					3
			1	<u>INDEX</u>	
	1		2 W	ITNESSES SW	ORN PAGE
	1 BOROUGH OF PALISADES PARK		3	PLICATION NO. 19-04	
	BOARD OF ADJUSTMENT 2 MONDAY, MARCH 18, 2019 COMMENCIAL 650 P M		4 ST	EVEN HUANG	
	COMMENCING AT 6:59 P.M. 3 IN THE MATTER OF: : TRANSCRIPT			W.Edsall Boulevard ock 212, Lot 8	11
	4 : OF APPLICATION NO. 18-10 : PROCEEDINGS			SSILIOS COCOROS	13
	5 DHANA REALTY : 411 5th Street :			rect Examination by Mr. Macri ard Questions and Comments	13 15
	6 Block 324; Lot 33 :		Во	ard Professionals Questions an eve Collazuol	d Comments 27
	7 APPLICATION NO. 19-02 : DRC DEVELOPMENT CORP :		Mi	chael Kauker blic Questions and Comments	30
	8 441 E. Brinkerhoff Avenue : Block 430; Lot 15 :		Su	san Brauer	41
	9 : Application No. 19-03 :			u Entrup arsha Schor	40,49 44,51
	10 ARDESHIR MOHTARAM : 201 5th Street :		11 D A	VID SPATZ	53
	11 Block 701; Lots 12 & 12.01 :		12 Di	rect Examination by Mr. Macri ard Questions and Comments	54 57
	12 APPLICATION NO. 19-04 : STEVEN HUANG :		13 Bo	ard Professionals Questions an	
	13 24 W. Edsall Boulevard : Block 212; Lot 8 :		14 Pu	chael Kauker blic Questions and Comments	
	14 15 BEFORE:		15 Lo	rraine Levy u Entrup	65 65
	THE BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT 16 THERE BEING PRESENT:		ма 16	arsha Schor	67
	17 JOSEPH FERGUSON, CHAIRMAN		17		
	PAUL ALBANESE, VICE CHAIRMAN 18 ANDY NAM, MEMBER		18		
	VINCENT CARNOVALE, MEMBER 19 DAVID TERRANOVA, MEMBER				
	SEUNG YOON, MEMBER 20 LEFTERI LEFTERIOU, MEMBER		19	<u>EXHIBITS</u>	
	MIRJANA TARABOCCHIA, ALTERNATE 21			. Description PLICATION NO. 19-04	<u>Ident/Evid</u>
	22 Laura A. Carucci, C.C.R., R.P.R., L.L.C.			EVEN HUANG W.Edsall Boulevard	
	Certified Court Reporters 23 P.O. Box 505			ock 212, Lot 8	
	Saddle Brook, New Jersey 07663 24 (201)641-1812		23 A -	1 Plans	14
	FAX (201)843-0515 25 LauraACarucciLLC@gmail.com		24 A -	2 Four photographs	54
			25		
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812			LAURA A. CARUCCI, C.S.R., R.P.I	
				201-641-1812	<i>., L.L.</i> C.
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1	APPEARANCES:		1	VICE CHAIRMAN A	4 LBANESE: Stand, please.
	A P P E A R A N C E S: DIANE TESTA, ESQ.		1 2		
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	5		7
07:00PM 1	order of business, we'll pay some bills. I have two	07:01PM 1	a couple of memorializations: 18-10, Dhana Realty,
07:00PM 2	bills tonight. \$1900.00 from our board attorney and	07:01PM 2	411 5th Street.
07:00PM 3	also \$46.00 for The Record.	07:01PM 3	Can I get a motion to
07:00PM 4	Can I get a motion to pay the bills?	07:01PM 4	VICE CHAIRMAN ALBANESE: I make a
07:00РМ 5	VICE CHAIRMAN ALBANESE: I make a	07:01PM 5	motion for memorialization.
07:00РМ 6	motion we pay the bills.	07:01PM 6	MR. CARNOVALE: I second.
07:00PM 7	MR. CARNOVALE: I second.	07:01PM 7	CHAIRMAN FERGUSON: Okay. Roll call
07:00PM 8	CHAIRMAN FERGUSON: Roll call vote.	07:01PM 8	vote.
07:00PM 9	MS. LAMBRINIDES: Mr. Ferguson?	07:01PM 9	MS. TESTA: And on this one Ms. Yoon
07:00PM 10	CHAIRMAN FERGUSON: Yes.	07:01PM 10	and Mr. Terranova would abstain.
