

BOROUGH OF PALISADES PARK
 BOARD OF ADJUSTMENT
 MONDAY, FEBRUARY 24, 2020
 COMMENCING AT 7:00 P.M.

.....
 IN THE MATTER OF: :
 :
 APPLICATION NO. 19-14 : TRANSCRIPT
 401 E. CENTRAL, LLC : OF
 401 E. Central Boulevard : PROCEEDINGS
 Block 423; Lot 1 :
 :
 APPLICATION NO. 19-17 :
 25 CLEVELAND PLACE, LLC :
 126 Roff Avenue :
 Block 609; Lot 22 :
 :
 APPLICATION NO. 19-19 :
 SOON HEE YOO :
 4441st Street :
 Block 305; Lot 10 :
 :
 APPLICATION NO. 19-20 :
 213 7th Street, LLC :
 213 7th Street :
 Block 701; Lot 10 :
 :
 APPLICATION NO. 19-21 :
 265 10th Street, LLC :
 265 10th Street :
 Block 413; Lot 11 :

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

JOSEPH FERGUSON, CHAIRMAN
 PAUL ALBANESE, VICE CHAIRMAN
 DAVID TERRANOVA, MEMBER
 SUK JUN MIN, ALTERNATE MEMBER
 ANDY NAM, MEMBER (ABSENT)
 SEUNG YOON, MEMBER
 VINCENT CARNOVALE, MEMBER
 MIRJANA TARABOCCHIA, MEMBER
 LEFTERI LEFTERIOU, MEMBER

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 201-641-1812

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

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 BY: MARC D. RAMUNDO, ESQ.
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MARK SOKOLICH, ESQ
 BY: MARK SOKOLICH, ESQ.
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 Counsel for Soon Hee Yoo

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

ELENI LAMBRINIDES, BOARD CLERK/SECRETARY
 STEVEN COLLAZUOL, BOARD ENGINEER
 MICHAEL KAUKER, BOARD PLANNER
 JUDD ROCCIOLA, BOARD TRAFFIC ENGINEER

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07:04PM **1** CHAIRMAN FERGUSON: Call the meeting to
 07:04PM **2** order.
 07:04PM **3** Paul, do you want to lead us in the
 07:04PM **4** flag salute?
 07:04PM **5** (Whereupon, all rise for a Recitation
 07:04PM **6** of the Pledge of Allegiance led by Vice
 07:05PM **7** Chairman Albanese.)
 07:05PM **8** CHAIRMAN FERGUSON: Okay. Roll call.
 07:05PM **9** MS. LAMBRINIDES: Mr. Ferguson.
 07:05PM **10** CHAIRMAN FERGUSON: Here.
 07:03PM **11** MS. LAMBRINIDES: Mr. Albanese?
 07:03PM **12** VICE CHAIRMAN ALBANESE: Here.
 07:03PM **13** MS. LAMBRINIDES: Mr. Terranova?
 07:03PM **14** MR. TERRANOVA: Here.
 07:03PM **15** MS. LAMBRINIDES: Mr. Min?
 07:03PM **16** MR. MIN: Here.
 07:03PM **17** MS. LAMBRINIDES: Mr. Nam?
 07:03PM **18** (No response.)
 07:03PM **19** MS. LAMBRINIDES: Ms. Yoon?
 07:03PM **20** MS. YOON: Here.
 07:03PM **21** MS. LAMBRINIDES: Mr. Carnovale?
 07:03PM **22** Ms. Tarabocchia?
 07:03PM **23** MS. TARABOCCHIA: Here.
 07:03PM **24** MS. LAMBRINIDES: Mr. Lefteriou?
 07:03PM **25** MR. LEFTERIOU: Here.

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07:05PM **1** CHAIRMAN FERGUSON: Okay. The first
 07:05PM **2** order of business is we'll pay some bills.
 07:05PM **3** We have the board attorney, \$500.00.
 07:05PM **4** We have North Jersey Media Group \$109.96. And we
 07:05PM **5** also have Rocciola Engineering, \$697.50.
 07:06PM **6** And that's all I have.
 07:06PM **7** VICE CHAIRMAN ALBANESE: I'll make a
 07:06PM **8** motion to pay the bills.
 07:06PM **9** CHAIRMAN FERGUSON: Can I get a second?
 07:06PM **10** MR. LEFTERIOU: Second.
 07:06PM **11** CHAIRMAN FERGUSON: Roll call?
 07:06PM **12** MS. LAMBRINIDES: Mr. Ferguson.
 07:06PM **13** CHAIRMAN FERGUSON: Here -- yes.
 07:03PM **14** MS. LAMBRINIDES: Mr. Albanese?
 07:03PM **15** VICE CHAIRMAN ALBANESE: Yes.
 07:03PM **16** MS. LAMBRINIDES: Mr. Terranova?
 07:03PM **17** MR. TERRANOVA: Yes.
 07:03PM **18** MS. LAMBRINIDES: Mr. Min?
 07:03PM **19** MR. MIN: Yes.
 07:03PM **20** MS. LAMBRINIDES: Ms. Yoon?
 07:03PM **21** MS. YOON: Yes.
 07:03PM **22** MS. LAMBRINIDES: Ms. Tarabocchia?
 07:03PM **23** MS. TARABOCCHIA: Yes.
 07:03PM **24** MS. LAMBRINIDES: Mr. Lefteriou?
 07:03PM **25** MR. LEFTERIOU: Yes.

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07:06PM **1** CHAIRMAN FERGUSON: Okay. Next we have
 07:06PM **2** the minutes, the approval of the minutes. Everybody
 07:06PM **3** has a copy, got a copy of the minutes and had a
 07:06PM **4** chance to review them.
 07:06PM **5** Can I get a -- are there any --
 07:06PM **6** VICE CHAIRMAN ALBANESE: I'll make a
 07:06PM **7** motion.
 07:06PM **8** CHAIRMAN FERGUSON: -- corrections to
 07:06PM **9** the minutes first?
 07:06PM **10** VICE CHAIRMAN ALBANESE: I make a
 07:06PM **11** motion we accept the minutes.
 07:06PM **12** CHAIRMAN FERGUSON: There's a motion.
 07:06PM **13** Can I get a second?
 07:06PM **14** MR. LEFTERIOU: Second.
 07:06PM **15** CHAIRMAN FERGUSON: Roll call vote.
 07:06PM **16** MS. LAMBRINIDES: Mr. Ferguson?
 07:06PM **17** CHAIRMAN FERGUSON: Yes.
 07:03PM **18** MS. LAMBRINIDES: Mr. Albanese?
 07:03PM **19** VICE CHAIRMAN ALBANESE: Yes.
 07:03PM **20** CHAIRMAN FERGUSON: I abstain, I'm
 07:03PM **21** sorry.
 07:03PM **22** MS. LAMBRINIDES: Mr. Terranova?
 07:03PM **23** MR. TERRANOVA: Yes.
 07:03PM **24** MS. LAMBRINIDES: Mr. Min?
 07:03PM **25** MR. MIN: Yes.

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07:03PM **1** MS. LAMBRINIDES: Ms. Yoon?
 07:03PM **2** MS. YOON: Yes.
 07:03PM **3** MS. LAMBRINIDES: Ms. Yoon was not here
 07:03PM **4** last month, right?
 07:03PM **5** Were you here last month?
 07:03PM **6** MS. TESTA: Yes.
 07:03PM **7** VICE CHAIRMAN ALBANESE: Yeah, she was
 07:03PM **8** here.
 07:03PM **9** MS. LAMBRINIDES: Ms. Tarabocchia?
 07:03PM **10** MS. TARABOCCHIA: I abstain.
 07:03PM **11** MS. LAMBRINIDES: Mr. Lefteriou?
 07:03PM **12** MR. LEFTERIOU: Yes.
 07:07PM **13** CHAIRMAN FERGUSON: Next we have --
 07:07PM **14** Marc?
 07:07PM **15** MR. MACRI: It's just here for a vote,
 07:07PM **16** Mr. Chairman.
 07:07PM **17** CHAIRMAN FERGUSON: Okay. So you want
 07:07PM **18** to put your appearance in, Marc?
 07:07PM **19** MR. MACRI: Good evening. My name is
 07:08PM **20** Marc Macri. I represent 25 Cleveland Place, LLC, who
 07:08PM **21** are the owners of the property located at 126 Roff
 07:08PM **22** Avenue here in the borough.
 07:08PM **23** Mr. Chairman, I was here last month.
 07:08PM **24** All testimony was concluded. I was coming back today
 07:08PM **25** strictly for a vote, no additional testimony.

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07:08PM 1 CHAIRMAN FERGUSON: Right.
 07:08PM 2 But for those of us that were not here,
 07:08PM 3 I just -- I noticed that in the transcripts there was
 07:08PM 4 certain things that you agreed to do with your
 07:08PM 5 application.
 07:08PM 6 If you just want to -- can you --
 07:08PM 7 MR. MACRI: Go through those again?
 07:08PM 8 CHAIRMAN FERGUSON: Yeah, just briefly.
 07:08PM 9 MR. MACRI: Sure.
 07:08PM 10 The left side yard is going to be --
 07:08PM 11 will now reflect 4 feet instead of 3.25 feet.
 07:08PM 12 We're going to install a white PV fence
 07:08PM 13 along the left side of the property. It's going to
 07:09PM 14 be 6 feet in total height, 5 feet solid, 1 foot of
 07:09PM 15 lattice.
 07:09PM 16 The existing neighbor's chain-link
 07:09PM 17 fence would be removed and the right side yard in the
 07:09PM 18 right-rear corner will be 3 feet and 1/8th of an
 07:09PM 19 inch.
 07:09PM 20 CHAIRMAN FERGUSON: Okay. Now, in that
 07:09PM 21 I saw that there was some discussion about the back.
 07:09PM 22 I know the side, but there was a
 07:09PM 23 discussion about the back of the -- I might be wrong,
 07:09PM 24 but I thought --
 07:09PM 25 MR. MACRI: No, you're right.

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07:10PM 1 the audience ask any questions last meeting about
 07:10PM 2 your application?
 07:10PM 3 MR. MACRI: Yes.
 07:10PM 4 CHAIRMAN FERGUSON: Everybody got up at
 07:10PM 5 the meeting?
 07:10PM 6 MR. MACRI: They did.
 07:10PM 7 In fact, the lady in the first row is
 07:10PM 8 still here.
 07:10PM 9 CHAIRMAN FERGUSON: Okay. So we're
 07:10PM 10 ready to go. Can I get a motion to --
 07:10PM 11 VICE CHAIRMAN ALBANESE: I'll make a
 07:10PM 12 motion we approve this application.
 07:11PM 13 MR. LEFTERIOU: I second.
 07:11PM 14 CHAIRMAN FERGUSON: There's a motion
 07:11PM 15 and a second.
 07:11PM 16 Roll call vote.
 07:11PM 17 MS. LAMBRINIDES: Mr. Ferguson.
 07:11PM 18 CHAIRMAN FERGUSON: Abstain.
 07:03PM 19 MS. LAMBRINIDES: Mr. Albanese?
 07:03PM 20 VICE CHAIRMAN ALBANESE: Yes.
 07:03PM 21 MS. LAMBRINIDES: Mr. Terranova?
 07:03PM 22 MR. TERRANOVA: Yes.
 07:03PM 23 MS. LAMBRINIDES: Mr. Min?
 07:03PM 24 MR. MIN: Yes.
 07:03PM 25 MS. LAMBRINIDES: Ms. Yoon?

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07:09PM 1 I had given my set of plans to Cocoros.
 07:09PM 2 I took the notes, but we were going to be -- our
 07:09PM 3 retaining wall in the back is going to be 6 feet,
 07:09PM 4 Steve? Or 6 feet off the property.
 07:09PM 5 MR. COLLAZUOL: You're referring to the
 07:09PM 6 wall, Marc?
 07:09PM 7 MR. MACRI: Yes.
 07:09PM 8 MR. COLLAZUOL: My plan shows 5 feet to
 07:09PM 9 the inside of the wall.
 07:09PM 10 MR. MACRI: Do you have --
 07:09PM 11 MR. COLLAZUOL: The maximum height of
 07:09PM 12 the wall was 3.66 feet. So it was satisfactory in
 07:10PM 13 that regard.
 07:10PM 14 I had no comments about the height of
 07:10PM 15 the wall.
 07:10PM 16 CHAIRMAN FERGUSON: So --
 07:10PM 17 MR. MACRI: Just give me one second.
 07:10PM 18 Okay. I'm sorry, Mr. Chairman.
 07:10PM 19 In the back left corner currently shows
 07:10PM 20 3 inches for clearance, it's going to be increased to
 07:10PM 21 6 inches.
 07:10PM 22 CHAIRMAN FERGUSON: Okay. Any board
 07:10PM 23 members have any questions?
 07:10PM 24 (No response.)
 07:10PM 25 CHAIRMAN FERGUSON: Now, did anybody in

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07:03PM 1 MS. YOON: Yes.
 07:03PM 2 MS. LAMBRINIDES: Ms. Tarabocchia?
 07:03PM 3 MS. TARABOCCHIA: Yes.
 07:03PM 4 MS. LAMBRINIDES: Mr. Lefteriou?
 07:03PM 5 MR. LEFTERIOU: Yes.
 07:11PM 6 MS. TESTA: Let the record reflect that
 07:11PM 7 Ms. Tarabocchia read the transcript and signed an
 8 affidavit --
 9 MS. TARABOCCHIA: Yes, I did.
 10 MS. TESTA: -- that she read the
 11 transcript.
 12 And also Chairman Ferguson also read
 07:11PM 13 the transcript and signed an affidavit that he did
 07:11PM 14 so.
 07:11PM 15 CHAIRMAN FERGUSON: Yes. Okay.
 07:11PM 16 MR. MACRI: Thank you very much.
 07:11PM 17 Have a good evening.
 07:11PM 18 CHAIRMAN FERGUSON: Okay. Next we are
 07:11PM 19 going to have a -- Marc, how are you doing?
 07:12PM 20 MR. RAMUNDO: Good evening,
 07:12PM 21 Mr. Chairman. Hope you're feeling better.
 07:12PM 22 CHAIRMAN FERGUSON: Thank you.
 07:12PM 23 MR. RAMUNDO: I know we have two
 07:12PM 24 applications tonight that were actually carried.
 07:12PM 25 MS. TESTA: Do you want to deal with

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07:12PM 1 the first one, 19-14, 401 East Central, LLC?
 07:12PM 2 MR. RAMUNDO: That's correct, yes.
 07:12PM 3 We wish to carry that motion, because I
 07:12PM 4 know the borough's traffic engineer was not available
 07:12PM 5 tonight and my client would like to get the
 07:12PM 6 recommendations or at least comments from the traffic
 07:12PM 7 engineer so we can go back and incorporate his
 07:12PM 8 comments and recommendations into our plans and
 07:12PM 9 testimony and just so that when we come back next
 07:12PM 10 month, you know, we can just incorporate all of the
 07:12PM 11 things that the traffic engineer is looking for.
 07:13PM 12 CHAIRMAN FERGUSON: So you're going --
 07:13PM 13 so you're going to have your traffic engineer contact
 07:13PM 14 our traffic engineer?
 07:13PM 15 MR. RAMUNDO: That's correct.
 07:13PM 16 CHAIRMAN FERGUSON: And make sure the
 07:13PM 17 turns are right and everything?
 07:13PM 18 MR. RAMUNDO: That's correct, yes.
 07:13PM 19 CHAIRMAN FERGUSON: Just so you know, I
 07:13PM 20 did get a copy of your expert's report and I believe
 07:13PM 21 it said three, they reduced it down, I think, to 11
 07:13PM 22 or something and just speaking for myself, it's not
 07:13PM 23 enough and the reason is because there's no parking
 07:13PM 24 up there on the hill.
 07:13PM 25 So for me, you got to do what you got

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07:14PM 1 MS. LAMBRINIDES: Mr. Ferguson?
 07:14PM 2 CHAIRMAN FERGUSON: Also, Marc, I think
 07:15PM 3 we're going to need some additional money.
 07:15PM 4 MR. RAMUNDO: I believe it was dropped
 07:15PM 5 off today.
 07:15PM 6 MS. TESTA: Right. I e-mailed --
 07:15PM 7 CHAIRMAN FERGUSON: Oh, did you?
 07:15PM 8 MR. RAMUNDO: Yes, this morning, I
 07:15PM 9 believe.
 07:15PM 10 MS. TESTA: Yes.
 07:15PM 11 CHAIRMAN FERGUSON: Roll call vote.
 07:15PM 12 MS. LAMBRINIDES: Mr. Ferguson.
 07:15PM 13 CHAIRMAN FERGUSON: Yes.
 07:03PM 14 MS. LAMBRINIDES: Mr. Albanese?
 07:03PM 15 VICE CHAIRMAN ALBANESE: Yes.
 07:03PM 16 MS. LAMBRINIDES: Mr. Terranova?
 07:03PM 17 MR. TERRANOVA: Yes.
 07:03PM 18 MS. LAMBRINIDES: Mr. Min?
 07:03PM 19 MR. MIN: Yes.
 07:03PM 20 MS. LAMBRINIDES: Ms. Yoon?
 07:03PM 21 MS. YOON: Yes.
 07:03PM 22 MS. LAMBRINIDES: Ms. Tarabocchia?
 07:03PM 23 MS. TARABOCCHIA: Yes.
 07:03PM 24 MS. LAMBRINIDES: Mr. Lefteriou?
 07:03PM 25 MR. LEFTERIOU: Yes.

