

1

BOROUGH OF PALISADES PARK
 BOARD OF ADJUSTMENT
 MONDAY, DECEMBER 17, 2018
 COMMENCING AT 7:00 P.M.

.....
APPLICATION NO. 17-12 : TRANSCRIPT
 HEIDI LEE : OF
 338 10TH STREET : PROCEEDINGS
 BLOCK 418; LOT 9 :
APPLICATION NO. 18-08 :
 LOFARO & SONS, LLC :
 333 8th Street :
 BLOCK 406; LOT 14 :
APPLICATION NO. 15-06 :
 BERGEN ADULT DAY CARE, INC :
 131 East Central Boulevard :
 BLOCK 323; LOT 20 :
APPLICATION NO. 13-07 :
 KING SPA :
 329 COMMERCIAL AVENUE :
APPLICATION NO. 18-10 :
 DHANA REALTY :
 411 5th Street :
 BLOCK 325; LOT 22 :
APPLICATION NO. 18-05 :
 K. YOO :
 317 E. Edsall Boulevard :
 Block 412; Lot 14 :
APPLICATION NO. 18-09 :
 DERVO DEVELOPERS, LLC :
 145 E. Edsall Boulevard :
 Block 325; Lot 22 :
APPLICATION NO. 18-03 :
 DUZGAN :
 423 BERGEN BOULEVARD :
 BLOCK 419; Lot 7&8 :

 B E F O R E :
 THE BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT
 THERE BEING PRESENT:

JOSEPH FERGUSON, CHAIRMAN
 ANDY NAM, MEMBER
 VINCENT CARNOVALE, MEMBER
 DAVID TERRANOVA, MEMBER (7:01 p.m. ARRIVAL)
 SEUNG YOON, MEMBER
 PAUL KIM, MEMBER

25

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

3

I N D E X

2	<u>W I T N E S S E S</u>	<u>SWORN</u>	<u>PAGE</u>
3	APPLICATION NO. 17-12		
4	HEIDI LEE		
5	338 10TH STREET		
6	BLOCK 418; LOT 9		8
7	APPLICATION NO. 18-08		
8	LOFARO & SONS, LLC		
9	333 8th Street		
10	BLOCK 406; LOT 14		10
11	APPLICATION NO. 15-06		
12	BERGEN ADULT DAY CARE, INC		
13	131 East Central Boulevard		
14	BLOCK 323; LOT 20		10
15	APPLICATION NO. 13-07		
16	KING SPA		
17	329 COMMERCIAL AVENUE		12
18	APPLICATION NO. 18-10		
19	DHANA REALTY		
20	411 5th Street		
21	BLOCK 325; LOT 22		19
22	APPLICATION NO. 18-05		
23	K. YOO		
24	317 East Edsall Boulevard		
25	Block 412, Lot 14		25
26	LISA PHILLIPS	29	
27	Direct Examination by Mr. Alampi		30
28	Board Questions		46
29	Board Professionals		
30	Judd Rocciola		43
31	Michael Kauker		44
32	APPLICATION NO. 18-03		
33	DUZGAN		
34	423 BERGEN BOULEVARD		
35	BLOCK 419; Lot 7 & 8		64
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			
101			
102			
103			
104			
105			
106			
107			
108			
109			
110			
111			
112			
113			
114			
115			
116			
117			
118			
119			
120			
121			
122			
123			
124			
125			
126			
127			
128			
129			
130			
131			
132			
133			
134			
135			
136			
137			
138			
139			
140			
141			
142			
143			
144			
145			
146			
147			
148			
149			
150			
151			
152			
153			
154			
155			
156			
157			
158			
159			
160			
161			
162			
163			
164			
165			
166			
167			
168			
169			
170			
171			
172			
173			
174			
175			
176			
177			
178			
179			
180			
181			
182			
183			
184			
185			
186			
187			
188			
189			
190			
191			
192			
193			
194			
195			
196			
197			
198			
199			
200			
201			
202			
203			
204			
205			
206			
207			
208			
209			
210			
211			
212			
213			
214			
215			
216			
217			
218			
219			
220			
221			
222			
223			
224			
225			
226			
227			
228			
229			
230			
231			
232			
233			
234			
235			
236			
237			
238			
239			
240			
241			
242			
243			
244			
245			
246			
247			
248			
249			
250			
251			
252			
253			
254			
255			
256			
257			
258			
259			
260			
261			
262			
263			
264			
265			
266			
267			
268			
269			
270			
271			
272			
273			
274			
275			
276			
277			
278			
279			
280			
281			
282			
283			
284			
285			
286			
287			
288			
289			
290			
291			
292			
293			
294			
295			
296			
297			
298			
299			
300			
301			
302			
303			
304			
305			
306			
307			
308			
309			
310			
311			
312			
313			
314			
315			
316			
317			
318			
319			
320			
321			
322			
323			
324			
325			
326			
327			
328			
329			
330			
331			
332			
333			
334			
335			
336			
337			
338			
339			
340			
341			
342			
343			
344			
345			
346			
347			
348			
349			
350			
351			
352			
353			
354			
355			
356			
357			
358			

1 CHAIRMAN FERGUSON: We'll call the
 2 meeting to order, this way we don't have to sit and
 3 stand.
 4 (Whereupon, all stand for a Recitation
 5 of the Pledge of Allegiance.)
 6 CHAIRMAN FERGUSON: Roll call?
 7 MS. LAMBRINIDES: Mr. Ferguson?
 8 CHAIRMAN FERGUSON: Here.
 9 MS. LAMBRINIDES: Mr. Albanese?
 10 (No response.)
 11 MS. LAMBRINIDES: Mr. Terranova?
 12 (No response.)
 13 MS. LAMBRINIDES: Mr. Kim?
 14 MR. KIM: Here.
 15 MS. LAMBRINIDES: Mr. Nam?
 16 MR. NAM: Here.
 17 MS. LAMBRINIDES: Ms. Yoon?
 18 MS. YOON: Here.
 19 MS. LAMBRINIDES: Mr. Carnovale?
 20 MR. CARNOVALE: Here.
 21 MS. LAMBRINIDES: Ms. Tarabocchia?
 22 (No response.)
 23 MS. LAMBRINIDES: Mr. Lefteriou?
 24 (No response.)
 25 CHAIRMAN FERGUSON: Okay. The first
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. NAM: Yes.
 2 MS. LAMBRINIDES: Ms. Yoon?
 3 MS. YOON: Yes.
 4 MS. LAMBRINIDES: Mr. Carnovale?
 5 MR. CARNOVALE: Yes.
 6 CHAIRMAN FERGUSON: Okay.
 7 Next we're going to pay some bills.
 8 Mr. Kauker, \$3,115.00. The court reporter, \$1558.00.
 9 Judd Rocciola, \$795.50. And the board attorney,
 10 Diane Testa is \$2300.00, which is three of them.
 11 Can I get a motion?
 12 MR. CARNOVALE: I'll make a motion.
 13 CHAIRMAN FERGUSON: Second?
 14 MR. KIM: I'll second it.
 15 CHAIRMAN FERGUSON: Okay.
 16 Roll call vote?
 17 MS. LAMBRINIDES: Mr. Ferguson?
 18 CHAIRMAN FERGUSON: Yes.
 19 MS. LAMBRINIDES: Mr. Kim?
 20 MR. KIM: Yes.
 21 MS. LAMBRINIDES: Mr. Nam?
 22 MR. NAM: Yes.
 23 MS. LAMBRINIDES: Ms. Yoon?
 24 MS. YOON: Yes.
 25 MS. LAMBRINIDES: Mr. Carnovale?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 order of business is we have -- we all have received
 2 a copy of last month's meeting.
 3 Everybody had an opportunity to review
 4 it.
 5 Can I get a motion to approve the
 6 minutes of the previous meeting?
 7 MR. CARNOVALE: I'll make a motion.
 8 CHAIRMAN FERGUSON: There's a motion.
 9 Second? Second?
 10 I'll second.
 11 Roll call vote.
 12 MS. LAMBRINIDES: Mr. Ferguson?
 13 CHAIRMAN FERGUSON: Yes.
 14 MS. LAMBRINIDES: Mr. Kim? Excuse me
 15 Mr. Kim?
 16 MR. KIM: Yes. Can I --
 17 MS. LAMBRINIDES: I think you --
 18 MR. KIM: I wasn't here last meeting.
 19 MS. TESTA: Right.
 20 MS. LAMBRINIDES: Abstain.
 21 MS. TESTA: So you should --
 22 MR. KIM: Recuse myself.
 23 CHAIRMAN FERGUSON: Yes.
 24 MS. TESTA: Yes.
 25 MS. LAMBRINIDES: Mr. Nam?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. CARNOVALE: Yes.
 2 CHAIRMAN FERGUSON: Okay.
 3 Next we're going to do some
 4 memorializations.
 5 MS. LAMBRINIDES: Mr. Terranova is
 6 here.
 7 (Whereupon, Mr. Terranova is now
 8 present.)
 9 CHAIRMAN FERGUSON: The first one will
 10 be Case No. 17-12, Heidi Lee, 338 10th Street.
 11 MS. TESTA: Mr. Carnovale and
 12 Mr. Terranova would not vote on this. They both
 13 voted no at the --
 14 CHAIRMAN FERGUSON: Oh, they both said
 15 no?
 16 MS. TESTA: Right.
 17 And Paul Kim wasn't here, so it would
 18 just be the three of you, which is fine.
 19 CHAIRMAN FERGUSON: Is fine?
 20 MS. TESTA: Yes.
 21 CHAIRMAN FERGUSON: Okay.
 22 So I'll make a motion to approve the
 23 memorialization.
 24 MS. TESTA: Yes.
 25 CHAIRMAN FERGUSON: Can I get a second?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MR. KIM: I'll second it.
 2 MS. TESTA: No, you weren't here.
 3 CHAIRMAN FERGUSON: You can't, you
 4 weren't here.
 5 MR. KIM: I'm sorry. That's right.
 6 CHAIRMAN FERGUSON: So you can't. It
 7 has to be --
 8 MR. NAM: Second.
 9 MS. TESTA: Mr. Nam?
 10 CHAIRMAN FERGUSON: Second is Andy.
 11 Andy is going to second it.
 12 Roll call vote?
 13 MS. LAMBRINIDES: Mr. Ferguson?
 14 CHAIRMAN FERGUSON: Yes.
 15 MS. LAMBRINIDES: Mr. Kim is
 16 abstaining.
 17 MR. KIM: Recused.
 18 MS. TESTA: Right.
 19 MS. LAMBRINIDES: Mr. Nam?
 20 MR. NAM: Yes.
 21 MS. LAMBRINIDES: Ms. Yoon?
 22 MS. YOON: Yes.
 23 MS. LAMBRINIDES: Mr. Carnovale?
 24 MS. TESTA: He voted no.
 25 CHAIRMAN FERGUSON: He can't vote.

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

1 Adult Day Care, 139 East Central.
 2 Can I get a motion?
 3 (No response.)
 4 CHAIRMAN FERGUSON: Okay. I'll make a
 5 motion.
 6 MR. CARNOVALE: I second.
 7 MR. FERGUSON: Okay. Roll call vote?
 8 MS. LAMBRINIDES: Mr. Ferguson?
 9 CHAIRMAN FERGUSON: Yes.
 10 MS. LAMBRINIDES: Mr. Terranova?
 11 MR. TERRANOVA: Yes.
 12 MS. LAMBRINIDES: Mr. Kim is an
 13 abstention.
 14 Mr. Nam?
 15 MR. NAM: Yes.
 16 MS. LAMBRINIDES: Ms. Yoon?
 17 MS. YOON: Yes.
 18 MS. LAMBRINIDES: Mr. Carnovale?
 19 MR. CARNOVALE: Yes.
 20 CHAIRMAN FERGUSON: Okay. So the first
 21 case of the night is going to be Case No. 18-05, K.
 22 Yoo, 317 East Edsall Boulevard.
 23 MS. TESTA: Do the two adjournments
 24 first.
 25 CHAIRMAN FERGUSON: Oh, we're going to

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

1 MS. LAMBRINIDES: So he's a no vote.
 2 CHAIRMAN FERGUSON: Okay.
 3 Next one will be Case No. 18-08, Lofaro
 4 & Sons, LLC, 333 8th Street. Okay. It's a
 5 memorialization.
 6 I'll make a motion to approve the
 7 memorialization.
 8 Can I get a second?
 9 MR. CARNOVALE: I second.
 10 CHAIRMAN FERGUSON: There's a second.
 11 Roll call vote?
 12 MS. LAMBRINIDES: Mr. Ferguson?
 13 CHAIRMAN FERGUSON: Yes.
 14 MS. LAMBRINIDES: Mr. Terranova?
 15 MR. TERRANOVA: Yes.
 16 MS. LAMBRINIDES: Mr. Kim was not here.
 17 Mr. Nam?
 18 MR. NAM: Yes.
 19 MS. LAMBRINIDES: Ms. Yoon?
 20 MS. YOON: Yes.
 21 MS. LAMBRINIDES: Mr. Carnovale?
 22 MR. CARNOVALE: Yes.
 23 CHAIRMAN FERGUSON: Okay. It's time
 24 for my hearing aid.
 25 Next will be Case No. 15-06, Bergen

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

1 do -- all right, we're going to do the two
 2 adjournments, then we're going to -- okay, which ones
 3 are they?
 4 MS. TESTA: 13-07, King Spa.
 5 CHAIRMAN FERGUSON: We have a request
 6 for an adjournment --
 7 MS. TESTA: Yes.
 8 CHAIRMAN FERGUSON: -- for King Spa,
 9 which is Case No. 13-07. He's had a couple of them.
 10 So I'll make a motion to grant the
 11 adjournment, but if he doesn't come in next month,
 12 he's -- we're not going to hear it.
 13 MS. TESTA: Okay. Dismiss it, yes.
 14 So there will be no further notice.
 15 And we have to come up with the date for the January
 16 meeting.
 17 CHAIRMAN FERGUSON: Okay.
 18 MS. TESTA: The third Monday of the
 19 month is Martin Luther King. It's up to the board if
 20 they want to --
 21 CHAIRMAN FERGUSON: Okay. Let's see.
 22 Let's just see now.
 23 MS. TESTA: It's the 21st.
 24 CHAIRMAN FERGUSON: So next month --
 25 Dr. King is the 20th?

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

13

1 MS. TESTA: January 21st.
 2 CHAIRMAN FERGUSON: The 21st. So we're
 3 going to celebrate on the 20th. Right?
 4 MS. LAMBRINIDES: No, the 21st is a
 5 Monday --
 6 MS. TESTA: Right.
 7 MS. LAMBRINIDES: -- that's the national
 8 holiday.
 9 CHAIRMAN FERGUSON: That's the national
 10 holiday.
 11 MR. CARNOVALE: Off Monday, right?
 12 CHAIRMAN FERGUSON: All right. So
 13 we're not going to meet on that day. So we can
 14 either move it to the 27th or we can move it --
 15 MS. TESTA: To the 28th.
 16 MR. CARNOVALE: The 28th or the 14th?
 17 CHAIRMAN FERGUSON: Well, the 28th's a
 18 Tuesday.
 19 MS. TESTA: No, the 28th is a -- you're
 20 in 2020.
 21 CHAIRMAN FERGUSON: Oh, good.
 22 MS. LAMBRINIDES: Time for your glasses
 23 too to go with the hearing aid.
 24 MS. TESTA: It's 2019.
 25 CHAIRMAN FERGUSON: I'm glad somebody

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

14

1 brought that out to me, pointed that out.
 2 MS. LAMBRINIDES: Do you guys want to
 3 just meet on the 22nd, which is a Tuesday, rather
 4 than doing a whole week ahead --
 5 CHAIRMAN FERGUSON: No.
 6 MS. LAMBRINIDES: No? Okay.
 7 CHAIRMAN FERGUSON: So we can either
 8 meet on the 28th or the 14th, correct?
 9 MS. TESTA: Correct. I'm not available
 10 on the 14th.
 11 CHAIRMAN FERGUSON: You're not
 12 available on the 14th.
 13 Well, we can't have a meeting without
 14 you. Yes, we can.
 15 MS. TESTA: Yes.
 16 CHAIRMAN FERGUSON: All right. So
 17 we're going to meet on the 28th.
 18 MS. TESTA: Right, January 28th.
 19 CHAIRMAN FERGUSON: Is everybody okay
 20 with the 28th?
 21 MR. CARNOVALE: What about the missing
 22 individuals?
 23 CHAIRMAN FERGUSON: Well, you know,
 24 there's six of us here.
 25 MS. LAMBRINIDES: We'll let them know.

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

15

1 MS. TESTA: Right, we have to schedule
 2 it.
 3 CHAIRMAN FERGUSON: If there's six of
 4 us here, you know --
 5 MS. TESTA: Yes.
 6 MR. CARNOVALE: All right. We're good.
 7 I'm good.
 8 CHAIRMAN FERGUSON: You're good over --
 9 okay.
 10 MR. CARNOVALE: I'm good.
 11 CHAIRMAN FERGUSON: How's everything
 12 over here?
 13 You're not going to be on the board
 14 after --
 15 MR. KIM: No unfortunately.
 16 MS. LAMBRINIDES: No.
 17 CHAIRMAN FERGUSON: You're going to be
 18 leaving, right? Okay.
 19 MR. KIM: I'll be leaving.
 20 CHAIRMAN FERGUSON: Well, we're going
 21 to miss you.
 22 MR. KIM: I'll miss you guys.
 23 CHAIRMAN FERGUSON: And we're going to
 24 miss you too.
 25 Okay. So we're going to meet on

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

16

1 January 28th.
 2 MS. TESTA: Right, 2019.
 3 CHAIRMAN FERGUSON: I'll make that
 4 motion that we're going to have a reorganization and
 5 a meeting, correct?
 6 MS. TESTA: Correct.
 7 MR. CARNOVALE: I second it.
 8 MS. TESTA: Okay. So King Spa will
 9 have the adjournment until January 28th, 2019.
 10 CHAIRMAN FERGUSON: Right.
 11 MS. TESTA: No further notice.
 12 CHAIRMAN FERGUSON: Notice.
 13 MS. TESTA: And they do waive any time.
 14 CHAIRMAN FERGUSON: Right.
 15 MS. LAMBRINIDES: Now who seconded
 16 that, because now we have two things going on?
 17 MR. CARNOVALE: I did.
 18 MS. LAMBRINIDES: We have the
 19 adjournment request.
 20 MS. TESTA: Right.
 21 MS. LAMBRINIDES: And we have the
 22 setting the reorganization date.
 23 MS. TESTA: We should do the
 24 reorganization date first.
 25 MS. LAMBRINIDES: First.

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

1 MS. TESTA: Then we'll do the
 2 adjournment request.
 3 CHAIRMAN FERGUSON: Okay. We're going
 4 to do --
 5 MS. LAMBRINIDES: So it's Mr. Ferguson
 6 and Mr. Carnovale.
 7 CHAIRMAN FERGUSON: Yes.
 8 MR. CARNOVALE: Right.
 9 MS. LAMBRINIDES: And it's for the
 10 reorganization date of January --
 11 CHAIRMAN FERGUSON: Right, 28th.
 12 MS. LAMBRINIDES: 29th -- 28th.
 13 MS. TESTA: At 7 p.m.
 14 MS. LAMBRINIDES: At 7 p.m.
 15 CHAIRMAN FERGUSON: Right. We're going
 16 to do a reorganization.
 17 MS. TESTA: Right.
 18 MS. LAMBRINIDES: Mr. Ferguson?
 19 CHAIRMAN FERGUSON: Yes.
 20 MS. LAMBRINIDES: Mr. Terranova?
 21 MR. TERRANOVA: Yes.
 22 MS. LAMBRINIDES: Mr. Kim?
 23 MR. KIM: Yes.
 24 MS. LAMBRINIDES: Mr. Nam?
 25 MR. NAM: Yes.

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

1 MS. LAMBRINIDES: Ms. Yoon?
 2 MS. YOON: Yes.
 3 MS. LAMBRINIDES: Mr. Carnovale?
 4 MR. CARNOVALE: Yes.
 5 MS. TESTA: Okay.
 6 So then Case No. 13-07, King Spa, 329
 7 Commercial Avenue is being adjourned to the January
 8 28, 2019 meeting at 7 p.m. There will be no further
 9 notice.
 10 CHAIRMAN FERGUSON: Right. Okay. And
 11 the other adjournment is going to be Case 18-10,
 12 Dhana Realty, 411 5th Street.
 13 Also, he's looking for an adjournment.
 14 We're going to adjourn that one. I'll make a motion
 15 to grant the adjournment to January 28.
 16 No further notice.
 17 MS. LAMBRINIDES: I know there was
 18 somebody out in the public that wanted to make a
 19 comment on that adjournment.
 20 CHAIRMAN FERGUSON: Yes. I'm sorry.
 21 Well, why don't we wait until we --
 22 MS. TESTA: Yes, because we're just
 23 adjourning the case.
 24 MS. CHONG: Yeah, it's regarding that
 25 case.

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

1 MS. LAMBRINIDES: Ms. Yoon?
 2 MS. YOON: Yes.
 3 MS. LAMBRINIDES: Mr. Carnovale?
 4 MR. CARNOVALE: Yes.
 5 MS. LAMBRINIDES: Now we are have a
 6 motion to grant the adjournment of King Spa.
 7 CHAIRMAN FERGUSON: King Spa, which
 8 will mean that they will have to come on January
 9 28th.
 10 MS. LAMBRINIDES: And no further
 11 adjournments will be granted.
 12 CHAIRMAN FERGUSON: No further notice.
 13 But this is going to be the last adjournment.
 14 MS. LAMBRINIDES: So do we have a
 15 second on that?
 16 MR. CARNOVALE: Second.
 17 CHAIRMAN FERGUSON: Roll call vote?
 18 MS. LAMBRINIDES: Mr. Ferguson?
 19 CHAIRMAN FERGUSON: Yes.
 20 MS. LAMBRINIDES: Mr. Terranova?
 21 MR. TERRANOVA: Yes.
 22 MS. LAMBRINIDES: Mr. Kim?
 23 MR. KIM: Yes.
 24 MS. LAMBRINIDES: Mr. Nam?
 25 MR. NAM: Yes.

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

1 MS. LAMBRINIDES: She wants to talk
 2 about the adjournment, but we can do the motion and
 3 you can --
 4 MR. CARNOVALE: I second the motion.
 5 You made a motion, Joe?
 6 CHAIRMAN FERGUSON: Yes.
 7 MR. CARNOVALE: I second.
 8 CHAIRMAN FERGUSON: What do you want to
 9 mention?
 10 MS. CHONG: Oh, just I don't know what
 11 your procedure is, but it's our second time that we
 12 got notice from the attorney --
 13 CHAIRMAN FERGUSON: Right.
 14 MS. CHONG: But he never really
 15 informed us that it's adjourned.
 16 CHAIRMAN FERGUSON: Right.
 17 MS. CHONG: So if it's a practice
 18 that's common in -- I don't know, no word, it's okay.
 19 CHAIRMAN FERGUSON: Right.
 20 MS. CHONG: But it's last minute. We
 21 took a cab to come down, because none of us can drive
 22 at night.
 23 CHAIRMAN FERGUSON: Oh, I'm sorry to
 24 hear that.
 25 MS. CHONG: So I don't know, just...

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

21

1 CHAIRMAN FERGUSON: Right.
 2 MS. LAMBRINIDES: She's saying --
 3 MS. TESTA: Right, the last time he had
 4 noticed, but it was not on the agenda, so this
 5 technically is his first request from the board.
 6 MS. CHONG: Okay.
 7 MS. TESTA: And there were numerous
 8 cases on this evening.
 9 MS. CHONG: All right. So we're just
 10 leaving.
 11 Just thank you for hearing us.
 12 MS. TESTA: Okay.
 13 CHAIRMAN FERGUSON: Okay.
 14 MS. TESTA: Yes.
 15 MS. CHONG: So how many times that this
 16 person or company can adjourn?
 17 CHAIRMAN FERGUSON: Well, it's up to
 18 the board, right?
 19 MS. TESTA: Right, it's up to the
 20 board, but, again, the first time it wasn't listed.
 21 He just -- he sent out notice prior to getting it
 22 placed on the agenda and then this time he had
 23 requested the postponement again because of the case
 24 load.
 25 CHAIRMAN FERGUSON: So why don't we --
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

22

1 why don't you get a hold of whoever the attorney is.
 2 MS. TESTA: Right, yes.
 3 CHAIRMAN FERGUSON: And tell him, you
 4 know, it's up for January 28th.
 5 MS. TESTA: Yes, I will.
 6 CHAIRMAN FERGUSON: All right?
 7 MS. TESTA: Yes.
 8 CHAIRMAN FERGUSON: Okay?
 9 MS. CHONG: Thank you.
 10 CHAIRMAN FERGUSON: Okay.
 11 MALE AUDIENCE MEMBER: They already
 12 started the --
 13 THE COURT REPORTER: Excuse me, please
 14 state your name. Please state your name for the
 15 record.
 16 MS. CHONG: My name is Jung Chong.
 17 THE COURT REPORTER: How do you spell
 18 it?
 19 MS. CHONG: Last name, C-H-O-N-G.
 20 THE COURT REPORTER: And your first
 21 name?
 22 MS. CHONG: J-U-N-G.
 23 THE COURT REPORTER: Thank you.
 24 CHAIRMAN FERGUSON: Okay?
 25 MALE AUDIENCE MEMBER: They already
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

23

1 started the constructions on the property.
 2 CHAIRMAN FERGUSON: They did what?
 3 MALE AUDIENCE MEMBER: They've already
 4 started the constructions.
 5 MS. TESTA: Well, we can't discuss the
 6 case, so...
 7 CHAIRMAN FERGUSON: Yes, we can't
 8 discuss it.
 9 MS. TESTA: Yes.
 10 MS. CHONG: All right.
 11 CHAIRMAN FERGUSON: But this is 511 5th
 12 Street?
 13 MS. CHONG: Yeah.
 14 So we have to complain to somebody.
 15 Can you tell me --
 16 MR. KIM: May I request?
 17 CHAIRMAN FERGUSON: Yeah, go ahead.
 18 MR. KIM: You can go to building
 19 department and make a complaint.
 20 MS. CHONG: All right. Thank you.
 21 CHAIRMAN FERGUSON: Yeah, go to the
 22 building.
 23 FEMALE AUDIENCE MEMBER: We are all in
 24 the same boat.
 25 CHAIRMAN FERGUSON: Yeah, because the
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

24

1 -- never mind.
 2 MS. TESTA: Yeah.
 3 MS. LAMBRINIDES: Roll call, please.
 4 MR. CARNOVALE: We need a roll call?
 5 MS. LAMBRINIDES: Mr. Ferguson?
 6 CHAIRMAN FERGUSON: Yes.
 7 MS. LAMBRINIDES: Mr. Terranova?
 8 MR. TERRANOVA: Yes.
 9 MS. LAMBRINIDES: Mr. Kim? This is to
 10 grant the adjournment.
 11 MR. KIM: Can I vote?
 12 MS. TESTA: Yes.
 13 MR. KIM: Okay, yes.
 14 MS. LAMBRINIDES: Mr. Nam?
 15 MR. NAM: Yes.
 16 MS. LAMBRINIDES: Ms. Yoon?
 17 MS. YOON: Yes.
 18 MS. LAMBRINIDES: Mr. Carnovale?
 19 MR. CARNOVALE: Yes.
 20 MS. TESTA: Okay. So Case 18-10, Dhana
 21 Realty, 411 5th Street, Block 324, Lot 33 will be
 22 adjourned to the January 28th, 2019 meeting at 7 p.m.
 23 No further notice will be given.
 24 CHAIRMAN FERGUSON: Okay. Now we're
 25 back on the agenda.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 MS. TESTA: Yes.
 2 CHAIRMAN FERGUSON: I think?
 3 Case No. 18-05, K. Yoo, 317 East
 4 Edsall Boulevard.
 5 Counsel, it's good to see you.
 6 MR. ALAMPI: Good to see you, Chairman.
 7 Again, for the record, Carmine Alampi for the
 8 applicant, Mr. Yoo.
 9 This is a continuation from the
 10 November meeting where the board had suggested some
 11 modifications to our site plan.
 12 We -- we revamped the engineering site
 13 plan and the architectural plans. We submitted them
 14 more than 10 days before tonight's meeting as
 15 required by law. And we affected the various
 16 changes.
 17 For example, with the parking spaces,
 18 we separated them so that a vehicle could make the
 19 K-turn maneuver.
 20 CHAIRMAN FERGUSON: Right.
 21 MR. ALAMPI: We also moved the parking
 22 and the building shifted about 3 feet. And we've
 23 made all the adjustments.
 24 I have the architect, the engineer in
 25 attendance. I don't believe it's necessary for them

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

1 to testify.
 2 CHAIRMAN FERGUSON: Okay.
 3 MR. ALAMPI: The plan has very modest
 4 changes --
 5 CHAIRMAN FERGUSON: Right.
 6 MR. ALAMPI: -- and it is on file.
 7 CHAIRMAN FERGUSON: Let me just, before
 8 I kick it over to our parking expert, did you receive
 9 the report from our engineer?
 10 MR. ALAMPI: I did today from Collazuol
 11 Engineering.
 12 CHAIRMAN FERGUSON: Yeah. And in that
 13 report --
 14 MR. ALAMPI: I received --
 15 CHAIRMAN FERGUSON: -- in that report,
 16 before we kick it over, he seems to have some concern
 17 about a sidewalk that is next to the rubber wall. He
 18 -- in his opinion, he doesn't think it's enough space
 19 to build that wall.
 20 Is that a problem for you?
 21 MR. ALAMPI: No.
 22 I think what we can do is in the field,
 23 we'll work with Mr. Collazuol in the field --
 24 CHAIRMAN FERGUSON: Right.
 25 MR. ALAMPI: -- to address the wall, the

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

1 condition of the wall, as well as the sidewalk area.
 2 CHAIRMAN FERGUSON: Okay.
 3 So here's the -- he's recommending --
 4 he seems to think there's not enough space there.
 5 I'm just wondering, his recommendation is to
 6 eliminate the sidewalk altogether, you know --
 7 MR. ALAMPI: That would be even --
 8 that's what they say is even more better, Chairman.
 9 CHAIRMAN FERGUSON: Okay.
 10 MR. ALAMPI: So we -- we could do that.
 11 CHAIRMAN FERGUSON: Yes, unless
 12 you want --
 13 MR. ALAMPI: He just felt that it was
 14 physically not enough room for width of it?
 15 CHAIRMAN FERGUSON: Yes.
 16 MR. ALAMPI: And I don't think we
 17 should have a sidewalk that is in any way --
 18 CHAIRMAN FERGUSON: Too small.
 19 MR. ALAMPI: -- deficient.
 20 CHAIRMAN FERGUSON: No, that was his --
 21 MR. ALAMPI: That might be a dangerous
 22 condition.
 23 CHAIRMAN FERGUSON: That's correct.
 24 MR. ALAMPI: So, yes, I think we would
 25 agree.