07:00PM 11	MS. LAMBRINIDES: Mr. Albanese?	07:00PM 11	MS. LAMBRINIDES: Mr. Ferguson.
07:00PM 12	VICE CHAIRMAN ALBANESE: Yes.	07:00РМ 12	CHAIRMAN FERGUSON: Yes.
07:00PM 13	MS. LAMBRINIDES: Mr. Terranova?	07:00РМ 13	MS. LAMBRINIDES: Mr. Albanese?
07:00PM 14	MR. TERRANOVA: Yes.	07:00PM 14	VICE CHAIRMAN ALBANESE: Yes.
07:00PM 15	MS. LAMBRINIDES: Mr. Nam?	07:00РМ 15	MS. LAMBRINIDES: Mr. Terranova?
07:00PM 16	MR. NAM: Yes.	07:00РМ 16	MR. TERRANOVA: Abstain.
07:00PM 17	MS. LAMBRINIDES: Ms. Yoon?	07:00PM 17	MS. LAMBRINIDES: Mr. Nam?
07:00PM 18	MS. YOON: Yes.	07:00PM 18	MR. NAM: Yes.
07:00РМ 19	MS. LAMBRINIDES: Mr. Carnovale?	07:00РМ 19	MS. LAMBRINIDES: Ms. Yoon?
07:00PM 20	MR. CARNOVALE: Yes.	07:00PM 20	MS. YOON: Abstain.
07:00PM 21	MS. LAMBRINIDES: Ms. Tarabocchia?	07:00PM 21	MS. LAMBRINIDES: Mr. Carnovale?
07:00PM 22	MS. TARABOCCHIA: Yes.	07:00PM 22	MR. CARNOVALE: Yes.
07:00PM 23	MS. LAMBRINIDES: Mr. Lefteriou?	07:00PM 23	MS. LAMBRINIDES: Ms. Tarabocchia?
07:00РМ 24	MR. LEFTERIOU: Yes.	07:00РМ 24	MS. TARABOCCHIA: Yes.
07:00РМ 25	CHAIRMAN FERGUSON: Okay. Next is	07:00РМ 25	MS. LAMBRINIDES: Mr. Lefteriou?
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	6		8
07:00Рм 1	6 approval of the minutes of the previous meeting. We	07:00РМ 1	8 MR. LEFTERIOU: Yes.
07:00РМ 1 07:00РМ 2		07:00РМ 1 07:01РМ 2	
-	approval of the minutes of the previous meeting. We		MR. LEFTERIOU: Yes.
07:00PM 2	approval of the minutes of the previous meeting. We all had an opportunity to review the minutes. Can I get a motion to approve the minutes?	07:01PM 2	MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Next we have Case No. 19-02, DRC Development Corp., 411 [sic] East Brinkerhoff Avenue. I'll make a motion to
07:00РМ 2 07:00РМ 3	approval of the minutes of the previous meeting. We all had an opportunity to review the minutes. Can I get a motion to approve the	07:01PM 2 07:01PM 3	MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Next we have Case No. 19-02, DRC Development Corp., 411 [sic] East Brinkerhoff Avenue. I'll make a motion to VICE CHAIRMAN ALBANESE: 441.
07:00РМ 2 07:00РМ 3 07:00РМ 4 07:00РМ 5 07:00РМ 6	approval of the minutes of the previous meeting. We all had an opportunity to review the minutes. Can I get a motion to approve the minutes? VICE CHAIRMAN ALBANESE: I make a motion we accept the minutes.	07:01PM 2 07:01PM 3 07:01PM 4 07:01PM 5 07:01PM 6	MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Next we have Case No. 19-02, DRC Development Corp., 411 [sic] East Brinkerhoff Avenue. I'll make a motion to VICE CHAIRMAN ALBANESE: 441. CHAIRMAN FERGUSON: Oh, I'm sorry, 441
07:00РМ 2 07:00РМ 3 07:00РМ 4 07:00РМ 5 07:00РМ 6 07:00РМ 7	approval of the minutes of the previous meeting. We all had an opportunity to review the minutes. Can I get a motion to approve the minutes? VICE CHAIRMAN ALBANESE: I make a motion we accept the minutes. MR. CARNOVALE: Second.	07:01PM 2 07:01PM 3 07:01PM 4 07:01PM 5 07:01PM 6 07:01PM 7	MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Next we have Case No. 19-02, DRC Development Corp., 411 [sic] East Brinkerhoff Avenue. I'll make a motion to VICE CHAIRMAN ALBANESE: 441. CHAIRMAN FERGUSON: Oh, I'm sorry, 441 East Brinkerhoff Avenue.