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07:13PM 1 to do to bring the parking in sync.
 07:13PM 2 MR. RAMUNDO: Yes, and that's one of
 07:13PM 3 the main reasons why we didn't want to go forward
 07:13PM 4 tonight because we did want to get his input.
 07:14PM 5 CHAIRMAN FERGUSON: Just so, you know,
 07:14PM 6 we're clear, up there there's Bergen, Central, in the
 07:14PM 7 wintertime there's no place to park. So you got to
 07:14PM 8 -- you know, you can't be given variances for -- and
 07:14PM 9 don't get me wrong, you're doing a lot better than
 07:14PM 10 what you did originally, you know, and I appreciate
 07:14PM 11 that, but just, you know -- but just seems like a
 07:14PM 12 lot.
 07:14PM 13 MR. RAMUNDO: I appreciate that.
 07:14PM 14 CHAIRMAN FERGUSON: Okay. So --
 07:14PM 15 MS. TESTA: It would be a motion to
 07:14PM 16 approve their request for the continuance until the
 07:14PM 17 March meeting and whether or not the board wants them
 07:14PM 18 to re-notice or to --
 07:14PM 19 CHAIRMAN FERGUSON: I don't think we
 07:14PM 20 have to re-notice. I'll make that motion.
 07:14PM 21 VICE CHAIRMAN ALBANESE: I'll second.
 07:14PM 22 CHAIRMAN FERGUSON: Roll call.
 07:14PM 23 MS. TESTA: Marc, your client will
 07:14PM 24 waive any time constraints?
 07:14PM 25 MR. RAMUNDO: Yes, absolutely.

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07:15PM 1 MS. TESTA: Okay.
 07:15PM 2 So Case No. 19-14, 401 East Central,
 07:15PM 3 LLC, 401 East Central Boulevard, Block 423, Lot 1 is
 07:15PM 4 being adjourned from tonight to the March meeting,
 07:15PM 5 which is March 16, 2020 at 7 p.m. there will be no
 07:15PM 6 further notice, this is the notice.
 07:15PM 7 MR. DEMPSEY: The notice is today, so
 07:15PM 8 you're not going to let anybody else know, okay.
 07:15PM 9 MS. TESTA: Right.
 07:15PM 10 MR. DEMPSEY: Just the people here, I
 07:15PM 11 got it.
 07:15PM 12 MS. TESTA: Yes.
 07:15PM 13 MR. DEMPSEY: I get it. I understand
 07:15PM 14 what you mean.
 07:15PM 15 MS. TESTA: Okay. So that's March 16,
 07:15PM 16 2020, 7 p.m.
 07:15PM 17 MR. RAMUNDO: Do you want to do the
 07:15PM 18 other one, the second one?
 07:15PM 19 Okay. The second one was, I believe,
 07:16PM 20 265 10th Street. That one, same request for
 07:16PM 21 continuance.
 07:16PM 22 The applicant wanted to, again, with
 07:16PM 23 the recommendations and comments from the borough's
 07:16PM 24 professionals wants to revise his plans, scale it
 07:16PM 25 back a little bit and we'll be back hopefully in

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07:16PM **1** March that same day, March 16.
 07:16PM **2** MS. TESTA: Yes.
 07:16PM **3** MR. RAMUNDO: I did have the proof of
 07:16PM **4** mailings. I don't know if you want me to give it to
 07:16PM **5** you now or the next meeting when I come, doesn't
 07:16PM **6** matter.
 07:16PM **7** Okay. This was going back, I think,
 07:16PM **8** two months.
 07:16PM **9** MS. TESTA: Right.
 07:16PM **10** CHAIRMAN FERGUSON: Okay. So I'll make
 07:16PM **11** a motion we grant the adjournment until the next
 07:16PM **12** meeting.
 07:16PM **13** VICE CHAIRMAN ALBANESE: I'll second.
 07:16PM **14** CHAIRMAN FERGUSON: Roll call.
 07:16PM **15** MS. LAMBRINIDES: Mr. Ferguson.
 07:16PM **16** CHAIRMAN FERGUSON: Yes.
 07:03PM **17** MS. LAMBRINIDES: Mr. Albanese?
 07:03PM **18** VICE CHAIRMAN ALBANESE: Yes.
 07:03PM **19** MS. LAMBRINIDES: Mr. Terranova?
 07:03PM **20** MR. TERRANOVA: Yes.
 07:03PM **21** MS. LAMBRINIDES: Mr. Min?
 07:03PM **22** MR. MIN: Yes.
 07:03PM **23** MS. LAMBRINIDES: Ms. Yoon?
 07:03PM **24** MS. YOON: Yes.
 07:03PM **25** MS. LAMBRINIDES: Ms. Tarabocchia?

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07:18PM **1** going to call Case No. 19-20, 213 7th Street, LLC.
 07:18PM **2** MR. RAMUNDO: Mr. Chairman, long time
 07:18PM **3** no see.
 07:18PM **4** CHAIRMAN FERGUSON: Yeah.
 07:18PM **5** MR. RAMUNDO: Mr. Cocoros is actually
 07:18PM **6** with Mr. Sokolich at the Cliffside application. So I
 07:18PM **7** think he said they're first on the agenda in
 07:18PM **8** Cliffside and they were going to shoot down as soon
 07:18PM **9** as they're done up there.
 07:18PM **10** CHAIRMAN FERGUSON: Okay. Is there a
 07:18PM **11** way to put another --
 07:18PM **12** MR. RAMUNDO: I mean, my other expert
 07:18PM **13** was the planner, Mr. David Spatz.
 07:18PM **14** CHAIRMAN FERGUSON: Yeah, I would say
 07:18PM **15** let's keep moving along, you know.
 07:18PM **16** MR. RAMUNDO: Keep it moving along, I
 07:18PM **17** like that.
 07:19PM **18** Ms. Testa, can I give this to you?
 07:19PM **19** Okay, we'll keep it rolling.
 07:19PM **20** MS. TESTA: Yes. That would be great,
 07:19PM **21** thank you.
 07:21PM **22** CHAIRMAN FERGUSON: Okay. Counsel,
 07:21PM **23** whenever you're ready.
 07:21PM **24** MR. RAMUNDO: I was waiting for the
 07:21PM **25** green light from Ms. Testa.

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07:03PM **1** MS. TARABOCCHIA: Yes.
 07:03PM **2** MS. LAMBRINIDES: Mr. Lefteriou?
 07:03PM **3** MR. LEFTERIOU: Yes.
 07:17PM **4** MS. TESTA: And that motion was without
 07:17PM **5** any further notice?
 07:17PM **6** CHAIRMAN FERGUSON: Right.
 07:17PM **7** MS. TESTA: And your client waives the
 07:17PM **8** time constraints?
 07:17PM **9** MR. RAMUNDO: That's correct, yes.
 07:17PM **10** MS. TESTA: So Case 19-21, 265 10th
 07:17PM **11** Street, LLC, 265 10th Street, Block 413, Lot 11 is
 07:17PM **12** also at the request of the applicant being adjourned
 07:17PM **13** to the March 16, 2020 meeting at 7 p.m.
 07:17PM **14** There will be no further notice by
 07:17PM **15** either publication or through mailing. This is the
 07:17PM **16** notice that's being provided to the residents.
 07:17PM **17** MR. RAMUNDO: Very good.
 07:17PM **18** CHAIRMAN FERGUSON: Okay. Next is 7th
 07:17PM **19** Street or should we do 1st Street?
 07:17PM **20** MS. TESTA: With regard to Case
 07:17PM **21** No. 19-19, Soon Hee Yoo, 444 1st Street, the attorney
 07:18PM **22** is running late, he's at another meeting, so he'll be
 07:18PM **23** here later. So we're going to take another case
 07:18PM **24** first while we're waiting for him to come.
 07:18PM **25** CHAIRMAN FERGUSON: Okay. So now we're

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07:21PM **1** MS. TESTA: Okay. You have the green
 07:21PM **2** light.
 07:21PM **3** Raise your right hand. Do you swear
 07:21PM **4** the testimony you will give in this application will
 07:21PM **5** be the truth, the whole truth and nothing but the
 07:21PM **6** truth, so help you God?
 07:21PM **7** MR. SPATZ: Yes, I do.
 07:21PM **8** D A V I D S P A T Z, P.P.
 07:21PM **9** 60 Friend Terrace, Harrington Park, New jersey,
 07:21PM **10** having been duly sworn, testifies as follows:
 07:47PM **11** MS. TESTA: State your name for the
 07:47PM **12** record, please.
 07:47PM **13** MR. SPATZ: David Spatz, S-P-A-T-Z.
 07:47PM **14** CHAIRMAN FERGUSON: And Mr. Spatz has
 07:47PM **15** been here many times. We'll accept him as an expert.
 07:21PM **16** MR. SPATZ: Thank you very much.
 07:21PM **17** MR. RAMUNDO: Can I just do a very
 07:21PM **18** brief introduction?
 07:21PM **19** MS. TESTA: Yes.
 07:21PM **20** MR. RAMUNDO: Okay.
 07:21PM **21** Good evening, Mr. Chairman, Ms. Testa,
 07:21PM **22** Honorable Board Members, Board Professionals, Members
 07:21PM **23** of the Public. My name is Marc Ramundo. My office
 07:21PM **24** is up on 416 East Central Boulevard right up the
 07:21PM **25** hill.

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07:22PM 1 I'm here, you know, representing the
 07:22PM 2 applicant, 213 7 Street, LLC by and through its
 07:22PM 3 managing and sole member actually, Julio Balmaseda
 4 (phonetic), who's a builder who has built many homes
 5 in the borough. He's the owner of the property
 6 located at 213 7th Street. I think it's Block 702
 7 [sic], Lot 10. It's in the AA Zone. Very unique
 8 parcel.

9 So this applicant comes before this
 07:22PM 10 board respectfully requesting several variances to
 07:22PM 11 build a six-over-six two-family home mainly because
 07:22PM 12 it is an undersized lot, it's a 37 by 5-0,
 07:22PM 13 37-and-a-half by 100 lot. Because of the preexisting
 07:23PM 14 nonconforming condition, which is going to trigger
 07:23PM 15 many variances just by virtue and part and parcel of
 07:23PM 16 the lot being undersized. Some of the variances,
 07:23PM 17 which Mr. Cocoros will go through and while he's
 07:23PM 18 presenting testimony with his plans, are going to be
 07:23PM 19 variances for lot size, again, because of the
 07:23PM 20 37-and-a-half-foot width.

07:23PM 21 So we have lot size, lot width on both
 07:23PM 22 sides. Lot area, because the borough ordinances
 07:23PM 23 require 2500 square foot per unit, we're only
 07:23PM 24 proposing --

07:23PM 25 MS. LAMBRINIDES: Please, we have to
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1 Exhibit A-1 for identification.)
 07:24PM 2 THE WITNESS: The top left-hand
 07:24PM 3 photograph is looking at the subject property.
 07:24PM 4 The top right-hand photograph is
 07:24PM 5 looking to the right of us and it's a mixture of one-
 07:25PM 6 and two-family homes with a number of new
 07:25PM 7 two-families homes, which you can see in the
 07:25PM 8 photograph.

07:25PM 9 The bottom left-hand photograph is
 07:25PM 10 looking to the left of our property. And, again, a
 07:25PM 11 mixture of one and two, primarily two-families. And
 07:25PM 12 you can see the newer two families in the photograph.

07:25PM 13 And in the bottom right-hand photograph
 07:25PM 14 is of the two-family home directly across the street
 07:25PM 15 from us.

07:25PM 16 So we are in the zone, the AA Zone that
 07:25PM 17 permits two-families and we are in a neighborhood
 07:25PM 18 that is actually primarily developed two-families,
 07:25PM 19 many of them newer two-families.

07:25PM 20 There is on the property, itself, is a
 07:25PM 21 two-story-frame single-family residence, which will
 07:25PM 22 be demolished.

07:25PM 23 Just to quickly go over the variances,
 07:25PM 24 again, we need one (d) variance for building height.

07:25PM 25 We're at three stories and 32.46 feet where
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07:23PM 1 take the conversations outside so that we can hear
 07:23PM 2 the testimony.

07:23PM 3 Thank you.

07:23PM 4 MR. RAMUNDO: So lot area would be
 07:23PM 5 another variance because of the 2500-square-foot
 07:23PM 6 required. We're only proposing 1875, building
 07:23PM 7 coverage.

07:24PM 8 Right side yard, left side yard where 5
 07:24PM 9 foot is required on each side, we're proposing 3.25.
 07:24PM 10 Combined side yard, rear yard and building height.

07:24PM 11 Mr. Cocoros will go through those at
 07:24PM 12 length, but I wanted to go out of turn now and ask
 07:24PM 13 Mr. Spatz to present his report and testimony.

07:24PM 14 He's done an analysis as to why the
 07:24PM 15 variances requested won't be a -- won't impose a
 07:24PM 16 negative impact should this board grant the
 07:24PM 17 variances.

07:24PM 18 DIRECT EXAMINATION

07:24PM 19 BY MR. RAMUNDO:

07:24PM 20 Q. So without further ado, Mr. Spatz?

07:24PM 21 A. Good evening.

22 We provided a photo exhibit with four
 23 photographs marked A-1 with today's date.

24 (Whereupon, Photo Exhibit Consisting of
 25 Four Photographs is received and marked as
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07:25PM 1 two-and-a-half stories and 28 feet are permitted.

07:25PM 2 And then there are several (c)
 07:25PM 3 variances, lot area and lot width and as was
 07:26PM 4 discussed, they create a number of other variances
 07:26PM 5 because we have an undersized property. It's not
 07:26PM 6 because the building, itself, is large, but the
 07:26PM 7 property, itself, is a little bit smaller.

07:26PM 8 So we need building coverage. We're at
 07:26PM 9 47.12 percent where 40 percent is permitted. Lot
 07:26PM 10 area per unit, because of the undersized lot, there's
 07:26PM 11 a lot area per unit of 1,875 square feet where 2500
 07:26PM 12 is required.

07:26PM 13 Side yards, 5 foot is required, we have
 07:26PM 14 side yards of 3.25 feet.

07:26PM 15 And then rear yard, 25 feet is required
 07:26PM 16 and we're at 23 feet.

07:26PM 17 So looking at the one (d) variance, the
 07:26PM 18 height variance, we do exceed the height limitation
 07:26PM 19 by one-half story and a little less than 7 feet.