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

1 CHAIRMAN FERGUSON: So he's eliminating
 2 -- you know the wall is going to stay and everything
 3 is going --
 4 MR. ALAMPI: We would agree to
 5 eliminate the sidewalk.
 6 CHAIRMAN FERGUSON: Okay.
 7 MR. ALAMPI: Thank you, Chairman. And
 8 also --
 9 CHAIRMAN FERGUSON: Now, before we kick
 10 it over to your planner, Judd, did you review the new
 11 plans?
 12 MR. ROCCIOLA: The new plans are the
 13 November 27th?
 14 MR. ALAMPI: Yes.
 15 CHAIRMAN FERGUSON: Right.
 16 MR. ALAMPI: And December 3rd, Judd.
 17 One is the engineering and the November 27th is the
 18 -- I believe, the architect's. You can see it over
 19 here, Judd, on the bottom (indicating).
 20 MR. KAUKER: 12/3/18.
 21 MR. ROCCIOLA: Oh, I see now, yeah.
 22 Sorry, I didn't have the engineering plan.
 23 CHAIRMAN FERGUSON: That's okay.
 24 What do you think of them now or do you
 25 need time to look at it?

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

1 MR. ROCCIOLA: It's okay. I think any
 2 comments that I or Steve had are consistent asking
 3 for the sidewalk, it's all been included and I don't
 4 have any other issues.
 5 CHAIRMAN FERGUSON: No other issues?
 6 MR. ROCCIOLA: No, I think we're good.
 7 MR. ALAMPI: Thank you, Judd.
 8 CHAIRMAN FERGUSON: So, Counsel, do you
 9 want to put your first witness on?
 10 MR. ALAMPI: I do.
 11 Chairman, we carried the meeting
 12 because of those small revisions, but mostly because
 13 our planner was unable to be here.
 14 CHAIRMAN FERGUSON: Right.
 15 MR. ALAMPI: I have her ready now,
 16 Ms. Lisa Phillips.
 17 MS. TESTA: Please raise your right
 18 hand.
 19 Do you swear that the testimony you
 20 will give in this application will be the truth, the
 21 whole truth and nothing but the truth?
 22 MS. PHILLIPS: Yes, I do.
 23 L I S A P H I L L I P S,
 24 having been duly sworn, testifies as follows:
 25 MS. TESTA: Please state your name,
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 spell it for the record.
 2 MS. PHILLIPS: Lisa Phillips,
 3 P-H-I-L-L-I-P-S.
 4 CHAIRMAN FERGUSON: Okay. Ms. Phillips
 5 has been here many times.
 6 We'll accept her as...
 7 MS. PHILLIPS: Thank you.
 8 MR. ALAMPI: Thank you, Chairman.
 9 DIRECT EXAMINATION
 10 BY MR. ALAMPI:
 11 **Q.** Lisa, you had the opportunity to meet
 12 with the clients regarding this property on the
 13 corner of Edsall Boulevard and Bergen Boulevard?
 14 **A. Yes.**
 15 **Q.** And in reviewing the site conditions
 16 and the request, did you assist them and discuss with
 17 the architect an appropriate layout and design of the
 18 property?
 19 **A. Yes.**
 20 **Q.** With that, do you have any exhibits you
 21 want to hand out to the board as you testify?
 22 **A. Yeah.**
 23 **I have a two-page color photograph**
 24 **exhibit, which is -- I forget when the photographs**
 25 **were taken, maybe last spring. They haven't been**
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 **altered in any way. And what the first page shows is**
 2 **the existing conditions starting at the upper left.**
 3 MS. TESTA: Do we want to mark this as
 4 an exhibit?
 5 And, Carmine, do you want to mark the
 6 new plans?
 7 MR. ALAMPI: I do.
 8 I forget where we left off. The
 9 revised plans, I would remark. I forget how many
 10 exhibits we were at the last meeting.
 11 MS. TESTA: Right.
 12 MR. ALAMPI: And why don't we mark the
 13 engineering as A-1, again, for tonight.
 14 MS. TESTA: With today's date?
 15 MR. ALAMPI: Right, with today's date.
 16 MS. TESTA: Yes.
 17 MR. ALAMPI: We'll just put revised
 18 A-1, revised.
 19 MS. TESTA: Right.
 20 MR. ALAMPI: Today's date.
 21 And the engineer -- the architectural
 22 plans would be A-2 as revised.
 23 MS. TESTA: With today's date?
 24 MR. ALAMPI: With today's date.
 25 MS. TESTA: And then, Lisa, your
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 exhibit is A-3?
 2 MR. ALAMPI: Lisa's photographic
 3 exhibit would be A-3.
 4 (Whereupon, Revised Engineering Plan
 5 is received and marked as Exhibit A-1 for
 6 identification.)
 7 (Whereupon, Revised Architectural Plan
 8 is received and marked as Exhibit A-2 for
 9 identification.)
 10 (Whereupon, Two-Page Color Photographic
 11 Exhibit is received and marked as Exhibit A-3
 12 for identification.)
 13 THE WITNESS: So looking on the first
 14 page, the upper left is a photograph of the existing
 15 conditions. I'm standing on the south side of Edsall
 16 Boulevard looking north (indicating).
 17 The next photograph, upper right, is
 18 the intersection where there is -- it was -- it is a
 19 signalized intersection and you can see the curb cut,
 20 how close that is to the corner or the -- it's pretty
 21 close to the tangent point of the curb return.
 22 Then another view of the intersection,
 23 the lower left (indicating).
 24 And then in the bottom right photograph
 25 I'm looking -- I'm standing on the property looking
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 south across the street at the develop -- I think
 2 there's like three detached-dwellings across the
 3 street there (indicating).
 4 Page 2 is looking past the house north.
 5 There's a house -- you see, a brick house in the
 6 upper left (indicating). That house actually faces
 7 Bergen Boulevard and is directly behind the dwelling.
 8 And I believe it's that house that benefits from that
 9 8-foot easement that's along the westerly property
 10 line.

11 So there's some kind of connection,
 12 some kind of utility connection out to that house,
 13 but that house does front on Bergen Boulevard.

14 And other photographs are just the
 15 general area. Across the street, the south side of
 16 Edsall Boulevard (indicating) and then the home that
 17 I was discussing on Bergen Boulevard, the front of it
 18 is in the lower left photograph.

19 And then the businesses across the
 20 street on Bergen Boulevard are represented in the
 21 lower right photograph (indicating).

22 So the area I would describe as
 23 detached residential in the immediate area, both
 24 south of the property and west of the property, but
 25 east of the property, it's all commercial.

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

1 So there's an actual zone split there.
 2 It's business across the street on the east side of
 3 Bergen Boulevard and somewhat residential on the west
 4 side of Bergen Boulevard.

5 BY MR. ALAMPI:

6 **Q.** Now, Lisa, you provided me with an
 7 outline.

8 Would you like to just go through the
 9 description of the neighborhood generally?

10 **A. Yeah.**

11 **Q.** And then we'll go through the site
 12 conditions.

13 **A. Right.**

14 **So the area is in the AA Zone. All of**
 15 **the properties within the immediate area, except**
 16 **those on Bergen Boulevard on the east side are within**
 17 **that area.**

18 **So the property -- the requirement for**
 19 **a property size is 5,000 square feet. This property**
 20 **is nearly twice that size, it's 9,800 -- I'm sorry --**
 21 **9,585 -- 87 square feet.**

22 **That side between Bergen Boulevard and**
 23 **the next street, which I fail to remember, to the**
 24 **west, there's only three properties: This property,**
 25 **a large residential property that's about 20,000**

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

1 **square feet and another property on the corner.**
 2 **So this -- this one block has**
 3 **extra-sized properties. And on the south side**
 4 **they're all 50 by 100. So it's kind of a mixed, in**
 5 **terms of architectural style, and in terms of size of**
 6 **the properties.**

7 **Q.** Now, the movement of the driveway, the
 8 existing driveway is very close to the intersection?

9 **A. Yes.**

10 **Q.** The proposed driveway has been removed.
 11 Is there a benefit --

12 **A. Oh, absolutely.**

13 **Q.** -- in relocating that driveway?

14 **A. Yeah, definitely.**

15 **Getting it away from that intersection**
 16 **and the fact that we don't have to have any of the**
 17 **vehicles back out with the new parking design. So we**
 18 **have the two spaces that were modified to allow a**
 19 **turnaround. We can go out with all of the cars, you**
 20 **know, front way out, which is much safer, plus it's**
 21 **been moved probably -- I'm not sure of the exact**
 22 **dimension.**

23 **THE WITNESS: Tom, do you know? Is it,**
 24 **like, 50, 60 feet moved west, something like that?**

25 **Tom?**

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

1 MR. SCRABBLE: Approximately --
 2 THE WITNESS: I'm sorry, is it about 50
 3 or 60 feet moved? The driveway from where it is now.
 4 MR. SCRABBLE: I'll give you a real
 5 number.

6 THE WITNESS: Okay.
 7 So it's quite a bit. And we had looked
 8 at doing detached dwellings at one time, getting a
 9 subdivision and doing two duplexes. But in that case
 10 you'd have two curb cuts or one extra wide and you'd
 11 probably be about the same distance. So there's a
 12 much -- this is a much better design in terms of
 13 safety.

14 BY MR. ALAMPI:

15 **Q.** Now, Lisa, in this --

16 MR. SCRABBLE: It's almost 80 feet.

17 THE WITNESS: Oh, it's almost 80 feet.

18 MR. SCRABBLE: Edge to edge, the left
 19 edge to the left edge.

20 THE WITNESS: That will probably get
 21 away. Okay.

22 BY MR. ALAMPI:

23 **Q.** So, Lisa, in the prior application,
 24 they were proposing two-family style, two separate
 25 buildings on the property that was almost double the

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

1 minimum lot size, correct?

2 **A. Right.**

3 **Q.** But it was the feature of having two
4 curb cuts that was problematic, wasn't it?

5 **A. Right.**

6 **And then the 8-foot easement. So this**
7 **property is kind of an odd shape, so we have some**
8 **site issues that also impact the development.**

9 **And we also have an 8-foot easement**
10 **that's to the benefit of the property to the north**
11 **and that precludes any type of building.**

12 **So it works out that's where our**
13 **driveway is.**

14 **So we can build over it with a**
15 **driveway, but there can't be any kind of building**
16 **structure within that easement.**

17 **Q.** So the design of this layout, although
18 three units, maximizes the use of the site, but
19 provides an efficient layout given the irregularity
20 of the site?

21 **A. That's right.**

22 **Q.** And are you impressed by the square
23 footage of this property compared to the typical
24 building lot in the zone?

25 **A. Oh, yeah, that definitely makes it**
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 **location relative to the commercial, but this would**
2 **be almost what I would consider, like, a transitional**
3 **property where you're going from more development to**
4 **less development.**

5 **So the more development being**
6 **commercial, then you would have some type of, like,**
7 **multi-family perhaps or mixed used and then you can**
8 **go into detached residential.**

Q. Right.

A. So that's kind of the flow here is that
you have a commercial, his big property now with
proposed three townhouses, and then as you go west
going back to the detached, either duplex or
single-families, yes.

Q. Now, Lisa, in addition to the
three-family request, which is the (d) variance,
there's also a request for front yard setback of 20
feet, which requires a variance?

A. Right.

Q. Can you address the --

A. Sure.

Q. -- the impact of that request?

A. Sure. Well, in both cases on both
frontages, we have excess right-of-way. So that
helps to ameliorate any issues with the front yard
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

1 **unique.**

2 **Q.** Does that effect the density ratio when
3 you consider unit to square footage for a two-family
4 on a typical lot, is this less dense in the sense
5 when you do the math on this site?

6 **A. Yes, it is.**

7 **The master plan contemplates, and the**
8 **zoning, by basing two-families on 5,000-square-foot**
9 **lots. That's a density that equates to 17.4 units to**
10 **the acre. We're at 13.6, because we're an oversized**
11 **lot, even though we have three units, that helps**
12 **achieve the 13.6.**

13 **So we're actually under on the density**
14 **of what would be normally contemplated for this**
15 **property.**

16 **Q.** Do you find that those conditions, that
17 is the location on the corner of the intersection of
18 Bergen Boulevard and Edsall, the configuration of
19 that sharp angle cut on the diagonal of the property
20 and the square footage, that these are unique
21 features and that the site is particularly well
22 suited for this type of development?

23 **A. Yes.**

24 **And I'm not sure if I had explained it**
25 **before when I was talking about the commercial**
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

setback, because the perception is going to be that
the house is setback greater than we are proposing,
because the Edsall Boulevard right-of-way is nearly
20 feet.

Normally a right-of-way on a municipal
street or even a county road is, like, 7 to 10 feet.
And then you have your 25-foot or 30-foot setback.

But in this case, you're starting off
with a 20-foot right-of-way. So from the curb line
back before the property starts, we have 20 feet. So
we need a variance for the requirement of 35 feet,
but when you're looking at the 20-foot right-of-way
and then the 20-foot setback, really perception-wise
and, you know, in reality of what you're looking at,
we actually have 40 feet.

So although we don't meet that standard
along that side, because we only have two other
houses and they are unique, because of the large lot
and that one house is set way back, that I think we
have mitigating circumstance.

And the reason for the front yard being
setback so far is, you know, not to limit, you know,
light, air and open space for anybody, but in this
case visually, it's going to be setback a standard,
you know, 35 to 40 feet in appearance.

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

Q. Likewise, the rear yard is actually facing Bergen Boulevard, the rear yard calls for a variance as well?

A. Right.

And we also have a 17-foot right-of-way along that area too. And we did offset that by the fact that we're pushing the property or shifting the building to the east to accommodate what I believe the board had requested last time, to get further away from that detached residence to the west, pushing it east, so then we created a little more of a variance on that side.

But, again, it's a state road and we do have the extra right-of-way there as well that's about 17 feet.

Q. Right.

And the state highway is an 80-foot right-of-way; isn't it?

A. I think so.

Q. So it's quite --

A. Yes.

Q. -- quite expansive?

A. Yes.

Q. Lastly, Lisa, we're calling for a 31-foot height. Is that in conjunction with the

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

A. Right.
Q. And such, whether or not the height will --

A. Impact.

Q. -- will impact --

A. Right.

Q. -- adversely in a significant way --

A. Right.

Q. -- to fit in the region?

A. Right.

Q. Or the immediate neighborhood?

A. Right.

And I don't think that's the case.

Q. Do you believe we meet that standard?

A. Yeah, certainly. Yes.

Q. Lastly, Lisa, I think we have a building coverage of about 1.5 percent over the limit.

A. Uh-huh.

Q. Do you think that that variance request does violence to the intent and purpose of the zoning?

A. No, it's quite de minimis and the fact that we have, you know, modern standards with the RSIS. And I'm not sure how the -- if it's a seepage
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

topography and the slope of the site?

A. Yeah, absolutely.

And, also, we're not using the -- because we're not a duplex, we're going back to the old AA standard. So we're down to 25 feet, but if you were a duplex, you'd be permitted 28 feet. So we're going to be at 31. The topography really creates that condition. The topography slopes upward from Edsall Boulevard up into the property.

So we have to measure at the four corners. So that's really the -- the reason.

And with any (d) variance in height, we have to show that any problems associated or that would accrue from any type of variance, could be accommodated on the site.

Well, we don't have a parking variance, so -- because sometimes when you go high, you go more square footage. So we have no other negatives associated with the height. We have plenty of setback on the other properties that relate to residential structures.

So we're not going to impact their light, air and open space.

Q. And the recent case law and height variances deals with the overall neighborhood?

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

pit or a series of seepage pits or how the runoff has to be accommodated.

So, whenever you increase coverage, you have to be concerned with where's the runoff going to go and any kind of concern with the neighbors.

And there is slope to this property. So I believe Mr. Scrabble has designed a drainage plan that accommodates all the runoff on the property. So that 1.8 or 1.9 percent is very de minimis. It's not going to create any kind of issue.

Q. And from your review of the comment and review letters of the professionals, as well as your colleagues, there was no issue regarding the capacity of drainage that's been calculated, so we meet those standards?

A. Yes, I believe we do. Yes.

Q. Is there anything else that you would like to emphasize?

A. No.

Just in terms of the negative criteria as to the master plan, I know that Mr. Kauker had discussed the fact that your master plan does state about having incompatible land uses and not imposing three- and four-families in a one- and two-family zone and I would agree --

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

Q. And lastly, Lisa, Mr. Kauker rendered an initial report, November 15th, and then a follow-up report when we revised these plans on December 14, 2018?

A. Yes.

Q. And you received both?

A. Yes, I have.

Q. And he did raise that concern about the master plan.

Can you address that?

A. Sure.

But I think that's talking about the 5,000-square-foot lots. And when they talk about the prevailing densities in the master plan, we're actually less than the density that's been contemplated in your master plan and in your zoning ordinance.

So I don't think there's any kind of detriment or impairment to your master plan and there's certainly no public safety issue.

In fact, we're improving the driveway. So in terms of the public good, I don't think that there's any kind of substantial impairment in any way.

Q. So we can see that there is a (d)
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

(d) variance because of the 31 feet.

CHAIRMAN FERGUSON: Right. So there's one (d) variance?

MS. TESTA: Two.

MR. ALAMPI: Two (d) variances. One because of the three-family.

CHAIRMAN FERGUSON: Okay.

MR. ALAMPI: And the (d) variance as to the height.

CHAIRMAN FERGUSON: Okay.

MR. ALAMPI: So there are two (d) variances and four bulk or (c) variances.

CHAIRMAN FERGUSON: So there's four (c)?

THE WITNESS: Yeah.

CHAIRMAN FERGUSON: Okay.

MR. ALAMPI: There is a theory that when you apply for the (d)(1), it subsumes all the variances.

But to break them down, we need two (d) variances and four (c) variances.

CHAIRMAN FERGUSON: Yes. Okay.

Any board members have any questions?

MR. KIM: I do.

CHAIRMAN FERGUSON: Okay.

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

variance?

A. Two. Yes.

Q. Two variances in the (d) category?

A. Yes.

Q. But with regard to the master plan's goals and purposes --

A. That's right.

Q. -- you believe that because of the size of the lot and the number of units, the ratio stays below the density quote, right?

A. Yes.

Q. And that, therefore, it's consistent with the purposes of the master plan?

A. Yes, that's right.

MR. ALAMPI: Thank you.

I have nothing further, Chairman, of this witness.

CHAIRMAN FERGUSON: Okay. Before I kick it over to Mr. Kauker, just so I'm clear you're asking for three (c) variances and one (d) variance? Yes?

MR. ALAMPI: Well, actually the height comes into question.

CHAIRMAN FERGUSON: Is a (d) variance.

MR. ALAMPI: It's also -- it's also a

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

MR. KIM: Just I think concerning the arrangement of the garages here, the first garage that you see, personally I don't see any, I should say, danger of really -- to someone else's car.

And also like the side setback, just enough space for these two rear garages to maneuver back, but you could see that these -- these cars are all parked head-in.

Now, what I'm kind of concerned about is those two parking garages are next to each other and their entrances are next to each other. Is there any way --

MR. ALAMPI: We did separate them on the engineering plan, but we forgot to show that on the architectural plan.

MR. KIM: Oh, okay. So I missed that.

MR. ALAMPI: We did make the space and we agreed to do that, just what you're saying, so if the car can make a K-maneuver and that's shown on the engineering plan.

MR. KIM: Is there -- okay. So you guys gave enough space, so I guess they're not next to each other?

MR. ALAMPI: Exactly.

MR. KIM: So we're okay with that?

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

CHAIRMAN FERGUSON: We're okay.

MR. KIM: So you don't have to do another visual light or something or a mirror, dual mirror, nothing like that, it's okay?

MR. ALAMPI: It's fine.

MR. KIM: Okay.

CHAIRMAN FERGUSON: Judd, you're okay, right?

MR. ROCCIOLA: Yes. It may take a three-point turn or something like that.

CHAIRMAN FERGUSON: Right.

MR. ROCCIOLA: It's a common maneuver.

CHAIRMAN FERGUSON: Okay.

MR. KAUKER: Yes, Mr. Chairman.

MS. LAMBRINIDES: I don't know where the chairs went, but feel free to pull up a couple of chairs.

THE WITNESS: Oh, okay.

MS. LAMBRINIDES: We usually have chairs --

THE WITNESS: I'm hoping I'm done, so I'll stand.

CHAIRMAN FERGUSON: Not necessarily. One never knows.

THE WITNESS: Did I look weak or

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

have any great impact.

We're going to be higher than the house to the west because of the topography, you know, even if we were -- the ranch that's there now sits at a higher topography.

So no matter what you do, I think, but because we increased the setback on that side greater -- much greater than what is required and beyond what we had last time, I think we're up to 11 feet there and that other house is set so far back I don't think there's going to be any impact.

MR. KAUKER: Okay. So I guess basically your testimony is because of the topography in the area that the proposed height would be consistent with some of the structures, but not all of them, I guess?

THE WITNESS: Right.

And this area hasn't really had any, what I would call, spontaneous redevelopment like other areas in Palisades Park where there's more and more duplexes.

MR. KAUKER: Right.

THE WITNESS: You'll see this area is still kind of a lot of the older, either split levels or some ranches. So there's nothing new to compare

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

something?

MS. LAMBRINIDES: No, I was just trying to be nice and polite.

THE WITNESS: Thank you.

CHAIRMAN FERGUSON: Take it away.

MR. KAUKER: First was just a comment which was addressed already with respect to the site -- the architectural plan and site plan and just the differences obviously should be reflected and they should be consistent between the two.

MR. ALAMPI: Yes.

MR. KAUKER: But you guys already addressed that.

I was going to go over the variances, but that was addressed already.

With respect to the building height in terms of the (d)(6) variance, did you have a chance to look at the heights of the other buildings in the area to determine whether or not the proposed height would be consistent with the heights of other buildings in the area?

THE WITNESS: The one to the north of us, which would be the building facing Bergen Boulevard, is at a higher elevation. And that's a full two stories. So I wouldn't think that would

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

it to, but this is very comparable to any of the duplexes that are being built.

And if we were a duplex, we would be allowed to go up to 28 feet. I know that we're higher and, like I said, because you're measured at four corners, because of the topography, that creates, you have to average it, and that's why we need the variance.

MR. KAUKER: Okay. Thank you.

With respect to your testimony, I don't know -- you're requesting a (d)(1) use variance, which requires a showing of the enhanced quality of proof. I don't know -- I must have -- I don't know if I missed it or not, but --

THE WITNESS: I didn't really address Medici, but in this case, it's such a unique situation where we have almost double the lot size, nothing is discussed in the master plan concerning something like that. The master plan is talking about keeping existing densities and the character of, like, one- and two-family, but again, that's consistent with, like, a 5,000-square-foot-size lot, we're double that.

So it's hard to prove when you're a use variance and that specific use isn't discussed in the

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

master plan.

So I'm gleaning things from the goals and objectives, the ones that you had stated in your report, as well, and I think that we do affirm those master plan goals related to keeping things consistent in terms of density, because we're actually under. And the safety factor of pulling that driveway 80 feet to the west, that's a major intersection. It's a tight radius there. People come swinging around the corner.

So I think this is much better in terms of safety and I would think that just, in general, your master plan has some comments about, you know, safety and the general welfare.

MR. KAUKER: Okay. So, essentially, your testimony is, if I understand it correctly, that from a positive criteria standpoint that this is something -- it's particularly suited mainly because of a couple of unique factors related to the site.

One of them being the lot size and a you were attributing that to the fact that the density is consistent with the underlying density and themes in the master plan and zoning ordinance.

THE WITNESS: Yes. And also, the location relative to the commercial district.

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

corner lot. Believe it or not that property, because we had discussed this with the planning board when we had gone for the subdivision, that corner lot, we don't own that. That's like state owned or something. So we only have a small piece of it to the north.

MR. ALAMPI: I think, Michael, our engineer, through his testimony and in his plan, there's a section of land owned by the state beyond the right-of-way line that separates our property.

So, technically, we're not adjacent to the right-of-way. We're -- there's a 10-foot area of small triangular configuration owned by the state. It might be a slope easement or something. But somehow the state retained ownership of the small triangular portion.

MR. KAUKER: Right. Okay.

THE WITNESS: So we're calling that the side yard and that's where we're required to have five, and I believe we have four, and that relates to the shifting. One of the things that I think was discussed with the board was they knew that it would increase the variance to the east property line, but that the benefit was to shift the building away from the westerly neighbor.

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

I think that's rather unique in that we're a single-family zone right opposite commercial.

So what I had said was I would view this lot as like a transitional lot, because you're right opposite commercial and as you go west, it's more -- especially west of the next street, it's going to be more consistent, 50 by 100, single-family.

MR. KAUKER: Okay. The last question, I guess, related to the front yard setback.

Now, the front yard setback, I'm not -- you're talking about the front yard or more specifically, I guess, it's --

THE WITNESS: The right-of-way.

MR. KAUKER: I'm just looking at the way it's identified. I just want to make sure we have the language correct, because the front yard -- I believe the front yard that you identified was the front yard along Edsall, not Bergen Boulevard.

So I just want to make sure we're talking about the same right-of-way.

THE WITNESS: Well --

MR. KAUKER: The right-of-way is from Bergen Boulevard; is that accurate?

THE WITNESS: We're not really even a

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

So, therefore, we went from a permitted setback to now an increase of one variance so that we have 4 feet, I believe, there.

MR. KAUKER: Right. Okay.

So your -- okay. So it was a side yard setback that you were referring to --

THE WITNESS: Yes.

MR. KAUKER: -- and not the front yard?

THE WITNESS: Right.

MR. KAUKER: Because the front yard, you don't need a variance?

MR. ALAMPI: No, no.

THE WITNESS: No, we do.

MR. ALAMPI: There's a front yard setback.

THE WITNESS: Yeah, off of East Edsall we need a front yard variance. We don't have the 35 --

MR. KAUKER: Yes, okay, I'm sorry.

THE WITNESS: Because that was, like, an average and, like, I said --

MR. KAUKER: Yup, 35.

THE WITNESS: Yeah, that's unique because of those other lots --

MR. KAUKER: So, again, then with --

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

just so I understand this correctly, with the right-of-way you were talking about the front yard along Edsall or along Bergen Boulevard?

THE WITNESS: Both.

MR. KAUKER: Both? Okay.

THE WITNESS: Bergen Boulevard, right, that has a 17-foot right-of-way. So that's in excess as well of what would a standard right-of-way be even along a state road.

So what I'm talking about is, like, visually as you're going down, these lines aren't, you know, apparent to you, but as you're eyeing it --

MR. KAUKER: No, I understand.

THE WITNESS: -- it's going to look like the same setback.

MR. KAUKER: I just wanted to confirm.

THE WITNESS: Yeah.