07:00РМ 2 07:00РМ 3 07:00РМ 4 07:00РМ 5 07:00РМ 6 07:00РМ 7 07:00РМ 8	approval of the minutes of the previous meeting. We all had an opportunity to review the minutes. Can I get a motion to approve the minutes? VICE CHAIRMAN ALBANESE: I make a motion we accept the minutes. MR. CARNOVALE: Second. CHAIRMAN FERGUSON: Roll call vote.	07:01PM 2 07:01PM 3 07:01PM 4 07:01PM 5 07:01PM 6 07:01PM 7 07:01PM 8	MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Next we have Case No. 19-02, DRC Development Corp., 411 [sic] East Brinkerhoff Avenue. I'll make a motion to VICE CHAIRMAN ALBANESE: 441. CHAIRMAN FERGUSON: Oh, I'm sorry, 441 East Brinkerhoff Avenue. So I'll make a motion to approve the
07:00РМ 2 07:00РМ 3 07:00РМ 4 07:00РМ 5 07:00РМ 6 07:00РМ 7 07:00РМ 8 07:00РМ 9	approval of the minutes of the previous meeting. We all had an opportunity to review the minutes. Can I get a motion to approve the minutes? VICE CHAIRMAN ALBANESE: I make a motion we accept the minutes. MR. CARNOVALE: Second. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Mr. Ferguson.	07:01PM 2 07:01PM 3 07:01PM 4 07:01PM 5 07:01PM 6 07:01PM 7 07:01PM 8 07:01PM 8 07:01PM 9	MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Next we have Case No. 19-02, DRC Development Corp., 411 [sic] East Brinkerhoff Avenue. I'll make a motion to VICE CHAIRMAN ALBANESE: 441. CHAIRMAN FERGUSON: Oh, I'm sorry, 441 East Brinkerhoff Avenue. So I'll make a motion to approve the memorialization.
07:00РМ 2 07:00РМ 3 07:00РМ 5 07:00РМ 6 07:00РМ 7 07:00РМ 8 07:00РМ 9 07:00РМ 10	approval of the minutes of the previous meeting. We all had an opportunity to review the minutes. Can I get a motion to approve the minutes? VICE CHAIRMAN ALBANESE: I make a motion we accept the minutes. MR. CARNOVALE: Second. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Mr. Ferguson. CHAIRMAN FERGUSON: Yes.	07:01PM 2 07:01PM 3 07:01PM 4 07:01PM 5 07:01PM 6 07:01PM 7 07:01PM 8 07:01PM 9 07:01PM 10	MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Next we have Case No. 19-02, DRC Development Corp., 411 [sic] East Brinkerhoff Avenue. I'll make a motion to VICE CHAIRMAN ALBANESE: 441. CHAIRMAN FERGUSON: Oh, I'm sorry, 441 East Brinkerhoff Avenue. So I'll make a motion to approve the memorialization. MR. CARNOVALE: I second.
07:00РМ 2 07:00РМ 3 07:00РМ 5 07:00РМ 6 07:00РМ 7 07:00РМ 8 07:00РМ 9 07:00РМ 10 07:00РМ 11	approval of the minutes of the previous meeting. We all had an opportunity to review the minutes. Can I get a motion to approve the minutes? VICE CHAIRMAN ALBANESE: I make a motion we accept the minutes. MR. CARNOVALE: Second. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Mr. Ferguson. CHAIRMAN FERGUSON: Yes. MS. LAMBRINIDES: Mr. Albanese?	07.01PM 2 07.01PM 3 07.01PM 4 07.01PM 5 07.01PM 6 07.01PM 7 07.01PM 8 07.01PM 9 07.01PM 10 07.01PM 11	MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Next we have Case No. 19-02, DRC Development Corp., 411 [sic] East Brinkerhoff Avenue. I'll make a motion to VICE CHAIRMAN ALBANESE: 441. CHAIRMAN FERGUSON: Oh, I'm sorry, 441 East Brinkerhoff Avenue. So I'll make a motion to approve the memorialization. MR. CARNOVALE: I second. CHAIRMAN FERGUSON: Roll call vote.