07:26PM 20 The property, itself, has topographical
 07:26PM 21 conditions. It slopes from north to south, it would
 07:26PM 22 be from right to left and then from front, back
 07:26PM 23 towards the rear of the property and that causes the
 07:27PM 24 building to be a little bit higher.

07:27PM 25 As you can see from the photographs,
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07:27PM 1 all of the newer two-family homes on either side of
 07:27PM 2 us, as well as across the street are all three
 07:27PM 3 stories in height similar to us.
 07:27PM 4 6th Street, which is to the rear of our
 07:27PM 5 property, it has a similar slope of our property and
 07:27PM 6 the properties along 7th -- and I don't believe that
 07:27PM 7 the impact of our building being slightly bigger will
 07:27PM 8 have a greater impact on those properties than any
 07:27PM 9 type of development would have it.
 07:27PM 10 The buildings directly behind us are
 07:27PM 11 actually three-story two-family dwellings as well.
 07:27PM 12 So we are consistent with what is in the
 07:27PM 13 neighborhood.
 07:27PM 14 Looking at the few bulk variances as I
 07:27PM 15 described, the subject property is undersized in
 07:27PM 16 terms of lot area and lot width.
 07:27PM 17 The properties on either side of us are
 07:27PM 18 developed with residences. We are unable to acquire
 07:27PM 19 enough property to make us conforming without making
 07:27PM 20 those properties nonconforming. And this creates a
 07:27PM 21 number of the other variances, particularly the lot
 07:28PM 22 area per unit. We're slightly below what is required
 07:28PM 23 because the lot, itself, is undersized. Our building
 07:28PM 24 provides a conforming front yard setback that meets
 07:28PM 25 the streetscape as can be, again, seen in the
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07:29PM 1 from having more coverage would be impacts on
 07:29PM 2 drainage. We are handling all of the drainage on the
 07:29PM 3 property that Mr. Cocoros will discuss a little later
 07:29PM 4 on.
 07:29PM 5 So there is a net improvement on the
 07:29PM 6 property in terms of drainage.
 07:29PM 7 Looking at the negative criteria for
 07:29PM 8 the variances we're seeking, we are in character with
 07:29PM 9 the surrounding neighborhood, which permits
 07:29PM 10 two-families and as can be seen from the photograph
 07:29PM 11 is developed with a significant number of newer
 07:30PM 12 two-family dwellings.
 07:30PM 13 The setbacks are actually consistent
 07:30PM 14 with the neighborhood and what is on the property
 07:30PM 15 itself. The front yard is conforming. The rear yard
 07:30PM 16 is only slightly off as are the side yards.
 07:30PM 17 Landscaping is being provided to buffer
 07:30PM 18 the adjacent properties and enhance the neighborhood
 07:30PM 19 and mitigate against those slightly setbacks.
 07:30PM 20 We are providing a conforming amount of
 07:30PM 21 parking on-site as I've indicated to serve the two
 07:30PM 22 units. The driveway configuration is similar to what
 07:30PM 23 is being provided for the two-family -- other
 07:30PM 24 two-family homes in the neighborhood.
 07:30PM 25 Looking at the photograph of the
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07:28PM 1 photograph. The side yard setbacks are less than 2
 07:28PM 2 feet off of what is required. And the lot, itself,
 07:28PM 3 is 12-and-a-half feet less than what is required in
 07:28PM 4 the property and in the zone and that causes the lots
 07:28PM 5 themselves, the setbacks to be nonconforming.
 07:28PM 6 The building, itself, has been reduced
 07:28PM 7 in width. We attempt to create a greater amount of
 07:28PM 8 side yard as possible.
 07:28PM 9 The building was designed to provide a
 07:28PM 10 conforming amount of parking within the dwelling and
 07:28PM 11 on the driveway and this also causes the building to
 07:28PM 12 be a little bit wider than what is permitted within
 07:28PM 13 the zone so that we have a garage that's large enough
 07:28PM 14 so that the vehicles can be parked within the parking
 07:28PM 15 and create a wide enough driveway so that we have
 07:29PM 16 enough parking on site.
 07:29PM 17 As to the coverage limitation, you have
 07:29PM 18 two requirements, square footage and then percentage.
 07:29PM 19 We do meet the coverage limitation in terms of square
 07:29PM 20 feet, so that the building, itself, is not overly
 07:29PM 21 large, it's been downsized a bit to meet the
 07:29PM 22 undersized nature of the lot.
 07:29PM 23 We are providing drainage facilities on
 07:29PM 24 the property where none currently exists and that
 07:29PM 25 mitigates the slightly larger building. The impact
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07:30PM 1 property across the street, there's actually larger
 07:30PM 2 driveways because of the way the building is side by
 07:30PM 3 side and there's more of a loss of on-street parking.
 07:30PM 4 We have only a limited impact. There is an existing
 07:30PM 5 driveway on the property.
 07:30PM 6 So I would say on balance, the positive
 07:30PM 7 impact of what we're proposing, I think, far
 07:30PM 8 outweighs any of the negative impacts. And I think
 07:30PM 9 those variances could be granted and I'm happy to
 07:30PM 10 answer any questions that the board and the public
 07:30PM 11 has.
 07:31PM 12 CHAIRMAN FERGUSON: Does any board
 07:31PM 13 members have any questions at all.
 07:31PM 14 (No response.)
 07:31PM 15 CHAIRMAN FERGUSON: Okay. You want to
 07:31PM 16 take it away?
 07:31PM 17 MR. COLLAZUOL: Yes. Mr. Chairman, I
 07:31PM 18 just have a quick question before the planner goes.
 07:31PM 19 CHAIRMAN FERGUSON: Yeah, sure.
 07:31PM 20 MR. COLLAZUOL: Mr. Spatz, during our
 07:31PM 21 completeness report we had requested the existing
 07:31PM 22 survey be provided. It is shown on the schematic
 07:31PM 23 site plan.
 07:31PM 24 Would you say that the existing
 07:31PM 25 building has a nonconforming front yard and that the
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07:31PM 1 proposal is that the front yard setback of the
 07:31PM 2 proposed house would be conforming and, therefore,
 07:31PM 3 there's a reduction in the nonconforming building?
 07:31PM 4 THE WITNESS: That's correct.
 07:31PM 5 The photograph showed and then you can
 07:31PM 6 see it a bit on the survey that's on the top right of
 07:31PM 7 the site plan that the existing building is -- which
 07:31PM 8 has the front porch and the steps is actually closer
 07:31PM 9 to the street and nonconforming. You can also see
 07:32PM 10 the outline of the building, the northerly side yard
 07:32PM 11 is also nonconforming.
 07:32PM 12 So what we're proposing increases the
 07:32PM 13 front yard setback, matches the streetscape that is
 07:32PM 14 there as well. And I think is an improvement over
 07:32PM 15 what is currently existing.
 07:32PM 16 MR. COLLAZUOL: Thank you.
 07:32PM 17 MR. KAUKER: Yes, Mr. Spatz, good
 07:32PM 18 evening.
 07:32PM 19 If I understand your testimony
 07:32PM 20 correctly, in speaking about the height, and you can
 07:32PM 21 correct me if I'm wrong, but you indicated that the
 07:32PM 22 proposed height of the building would be consistent,
 07:32PM 23 I guess, with the other newer two-family homes in the
 07:32PM 24 area?
 07:32PM 25 THE WITNESS: That is correct, yes.
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07:33PM 1 that variance would not be required.
 07:33PM 2 MR. RAMUNDO: Okay. We will eliminate
 07:33PM 3 that.
 07:33PM 4 MR. KAUKER: Thank you.
 07:33PM 5 I have no other questions.
 07:33PM 6 CHAIRMAN FERGUSON: Okay. Thank you.
 07:33PM 7 Anybody in the audience would like to
 07:33PM 8 ask any questions of this witness?
 07:33PM 9 (No response.)
 07:33PM 10 CHAIRMAN FERGUSON: Anybody in the
 07:33PM 11 audience?
 07:33PM 12 MS. SCHOR: Marsha Schor.
 07:33PM 13 Mr. Spatz, would you know the actual
 07:33PM 14 size of the driveway?
 07:33PM 15 CHAIRMAN FERGUSON: Give your name.
 07:33PM 16 MS. SCHOR: Marsha Schor, S-C-H-O-R.
 07:33PM 17 THE WITNESS: I believe the width, if I
 07:33PM 18 can read it off the site plan -- and Mr. Cocoros can
 07:34PM 19 be more accurate, but it looks that it is 22 feet 10
 07:34PM 20 inches.
 07:34PM 21 MS. SCHOR: Per side or total?
 07:34PM 22 THE WITNESS: No, this is because it's
 07:34PM 23 one unit above the other, there's only a single
 07:34PM 24 driveway.
 07:34PM 25 MS. SCHOR: So it's one --
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07:32PM 1 MR. KAUKER: Okay.
 07:32PM 2 And then is it your opinion that
 07:32PM 3 notwithstanding the deviations, that this size
 07:32PM 4 structure is appropriate for this size lot?
 07:32PM 5 THE WITNESS: Yes, I think so, because
 07:32PM 6 we have an undersized lot. The building, itself, has
 07:32PM 7 been scaled down in size to meet the lot providing
 07:32PM 8 habitable living conditions, as well as garages that
 07:32PM 9 are large enough to accommodate vehicles in size and
 07:33PM 10 the side yard setbacks are only about a
 07:33PM 11 foot-and-a-half off what is permitted, the rear yard
 07:33PM 12 is only 2 feet.
 07:33PM 13 So it certainly has been scaled down in
 07:33PM 14 size based on the undersized lot.
 07:33PM 15 MR. KAUKER: Okay. Thank you.
 07:33PM 16 And just one other comment.
 07:33PM 17 CHAIRMAN FERGUSON: Sure.
 07:33PM 18 MR. KAUKER: You had indicated that
 07:33PM 19 there was a variance, I believe, required and it's
 07:33PM 20 shown in the bulk table, but it's incorrect.
 07:33PM 21 There's a variance that is cited for
 07:33PM 22 lot area per unit, that's a specific requirement to a
 07:33PM 23 duplex. This is not a duplex.
 07:33PM 24 THE WITNESS: Six-over-six.
 07:33PM 25 MR. KAUKER: Yeah, six-over-six. So
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07:34PM 1 THE WITNESS: It's just one driveway
 07:34PM 2 with garages and, you know, each unit has a garage
 07:34PM 3 and a driveway space.
 07:34PM 4 MS. SCHOR: So when you say 22, is that
 07:34PM 5 -- that's both garages included?
 07:34PM 6 THE WITNESS: That's correct, yes.
 07:34PM 7 MS. SCHOR: Thank you.
 07:34PM 8 CHAIRMAN FERGUSON: Anybody else?
 07:34PM 9 (No response.)
 07:34PM 10 CHAIRMAN FERGUSON: Okay. Thank you.
 07:34PM 11 MR. RAMUNDO: I guess --
 07:34PM 12 CHAIRMAN FERGUSON: Okay. I guess
 07:34PM 13 we're waiting on --
 07:34PM 14 MR. RAMUNDO: Yes, Mr. Cocoros is --
 07:34PM 15 should be here -- I'll make a phone call outside.
 07:34PM 16 MS. TESTA: If you could.
 07:34PM 17 MR. RAMUNDO: Yeah.
 07:34PM 18 CHAIRMAN FERGUSON: Yeah. All right.
 07:34PM 19 We're going to take a 10-minute
 07:35PM 20 adjournment just to see where Mr. Cocoros is at, 10
 07:35PM 21 minutes.
 07:35PM 22 Can I -- I'll make a motion.
 07:35PM 23 VICE CHAIRMAN ALBANESE: I'll make a
 07:35PM 24 motion.
 07:35PM 25 CHAIRMAN FERGUSON: Second?
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07:35PM **1** MR. LEFERIOU: Second.

07:35PM **2** CHAIRMAN FERGUSON: Roll call vote?

07:35PM **3** MS. LAMBRINIDES: Mr. Ferguson.

07:35PM **4** CHAIRMAN FERGUSON: Yes.

07:03PM **5** MS. LAMBRINIDES: Mr. Albanese?

07:03PM **6** VICE CHAIRMAN ALBANESE: Yes.

07:03PM **7** MS. LAMBRINIDES: Mr. Terranova?

07:03PM **8** MR. TERRANOVA: Yes.

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

07:03PM **10** MR. MIN: Yes.

07:03PM **11** MS. LAMBRINIDES: Ms. Yoon?

07:03PM **12** MS. YOON: Yes.

07:03PM **13** MS. LAMBRINIDES: Ms. Tarabocchia?

07:03PM **14** MS. TARABOCCHIA: Yes.

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

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

07:03PM **17** (Whereupon, a recess is held from 7:03
07:03PM **18** p.m. - 7:35 p.m.)

07:35PM **19** MS. LAMBRINIDES: Take attendance?

07:35PM **20** CHAIRMAN FERGUSON: Yes, I want to take
07:35PM **21** attendance.

07:35PM **22** MS. LAMBRINIDES: Mr. Ferguson.

07:35PM **23** CHAIRMAN FERGUSON: Here.

07:03PM **24** MS. LAMBRINIDES: Mr. Albanese?

07:03PM **25** VICE CHAIRMAN ALBANESE: Here.

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08:00PM **1** so help you God?

08:00PM **2** MR. COCOROS: I do.

3 VASSILIOS COCOROS,
4 467 Sylvan Avenue, Englewood Cliffs, New Jersey
5 07632, having been duly sworn, testifies as
6 follows:
7 MS. TESTA: State your name for the
8 record.
9 MR. COCOROS: Vassilios,
10 V-A-S-S-I-L-I-O-S, C-O-C-O-R-O-S. 467 Sylvan Avenue,
11 Englewood Cliffs, New Jersey.
12 CHAIRMAN FERGUSON: Okay. Mr. Cocoros
08:00PM **13** has been here every meeting since the last four, five
08:00PM **14** years. We accept him.
08:00PM **15** MR. COCOROS: Okay. The existing
08:01PM **16** property is located on the west side of 7th Street.
08:01PM **17** It's 220 feet to the north of Homestead Avenue. It's
08:01PM **18** an preexisting nonconforming lot. It's 37-and-a-half
08:01PM **19** feet wide by 100 feet deep.
08:01PM **20** There's a cross pitch across the front
08:01PM **21** of the property of approximately 2-and-a-half to 3
08:01PM **22** feet. Front to back the property also does drop off.
08:01PM **23** The front we have approximately 100 feet on the
08:01PM **24** left-hand side and it goes back to 96 to the back of
08:01PM **25** the neighbors's wall, back wall is just behind our
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07:03PM **1** MS. LAMBRINIDES: Mr. Terranova?

07:03PM **2** MR. TERRANOVA: Here.

07:03PM **3** MS. LAMBRINIDES: Mr. Min?

07:03PM **4** MR. MIN: Here.

07:03PM **5** MS. LAMBRINIDES: Ms. Yoon?

07:03PM **6** MS. YOON: Here.

07:03PM **7** MS. LAMBRINIDES: Ms. Tarabocchia?

07:03PM **8** MS. TARABOCCHIA: Here.

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

07:03PM **10** MR. LEFERIOU: Here.

07:59PM **11** CHAIRMAN FERGUSON: Okay. We're ready
07:59PM **12** to go.

07:59PM **13** MR. RAMUNDO: Okay.

07:59PM **14** Chairman, Mr. Cocoros is here. I don't
08:00PM **15** believe he needs to be sworn in. He's testified
08:00PM **16** here.

08:00PM **17** CHAIRMAN FERGUSON: Do you want to
08:00PM **18** swear him in?

08:00PM **19** MS. TESTA: Do you swear that the
08:00PM **20** testimony you will --
08:00PM **21** (Laughter.)
08:00PM **22** MR. COCOROS: Sorry.