MR. KAUKER: And I'm just checking one other thing.

So, I mean, essentially whether or not it's a side yard or a front yard, whether it's a corner lot, the requirement would be the same, 5 feet is required and you're proposing 4.

So there really isn't a difference of whether or not it's considered a corner lot --

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

MR. ALAMPI: It went to the other board --

CHAIRMAN FERGUSON: Right.

MR. ALAMPI: -- but the danger and the concern was the ingress/egress activity from the site.

CHAIRMAN FERGUSON: Right.

MR. ALAMPI: And proximity to the intersection.

CHAIRMAN FERGUSON: Right.

MR. ALAMPI: So we went back to the drawing board by relocating the driveway and reorganizing the site we think we achieved those safety concerns that were involved.

And from a planning and zoning perspective, the testimony is clear, because it's almost 10,000 square feet and you take the density of the units to the square footage, we're -- we're even less dense than a typical duplex on a 50-by-100 concept.

CHAIRMAN FERGUSON: Right.

MR. ALAMPI: So we ask the board to give its kind consideration. We think it's going to be a very handsome building.

CHAIRMAN FERGUSON: Right.

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

THE WITNESS: Right.

MR. KAUKER: -- and you require a side yard, because basically they have two side yards even the corner lot. The definition of corner lot, most ordinances, you have two front yards. Palisades Park doesn't have two front yards. They have a front yard and then they have two side yards, even with a corner lot. So it would be the same thing.

THE WITNESS: Okay.

MR. KAUKER: So other than that, I have no other questions.

CHAIRMAN FERGUSON: Any members of the audience have anything?

(No response.)

CHAIRMAN FERGUSON: Counsel, do you want to sum up?

MR. ALAMPI: Very briefly, Chairman.

Thank you very much. I know you're busy this evening. This is a request that follows from an earlier application. The previous application was seeking four units by two duplexes. This is --

CHAIRMAN FERGUSON: It didn't come before this board, correct, it went to the planning board?

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

MR. ALAMPI: It's well laid out. There's ample parking and maneuverability. And we think the board should grant the approval.

Thank you.

CHAIRMAN FERGUSON: Counsel, just one thing, the original application was for four units, correct?

MR. ALAMPI: Yes, it was.

CHAIRMAN FERGUSON: Okay. We're good? Okay. So I'm going to make a motion we approve this with the following comments:

We would like to see a donation of \$2,000.00 to the tree preservation fund.

We're going to move the building 3 feet to the east.

We're going to require a guardrail on Bergen Boulevard, only if DOT approves it, because we understand DOT -- it's their roadway and they might not do it. So if they -- because --

MR. ALAMPI: We'll make a request.

CHAIRMAN FERGUSON: Make the application?

MR. ALAMPI: If they approve it.

CHAIRMAN FERGUSON: Right.

MR. ALAMPI: If they don't --

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

CHAIRMAN FERGUSON: Right.

MR. ALAMPI: -- the application's still approved.

CHAIRMAN FERGUSON: Sidewalk and curbs around the property. There's an interlocking wall on the west side of the property.

Replace the old rubber wall with a -- you're going to build a new wall and then I understand you're going to put on top of the wall a vinyl fence so people can't -- lights can't go through it.

Right?

MR. ALAMPI: Yes, on top of the wall we'll put a solid --

CHAIRMAN FERGUSON: Right.

MR. ALAMPI: -- vinyl fence.

CHAIRMAN FERGUSON: The one you're going to replace. Okay.

And you're going to eliminate the sidewalk next to the rubber wall?

MR. ALAMPI: Yes.

CHAIRMAN FERGUSON: Because our engineer likes that.

And I'm also going to approve the four (c)s and two (d) variances that you're requesting.

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

CHAIRMAN FERGUSON: Thank you, Counsel.

MR. ALAMPI: Thank you very much.

CHAIRMAN FERGUSON: Have a nice

holiday.

MR. ALAMPI: Thank you.

MR. KIM: Merry Christmas.

MS. TESTA: Yes, Merry Christmas.

MR. ALAMPI: Merry Christmas.

CHAIRMAN FERGUSON: And a Happy New Year.

Okay, thank you.

We'll take a five-minute break and then

come back.

MR. KIM: Sure.

(Whereupon, a brief recess is held.)

CHAIRMAN FERGUSON: I'll make a motion to go back in session.

MR. CARNOVALE: I second.

CHAIRMAN FERGUSON: A second? Good.

Roll call?

MS. LAMBRINIDES: All ayes?

CHAIRMAN FERGUSON: All ayes, I guess?

Now --

MS. TESTA: Roll call.

MS. LAMBRINIDES: Do you want me to do

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

MR. ALAMPI: Thank you.

CHAIRMAN FERGUSON: So that's my motion.

Can I get a second.

MR. CARNOVALE: I second it.

CHAIRMAN FERGUSON: Roll call vote?

MS. LAMBRINIDES: Mr. Ferguson?

CHAIRMAN FERGUSON: Yes.

MS. LAMBRINIDES: MR. Terranova?

MR. TERRANOVA: No.

MS. LAMBRINIDES: Mr. Kim?

MR. KIM: Counsel, can I vote?

MS. TESTA: Yes. He read the -- did you read the --

MR. KIM: I did, yeah.

MS. TESTA: -- the transcript from the last meeting of November?

MR. KIM: Yes, I did. The last meeting, yes. Yes.

MS. LAMBRINIDES: Mr. Nam?

MR. NAM: Yes.

MS. LAMBRINIDES: Ms. Yoon?

MS. YOON: Yes.

MS. LAMBRINIDES: Mr. Carnovale?

MR. CARNOVALE: Yes.

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

a roll call or all ayes?

MS. TESTA: We need to do a roll call just to say who's here.

MS. LAMBRINIDES: Okay. Mr. Ferguson?

CHAIRMAN FERGUSON: Yes.

MS. LAMBRINIDES: Mr. Terranova?

MR. TERRANOVA: Yes.

MS. LAMBRINIDES: Mr. Kim?

MR. KIM: Yes.

MS. LAMBRINIDES: Mr. Nam?

MR. NAM: Yes.

MS. LAMBRINIDES: Ms. Yoon?

MS. YOON: Here.

MS. LAMBRINIDES: Mr. Carnovale?

MR. CARNOVALE: Here.

CHAIRMAN FERGUSON: Okay. So I want to call our next case and the case is -- right?

Case 18-03, Duzgan, 423 Bergen Boulevard. Is that attorney here.

MR. MACRI: No, he's not, Mr. Chairman. My name is Marc Macri. I'm appearing at the request of Marc Ramundo. Respectfully request that this matter be carried to the January 28th meeting of the Zoning Board of Adjustment without the necessity of further notice.

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

CHAIRMAN FERGUSON: I'll just say this, he's already had two. This is the third. Next time he's out.

MR. MACRI: Understood.

I'll relay that message, Mr. Chairman.

CHAIRMAN FERGUSON: You know, I mean, we just can't keep adjourn things forever and ever, you know.

So I'll make that motion that we grant the adjournment. No further notice. And we'll see him on January 28th.

So can I get a second?

MR. CARNOVALE: I second it.

CHAIRMAN FERGUSON: Roll call?

MS. LAMBRINIDES: Mr. Ferguson?

CHAIRMAN FERGUSON: Yes.

MS. LAMBRINIDES: Mr. Terranova?

MR. TERRANOVA: Yes.

MS. LAMBRINIDES: Mr. Kim?

MR. KIM: Yes.

MS. LAMBRINIDES: Mr. Nam?

MR. NAM: Yes.

MS. LAMBRINIDES: Ms. Yoon?

MS. YOON: Yes.

MS. LAMBRINIDES: Mr. Carnovale?

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

a letter, too, to let him know that this is it.

CHAIRMAN FERGUSON: Okay. Next one, and this should be the last one.

MS. ELSAYED: Come back January 28th?

MS. TESTA: Yes.

CHAIRMAN FERGUSON: You have -- your name, dear?

MS. ELSAYED: My name is Dahlia, D-A-H-L-I-A, last name Elsayed, E-L-S-A-Y-E-D.

CHAIRMAN FERGUSON: Okay. And your address?

MS. ELSAYED: 429 Bergen Boulevard.

CHAIRMAN FERGUSON: Okay. So your right next to him?

MS. ELSAYED: Lifelong resident of Palisades Park.

MALE AUDIENCE MEMBER: We've been there since the early '80s.

MS. ELSAYED: I've lived there since the '70s actually.

CHAIRMAN FERGUSON: Okay.

MS. ELSAYED: I don't want to say how old I am.

CHAIRMAN FERGUSON: No problem.

MS. ELSAYED: Merry Christmas,
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

MR. CARNOVALE: Yes.

MS. TESTA: So Case 18-03, Duzgan, 423 Bergen Boulevard, Block 419, Lot 7 and 8 is being adjourned to the January 28, 2019 meeting at 7 p.m.

There will be no further notice via mail or newspaper.

CHAIRMAN FERGUSON: Right.

MS. TESTA: And that -- right, the case needs to proceed that day.

MS. LAMBRINIDES: And no more adjournments.

MS. TESTA: Yes.

CHAIRMAN FERGUSON: Marc, you're going to notify him?

MR. MACRI: Yeah, I'm going to call him after the meeting.

CHAIRMAN FERGUSON: Yeah, call him.

MS. TESTA: Yes.

CHAIRMAN FERGUSON: Tell him he's out of time.

MR. MACRI: I'm actually going to send him an e-mail as well to cover myself.

CHAIRMAN FERGUSON: Yeah, he's out of time.

MS. TESTA: Right, yeah. I'll send him

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

everyone.

CHAIRMAN FERGUSON: Take care.

MS. TESTA: Merry Christmas. Thank you.

CHAIRMAN FERGUSON: All right. You too.

MS. LAMBRINIDES: She's younger than us.

CHAIRMAN FERGUSON: Anyway, we're going to call the last case of the night now. Case 18-09, Dervo Developers, 145 East Edsall Boulevard.

Counsel, you're going to -- this is yours?

MR. MACRI: Good evening, Mr. Chairman, Members of the Board. My name is Marc Macri. I represent Dervo Developers Two, LLC, who are the owners and applicant in relation to the property located at 145 East Edsall Boulevard here in the borough.

We're here this evening seeking the board's approval to construct a two-family duplex building on the property.

With me this evening, I have two expert witnesses. I have Mr. Vassilios Cocoros, our architect, and Mr. David Spatz, our professional

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

planner.

CHAIRMAN FERGUSON: Okay.

MR. MACRI: If I can, I'd like to start with having Mr. Cocoros sworn in.

CHAIRMAN FERGUSON: Yes.

But before you go down this road, just so you know, as you see our engineer is not here. So that presents a little problem, because I'm going to let you entertain -- put your case in, but, obviously, I would want him to review any board comments or any --

MR. MACRI: Understood.

CHAIRMAN FERGUSON: You know, so are you ready to have -- you have your engineer to come back next month?

MR. MACRI: I'm not presenting engineering testimony.

CHAIRMAN FERGUSON: Oh, you're not?

MR. MACRI: It's going to be handled by our architect.

But it's my understanding Mr. Collazuol is actually in route.

CHAIRMAN FERGUSON: I'm sorry?

MR. MACRI: It's my understanding he's actually en route. He was at a meeting in Cliffside

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

MS. TESTA: Please raise your right hand. Do you swear that the testimony you will give in this application will be the truth, the whole truth and nothing but the truth?

MR. COCOROS: I do.

VASSILIOS COCOROS,
467 Sylvan Avenue, Englewood Cliffs, New Jersey,
having been duly sworn, testifies as follows:

MS. TESTA: Please state your name and spell it for the record.

MR. COCOROS: Vassilios,
V-A-S-S-I-L-I-O-S, Cocoros, C-O-C-O-R-O-S. 467
Sylvan Avenue, Englewood Cliffs, New Jersey 07632.

CHAIRMAN FERGUSON: Okay.

DIRECT EXAMINATION

BY MR. MACRI:

Q. Mr. Cocoros, to my right are the plans were submitted to the board in anticipation of this evening's application.

Is that correct?

A. Yes.

These were last revised 09 -- 9/10/18 for zoning board review. Initially dated 3/26/18. And there are two -- three sheets, A-1, A-2 and S-1.

MS. TESTA: Do you want to mark that
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

Park with Mr. Spatz and Mr. Spatz was released, he's here and Mr. Collazuol should be --

CHAIRMAN FERGUSON: Well, he called me and told me he can't make it.

So I don't --

MR. MACRI: Just now he called you?

CHAIRMAN FERGUSON: Yeah, today, 4:00 this afternoon.

So I don't know who -- what you --

MS. LAMBRINIDES: He must be on the same train as Pauly.

CHAIRMAN FERGUSON: Yeah, he must be in the same thing as Pauly.

I'm just telling you what I -- he told me. He told me he couldn't make it.

MR. MACRI: We'll present our case and if he's not here, then we'll come back for a follow-up.

CHAIRMAN FERGUSON: Okay. All right.

MS. TESTA: Okay.

MR. MACRI: With Mr. Ramundo at the next meeting.

CHAIRMAN FERGUSON: Let's put your -- okay.

MR. MACRI: Thank you.

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

for -- did you mark it for identification?

MR. MACRI: We'll mark them A-1 for identification purposes.

(Whereupon, architectural plans, three sheets, A-1, A-2 and S-1, last revised 9/10/18 were received and marked as Exhibit A-1 for identification.)

MS. LAMBRINIDES: A-1.

BY MR. MACRI:

Q. Mr. Cocoros, can you please explain to the board what we propose to construct upon the property?

A. Sure. It's a corner property. It's located at the northwest corner of East Edsall Boulevard and 5th Street just below Route 46 -- the westbound side of Route 46.

The property, itself, has a big drop-off from East Edsall Boulevard of approximately 8 feet from the catch basin.

From the upper corner, it's almost 10 feet.

The property is 50 feet on East Edsall Boulevard and 100-feet deep on 5th Street.

Propose to demolish existing dwelling and construct a side-by-side two-family dwelling

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

oriented on 5th Street.

The dwelling, itself, we're proposing 68-feet deep as measured from East Edsall Boulevard and 35-feet wide with the front facing on 5th Street.

The unit will be split into a duplex configuration since 5th Street also goes up from the corner going north towards the dead-end, there's also an increase of approximately 7 feet in elevation.

So what we're going to do is step the units, so Unit B which is the one that's further north is up higher approximately 2 feet from the Unit A, which is closer to the corner of East Edsall Boulevard.

So we've set back the building, itself, 20 feet from East Edsall Boulevard, 5 feet from the side yard along the left, which is the west side -- west side of the property, and 10 feet off of 5th Street at the back, which aligns with the side yard of the adjacent lot towards the north.

We have 12 feet to the building and 4 feet to the deck, as proposed.

The entry will be at the ground floor level. There's no staircases or platform. There's a small platform, a couple of steps at the corner unit, because of the grade -- difference in grade.

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

with the existing grade.

If you look at the right elevation, the grade line, itself, follows the existing grades of the building.

And then we're stepping up to meet the existing side yards -- I'm sorry -- the existing rear yard level at the back of the proposed duplex.

The variances that we're requesting, the biggest one is the height, but we have 28 feet allowed to the midpoint. Here, to the highest roof, we have 37-and-a-half feet and we have three stories at the front.

The driveways, themselves, are basically level with the new sidewalk that we would be installing on 5th Street.

So we're trying to avoid having any pitch going down towards the driveway. So the driveways, themselves, are a little bit higher than the proposed -- the proposed sidewalk. So that's part of ultimate reason for the elevation.

There are existing retaining walls on the adjacent property. So we have the building, itself, off 5 feet. We're not filling in anything on that 5-foot side yard, but what we have -- what we have in the front corner is we have an offset wall

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

I have a picture that depicts the property. I'll pass them out.

MS. LAMBRINIDES: I can hand them out, if you want to keep going.

THE WITNESS: In addition --

MR. MACRI: Mr. Chairman, can we mark that as A-2?

CHAIRMAN FERGUSON: Right?

MS. TESTA: Yes.

(Whereupon, Photograph is received and marked as Exhibit A-2 for identification.)

THE WITNESS: So you can see the big drop-off from the corner, which is on the right-hand side where the stop sign is.

Those trees are the embankment for Route 46, so there's two drop-offs, one going from north to south along 5th Street, and the other one going from east to west on East Edsall Boulevard.

The configuration of the house is similar to other duplexes that we've done previously on corners.

However, since there's a big drop-off from front to back, we're able to avoid filling up the basement. We have -- part of the basement under the building, we have a sub-basement, which lines up

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

that aligns with the corner of the building to provide a level patio area for off of the basement.

Now, that -- if it was up against the -- if it was up against the property line, which we are allowed to do, but I was afraid to do that since there was an existing retaining wall, could have brought our height up -- maybe lowered our height maybe by a foot or so, but I wanted to be on the safe side and keep any additional loads off of that wall.

Go to Sheet A-2, the floor plans. The side-by-side two-family dwelling, as oriented off of 5th street, at the front you can see the entry platform, the door, the staircase up to the first floor.

At the back we have a recreation room, a bathroom. We have a two-car garage with a 17 foot 11 clearance with a 16-foot door to accommodate two cars.

We also have a two-car parking area. We can accommodate two cars for each side.

There's also a staircase that brings you down to the lower level.

First floor, is the main living space. The staircase up. We have a living room/dining room combination, an L-shape. So an entry hall, powder

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

room. And we also have a kitchen with a wood deck off of the kitchen area.

It's a mirror image on each side. We do have bay windows in each unit. There's a little covered entry balcony -- I'm sorry -- roof that provides coverage for the entry platform down below.

Upstairs is a three-bedroom configuration on each side. We have a master suite facing the front towards 5th Street with it's own en-suite master bathroom, a hall bathroom, two secondary bedrooms. We have a side-by-side laundry and a linen closet.

There's also a staircase that you look down to the first floor below.

The sub-basement is basically one room, a recreation room. There's a toilet, a half bath down there. We have a recreation of 13 feet 2 inches by 15 feet 4. The hall area, the staircase, the closet under the stair and another staircase.

The rest of it is basically the -- for the garage slab above and the utility room that's above that.

So it's only a gross area of 968 square feet that includes both sides.

By doing that, we alleviate pressure on
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

THE WITNESS: 68 by 35.

CHAIRMAN FERGUSON: 68 by 35?

THE WITNESS: Correct.

CHAIRMAN FERGUSON: Okay. So the long side is on 5th Street?

THE WITNESS: Yes, and that's to avoid backing out onto --

CHAIRMAN FERGUSON: Onto 5th Street?

THE WITNESS: No, to avoid backing out onto Edsall Boulevard, so we oriented the house facing 5th Street.

CHAIRMAN FERGUSON: So how are the cars getting out?

THE WITNESS: The cars, themselves, are backing out onto 5th Street, which is a dead-end.

CHAIRMAN FERGUSON: On 5th? Okay.

THE WITNESS: It's clear of the corner. So at least -- from the property line -- there's about 15 feet to the property line from the corner, then we have another 33 feet to where the actual driveway starts.

CHAIRMAN FERGUSON: Okay.

THE WITNESS: So the garage, themselves, are way out of that sight triangle.

CHAIRMAN FERGUSON: Okay. Now behind
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

the adjacent neighbor's wall by not filling in that part of the basement.

We also did a drainage plan. We do provide for seepage pits to accommodate any water runoff on the roof -- on the rain -- I'm sorry, roof gutters. That will be contained on-site with a stormwater retention system.

If this is approved, that would have to be reviewed and approved by the borough engineer as far as capacity. We would also do a perc test to make sure that the -- that the ground, itself, can handle the proposed system.

MR. MACRI: Okay.

Thank you, Mr. Cocoros. I have no further questions.

CHAIRMAN FERGUSON: You have no further questions? Okay.

Let me ask you just a couple, what's the length of the building that's proposed?

THE WITNESS: The length as -- I guess it would be the depth, let's say, from -- from East Edsall, if you're looking at it from 5th Street, it would be the width, is 68.

CHAIRMAN FERGUSON: No, I want -- what? What is it?

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

the garages, you have bathrooms?

THE WITNESS: Yes.

CHAIRMAN FERGUSON: And in the bathrooms, we go through this every month.

THE WITNESS: All right. So this is --

CHAIRMAN FERGUSON: So this should be --

MR. MACRI: Mr. Chairman, these were prepared back in March, submitted in September, so --

THE WITNESS: It was before the --

MR. MACRI: Before it was set in stone. That's going to be removed.

CHAIRMAN FERGUSON: We're talking about the tubs and the showers?

MR. MARCI: The bathroom behind the garage will become a powder room.

CHAIRMAN FERGUSON: Right, without the shower and the bathtub?

MR. MACRI: Right.

CHAIRMAN FERGUSON: I just want to make that clear.

THE WITNESS: Yeah, this was done before the --

CHAIRMAN FERGUSON: Okay, no problem. So I'm also a little concerned about

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

the height of it. So do you guys have a problem with if you reduce the first floor from 8 feet to 9 feet, because I understand the ceilings on that floor are 9 feet now?

THE WITNESS: Yes.

CHAIRMAN FERGUSON: Okay. Good. So can we reduce it to 8 feet, because I'm concerned about the height of the building.

THE WITNESS: I mean if -- I'm looking at it right now. There's -- there's a way that we've done it before where if you take the center line of the driveway --

CHAIRMAN FERGUSON: Right.

THE WITNESS: -- and have that level, the one side will be a little bit higher, one side will be a little bit lower. You can boomerang the water out of the -- out of the driveway without causing --

CHAIRMAN FERGUSON: I'm talking about the height of the building.

THE WITNESS: That's what I'm saying.

I can bring down the building a little more --

CHAIRMAN FERGUSON: I don't think the board wants to bring down --

THE WITNESS: No, it would still --

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

convince my friend Vinny, because he's the one that wants the --

MR. CARNOVALE: It's -- it's the right unit when you're looking at it, right side is up a foot-and-a-half?

THE WITNESS: Yeah.

MR. CARNOVALE: The left side is --

THE WITNESS: They're about 6 inches higher.

MR. CARNOVALE: If you drop that side 6 --

THE WITNESS: Well, it's almost about -- it's almost a consistent pitch across 5th Street.

So if I bring it down 6 inches, I would like to keep 9 feet. You know, if anything, we've done 8-and-a-half before. Like I said, it's up to the -- you know, the board.

MR. CARNOVALE: Well, that -- that would help.

What about the unit on the left, what do their driveways look like?

THE WITNESS: They're almost the same. Because if you look at the cross pitch here, it's like 6 inches and here it's about a foot.

So even if I do 6 inches on that one,
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

because if you look at the elevation, we're still about maybe 6 inches higher at the highest point, because the property drops off across the front.

So if you look at the -- let's say, the right side unit, unit B, the line of the actual -- at the garage door is approximately 6 inches higher at the closest -- at the lowest point and then it's almost a foot-and-a-half on the other side.

So I know I can get 6 inches, real 6 inches by bringing it down to the -- bringing that down to a lower elevation, bringing the whole building down without causing an issue with water.

CHAIRMAN FERGUSON: How about the drainage?

In other words, are the garages going to be pitched down or up?

THE WITNESS: No, they'll be positive pitch away from the garage even if I bring it down 6 inches.

We've done it before.

CHAIRMAN FERGUSON: Okay.

THE WITNESS: You know, it wasn't a variance, but we had to get the -- get the height to work out without a variance.

CHAIRMAN FERGUSON: Well, you got to
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

you know, bring the whole building down, basically it's zero and it will all be 6 inches higher.

MR. CARNOVALE: All right.

THE WITNESS: You know that way.

MR. CARNOVALE: So if you cut 6 inches off the height -- Joe, you'd like to see a foot? This is 6 inches.

CHAIRMAN FERGUSON: Right.

MR. CARNOVALE: I don't know if in the house you're going to see this much.

CHAIRMAN FERGUSON: Right.

MR. CARNOVALE: So if they cut 6 inches off the driveway and 6 inches off the height...

CHAIRMAN FERGUSON: Right.

Well, let me ask you a question, Vin. Are you okay with the --

MR. CARNOVALE: Yeah, he won't have negative pitch on the driveway.

Right?

THE WITNESS: No.

MR. CARNOVALE: No negative pitch on the driveway. I'm beautiful with that.

CHAIRMAN FERGUSON: So you're okay?

MR. CARNOVALE: I'm beautiful with that.

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

CHAIRMAN FERGUSON: Okay, good.

Now, the next thing is, if I were to propose -- I'm looking to reduce the height of the building. If I were to propose a wall around the sides coming out from the front and also along the sides, right? So we're going to artificially lower the building?

THE WITNESS: Well, I know I can get, let's say, in the back corner, I can bring it up 4 feet, because the neighbor's wall is further away --

CHAIRMAN FERGUSON: Right.

THE WITNESS: -- so 4 feet would -- if I'm -- if I'm able to bring up that rear, the rear left, if I bring it up 4 feet, that would be a 1-foot reduction. So we can bring the height down by a foot-and-a-half by bringing -- pushing it down 6 inches and then bringing up that corner, which would help make it look -- which would make it look like it's --

CHAIRMAN FERGUSON: Yeah, but if you -- if you build a wall --

THE WITNESS: That's what I'm saying, I'll build a wall in that back corner.

CHAIRMAN FERGUSON: Okay.

THE WITNESS: It would -- basically, we

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

crawl space, but the house will still be there. They won't have a sub-basement. They'll have to fill it in and put a crawl space there.

CHAIRMAN FERGUSON: Yeah.

MR. CARNOVALE: And were you talking about in this corner here (indicating), Joe? Here, building a wall coming out this way (indicating), filling it in, that will cut the height down a lot too.

CHAIRMAN FERGUSON: That's what I'm saying.

THE WITNESS: Well, the back corner, I can do the back corner. The front, I'm just worried --

MR. CARNOVALE: I think he means coming out here (indicating), this is --

THE WITNESS: Can I show you on the --

CHAIRMAN FERGUSON: Yeah.

MR. CARNOVALE: Yeah, come over here. Okay, you're talking about --

THE WITNESS: You see this back corner here, right, I can get 4 feet (indicating).

MR. CARNOVALE: Okay.

THE WITNESS: And I don't put any additional load --

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

have a wall. But the way I did it, I have the wall away from the -- from the neighbor's property. So what I can do is I can come out 3 more feet, still keep a little distance from that neighbor's retaining wall, fill in that corner 4 more feet so that would give us a foot decrease in the height, plus the 6 inches by lowering it.

CHAIRMAN FERGUSON: Okay. How about if I said to you, we can -- let's take the sub-basement out, could you accommodate that? Because you know what my feeling is about sub-basements.

MR. CARNOVALE: Joe?

CHAIRMAN FERGUSON: Yeah.

MR. CARNOVALE: If I may interject?

CHAIRMAN FERGUSON: Yeah, sure.

MR. CARNOVALE: Yeah, they could do that, but the house will still be there.

So if you want him to take the sub-basement out, what they would have to do is fill it in completely.

CHAIRMAN FERGUSON: Right.

MR. CARNOVALE: So it's only down -- well, actually --

THE WITNESS: Or a crawl space.

MR. CARNOVALE: Yeah, they could do a

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

MR. CARNOVALE: Is that --

THE WITNESS: That's all the way back there (indicating).

MR. CARNOVALE: Right.

THE WITNESS: Behind that corner.

MR. CARNOVALE: Yeah, and -- and -- I mean, how about if you built a wall here (indicating)?

THE WITNESS: I could.

MR. CARNOVALE: -- I know the neighbors aren't going to be happy.

THE WITNESS: I could. The only thing I said is, if I do it, because right now it's almost a -- it's, like, a 3-foot wall. I can come out 3 feet.

MR. CARNOVALE: Is there a wall here (indicating), because I see the car is lower?

MR. MACRI: Yeah, there's a wall there.

THE WITNESS: Yeah.

MR. CARNOVALE: There's a wall there?

THE WITNESS: Yeah, I got to be careful I don't -- I don't surcharge on that -- on that wall.

I mean, I can maybe put -- you know, I can maybe move this out a little bit further and then, you know, have the -- have corner done this way

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

(indicating).

MR. CARNOVALE: Well, I -- what's your side yard here?

THE WITNESS: I got 5 feet, which complies.

MR. CARNOVALE: No, I know it complies. Well, a suggestion would be, could you leave that wall? It's not enough room to tier in another wall?

THE WITNESS: What's that?

MR. CARNOVALE: Leave this wall alone (indicating)?

THE WITNESS: Yeah, well, I can't touch the --

MR. CARNOVALE: Is that this guy's or --

THE WITNESS: Yeah, it's on -- it's on his property.

I can't touch that.

MR. CARNOVALE: The neighbor?

THE WITNESS: Yeah, I can't touch his wall.

MR. CARNOVALE: I don't know, we're trying to -- we don't like sub-basements so...

THE WITNESS: What I can do, I mean, I

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

this side with a -- with a retaining wall (indicating).