07:00РМ 2 07:00РМ 3 07:00РМ 4 07:00РМ 5 07:00РМ 6 07:00РМ 7 07:00РМ 8 07:00РМ 9 07:00РМ 10 07:00РМ 11 07:00РМ 12	approval of the minutes of the previous meeting. We all had an opportunity to review the minutes. Can I get a motion to approve the minutes? VICE CHAIRMAN ALBANESE: I make a motion we accept the minutes. MR. CARNOVALE: Second. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Mr. Ferguson. CHAIRMAN FERGUSON: Yes. MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes.	07:01PM 2 07:01PM 3 07:01PM 4 07:01PM 5 07:01PM 6 07:01PM 7 07:01PM 8 07:01PM 8 07:01PM 10 07:01PM 11 07:02PM 12	MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Next we have Case No. 19-02, DRC Development Corp., 411 [sic] East Brinkerhoff Avenue. I'll make a motion to VICE CHAIRMAN ALBANESE: 441. CHAIRMAN FERGUSON: Oh, I'm sorry, 441 East Brinkerhoff Avenue. So I'll make a motion to approve the memorialization. MR. CARNOVALE: I second. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Same two.
07:00РМ 2 07:00РМ 3 07:00РМ 4 07:00РМ 5 07:00РМ 6 07:00РМ 7 07:00РМ 8 07:00РМ 9 07:00РМ 10 07:00РМ 11 07:00РМ 12 07:00РМ 13	approval of the minutes of the previous meeting. We all had an opportunity to review the minutes. Can I get a motion to approve the minutes? VICE CHAIRMAN ALBANESE: I make a motion we accept the minutes. MR. CARNOVALE: Second. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Mr. Ferguson. CHAIRMAN FERGUSON: Yes. MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Terranova?	07:01PM 2 07:01PM 3 07:01PM 4 07:01PM 5 07:01PM 6 07:01PM 7 07:01PM 8 07:01PM 9 07:01PM 10 07:02PM 11 07:02PM 12 07:02PM 13	MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Next we have Case No. 19-02, DRC Development Corp., 411 [sic] East Brinkerhoff Avenue. I'll make a motion to VICE CHAIRMAN ALBANESE: 441. CHAIRMAN FERGUSON: Oh, I'm sorry, 441 East Brinkerhoff Avenue. So I'll make a motion to approve the memorialization. MR. CARNOVALE: I second. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Same two. MS. TESTA: Yes.
07:00РМ 2 07:00РМ 3 07:00РМ 4 07:00РМ 5 07:00РМ 6 07:00РМ 7 07:00РМ 8 07:00РМ 9 07:00РМ 10 07:00РМ 11 07:00РМ 12 07:00РМ 13 07:00РМ 14	approval of the minutes of the previous meeting. We all had an opportunity to review the minutes. Can I get a motion to approve the minutes? VICE CHAIRMAN ALBANESE: I make a motion we accept the minutes. MR. CARNOVALE: Second. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Mr. Ferguson. CHAIRMAN FERGUSON: Yes. MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Terranova? MR. TERRANOVA: Yes.	07.01PM 2 07.01PM 3 07.01PM 4 07.01PM 5 07.01PM 6 07.01PM 7 07.01PM 7 07.01PM 7 07.01PM 7 07.01PM 10 07.01PM 10 07.01PM 10 07.01PM 11 07.02PM 12 07.02PM 13 07.00PM 14	MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Next we have Case No. 19-02, DRC Development Corp., 411 [sic] East Brinkerhoff Avenue. I'll make a motion to VICE CHAIRMAN ALBANESE: 441. CHAIRMAN FERGUSON: Oh, I'm sorry, 441 East Brinkerhoff Avenue. So I'll make a motion to approve the memorialization. MR. CARNOVALE: I second. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Same two. MS. TESTA: Yes. MS. LAMBRINIDES: Mr. Ferguson?
07:00РМ 2 07:00РМ 3 07:00РМ 4 07:00РМ 5 07:00РМ 6 07:00РМ 7 07:00РМ 8 07:00РМ 10 07:00РМ 11 07:00РМ 12 07:00РМ 13 07:00РМ 14 07:00РМ 15	approval of the minutes of the previous meeting. We all had an opportunity to review the minutes. Can I get a motion to approve the minutes? VICE CHAIRMAN ALBANESE: I make a motion we accept the minutes. MR. CARNOVALE: Second. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Mr. Ferguson. CHAIRMAN FERGUSON: Yes. MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Terranova? MR. TERRANOVA: Yes. MS. LAMBRINIDES: Mr. Nam?	07:01PM 2 07:01PM 3 07:01PM 4 07:01PM 5 07:01PM 6 07:01PM 7 07:01PM 8 07:01PM 9 07:01PM 10 07:01PM 11 07:02PM 12 07:02PM 13 07:00PM 14 07:00PM 15	MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Next we have Case No. 19-02, DRC Development Corp., 411 [sic] East Brinkerhoff Avenue. I'll make a motion to VICE CHAIRMAN ALBANESE: 441. CHAIRMAN FERGUSON: Oh, I'm sorry, 441 East Brinkerhoff Avenue. So I'll make a motion to approve the memorialization. MR. CARNOVALE: I second. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Same two. MS. TESTA: Yes. MS. LAMBRINIDES: Mr. Ferguson? CHAIRMAN FERGUSON: Yes.