08:00PM **23** MS. TESTA: Do you swear that the
08:00PM **24** testimony you will give in this application will be
08:00PM **25** the truth, the whole truth and nothing but the truth,
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08:02PM **1** property, top of the wall there is 96.96. So the
08:02PM **2** property does drop off.
08:02PM **3** We're proposing a side-by-side
08:02PM **4** two-family dwelling. The dwelling, itself, is
08:02PM **5** 31-feet wide by 57-feet deep. 3 foot 3 side yards
08:02PM **6** and the front yard of --
08:02PM **7** FEMALE AUDIENCE MEMBER: We can't hear.
08:02PM **8** MR. COCOROS: -- 20 feet setback, which
08:02PM **9** aligns with the existing dwelling.
08:02PM **10** Actually it's a little bit further back
08:02PM **11** than the existing dwellings on either side of us.
08:02PM **12** And a setback at the rear of 23 feet. It's a
08:02PM **13** six-over-six type configuration on three levels.
14 We have the ground floor/basement,
15 first floor and the second floor.
16 It's a three-bedroom layout on each.
17 The basement level is connected to the
18 first floor.
08:02PM **19** There's also a two-car garage in
08:02PM **20** addition to a two-car driveway.
08:02PM **21** It's an all-brick structure. However,
08:02PM **22** we do have a bay window in the front that would be
08:03PM **23** done in a panel system that centers over the garage
08:03PM **24** door.
08:03PM **25** Over the front entry, we have a
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08:03PM **1** platform with a small deck that's accessed off the
 08:03PM **2** second-floor apartment.
 08:03PM **3** If you go to Sheet A-2, we have the
 08:03PM **4** layout. We have the first floor, three-bedroom
 08:03PM **5** configuration. At the back of each unit we have a
 08:03PM **6** wood deck that is accessed off of the eating area in
 08:03PM **7** the kitchen.
 08:03PM **8** The basement, the hallway. The back,
 08:03PM **9** we have a recreation room.
 08:03PM **10** MS. SCHOR: Can you repeat that,
 08:03PM **11** please?
 08:03PM **12** MR. COCOROS: I'm sorry?
 08:03PM **13** MS. SCHOR: Can you repeat that? We
 08:03PM **14** can't hear you.
 08:03PM **15** MR. COCOROS: The basement is setup,
 08:03PM **16** the recreation room, we have a home office, exterior
 08:03PM **17** door, powder room and utility room off the garage.
 08:03PM **18** The garage, itself, is a two-car. It
 08:03PM **19** has two separate garage doors, each 9 feet, so you
 08:03PM **20** can comfortably fit two cars in the actual garage and
 08:03PM **21** two cars in the driveway.
 08:04PM **22** CHAIRMAN FERGUSON: Okay. That's it?
 08:04PM **23** MR. COCOROS: That's it.
 08:04PM **24** CHAIRMAN FERGUSON: Okay.
 08:04PM **25** So Mr. Cocoros, I have a couple of
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08:04PM **1** comments and it all goes to the numerous variances
 08:04PM **2** that you're seeking.
 08:04PM **3** Now, I understand some of them are, you
 08:04PM **4** know, because of the short lot, but one of them that
 08:04PM **5** I'm concerned about is the height of the building. I
 08:04PM **6** noticed that on the plans your garages are 10 foot 6.
 08:04PM **7** MR. COCOROS: The --
 08:04PM **8** CHAIRMAN FERGUSON: That would be where
 08:04PM **9** the cars come in and I'm wondering if --
 08:04PM **10** MR. COCOROS: The garage ceiling where
 08:04PM **11** we come in is 8 feet and at the back since the
 08:04PM **12** property drops off, we have 10 foot 6 to the back
 08:05PM **13** basement.
 08:05PM **14** We didn't fill the property at all, we
 08:05PM **15** basically kept it. We didn't do any retaining walls.
 08:05PM **16** We kept it within the existing grade.
 08:05PM **17** Now, the driveway, itself, we set it up
 08:05PM **18** where we still have a trench drain to be on the safe
 08:05PM **19** side, we have the driveway located at 101.67, at the
 08:05PM **20** lowest point we're about 1 -- I'd say 100 -- 101 at
 08:05PM **21** the sidewalk.
 08:05PM **22** So it's basically dead level with the
 08:05PM **23** sidewalk and garage, itself. The basement, we can
 08:05PM **24** bring up the height.
 08:05PM **25** CHAIRMAN FERGUSON: I don't want to
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08:05PM **1** bring the height up. I want to bring the height
 08:05PM **2** down.
 08:05PM **3** MR. COCOROS: The only way to bring the
 08:05PM **4** height down is --
 08:05PM **5** CHAIRMAN FERGUSON: I want to bring the
 08:05PM **6** height down.
 08:05PM **7** I don't want to bring the height up. I
 08:05PM **8** want to bring the height down.
 08:05PM **9** And as I look at the plans, if I'm
 08:05PM **10** reading it wrong, it's showing 10.6.
 08:05PM **11** MR. COCOROS: That's at the back, but
 08:05PM **12** at the front it's a typical 8 foot, it's a typical
 08:05PM **13** ceiling.
 08:05PM **14** CHAIRMAN FERGUSON: Well, then if you
 08:05PM **15** don't want to do that, I mean, do you want to build a
 08:06PM **16** retaining wall, you know, in the back?
 08:06PM **17** MR. COCOROS: I mean, if we build a
 08:06PM **18** retaining wall 4-feet high, we can probably bring the
 08:06PM **19** height down about 2 feet, because it's an average.
 08:06PM **20** CHAIRMAN FERGUSON: So you're telling
 08:06PM **21** me there's no way to reduce the height, other than --
 08:06PM **22** MR. COCOROS: Well, you know, we can go
 08:06PM **23** with a 3-on-12 pitch. There might be -- I guess I
 08:06PM **24** can see if there's any room.
 08:06PM **25** At the high side we're about 102,
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08:06PM **1** almost 103 at the sidewalk and right now we're almost
 08:06PM **2** 2 feet 4 inches below that high point with the
 08:06PM **3** driveway.
 08:06PM **4** So I can't see pushing the driveway
 08:06PM **5** down anymore.
 08:06PM **6** CHAIRMAN FERGUSON: No, I'm not looking
 08:06PM **7** to push the driveway down, I'm looking to lower the
 08:06PM **8** height of the building. How would you like to --
 08:06PM **9** because I think you could reduce it, as I was reading
 08:06PM **10** over the plans.
 08:06PM **11** I guess I'm reading it wrong, you're
 08:06PM **12** telling me the front is 8.1 and then in the back it's
 08:07PM **13** --
 08:07PM **14** MR. COCOROS: Yeah, because if you look
 08:07PM **15** at the side profile, that's a fixed number here
 08:07PM **16** (indicating). I can't go less than that at the
 08:07PM **17** garage door, because if we're doing a 7-foot-high
 08:07PM **18** garage door, you have 12 inches for the steel and the
 08:07PM **19** plates. And then since the property drops off in the
 08:07PM **20** back -- I mean, I bring up the ceiling. I can bring
 08:07PM **21** up the floor line of the basement to a regular, let's
 08:07PM **22** say, 7 foot 10 basement, that won't change the height
 08:07PM **23** because --
 08:07PM **24** CHAIRMAN FERGUSON: But I'm after
 08:07PM **25** changing the height.
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08:07PM 1 MR. COCOROS: You know, we could put
 08:07PM 2 retaining walls on the side and the back and we can
 08:07PM 3 bring the height by taking the average grade, that
 08:07PM 4 would reduce the average grade. The only problem
 08:07PM 5 with that is it blocks the neighbor's water, because
 08:07PM 6 the property basically, the water goes down from
 08:07PM 7 north to south towards Homestead and that's how it
 08:07PM 8 drains.
 08:07PM 9 So if we put any retaining walls in the
 08:07PM 10 back and the sides, we would block drainage flow.
 08:07PM 11 CHAIRMAN FERGUSON: Okay. Moving on,
 08:07PM 12 this thing -- I checked with the fire department and
 08:07PM 13 they tell me that on the sides of the buildings you
 08:07PM 14 need 3.25.
 08:08PM 15 MR. COCOROS: That's what we have right
 08:08PM 16 now, we have 3 foot 3.
 08:08PM 17 CHAIRMAN FERGUSON: Well, I would like
 08:08PM 18 to increase that. I want to take a foot off the
 08:08PM 19 building and I want to do one side another half foot
 08:08PM 20 and I want to give the other side the other half
 08:08PM 21 foot. So now we're going to be -- now that 3.5,
 08:08PM 22 we're going to be at 3.75.
 08:08PM 23 MR. RAMUNDO: 3.25 feet --
 08:08PM 24 MR. COCOROS: I mean, I can still make
 08:08PM 25 it work.

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08:09PM 1 CHAIRMAN FERGUSON: Yeah, right, as
 08:09PM 2 long as there's no access.
 08:09PM 3 MS. BRAUER: We call those a fire
 08:09PM 4 escape in Brooklyn.
 08:10PM 5 CHAIRMAN FERGUSON: What happened?
 08:10PM 6 MS. BRAUER: We call those a fire
 08:10PM 7 escape in Brooklyn.
 08:10PM 8 CHAIRMAN FERGUSON: Okay. Any of the
 08:10PM 9 board members have any questions?
 08:10PM 10 Yes.
 08:10PM 11 MS. TARABOCCHIA: I have a question.
 08:10PM 12 In the rear I see that there's windows,
 08:10PM 13 correct.
 08:10PM 14 MR. COCOROS: Yes.
 08:10PM 15 MS. TARABOCCHIA: Would one of them be
 08:10PM 16 considered -- would be entertained to have sliding
 08:10PM 17 doors for them to come out that way as well?
 08:10PM 18 MR. COCOROS: If I did --
 08:10PM 19 MS. TARABOCCHIA: Or is it at grade?
 08:10PM 20 MR. COCOROS: It's actually, the
 08:10PM 21 windows are about from the basement slab to the
 08:10PM 22 actual grade on one side is about a foot and the
 08:10PM 23 other side is about 2 feet.
 08:10PM 24 If we would put, let's say, a sliding
 08:10PM 25 glass door, we would have to build, I guess, a

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08:08PM 1 CHAIRMAN FERGUSON: It just gives a
 08:08PM 2 little more room.
 08:08PM 3 MR. COCOROS: Yeah, and it brings down
 08:08PM 4 the coverage too.
 08:08PM 5 CHAIRMAN FERGUSON: It brings down, it
 08:08PM 6 brings down the coverage.
 08:08PM 7 And then the last thing that I have,
 08:08PM 8 you know, I was born in Brooklyn, most of my young
 08:08PM 9 life in Brooklyn. In Brooklyn they have these things
 08:08PM 10 that you have now, this is something new, I have to
 08:08PM 11 say. You always come up with new ideas. That man is
 08:08PM 12 very good. The front of the building where you have
 08:09PM 13 this little --
 08:09PM 14 MR. COCOROS: Balcony?
 08:09PM 15 CHAIRMAN FERGUSON: Balcony, I don't
 08:09PM 16 think I like that, because I'm afraid -- you got, you
 08:09PM 17 know, you got things in the back, which, you know,
 08:09PM 18 that's fine, but to have people coming out in the
 08:09PM 19 front terrace --
 08:09PM 20 MR. COCOROS: And smoke a cigarette.
 08:09PM 21 CHAIRMAN FERGUSON: Yeah, have them go
 08:09PM 22 in the back terrace.
 08:09PM 23 MR. COCOROS: We can make that -- I
 08:09PM 24 guess, we can make that a shed roof, pitched roof on
 08:09PM 25 there instead.

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08:10PM 1 concrete platform and a couple of steps down to the
 08:10PM 2 backyard.
 08:10PM 3 So I guess that would be -- I mean, it
 08:10PM 4 could be done, but I have to talk to the client about
 08:10PM 5 that.
 08:10PM 6 MS. TARABOCCHIA: Okay.
 08:10PM 7 CHAIRMAN FERGUSON: Any other board
 08:10PM 8 members have anything?
 08:10PM 9 (No response.)
 08:10PM 10 CHAIRMAN FERGUSON: Steve, do you have
 08:11PM 11 --
 08:11PM 12 MR. COLLAZUOL: Yes. Bill, did you get
 08:11PM 13 the report from February 19th from our office?
 08:11PM 14 MR. COCOROS: Yes. Yes, we do have the
 08:11PM 15 connections at the corner basically set up. There
 08:11PM 16 will be probably an additional one at the front since
 08:11PM 17 we're going to do a shed roof now.
 08:11PM 18 So we will provide the typical roof
 08:11PM 19 liter connections with the overflow coming in there
 08:11PM 20 and as I said before, I guess we would make sure that
 08:11PM 21 this -- also, there was a neighbor in the area that's
 08:11PM 22 concerned about water, so we would look at maybe
 08:11PM 23 bringing up the capacity of the system. You know,
 08:11PM 24 because she mentioned that there is an issue with
 08:11PM 25 water coming down towards Homestead.

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08:11PM **1** So we would bump up the capacity so it
 08:11PM **2** wouldn't affect the neighbors.
 08:11PM **3** MR. COLLAZUOL: And you'll comply with
 08:11PM **4** the report, though, with respect to doing percolation
 08:11PM **5** tests prior to the -- should the board act favorably
 08:11PM **6** on this?
 08:12PM **7** MR. COCOROS: Yes.
 08:12PM **8** MR. COLLAZUOL: Earlier I asked
 08:12PM **9** Mr. Spatz about the front offset or the front yard
 08:12PM **10** setback to the existing building.
 08:12PM **11** He indicated that yes, the existing
 08:12PM **12** front yard setback is less than what's proposed.
 08:12PM **13** So this proposal would actually reduce
 08:12PM **14** the existing nonconforming condition, would it not.
 08:12PM **15** MR. COCOROS: Yes.
 08:12PM **16** MR. COLLAZUOL: Would you say that that
 08:12PM **17** existing front offset is 14 or so feet, Bill?
 08:12PM **18** MR. COCOROS: Let me just double check.
 08:12PM **19** Yes.
 08:12PM **20** MR. COLLAZUOL: And you're not
 08:12PM **21** proposing any walls along the rear or the rear sides
 08:12PM **22** in any way?
 08:12PM **23** MR. COCOROS: Correct.
 08:12PM **24** MR. COLLAZUOL: You're basically
 08:12PM **25** holding the grades?

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08:13PM **1** MR. COCOROS: In reality it would
 08:13PM **2** probably bring it down maybe 6 to 8 inches, because
 08:13PM **3** it's a midpoint roof measurement, which is from the
 08:13PM **4** -- if you bring down the peak 6 inches and the
 08:13PM **5** average grade stays the same, it's only a 3-foot
 08:13PM **6** difference, because it's measured from the midpoint
 08:13PM **7** of the room, itself.
 08:13PM **8** CHAIRMAN FERGUSON: So you can bring it
 08:13PM **9** down 6 inches?
 08:13PM **10** MR. COCOROS: Yeah.
 08:13PM **11** CHAIRMAN FERGUSON: Let's do it.
 08:13PM **12** MR. COLLAZUOL: As part of the
 08:13PM **13** resolution, if there board approves it, that should
 08:13PM **14** be part of it before they go to construction and
 08:13PM **15** provide the final as-built saying that meets that
 08:13PM **16** criteria. So you're talking about --
 08:14PM **17** CHAIRMAN FERGUSON: Thank you, Steve.
 08:14PM **18** MR. COLLAZUOL: -- approximately 32 feet
 08:14PM **19** then for the building height, Bill?
 08:14PM **20** MR. COCOROS: Yeah.
 08:14PM **21** Right now we're -- yeah, 32, slightly
 08:14PM **22** under that, but say 32 to be on the safe side.
 08:14PM **23** MR. COLLAZUOL: And just the last item.
 08:14PM **24** You indicated that from the schematic site plan, the
 08:14PM **25** property is 220.96 feet from Homestead.