MR. CARNOVALE: All right. So you would just eliminate the sub-basement and the dirt would come up to here (indicating) or what?

THE WITNESS: Yeah, yeah, it would come up to here and then have steps down to this here (indicating) and then I would just fill this front corner.

CHAIRMAN FERGUSON: How much does it -- how much does it step back? How much room are you giving me?

THE WITNESS: What's that?

CHAIRMAN FERGUSON: How much room --

MR. CARNOVALE: Height-wise?

CHAIRMAN FERGUSON: -- reducing height-wise size are you giving me now?

MR. CARNOVALE: About 18 inches.

THE WITNESS: Yes, 18 inches right now.

CHAIRMAN FERGUSON: So 18 inches?

THE WITNESS: Without -- without touching that front corner.

Now, the other thing is, like I said, we've done it before where we filled in -- we're going to have extra weight pushing down and it's like

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

don't want to -- I mean it's going to look the same, but to help bring it down, let's say, here (indicating), I can bring this up two -- I can bring this out a little bit here. This is, like, 4 foot also. So if I bring it out to here another 2 feet, the only thing is, is I would have to -- if I bring it up to here, I got to -- I can't surcharge onto this guy's property. So I know he's coming up over here --

MR. CARNOVALE: You mean, dirt-wise, right? You can't --

THE WITNESS: Yeah.

MR. CARNOVALE: You can't load the wall, right?

THE WITNESS: You see over here it's not so bad.

MR. CARNOVALE: Right.

THE WITNESS: I can maybe fill just the corner like this (indicating).

MR. CARNOVALE: Right.

THE WITNESS: If I zigzag it and fill in the corner, then in reality it's another -- it's another 2 feet.

So I can kind of bump the wall out to create almost, like, a planter effect and fill in

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

-- we would like to keep the sub-basement, but we would take out the powder room down there and just keep it almost like a storage room.

CHAIRMAN FERGUSON: Yeah.

THE WITNESS: To avoid filling -- you know, avoid filling in.

MR. MACRI: Otherwise, the load would be too heavy, correct?

THE WITNESS: Well, to keep -- because you have like a 4-, 5-foot retaining wall next to us and you have our footings and you have, like, if you fill in that area, you're going to have basically quite a few tons of -- of -- of fill exerting down that wall.

So that's -- I'm trying to avoid any additional weight.

CHAIRMAN FERGUSON: See, this is why I like to have my engineer here, because he can cut through this, whereas --

MR. CARNOVALE: Joe, I'm not a licensed engineer.

From a structural point of view, he's right on the money, but I'm not a legal engineer, so we got to wait for Steve.

CHAIRMAN FERGUSON: Well, yeah, that's
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

why I would like to have my engineer here.

MR. CARNOVALE: Yeah. Yeah.

CHAIRMAN FERGUSON: That's why I said -- but how many more witnesses do you have?

MR. MACRI: Just one, my professional planner.

CHAIRMAN FERGUSON: Okay. Why don't we do this, why don't you put your other witness on --

MR. MACRI: Okay.

CHAIRMAN FERGUSON: -- and come back next meeting and we'll go through his presentation again.

MR. MACRI: Okay.

CHAIRMAN FERGUSON: All right?

MR. MACRI: Sure.

CHAIRMAN FERGUSON: This way, you know -- because I'm not an engineer and I want to be sure.

MR. MACRI: Understood.

MS. SCHOR: Can you bring the Chip and Dale next time? Chip and Dale to hold his drawing.

CHAIRMAN FERGUSON: Wait a minute, wait a minute. One at a time. Hold, hold, hold.

We're going to take him first, then we'll go to the --

MR. KAUKER: I just had one question,

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

saying --

THE WITNESS: There's one step that's in that -- in that --

MR. KAUKER: Okay.

THE WITNESS: But it's only one step above the grade line.

MR. KAUKER: All right. So I think, technically, just to be safe, you should request a variance from that.

THE WITNESS: Understood.

MR. KAUKER: That's it. That's all I have.

CHAIRMAN FERGUSON: Okay. That's all you got? Okay.

THE WITNESS: Thank you.

MS. TESTA: Do you swear that the testimony you will give in this application will be the truth, the whole truth and nothing but the truth?

MR. SPATZ: Yes, I do.

D A V I D S P A T Z,

having been duly sworn, testifies as follows:

MS. TESTA: Please state your name, spell it for the record.

MR. SPATZ: David Spatz, S-P-A-T-Z.

CHAIRMAN FERGUSON: Okay.

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

Mr. Cocoros.

Looking at the street side yard along 5th Street, and there's a provision in the ordinance in Section 300-24.3A that prohibits any unenclosed porches or stairwells or steps into the required side yard of 5 feet.

So I'm looking at the stairs on the southerly -- southwesterly side. Do those encroach into that area?

THE WITNESS: The 10 foot, which -- the 10 feet or the...

MR. KAUKER: They can't -- well, they can't -- basically no projection shall be permitted in the required 5 yard setback [sic] or the 5-foot setback.

THE WITNESS: Okay. Yeah, we have -- the actual -- the stairs, themselves, there's two stairs there, so those project, but the platform is 6 feet off of the --

MR. KAUKER: So the stairs do not project into that 5-foot area?

THE WITNESS: The platform? There's -- there's the -- the two steps on the Unit A, which is the one on East Edsall Boulevard.

MR. KAUKER: All right. So you're

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

Dave has been here many times, so we'll accept him as an expert.

MR. SPATZ: Thank you.

MR. MACRI: Thank you, Mr. Chairman.

DIRECT EXAMINATION

BY MR. MACRI:

Q. Mr. Spatz, in preparation of this evening's application, did you visit the site at 145 East Edsall Boulevard?

A. I did, yes.

Q. And you also reviewed the plans submitted to the board, which were prepared by Mr. Cocoros?

A. Correct.

Q. Would you please provide the board the bases which we can have this application approved and the variances we seek can be granted by the board as well?

A. Absolutely.
I have a photo exhibit, something similar to what Mr. Cocoros provided, but it's a series of four photographs.

The top left-hand photograph (indicating) is of the subject property looking at from East Edsall.

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

The top right-hand photograph (indicating) is looking to the right of -- the left of our property looking down the hill. There's several newer two-family homes.

The bottom left-hand photograph is looking at our property from 5th Street (indicating).

And then the bottom right-hand photograph (indicating) is looking north along 5th Street. There's a single-family home and then a series of two -- newer two-family homes.

Our property is a two-family home as well. And we are replacing it with a new two-family dwelling.

We need one (d) variance for height and then -- now four (c) variances, building coverage, side yard, rear yard and then for the projection into the side yard that was just discussed.

So looking at the height variance, although there's been some modifications this evening, it would still require a (d) variance. So the testimony would remain the same, although the numbers will slightly change.

The height variance, as Mr. Cocoros described and as you can see from the photographs, the property has significant topographic issues and
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

met for the height variance.

Looking at the bulk variances, while we do not meet the rear yard and the corner, side yard requirements of the zone, we felt that matching the streetscape along East Edsall and providing that conforming side yard and pushing the building a little bit further back, that was a better design. So we need those other variances, but we're maintaining the streetscape along East Edsall.

This also helps with the sight distances at the corner, as there is a rise in the property going from west to east.

Looking at the building coverage, the dwelling is only 380 square feet over the lot coverage permitted within the zone. The building, however, in its square footage is actually below what the maximum is -- is allowed.

So the building, even though it exceeds the coverage in terms of the bulk of the building itself, it is still smaller than what your ordinance would permit. So I think the positive criteria are met for the bulk variances.

Looking, lastly, at the negative criteria, I don't think there's anything that is substantially negative. We're replacing a two-family
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

-- and that causes the height to exceed what is permitted within the zone.

We're a half -- in the front of it we're a half story above what is permitted. And then we're down to probably about 8 feet above what is permitted within the zone, but that's really caused by the slope.

As can be seen from the photographs, the newer two-family homes in the vicinity on East Edsall and 5th are all three stories in height, similar in height to what we're proposing in terms of feet.

Our property, as well as the property to the north of us on 5th, have been recessed into the grade, which reduces the height, although that does create drainage issues and steeper driveways.

So we tried to eliminate that by raising the building up slightly to get a positive pitch on -- on the driveway.

5th Street as -- again, can be seen from the photograph raises upwards towards the north.

So those buildings are all already at a higher elevation to our building and would not be affected by what we're proposing.

So I think that the positive criteria
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

home with a two-family home in a zone that permits two-family homes.

As can be seen from the photograph, there are a number of new two-family homes in our property -- in our neighborhood, providing a conforming front yard setback, which is designed to provide a safe sight distance along -- at that corner. There's no impact on light, air and open space on the adjacent and adjoining properties.

We do have a conforming amount of parking on the property, itself, so there's a limited impact on streets.

The driveways have been changed from now where it currently exists on East Edsall, it's now on 5th, which will reduce cars backing out into East Edsall, which is a much heavily traveled street.

So on balance, I think that the positive impact from what we're proposing far outweighs anything that might be negative and I think that those variances could be granted.

MR. MACRI: Thank you, Mr. Spatz.

I have no further questions.

CHAIRMAN FERGUSON: Any questions from the board?

(No response.)

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

CHAIRMAN FERGUSON: Mr. Kauker?

MR. KAUKER: Yeah, just a couple of questions.

With respect to the height of the proposed building and also taking into consideration the change in topography, do you know what the difference in height would be for the proposed structures compared to the existing structure immediately adjacent to it?

THE WITNESS: I haven't measured their height, but just visually they are three stories in height as well. And they have peaked roofs.

The design is similar, both the ones on East Edsall, as well as the newer ones on 5th.

I think we would be similar in height to them. They slope down, so we still will be above them, but in terms of the height of the building, I think they're quite similar.

MR. KAUKER: Yeah, I'm not talking about comparing the actual height of the structure, but taking into consideration -- and taking into consideration the change in slope, the proposed structure is going to be taller?

THE WITNESS: It is still going to be taller even if the building were the same height, the

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

So just from an aesthetics standpoint --

CHAIRMAN FERGUSON: Right.

MR. KAUKER: -- you know, just comparing

--

THE WITNESS: Correct. It's just a consistent --

MR. KAUKER: -- apples to oranges.

THE WITNESS: It's just a consistent rise. Yeah, a consistent rise up, I agree.

MR. KAUKER: Just to clarify the variances.

Now, there's a (d)(6) height variance.

THE WITNESS: Right.

MR. KAUKER: There is a minimum rear yard variance?

THE WITNESS: Correct.

MR. KAUKER: And 25 feet is required, 12 feet is proposed?

THE WITNESS: Correct.

MR. KAUKER: And then there is a minimum side yard variance along the street side where 15 feet is required and 10 feet is proposed, correct?

THE WITNESS: Yes.

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

building, itself, because of the grade --

MR. KAUKER: Right.

THE WITNESS: -- is going to be above those, correct.

MR. KAUKER: Right.

THE WITNESS: The ones on East Edsall, yes.

MR. KAUKER: I just wanted to point that out for the board to consider from a --

THE WITNESS: Right.

MR. KAUKER: -- visual standpoint. Right.

THE WITNESS: As you can see from the photograph, that really is the trend of the newer ones on East Edsall.

MR. KAUKER: Right.

THE WITNESS: They're, you know, small ones and then they step up and each one progressively is taller, even though the buildings, themselves, are probably the similar height.

MR. KAUKER: Right. And just -- and just to clarify the reason why I'm pointing that out is because the last application, I used that as a mitigating factor because their property was at a lower elevation.

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

MR. KAUKER: And then in addition to that, just the variance that I identified before and just to clarify, because I believe I misread that section originally.

When it talks about no projection shall occur in the 5-foot side yard, that's actually as the ordinance defines it, the opposite side. So what would apply to this application and the street side yard, which basically -- that unenclosed steps, which are provided may project inward to the -- I'm sorry -- any required side yard not to -- not to exceed 3 feet.

So it cannot encroach more than 3 feet into a side yard. So I believe that it does. So you would need a variance from that particular requirement as well.

THE WITNESS: We agree.

Yes, they appear -- 4 feet is what it appears from the plans, so, yes, there is a slight --

MR. KAUKER: So there are four bulk variances, four (c) variance and the one (d), that's correct?

THE WITNESS: That's correct, yes.

MR. KAUKER: Okay. We're on the same page.

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

THE WITNESS: Yup.

MR. KAUKER: I have nothing else.

CHAIRMAN FERGUSON: Okay.

Anybody in the audience would like to say anything?

MS. SCHOR: They're coming back, right?

CHAIRMAN FERGUSON: Well, the engineer's coming back, right? Yeah.

MS. TESTA: The architect.

MR. CARNOVALE: The architect?

MS. TESTA: Yeah, the architect is coming back.

CHAIRMAN FERGUSON: Oh, the architect, right.

Okay. I don't -- anyway, Counsel, this is what we're going to do, so we're going to adjourn the meeting to the next meeting?

MS. TESTA: Continue it until --

CHAIRMAN FERGUSON: We're going to continue at the next meeting.

MS. TESTA: Right, to the 28th.

CHAIRMAN FERGUSON: What is the height of the building that you're proposing right now?

MR. MACRI: We're proposing --

MR. COCOROS: It's 37-and-a-half.

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

Why don't we do this, I'll have my engineer -- I'll talk to my engineer what my concerns are and then he will contact Mr. Cocoros.

MR. MACRI: Sure.

CHAIRMAN FERGUSON: And come to some reso about filling it or if it's a problem, not a problem. All right?

MR. COCOROS: Okay.

MR. MACRI: Okay. January 28th, no additional notice?

MS. TESTA: Right.

So the motion is to continue this matter until January 28, 2019 at 7 p.m. There will be no further notice on behalf of the applicant and that he waives the time constraints.

CHAIRMAN FERGUSON: Okay.

MR. CARNOVALE: I second the motion, Joe.

CHAIRMAN FERGUSON: Second.

MR. KIM: I'll second.

MR. CARNOVALE: I second already.

CHAIRMAN FERGUSON: Okay. Roll call.

MS. LAMBRINIDES: Mr. Ferguson?

CHAIRMAN FERGUSON: Yes.

MS. LAMBRINIDES: Mr. Terranova?

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

MR. MACRI: Yes, 37-and-a-half, but after discussions, we're at 36 feet.

CHAIRMAN FERGUSON: Say it again?

MR. MACRI: We were proposing 37.5 feet.

CHAIRMAN FERGUSON: Right.

MR. MACRI: After our discussion with the board, we're at 36 feet.

CHAIRMAN FERGUSON: Okay, 36 feet.

MR. MACRI: And in addition to that, Mr. Chairman, we're also removing the tub behind the garage and removing the powder room in the sub-basement.

CHAIRMAN FERGUSON: Right. You see, it's the height that's got me hung up. So...

MS. TESTA: Your client will waive any time --

MR. MACRI: Yes.

CHAIRMAN FERGUSON: Okay. So next --

MS. LAMBRINIDES: So the motion is to continue?

MS. TESTA: Yes, the 28th.

CHAIRMAN FERGUSON: To the 28th.

Let me end with this that, I'm trying to get it so my engineer can talk to Mr. Cocoros.

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

MR. TERRANOVA: Yes.

MS. LAMBRINIDES: Mr. Kim?

MR. KIM: Yes.

MS. LAMBRINIDES: Mr. Nam?

MR. NAM: Yes.

MS. LAMBRINIDES: Ms. Yoon?

MS. YOON: Yes.

MS. LAMBRINIDES: Mr. Carnovale?

MR. CARNOVALE: Yes.

CHAIRMAN FERGUSON: Okay, thank you.

MR. CARNOVALE: We've got to adjourn, Joe?

CHAIRMAN FERGUSON: That's it, yeah.

MS. TESTA: Make a motion to adjourn.

CHAIRMAN FERGUSON: I'll make a motion to adjourn.

MR. CARNOVALE: I second the motion.

(Whereupon, the meeting is adjourned.

Time noted: 8:36 p.m.)

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

C E R T I F I C A T E

I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID.# 50094914, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with regulation 13:43-5.9 of the New Jersey Administrative 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

Dated: _____

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

#	<p>145 [6] - 1:16, 4:4, 4:20, 68:11, 68:18, 96:8</p> <p>14th [4] - 13:16, 14:8, 14:10, 14:12</p> <p>15 [3] - 77:18, 79:19, 103:23</p> <p>15-06 [3] - 1:7, 3:8, 10:25</p> <p>15th [1] - 45:2</p> <p>16-foot [1] - 76:17</p> <p>17 [3] - 1:2, 41:15, 76:16</p> <p>17-12 [3] - 1:3, 3:3, 8:10</p> <p>17-foot [2] - 41:5, 57:7</p> <p>17.4 [1] - 38:9</p> <p>18 [3] - 91:18, 91:19, 91:20</p> <p>18-03 [4] - 1:17, 3:21, 64:18, 66:2</p> <p>18-05 [5] - 1:13, 3:15, 4:12, 11:21, 25:3</p> <p>18-08 [3] - 1:5, 3:5, 10:3</p> <p>18-09 [4] - 1:15, 4:3, 4:19, 68:10</p> <p>18-10 [4] - 1:11, 3:12, 19:11, 24:20</p> <p>19 [1] - 3:14</p>	<p>42:6, 52:4, 66:4, 75:9, 107:13</p> <p>28th [21] - 13:15, 13:16, 13:19, 14:8, 14:17, 14:18, 14:20, 16:1, 16:9, 17:11, 17:12, 18:9, 22:4, 24:22, 64:23, 65:11, 67:4, 105:21, 106:22, 106:23, 107:9</p> <p>28th's [1] - 13:17</p> <p>29 [1] - 3:17</p> <p>29th [1] - 17:12</p>	<p>104:18</p> <p>40 [2] - 40:15, 40:25</p> <p>404 [1] - 2:5</p> <p>406 [2] - 1:7, 3:7</p> <p>411 [4] - 1:12, 3:13, 19:12, 24:21</p> <p>412 [3] - 1:14, 3:16, 4:14</p> <p>418 [2] - 1:5, 3:4</p> <p>419 [3] - 1:18, 3:22, 66:3</p> <p>423 [4] - 1:18, 3:22, 64:18, 66:2</p> <p>429 [1] - 67:12</p> <p>43 [1] - 3:19</p> <p>44 [1] - 3:20</p> <p>46 [4] - 3:18, 72:15, 72:16, 74:16</p> <p>467 [2] - 71:7, 71:12</p> <p>4:00 [1] - 70:7</p>	<p>64 [1] - 3:22</p> <p>68 [4] - 4:4, 78:23, 79:1, 79:2</p> <p>68-feet [1] - 73:3</p>
\$	<p>\$1558.00 [1] - 7:8</p> <p>\$2,000.00 [1] - 60:13</p> <p>\$2300.00 [1] - 7:10</p> <p>\$3,115.00 [1] - 7:8</p> <p>\$795.50 [1] - 7:9</p>	3	5	7
,	<p>'70s [1] - 67:20</p> <p>'80s [1] - 67:18</p>	<p>3 [7] - 25:22, 60:14, 86:3, 88:14, 104:12, 104:13, 109:16</p> <p>3-foot [1] - 88:14</p> <p>3/26/18 [1] - 71:23</p> <p>30 [1] - 3:18</p> <p>30-foot [1] - 40:7</p> <p>300-24.3A [1] - 94:4</p> <p>31 [2] - 42:7, 47:1</p> <p>31-foot [1] - 41:25</p> <p>317 [5] - 1:14, 3:16, 4:13, 11:22, 25:3</p> <p>32 [3] - 4:15, 4:16, 4:17</p> <p>323 [2] - 1:9, 3:9</p> <p>324 [1] - 24:21</p> <p>325 [5] - 1:12, 1:16, 3:14, 4:4, 4:20</p> <p>329 [3] - 1:10, 3:11, 19:6</p> <p>33 [2] - 24:21, 79:20</p> <p>333 [3] - 1:6, 3:6, 10:4</p> <p>338 [3] - 1:4, 3:4, 8:10</p> <p>35 [6] - 40:11, 40:25, 56:17, 56:22, 79:1, 79:2</p> <p>35-feet [1] - 73:4</p> <p>36 [3] - 106:2, 106:8, 106:9</p> <p>37-and-a-half [3] - 75:11, 105:25, 106:1</p> <p>37.5 [1] - 106:4</p> <p>380 [1] - 99:14</p> <p>3rd [1] - 28:16</p>	<p>5 [6] - 57:22, 73:15, 75:23, 89:4, 94:6, 94:14</p> <p>5,000 [1] - 34:19</p> <p>5,000-square-foot [2] - 38:8, 45:13</p> <p>5,000-square-foot-size [1] - 52:22</p> <p>5-foot [5] - 75:24, 92:10, 94:14, 94:21, 104:6</p> <p>50 [5] - 35:4, 35:24, 36:2, 54:7, 72:22</p> <p>50-by-100 [1] - 59:19</p> <p>511 [1] - 23:11</p> <p>5th [30] - 1:12, 3:13, 19:12, 23:11, 24:21, 72:15, 72:23, 73:1, 73:4, 73:6, 73:17, 74:17, 75:15, 76:12, 77:9, 78:22, 79:5, 79:8, 79:11, 79:15, 79:16, 83:13, 94:3, 97:6, 97:8, 98:10, 98:14, 98:20, 100:15, 101:14</p>	<p>7 [9] - 17:13, 17:14, 19:8, 24:22, 40:6, 66:3, 66:4, 73:8, 107:13</p> <p>7&8 [2] - 1:18, 3:22</p> <p>71 [2] - 4:5, 4:6</p> <p>72 [1] - 4:22</p> <p>74 [1] - 4:23</p> <p>76 [1] - 4:6</p> <p>7:00 [1] - 1:2</p> <p>7:01 [1] - 1:23</p>
0	<p>07024 [1] - 2:8</p> <p>07601 [1] - 2:5</p> <p>07632 [1] - 71:13</p> <p>09 [1] - 71:22</p>	4	6	8
1	2	<p>4 [12] - 56:3, 57:23, 73:20, 77:18, 85:9, 85:12, 85:14, 86:5, 87:22, 90:4, 92:10,</p>	<p>6 [18] - 82:2, 82:6, 82:9, 82:18, 83:8, 83:10, 83:14, 83:24, 83:25, 84:2, 84:5, 84:7, 84:12, 84:13, 85:16, 86:6, 94:18</p> <p>60 [2] - 35:24, 36:3</p>	<p>8 [6] - 3:4, 66:3, 72:19, 81:2, 81:7, 98:5</p> <p>8-and-a-half [1] - 83:16</p> <p>8-foot [3] - 33:9, 37:6, 37:9</p> <p>80 [3] - 36:16, 36:17, 53:8</p> <p>80-foot [1] - 41:17</p> <p>87 [1] - 34:21</p> <p>8:36 [1] - 108:19</p> <p>8th [3] - 1:6, 3:6, 10:4</p>
<p>1 [1] - 2:5</p> <p>1-foot [1] - 85:14</p> <p>1.5 [1] - 43:17</p> <p>1.8 [1] - 44:9</p> <p>1.9 [1] - 44:9</p> <p>10 [9] - 3:7, 3:9, 25:14, 40:6, 72:20, 73:17, 94:10, 94:11, 103:23</p> <p>10,000 [1] - 59:17</p> <p>10-foot [1] - 55:12</p> <p>100 [2] - 35:4, 54:7</p> <p>100-feet [1] - 72:23</p> <p>101 [2] - 4:8, 4:9</p> <p>10th [1] - 8:10</p> <p>10TH [2] - 1:4, 3:4</p> <p>11 [2] - 51:9, 76:17</p> <p>12 [3] - 3:11, 73:20, 103:19</p> <p>12/3/18 [1] - 28:20</p> <p>13 [1] - 77:17</p> <p>13-07 [5] - 1:9, 3:10, 12:4, 12:9, 19:6</p> <p>13.6 [2] - 38:10, 38:12</p> <p>131 [2] - 1:8, 3:9</p> <p>139 [1] - 11:1</p> <p>13:43-5.9 [1] - 109:10</p> <p>14 [6] - 1:7, 1:14, 3:7, 3:16, 4:14, 45:4</p>	<p>2 [5] - 33:4, 73:11, 77:17, 90:5, 90:23</p> <p>20 [6] - 1:9, 3:9, 39:17, 40:4, 40:10, 73:15</p> <p>20,000 [1] - 34:25</p> <p>20-foot [3] - 40:9, 40:12, 40:13</p> <p>2018 [2] - 1:2, 45:4</p> <p>2019 [7] - 13:24, 16:2, 16:9, 19:8, 24:22, 66:4, 107:13</p> <p>2020 [1] - 13:20</p> <p>2023 [1] - 109:16</p> <p>20th [2] - 12:25, 13:3</p> <p>2160 [1] - 2:8</p> <p>21st [4] - 12:23, 13:1, 13:2, 13:4</p> <p>22 [5] - 1:12, 1:16, 3:14, 4:4, 4:20</p> <p>22nd [1] - 14:3</p> <p>25 [3] - 3:16, 42:5, 103:18</p> <p>25-foot [1] - 40:7</p> <p>27th [3] - 13:14, 28:13, 28:17</p> <p>28 [7] - 19:8, 19:15,</p>	7	8	9
		8	A	
				<p>A-1 [11] - 4:15, 4:21, 31:13, 31:18, 32:5, 71:24, 72:2, 72:5, 72:6, 72:8</p> <p>A-2 [10] - 4:16, 4:21, 4:23, 31:22, 32:8, 71:24, 72:5, 74:7, 74:11, 76:10</p>