07:00РМ 2 07:00РМ 3 07:00РМ 5 07:00РМ 5 07:00РМ 6 07:00РМ 7 07:00РМ 8 07:00РМ 9 07:00РМ 10 07:00РМ 11 07:00РМ 12 07:00РМ 13 07:00РМ 14 07:00РМ 15 07:00РМ 16	approval of the minutes of the previous meeting. We all had an opportunity to review the minutes. Can I get a motion to approve the minutes? VICE CHAIRMAN ALBANESE: I make a motion we accept the minutes. MR. CARNOVALE: Second. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Mr. Ferguson. CHAIRMAN FERGUSON: Yes. MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Terranova? MR. TERRANOVA: Yes. MS. LAMBRINIDES: Mr. Nam? MR. NAM: Yes.	07:01PM 2 07:01PM 3 07:01PM 4 07:01PM 5 07:01PM 6 07:01PM 7 07:01PM 8 07:01PM 9 07:01PM 10 07:01PM 12 07:02PM 12 07:02PM 13 07:00PM 14 07:00PM 15 07:00PM 16	MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Next we have Case No. 19-02, DRC Development Corp., 411 [sic] East Brinkerhoff Avenue. I'll make a motion to VICE CHAIRMAN ALBANESE: 441. CHAIRMAN FERGUSON: Oh, I'm sorry, 441 East Brinkerhoff Avenue. So I'll make a motion to approve the memorialization. MR. CARNOVALE: I second. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Same two. MS. TESTA: Yes. MS. LAMBRINIDES: Mr. Ferguson? CHAIRMAN FERGUSON: Yes. MS. LAMBRINIDES: Mr. Albanese?
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	9		11
1	late?	07:00PM 1	MS. LAMBRINIDES: Mr. Carnovale?
2	MS. TESTA: No, no, I'm sorry.	07:00PM 2	MR. CARNOVALE: Yes.
3	Correct, no, you voted no, so you would not vote on	07:00PM 3	MS. LAMBRINIDES: Ms. Tarabocchia?
4	this.	07:00PM 4	MS. TARABOCCHIA: Yes.
5	MR. TERRANOVA: I will note vote, okay.	07:00PM 5	MS. LAMBRINIDES: Mr. Lefteriou?
6	MS. TESTA: Yes.	07:00PM 6	MR. LEFTERIOU: Yes.
7	MS. LAMBRINIDES: So he's voting no?	07:00PM 7	CHAIRMAN FERGUSON: Okay.
8	I'm confused.		MS. TESTA: So that would be
9	MS. TESTA: He would not vote.		
-		07:03PM 9	Case No. 19-03, 201 5th Street is being adjourned
10	MS. LAMBRINIDES: Okay, so no vote.	07:03PM 10	until the April 15th, 2019 meeting at 7 p.m.
07:00PM 11	Mr. Nam?	07:03PM 11	CHAIRMAN FERGUSON: Okay. Wait, one
07:00PM 12	MR. NAM: Yes.	07:03PM 12	minute.
07:00PM 13	MS. TESTA: Ms. Yoon, you can vote.	07:04PM 13	Okay. Which would bring us to the one
07:00PM 14	MS. LAMBRINIDES: Ms. Yoon?	07:04PM 14	and only case on the agenda for tonight, which is
07:00PM 15	MS. YOON: Yes.	07:04PM 15	Case No. 19-04, Steven Huang, 24 West Edsall
07:00РМ 16	MS. LAMBRINIDES: Mr. Carnovale?	07:04РМ 16	Boulevard.
07:00PM 17	MR. CARNOVALE: Yes.	07:04PM 17	Counsel?