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08:12PM **1** MR. COCOROS: Correct.
 08:12PM **2** If we did a 4-foot wall, which we would
 08:12PM **3** be allowed to do, we would actually have a 2-foot
 08:12PM **4** reduction in the height.
 08:12PM **5** MR. COLLAZUOL: I understand, but
 08:12PM **6** you're not proposing any walls?
 08:12PM **7** MR. COCOROS: Correct.
 08:12PM **8** And we also tried to stick the driveway
 08:12PM **9** level, even though it's a little bit lower than one
 08:12PM **10** part of the street, we tried to make it where we
 08:13PM **11** could still -- we have a trench drain there just in
 08:13PM **12** case, but we also set it up where the water could
 08:13PM **13** kind of go down and boomerang out the bottom, bottom
 08:13PM **14** half of the driveway.
 08:13PM **15** MR. COLLAZUOL: Did I understand you
 08:13PM **16** said you were going to change the roof pitch to
 08:13PM **17** 3-on-12 and, therefore, change the building height?
 08:13PM **18** MR. COCOROS: That's one thing we
 08:13PM **19** offered. We didn't -- I didn't confirm anything yet.
 08:13PM **20** CHAIRMAN FERGUSON: What is it?
 08:13PM **21** MR. COLLAZUOL: Bill indicated that he
 08:13PM **22** could change the roof pitch to 3-on-12, that would
 08:13PM **23** change the building height. I don't know if that was
 08:13PM **24** accepted.
 08:13PM **25** CHAIRMAN FERGUSON: How much?

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08:14PM **1** MR. COCOROS: Correct.
 08:14PM **2** MR. COLLAZUOL: The key map indicates
 08:14PM **3** that there's two parcels from Homestead, a 100 parcel
 08:14PM **4** and a 37.5 parcel.
 08:14PM **5** So I would assume that the key map is
 08:14PM **6** more correct.
 08:14PM **7** Would you agree with me?
 08:14PM **8** MR. COCOROS: Yes. I would have to --
 08:14PM **9** I guess that would be verified, you know, we can
 08:14PM **10** double check the actual --
 08:14PM **11** MR. COLLAZUOL: If that's the case, if
 08:14PM **12** you could just change that 229.6 to 137.50.
 08:14PM **13** Thank you.
 08:14PM **14** I have nothing else.
 08:14PM **15** CHAIRMAN FERGUSON: Okay. So I guess
 08:14PM **16** we'll go to the residents.
 08:14PM **17** Anybody in the area want to have -- say
 08:14PM **18** anything?
 08:15PM **19** Yes, name and address.
 08:15PM **20** MS. SCANCARELLA: Hi. Cathy
 08:15PM **21** Scancarella. I live in Englewood Cliffs, 50 Elm
 08:15PM **22** Street, Englewood Cliffs. I am the property owner to
 08:15PM **23** the right side of the house on 217 7th Street in
 08:15PM **24** Palisades Park.
 08:15PM **25** THE COURT REPORTER: Please spell your

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1 last name.
 2 MS. SCANCARELLA: Excuse me?
 3 THE COURT REPORTER: Spell your last
 4 name, please.
 08:15PM 5 MS. SCANCARELLA:
 08:15PM 6 S-C-A-N-C-A-R-E-L-L-A.
 08:15PM 7 THE COURT REPORTER: Thank you.
 08:15PM 8 MS. SCANCARELLA: I just have some
 08:15PM 9 concerns that it's an extremely large structure on a
 08:15PM 10 small parcel.
 08:15PM 11 I understand that people want to
 08:15PM 12 develop. I don't know why they have to go three
 08:15PM 13 stories. I think they can design something that
 08:15PM 14 could possibly be two stories in a different way.
 08:15PM 15 I don't live next door. I do rent the
 08:15PM 16 home. But I have a concern that that basement is
 08:15PM 17 probably going to turn into another apartment. It
 08:15PM 18 does have a side door that somebody can easily
 08:15PM 19 access. That's one of my concerns.
 08:16PM 20 My biggest concern is the water. I
 08:16PM 21 know my home is slightly higher. I'm concerned that
 08:16PM 22 the CULTEC chamber in the back and the roof liters
 08:16PM 23 are not going to be able to hold enough water and
 08:16PM 24 that's a down pitch and the neighbors in the back and
 08:16PM 25 the side, I think I'm going to get all the overflow
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08:17PM 1 worst. I'm hoping not the worst. But I just feel
 08:17PM 2 that it's an excessively large structure on a small
 08:17PM 3 piece of property and the height is another concern.
 08:17PM 4 I don't know how many feet.
 08:17PM 5 Is it tripping a (d) variance?
 08:17PM 6 CHAIRMAN FERGUSON: Here's a couple of
 08:17PM 7 things.
 08:17PM 8 First of all, let's have our engineer
 08:17PM 9 talk about the drainage, because that's -- he's --
 08:17PM 10 you know, he works for us.
 08:17PM 11 MS. SCANCARELLA: Right.
 08:17PM 12 CHAIRMAN FERGUSON: Steve.
 08:17PM 13 MR. COLLAZUOL: Yes.
 08:17PM 14 As we indicated in our report, a
 08:17PM 15 drainage report should be submitted, there should be
 08:17PM 16 further construction details and results of test
 08:18PM 17 holes prior to final design and building permit for
 08:18PM 18 the drainage system, which Mr. Cocoros has indicated
 08:18PM 19 he will actually oversize the system as well with
 08:18PM 20 comments and the concerns of neighbors.
 08:18PM 21 So I believe he's addressing that.
 08:18PM 22 CHAIRMAN FERGUSON: Okay. So you don't
 08:18PM 23 see a problem with the drainage?
 08:18PM 24 MR. COLLAZUOL: Not at this point in
 08:18PM 25 time.
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08:16PM 1 of that CULTEC chamber.
 08:16PM 2 I know these things, they do work, but
 08:16PM 3 they don't work especially when we have heavy rain.
 08:16PM 4 MR. CORCOROS: For that we could, if
 08:16PM 5 it's approved, we would have a perc test done and we
 08:16PM 6 would work with the -- we would submit plans that
 08:16PM 7 would show we have additional capacity and also
 08:16PM 8 locate the pits low enough where they wouldn't bleed
 08:16PM 9 into the neighbor behind us. The neighbor behind us
 08:16PM 10 has a retaining wall of about 3 -- about 2-and-a-half
 08:16PM 11 feet or so.
 08:16PM 12 So, you know, we can set the pits as
 08:16PM 13 low as we can to avoid that bleeding out to the
 08:16PM 14 neighbor behind us.
 08:16PM 15 MS. SCANCARELLA: And my only other --
 08:17PM 16 my other concern is that, I mean, I see you got 6
 08:17PM 17 inches on each side more, but to leave 3-and-a-half
 08:17PM 18 feet --
 08:17PM 19 CHAIRMAN FERGUSON: Yeah, I understand.
 08:17PM 20 MS. SCANCARELLA: -- is really -- I
 08:17PM 21 mean, that's my driveway. God forbid one of my
 08:17PM 22 vehicles or my tenants' vehicles or something rolls,
 08:17PM 23 it could roll right into that house and then I'm
 08:17PM 24 going to be responsible.
 08:17PM 25 You know, I'm just thinking of the
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08:18PM 1 CHAIRMAN FERGUSON: Okay. And of
 08:18PM 2 course, all the new buildings are going to do a perc
 08:18PM 3 test, correct?
 08:18PM 4 MR. COLLAZUOL: That's correct.
 08:18PM 5 CHAIRMAN FERGUSON: So now, the second
 08:18PM 6 question, because you're our engineer, is there
 08:18PM 7 something that we could -- that the board could
 08:18PM 8 mandate, like, a fence maybe, to stop cars from going
 08:18PM 9 into that house? If that's the concern, you know,
 08:18PM 10 I'm willing to --
 08:18PM 11 MR. CORCOROS: There's a curb there
 08:18PM 12 now. She has a Belgian block curb.
 08:18PM 13 MS. SCANCARELLA: Yeah, it's only --
 08:18PM 14 it's only, like, that high (indicating).
 08:18PM 15 A car can easily go over it. I don't
 08:18PM 16 think it's my responsibility to put a fence up.
 08:18PM 17 CHAIRMAN FERGUSON: No, no, it wouldn't
 08:18PM 18 be your responsibility. It would be the applicant's
 08:18PM 19 responsibility.
 08:19PM 20 MR. CORCOROS: There's a gap between
 08:19PM 21 your -- our property line and your curb. I mean,
 08:19PM 22 maybe we can put a concrete curb on your property
 08:19PM 23 between the two. You know, that could help.
 08:19PM 24 MS. SCANCARELLA: Yeah, but how high
 08:19PM 25 are you going to do it to prevent a car from going
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08:19PM **1** over?
 08:19PM **2** MR. COLLAZUOL: Well, may I step in on
 08:19PM **3** that?
 08:19PM **4** CHAIRMAN FERGUSON: Yeah, sure.
 08:19PM **5** MR. COLLAZUOL: I don't believe that
 08:19PM **6** it's this applicant or any applicant's responsibility
 08:19PM **7** to prelude a car from going into another party's
 08:19PM **8** yard. Even DOT has guide rails, not guard rails.
 08:19PM **9** CHAIRMAN FERGUSON: Steve, use your
 08:19PM **10** mic, because --
 08:19PM **11** MR. COLLAZUOL: Even New Jersey
 08:19PM **12** Department of Transportation provides guide rails,
 08:19PM **13** not guard rails. So the intention is to guide people
 08:19PM **14** away from any situation.
 08:19PM **15** So you could ask the applicant to put
 08:19PM **16** in a fence, but it would only be a guide, it's not to
 08:19PM **17** prevent or guard any vehicle from coming onto this
 08:19PM **18** property.
 08:19PM **19** CHAIRMAN FERGUSON: Right.
 08:19PM **20** MS. SCANCARELLA: Well, if there's no
 08:19PM **21** way to prevent it, then there's no way to prevent it.
 08:19PM **22** MR. COLLAZUOL: It would be a steel
 08:19PM **23** fence anyway.
 08:19PM **24** CHAIRMAN FERGUSON: I mean, would you
 08:19PM **25** be amenable to --

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08:20PM **1** CHAIRMAN FERGUSON: Yeah, I mean --
 08:20PM **2** MR. COLLAZUOL: -- slow a vehicle down.
 08:20PM **3** MR. CORCOROS: As far as that would be
 08:20PM **4** like an 8 inch, like a DOT-type curb, 8 inches by,
 08:20PM **5** like, maybe a foot, a foot above the ground.
 08:20PM **6** MR. COLLAZUOL: Right.
 08:20PM **7** MR. CORCOROS: Yeah, that's not
 08:20PM **8** something we can do on our property, that would be on
 08:20PM **9** both.
 08:20PM **10** MR. COLLAZUOL: I guess you could work
 08:20PM **11** that out.
 08:20PM **12** MR. CORCOROS: Okay. There's room
 08:20PM **13** between the Belgian block and the actual --
 08:20PM **14** MS. SCANCARELLA: Right.
 08:20PM **15** We can work that out during
 08:21PM **16** construction or whatever.
 08:21PM **17** CHAIRMAN FERGUSON: Are you okay with
 08:21PM **18** that, Counsel?
 08:21PM **19** MR. RAMUNDO: Yes, absolutely.
 08:21PM **20** MS. SCANCARELLA: And then the only
 08:21PM **21** other question was the height, does this trip a (d)
 08:21PM **22** variance or no?
 08:21PM **23** CHAIRMAN FERGUSON: Say it again.
 08:21PM **24** MS. TESTA: A (d), yes.
 08:21PM **25** CHAIRMAN FERGUSON: Yes.

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08:19PM **1** MR. CORCOROS: Put a fence?
 08:19PM **2** CHAIRMAN FERGUSON: Well, if she wants
 08:19PM **3** a fence, if she wants some cement things to keep --
 08:19PM **4** MS. SCANCARELLA: I just feel that
 08:19PM **5** 3-and-a-half feet, 3, 4 feet, it's a small amount and
 08:20PM **6** I do have cars that park on that driveway. You know,
 08:20PM **7** God forbid, you know, ice, snow, they skid. You
 08:20PM **8** know, it's not far from that structure.
 08:20PM **9** I'm just concerned.
 08:20PM **10** CHAIRMAN FERGUSON: If you want, we can
 08:20PM **11** direct the applicant to do something, either a fence
 08:20PM **12** or a cement --
 08:20PM **13** MS. SCANCARELLA: Yeah, it doesn't --
 08:20PM **14** MR. COLLAZUOL: I would suggest a curb
 08:20PM **15** wall.
 08:20PM **16** CHAIRMAN FERGUSON: Say it again.
 08:20PM **17** MR. COLLAZUOL: A curb wall. A curb
 08:20PM **18** wall is a little higher than a curb.
 08:20PM **19** CHAIRMAN FERGUSON: Okay.
 08:20PM **20** MR. COLLAZUOL: And it would prevent
 08:20PM **21** the vehicle from going over it.
 08:20PM **22** Sometimes it's in the neighborhood of
 08:20PM **23** 12 inches in height, Bill. Instead of being 6 inches
 08:20PM **24** in height or 4 inches in height, it's around 12
 08:20PM **25** inches in height certainly would --

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08:21PM **1** MS. SCANCARELLA: So this is a (d)
 08:21PM **2** variance?
 08:21PM **3** MS. TESTA: Yes.
 08:21PM **4** CHAIRMAN FERGUSON: Yes, it needs five
 08:21PM **5** affirmative votes, yes. But he's going to reduce the
 08:21PM **6** height down another 6 to 8.
 08:21PM **7** MR. CORCOROS: Like I said, if this was
 08:21PM **8** a flat lot, it would have maybe another
 08:21PM **9** foot-and-a-half lower, but right now, like I said,
 08:21PM **10** the one side is still -- the street is a little bit
 08:21PM **11** higher.
 08:21PM **12** CHAIRMAN FERGUSON: Yeah, I understand.
 08:21PM **13** I get it.
 08:21PM **14** MR. CORCOROS: And also by reducing it
 08:21PM **15** that 1 foot, we get a little bit less on the roof
 08:21PM **16** pitch.
 08:21PM **17** So it's going to bring it closer to
 08:21PM **18** maybe 7 inches. It's small, but it's 7 inches, maybe
 08:21PM **19** less.
 08:21PM **20** MS. SCANCARELLA: And my only other
 08:21PM **21** thing is is it necessary to have that side door on
 08:21PM **22** that property to the basement?
 08:21PM **23** CHAIRMAN FERGUSON: I think I read
 08:21PM **24** somewhere in the transcript, I heard this very
 08:21PM **25** question. I read it somewhere in the transcript, but

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08:21PM **1** not for this case, obviously.
 08:21PM **2** The board wants to -- I hear what
 08:22PM **3** you're saying about illegal things. And God knows
 08:22PM **4** Palisades got plenty of illegal apartments going in.
 08:22PM **5** The problem is that, you know, we vote
 08:22PM **6** on the plan, this is the plan. Right? The plan
 08:22PM **7** doesn't show what's going -- it only shows what's
 08:22PM **8** there.
 08:22PM **9** The board always feels like we should
 08:22PM **10** have -- for safety we should have egress, two ways of
 08:22PM **11** egress. You know, God forbid there's a fire, we
 08:22PM **12** don't want people getting trapped. So the board
 08:22PM **13** feels that we would -- that the door is needed.
 08:22PM **14** I would urge everybody that if you see
 08:22PM **15** anybody going in that you suspect that has an illegal
 08:23PM **16** apartment down there, you know, you should call
 08:23PM **17** anonymously to the building department and they're
 08:23PM **18** going to send up inspectors.
 08:23PM **19** You know, now, most people, they don't
 08:23PM **20** want to get involved, but that's the way you stop it.
 08:23PM **21** If everybody in town would say, I see people coming
 08:23PM **22** in, right, I suspect there's -- now, these two
 08:23PM **23** residents in the front, they say that they actually
 08:23PM **24** see people -- garage doors going up and people
 08:23PM **25** walking in. So --

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08:24PM **1** MS. SCHOR: None at all?
 08:24PM **2** MR. CORCOROS: No.
 08:24PM **3** MS. SCHOR: Why -- you have two doors
 08:24PM **4** in the back?
 08:24PM **5** MR. CORCOROS: No, one door.
 08:24PM **6** MS. SCHOR: Just one door?
 08:24PM **7** MR. CORCOROS: Yes.
 08:24PM **8** MS. SCHOR: Why is that so much higher,
 08:24PM **9** 10 feet?
 08:24PM **10** MR. CORCOROS: Because the property
 08:24PM **11** drops off and since we have that drop-off, instead of
 08:24PM **12** filling it up with fill, you basically step down from
 08:24PM **13** your middle basement, which is just behind the garage
 08:24PM **14** and you step down to the lower basement and what it
 08:24PM **15** does is you avoid filling up that basement floor,
 08:24PM **16** which adds additional weight to the ground and it
 08:24PM **17** gives you is a nicer basement.
 08:24PM **18** MS. SCHOR: Now, when you say it's
 08:24PM **19** going to be a family room and an office, do you
 08:24PM **20** actually put up dividing walls?
 08:24PM **21** MR. CORCOROS: That's what we have
 08:24PM **22** right now.
 08:25PM **23** MS. SCHOR: You don't have it as just
 08:25PM **24** one big room?
 08:25PM **25** MR. CORCOROS: No.