<p>A-3 [4] - 4:17, 32:1, 32:3, 32:11</p> <p>AA [2] - 34:14, 42:5</p> <p>able [2] - 74:23, 85:13</p> <p>absolutely [3] - 35:12, 42:2, 96:19</p> <p>abstain [1] - 6:20</p> <p>abstaining [1] - 9:16</p> <p>abstention [1] - 11:13</p> <p>accept [2] - 30:6, 96:2</p> <p>accommodate [5] - 41:8, 76:17, 76:20, 78:4, 86:10</p> <p>accommodated [2] - 42:15, 44:2</p> <p>accommodates [1] - 44:8</p> <p>accrue [1] - 42:14</p> <p>accurate [1] - 54:24</p> <p>achieve [1] - 38:12</p> <p>achieved [1] - 59:13</p> <p>acre [1] - 38:10</p> <p>action [2] - 109:8, 109:9</p> <p>activity [1] - 59:5</p> <p>actual [5] - 34:1, 79:20, 82:5, 94:17, 101:20</p> <p>addition [4] - 39:15, 74:5, 104:1, 106:10</p> <p>additional [4] - 76:9, 87:25, 92:16, 107:10</p> <p>address [5] - 26:25, 39:20, 45:10, 52:15, 67:11</p> <p>addressed [3] - 50:7, 50:13, 50:15</p> <p>adjacent [6] - 55:11, 73:19, 75:22, 78:1, 100:9, 101:9</p> <p>adjoining [1] - 100:9</p> <p>adjourn [7] - 19:14, 21:16, 65:7, 105:16, 108:11, 108:14, 108:16</p> <p>adjourned [5] - 19:7, 20:15, 24:22, 66:4, 108:18</p> <p>adjourning [1] - 19:23</p> <p>adjournment [14] - 12:6, 12:11, 16:9, 16:19, 17:2, 18:6, 18:13, 19:11, 19:13, 19:15, 19:19, 20:2, 24:10, 65:10</p> <p>adjournments [4] - 11:23, 12:2, 18:11, 66:11</p> <p>Adjustment [1] - 64:24</p>	<p>ADJUSTMENT [2] - 1:1, 1:20</p> <p>adjustments [1] - 25:23</p> <p>Administrative [1] - 109:10</p> <p>Adult [1] - 11:1</p> <p>ADULT [2] - 1:8, 3:8</p> <p>adversely [1] - 43:7</p> <p>aesthetics [1] - 103:1</p> <p>affected [2] - 25:15, 98:24</p> <p>affirm [1] - 53:4</p> <p>afraid [1] - 76:5</p> <p>afternoon [1] - 70:8</p> <p>agenda [3] - 21:4, 21:22, 24:25</p> <p>agent [1] - 109:8</p> <p>agree [5] - 27:25, 28:4, 44:25, 103:10, 104:17</p> <p>agreed [1] - 48:18</p> <p>ahead [2] - 14:4, 23:17</p> <p>aid [2] - 10:24, 13:23</p> <p>air [3] - 40:23, 42:23, 100:8</p> <p>Alampi [2] - 3:18, 25:7</p> <p>ALAMPI [70] - 2:4, 2:4, 25:6, 25:21, 26:3, 26:6, 26:10, 26:14, 26:21, 26:25, 27:7, 27:10, 27:13, 27:16, 27:19, 27:21, 27:24, 28:4, 28:7, 28:14, 28:16, 29:7, 29:10, 29:15, 30:8, 30:10, 31:7, 31:12, 31:15, 31:17, 31:20, 31:24, 32:2, 34:5, 36:14, 36:22, 46:15, 46:22, 46:25, 47:5, 47:8, 47:11, 47:17, 48:13, 48:17, 48:24, 49:5, 50:11, 55:7, 56:12, 56:14, 58:17, 59:1, 59:4, 59:8, 59:11, 59:22, 60:1, 60:8, 60:20, 60:23, 60:25, 61:2, 61:13, 61:16, 61:21, 62:1, 63:2, 63:5, 63:8</p> <p>Albanese [1] - 5:9</p> <p>aligns [2] - 73:18, 76:1</p> <p>Allegiance [1] - 5:5</p> <p>alleviate [1] - 77:25</p> <p>allow [1] - 35:18</p> <p>allowed [4] - 52:4, 75:10, 76:5, 99:17</p> <p>almost [14] - 36:16, 36:17, 36:25, 39:2,</p>	<p>52:17, 59:17, 72:20, 82:8, 83:12, 83:13, 83:22, 88:13, 90:25, 92:3</p> <p>alone [1] - 89:11</p> <p>altered [1] - 31:1</p> <p>altogether [1] - 27:6</p> <p>ameliorate [1] - 39:25</p> <p>amount [1] - 100:10</p> <p>ample [1] - 60:2</p> <p>Andy [2] - 9:10, 9:11</p> <p>ANDY [1] - 1:22</p> <p>angle [1] - 38:19</p> <p>anticipation [1] - 71:18</p> <p>anyway [2] - 68:9, 105:15</p> <p>apparent [1] - 57:12</p> <p>appear [1] - 104:18</p> <p>appearance [1] - 40:25</p> <p>appearing [1] - 64:21</p> <p>apples [1] - 103:8</p> <p>applicant [3] - 25:8, 68:17, 107:14</p> <p>Applicant [2] - 2:6, 2:9</p> <p>APPLICATION [18] - 1:3, 1:5, 1:7, 1:9, 1:11, 1:13, 1:15, 1:17, 3:3, 3:5, 3:8, 3:10, 3:12, 3:15, 3:21, 4:3, 4:12, 4:19</p> <p>application [13] - 29:20, 36:23, 58:20, 58:21, 60:6, 60:22, 71:3, 71:19, 95:17, 96:8, 96:16, 102:23, 104:8</p> <p>application's [1] - 61:2</p> <p>apply [2] - 47:18, 104:8</p> <p>appropriate [1] - 30:17</p> <p>approval [2] - 60:3, 68:21</p> <p>approve [6] - 6:5, 8:22, 10:6, 60:11, 60:23, 61:24</p> <p>approved [4] - 61:3, 78:8, 78:9, 96:16</p> <p>approves [1] - 60:17</p> <p>architect [8] - 25:24, 30:17, 68:25, 69:20, 105:9, 105:10, 105:11, 105:13</p> <p>architect's [1] - 28:18</p> <p>architectural [6] - 25:13, 31:21, 35:5, 48:15, 50:8, 72:4</p>	<p>Architectural [3] - 4:16, 4:21, 32:7</p> <p>area [22] - 27:1, 33:15, 33:22, 33:23, 34:14, 34:15, 34:17, 41:6, 50:19, 50:21, 51:14, 51:18, 51:23, 55:12, 76:2, 76:19, 77:2, 77:18, 77:23, 92:12, 94:9, 94:21</p> <p>areas [1] - 51:20</p> <p>arrangement [1] - 48:2</p> <p>ARRIVAL [1] - 1:23</p> <p>artificially [1] - 85:6</p> <p>as.. [1] - 30:6</p> <p>assist [1] - 30:16</p> <p>associated [2] - 42:13, 42:19</p> <p>AT [1] - 1:2</p> <p>attendance [1] - 25:25</p> <p>attorney [4] - 7:9, 20:12, 22:1, 64:19</p> <p>attributing [1] - 53:21</p> <p>audience [2] - 58:13, 105:4</p> <p>AUDIENCE [5] - 22:11, 22:25, 23:3, 23:23, 67:17</p> <p>available [2] - 14:9, 14:12</p> <p>AVENUE [2] - 1:10, 3:11</p> <p>Avenue [3] - 19:7, 71:7, 71:13</p> <p>average [2] - 52:7, 56:21</p> <p>avoid [7] - 74:23, 75:16, 79:6, 79:9, 92:5, 92:6, 92:15</p> <p>ayes [3] - 63:21, 63:22, 64:1</p>	<p>basing [1] - 38:8</p> <p>bath [1] - 77:16</p> <p>bathroom [4] - 76:16, 77:10, 80:15</p> <p>bathrooms [2] - 80:1, 80:4</p> <p>bathtub [1] - 80:18</p> <p>bay [1] - 77:4</p> <p>beautiful [2] - 84:22, 84:24</p> <p>become [1] - 80:16</p> <p>bedroom [1] - 77:7</p> <p>bedrooms [1] - 77:11</p> <p>behalf [1] - 107:14</p> <p>behind [5] - 33:7, 79:25, 80:15, 88:5, 106:11</p> <p>BEING [1] - 1:20</p> <p>below [5] - 46:10, 72:15, 77:6, 77:14, 99:16</p> <p>benefit [3] - 35:11, 37:10, 55:24</p> <p>benefits [1] - 33:8</p> <p>BERGEN [4] - 1:8, 1:18, 3:8, 3:22</p> <p>Bergen [21] - 10:25, 30:13, 33:7, 33:13, 33:17, 33:20, 34:3, 34:4, 34:16, 34:22, 38:18, 41:2, 50:23, 54:19, 54:24, 57:3, 57:6, 60:17, 64:18, 66:3, 67:12</p> <p>better [4] - 27:8, 36:12, 53:11, 99:7</p> <p>between [2] - 34:22, 50:10</p> <p>beyond [2] - 51:8, 55:9</p> <p>big [4] - 39:11, 72:17, 74:12, 74:22</p> <p>biggest [1] - 75:9</p> <p>bills [1] - 7:7</p> <p>bit [7] - 36:7, 75:18, 81:15, 81:16, 88:24, 90:4, 99:7</p> <p>Block [8] - 1:14, 1:16, 3:16, 4:4, 4:14, 4:20, 24:21, 66:3</p> <p>block [1] - 35:2</p> <p>BLOCK [10] - 1:5, 1:7, 1:9, 1:12, 1:18, 3:4, 3:7, 3:9, 3:14, 3:22</p> <p>Board [7] - 2:3, 3:18, 3:19, 4:6, 4:8, 64:24, 68:15</p> <p>BOARD [5] - 1:1, 1:20, 2:14, 2:14, 2:15</p> <p>board [31] - 7:9, 12:19,</p>
B				
<p>backing [4] - 79:7, 79:9, 79:15, 100:15</p> <p>bad [1] - 90:16</p> <p>balance [1] - 100:17</p> <p>balcony [1] - 77:5</p> <p>basement [12] - 74:24, 74:25, 76:2, 77:15, 78:2, 86:9, 86:19, 87:2, 91:4, 92:1, 106:13</p> <p>basements [2] - 86:11, 89:24</p> <p>bases [1] - 96:16</p> <p>basin [1] - 72:19</p>				

<p>15:13, 21:5, 21:18, 21:20, 25:10, 30:21, 41:9, 47:23, 55:2, 55:22, 58:24, 58:25, 59:2, 59:12, 59:22, 60:3, 69:10, 71:18, 71:23, 72:11, 81:24, 83:17, 96:12, 96:15, 96:17, 100:24, 102:9, 106:8, 109:6</p> <p>board's [1] - 68:21</p> <p>boat [1] - 23:24</p> <p>body [1] - 109:7</p> <p>book [1] - 51:10</p> <p>boomerang [1] - 81:16</p> <p>BOROUGH [2] - 1:1, 1:20</p> <p>borough [2] - 68:19, 78:9</p> <p>bottom [4] - 28:19, 32:24, 97:5, 97:7</p> <p>BOULEVARD [2] - 1:18, 3:22</p> <p>Boulevard [47] - 1:8, 1:14, 1:16, 3:9, 3:16, 4:4, 4:13, 4:20, 11:22, 25:4, 30:13, 32:16, 33:7, 33:13, 33:16, 33:17, 33:20, 34:3, 34:4, 34:16, 34:22, 38:18, 40:3, 41:2, 42:9, 50:24, 54:19, 54:24, 57:3, 57:6, 60:17, 64:19, 66:3, 67:12, 68:11, 68:18, 72:15, 72:18, 72:23, 73:3, 73:13, 73:15, 74:18, 79:10, 94:24, 96:9</p> <p>break [2] - 47:20, 63:12</p> <p>brick [1] - 33:5</p> <p>brief [1] - 63:15</p> <p>briefly [1] - 58:17</p> <p>bring [15] - 81:22, 81:24, 82:18, 83:14, 84:1, 85:9, 85:13, 85:14, 85:15, 90:2, 90:3, 90:5, 90:6, 93:19</p> <p>bringing [5] - 82:10, 82:11, 85:16, 85:17</p> <p>brings [1] - 76:21</p> <p>brought [2] - 14:1, 76:7</p> <p>build [5] - 26:19, 37:14, 61:8, 85:21, 85:23</p> <p>building [42] - 23:18,</p>	<p>23:22, 25:22, 37:11, 37:15, 37:24, 41:8, 43:17, 50:16, 50:23, 55:24, 59:24, 60:14, 68:22, 73:14, 73:20, 74:25, 75:4, 75:22, 76:1, 78:19, 81:8, 81:20, 81:22, 82:12, 84:1, 85:4, 85:7, 87:7, 97:15, 98:18, 98:23, 99:6, 99:13, 99:15, 99:18, 99:19, 101:5, 101:17, 101:25, 102:1, 105:23</p> <p>buildings [5] - 36:25, 50:18, 50:21, 98:22, 102:19</p> <p>built [2] - 52:2, 88:7</p> <p>bulk [5] - 47:12, 99:2, 99:19, 99:22, 104:20</p> <p>bump [1] - 90:24</p> <p>business [2] - 6:1, 34:2</p> <p>businesses [1] - 33:19</p> <p>busy [1] - 58:19</p> <p>BY [9] - 2:4, 2:7, 30:10, 34:5, 36:14, 36:22, 71:16, 72:9, 96:6</p>	<p>108:8</p> <p>CARNOVALE [78] - 1:22, 5:20, 6:7, 7:5, 7:12, 8:1, 10:9, 10:22, 11:6, 11:19, 13:11, 13:16, 14:21, 15:6, 15:10, 16:7, 16:17, 17:8, 18:4, 18:16, 19:4, 20:4, 20:7, 24:4, 24:19, 62:5, 62:25, 63:18, 64:15, 65:13, 66:1, 83:3, 83:7, 83:10, 83:18, 84:3, 84:5, 84:9, 84:12, 84:17, 84:21, 84:24, 86:12, 86:14, 86:16, 86:22, 86:25, 87:5, 87:15, 87:19, 87:23, 88:1, 88:4, 88:6, 88:10, 88:16, 88:20, 89:2, 89:6, 89:11, 89:15, 89:20, 89:23, 90:10, 90:13, 90:17, 90:20, 91:3, 91:15, 91:18, 92:20, 93:2, 105:10, 107:17, 107:21, 108:9, 108:11, 108:17</p> <p>carried [2] - 29:11, 64:23</p> <p>cars [7] - 35:19, 48:7, 76:18, 76:20, 79:12, 79:14, 100:15</p> <p>CARUCCI [2] - 109:3, 109:14</p> <p>case [18] - 11:21, 19:23, 19:25, 21:23, 23:6, 25:3, 36:9, 40:8, 40:24, 42:24, 43:13, 52:16, 64:17, 66:8, 68:10, 69:9, 70:16</p> <p>Case [11] - 8:10, 10:3, 10:25, 11:21, 12:9, 19:6, 19:11, 24:20, 64:18, 66:2, 68:10</p> <p>cases [2] - 21:8, 39:23</p> <p>catch [1] - 72:19</p> <p>category [1] - 46:3</p> <p>caused [1] - 98:6</p> <p>causes [1] - 98:1</p> <p>causing [2] - 81:18, 82:12</p> <p>ceilings [1] - 81:3</p> <p>celebrate [1] - 13:3</p> <p>center [1] - 81:11</p> <p>Central [4] - 1:8, 2:8, 3:9, 11:1</p> <p>certainly [2] - 43:15,</p>	<p>45:20</p> <p>Certified [1] - 109:4</p> <p>certify [1] - 109:5</p> <p>Chairman [13] - 25:6, 27:8, 28:7, 29:11, 30:8, 46:16, 58:17, 64:20, 65:5, 68:14, 74:6, 80:8, 106:11</p> <p>CHAIRMAN [263] - 1:21, 5:1, 5:6, 5:8, 5:25, 6:8, 6:13, 6:23, 7:6, 7:13, 7:15, 7:18, 8:2, 8:9, 8:14, 8:19, 8:21, 8:25, 9:3, 9:6, 9:10, 9:14, 9:25, 10:2, 10:10, 10:13, 10:23, 11:4, 11:9, 11:20, 11:25, 12:5, 12:8, 12:17, 12:21, 12:24, 13:2, 13:9, 13:12, 13:17, 13:21, 13:25, 14:5, 14:7, 14:11, 14:16, 14:19, 14:23, 15:3, 15:8, 15:11, 15:17, 15:20, 15:23, 16:3, 16:10, 16:12, 16:14, 17:3, 17:7, 17:11, 17:15, 17:19, 18:7, 18:12, 18:17, 18:19, 19:10, 19:20, 20:6, 20:8, 20:13, 20:16, 20:19, 20:23, 21:1, 21:13, 21:17, 21:25, 22:3, 22:6, 22:8, 22:10, 22:24, 23:2, 23:7, 23:11, 23:17, 23:21, 23:25, 24:6, 24:24, 25:2, 25:20, 26:2, 26:5, 26:7, 26:12, 26:15, 26:24, 27:2, 27:9, 27:11, 27:15, 27:18, 27:20, 27:23, 28:1, 28:6, 28:9, 28:15, 28:23, 29:5, 29:8, 29:14, 30:4, 46:18, 46:24, 47:2, 47:7, 47:10, 47:13, 47:16, 47:22, 47:25, 49:1, 49:7, 49:11, 49:13, 49:23, 50:5, 58:12, 58:15, 58:23, 59:3, 59:7, 59:10, 59:21, 59:25, 60:5, 60:9, 60:21, 60:24, 61:1, 61:4, 61:15, 61:17, 61:22, 62:2, 62:6, 62:8, 63:1, 63:3, 63:9, 63:16, 63:19, 63:22, 64:5, 64:16, 65:1, 65:6,</p>	<p>65:14, 65:16, 66:7, 66:13, 66:17, 66:19, 66:23, 67:2, 67:6, 67:10, 67:13, 67:21, 67:24, 68:2, 68:5, 68:9, 69:2, 69:5, 69:13, 69:18, 69:23, 70:3, 70:7, 70:12, 70:19, 70:23, 71:14, 74:8, 78:16, 78:24, 79:2, 79:4, 79:8, 79:12, 79:16, 79:22, 79:25, 80:3, 80:6, 80:13, 80:17, 80:20, 80:24, 81:6, 81:13, 81:19, 81:23, 82:13, 82:12, 82:25, 84:8, 84:11, 84:14, 84:23, 85:1, 85:11, 85:20, 85:24, 86:8, 86:13, 86:15, 86:21, 87:4, 87:10, 87:18, 91:10, 91:14, 91:16, 91:20, 92:4, 92:17, 92:25, 93:3, 93:7, 93:10, 93:14, 93:16, 93:21, 95:13, 95:25, 100:23, 101:1, 103:3, 105:3, 105:7, 105:13, 105:19, 105:22, 106:3, 106:6, 106:9, 106:14, 106:19, 106:23, 107:5, 107:16, 107:19, 107:22, 107:24, 108:10, 108:13, 108:15</p> <p>chairman [2] - 49:14, 96:4</p> <p>chairs [3] - 49:16, 49:17, 49:20</p> <p>chance [1] - 50:17</p> <p>change [3] - 97:22, 101:6, 101:22</p> <p>changed [1] - 100:13</p> <p>changes [2] - 25:16, 26:4</p> <p>character [1] - 52:20</p> <p>checking [1] - 57:18</p> <p>Chip [2] - 93:19, 93:20</p> <p>CHONG [16] - 19:24, 20:10, 20:14, 20:17, 20:20, 20:25, 21:6, 21:9, 21:15, 22:9, 22:16, 22:19, 22:22, 23:10, 23:13, 23:20</p> <p>Chong [1] - 22:16</p> <p>Christmas [5] - 63:6, 63:7, 63:8, 67:25,</p>
C				
<p>c)s [1] - 61:25</p> <p>C-H-O-N-G [1] - 22:19</p> <p>C-O-C-O-R-O-S [1] - 71:12</p> <p>C.C.R [2] - 109:3, 109:14</p> <p>cab [1] - 20:21</p> <p>calculated [1] - 44:14</p> <p>cannot [1] - 104:13</p> <p>capacity [2] - 44:13, 78:10</p> <p>car [5] - 48:4, 48:19, 76:16, 76:19, 88:17</p> <p>Care [1] - 11:1</p> <p>care [1] - 68:2</p> <p>CARE [2] - 1:8, 3:8</p> <p>careful [1] - 88:21</p> <p>CARMINE [1] - 2:4</p> <p>Carmine [2] - 25:7, 31:5</p> <p>Carnovale [15] - 5:19, 7:4, 7:25, 8:11, 9:23, 10:21, 11:18, 17:6, 18:3, 19:3, 24:18, 62:24, 64:14, 65:25,</p>	<p>case [18] - 11:21, 19:23, 19:25, 21:23, 23:6, 25:3, 36:9, 40:8, 40:24, 42:24, 43:13, 52:16, 64:17, 66:8, 68:10, 69:9, 70:16</p> <p>Case [11] - 8:10, 10:3, 10:25, 11:21, 12:9, 19:6, 19:11, 24:20, 64:18, 66:2, 68:10</p> <p>cases [2] - 21:8, 39:23</p> <p>catch [1] - 72:19</p> <p>category [1] - 46:3</p> <p>caused [1] - 98:6</p> <p>causes [1] - 98:1</p> <p>causing [2] - 81:18, 82:12</p> <p>ceilings [1] - 81:3</p> <p>celebrate [1] - 13:3</p> <p>center [1] - 81:11</p> <p>Central [4] - 1:8, 2:8, 3:9, 11:1</p> <p>certainly [2] - 43:15,</p>	<p>carried [2] - 29:11, 64:23</p> <p>cars [7] - 35:19, 48:7, 76:18, 76:20, 79:12, 79:14, 100:15</p> <p>CARUCCI [2] - 109:3, 109:14</p> <p>case [18] - 11:21, 19:23, 19:25, 21:23, 23:6, 25:3, 36:9, 40:8, 40:24, 42:24, 43:13, 52:16, 64:17, 66:8, 68:10, 69:9, 70:16</p> <p>Case [11] - 8:10, 10:3, 10:25, 11:21, 12:9, 19:6, 19:11, 24:20, 64:18, 66:2, 68:10</p> <p>cases [2] - 21:8, 39:23</p> <p>catch [1] - 72:19</p> <p>category [1] - 46:3</p> <p>caused [1] - 98:6</p> <p>causes [1] - 98:1</p> <p>causing [2] - 81:18, 82:12</p> <p>ceilings [1] - 81:3</p> <p>celebrate [1] - 13:3</p> <p>center [1] - 81:11</p> <p>Central [4] - 1:8, 2:8, 3:9, 11:1</p> <p>certainly [2] - 43:15,</p>	<p>45:20</p> <p>Certified [1] - 109:4</p> <p>certify [1] - 109:5</p> <p>Chairman [13] - 25:6, 27:8, 28:7, 29:11, 30:8, 46:16, 58:17, 64:20, 65:5, 68:14, 74:6, 80:8, 106:11</p> <p>CHAIRMAN [263] - 1:21, 5:1, 5:6, 5:8, 5:25, 6:8, 6:13, 6:23, 7:6, 7:13, 7:15, 7:18, 8:2, 8:9, 8:14, 8:19, 8:21, 8:25, 9:3, 9:6, 9:10, 9:14, 9:25, 10:2, 10:10, 10:13, 10:23, 11:4, 11:9, 11:20, 11:25, 12:5, 12:8, 12:17, 12:21, 12:24, 13:2, 13:9, 13:12, 13:17, 13:21, 13:25, 14:5, 14:7, 14:11, 14:16, 14:19, 14:23, 15:3, 15:8, 15:11, 15:17, 15:20, 15:23, 16:3, 16:10, 16:12, 16:14, 17:3, 17:7, 17:11, 17:15, 17:19, 18:7, 18:12, 18:17, 18:19, 19:10, 19:20, 20:6, 20:8, 20:13, 20:16, 20:19, 20:23, 21:1, 21:13, 21:17, 21:25, 22:3, 22:6, 22:8, 22:10, 22:24, 23:2, 23:7, 23:11, 23:17, 23:21, 23:25, 24:6, 24:24, 25:2, 25:20, 26:2, 26:5, 26:7, 26:12, 26:15, 26:24, 27:2, 27:9, 27:11, 27:15, 27:18, 27:20, 27:23, 28:1, 28:6, 28:9, 28:15, 28:23, 29:5, 29:8, 29:14, 30:4, 46:18, 46:24, 47:2, 47:7, 47:10, 47:13, 47:16, 47:22, 47:25, 49:1, 49:7, 49:11, 49:13, 49:23, 50:5, 58:12, 58:15, 58:23, 59:3, 59:7, 59:10, 59:21, 59:25, 60:5, 60:9, 60:21, 60:24, 61:1, 61:4, 61:15, 61:17, 61:22, 62:2, 62:6, 62:8, 63:1, 63:3, 63:9, 63:16, 63:19, 63:22, 64:5, 64:16, 65:1, 65:6,</p>	<p>65:14, 65:16, 66:7, 66:13, 66:17, 66:19, 66:23, 67:2, 67:6, 67:10, 67:13, 67:21, 67:24, 68:2, 68:5, 68:9, 69:2, 69:5, 69:13, 69:18, 69:23, 70:3, 70:7, 70:12, 70:19, 70:23, 71:14, 74:8, 78:16, 78:24, 79:2, 79:4, 79:8, 79:12, 79:16, 79:22, 79:25, 80:3, 80:6, 80:13, 80:17, 80:20, 80:24, 81:6, 81:13, 81:19, 81:23, 82:13, 82:12, 82:25, 84:8, 84:11, 84:14, 84:23, 85:1, 85:11, 85:20, 85:24, 86:8, 86:13, 86:15, 86:21, 87:4, 87:10, 87:18, 91:10, 91:14, 91:16, 91:20, 92:4, 92:17, 92:25, 93:3, 93:7, 93:10, 93:14, 93:16, 93:21, 95:13, 95:25, 100:23, 101:1, 103:3, 105:3, 105:7, 105:13, 105:19, 105:22, 106:3, 106:6, 106:9, 106:14, 106:19, 106:23, 107:5, 107:16, 107:19, 107:22, 107:24, 108:10, 108:13, 108:15</p> <p>chairman [2] - 49:14, 96:4</p> <p>chairs [3] - 49:16, 49:17, 49:20</p> <p>chance [1] - 50:17</p> <p>change [3] - 97:22, 101:6, 101:22</p> <p>changed [1] - 100:13</p> <p>changes [2] - 25:16, 26:4</p> <p>character [1] - 52:20</p> <p>checking [1] - 57:18</p> <p>Chip [2] - 93:19, 93:20</p> <p>CHONG [16] - 19:24, 20:10, 20:14, 20:17, 20:20, 20:25, 21:6, 21:9, 21:15, 22:9, 22:16, 22:19, 22:22, 23:10, 23:13, 23:20</p> <p>Chong [1] - 22:16</p> <p>Christmas [5] - 63:6, 63:7, 63:8, 67:25,</p>

<p>68:3 circumstance [1] - 40:20 clarify [3] - 102:22, 103:11, 104:3 clear [4] - 46:19, 59:16, 79:17, 80:21 clearance [1] - 76:17 client [1] - 106:16 clients [1] - 30:12 Cliffs [2] - 71:7, 71:13 Cliffside [1] - 69:25 close [3] - 32:20, 32:21, 35:8 closer [1] - 73:12 closest [1] - 82:7 closet [2] - 77:12, 77:19 COCOROS [5] - 4:5, 71:5, 71:11, 105:25, 107:8 Cocoros [12] - 68:24, 69:4, 71:12, 71:17, 72:10, 78:14, 94:1, 96:13, 96:21, 97:23, 106:25, 107:3 Code [1] - 109:11 Collazuol [4] - 26:10, 26:23, 69:21, 70:2 colleagues [1] - 44:13 Color [2] - 4:17, 32:10 color [1] - 30:23 combination [1] - 76:25 coming [7] - 85:5, 87:7, 87:15, 90:8, 105:6, 105:8, 105:12 COMMENCING [1] - 1:2 comment [3] - 19:19, 44:11, 50:6 comments [4] - 29:2, 53:13, 60:11, 69:11 Comments [2] - 4:6, 4:8 COMMERCIAL [2] - 1:10, 3:11 Commercial [1] - 19:7 commercial [8] - 33:25, 38:25, 39:1, 39:6, 39:11, 53:25, 54:2, 54:5 commission [1] - 109:6 common [2] - 20:18, 49:12 company [1] - 21:16 comparable [1] - 52:1 compare [1] - 51:25 compared [2] - 37:23,</p>	<p>101:8 comparing [2] - 101:20, 103:4 complain [1] - 23:14 complaint [1] - 23:19 completely [1] - 86:20 complies [3] - 89:5, 89:6, 109:10 concept [1] - 59:20 concern [4] - 26:16, 44:5, 45:8, 59:5 concerned [4] - 44:4, 48:9, 80:25, 81:7 concerning [2] - 48:1, 52:18 concerns [2] - 59:14, 107:2 condition [3] - 27:1, 27:22, 42:8 conditions [5] - 30:15, 31:2, 32:15, 34:12, 38:16 configuration [5] - 38:18, 55:13, 73:6, 74:19, 77:8 confirm [1] - 57:16 conforming [3] - 99:6, 100:6, 100:10 conjunction [1] - 41:25 connection [2] - 33:11, 33:12 consider [3] - 38:3, 39:2, 102:9 consideration [4] - 59:23, 101:5, 101:21, 101:22 considered [1] - 57:25 consistent [13] - 29:2, 46:12, 50:10, 50:20, 51:15, 52:22, 53:6, 53:22, 54:7, 83:13, 103:7, 103:9, 103:10 constraints [1] - 107:15 construct [3] - 68:21, 72:11, 72:25 constructions [2] - 23:1, 23:4 contact [1] - 107:3 contained [1] - 78:6 contemplated [2] - 38:14, 45:16 contemplates [1] - 38:7 continuation [1] - 25:9 continue [4] - 105:18, 105:20, 106:21, 107:12</p>	<p>convince [1] - 83:1 copy [1] - 6:2 corner [40] - 30:13, 32:20, 35:1, 38:17, 53:10, 55:1, 55:3, 57:22, 57:25, 58:4, 58:7, 72:13, 72:14, 72:20, 73:7, 73:12, 73:24, 74:13, 75:25, 76:1, 79:17, 79:19, 85:9, 85:17, 85:23, 86:5, 87:6, 87:12, 87:13, 87:21, 88:5, 88:25, 90:19, 90:22, 91:9, 91:22, 99:3, 99:11, 100:8 corners [3] - 42:11, 52:6, 74:21 correct [20] - 14:8, 14:9, 16:5, 16:6, 27:23, 37:1, 54:17, 58:24, 60:7, 71:20, 79:3, 92:8, 96:14, 102:4, 103:6, 103:17, 103:20, 103:24, 104:22, 104:23 correctly [2] - 53:16, 57:1 counsel [4] - 25:5, 58:15, 60:5, 68:12 Counsel [7] - 2:3, 2:6, 2:9, 29:8, 62:12, 63:1, 105:15 county [1] - 40:6 couple [6] - 12:9, 49:16, 53:19, 73:24, 78:18, 101:2 Court [1] - 109:4 COURT [4] - 22:13, 22:17, 22:20, 22:23 court [2] - 7:8, 109:6 cover [1] - 66:22 coverage [7] - 43:17, 44:3, 77:6, 97:15, 99:13, 99:15, 99:19 covered [1] - 77:5 crawl [3] - 86:24, 87:1, 87:3 create [3] - 44:10, 90:25, 98:16 created [2] - 41:11, 109:7 creates [2] - 42:8, 52:7 criteria [5] - 44:20, 53:17, 98:25, 99:21, 99:24 cross [1] - 83:23 curb [5] - 32:19, 32:21, 36:10, 37:4,</p>	<p>40:9 curbs [1] - 61:4 cut [6] - 32:19, 38:19, 84:5, 84:12, 87:8, 92:18 cuts [2] - 36:10, 37:4</p>	<p>D</p> <p>d)(1) [2] - 47:18, 52:11 d)(6) [2] - 50:17, 103:13 Dahlia [1] - 67:8 DAHLIA [1] - 67:9 Dale [2] - 93:20 danger [2] - 48:4, 59:4 dangerous [1] - 27:21 date [9] - 12:15, 16:22, 16:24, 17:10, 31:14, 31:15, 31:20, 31:23, 31:24 Date [1] - 109:16 dated [1] - 71:23 Dated [1] - 109:17 Dave [1] - 96:1 David [2] - 68:25, 95:24 DAVID [2] - 1:23, 4:7 DAY [2] - 1:8, 3:8 days [1] - 25:14 de [2] - 43:23, 44:9 dead [2] - 73:7, 79:15 dead-end [2] - 73:7, 79:15 deals [1] - 42:25 dear [1] - 67:7 December [3] - 28:16, 45:4, 109:16 DECEMBER [1] - 1:2 deck [2] - 73:21, 77:1 decrease [1] - 86:6 deep [2] - 72:23, 73:3 deficient [1] - 27:19 defines [1] - 104:7 definitely [2] - 35:14, 37:25 definition [1] - 58:4 DeMARRAIS [1] - 2:4 demolish [1] - 72:24 dense [2] - 38:4, 59:19 densities [2] - 45:14, 52:20 density [9] - 38:2, 38:9, 38:13, 45:15, 46:10, 53:6, 53:22, 59:17 department [1] - 23:19 depicts [1] - 74:1 depth [1] - 78:21</p>	<p>Dervo [3] - 2:9, 68:11, 68:16 DERVO [3] - 1:15, 4:3, 4:19 describe [1] - 33:22 described [1] - 97:24 Description [1] - 34:9 Description [1] - 4:11 design [6] - 30:17, 35:17, 36:12, 37:17, 99:7, 101:13 designed [2] - 44:7, 100:6 detached [6] - 33:2, 33:23, 36:8, 39:8, 39:13, 41:10 detached-dwellings [1] - 33:2 determine [1] - 50:19 detriment [1] - 45:19 development [1] - 33:1 DEVELOPERS [3] - 1:15, 4:3, 4:19 Developers [3] - 2:9, 68:11, 68:16 development [5] - 37:8, 38:22, 39:3, 39:4, 39:5 Dhana [2] - 19:12, 24:20 DHANA [2] - 1:11, 3:13 diagonal [1] - 38:19 DIANE [1] - 2:2 Diane [1] - 7:10 difference [3] - 57:24, 73:25, 101:7 differences [1] - 50:9 dimension [1] - 35:22 DIRECT [3] - 30:9, 71:15, 96:5 Direct [3] - 3:18, 4:6, 4:8 directly [1] - 33:7 dirt [2] - 90:10, 91:4 dirt-wise [1] - 90:10 discuss [3] - 23:5, 23:8, 30:16 discussed [6] - 44:22, 52:18, 52:25, 55:2, 55:22, 97:17 discussing [1] - 33:17 discussion [1] - 106:7 discussions [1] - 106:2 dismiss [1] - 12:13 distance [3] - 36:11, 86:4, 100:7 distances [1] - 99:11 district [1] - 53:25</p>
--	--	--	--	---	--