07:00PM 18	MS. LAMBRINIDES: Ms. Tarabocchia?	07:04PM 18	MR. MACRI: Good evening, Mr. Chairman,
07:00PM 19	MS. TARABOCCHIA: Yes.	07:04РМ 19	Members of the Board. My name is Marc Macri. I
07:00PM 20	MS. LAMBRINIDES: Mr. Lefteriou?	07:04PM 20	represent the applicant, who is the owner of the
07:00PM 21	MR. LEFTERIOU: Yes.	07:04PM 21	proper located at 24 West Edsall Boulevard here in
07:02PM 22	CHAIRMAN FERGUSON: Okay. First case	07:04PM 22	the borough.
07:02PM 23	of the night is Case No. 19-03. I don't even know	07:04PM 23	I anticipate having two witnesses with
07:02PM 24	how to pronounce it. 401 [sic] 5th Street.	07:04РМ 24	me this evening. Mr. Vassilios Cocoros and Mr. David
07:02PM 25	VICE CHAIRMAN ALBANESE: 201.	07:04PM 25	Spatz. They're actually in the process of parking
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	10		12
07:02PM 1	CHAIRMAN FERGUSON: Jesus Christ. 201,	07:04PM 1	their vehicles. So if we can have two minutes, I
07:03РМ 2			
	you're right.	07:04РМ 2	will be able to begin.
07:03РМ 3	you're right. MS. TESTA: They sent a letter	07:04РМ 2 07:04РМ 3	will be able to begin. CHAIRMAN FERGUSON: Okay.
07:03РМ З 07:03РМ 4			-
	MS. TESTA: They sent a letter	07:04PM 3	CHAIRMAN FERGUSON: Okay.
07:03PM 4	MS. TESTA: They sent a letter requesting an adjournment to the April 15, 2019	07:04РМ 3 07:04РМ 4	CHAIRMAN FERGUSON: Okay. (Whereupon, a brief recess is taken.)
07:03PM 4	MS. TESTA: They sent a letter requesting an adjournment to the April 15, 2019 meeting. They're amending their plans and they have	07:04РМ 3 07:04РМ 4 07:04РМ 5	CHAIRMAN FERGUSON: Okay. (Whereupon, a brief recess is taken.) CHAIRMAN FERGUSON: Are you ready?
07:03РМ 4 07:03РМ 5 07:03РМ 6	MS. TESTA: They sent a letter requesting an adjournment to the April 15, 2019 meeting. They're amending their plans and they have not completed that yet.	07:04РМ 3 07:04РМ 4 07:04РМ 5 07:04РМ 6	CHAIRMAN FERGUSON: Okay. (Whereupon, a brief recess is taken.) CHAIRMAN FERGUSON: Are you ready? MR. MACRI: I'm ready. I'm sorry,
от:озрм 4 от:озрм 5 от:озрм 6 от:озрм 7	MS. TESTA: They sent a letter requesting an adjournment to the April 15, 2019 meeting. They're amending their plans and they have not completed that yet. CHAIRMAN FERGUSON: Okay.	07:04PM 3 07:04PM 4 07:04PM 5 07:04PM 6 07:14PM 7	CHAIRMAN FERGUSON: Okay. (Whereupon, a brief recess is taken.) CHAIRMAN FERGUSON: Are you ready? MR. MACRI: I'm ready. I'm sorry, Mr. Chairman. If I can have Mr. Cocoros sworn in, we
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07:03РМ 4 07:03РМ 5 07:03РМ 6 07:03РМ 7 07:03РМ 8 9 10 11 12 13 07:03РМ 14 07:03РМ 15 07:00РМ 15 07:00РМ 17 07:00РМ 18 07:00РМ 19	MS. TESTA: They sent a letter requesting an adjournment to the April 15, 2019 meeting. They're amending their plans and they have not completed that yet. CHAIRMAN FERGUSON: Okay. VICE CHAIRMAN ALBANESE: I make a motion we accept that. CHAIRMAN FERGUSON: So you're going to make a motion to VICE CHAIRMAN ALBANESE: I make a motion we accept it. MR. CARNOVALE: I second the motion. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Mr. Ferguson. CHAIRMAN FERGUSON: Yes. MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes.	07:04PM 3 07:04PM 4 07:04PM 5 07:04PM 6 07:14PM 7 07:14PM 9 07:14PM 10 07:14PM 12 07:14PM 12 07:14PM 14 07:14PM 14 07:14PM 14 07:14PM 14 07:14PM 15 07:14PM 16 07:14PM 18 07:14PM 18	CHAIRMAN FERGUSON: Okay. (Whereupon, a brief recess is taken.) CHAIRMAN FERGUSON: Are you ready? MR. MACRI: I'm ready. I'm sorry, Mr. Chairman. If I can have Mr. Cocoros sworn in, we will begin. CHAIRMAN FERGUSON: Yeah. MS. TESTA: Do you swear that the testimony you will give in this application MR. CARNOVALE: Pauly's not here. CHAIRMAN FERGUSON: Pauly doesn't feel good. I don't know if he's going home or he's staying. MR. CARNOVALE: Want to give him a minute? He left his jacket, he didn't leave. (Whereupon, a short recess is held.)
