - 11:12	south [1] - 11:10 SPEAKER [2] - 27:1, 27:7 square [2] - 11:24, 12:17 stand [1] - 16:6 start [1] - 16:11 State [1] - 4:16 state [1] - 11:2 stenographically [1] - 29:5 STEPHEN [1] - 1:21 STEVE [1] - 2:14 stories [2] - 19:22, 21:2 story [2] - 11:22, 12:4 Street [7] - 1:13, 3:8, 3:16, 21:22, 21:23, 23:4, 26:10 study [1] - 24:5 substantial [3] - 13:13, 14:23, 14:25 substantive [1] - 13:16 Suburban [1] - 18:10 SUK [1] - 1:19	27:19 THE [1] - 1:4 thinking [1] - 14:13 third [1] - 20:19 three [3] - 18:8, 20:24, 21:23 three-family [1] - 20:24 today [2] - 6:21, 27:17 tonight [1] - 21:20 total [2] - 10:3, 11:24 transcript [1] - 29:4 TRANSCRIPT [1] - 1:4 true [1] - 29:3 try [1] - 14:7 trying [1] - 27:2 two [6] - 18:15, 19:21, 21:20, 21:21, 25:17, 25:18 two-family [1] - 19:21
P		Q		U
P.C [1] - 2:6 P.E [2] - 2:14, 2:15 P.M [1] - 1:2 p.m [6] - 9:6, 9:7, 23:7, 23:18, 25:5, 28:17 P.O [1] - 1:23 P.P [1] - 2:16 PAGE [2] - 3:2, 3:23 PALISADES [1] - 1:1 Palisades [2] - 4:10, 23:4 PARK [1] - 1:1 Park [2] - 4:10, 23:5 parking [1] - 11:9 particular [1] - 14:6 parties [1] - 29:9 patient [1] - 27:4 PAUL [1] - 1:18 Paul [2] - 4:3, 7:18 pay [1] - 10:5 people [1] - 25:18 permission [1] - 12:14 personal [1] - 28:1 pick [1] - 7:13 piece [1] - 14:18 place [1] - 29:6 plans [4] - 11:22, 12:16, 13:13, 24:1 pleasure [1] - 8:3 Pledge [1] - 4:6 point [2] - 11:18, 14:17 possible [1] - 12:9 posted [2] - 4:11, 23:23 postpone [1] - 7:5 Postpone [1] - 7:6 pre [1] - 23:12 pre-conference [1] - 23:12 prepared [1] - 11:21 present [3] - 12:16, 13:4, 15:4 presented [1] - 13:2 previous [2] - 5:15, 16:6 probable [1] - 12:8 problem [1] - 7:23 proceedings [1] - 29:5 PROCEEDINGS [1] - 1:4 process [2] - 15:3 profile [1] - 12:2 property [13] - 11:8,	qualifications [1] - 17:1 quite [1] - 11:8			UNIDENTIFIED [2] - 27:1, 27:7 units [1] - 21:23 unless [1] - 14:14 up [6] - 7:1, 11:2, 13:22, 21:23, 24:2, 28:2 USE [1] - 2:13
	R		T	V
R.P.R [1] - 1:22 ranch [1] - 12:5 ratio [1] - 12:1 re [3] - 14:24, 15:13, 23:15 re-advertise [1] - 23:15 re-file [2] - 14:24, 15:13 realize [1] - 14:9 rear [2] - 19:22, 21:1 reason [1] - 23:14 receive [1] - 5:14 received [1] - 5:21 Recitation [1] - 4:5 reconsider [3] - 11:1, 16:5, 17:11 reconsideration [6] - 12:15, 12:23, 15:21, 16:17, 16:19, 17:3 Reconsideration [1] - 13:20 reduced [2] - 11:24, 11:25 reducing [1] - 12:10 reference [1] - 11:19 regards [1] - 12:22 regular [1] - 9:3 rehear [2] - 13:1, 14:25 rehearing [1] - 12:24 relative [2] - 29:8, 29:10 remotely [1] - 4:18 reorganization [1] - 9:3 reported [1] - 29:5 REPORTERS [1] - 1:23		SADDLE [1] - 1:24 salute [1] - 4:4 SAVARIO [2] - 2:3, 2:4 Saverio [1] - 11:5 scheduled [1] - 6:22 second [20] - 6:3, 7:8, 10:6, 14:8, 15:11, 15:25, 16:2, 16:3, 17:4, 17:13, 18:24, 18:25, 20:3, 20:4, 21:3, 21:4, 22:4, 24:11, 28:7, 28:15 Second [1] - 6:4 seconded [3] - 7:10, 7:20, 9:11 seconds [1] - 27:5 SECRETARY [1] - 2:13 see [3] - 12:24, 15:15, 26:15 serve [1] - 13:1 set [2] - 4:16, 29:6 setback [2] - 19:23, 21:2 SEUNG [1] - 1:20 shall [1] - 4:17 short [2] - 15:5, 15:8 side [3] - 11:13, 19:23, 21:1 site [1] - 11:14 Solid [4] - 1:10, 2:9, 3:12, 20:21 sorry [1] - 22:8	Tarabocchia [1] - 5:7 TARABOCCHIA [1] - 1:21 term [1] - 28:2 terms [2] - 12:11, 12:12 Terrace [7] - 1:8, 1:15, 3:10, 3:18, 19:17, 23:21, 25:3 Terranova [10] - 4:24, 6:10, 9:19, 10:12, 17:19, 19:6, 20:10, 21:10, 22:18, 24:18 TERRANOVA [11] - 1:19, 4:25, 6:11, 9:20, 10:13, 17:20, 19:7, 20:11, 21:11, 22:19, 24:19 TESTA [23] - 2:2, 7:13, 7:21, 7:25, 8:11, 8:19, 9:6, 10:24, 18:12, 18:14, 18:21, 19:21, 20:23, 22:1, 22:8, 22:12, 23:1, 23:3, 23:17, 23:25, 24:12, 25:1, 26:3 testify [1] - 13:4 testimony [2] - 13:6, 29:4 Thanksgiving [1] -	variance [2] - 20:25 variances [3] - 19:22, 20:25, 21:1 VICE [38] - 1:18, 4:23, 6:1, 6:9, 7:4, 7:19, 8:7, 8:18, 8:25, 9:2, 9:10, 9:18, 10:6, 10:11, 13:24, 15:22, 16:7, 16:11, 16:20, 17:5, 17:8, 17:18, 18:19, 18:23, 19:5, 19:19, 20:2, 20:9, 20:20, 21:9, 22:17, 24:6, 24:10, 24:17, 27:20, 27:23, 28:5, 28:13 VINCENT [1] - 1:20 virtual [1] - 29:4 virus [1] - 4:16 vote [3] - 7:11, 9:13, 16:4 votes [1] - 15:5

W

waiting ^[1] - 15:19
wall ^[1] - 11:17
wants ^[3] - 7:2, 13:12,
 25:14
website ^[1] - 23:24
week ^[5] - 7:2, 8:1,
 8:5, 8:10, 8:14
welcome ^[1] - 28:11
widest ^[1] - 14:17
wish ^[1] - 27:18
witnesses ^[1] - 13:3
worried ^[1] - 14:24

X

XI00991 ^[1] - 29:20

Y

yard ^[4] - 19:22, 19:23,
 21:1, 21:2
year ^[3] - 7:23, 26:16,
 28:6
Year's ^[1] - 27:22
Years ^[1] - 27:24
YOON ^[1] - 1:20
Yoon ^[1] - 5:3

Z

zone ^[1] - 14:11
Zoning ^[1] - 4:10