<p>donation [1] - 60:12 done [8] - 49:21, 74:20, 80:22, 81:11, 82:20, 83:16, 88:25, 91:24 door [3] - 76:13, 76:17, 82:6 DOT [2] - 60:17, 60:18 double [3] - 36:25, 52:17, 52:23 down [31] - 20:21, 42:5, 47:20, 57:11, 69:6, 75:17, 76:22, 77:6, 77:14, 77:17, 81:22, 81:24, 82:10, 82:11, 82:12, 82:16, 82:18, 83:14, 84:1, 85:15, 85:16, 86:22, 87:8, 90:2, 91:7, 91:25, 92:2, 92:13, 97:3, 98:5, 101:16 Dr [1] - 12:25 drainage [5] - 44:7, 44:14, 78:3, 82:14, 98:16 drawing [2] - 59:12, 93:20 drive [1] - 20:21 Drive [1] - 2:5 driveway [18] - 35:7, 35:8, 35:10, 35:13, 36:3, 37:13, 37:15, 45:21, 53:8, 59:12, 75:17, 79:21, 81:12, 81:17, 84:13, 84:18, 84:22, 98:19 driveways [5] - 75:13, 75:18, 83:21, 98:16, 100:13 drop [5] - 72:18, 74:13, 74:16, 74:22, 83:10 drop-off [3] - 72:18, 74:13, 74:22 drop-offs [1] - 74:16 drops [1] - 82:3 dual [1] - 49:3 duly [3] - 29:24, 71:8, 95:21 duplex [8] - 39:13, 42:4, 42:6, 52:3, 59:19, 68:21, 73:5, 75:7 duplexes [5] - 36:9, 51:21, 52:2, 58:21, 74:20 DUZGAN [2] - 1:17, 3:21 Duzgan [2] - 64:18, 66:2</p>	<p>dwelling [7] - 33:7, 72:24, 72:25, 73:2, 76:11, 97:13, 99:14 dwellings [2] - 33:2, 36:8</p> <p style="text-align: center;">E</p> <p>E-L-S-A-Y-E-D [1] - 67:9 e-mail [1] - 66:22 early [1] - 67:18 easement [5] - 33:9, 37:6, 37:9, 37:16, 55:14 East [29] - 1:8, 3:9, 3:16, 4:13, 11:1, 11:22, 25:3, 56:16, 68:11, 68:18, 72:14, 72:18, 72:22, 73:3, 73:12, 73:15, 74:18, 78:21, 94:24, 96:9, 96:25, 98:9, 99:5, 99:9, 100:14, 100:16, 101:14, 102:6, 102:15 east [9] - 33:25, 34:2, 34:16, 41:8, 41:11, 55:23, 60:15, 74:18, 99:12 edge [4] - 36:18, 36:19 Edsall [39] - 1:14, 1:16, 3:16, 4:4, 4:13, 4:20, 11:22, 25:4, 30:13, 32:15, 33:16, 38:18, 40:3, 42:9, 54:19, 56:16, 57:3, 68:11, 68:18, 72:14, 72:18, 72:22, 73:3, 73:12, 73:15, 74:18, 78:22, 79:10, 94:24, 96:9, 96:25, 98:10, 99:5, 99:9, 100:14, 100:16, 101:14, 102:6, 102:15 effect [2] - 38:2, 90:25 efficient [1] - 37:19 either [4] - 13:14, 14:7, 39:13, 51:24 ELENI [1] - 2:14 elevation [8] - 50:24, 73:8, 75:2, 75:20, 82:1, 82:11, 98:23, 102:25 eliminate [5] - 27:6, 28:5, 61:19, 91:4, 98:17 eliminating [1] - 28:1 ELSAIED [7] - 67:4,</p>	<p>67:8, 67:12, 67:15, 67:19, 67:22, 67:25 Elsayed [1] - 67:9 embankment [1] - 74:15 emphasize [1] - 44:18 employed [1] - 109:8 en [2] - 69:25, 77:10 en-suite [1] - 77:10 encroach [2] - 94:8, 104:13 end [3] - 73:7, 79:15, 106:24 ENGINEER [1] - 2:15 engineer [16] - 25:24, 26:9, 31:21, 55:8, 61:23, 69:7, 69:14, 78:9, 92:18, 92:21, 92:23, 93:1, 93:17, 106:25, 107:1, 107:2 engineer's [1] - 105:8 engineering [7] - 25:12, 28:17, 28:22, 31:13, 48:14, 48:20, 69:17 Engineering [3] - 4:15, 26:11, 32:4 Englewood [2] - 71:7, 71:13 enhanced [1] - 52:12 entertain [1] - 69:9 entrances [1] - 48:11 entry [5] - 73:22, 76:12, 76:25, 77:5, 77:6 equates [1] - 38:9 especially [1] - 54:6 ESQ [3] - 2:2, 2:4, 2:7 essentially [2] - 53:15, 57:20 evening [6] - 21:8, 58:19, 68:14, 68:20, 68:23, 97:20 evening's [2] - 71:19, 96:8 exact [1] - 35:21 exactly [1] - 48:24 EXAMINATION [3] - 30:9, 71:15, 96:5 Examination [3] - 3:18, 4:6, 4:8 example [1] - 25:17 exceed [2] - 98:1, 104:12 exceeds [1] - 99:18 except [1] - 34:15 excess [2] - 39:24, 57:7 excuse [2] - 6:14, 22:13</p>	<p>exerting [1] - 92:13 exhibit [5] - 30:24, 31:4, 32:1, 32:3, 96:20 Exhibit [7] - 4:17, 32:5, 32:8, 32:11, 72:6, 74:11 exhibits [2] - 30:20, 31:10 existing [12] - 31:2, 32:14, 35:8, 52:20, 72:24, 75:1, 75:3, 75:6, 75:21, 76:6, 101:8 exists [1] - 100:14 expansive [1] - 41:22 expert [3] - 26:8, 68:23, 96:2 Expiration [1] - 109:16 explain [1] - 72:10 explained [1] - 38:24 extra [4] - 35:3, 36:10, 41:14, 91:25 extra-sized [1] - 35:3 eyeing [1] - 57:12</p> <p style="text-align: center;">F</p> <p>faces [1] - 33:6 facing [5] - 41:2, 50:23, 73:4, 77:9, 79:11 fact [6] - 35:16, 41:7, 43:23, 44:22, 45:21, 53:21 factor [2] - 53:7, 102:24 factors [1] - 53:19 fail [1] - 34:23 families [3] - 38:8, 39:14, 44:24 family [22] - 36:24, 38:3, 39:7, 39:16, 44:24, 47:6, 52:21, 54:2, 54:8, 68:21, 72:25, 76:11, 97:4, 97:9, 97:10, 97:11, 97:12, 98:9, 99:25, 100:1, 100:2, 100:4 far [4] - 40:22, 51:10, 78:10, 100:18 feature [1] - 37:3 features [1] - 38:21 feet [76] - 25:22, 34:19, 34:21, 35:1, 35:24, 36:3, 36:16, 36:17, 39:18, 40:4, 40:6, 40:10, 40:11,</p>	<p>40:15, 40:25, 41:15, 42:5, 42:6, 47:1, 51:9, 52:4, 53:8, 56:3, 57:22, 59:17, 60:14, 72:19, 72:21, 72:22, 73:8, 73:11, 73:15, 73:17, 73:20, 73:21, 75:9, 75:11, 75:23, 77:17, 77:18, 77:24, 79:19, 79:20, 81:2, 81:4, 81:7, 83:15, 85:10, 85:12, 85:14, 86:3, 86:5, 87:22, 88:15, 89:4, 90:5, 90:23, 94:6, 94:11, 94:19, 98:5, 98:12, 99:14, 103:18, 103:19, 103:23, 104:12, 104:13, 104:18, 106:2, 106:5, 106:8, 106:9 felt [2] - 27:13, 99:4 FEMALE [1] - 23:23 fence [2] - 61:10, 61:16 FERGUSON [264] - 1:21, 5:1, 5:6, 5:8, 5:25, 6:8, 6:13, 6:23, 7:6, 7:13, 7:15, 7:18, 8:2, 8:9, 8:14, 8:19, 8:21, 8:25, 9:3, 9:6, 9:10, 9:14, 9:25, 10:2, 10:10, 10:13, 10:23, 11:4, 11:7, 11:9, 11:20, 11:25, 12:5, 12:8, 12:17, 12:21, 12:24, 13:2, 13:9, 13:12, 13:17, 13:21, 13:25, 14:5, 14:7, 14:11, 14:16, 14:19, 14:23, 15:3, 15:8, 15:11, 15:17, 15:20, 15:23, 16:3, 16:10, 16:12, 16:14, 17:3, 17:7, 17:11, 17:15, 17:19, 18:7, 18:12, 18:17, 18:19, 19:10, 19:20, 20:6, 20:8, 20:13, 20:16, 20:19, 20:23, 21:1, 21:13, 21:17, 21:25, 22:3, 22:6, 22:8, 22:10, 22:24, 23:2, 23:7, 23:11, 23:17, 23:21, 23:25, 24:6, 24:24, 25:2, 25:20, 26:2, 26:5, 26:7, 26:12, 26:15, 26:24, 27:2, 27:9, 27:11, 27:15, 27:18, 27:20,</p>
---	--	---	--	---

<p>27:23, 28:1, 28:6, 28:9, 28:15, 28:23, 29:5, 29:8, 29:14, 30:4, 46:18, 46:24, 47:2, 47:7, 47:10, 47:13, 47:16, 47:22, 47:25, 49:1, 49:7, 49:11, 49:13, 49:23, 50:5, 58:12, 58:15, 58:23, 59:3, 59:7, 59:10, 59:21, 59:25, 60:5, 60:9, 60:21, 60:24, 61:1, 61:4, 61:15, 61:17, 61:22, 62:2, 62:6, 62:8, 63:1, 63:3, 63:9, 63:16, 63:19, 63:22, 64:5, 64:16, 65:1, 65:6, 65:14, 65:16, 66:7, 66:13, 66:17, 66:19, 66:23, 67:2, 67:6, 67:10, 67:13, 67:21, 67:24, 68:2, 68:5, 68:9, 69:2, 69:5, 69:13, 69:18, 69:23, 70:3, 70:7, 70:12, 70:19, 70:23, 71:14, 74:8, 78:16, 78:24, 79:2, 79:4, 79:8, 79:12, 79:16, 79:22, 79:25, 80:3, 80:6, 80:13, 80:17, 80:20, 80:24, 81:6, 81:13, 81:19, 81:23, 82:13, 82:21, 82:25, 84:8, 84:11, 84:14, 84:23, 85:1, 85:11, 85:20, 85:24, 86:8, 86:13, 86:15, 86:21, 87:4, 87:10, 87:18, 91:10, 91:14, 91:16, 91:20, 92:4, 92:17, 92:25, 93:3, 93:7, 93:10, 93:14, 93:16, 93:21, 95:13, 95:25, 100:23, 101:1, 103:3, 105:3, 105:7, 105:13, 105:19, 105:22, 106:3, 106:6, 106:9, 106:14, 106:19, 106:23, 107:5, 107:16, 107:19, 107:22, 107:24, 108:10, 108:13, 108:15</p> <p>Ferguson [14] - 5:7, 6:12, 7:17, 9:13, 10:12, 11:8, 17:5, 17:18, 18:18, 24:5, 62:7, 64:4, 65:15,</p>	<p>107:23</p> <p>few [1] - 92:13</p> <p>field [2] - 26:22, 26:23</p> <p>file [1] - 26:6</p> <p>fill [9] - 86:5, 86:19, 87:2, 90:18, 90:21, 90:25, 91:8, 92:12, 92:13</p> <p>filled [1] - 91:24</p> <p>filling [7] - 74:23, 75:23, 78:1, 87:8, 92:5, 92:6, 107:6</p> <p>financial [2] - 109:8, 109:9</p> <p>fine [3] - 8:18, 8:19, 49:5</p> <p>first [19] - 5:25, 8:9, 11:20, 11:24, 16:24, 16:25, 21:5, 21:20, 22:20, 29:9, 31:1, 32:13, 48:2, 50:6, 76:13, 76:23, 77:14, 81:2, 93:23</p> <p>fit [1] - 43:9</p> <p>five [2] - 55:20, 63:12</p> <p>five-minute [1] - 63:12</p> <p>floor [7] - 73:22, 76:10, 76:14, 76:23, 77:14, 81:2, 81:3</p> <p>flow [1] - 39:10</p> <p>follow [2] - 45:3, 70:18</p> <p>follow-up [2] - 45:3, 70:18</p> <p>following [1] - 60:11</p> <p>follows [5] - 29:24, 58:19, 71:8, 75:3, 95:21</p> <p>foot [10] - 76:8, 76:16, 82:8, 83:5, 83:24, 84:6, 85:16, 86:6, 90:4, 94:10</p> <p>foot-and-a-half [3] - 82:8, 83:5, 85:16</p> <p>footage [6] - 37:23, 38:3, 38:20, 42:18, 59:18, 99:16</p> <p>footings [1] - 92:11</p> <p>foregoing [1] - 109:5</p> <p>forever [1] - 65:7</p> <p>forget [3] - 30:24, 31:8, 31:9</p> <p>forgot [1] - 48:14</p> <p>Fort [1] - 2:8</p> <p>four [14] - 42:10, 44:24, 47:12, 47:13, 47:21, 52:6, 55:20, 58:21, 60:6, 61:24, 96:22, 97:15, 104:20, 104:21</p> <p>four-families [1] -</p>	<p>44:24</p> <p>free [1] - 49:16</p> <p>friend [1] - 83:1</p> <p>front [34] - 33:13, 33:17, 35:20, 39:17, 39:25, 40:21, 54:10, 54:11, 54:12, 54:17, 54:18, 54:19, 56:8, 56:10, 56:14, 56:17, 57:2, 57:21, 58:5, 58:6, 73:4, 74:23, 75:12, 75:25, 76:12, 77:9, 82:3, 85:5, 87:13, 91:8, 91:22, 98:3, 100:6</p> <p>frontages [1] - 39:24</p> <p>full [1] - 50:25</p> <p>fund [1] - 60:13</p>	<p style="text-align: center;">G</p> <p>garage [8] - 48:2, 76:16, 77:21, 79:23, 80:16, 82:6, 82:18, 106:12</p> <p>garages [5] - 48:2, 48:6, 48:10, 80:1, 82:15</p> <p>general [3] - 33:15, 53:12, 53:14</p> <p>generally [1] - 34:9</p> <p>given [2] - 24:23, 37:19</p> <p>glad [1] - 13:25</p> <p>glasses [1] - 13:22</p> <p>gleaning [1] - 53:2</p> <p>goals [3] - 46:6, 53:2, 53:5</p> <p>grade [7] - 73:25, 75:1, 75:3, 95:6, 98:15, 102:1</p> <p>grades [1] - 75:3</p> <p>grant [6] - 12:10, 18:6, 19:15, 24:10, 60:3, 65:9</p> <p>granted [3] - 18:11, 96:17, 100:20</p> <p>great [1] - 51:1</p> <p>greater [3] - 40:2, 51:7, 51:8</p> <p>gross [1] - 77:23</p> <p>ground [2] - 73:22, 78:11</p> <p>guardrail [1] - 60:16</p> <p>guess [7] - 48:22, 51:12, 51:16, 54:10, 54:13, 63:22, 78:20</p> <p>gutters [1] - 78:6</p> <p>guys [5] - 14:2, 15:22,</p>	<p>48:22, 50:12, 81:1</p> <p style="text-align: center;">H</p> <p>Hackensack [1] - 2:5</p> <p>half [6] - 77:16, 82:8, 83:5, 85:16, 98:3, 98:4</p> <p>hall [3] - 76:25, 77:10, 77:18</p> <p>hand [9] - 29:18, 30:21, 71:2, 74:3, 74:13, 96:23, 97:1, 97:5, 97:7</p> <p>handle [1] - 78:12</p> <p>handled [1] - 69:19</p> <p>handsome [1] - 59:24</p> <p>Happy [1] - 63:9</p> <p>happy [1] - 88:11</p> <p>hard [1] - 52:24</p> <p>head [1] - 48:8</p> <p>head-in [1] - 48:8</p> <p>hear [2] - 12:12, 20:24</p> <p>hearing [3] - 10:24, 13:23, 21:11</p> <p>heavily [1] - 100:16</p> <p>heavy [1] - 92:8</p> <p>Heidi [1] - 8:10</p> <p>HEIDI [2] - 1:4, 3:3</p> <p>height [44] - 41:25, 42:12, 42:19, 42:24, 43:2, 46:22, 47:9, 50:16, 50:19, 51:14, 75:9, 76:7, 81:1, 81:8, 81:20, 82:23, 84:6, 85:3, 85:15, 86:6, 87:8, 91:15, 91:17, 97:14, 97:18, 97:23, 98:1, 98:10, 98:11, 98:15, 99:1, 101:4, 101:7, 101:11, 101:12, 101:15, 101:17, 101:20, 101:25, 102:20, 103:13, 105:22, 106:15</p> <p>height-wise [2] - 91:15, 91:17</p> <p>height.. [1] - 84:13</p> <p>heights [2] - 50:18, 50:20</p> <p>held [1] - 63:15</p> <p>help [3] - 83:19, 85:18, 90:2</p> <p>helps [3] - 38:11, 39:25, 99:10</p> <p>hereby [1] - 109:5</p> <p>high [1] - 42:17</p> <p>higher [12] - 50:24,</p>	<p>51:2, 51:5, 52:5, 73:11, 75:18, 81:15, 82:2, 82:6, 83:9, 84:2, 98:23</p> <p>highest [2] - 75:10, 82:2</p> <p>highway [1] - 41:17</p> <p>hill [1] - 97:3</p> <p>hold [5] - 22:1, 93:20, 93:22</p> <p>holiday [3] - 13:8, 13:10, 63:4</p> <p>home [5] - 33:16, 97:9, 97:11, 100:1</p> <p>homes [5] - 97:4, 97:10, 98:9, 100:2, 100:4</p> <p>hoping [1] - 49:21</p> <p>house [16] - 33:4, 33:5, 33:6, 33:8, 33:12, 33:13, 40:2, 40:19, 51:2, 51:10, 74:19, 79:10, 84:10, 86:17, 87:1</p> <p>houses [1] - 40:18</p> <p>hung [1] - 106:15</p> <hr/> <p style="text-align: center;">I</p> <p>ID.#50094914 [1] - 109:4</p> <p>Ident/Evid [1] - 4:11</p> <p>identification [7] - 32:6, 32:9, 32:12, 72:1, 72:3, 72:7, 74:11</p> <p>identified [3] - 54:16, 54:18, 104:2</p> <p>image [1] - 77:3</p> <p>immediate [3] - 33:23, 34:15, 43:11</p> <p>immediately [1] - 101:9</p> <p>impact [10] - 37:8, 39:22, 42:22, 43:4, 43:5, 51:1, 51:11, 100:8, 100:12, 100:18</p> <p>impairment [2] - 45:19, 45:23</p> <p>imposing [1] - 44:23</p> <p>impressed [1] - 37:22</p> <p>improving [1] - 45:21</p> <p>INC [2] - 1:8, 3:8</p> <p>inches [20] - 77:17, 82:2, 82:6, 82:9, 82:10, 82:19, 83:8, 83:14, 83:24, 83:25, 84:2, 84:5, 84:7,</p>
---	--	--	---	---	--

84:12, 84:13, 85:17, 86:7, 91:18, 91:19, 91:20 included [1] - 29:3 includes [1] - 77:24 incompatible [1] - 44:23 increase [4] - 44:3, 55:23, 56:2, 73:8 increased [1] - 51:7 indicating [13] - 33:16, 87:6, 87:7, 87:16, 88:8, 88:17, 89:12, 90:3, 91:5, 91:8, 96:24, 97:2, 97:8 indicating [12] - 28:19, 32:16, 32:23, 33:3, 33:6, 33:21, 87:22, 88:3, 89:1, 90:19, 91:2, 97:6 individuals [1] - 14:22 informed [1] - 20:15 ingress/egress [1] - 59:5 initial [1] - 45:2 installing [1] - 75:15 intent [1] - 43:21 interest [2] - 109:8, 109:9 interject [1] - 86:14 interlocking [1] - 61:5 intersection [8] - 32:18, 32:19, 32:22, 35:8, 35:15, 38:17, 53:9, 59:9 involved [2] - 59:14, 109:8 inward [1] - 104:10 irregularity [1] - 37:19 issue [4] - 44:10, 44:13, 45:20, 82:12 issues [6] - 29:4, 29:5, 37:8, 39:25, 97:25, 98:16 itself [9] - 72:17, 73:2, 73:14, 75:3, 75:23, 78:11, 99:20, 100:11, 102:1	107:13 Jersey [9] - 2:5, 2:8, 71:7, 71:13, 109:4, 109:5, 109:7, 109:10, 109:15 Joe [7] - 20:5, 84:6, 86:12, 87:6, 92:20, 107:18, 108:12 JOSEPH [1] - 1:21 JUDD [1] - 2:15 Judd [7] - 3:19, 7:9, 28:10, 28:16, 28:19, 29:7, 49:7 Jung [1] - 22:16 just.. [1] - 20:25	49:2, 49:6, 62:12, 62:15, 62:18, 63:6, 63:14, 64:9, 65:20, 107:20, 108:3 Kim [15] - 5:13, 6:14, 6:15, 7:19, 8:17, 9:15, 10:16, 11:12, 17:22, 18:22, 24:9, 62:11, 64:8, 65:19, 108:2 kind [14] - 33:11, 33:12, 35:4, 37:7, 37:15, 39:10, 44:5, 44:10, 45:18, 45:23, 48:9, 51:24, 59:23, 90:24 KING [2] - 1:10, 3:11 King [8] - 12:4, 12:8, 12:19, 12:25, 16:8, 18:6, 18:7, 19:6 kitchen [2] - 77:1, 77:2 knows [1] - 49:24	65:15, 65:17, 65:19, 65:21, 65:23, 65:25, 66:10, 68:7, 70:10, 72:8, 74:3, 106:20, 107:23, 107:25, 108:2, 108:4, 108:6, 108:8 land [2] - 44:23, 55:9 language [1] - 54:17 large [2] - 34:25, 40:18 last [20] - 4:22, 6:2, 6:18, 18:13, 20:20, 21:3, 22:19, 30:25, 31:10, 41:9, 51:9, 54:9, 62:17, 62:18, 67:3, 67:9, 68:10, 71:22, 72:5, 102:23 lastly [4] - 41:24, 43:16, 45:1, 99:23 laundry [1] - 77:11 LAURA [2] - 109:3, 109:14 law [2] - 25:15, 42:24 layout [3] - 30:17, 37:17, 37:19 least [1] - 79:18 leave [2] - 89:8, 89:11 leaving [3] - 15:18, 15:19, 21:10 LEE [2] - 1:4, 3:3 Lee [2] - 2:8, 8:10 left [15] - 31:2, 31:8, 32:14, 32:23, 33:6, 33:18, 36:18, 36:19, 73:16, 83:7, 83:20, 85:14, 96:23, 97:2, 97:5 left-hand [2] - 96:23, 97:5 Lefteriou [1] - 5:23 legal [1] - 92:23 length [2] - 78:19, 78:20 less [4] - 38:4, 39:4, 45:15, 59:19 letter [1] - 67:1 letters [1] - 44:12 level [6] - 73:23, 75:7, 75:14, 76:2, 76:22, 81:14 levels [1] - 51:24 License [1] - 109:15 licensed [1] - 92:20 lifelong [1] - 67:15 light [4] - 40:23, 42:23, 49:3, 100:8 lights [1] - 61:10 likewise [1] - 41:1 limit [2] - 40:22, 43:18	limited [1] - 100:11 line [11] - 33:10, 40:9, 55:10, 55:23, 75:3, 76:4, 79:18, 79:19, 81:11, 82:5, 95:6 linen [1] - 77:12 lines [2] - 57:11, 74:25 LISA [1] - 3:17 Lisa [11] - 29:16, 30:2, 30:11, 31:25, 34:6, 36:15, 36:23, 39:15, 41:24, 43:16, 45:1 Lisa's [1] - 32:2 listed [1] - 21:20 lived [1] - 67:19 living [2] - 76:23, 76:24 LLC [8] - 1:6, 1:15, 2:9, 3:6, 4:3, 4:19, 10:4, 68:16 load [4] - 21:24, 87:25, 90:13, 92:7 loads [1] - 76:9 located [2] - 68:18, 72:14 location [3] - 38:17, 39:1, 53:25 Lofaro [1] - 10:3 LOFARO [2] - 1:6, 3:6 look [13] - 28:25, 49:25, 50:18, 57:14, 75:2, 77:13, 82:1, 82:4, 83:21, 83:23, 85:18, 90:1 looked [1] - 36:7 looking [24] - 19:13, 32:13, 32:16, 32:25, 33:4, 40:12, 40:14, 54:15, 78:22, 81:9, 83:4, 85:3, 94:2, 94:7, 96:24, 97:2, 97:3, 97:6, 97:8, 97:18, 99:2, 99:13, 99:23 LOT [8] - 1:5, 1:7, 1:9, 1:12, 3:4, 3:7, 3:9, 3:14 lower [9] - 32:23, 33:18, 33:21, 76:22, 81:16, 82:11, 85:6, 88:17, 102:25 lowered [1] - 76:7 lowering [1] - 86:7 lowest [1] - 82:7 Luther [1] - 12:19
J	K	L	M	
J-U-N-G [1] - 22:22 January [17] - 12:15, 13:1, 14:18, 16:1, 16:9, 17:10, 18:8, 19:7, 19:15, 22:4, 24:22, 64:23, 65:11, 66:4, 67:4, 107:9,	K-manuever [1] - 48:19 K-turn [1] - 25:19 KAUKER [50] - 2:14, 28:20, 49:14, 50:6, 50:12, 51:12, 51:22, 52:9, 53:15, 54:9, 54:15, 54:23, 55:17, 56:4, 56:8, 56:10, 56:19, 56:22, 56:25, 57:5, 57:13, 57:16, 57:18, 58:2, 58:10, 93:25, 94:12, 94:20, 94:25, 95:4, 95:7, 95:11, 101:2, 101:19, 102:2, 102:5, 102:8, 102:11, 102:16, 102:21, 103:4, 103:8, 103:11, 103:15, 103:18, 103:21, 104:1, 104:20, 104:24, 105:2 Kauker [8] - 3:20, 4:7, 4:9, 7:8, 44:21, 45:1, 46:19, 101:1 keep [8] - 65:7, 74:4, 76:9, 83:15, 86:4, 92:1, 92:3, 92:9 keeping [2] - 52:20, 53:5 kick [4] - 26:8, 26:16, 28:9, 46:19 KIM [35] - 1:24, 5:14, 6:16, 6:18, 6:22, 7:14, 7:20, 9:1, 9:5, 9:17, 15:15, 15:19, 15:22, 17:23, 18:23, 23:16, 23:18, 24:11, 24:13, 47:24, 48:1, 48:16, 48:21, 48:25,	L-shape [1] - 76:25 laid [1] - 60:1 LAMBRINIDES [114] - 2:14, 5:7, 5:9, 5:11, 5:13, 5:15, 5:17, 5:19, 5:21, 5:23, 6:12, 6:14, 6:17, 6:20, 6:25, 7:2, 7:4, 7:17, 7:19, 7:21, 7:23, 7:25, 8:5, 9:13, 9:15, 9:19, 9:21, 9:23, 10:1, 10:12, 10:14, 10:16, 10:19, 10:21, 11:8, 11:10, 11:12, 11:16, 11:18, 13:4, 13:7, 13:22, 14:2, 14:6, 14:25, 15:16, 16:15, 16:18, 16:21, 16:25, 17:5, 17:9, 17:12, 17:14, 17:18, 17:20, 17:22, 17:24, 18:1, 18:3, 18:5, 18:10, 18:14, 18:18, 18:20, 18:22, 18:24, 19:1, 19:3, 19:17, 20:1, 21:2, 24:3, 24:5, 24:7, 24:9, 24:14, 24:16, 24:18, 49:15, 49:19, 50:2, 62:7, 62:9, 62:11, 62:20, 62:22, 62:24, 63:21, 63:25, 64:4, 64:6, 64:8, 64:10, 64:12, 64:14,	MACRI [42] - 2:7, 2:7,	