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08:23PM **1** MS. SCANCARELLA: Well, you as a board
 08:23PM **2** can stipulate in the resolution, you can put it in
 08:23PM **3** your resolutions that you can stipulate this is
 08:23PM **4** strictly a two-family home and that's not allowed to
 08:23PM **5** be rented in the basement.
 08:23PM **6** VICE CHAIRMAN ALBANESE: It's in the
 08:23PM **7** ordinance.
 08:23PM **8** MS. TESTA: Right, it's always
 08:23PM **9** mentioned. It's always stated, it's a two-family,
 08:23PM **10** one-family, whatever it is.
 08:24PM **11** MS. SCANCARELLA: Because then it's
 08:24PM **12** your zoning official, your compliance officer's
 08:24PM **13** responsibility to follow through.
 08:24PM **14** MS. TESTA: And that's the way it is.
 08:24PM **15** CHAIRMAN FERGUSON: And that's the way
 08:24PM **16** it is.
 08:24PM **17** MS. SCANCARELLA: Okay.
 08:24PM **18** CHAIRMAN FERGUSON: All right?
 08:24PM **19** MS. SCANCARELLA: Uh-huh.
 08:24PM **20** CHAIRMAN FERGUSON: Anybody else?
 08:24PM **21** Yes, name and address.
 08:24PM **22** MS. SCHOR: Marsha Schor, Henry Avenue.
 08:24PM **23** Do you have any bump outs on there on
 08:24PM **24** the sides?
 08:24PM **25** MR. CORCOROS: No.

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08:25PM **1** MS. SCHOR: I mean, are you allowed to
 08:25PM **2** do that?
 08:25PM **3** MR. CORCOROS: Yeah, we've done it
 08:25PM **4** before.
 08:25PM **5** MS. SCHOR: I know what you've done
 08:25PM **6** before.
 08:25PM **7** MR. CORCOROS: Yes. I mean, even on
 08:25PM **8** houses without variances, there is separate rooms
 08:25PM **9** down there.
 08:25PM **10** MS. SCHOR: Well, let's say you walk in
 08:25PM **11** the door, what room do you walk into when you walk in
 08:25PM **12** the door?
 08:25PM **13** MR. CORCOROS: There's a hallway.
 08:25PM **14** MS. SCHOR: To the basement? I'm
 08:25PM **15** talking on the side door.
 08:25PM **16** MR. CORCOROS: Yeah. Well, yeah,
 08:25PM **17** you're walking through a small hallway that takes you
 08:25PM **18** to the recreation room.
 08:25PM **19** MS. SCHOR: Now, six-over-six is only
 08:25PM **20** one person can use it, though, right?
 08:25PM **21** MR. CORCOROS: Yeah.
 08:25PM **22** MS. SCHOR: One family.
 08:25PM **23** MR. CORCOROS: It's connected to the
 08:25PM **24** first floor.
 08:25PM **25** CHAIRMAN FERGUSON: The first floor.

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08:25PM 1 It's not a duplex, it's a six-over-six.
 08:25PM 2 MS. SCHOR: Yeah, but I didn't realize
 08:25PM 3 that they can divide it off and make one an office
 08:25PM 4 and one -- which would mean more than one person
 08:25PM 5 could actually use the damn basement, because one
 08:25PM 6 could use it for one office and somebody else could
 08:25PM 7 use it for another office.
 08:25PM 8 CHAIRMAN FERGUSON: But, again,
 08:25PM 9 anything is possible.
 08:25PM 10 MS. SCHOR: Yeah, but here's --
 08:25PM 11 CHAIRMAN FERGUSON: This is what is
 08:25PM 12 before the board. I understand what -- you know,
 08:25PM 13 they can move 20 people down there, you know.
 08:26PM 14 MS. SCHOR: And they do.
 08:26PM 15 MS. BRAUER: And they do.
 08:26PM 16 CHAIRMAN FERGUSON: Well...
 08:26PM 17 MS. SCHOR: No, but what I'm saying is
 08:26PM 18 you people say no side doors, which is perfectly
 08:26PM 19 fine. The house goes up with two side doors. You go
 08:26PM 20 into the building department, you get this whole long
 08:26PM 21 song and dance, because we've done it a couple of
 08:26PM 22 times. They don't have to take it off, they do have
 08:26PM 23 to take it off. They come up with excuses you
 08:26PM 24 wouldn't believe to keep the side doors.
 08:26PM 25 And as far as an egress, isn't there a

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08:27PM 1 feet 6 inches for a room behind the garage. What are
 08:27PM 2 the other floors that make it that high?
 08:27PM 3 THE WITNESS: Nine and 8.
 08:27PM 4 MS. BRAUER: What's your first floor?
 08:27PM 5 THE WITNESS: First floor is 9, which
 08:27PM 6 is the primary one, 9 feet for the first floor and
 08:27PM 7 then 8 feet on the second floor.
 08:27PM 8 MS. BRAUER: And the basement is 10
 08:27PM 9 feet 6?
 08:27PM 10 THE WITNESS: The basement is 10 feet
 08:27PM 11 because the property drops off.
 08:27PM 12 MS. BRAUER: I got you.
 08:27PM 13 I got you the first time. And you have
 08:27PM 14 to step down. It just, is there no way to lower
 15 that? It's going to be a tall, skinny, toothpick
 16 house.
 17 It's ridiculous. It's huge. It's just
 18 --
 19 CHAIRMAN FERGUSON: Well, you know, you
 20 can't put a duplex there. So the other thing is,
 21 he's doing a six-over-six.
 22 MS. BRAUER: And how big is the deck in
 23 the back?
 08:27PM 24 THE WITNESS: The deck is 12-foot wide
 08:27PM 25 by 9-feet deep.

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08:26PM 1 sliding door in the back? Couldn't they go out --
 08:26PM 2 CHAIRMAN FERGUSON: There's no -- he
 08:26PM 3 just said there's no sliding door in the back.
 08:26PM 4 MS. SCHOR: There's no sliding doors in
 08:26PM 5 the back at all in the basement?
 08:26PM 6 MR. CORCOROS: No.
 08:26PM 7 MS. SCHOR: How many windows in the
 08:26PM 8 basement?
 08:26PM 9 MR. CORCOROS: There's two in the back
 08:26PM 10 and two on the side.
 08:26PM 11 CHAIRMAN FERGUSON: Yes, Susan.
 08:26PM 12 Name and address.
 08:26PM 13 MS. BRAUER: Susan Brauer.
 08:26PM 14 Do you have a restroom down there?
 08:26PM 15 MR. CORCOROS: Powder room.
 08:26PM 16 MS. BRAUER: A powder room?
 08:26PM 17 MR. CORCOROS: Yeah.
 08:26PM 18 MS. BRAUER: No bathroom?
 08:26PM 19 MR. CORCOROS: No bathroom.
 08:26PM 20 MS. BRAUER: No shower?
 08:26PM 21 MR. CORCOROS: No shower.
 08:26PM 22 MS. BRAUER: No soap?
 08:26PM 23 MR. CORCOROS: Well, hand soap.
 08:26PM 24 MS. BRAUER: I'm concerned because
 08:27PM 25 there's got to be something else. That back room, 10

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08:27PM 1 MS. BRAUER: Twelve-foot wide by 9-feet
 08:27PM 2 deep.
 08:27PM 3 And how many feet are you from the
 08:27PM 4 back?
 08:27PM 5 THE WITNESS: We are 23 feet to the
 08:27PM 6 building.
 08:27PM 7 MS. BRAUER: So, essentially, if you're
 08:28PM 8 on the deck, you're, like, 10 or 12 feet from the
 08:28PM 9 next yard?
 08:28PM 10 THE WITNESS: Fourteen feet.
 08:28PM 11 MS. BRAUER: That's awfully close.
 08:28PM 12 CHAIRMAN FERGUSON: Yes.
 08:28PM 13 MS. SCANCARELLA: Just one other
 08:28PM 14 question.
 08:28PM 15 CHAIRMAN FERGUSON: Sure.
 08:28PM 16 Could you just speak up? I'm hard of
 08:28PM 17 hearing.
 08:28PM 18 MS. SCANCARELLA: One other question.
 08:28PM 19 Is this house being -- the person who is in front of
 08:28PM 20 the board for this, is this being developed for
 08:28PM 21 himself or is he going to be selling it?
 08:28PM 22 MR. RAMUNDO: I believe he's selling
 08:28PM 23 it.
 08:28PM 24 MS. SCANCARELLA: So then you don't
 08:28PM 25 know who is going to go in it or anything?

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08:28PM 1 CHAIRMAN FERGUSON: If he kept it, he
 08:28PM 2 wouldn't know either.
 08:28PM 3 All right. Any other questions?
 08:28PM 4 (No response.)
 08:28PM 5 CHAIRMAN FERGUSON: You want to sum up?
 08:28PM 6 MR. RAMUNDO: No.
 08:28PM 7 CHAIRMAN FERGUSON: No? Okay, my type
 08:28PM 8 of lawyer.
 08:28PM 9 MR. RAMUNDO: I know this board takes
 08:28PM 10 copious notes and are ready to move on this.
 08:28PM 11 CHAIRMAN FERGUSON: Okay. So I'm going
 08:28PM 12 to make a motion to approve this application with all
 08:28PM 13 the different things that we discussed: \$2,000.00 to
 08:28PM 14 the tree preservation fund.
 08:28PM 15 And I'll make that motion.
 08:29PM 16 VICE CHAIRMAN ALBANESE: I'll second.
 08:29PM 17 CHAIRMAN FERGUSON: Roll call vote.
 08:29PM 18 MS. LAMBRINIDES: Mr. Ferguson.
 08:29PM 19 CHAIRMAN FERGUSON: Yes.
 07:03PM 20 MS. LAMBRINIDES: Mr. Albanese?
 07:03PM 21 VICE CHAIRMAN ALBANESE: Yes.
 07:03PM 22 MS. LAMBRINIDES: Mr. Terranova?
 07:03PM 23 MR. TERRANOVA: Yes.
 07:03PM 24 MS. LAMBRINIDES: Mr. Min?
 07:03PM 25 MR. MIN: Yes.

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08:30PM 1 board, Counsel. Good to see everybody.
 08:30PM 2 For the record, Mark Sokolich on behalf
 08:30PM 3 of the next applicant before you, which is Soon Hee
 08:30PM 4 Yoo, an individual for premises known as 4441st
 08:30PM 5 Street.
 08:30PM 6 Just by way of brief summary, Chairman,
 08:30PM 7 the testimony of both Mr. Cocoros and Mr. Spatz were
 08:30PM 8 presented at the last meeting.
 08:30PM 9 I know that a couple or several board
 08:30PM 10 members have taken the opportunity to listen to the
 08:30PM 11 tapes. I was also requested and have, in fact, asked
 08:31PM 12 Mr. Cocoros and Mr. Spatz to reappear this evening in
 08:31PM 13 case any of those board members had questions or
 08:31PM 14 anyone had questions.
 08:31PM 15 CHAIRMAN FERGUSON: Right.
 08:31PM 16 MR. SOKOLICH: With that being said, if
 08:31PM 17 you would like, I can provide a summary or
 08:31PM 18 alternatively I can just avail my experts to you if
 08:31PM 19 you have any questions.
 08:31PM 20 CHAIRMAN FERGUSON: Well, I do have --
 08:31PM 21 let me just take it out. Well, the first thing would
 08:31PM 22 be, I believe we still have this thing over the front
 08:31PM 23 door.
 08:31PM 24 VASSILIOS COCOROS,
 08:31PM 25 467 Sylvan Avenue, Englewood Cliffs, New Jersey

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07:03PM 1 MS. LAMBRINIDES: Ms. Yoon?
 07:03PM 2 MS. YOON: Yes.
 07:03PM 3 MS. LAMBRINIDES: Mr. Carnovale is not
 07:03PM 4 here.
 07:03PM 5 Ms. Tarabocchia?
 07:03PM 6 MS. TARABOCCHIA: Yes.
 07:03PM 7 MS. LAMBRINIDES: Mr. Lefteriou?
 07:03PM 8 MR. LEFTERIOU: Yes.
 08:29PM 9 CHAIRMAN FERGUSON: Thank you.
 08:29PM 10 THE WITNESS: Thank you.
 08:29PM 11 MR. RAMUNDO: Thank you. Have a good
 08:29PM 12 night.
 08:29PM 13 CHAIRMAN FERGUSON: Go back to your
 08:29PM 14 lasagna.
 08:29PM 15 (Laughter.)
 08:29PM 16 CHAIRMAN FERGUSON: Court Reporter,
 08:29PM 17 would you like a break or you're good to go or what
 08:29PM 18 do you want to do?
 08:29PM 19 THE COURT REPORTER: I'm okay.
 08:29PM 20 CHAIRMAN FERGUSON: You're okay?
 08:29PM 21 THE COURT REPORTER: Yes.
 08:29PM 22 CHAIRMAN FERGUSON: Okay. We're going
 08:30PM 23 to call the next case and the next case is going to
 08:30PM 24 be, I believe, 4441st Street.
 08:30PM 25 MR. SOKOLICH: Chairman, Members of the

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08:31PM 1 07632, having been previously sworn, testifies as
 08:31PM 2 follows:
 08:31PM 3 MR. CORCOROS: Yes, we could do the
 08:31PM 4 same thing as the previous one.
 08:31PM 5 CHAIRMAN FERGUSON: Yeah. I assume
 08:31PM 6 you're okay with that, Mr. Mayor?
 08:31PM 7 MR. SOKOLICH: We are, Mr. Chairman.
 08:31PM 8 CHAIRMAN FERGUSON: And the other thing
 08:31PM 9 is, I would like to -- well, I got a better idea.
 08:32PM 10 Why don't we do this, why don't we wait for the
 08:32PM 11 residents to make their comments and then in case
 08:32PM 12 there's any changes that the board feels that --
 08:32PM 13 MR. SOKOLICH: Understood, Chairman.
 08:32PM 14 CHAIRMAN FERGUSON: Okay. So if you
 08:32PM 15 want to sum up, that's fine or do you want to go
 08:32PM 16 right into the --
 08:32PM 17 MR. SOKOLICH: Public would be great
 08:32PM 18 and I'll sum up at the end, if that's okay.
 08:32PM 19 CHAIRMAN FERGUSON: Just so the public,
 08:32PM 20 so we're clear on this, everybody is going to get up
 08:32PM 21 and speak for three minutes. You can speak anything
 08:32PM 22 you want to talk about. You can talk about their
 08:32PM 23 witnesses. You can talk about the building. You can
 08:32PM 24 talk about the neighborhood. You can talk about
 08:32PM 25 anything you want for three minutes. All right?