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	13		15
07:16PM 1	MR. COCOROS: I do.	07:17PM 1	is 35-feet wide, which is as you're looking at it
07:16PM 2	VASSILIOS COCOROS,	07:17PM 2	from Edsall Boulevard, by 65-feet deep with a 20-foot
07:16PM 3	467 Sylvan Ave, Englewood Cliffs, New Jersey,	07:17PM 3	front setback on Edsall Boulevard and a 15-foot rear
07:16PM 4	having been duly sworn, testifies as follows:	07:17PM 4	yard setback from the back of the property, which is
07:16PM 5	MS. TESTA: Please state your name,	07:17PM 5	to the south.
07:16PM 6	spell it for the record.	07:17PM 6	The setback on the right-hand side,
07:16РМ 7	MR. COCOROS: Sure.	07:18PM 7	which is to the west is 5 feet to the building line,
07:16PM 8	Vassilios, V-A-S-S-I-L-I-O-S, Cocoros,	07:18PM 8	which complies. The setback off of Highland Avenue
07:16PM 9	C-O-C-O-R-O-S. 467 Sylvan Avenue, Englewood Cliffs,	07:18PM 9	is 10 feet to the building line, which is a variance
07:16PM 10	New Jersey 07632.	07:18PM 10	because of the corner. The corners are 15 feet and 5
07:16PM 11	MS. TESTA: Okay. We're good.	07:18PM 11	feet.
07:16PM 12	CHAIRMAN FERGUSON: Take it away,	07:18PM 12	So we are requesting a variance for the
07:16PM 13	Counsel.	07:18PM 13	side yard setback along Highland Avenue. The
07:16PM 14	MR. MACRI: Thank you, Mr. Chairman.	07:18PM 14	configuration that we're proposing is similar to
07:16PM 15	DIRECT EXAMINATION	07:18PM 15	other ones that have been built and approved at least
07:16PM 16	BY MR. MACRI:	07:18PM 16	at corners.
07:16PM 17	Q. Mr. Cocoros, the plans to your right	07:18PM 17	CHAIRMAN FERGUSON: Mr. Cocoros, you
07:16PM 18	are plans that were submitted to the board in	07:18PM 18	got to speak up. Use the mic.
07:16РМ 19	anticipation of this evening's application.	07:18PM 19	THE WITNESS: This configuration has
07:16РМ 20	Is that correct?	07:18PM 20	been approved and built before in the borough when we
07:16РМ 21	A. Correct.	07:18PM 21	have a corner property.
07:16PM 22	MS. TESTA: Do you want to mark them as	07:18PM 22	Since the busier street is Edsall
07:16PM 23	an exhibit?	07:18PM 23	Boulevard, we located the driveways and fronts on
07:16PM 24	MR. MACRI: A-1.	07:18PM 24	Highland Avenue.
07:16PM 25	(Whereupon, Plans are received and	07:18PM 25	CHAIRMAN FERGUSON: What street was
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	14		16
07:16РМ 1	14 marked as Exhibit A-1 for identification.)	07:18РМ 1	16 that on?
07:16РМ 1 07:16РМ 2		07:18РМ 1 07:18РМ 2	
	marked as Exhibit A-1 for identification.)		that on?
07:16PM 2	marked as Exhibit A-1 for identification.) BY MR. MACRI:	07:18PM 2	that on? THE WITNESS: I'm sorry?
07:16РМ 2 07:16РМ 3	marked as Exhibit A-1 for identification.) BY MR. MACRI: Q. It's dated January 31st, 2019, correct?	07:18PM 2 07:18PM 3	that on? THE WITNESS: I'm sorry? CHAIRMAN FERGUSON: Where was that?