<p>64:20, 65:4, 66:15, 66:21, 68:14, 69:3, 69:12, 69:16, 69:19, 69:24, 70:6, 70:16, 70:21, 70:25, 71:16, 72:2, 72:9, 74:6, 78:13, 80:8, 80:11, 80:19, 88:18, 92:7, 93:5, 93:9, 93:13, 93:15, 93:18, 96:4, 96:6, 100:21, 105:24, 106:1, 106:4, 106:7, 106:10, 106:18, 107:4, 107:9</p> <p>Macri [4] - 4:6, 4:8, 64:21, 68:15</p> <p>mail [2] - 66:6, 66:22</p> <p>main [1] - 76:23</p> <p>maintaining [1] - 99:9</p> <p>major [1] - 53:8</p> <p>MALE [4] - 22:11, 22:25, 23:3, 67:17</p> <p>maneuver [4] - 25:19, 48:6, 48:19, 49:12</p> <p>maneuverability [1] - 60:2</p> <p>MARC [2] - 2:7, 2:7</p> <p>Marc [4] - 64:21, 64:22, 66:13, 68:15</p> <p>March [1] - 80:9</p> <p>MARCI [1] - 80:15</p> <p>mark [7] - 31:3, 31:5, 31:12, 71:25, 72:1, 72:2, 74:6</p> <p>marked [5] - 32:5, 32:8, 32:11, 72:6, 74:11</p> <p>Martin [1] - 12:19</p> <p>master [17] - 38:7, 44:21, 44:22, 45:9, 45:14, 45:16, 45:19, 46:5, 46:13, 52:18, 52:19, 53:1, 53:5, 53:13, 53:23, 77:8, 77:10</p> <p>matching [1] - 99:4</p> <p>math [1] - 38:5</p> <p>matter [3] - 51:6, 64:23, 107:13</p> <p>maximizes [1] - 37:18</p> <p>maximum [1] - 99:17</p> <p>mean [9] - 18:8, 57:20, 65:6, 81:9, 88:7, 88:23, 89:25, 90:1, 90:10</p> <p>means [1] - 87:15</p> <p>measure [1] - 42:10</p> <p>measured [3] - 52:5, 73:3, 101:10</p>	<p>Medici [1] - 52:16</p> <p>meed [1] - 56:11</p> <p>meet [11] - 13:13, 14:3, 14:8, 14:17, 15:25, 30:11, 40:16, 43:14, 44:14, 75:5, 99:3</p> <p>meeting [25] - 5:2, 6:2, 6:6, 6:18, 12:16, 14:13, 16:5, 19:8, 24:22, 25:10, 25:14, 29:11, 31:10, 62:17, 62:19, 64:23, 66:4, 66:16, 69:25, 70:22, 93:11, 105:17, 105:20, 108:18</p> <p>MEMBER [10] - 1:22, 1:22, 1:23, 1:23, 1:24, 22:11, 22:25, 23:3, 23:23, 67:17</p> <p>members [2] - 47:23, 58:12</p> <p>Members [1] - 68:15</p> <p>memorialization [3] - 8:23, 10:5, 10:7</p> <p>memorializations [1] - 8:4</p> <p>mention [1] - 20:9</p> <p>merry [1] - 68:3</p> <p>Merry [4] - 63:6, 63:7, 63:8, 67:25</p> <p>message [1] - 65:5</p> <p>met [2] - 99:1, 99:22</p> <p>MICHAEL [1] - 2:14</p> <p>Michael [4] - 3:20, 4:7, 4:9, 55:7</p> <p>midpoint [1] - 75:10</p> <p>might [4] - 27:21, 55:14, 60:18, 100:19</p> <p>mind [1] - 24:1</p> <p>minimis [2] - 43:23, 44:10</p> <p>minimum [3] - 37:1, 103:15, 103:22</p> <p>minute [4] - 20:20, 63:12, 93:21, 93:22</p> <p>minutes [1] - 6:6</p> <p>mirror [3] - 49:3, 49:4, 77:3</p> <p>misread [1] - 104:3</p> <p>miss [3] - 15:21, 15:22, 15:24</p> <p>missed [2] - 48:16, 52:14</p> <p>missing [1] - 14:21</p> <p>mitigating [2] - 40:20, 102:24</p> <p>mixed [2] - 35:4, 39:7</p> <p>modern [1] - 43:24</p> <p>modest [1] - 26:3</p>	<p>modifications [2] - 25:11, 97:19</p> <p>modified [1] - 35:18</p> <p>Monday [3] - 12:18, 13:5, 13:11</p> <p>MONDAY [1] - 1:2</p> <p>money [1] - 92:23</p> <p>month [5] - 12:11, 12:19, 12:24, 69:15, 80:4</p> <p>month's [1] - 6:2</p> <p>most [1] - 58:4</p> <p>mostly [1] - 29:12</p> <p>motion [26] - 6:5, 6:7, 6:8, 7:11, 7:12, 8:22, 10:6, 11:2, 11:5, 12:10, 16:4, 18:6, 19:14, 20:2, 20:4, 20:5, 60:10, 62:3, 63:16, 65:9, 106:20, 107:12, 107:17, 108:14, 108:15, 108:17</p> <p>move [4] - 13:14, 60:14, 88:24</p> <p>moved [4] - 25:21, 35:21, 35:24, 36:3</p> <p>movement [1] - 35:7</p> <p>MR [311] - 5:14, 5:16, 5:20, 6:7, 6:16, 6:18, 6:22, 7:1, 7:5, 7:12, 7:14, 7:20, 7:22, 8:1, 9:1, 9:5, 9:8, 9:17, 9:20, 10:9, 10:15, 10:18, 10:22, 11:6, 11:7, 11:11, 11:15, 11:19, 13:11, 13:16, 14:21, 15:6, 15:10, 15:15, 15:19, 15:22, 16:7, 16:17, 17:8, 17:21, 17:23, 17:25, 18:4, 18:16, 18:21, 18:23, 18:25, 19:4, 20:4, 20:7, 23:16, 23:18, 24:4, 24:8, 24:11, 24:13, 24:15, 24:19, 25:6, 25:21, 26:3, 26:6, 26:10, 26:14, 26:21, 26:25, 27:7, 27:10, 27:13, 27:16, 27:19, 27:21, 27:24, 28:4, 28:7, 28:12, 28:14, 28:16, 28:20, 28:21, 29:1, 29:6, 29:7, 29:10, 29:15, 30:8, 30:10, 31:7, 31:12, 31:15, 31:17, 31:20, 31:24, 32:2, 34:5, 36:1, 36:4, 36:14, 36:16,</p>	<p>36:18, 36:22, 46:15, 46:22, 46:25, 47:5, 47:8, 47:11, 47:17, 47:24, 48:1, 48:13, 48:16, 48:17, 48:21, 48:24, 48:25, 49:2, 49:5, 49:6, 49:9, 49:12, 49:14, 50:6, 50:11, 50:12, 51:12, 51:22, 52:9, 53:15, 54:9, 54:15, 54:23, 55:7, 55:17, 56:4, 56:8, 56:10, 56:12, 56:14, 56:19, 56:22, 56:25, 57:5, 57:13, 57:16, 57:18, 58:2, 58:10, 58:17, 59:1, 59:4, 59:8, 59:11, 59:22, 60:1, 60:8, 60:20, 60:23, 60:25, 61:2, 61:13, 61:16, 61:21, 62:1, 62:5, 62:9, 62:10, 62:12, 62:15, 62:18, 62:21, 62:25, 63:2, 63:5, 63:6, 63:8, 63:14, 63:18, 64:7, 64:9, 64:11, 64:15, 64:20, 65:4, 65:13, 65:18, 65:20, 65:22, 66:1, 66:15, 66:21, 68:14, 69:3, 69:12, 69:16, 69:19, 69:24, 70:6, 70:16, 70:21, 70:25, 71:5, 71:11, 71:16, 72:2, 72:9, 74:6, 78:13, 80:8, 80:11, 80:15, 80:19, 83:3, 83:7, 83:10, 83:18, 84:3, 84:5, 84:9, 84:12, 84:17, 84:21, 84:24, 86:12, 86:14, 86:16, 86:22, 86:25, 87:5, 87:15, 87:19, 87:23, 88:1, 88:4, 88:6, 88:10, 88:16, 88:18, 88:20, 89:2, 89:6, 89:11, 89:15, 89:20, 89:23, 90:10, 90:13, 90:17, 90:20, 91:3, 91:15, 91:18, 92:7, 92:20, 93:2, 93:5, 93:9, 93:13, 93:15, 93:18, 93:25, 94:12, 94:20, 94:25, 95:4, 95:7, 95:11, 95:19, 95:24, 96:3, 96:4, 96:6, 100:21, 101:2, 101:19, 102:2, 102:5, 102:8, 102:11, 102:16,</p>	<p>102:21, 103:4, 103:8, 103:11, 103:15, 103:18, 103:21, 104:1, 104:20, 104:24, 105:2, 105:10, 105:24, 105:25, 106:1, 106:4, 106:7, 106:10, 106:18, 107:4, 107:8, 107:9, 107:17, 107:20, 107:21, 108:1, 108:3, 108:5, 108:9, 108:11, 108:17</p> <p>MS [244] - 5:7, 5:9, 5:11, 5:13, 5:15, 5:17, 5:18, 5:19, 5:21, 5:23, 6:12, 6:14, 6:17, 6:19, 6:20, 6:21, 6:24, 6:25, 7:2, 7:3, 7:4, 7:17, 7:19, 7:21, 7:23, 7:24, 7:25, 8:5, 8:11, 8:16, 8:20, 8:24, 9:2, 9:9, 9:13, 9:15, 9:18, 9:19, 9:21, 9:22, 9:23, 9:24, 10:1, 10:12, 10:14, 10:16, 10:19, 10:20, 10:21, 11:8, 11:10, 11:12, 11:16, 11:17, 11:18, 11:23, 12:4, 12:7, 12:13, 12:18, 12:23, 13:1, 13:4, 13:6, 13:7, 13:15, 13:19, 13:22, 13:24, 14:2, 14:6, 14:9, 14:15, 14:18, 14:25, 15:1, 15:5, 15:16, 16:2, 16:6, 16:8, 16:11, 16:13, 16:15, 16:18, 16:20, 16:21, 16:23, 16:25, 17:1, 17:5, 17:9, 17:12, 17:13, 17:14, 17:17, 17:18, 17:20, 17:22, 17:24, 18:1, 18:2, 18:3, 18:5, 18:10, 18:14, 18:18, 18:20, 18:22, 18:24, 19:1, 19:2, 19:3, 19:5, 19:17, 19:22, 19:24, 20:1, 20:10, 20:14, 20:17, 20:20, 20:25, 21:2, 21:3, 21:6, 21:7, 21:9, 21:12, 21:14, 21:15, 21:19, 22:2, 22:5, 22:7, 22:9, 22:16, 22:19, 22:22, 23:5, 23:9, 23:10, 23:13,</p>
--	--	--	---	--

<p>23:20, 24:2, 24:3, 24:5, 24:7, 24:9, 24:12, 24:14, 24:16, 24:17, 24:18, 24:20, 25:1, 29:17, 29:22, 29:25, 30:2, 30:7, 31:3, 31:11, 31:14, 31:16, 31:19, 31:23, 31:25, 47:4, 49:15, 49:19, 50:2, 62:7, 62:9, 62:11, 62:13, 62:16, 62:20, 62:22, 62:23, 62:24, 63:7, 63:21, 63:24, 63:25, 64:2, 64:4, 64:6, 64:8, 64:10, 64:12, 64:13, 64:14, 65:15, 65:17, 65:19, 65:21, 65:23, 65:24, 65:25, 66:2, 66:8, 66:10, 66:12, 66:18, 66:25, 67:4, 67:5, 67:8, 67:12, 67:15, 67:19, 67:22, 67:25, 68:3, 68:7, 70:10, 70:20, 71:1, 71:9, 71:25, 72:8, 74:3, 74:9, 93:19, 95:16, 95:22, 105:6, 105:9, 105:11, 105:18, 105:21, 106:16, 106:20, 106:22, 107:11, 107:23, 107:25, 108:2, 108:4, 108:6, 108:7, 108:8, 108:14 multi [1] - 39:7 multi-family [1] - 39:7 municipal [1] - 40:5 must [3] - 52:13, 70:10, 70:12</p>	<p>national [2] - 13:7, 13:9 nearly [2] - 34:20, 40:3 necessarily [1] - 49:23 necessary [1] - 25:25 necessity [1] - 64:24 need [10] - 24:4, 28:25, 40:11, 47:20, 52:8, 56:17, 64:2, 97:14, 99:8, 104:15 needs [1] - 66:9 negative [6] - 44:20, 84:18, 84:21, 99:23, 99:25, 100:19 negatives [1] - 42:18 neighbor [2] - 55:25, 89:20 neighbor's [4] - 78:1, 85:10, 86:2, 86:4 neighborhood [4] - 34:9, 42:25, 43:11, 100:5 neighbors [2] - 44:5, 88:10 never [3] - 20:14, 24:1, 49:24 new [9] - 28:10, 28:12, 31:6, 35:17, 51:25, 61:8, 75:14, 97:12, 100:4 New [10] - 2:5, 2:8, 63:9, 71:7, 71:13, 109:4, 109:5, 109:7, 109:10, 109:15 newer [5] - 97:4, 97:10, 98:9, 101:14, 102:14 newspaper [1] - 66:6 next [27] - 7:7, 8:3, 10:3, 10:25, 12:11, 12:24, 26:17, 32:17, 34:23, 48:10, 48:11, 48:22, 54:6, 61:20, 64:17, 65:2, 67:2, 67:14, 69:15, 70:22, 85:2, 92:10, 93:11, 93:20, 105:17, 105:20, 106:19 nice [2] - 50:3, 63:3 night [3] - 11:21, 20:22, 68:10 NO [18] - 1:3, 1:5, 1:7, 1:9, 1:11, 1:13, 1:15, 1:17, 3:3, 3:5, 3:8, 3:10, 3:12, 3:15, 3:21, 4:3, 4:12, 4:19 none [1] - 20:21 normally [2] - 38:14, 40:5 north [12] - 32:16,</p>	<p>33:4, 37:10, 50:22, 55:6, 73:7, 73:11, 73:19, 74:17, 97:8, 98:14, 98:21 North [1] - 2:8 northwest [1] - 72:14 Notary [4] - 109:3, 109:4, 109:15, 109:15 noted [1] - 108:19 nothing [8] - 29:21, 46:16, 49:4, 51:25, 52:18, 71:4, 95:18, 105:2 notice [14] - 12:14, 16:11, 16:12, 18:12, 19:9, 19:16, 20:12, 21:21, 24:23, 64:25, 65:10, 66:5, 107:10, 107:14 noticed [1] - 21:4 notify [1] - 66:14 November [5] - 25:10, 28:13, 28:17, 45:2, 62:17 number [3] - 36:5, 46:9, 100:4 numbers [1] - 97:22 numerous [1] - 21:7</p>	<p>102:18, 104:21 ones [7] - 12:2, 53:3, 101:13, 101:14, 102:6, 102:15, 102:18 open [3] - 40:23, 42:23, 100:8 opinion [1] - 26:18 opportunity [2] - 6:3, 30:11 opposite [3] - 54:2, 54:5, 104:7 oranges [1] - 103:8 order [2] - 5:2, 6:1 ordinance [5] - 45:17, 53:23, 94:3, 99:20, 104:7 ordinances [1] - 58:5 oriented [3] - 73:1, 76:11, 79:10 original [1] - 60:6 originally [1] - 104:4 otherwise [1] - 92:7 outcome [1] - 109:9 outline [1] - 34:7 outweighs [1] - 100:19 overall [1] - 42:25 oversized [1] - 38:10 own [2] - 55:4, 77:9 owned [3] - 55:4, 55:9, 55:13 owners [1] - 68:17 ownership [1] - 55:15</p>	<p>76:19, 100:11 part [3] - 74:24, 75:20, 78:2 particular [1] - 104:15 particularly [2] - 38:21, 53:18 parties [1] - 109:7 pass [1] - 74:2 past [1] - 33:4 patio [1] - 76:2 PAUL [1] - 1:24 Paul [1] - 8:17 Pauly [2] - 70:11, 70:13 pay [1] - 7:7 peaked [1] - 101:12 people [2] - 53:9, 61:10 perc [1] - 78:10 percent [2] - 43:17, 44:9 perception [2] - 40:1, 40:13 perception-wise [1] - 40:13 perhaps [1] - 39:7 permit [1] - 99:21 permits [1] - 100:1 permitted [7] - 42:6, 56:1, 94:13, 98:2, 98:4, 98:6, 99:15 person [1] - 21:16 personally [1] - 48:3 perspective [1] - 59:16 Phillips [3] - 29:16, 30:2, 30:4 PHILLIPS [4] - 3:17, 29:22, 30:2, 30:7 photo [1] - 96:20 Photograph [2] - 4:23, 74:10 photograph [13] - 30:23, 32:14, 32:17, 32:24, 33:18, 33:21, 96:23, 97:1, 97:5, 97:8, 98:21, 100:3, 102:14 Photographic [2] - 4:17, 32:10 photographic [1] - 32:2 photographs [5] - 30:24, 33:14, 96:22, 97:24, 98:8 physically [1] - 27:14 picture [1] - 74:1 piece [1] - 55:5 pit [1] - 44:1 pitch [7] - 75:17,</p>
N		O	P	
<p>nam [1] - 62:20 NAM [15] - 1:22, 5:16, 7:1, 7:22, 9:8, 9:20, 10:18, 11:15, 17:25, 18:25, 24:15, 62:21, 64:11, 65:22, 108:5 Nam [13] - 5:15, 6:25, 7:21, 9:9, 9:19, 10:17, 11:14, 17:24, 18:24, 24:14, 64:10, 65:21, 108:4 name [13] - 22:14, 22:16, 22:19, 22:21, 29:25, 64:21, 67:7, 67:8, 67:9, 68:15, 71:9, 95:22</p>		<p>oath [1] - 109:6 objectives [1] - 53:3 obviously [2] - 50:9, 69:10 occur [1] - 104:6 odd [1] - 37:7 OF [5] - 1:1, 1:1, 1:4, 1:20 offs [1] - 74:16 offset [2] - 41:6, 75:25 old [3] - 42:5, 61:7, 67:23 older [1] - 51:24 on-site [1] - 78:6 one [41] - 8:9, 10:3, 19:14, 28:17, 35:2, 36:8, 36:10, 40:19, 44:24, 46:20, 47:3, 47:5, 49:24, 50:22, 52:21, 53:20, 55:21, 56:2, 57:18, 60:5, 61:17, 67:2, 67:3, 73:10, 74:16, 74:17, 75:9, 77:15, 81:15, 83:1, 83:25, 93:5, 93:22, 93:25, 94:24, 95:2, 95:5, 97:14,</p>	<p>P-H-I-L-L-I-P-S [1] - 30:3 P.C [1] - 2:7 P.M [1] - 1:2 p.m [8] - 1:23, 17:13, 17:14, 19:8, 24:22, 66:4, 107:13, 108:19 PAGE [2] - 3:2, 4:2 page [5] - 30:23, 31:1, 32:14, 33:4, 104:25 Page [2] - 4:17, 32:10 Palisades [3] - 51:20, 58:5, 67:16 PALISADES [2] - 1:1, 1:20 Park [4] - 51:20, 58:5, 67:16, 70:1 PARK [2] - 1:1, 1:20 parked [1] - 48:8 parking [9] - 25:17, 25:21, 26:8, 35:17, 42:16, 48:10, 60:2,</p>	

<p>82:18, 83:13, 83:23, 84:18, 84:21, 98:19 pitched [1] - 82:16 pits [2] - 44:1, 78:4 placed [1] - 21:22 plan [26] - 25:11, 25:13, 26:3, 28:22, 38:7, 44:8, 44:21, 44:22, 45:9, 45:14, 45:16, 45:19, 46:13, 48:14, 48:15, 48:20, 50:8, 52:18, 52:19, 53:1, 53:5, 53:13, 53:23, 55:8, 78:3 Plan [4] - 4:15, 4:16, 32:4, 32:7 plan's [1] - 46:5 planner [4] - 28:10, 29:13, 69:1, 93:6 PLANNER [1] - 2:14 planning [3] - 55:2, 58:24, 59:15 plans [12] - 25:13, 28:11, 28:12, 31:6, 31:9, 31:22, 45:3, 71:17, 72:4, 76:10, 96:11, 104:19 Plans [1] - 4:21 planter [1] - 90:25 platform [6] - 73:23, 73:24, 76:13, 77:6, 94:18, 94:22 Plaza [1] - 2:5 Pledge [1] - 5:5 plenty [1] - 42:19 plus [2] - 35:20, 86:6 point [6] - 32:21, 49:10, 82:2, 82:7, 92:22, 102:8 pointed [1] - 14:1 pointing [1] - 102:22 polite [1] - 50:3 porches [1] - 94:5 portion [1] - 55:16 positive [6] - 53:17, 82:17, 98:18, 98:25, 99:21, 100:18 postponement [1] - 21:23 powder [4] - 76:25, 80:16, 92:2, 106:12 practice [1] - 20:17 precludes [1] - 37:11 preparation [1] - 96:7 prepared [2] - 80:9, 96:12 PRESENT [1] - 1:20 present [2] - 8:8, 70:16 presentation [1] -</p>	<p>93:11 presenting [1] - 69:16 presents [1] - 69:8 preservation [1] - 60:13 pressure [1] - 77:25 pretty [1] - 32:20 prevailing [1] - 45:14 previous [2] - 6:6, 58:20 previously [1] - 74:20 problem [7] - 26:20, 67:24, 69:8, 80:24, 81:1, 107:6, 107:7 problematic [1] - 37:4 problems [1] - 42:13 procedure [1] - 20:11 proceed [1] - 66:9 PROCEEDINGS [1] - 1:4 professional [2] - 68:25, 93:5 Professional [1] - 109:5 professionals [1] - 44:12 Professionals [1] - 3:19 progressively [1] - 102:18 prohibits [1] - 94:4 project [3] - 94:18, 94:21, 104:10 projection [3] - 94:13, 97:16, 104:5 proof [1] - 52:13 properties [6] - 34:15, 34:24, 35:3, 35:6, 42:20, 100:9 property [59] - 23:1, 30:12, 30:18, 32:25, 33:9, 33:24, 33:25, 34:18, 34:19, 34:24, 34:25, 35:1, 36:25, 37:7, 37:10, 37:23, 38:15, 38:19, 39:3, 39:11, 40:10, 41:7, 42:9, 44:6, 44:9, 55:1, 55:10, 55:23, 61:5, 61:6, 68:17, 68:22, 72:12, 72:13, 72:17, 72:22, 73:17, 74:2, 75:22, 76:4, 79:18, 79:19, 82:3, 86:2, 89:18, 90:8, 96:24, 97:3, 97:6, 97:11, 97:25, 98:13, 99:12, 100:5, 100:11, 102:24 propose [4] - 72:11,</p>	<p>72:24, 85:3, 85:4 proposed [15] - 35:10, 39:12, 50:19, 51:14, 73:21, 75:7, 75:19, 78:12, 78:19, 101:5, 101:7, 101:22, 103:19, 103:23 proposing [10] - 36:24, 40:2, 57:23, 73:2, 98:11, 98:24, 100:18, 105:23, 105:24, 106:4 prove [1] - 52:24 provide [4] - 76:2, 78:4, 96:15, 100:7 provided [4] - 34:6, 96:21, 104:10, 109:6 provides [2] - 37:19, 77:6 providing [2] - 99:5, 100:5 provision [1] - 94:3 proximity [1] - 59:8 Public [2] - 109:4, 109:15 public [3] - 19:18, 45:20, 45:22 pull [1] - 49:16 pulling [1] - 53:7 purpose [1] - 43:21 purposes [3] - 46:6, 46:13, 72:3 pushing [5] - 41:7, 41:11, 85:16, 91:25, 99:6 put [10] - 29:9, 31:17, 61:9, 61:14, 69:9, 70:23, 87:3, 87:24, 88:23, 93:8</p>	<p>rain [1] - 78:5 raise [3] - 29:17, 45:8, 71:1 raises [1] - 98:21 raising [1] - 98:18 Ramundo [2] - 64:22, 70:21 ranch [1] - 51:4 ranches [1] - 51:25 rather [2] - 14:3, 54:1 ratio [2] - 38:2, 46:9 read [2] - 62:13, 62:14 ready [2] - 29:15, 69:14 real [2] - 36:4, 82:9 reality [2] - 40:14, 90:22 really [11] - 20:14, 40:13, 42:7, 42:11, 48:4, 51:18, 52:15, 54:25, 57:24, 98:6, 102:14 REALTY [2] - 1:11, 3:13 Realty [2] - 19:12, 24:21 rear [9] - 41:1, 41:2, 48:6, 75:6, 85:13, 97:16, 99:3, 103:15 reason [4] - 40:21, 42:11, 75:20, 102:22 receive [1] - 26:8 received [8] - 6:1, 26:14, 32:5, 32:8, 32:11, 45:6, 72:6, 74:10 recent [1] - 42:24 recess [1] - 63:15 recessed [1] - 98:14 Recitation [1] - 5:4 recommendation [1] - 27:5 recommending [1] - 27:3 record [6] - 22:15, 25:7, 30:1, 71:10, 95:23, 109:6 recreation [3] - 76:15, 77:16, 77:17 recuse [1] - 6:22 recused [1] - 9:17 redevelopment [1] - 51:19 reduce [4] - 81:2, 81:7, 85:3, 100:15 reduces [1] - 98:15 reducing [1] - 91:16 reduction [1] - 85:15 referee [1] - 109:6 referring [1] - 56:6</p>	<p>reflected [1] - 50:9 regard [1] - 46:5 regarding [3] - 19:24, 30:12, 44:13 region [1] - 43:9 Registered [1] - 109:5 regulation [1] - 109:10 relate [1] - 42:20 related [5] - 53:5, 53:19, 54:10, 109:7, 109:8 relates [1] - 55:20 relation [1] - 68:17 relative [2] - 39:1, 53:25 relay [1] - 65:5 released [1] - 70:1 relocating [2] - 35:13, 59:12 remain [1] - 97:21 remark [1] - 31:9 remember [1] - 34:23 removed [2] - 35:10, 80:12 removing [2] - 106:11, 106:12 rendered [1] - 45:1 reorganization [5] - 16:4, 16:22, 16:24, 17:10, 17:16 reorganizing [1] - 59:13 replace [2] - 61:7, 61:18 replacing [2] - 97:12, 99:25 report [6] - 26:9, 26:13, 26:15, 45:2, 45:3, 53:4 Reporter [2] - 109:4, 109:5 reporter [1] - 7:8 REPORTER [4] - 22:13, 22:17, 22:20, 22:23 represent [1] - 68:16 represented [1] - 33:20 request [15] - 12:5, 16:19, 17:2, 21:5, 23:16, 30:16, 39:16, 39:17, 39:22, 43:20, 58:19, 60:20, 64:21, 64:22, 95:8 requested [2] - 21:23, 41:9 requesting [3] - 52:11, 61:25, 75:8 require [3] - 58:2, 60:16, 97:20</p>
		Q		
		<p>quality [1] - 52:12 Questions [3] - 3:18, 4:6, 4:8 questions [7] - 47:23, 58:11, 78:15, 78:17, 100:22, 100:23, 101:3 quite [6] - 36:7, 41:20, 41:22, 43:23, 92:13, 101:18 quote [1] - 46:10</p>		
		R		
		<p>R.P.R [2] - 109:3, 109:14 radius [1] - 53:9</p>		