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08:32PM **1** Then the next person will talk, then the next person
 08:32PM **2** will talk and we're doing this because at last
 08:32PM **3** month's meeting, because I wasn't here, but last
 08:32PM **4** month's meeting the Chairman, Mr. Albanese, kept
 08:32PM **5** telling the residents, wait until the end, you'll
 08:33PM **6** have an opportunity at the end. Right?
 08:33PM **7** So this is your opportunity now. You
 08:33PM **8** can just have questions for the experts, you can talk
 08:33PM **9** about your property, the building next door, whatever
 08:33PM **10** you want.
 08:33PM **11** So which one of you would like to go?
 08:33PM **12** Name and address.
 08:33PM **13** MR. KO: My name is Corey Ko,
 07:38PM **14** C-O-R-E-Y, last name K-O. I live at Corey Ko 4251st
 07:38PM **15** Street.
 08:33PM **16** Mr. Cocoros, I have question.
 08:33PM **17** Do you have any major change since
 08:33PM **18** January 27.
 08:33PM **19** MR. COCOROS: No, we were waiting to
 08:33PM **20** hear back after the testimony, the Chairman has some
 08:33PM **21** comments that we might -- there might be some
 08:33PM **22** revisions to this. So we're going to wait to hear
 08:33PM **23** from the Chairman's comments.
 08:33PM **24** MR. KO: Can I take a peak more
 08:33PM **25** closely?

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08:34PM **1** MR. KO: Yeah, this is way high.
 08:34PM **2** MR. COCOROS: Well, we're asking for a
 08:34PM **3** variance, that's what we're here for.
 08:34PM **4** MR. KO: It's way high.
 08:34PM **5** MR. COCOROS: It's a height variance.
 08:34PM **6** CHAIRMAN FERGUSON: Right. Well...
 08:34PM **7** MR. KO: So what's the side setback,
 08:34PM **8** minimum side setback?
 08:34PM **9** MR. COCOROS: Right now the side
 08:34PM **10** setback, what we're proposing is 3 feet 3 inches and
 08:34PM **11** the minimum is 5 feet.
 08:34PM **12** MR. KO: Yeah, the minimum is 5 feet.
 08:34PM **13** MR. COCOROS: But this is typical
 08:34PM **14** what's been approved previously.
 08:34PM **15** So we're trying to fit with the other
 08:35PM **16** ones that were approved.
 08:35PM **17** MR. KO: Yes. You said minimum is 5
 08:35PM **18** feet, right?
 08:35PM **19** MR. COCOROS: Under the zone, yes.
 08:35PM **20** MR. KO: So why you're throwing out,
 08:35PM **21** 3.0 --
 08:35PM **22** MR. COCOROS: Because it's worked
 08:35PM **23** before.
 08:35PM **24** MR. KO: So you're not changing
 08:35PM **25** anything.

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1 MR. COCOROS: Sure.
2 CHAIRMAN FERGUSON: What's your
3 address, my friend?
4 MR. KO: Yeah, 4251st Street.
5 CHAIRMAN FERGUSON: 425?
6 MR. KO: Yeah, across the street.
 08:34PM **7** CHAIRMAN FERGUSON: Okay. So you're a
 08:34PM **8** couple of houses down?
 08:34PM **9** MR. KO: Yeah, across the street.
 08:34PM **10** CHAIRMAN FERGUSON: Across the street,
 08:34PM **11** okay.
 08:34PM **12** MR. KO: So what is the total height?
 08:34PM **13** MR. COCOROS: The total height, which
 08:34PM **14** is measured to the midpoint of the roof is from the
 08:34PM **15** average is 31 feet 9 inches.
 08:34PM **16** MR. KO: Yeah, I see the 33 and --
 08:34PM **17** MR. COCOROS: That's the highest from
 08:34PM **18** the middle of the road.
 08:34PM **19** MR. KO: Oh, middle of the roof?
 08:34PM **20** MR. COCOROS: Yes.
 08:34PM **21** So it's basically -- this is the high
 08:34PM **22** point of the roof.
 08:34PM **23** MR. KO: So what's the building code,
 08:34PM **24** the Palisades Park building code of the height?
 08:34PM **25** MR. COCOROS: It's 25 feet.

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08:35PM **1** MR. COCOROS: We're going to -- there's
 08:35PM **2** going to be some comments by the Chairman. This is
 08:35PM **3** not the final product.
 08:35PM **4** MR. KO: It's the same plan. I was
 08:35PM **5** expecting a revised plan, but it's the same plan.
 08:35PM **6** CHAIRMAN FERGUSON: Okay. Yes, it's
 08:35PM **7** the same plan, yes.
 08:35PM **8** Name and address.
 08:35PM **9** MR. SONG: My name is Ha-Dong, H-A -
 08:35PM **10** D-O-N-G, and last name is Song, S-O-N-G.
 08:35PM **11** I'm the owner of the house, 433B 1st
 08:35PM **12** Street, which is very close to that development.
 08:35PM **13** First of all, thank you very much for
 08:35PM **14** -- Mr. Chairman and Members of the Board. I think
 08:35PM **15** when I look at, I'll try my best to be a limit of
 08:35PM **16** three minutes, but maybe a little longer, because I
 08:35PM **17** want to bring this issue.
 08:35PM **18** After last month we have a hearing, we
 08:35PM **19** have a big newspaper, one of the top, the Korean
 08:36PM **20** newspaper about this, this meeting 1st Street. Many
 08:36PM **21** residents complain about the Palisades Park, how they
 08:36PM **22** manage the planning for this, our town. Our town
 08:36PM **23** could be one of the best town in U.S.A. in the whole
 08:36PM **24** U.S.A., New Jersey, but depending on what every one
 08:36PM **25** of you decision making, our town could be. Every

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08:36PM 1 house has too many different variances. I don't
 08:36PM 2 understand why too many variance request in this
 08:36PM 3 hearing, first of all.
 08:36PM 4 We already have a set rule, building
 08:36PM 5 code, 25 feet, he already mentioned. Last time the
 08:36PM 6 lawyer, Mr. Sokolich told me he tried to reduce the
 08:36PM 7 feet. I thought maybe it would have been 1 feet,
 08:36PM 8 maybe, I expected to come here today, but it's the
 08:36PM 9 same, maybe a little bit higher.
 08:36PM 10 The initial plan, when you look at the
 08:36PM 11 height is 31.75. Now it's probably the same or a
 08:36PM 12 little higher, which is 27 percent more than what the
 08:37PM 13 building is, 25 feet. The width, side width is 5
 08:37PM 14 feet under the code, building code. He's -- original
 08:37PM 15 proposal is 3.25, which is 25 percent, which is a
 08:37PM 16 much little.
 08:37PM 17 The fire department, when I met with
 08:37PM 18 the fire department, chief of the fire department of
 08:37PM 19 this town, that's too small, narrow. In case of a
 08:37PM 20 fire, the device has to go between the house. So
 08:37PM 21 they have to have enough space to that. I'm talking
 08:37PM 22 about the original plan. I thought he has a revised
 08:37PM 23 plan with much better, better close here.
 08:37PM 24 So maybe we can be ugly, but when I
 08:37PM 25 look at here, the initial statement was totaling.

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08:39PM 1 floor -- I want a better, new plan.
 08:39PM 2 I want to ask you now a question.
 08:39PM 3 What's the height of this one, this building, the new
 08:39PM 4 plan?
 08:39PM 5 MR. COCOROS: Right now it is three
 08:39PM 6 stories.
 08:39PM 7 MR. SONG: No, I meant what is height,
 08:39PM 8 what's the height?
 08:39PM 9 MR. COCOROS: It's 31 feet, 9 inches,
 08:39PM 10 31.75.
 08:39PM 11 MR. SONG: Before is --
 08:39PM 12 MR. COCOROS: The same.
 08:39PM 13 MR. SONG: The same, it doesn't change.
 08:39PM 14 25 percent higher than that.
 08:39PM 15 Number two, what is the side yard?
 08:39PM 16 MR. COCOROS: Three foot, 3.
 08:39PM 17 MR. SONG: Three foot?
 08:39PM 18 MR. COCOROS: Three foot. As of now, 3
 08:39PM 19 foot, 3 inches.
 08:39PM 20 MR. SONG: So 3.3?
 08:39PM 21 MR. COCOROS: No, 3.25.
 08:39PM 22 MR. SONG: The same as last time, 3.25.
 08:39PM 23 Now, floor, what's the floor plan, 2.5
 08:39PM 24 or three floors?
 08:39PM 25 MR. COCOROS: Three floors.

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08:37PM 1 Now, floor, 2.5 is building code here in town. He
 08:37PM 2 proposes three floors, which is all our street is
 08:37PM 3 2.5, all the neighbors. He's going to have official
 08:37PM 4 three floors. It's not good.
 08:37PM 5 First of all, it's not good, it's not
 08:37PM 6 the way it's supposed to be. Depending on you, every
 08:37PM 7 one of the members of the board, I really appreciate
 08:37PM 8 your service for this town, but depending on you, how
 08:38PM 9 are we going to make it in our town. After once the
 08:38PM 10 building is built, maybe a lifetime of building maybe
 08:38PM 11 100, 200 years, still we have many place to maybe
 08:38PM 12 rebuild, duplex, something.
 08:38PM 13 Anyway all of this land is all filled
 08:38PM 14 with new building. I understand the next generation
 08:38PM 15 after 50 years, maybe 100 years, yeah, it's time to
 08:38PM 16 change. We may be need it, because we are very close
 08:38PM 17 to Manhattan. Palisades Park could be maybe second
 08:38PM 18 Manhattan in our area, maybe, depending on you.
 08:38PM 19 But still in many areas is still empty
 08:38PM 20 spaces. Still old house, they're going to build it.
 08:38PM 21 Every time they have a new building, we have too many
 08:38PM 22 variance request, we have hearings. I think you're
 08:38PM 23 the expertise, you're the more knowledge. This is
 08:38PM 24 only second time I'm attending this hearing, this
 08:38PM 25 kind of hearing, but I hope, when I look at the third

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08:39PM 1 MR. SONG: The same thing.
 08:39PM 2 Oh, my God.
 08:39PM 3 MR. SOKOLICH: The plan hasn't changed.
 08:39PM 4 The plan has not changed, he told you that.
 08:39PM 5 Don't answer anymore, Bill.
 08:39PM 6 MR. SONG: Lot size, still lot size
 08:39PM 7 doesn't change.
 08:39PM 8 MR. COCOROS: That can't change.
 08:39PM 9 CHAIRMAN FERGUSON: Wait, wait.
 08:39PM 10 (Whereupon, the Chairman strikes the
 08:39PM 11 gavel to regain control.)
 08:39PM 12 CHAIRMAN FERGUSON: Be respectful.
 08:39PM 13 MR. SONG: I respect.
 08:39PM 14 CHAIRMAN FERGUSON: Let me --
 08:39PM 15 MR. SONG: Yes.
 08:40PM 16 CHAIRMAN FERGUSON: Let me finish. All
 08:40PM 17 right. They put a plan in at the last meeting.
 08:40PM 18 Right? As I read the transcript of the last meeting,
 08:40PM 19 they made certain accommodations as far as the
 08:40PM 20 height. You're nodding no.
 08:40PM 21 MR. SONG: No, he mentioned the same as
 08:40PM 22 last time.
 08:40PM 23 CHAIRMAN FERGUSON: So am I --
 08:40PM 24 MR. COCOROS: Yeah, that's why when we
 08:40PM 25 --

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08:40PM 1 CHAIRMAN FERGUSON: We're going to wait
 08:40PM 2 for -- but at the last meeting they were lowering --
 08:40PM 3 they were lowering the height of the building.
 08:40PM 4 Now, I'm not telling you that we're
 08:40PM 5 ever going to get to 25 feet, because the town
 08:40PM 6 ordinances, the town has ordinances, 25 feet, think
 08:40PM 7 about it, 25 feet, how are they going to build
 08:41PM 8 anything with 25 feet? I mean, in this town, they
 08:41PM 9 need a new master plan and you got to get the 25 --
 08:41PM 10 no one can make the 25 feet, so they come before the
 08:41PM 11 board.
 08:41PM 12 Now, you might say, now the house on
 08:41PM 13 one side of it is a duplex, on the other side of it
 08:41PM 14 is a duplex. So when people say there are only
 08:41PM 15 two-story buildings on the block, that isn't true,
 08:41PM 16 because there's duplexes on each side of the
 08:41PM 17 applicant.
 08:41PM 18 So we're going to -- at the end of the
 08:41PM 19 meeting we're going to make some recommendations,
 08:41PM 20 right, to the applicant. We're going to make them
 08:41PM 21 change, lower the height. It's not going to go to 25
 08:41PM 22 feet. Some other changes. And the board will vote.
 08:42PM 23 Right.
 08:42PM 24 MR. SONG: Yeah, thanks for the comment
 08:42PM 25 about the height, because I didn't know --

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08:43PM 1 MR. COCOROS: And three stories,
 08:43PM 2 they're not two-and-a-half stories.
 08:43PM 3 CHAIRMAN FERGUSON: Three stories.
 08:43PM 4 So this is not a duplex, this is a
 08:43PM 5 six-over-six, which is smaller than a duplex. I'm
 08:43PM 6 just throwing it out there for general information.
 08:43PM 7 So listen, wait a minute, we're going
 08:43PM 8 to take care of the people that live in the are
 08:43PM 9 first, then we can shoot right to you and you can --
 08:43PM 10 MS. SCHOR: You better believe it.
 08:43PM 11 CHAIRMAN FERGUSON: I know, I know.
 08:43PM 12 Anybody else that live within the 200
 08:43PM 13 feet?
 08:43PM 14 (No response.)
 08:43PM 15 CHAIRMAN FERGUSON: Anybody here? No.
 08:43PM 16 (No response.)
 08:43PM 17 CHAIRMAN FERGUSON: You're on.
 08:43PM 18 MS. SCHOR: Marsha Schor. I live in a
 08:43PM 19 one-family house. You live in a duplex. You know,
 08:43PM 20 there's -- we have a duplex on both sides and your
 08:43PM 21 house overshadows my house. You live in a duplex,
 08:43PM 22 that's fine, but you don't want anybody else crowding
 08:43PM 23 your light, air or anything else. We have it and it
 08:43PM 24 didn't bother anybody here to move into a duplex, did
 08:43PM 25 it?

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08:42PM 1 CHAIRMAN FERGUSON: I'm explaining to
 08:42PM 2 you the height is the same.
 08:42PM 3 MR. SONG: What I'm saying is at least
 08:42PM 4 height, if you look at 1st Street, our neighbor, all
 08:42PM 5 the buildings, more than 25, I agree. I don't know,
 08:42PM 6 thought maybe that was maybe 25, but in our neighbor
 08:42PM 7 1st Street, I don't know, 30 or 25 or 27, I don't
 08:42PM 8 know, but whatever at least same level, it looks
 08:42PM 9 okay, fine for me, but not above our skyline of the
 08:42PM 10 1st Street. And the floors also, only two-and-a-half
 08:42PM 11 floors important, because otherwise officially
 08:42PM 12 three-story building is --
 08:42PM 13 CHAIRMAN FERGUSON: Thank you for your
 08:42PM 14 comments.
 08:42PM 15 MR. SONG: Thank you for the chance.
 08:42PM 16 CHAIRMAN FERGUSON: Next, anybody else?
 08:42PM 17 Yes.
 08:42PM 18 (Applause.)
 08:42PM 19 MR. COCOROS: As far as the height
 08:42PM 20 goes, if you look at the pictures of the adjacent
 08:42PM 21 newer dwellings, except for the old one next to us,
 08:42PM 22 they're all three-story configurations.
 08:42PM 23 CHAIRMAN FERGUSON: That's what I said.
 08:42PM 24 I said that on each side of them, there's duplexes on
 08:43PM 25 each side.