<p>required [9] - 25:15, 51:8, 55:19, 57:23, 94:5, 94:14, 103:18, 103:23, 104:11</p> <p>requirement [4] - 34:18, 40:11, 57:22, 104:16</p> <p>requirements [1] - 99:4</p> <p>requires [2] - 39:18, 52:12</p> <p>residence [1] - 41:10</p> <p>resident [1] - 67:15</p> <p>residential [5] - 33:23, 34:3, 34:25, 39:8, 42:21</p> <p>reso [1] - 107:6</p> <p>respect [4] - 50:7, 50:16, 52:10, 101:4</p> <p>respectfully [1] - 64:22</p> <p>response [7] - 5:10, 5:12, 5:22, 5:24, 11:3, 58:14, 100:25</p> <p>rest [1] - 77:20</p> <p>retained [1] - 55:15</p> <p>retaining [5] - 75:21, 76:6, 86:4, 91:1, 92:10</p> <p>retention [1] - 78:7</p> <p>return [1] - 32:21</p> <p>revamped [1] - 25:12</p> <p>review [6] - 6:3, 28:10, 44:11, 44:12, 69:10, 71:23</p> <p>reviewed [2] - 78:9, 96:11</p> <p>reviewing [1] - 30:15</p> <p>Revised [4] - 4:15, 4:16, 32:4, 32:7</p> <p>revised [8] - 4:22, 31:9, 31:17, 31:18, 31:22, 45:3, 71:22, 72:5</p> <p>revisions [1] - 29:12</p> <p>right-hand [3] - 74:13, 97:1, 97:7</p> <p>right-of-way [16] - 39:24, 40:3, 40:5, 40:9, 40:12, 41:5, 41:14, 41:18, 54:14, 54:21, 54:23, 55:10, 55:12, 57:2, 57:7, 57:8</p> <p>rise [3] - 99:11, 103:10</p> <p>Road [1] - 2:8</p> <p>road [4] - 40:6, 41:13, 57:9, 69:6</p> <p>roadway [1] - 60:18</p> <p>ROCCIOLA [7] - 2:15,</p>	<p>28:12, 28:21, 29:1, 29:6, 49:9, 49:12</p> <p>Rocciola [2] - 3:19, 7:9</p> <p>roll [16] - 5:6, 6:11, 7:16, 9:12, 10:11, 11:7, 18:17, 24:3, 24:4, 62:6, 63:20, 63:24, 64:1, 64:2, 65:14, 107:22</p> <p>roof [4] - 75:10, 77:5, 78:5</p> <p>roofs [1] - 101:12</p> <p>room [14] - 27:14, 76:15, 76:24, 77:1, 77:15, 77:16, 77:21, 80:16, 89:8, 91:11, 91:14, 92:2, 92:3, 106:12</p> <p>room/dining [1] - 76:24</p> <p>route [2] - 69:22, 69:25</p> <p>Route [3] - 72:15, 72:16, 74:16</p> <p>RSIS [1] - 43:25</p> <p>rubber [3] - 26:17, 61:7, 61:20</p> <p>runoff [4] - 44:1, 44:4, 44:8, 78:5</p>	<p>108:17</p> <p>secondary [1] - 77:11</p> <p>seconded [1] - 16:15</p> <p>SECRETARY [1] - 2:14</p> <p>section [2] - 55:9, 104:4</p> <p>Section [1] - 94:4</p> <p>see [27] - 12:21, 12:22, 25:5, 25:6, 28:18, 28:21, 32:19, 33:5, 45:25, 48:3, 48:7, 51:23, 60:12, 65:10, 69:7, 74:12, 76:12, 84:6, 84:10, 87:21, 88:17, 90:15, 92:17, 97:24, 102:13, 106:14</p> <p>seek [1] - 96:17</p> <p>seeking [2] - 58:21, 68:20</p> <p>seepage [3] - 43:25, 44:1, 78:4</p> <p>send [2] - 66:21, 66:25</p> <p>sense [1] - 38:4</p> <p>sent [1] - 21:21</p> <p>separate [2] - 36:24, 48:13</p> <p>separated [1] - 25:18</p> <p>separates [1] - 55:10</p> <p>September [1] - 80:9</p> <p>series [3] - 44:1, 96:22, 97:10</p> <p>session [1] - 63:17</p> <p>set [4] - 40:19, 51:10, 73:14, 80:11</p> <p>setback [19] - 39:17, 40:1, 40:2, 40:7, 40:13, 40:22, 40:24, 42:20, 48:5, 51:7, 54:10, 54:11, 56:2, 56:6, 56:15, 57:15, 94:14, 94:15, 100:6</p> <p>setting [1] - 16:22</p> <p>SEUNG [1] - 1:23</p> <p>several [1] - 97:4</p> <p>shall [2] - 94:13, 104:5</p> <p>shape [2] - 37:7, 76:25</p> <p>sharp [1] - 38:19</p> <p>Sheet [1] - 76:10</p> <p>sheets [2] - 71:24, 72:5</p> <p>shift [1] - 55:24</p> <p>shifted [1] - 25:22</p> <p>shifting [2] - 41:7, 55:21</p> <p>show [3] - 42:13, 48:14, 87:17</p> <p>shower [1] - 80:18</p> <p>showers [1] - 80:14</p>	<p>showing [1] - 52:12</p> <p>shown [1] - 48:19</p> <p>shows [1] - 31:1</p> <p>sic [1] - 94:14</p> <p>side [60] - 32:15, 33:15, 34:2, 34:4, 34:16, 34:22, 35:3, 40:17, 41:12, 48:5, 51:7, 55:19, 56:5, 57:21, 58:2, 58:3, 58:7, 61:6, 72:16, 72:25, 73:16, 73:17, 73:18, 74:14, 75:6, 75:24, 76:9, 76:11, 76:20, 77:3, 77:8, 77:11, 79:5, 81:15, 82:5, 82:8, 83:4, 83:7, 83:10, 89:3, 91:1, 94:2, 94:5, 94:8, 97:16, 97:17, 99:3, 99:6, 103:22, 104:6, 104:7, 104:8, 104:11, 104:14</p> <p>side-by-side [3] - 72:25, 76:11, 77:11</p> <p>sides [3] - 77:24, 85:5, 85:6</p> <p>sidewalk [10] - 26:17, 27:1, 27:6, 27:17, 28:5, 29:3, 61:4, 61:20, 75:14, 75:19</p> <p>sight [3] - 79:24, 99:10, 100:7</p> <p>sign [1] - 74:14</p> <p>signalized [1] - 32:19</p> <p>significant [2] - 43:7, 97:25</p> <p>similar [7] - 74:20, 96:21, 98:11, 101:13, 101:15, 101:18, 102:20</p> <p>single [4] - 39:14, 54:2, 54:8, 97:9</p> <p>single-families [1] - 39:14</p> <p>single-family [3] - 54:2, 54:8, 97:9</p> <p>sit [1] - 5:2</p> <p>site [18] - 25:11, 25:12, 30:15, 34:11, 37:8, 37:18, 37:20, 38:5, 38:21, 42:1, 42:15, 50:7, 50:8, 53:19, 59:6, 59:13, 78:6, 96:8</p> <p>sits [1] - 51:4</p> <p>situation [1] - 52:17</p> <p>six [2] - 14:24, 15:3</p> <p>size [8] - 34:19, 34:20, 35:5, 37:1, 46:8,</p>	<p>52:17, 53:20, 91:17</p> <p>sized [1] - 35:3</p> <p>slab [1] - 77:21</p> <p>slight [1] - 104:19</p> <p>slightly [2] - 97:22, 98:18</p> <p>slope [6] - 42:1, 44:6, 55:14, 98:7, 101:16, 101:22</p> <p>slopes [1] - 42:8</p> <p>small [7] - 27:18, 29:12, 55:5, 55:13, 55:15, 73:24, 102:17</p> <p>smaller [1] - 99:20</p> <p>so.. [3] - 23:6, 89:24, 106:15</p> <p>solid [1] - 61:14</p> <p>someone [1] - 48:4</p> <p>sometimes [1] - 42:17</p> <p>somewhat [1] - 34:3</p> <p>SONS [2] - 1:6, 3:6</p> <p>Sons [1] - 10:4</p> <p>sorry [12] - 9:5, 19:20, 20:23, 28:22, 34:20, 36:2, 56:19, 69:23, 75:6, 77:5, 78:5, 104:11</p> <p>south [6] - 32:15, 33:1, 33:15, 33:24, 35:3, 74:17</p> <p>southerly [1] - 94:8</p> <p>southwesterly [1] - 94:8</p> <p>SPA [2] - 1:10, 3:11</p> <p>Spa [6] - 12:4, 12:8, 16:8, 18:6, 18:7, 19:6</p> <p>space [12] - 26:18, 27:4, 40:23, 42:23, 48:6, 48:17, 48:22, 76:23, 86:24, 87:1, 87:3, 100:9</p> <p>spaces [2] - 25:17, 35:18</p> <p>Spatz [6] - 68:25, 70:1, 95:24, 96:7, 100:21</p> <p>SPATZ [4] - 4:7, 95:19, 95:24, 96:3</p> <p>specific [1] - 52:25</p> <p>specifically [1] - 54:13</p> <p>spell [4] - 22:17, 30:1, 71:10, 95:23</p> <p>split [3] - 34:1, 51:24, 73:5</p> <p>spontaneous [1] - 51:19</p> <p>spring [1] - 30:25</p> <p>square [12] - 34:19, 34:21, 35:1, 37:22,</p>
S				
<p>S-1 [3] - 4:22, 71:24, 72:5</p> <p>S-P-A-T-Z [1] - 95:24</p> <p>safe [3] - 76:8, 95:8, 100:7</p> <p>safer [1] - 35:20</p> <p>safety [6] - 36:13, 45:20, 53:7, 53:12, 53:14, 59:14</p> <p>schedule [1] - 15:1</p> <p>SCHOR [2] - 93:19, 105:6</p> <p>SCRABBLE [4] - 36:1, 36:4, 36:16, 36:18</p> <p>Scrabble [1] - 44:7</p> <p>second [31] - 6:9, 6:10, 7:13, 7:14, 8:25, 9:1, 9:8, 9:10, 9:11, 10:8, 10:9, 10:10, 11:6, 16:7, 18:15, 18:16, 20:4, 20:7, 20:11, 62:4, 62:5, 63:18, 63:19, 65:12, 65:13, 107:17, 107:19, 107:20, 107:21,</p>				

38:3, 38:20, 42:18, 59:17, 59:18, 77:23, 99:14, 99:16 stair [1] - 77:19 staircase [6] - 76:13, 76:21, 76:24, 77:13, 77:18, 77:19 staircases [1] - 73:23 stairs [4] - 94:7, 94:17, 94:18, 94:20 stairwells [1] - 94:5 stand [3] - 5:3, 5:4, 49:22 standard [5] - 40:16, 40:24, 42:5, 43:14, 57:8 standards [2] - 43:24, 44:15 standing [2] - 32:15, 32:25 standpoint [3] - 53:17, 102:11, 103:2 start [1] - 69:3 started [3] - 22:12, 23:1, 23:4 starting [2] - 31:2, 40:8 starts [2] - 40:10, 79:21 State [3] - 109:4, 109:4, 109:7 state [13] - 22:14, 29:25, 41:13, 41:17, 44:22, 55:4, 55:9, 55:13, 55:15, 57:9, 71:9, 95:22 statute [1] - 109:7 stay [1] - 28:2 stays [1] - 46:9 steeper [1] - 98:16 step [5] - 73:9, 91:11, 95:2, 95:5, 102:18 stepping [1] - 75:5 steps [5] - 73:24, 91:7, 94:5, 94:23, 104:9 Steve [2] - 29:2, 92:24 still [11] - 51:24, 61:2, 81:25, 82:1, 86:3, 86:17, 87:1, 97:20, 99:20, 101:16, 101:24 stone [1] - 80:11 stop [1] - 74:14 storage [1] - 92:3 stories [4] - 50:25, 75:11, 98:10, 101:11 stormwater [1] - 78:7 story [1] - 98:4 street [13] - 33:1, 33:3, 33:15, 33:20, 34:2, 34:23, 40:6, 54:6, 76:12, 94:2, 100:16, 103:22, 104:8 STREET [2] - 1:4, 3:4 Street [28] - 1:6, 1:12, 3:6, 3:13, 8:10, 10:4, 19:12, 23:12, 24:21, 72:15, 72:23, 73:1, 73:4, 73:6, 73:18, 74:17, 75:15, 77:9, 78:22, 79:5, 79:8, 79:11, 79:15, 83:13, 94:3, 97:6, 97:9, 98:20 streets [1] - 100:12 streetscape [2] - 99:5, 99:9 structural [1] - 92:22 structure [4] - 37:16, 101:8, 101:20, 101:23 structures [3] - 42:21, 51:15, 101:8 style [2] - 35:5, 36:24 sub [10] - 74:25, 77:15, 86:9, 86:11, 86:19, 87:2, 89:24, 91:4, 92:1, 106:13 sub-basement [8] - 74:25, 77:15, 86:9, 86:19, 87:2, 91:4, 92:1, 106:13 sub-basements [2] - 86:11, 89:24 subdivision [2] - 36:9, 55:3 subject [1] - 96:24 submitted [4] - 25:13, 71:18, 80:9, 96:12 substantial [1] - 45:23 substantially [1] - 99:25 subsumes [1] - 47:18 suggested [1] - 25:10 suggestion [1] - 89:7 suite [2] - 77:8, 77:10 Suite [1] - 2:5 suited [2] - 38:22, 53:18 sum [1] - 58:16 surcharge [2] - 88:22, 90:7 swear [3] - 29:19, 71:2, 95:16 swinging [1] - 53:10 SWORN [2] - 3:2, 4:2 sworn [4] - 29:24, 69:4, 71:8, 95:21 Sylvan [2] - 71:7, 71:13	system [2] - 78:7, 78:12 T talks [1] - 104:5 taller [3] - 101:23, 101:25, 102:19 tangent [1] - 32:21 Tarabocchia [1] - 5:21 technically [3] - 21:5, 55:11, 95:8 terms [11] - 35:5, 36:12, 44:20, 45:22, 50:17, 53:6, 53:11, 98:11, 99:19, 101:17 TERRANOVA [10] - 1:23, 10:15, 11:11, 17:21, 18:21, 24:8, 62:10, 64:7, 65:18, 108:1 Terranova [13] - 5:11, 8:5, 8:7, 8:12, 10:14, 11:10, 17:20, 18:20, 24:7, 62:9, 64:6, 65:17, 107:25 test [1] - 78:10 Testa [1] - 7:10 TESTA [91] - 2:2, 6:19, 6:21, 6:24, 8:11, 8:16, 8:20, 8:24, 9:2, 9:9, 9:18, 9:24, 11:23, 12:4, 12:7, 12:13, 12:18, 12:23, 13:1, 13:6, 13:15, 13:19, 13:24, 14:9, 14:15, 14:18, 15:1, 15:5, 16:2, 16:6, 16:8, 16:11, 16:13, 16:20, 16:23, 17:1, 17:13, 17:17, 19:5, 19:22, 21:3, 21:7, 21:12, 21:14, 21:19, 22:2, 22:5, 22:7, 23:5, 23:9, 24:2, 24:12, 24:20, 25:1, 29:17, 29:25, 31:3, 31:11, 31:14, 31:16, 31:19, 31:23, 31:25, 47:4, 62:13, 62:16, 63:7, 63:24, 64:2, 66:2, 66:8, 66:12, 66:18, 66:25, 67:5, 68:3, 70:20, 71:1, 71:9, 71:25, 74:9, 95:16, 95:22, 105:9, 105:11, 105:18, 105:21, 106:16, 106:22, 107:11, 108:14	testifies [3] - 29:24, 71:8, 95:21 testify [2] - 26:1, 30:21 testimony [11] - 29:19, 51:13, 52:10, 53:16, 55:8, 59:16, 69:17, 71:2, 95:17, 97:21, 109:6 THE [118] - 1:20, 22:13, 22:17, 22:20, 22:23, 32:13, 35:23, 36:2, 36:6, 36:17, 36:20, 47:15, 49:18, 49:21, 49:25, 50:4, 50:22, 51:17, 51:23, 52:15, 53:24, 54:14, 54:22, 54:25, 55:18, 56:7, 56:9, 56:13, 56:16, 56:20, 56:23, 57:4, 57:6, 57:14, 57:17, 58:1, 58:9, 74:5, 74:12, 78:20, 79:1, 79:3, 79:6, 79:9, 79:14, 79:17, 79:23, 80:2, 80:5, 80:10, 80:22, 81:5, 81:9, 81:14, 81:21, 81:25, 82:17, 82:22, 83:6, 83:8, 83:12, 83:22, 84:4, 84:20, 85:8, 85:12, 85:22, 85:25, 86:24, 87:12, 87:17, 87:21, 87:24, 88:2, 88:5, 88:9, 88:12, 88:19, 88:21, 89:4, 89:10, 89:13, 89:17, 89:21, 89:25, 90:12, 90:15, 90:18, 91:19, 91:21, 92:5, 92:9, 94:10, 94:16, 94:22, 95:2, 95:5, 95:10, 95:15, 101:10, 101:24, 102:3, 102:6, 102:10, 102:13, 102:17, 103:6, 103:9, 103:14, 103:17, 103:20, 103:25, 104:17, 104:23, 105:1 the.. [1] - 94:11 themes [1] - 53:23 themselves [6] - 75:13, 75:18, 79:14, 79:24, 94:17, 102:19 theory [1] - 47:17 THERE [1] - 1:20 therefore [2] - 46:12, 56:1	they've [1] - 23:3 third [2] - 12:18, 65:2 three [18] - 7:10, 8:18, 33:2, 34:24, 37:18, 38:11, 39:12, 39:16, 44:24, 46:20, 47:6, 49:10, 71:24, 72:4, 75:11, 77:7, 98:10, 101:11 three-bedroom [1] - 77:7 three-family [2] - 39:16, 47:6 three-point [1] - 49:10 tier [1] - 89:8 tight [1] - 53:9 today [2] - 26:10, 70:7 today's [5] - 31:14, 31:15, 31:20, 31:23, 31:24 toilet [1] - 77:16 tom [1] - 35:23 Tom [1] - 35:25 tonight [1] - 31:13 tonight's [1] - 25:14 tons [1] - 92:13 took [1] - 20:21 top [4] - 61:9, 61:13, 96:23, 97:1 topographic [1] - 97:25 topography [8] - 42:1, 42:7, 42:8, 51:3, 51:5, 51:13, 52:6, 101:6 touch [3] - 89:13, 89:19, 89:21 touching [1] - 91:22 towards [5] - 73:7, 73:19, 75:17, 77:9, 98:21 townhouses [1] - 39:12 TRAFFIC [1] - 2:15 train [1] - 70:11 TRANSCRIPT [1] - 1:3 transcript [2] - 62:16, 109:10 transitional [2] - 39:2, 54:4 traveled [1] - 100:16 tree [1] - 60:13 trees [1] - 74:15 trend [1] - 102:14 triangle [1] - 79:24 triangular [2] - 55:13, 55:16 tried [1] - 98:17 truth [9] - 29:20, 29:21, 71:3, 71:4,
--	--	--	---

<p>95:18 trying [5] - 50:2, 75:16, 89:24, 92:15, 106:24 tub [1] - 106:11 tubs [1] - 80:14 Tuesday [2] - 13:18, 14:3 turn [2] - 25:19, 49:10 turnaround [1] - 35:19 twice [1] - 34:20 two [56] - 11:23, 12:1, 16:16, 30:23, 35:18, 36:9, 36:10, 36:24, 37:3, 38:3, 38:8, 40:17, 44:24, 46:2, 46:3, 47:4, 47:5, 47:11, 47:20, 48:6, 48:10, 50:10, 50:25, 52:21, 58:3, 58:5, 58:6, 58:7, 58:21, 61:25, 65:2, 68:21, 68:23, 71:24, 72:25, 74:16, 76:11, 76:16, 76:17, 76:19, 76:20, 77:10, 90:3, 94:17, 94:23, 97:4, 97:10, 97:11, 97:12, 98:9, 99:25, 100:1, 100:2, 100:4 Two [3] - 4:17, 32:10, 68:16 two-car [2] - 76:16, 76:19 two-families [1] - 38:8 two-family [16] - 36:24, 38:3, 44:24, 52:21, 68:21, 72:25, 76:11, 97:4, 97:10, 97:11, 97:12, 98:9, 99:25, 100:1, 100:2, 100:4 two-page [1] - 30:23 Two-Page [2] - 4:17, 32:10 type [4] - 37:11, 38:22, 39:6, 42:14 typical [3] - 37:23, 38:4, 59:19</p>	<p>69:12, 93:18, 95:10 unenclosed [2] - 94:4, 104:9 unfortunately [1] - 15:15 unique [7] - 38:1, 38:20, 40:18, 52:16, 53:19, 54:1, 56:23 Unit [3] - 73:10, 73:11, 94:23 unit [8] - 38:3, 73:5, 73:24, 77:4, 82:5, 83:4, 83:20 units [8] - 37:18, 38:9, 38:11, 46:9, 58:21, 59:18, 60:6, 73:10 University [1] - 2:5 unless [1] - 27:11 up [38] - 12:15, 12:19, 21:17, 21:19, 22:4, 42:9, 45:3, 49:16, 51:9, 52:4, 58:16, 70:18, 73:6, 73:11, 74:23, 74:25, 75:5, 76:3, 76:4, 76:7, 76:13, 76:24, 82:16, 83:4, 83:16, 85:9, 85:13, 85:14, 85:17, 90:3, 90:7, 90:8, 91:5, 91:7, 98:18, 102:18, 103:10, 106:15 upper [5] - 31:2, 32:14, 32:17, 33:6, 72:20 upstairs [1] - 77:7 upward [1] - 42:8 upwards [1] - 98:21 uses [1] - 44:23 utility [2] - 33:12, 77:21</p>	<p>46:3, 46:20, 47:5, 47:12, 47:19, 47:21, 50:14, 61:25, 75:8, 96:17, 97:15, 99:2, 99:8, 99:22, 100:20, 103:12, 104:21 various [1] - 25:15 VASSILIOS [2] - 4:5, 71:12 Vassilios [2] - 68:24, 71:11 vehicle [1] - 25:18 vehicles [1] - 35:17 verbatim [1] - 109:6 via [1] - 66:5 vicinity [1] - 98:9 view [3] - 32:22, 54:3, 92:22 Vin [1] - 84:15 VINCENT [1] - 1:22 Vinny [1] - 83:1 vinyl [2] - 61:10, 61:16 violence [1] - 43:21 visit [1] - 96:8 visual [2] - 49:3, 102:11 visually [3] - 40:24, 57:11, 101:11 vote [12] - 6:11, 7:16, 8:12, 9:12, 9:25, 10:1, 10:11, 11:7, 18:17, 24:11, 62:6, 62:12 voted [2] - 8:13, 9:24</p>	<p>82:12 weak [1] - 49:25 week [1] - 14:4 weight [2] - 91:25, 92:16 welfare [1] - 53:14 west [15] - 33:24, 34:3, 34:24, 35:24, 39:12, 41:10, 51:3, 53:8, 54:5, 54:6, 61:6, 73:16, 73:17, 74:18, 99:12 westbound [1] - 72:16 westerly [2] - 33:9, 55:25 whereas [1] - 92:19 whole [6] - 14:4, 29:21, 71:3, 82:11, 84:1, 95:18 wide [2] - 36:10, 73:4 width [2] - 27:14, 78:23 windows [1] - 77:4 wise [4] - 40:13, 90:10, 91:15, 91:17 WITNESS [113] - 32:13, 35:23, 36:2, 36:6, 36:17, 36:20, 47:15, 49:18, 49:21, 49:25, 50:4, 50:22, 51:17, 51:23, 52:15, 53:24, 54:14, 54:22, 54:25, 55:18, 56:7, 56:9, 56:13, 56:16, 56:20, 56:23, 57:4, 57:6, 57:14, 57:17, 58:1, 58:9, 74:5, 74:12, 78:20, 79:1, 79:3, 79:6, 79:9, 79:14, 79:17, 79:23, 80:2, 80:5, 80:10, 80:22, 81:5, 81:9, 81:14, 81:21, 81:25, 82:17, 82:22, 83:6, 83:8, 83:12, 83:22, 84:4, 84:20, 85:8, 85:12, 85:22, 85:25, 86:24, 87:12, 87:17, 87:21, 87:24, 88:2, 88:5, 88:9, 88:12, 88:19, 88:21, 89:4, 89:10, 89:13, 89:17, 89:21, 89:25, 90:12, 90:15, 90:18, 90:21, 91:6, 91:13, 91:19, 91:21, 92:5, 92:9, 94:10, 94:16, 94:22, 95:2, 95:5, 95:10, 95:15, 101:10, 101:24, 102:3,</p>	<p>102:6, 102:10, 102:13, 102:17, 103:6, 103:9, 103:14, 103:17, 103:20, 103:25, 104:17, 104:23, 105:1 witness [3] - 29:9, 46:17, 93:8 witnesses [2] - 68:24, 93:4 wondering [1] - 27:5 wood [1] - 77:1 word [1] - 20:18 words [1] - 82:15 works [1] - 37:12 worried [1] - 87:13</p>
	V			Y
	<p>variance [37] - 39:16, 39:18, 40:11, 41:3, 41:12, 42:12, 42:14, 42:16, 43:20, 46:1, 46:20, 46:24, 47:1, 47:3, 47:8, 50:17, 52:8, 52:11, 52:25, 55:23, 56:2, 56:11, 56:17, 82:23, 82:24, 95:9, 97:14, 97:18, 97:20, 97:23, 99:1, 103:13, 103:16, 103:22, 104:2, 104:15, 104:21 variances [20] - 42:25,</p>	W		<p>yard [43] - 39:17, 39:25, 40:21, 41:1, 41:2, 54:10, 54:11, 54:12, 54:17, 54:18, 54:19, 55:19, 56:5, 56:8, 56:10, 56:14, 56:17, 57:2, 57:21, 58:3, 58:6, 73:16, 73:18, 75:7, 75:24, 89:3, 94:2, 94:6, 94:14, 97:16, 97:17, 99:3, 99:6, 100:6, 103:16, 103:22, 104:6, 104:9, 104:11, 104:14 yards [5] - 58:3, 58:5, 58:6, 58:7, 75:6 Year [1] - 63:10 Yoo [4] - 2:6, 11:22, 25:3, 25:8 YOO [3] - 1:13, 3:15, 4:13 Yoon [13] - 5:17, 7:2, 7:23, 9:21, 10:19, 11:16, 18:1, 19:1, 24:16, 62:22, 64:12, 65:23, 108:6 YOON [14] - 1:23, 5:18, 7:3, 7:24, 9:22, 10:20, 11:17, 18:2, 19:2, 24:17, 62:23, 64:13, 65:24, 108:7 younger [1] - 68:7 yup [2] - 56:22, 105:1</p>
				Z
<p>ultimate [1] - 75:20 unable [1] - 29:13 under [5] - 38:13, 53:7, 74:24, 77:19, 109:6 underlying [1] - 53:22 understood [4] - 65:4,</p>				<p>zero [1] - 84:2 zigzag [1] - 90:21</p>

zone [9] - 34:1, 37:24,
44:25, 54:2, 98:2,
98:6, 99:4, 99:15,
100:1
Zone [1] - 34:14
Zoning [1] - 64:24
zoning [6] - 38:8,
43:22, 45:16, 53:23,
59:15, 71:23