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08:43PM 1 And as far as your article goes, if
 08:43PM 2 they printed it in English, maybe the people in town
 08:44PM 3 that don't speak Korean would read it and agree with
 08:44PM 4 you. This way you have a consensus of your people
 08:44PM 5 only, they say that article says that. Fine, print
 08:44PM 6 it in English, let all these board members and the
 08:44PM 7 people in town read it, maybe we'll agree with you.
 08:44PM 8 But if you live in a problem, don't try
 08:44PM 9 and say that's going to be a problem, though it
 08:44PM 10 probably is.
 08:44PM 11 But the point is, you live in a
 08:44PM 12 building that created all the problems to begin with.
 08:44PM 13 CHAIRMAN FERGUSON: Thank you.
 08:44PM 14 Susan.
 08:44PM 15 MS. BRAUER: I didn't raise my hand
 08:44PM 16 yet.
 08:44PM 17 MS. SCHOR: No, I did it this time.
 08:44PM 18 CHAIRMAN FERGUSON: Okay.
 08:44PM 19 MS. BRAUER: Well, no, yes, I just --
 08:44PM 20 well, what my sister said is true. I mean, we're
 08:44PM 21 squeezed between two duplexes and everyone likes a
 08:44PM 22 duplex. It's just you don't want one bigger than
 08:44PM 23 yours next to you and I understand that, that makes
 08:44PM 24 sense.
 08:44PM 25 This just seems like an unusually --

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08:44PM **1** well, it's problematic, because it's big and
 08:44PM **2** obviously people on the street don't like it. We
 08:45PM **3** don't know where everything is. We don't know what
 08:45PM **4** kind of changes he can make, but I think this kind of
 08:45PM **5** a precursor to what we might see in the future for
 08:45PM **6** the few one-family houses that are left where they
 08:45PM **7** may be sold and you're going to have this problem
 08:45PM **8** again, because we've got so many duplexes. Someone
 08:45PM **9** in a duplex doesn't want a higher duplex and that's
 08:45PM **10** what's been coming up particularly with this
 08:45PM **11** architect in that he keeps saying we've done it
 08:45PM **12** before. So we have to understand technically
 08:45PM **13** according to the state, you don't set a precedence by
 08:45PM **14** making one building higher, one building lower. The
 08:45PM **15** town has codes and we wouldn't have problems if
 08:45PM **16** people stuck to the codes and my feeling is, you
 08:45PM **17** wouldn't have a problem with us as much or with
 08:45PM **18** anybody else and the thing is if you're not going to
 08:45PM **19** stick to the codes and you're going to give them
 08:45PM **20** variances, somebody here has to be responsible for
 08:45PM **21** what that building department does, because nobody is
 08:46PM **22** following up on anything. Okay? You can say knock
 08:46PM **23** it down to so and so height. All right?
 08:46PM **24** Just so I make it quick and keep under
 08:46PM **25** three minutes, we had a house across from us. They

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08:47PM **1** variances, right? Three of which are --
 08:47PM **2** MR. SOKOLICH: Lot size.
 08:47PM **3** CHAIRMAN FERGUSON: -- because of the
 08:47PM **4** undersized lot. Correct?
 08:47PM **5** MR. SOKOLICH: And the others are
 08:47PM **6** triggered by the undersized lot.
 08:47PM **7** CHAIRMAN FERGUSON: And the other ones
 08:47PM **8** are triggered by the undersized -- right. We're
 08:47PM **9** going to reduce the height of the building. We're
 08:47PM **10** going to do what we can to make it tenable. But my
 08:47PM **11** view is that the master plan says 25 feet. They're
 08:47PM **12** building duplexes, this is smaller than a duplex and
 08:48PM **13** duplexes are 28 feet. So where are we going? I mean
 08:48PM **14** --
 08:48PM **15** MS. BRAUER: Okay. However, it's not
 08:48PM **16** the master plan that tells the owner of a house,
 08:48PM **17** well, you know what, I'm going to go a little higher.
 08:48PM **18** I'm going to tell the builder, I want a little
 08:48PM **19** bigger. I'm going to rent my basement apartment out
 08:48PM **20** and double the amount of people that live here and
 08:48PM **21** not pay taxes for it. All right, so that's not the
 08:48PM **22** master plan. That's individuals who want to do
 08:48PM **23** things and someone has to be responsible for it.
 08:48PM **24** You're responsible for going by the
 08:48PM **25** code and the book. No one is responsible after that,

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08:46PM **1** were going to keep it under a certain height. Well,
 08:46PM **2** it wasn't and nobody checked it until we went before
 08:46PM **3** certain people and said that building is higher than
 08:46PM **4** what they proposed.
 08:46PM **5** CHAIRMAN FERGUSON: Right. And what
 08:46PM **6** did they do?
 08:46PM **7** MS. BRAUER: And what happened was,
 08:46PM **8** they were made to take the roof off and shorten the
 08:46PM **9** building by 2 feet. So somebody -- but we shouldn't
 08:46PM **10** have to do that. Somebody has to be appointed or
 08:46PM **11** made responsible to go from this board to the
 08:46PM **12** building department to say, you have a developer's
 08:46PM **13** agreement, God damn it, can you read, read it. You
 08:46PM **14** inspect the building at certain portions during
 08:46PM **15** construction. Is this according to the agreement,
 08:46PM **16** because there are so many that aren't.
 08:46PM **17** So I think --
 08:46PM **18** CHAIRMAN FERGUSON: So, Susan, as you
 08:47PM **19** well know, my opinion, my opinion, this is my
 08:47PM **20** opinion, that most of these problems are due to the
 08:47PM **21** master plan. Right? I --
 08:47PM **22** MS. BRAUER: Yes and no. Yes and no.
 08:47PM **23** The master plan --
 08:47PM **24** CHAIRMAN FERGUSON: Right. He turned
 08:47PM **25** around and he's looking for, I don't know, 9 or 10

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08:48PM **1** because we have a non-responsive building department.
 08:48PM **2** CHAIRMAN FERGUSON: Okay.
 08:48PM **3** MS. BRAUER: Okay. And I've said that
 08:48PM **4** to the mayor and council. Somewhere somehow somebody
 08:48PM **5** has to be responsible to follow up on what this board
 08:48PM **6** says after they listen to the residents and what's in
 08:49PM **7** that resolution. Nobody is doing that. We hire
 08:49PM **8** people and hire people and hire people. No one is
 08:49PM **9** doing anything and we've caught it. Okay? And we've
 08:49PM **10** caught it a number of times and it's at like up to
 08:49PM **11** here.
 08:49PM **12** CHAIRMAN FERGUSON: Okay. So I'm going
 08:49PM **13** to end this conversation with a comment. Us board
 08:49PM **14** members here are volunteers. We don't get paid. All
 08:49PM **15** we do is every month people come and --
 08:49PM **16** MS. BRAUER: And yell at you.
 08:49PM **17** CHAIRMAN FERGUSON: And yell at us.
 08:49PM **18** Right? Every month same thing, right.
 08:49PM **19** MR. SOKOLICH: Not me, Chairman.
 08:49PM **20** CHAIRMAN FERGUSON: All I was trying to
 08:49PM **21** say is that if they would revise the 25 feet or the
 08:49PM **22** 28 feet, right, all these applications would not come
 08:49PM **23** before this board. Right?
 08:49PM **24** MS. BRAUER: It would if someone wanted
 08:49PM **25** to go bigger.

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08:49PM 1 CHAIRMAN FERGUSON: Now, do you think
 08:49PM 2 it's fair that if we're all volunteers sitting up
 08:49PM 3 here, now you want us to go check on the building
 08:50PM 4 department? They get -- they get a copy of the
 08:50PM 5 resolution. It's their job to make sure that it gets
 08:50PM 6 done according to the resolution that we give.
 08:50PM 7 Right?
 08:50PM 8 MS. BRAUER: Correct. However, by
 08:50PM 9 taking on the job and it's a responsible job that a
 08:50PM 10 lot of people don't want, you're taking on the
 08:50PM 11 responsibility. You're setting the standard for a
 08:50PM 12 specific building. Somebody, somebody human who is
 08:50PM 13 literate, all right, has to say we need a connection
 08:50PM 14 somewhere, otherwise why are you sitting here?
 08:50PM 15 They're just going to do what they want to do. All
 08:50PM 16 these people are going to be here giving you input
 08:50PM 17 and nothing is going to happen except what the owner
 08:50PM 18 tells the builder he wants, because you have no
 08:50PM 19 control once you walk out of this room, because
 08:51PM 20 nobody is going down there. So maybe you can talk to
 08:51PM 21 the mayor and council.
 08:51PM 22 CHAIRMAN FERGUSON: The best I could do
 08:51PM 23 is I'll talk to the --
 08:51PM 24 MS. BRAUER: Whoever is left.
 08:51PM 25 MS. SCHOR: The building department.

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08:51PM 1 CHAIRMAN FERGUSON: And I'll see what
 08:51PM 2 can be worked out. I don't think -- I think what's
 08:51PM 3 going to happen, though, if I designate board members
 08:51PM 4 to -- right, you wouldn't have a board here,
 08:51PM 5 everybody will quit.
 08:51PM 6 MS. TESTA: But this board doesn't have
 08:51PM 7 jurisdiction. That's the building and the mayor and
 08:51PM 8 council.
 08:51PM 9 MR. SOKOLICH: We're off track a little
 08:51PM 10 bit.
 08:51PM 11 MS. TESTA: Yeah.
 08:51PM 12 CHAIRMAN FERGUSON: All right.
 08:51PM 13 MS. BRAUER: If they were doing their
 08:51PM 14 job --
 08:51PM 15 MS. TESTA: But that's something for
 08:51PM 16 the mayor and council. This board doesn't have any
 08:51PM 17 jurisdiction over the building department.
 08:51PM 18 MS. SCHOR: What she's trying to say is
 08:51PM 19 --
 08:51PM 20 MS. TESTA: We do the resolution, we
 08:51PM 21 pass it on and then it becomes part of enforcement,
 08:51PM 22 which we don't have the ability to do.
 08:51PM 23 MS. SCHOR: When you pass something,
 08:51PM 24 it's your understanding that the building department
 08:51PM 25 will follow up, correct?

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08:51PM 1 MS. TESTA: Correct. But, again,
 08:51PM 2 that's -- we don't have any enforcement powers, it's
 08:51PM 3 the mayor and council.
 08:51PM 4 MS. SCHOR: All right. So if we go to
 08:51PM 5 the mayor and council, we can bring up the point that
 08:51PM 6 for some reason, they're all sitting on their
 08:51PM 7 reports, but nobody's doing anything.
 08:51PM 8 MR. SOKOLICH: That's fine, but not
 08:51PM 9 here.
 08:51PM 10 VICE CHAIRMAN ALBANESE: We can't -- we
 08:51PM 11 can't --
 08:52PM 12 MS. SCHOR: Yes, you can.
 08:52PM 13 CHAIRMAN FERGUSON: Let's get back on
 08:52PM 14 point.
 08:52PM 15 MR. SOKOLICH: Thank you, Chairman.
 08:52PM 16 I have no further witnesses.
 08:52PM 17 CHAIRMAN FERGUSON: You have no -- and
 08:52PM 18 there's no one, okay.
 08:52PM 19 MR. SOKOLICH: No, sir.
 08:52PM 20 CHAIRMAN FERGUSON: Okay. So here's
 08:52PM 21 what I'm going to propose, and I'm taking it from the
 08:52PM 22 minutes of the last meeting. I understand you're
 08:52PM 23 going to reduce the height of the building.
 08:52PM 24 MR. COCOROS: It's the same. We can do
 08:52PM 25 the same height, it was about 6 inches.

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08:52PM 1 The other thing is, we'll take the shed
 08:52PM 2 roof out and one of the previous items that we were
 08:52PM 3 going to do is add additional inlets at the back of
 08:52PM 4 the property per the engineer's recommendation.
 08:52PM 5 CHAIRMAN FERGUSON: Okay. So you're
 08:52PM 6 going -- you're going to lower the height of the
 08:52PM 7 building?
 08:52PM 8 MR. COCOROS: Yes.
 08:52PM 9 CHAIRMAN FERGUSON: To what?
 08:52PM 10 MR. COCOROS: We will lower it by 1
 08:52PM 11 foot.
 08:52PM 12 CHAIRMAN FERGUSON: One foot? Okay.
 08:52PM 13 What else are you going to do?
 08:52PM 14 MR. COCOROS: I guess the side yard
 08:52PM 15 setback, based on the previous precedence, we can
 08:52PM 16 bring it to 3 foot 9 inches, which would accommodate
 08:52PM 17 -- even though the neighbor on the right-hand side
 08:52PM 18 has a 12-foot side yard setback, if we go to 3 foot 9
 08:53PM 19 inches.
 08:53PM 20 CHAIRMAN FERGUSON: Right, we want to
 08:53PM 21 do that.
 08:53PM 22 MR. COCOROS: Which would also help
 08:53PM 23 first responders.
 08:53PM 24 CHAIRMAN FERGUSON: Okay. We also
 08:53PM 25 would like to see a fence put up on that one right

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08:53PM **1** side of that building.

08:53PM **2** MR. COCOROS: Right side, which is next

08:53PM **3** to the bigger duplex?

08:53PM **4** CHAIRMAN FERGUSON: Right.

08:53PM **5** So I guess you should go to your next

08:53PM **6** door neighbor and see what kind of fence he wants, et

08:53PM **7** cetera, et cetera and let's do that.

08:53PM **8** And also, the front of the building,

08:53PM **9** the terrace.

08:53PM **10** MR. COCOROS: Terrace will be out.

08:53PM **11** CHAIRMAN FERGUSON: The terrace has got

08:53PM **12** to go out.

08:53PM **13** So I think that's it with reducing the

08:53PM **14** height. We're doing what we can.

08:53PM **15** Any board member have any comments?

08:53PM **16** (No response.)

08:53PM **17** CHAIRMAN FERGUSON: Okay. So I'm going

08:53PM **18** to make -- oh, \$2,000.00 to the Tree Preservation

08:53PM **19** Fund.

08:53PM **20** MR. SOKOLICH: Yes, sir.

08:53PM **21** CHAIRMAN FERGUSON: So I'll make that

22 motion with those changes.

23 MS. TESTA: And the applicant is

24 agreeable to amending the application to accept those

25 changes?

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08:54PM **1** CHAIRMAN FERGUSON: Motion to adjourn.

08:54PM **2** VICE CHAIRMAN ALBANESE: Second and

08:54PM **3** third.

08:54PM **4** CHAIRMAN FERGUSON: All in favor?

5 (Whereupon, all Board Members respond

6 in the affirmative.)

7 (Whereupon, the meeting is adjourned.

8 Time noted: 8:54 p.m.)

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1 MR. SOKOLICH: Yes, Counsel.

08:54PM **2** CHAIRMAN FERGUSON: Okay.

08:54PM **3** VICE CHAIRMAN ALBANESE: Second.

08:54PM **4** CHAIRMAN FERGUSON: Second. Roll call

08:54PM **5** vote.

08:54PM **6** MS. LAMBRINIDES: Mr. Ferguson.

08:54PM **7** CHAIRMAN FERGUSON: Yes.

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

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

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

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

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

07:03PM **13** MR. MIN: Yes.

07:03PM **14** MS. LAMBRINIDES: Ms. Yoon?

07:03PM **15** MS. YOON: Yes.

07:03PM **16** MS. LAMBRINIDES: Ms. Tarabocchia?

07:03PM **17** MS. TARABOCCHIA: Yes.

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

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

08:54PM **20** CHAIRMAN FERGUSON: What was the vote?

08:54PM **21** MS. TESTA: Unanimous.

08:54PM **22** MS. LAMBRINIDES: All yays.

08:54PM **23** MR. SOKOLICH: Mr. Chairman, Members of

08:54PM **24** the Board, Counsel, thank you very much.

08:54PM **25** Thank you, Experts. Good night.

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1 C E R T I F I C A T E

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4 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary

5 Public of the State of New Jersey, Notary

6 ID.#50094914, Certified Court Reporter of the State

7 of New Jersey, and a Registered Professional

8 Reporter, hereby certify that the foregoing is a

9 verbatim record of the testimony provided under oath

10 before any court, referee, board, commission or other

11 body created by statute of the State of New Jersey.

12 I am not related to the parties

13 involved in this action; I have no financial

14 interest, nor am I related to an agent of or employed

15 by anyone with a financial interest in the outcome of

16 this action.

17 This transcript complies with

18 regulation 13:43-5.9 of the New Jersey Administrative

19 Code.

20

21

22

23

24

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

19 Dated: _____

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