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	17		19
07:19РМ 1	park.	07:22PM 1	
07:19PM 2	On the property, itself, is a real	07:22PM 2	
07:19PM 3	two-car driveway. In addition you'll have it will	07:22PM 3	
07:20PM 4	be clearance from the sidewalk to the back of the	07:22PM 4	5,
07:20PM 5	car. We have a two-car garage with a small	07:22PM 5	
07:20PM 6	recreation room.	07:22PM	··· ··· ····, ····,
07:20PM 7	We also have a utility room, bathroom	07:22PM 7	
07:20PM 8	down below and an entry staircase up to the up to	07:22PM 8	
07:20PM 9	the first floor and we also have the coat closet.	07:22PM 9	
07:20PM 10	The door, itself, is set up with two	07:22PM 10	······································
07:20PM 11	sidelights. No staircase, no railings. You're	07:22PM 11	······································
07:20PM 12	basically entering 6 inches above the sidewalk level	07:22PM 12	-
07:20PM 13	from Highland Boulevard.	07:22PM 13	
07:20PM 14	The main living level, each layout is a	07:22PM 14	CHAIRMAN FERGUSON: In front of this
07:20PM 15	mirror image of each other. We have the living room,	07:22PM 15	board, right. So first I first of all, I got a
07:20PM 16	dining room and the kitchen. Each one as a desk that	07:22PM 16	
07:20PM 17	comes off of the bay window at the sides, which from	07:22PM 17	this goes back to the rear yard. You have your
07:20PM 18	a zoning point of view are the front and the rear.	07:22PM 18	
07:20PM 19	Top floor is the bedroom level. We	07:23PM 19	
07:20PM 20	have three bedrooms on each side. We have a master	07:23PM 20	
07:20PM 21	suite at the front, two walk-in closets, on-suite	07:23PM 21	
07:20PM 22	master bathroom and two secondary bedrooms that share	07:23PM 22	
07:21PM 23	a hall bathroom and we also have a hall side-by-side	07:23PM 23	
07:21PM 24	laundry.	07:23PM 24	. 2
07:21PM 25	MR. MACRI: Thank you.	07:23PM 25	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
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	18		20
07:21РМ 1		07:23PM 1	
07:21PM 1 07:21PM 2	18 No further questions. CHAIRMAN FERGUSON: Good. Okay. So	07:23РМ 1 07:23РМ 2	deck, itself.
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07:21PM 2	No further questions. CHAIRMAN FERGUSON: Good. Okay. So I'll start off and for those in the audience, let me	07:23PM 2	deck, itself. CHAIRMAN FERGUSON: Right. To the deck, itself.
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	21		23
07:24PM 1	CHAIRMAN FERGUSON: Okay. And I	07:26PM 1	before earlier when we had to tweak it. The layout's
07:24PM 2	appreciate the garages coming out on Highland.	07:26PM 2	a little bit difficult to adjust. That's why the
07:24PM 3	Unfortunately, though, I think you're going to	07:26PM 3	corner ones usually go for the variances for this
07:24PM 4	eliminate one or two parking spots that now exist on	07:26PM 4	configuration. So I mean, there's a little room, you
07:24PM 5	Highland Avenue.	07:26PM 5	know, if the board wants to
07:24PM 6	THE WITNESS: Well, there will be two	07:26PM 6	CHAIRMAN FERGUSON: Yeah. See, here's
07:24PM 7	spaces where the curb cut is going to be eliminated,	07:26PM 7	the problem that I got so we get it out there.
07:24PM 8	but we are going to be filling in the curb cut for	07:26PM 8	You're building a house on the corner, right? You
07:24PM 9	the detached garage in the back about 12 feet of curb	07:26PM 9	have three one-family houses right next to it, right?
07:24PM 10	we're going to be restoring. So it's a net loss of	07:26PM 10	THE WITNESS: Uh-huh.
07:24PM 11	27 feet. So it's I mean, it's really a space and	07:26PM 11	CHAIRMAN FERGUSON: You're going to put
07:24PM 12	a half, but where the curb cut, itself, is going to	07:26PM 12	a wall, according to the plans, a 7-foot wall, it
07:24PM 13	be it's two spaces.	07:26PM 13	would be the you know, be part of the house, but
07:24PM 14	CHAIRMAN FERGUSON: Well, two spaces.	07:26PM 14	if you're on the right side of this project, you're
07:24PM 15	THE WITNESS: But we're filling in 12	07:26PM 15	going to be looking at a wall, correct?
07:24PM 16	feet of curb where the detached garage was before.	07:26PM 16	THE WITNESS: There's a small retaining
07:25PM 17	CHAIRMAN FERGUSON: Yeah, but you're	07:26PM 17	wall, then there's the
07:25PM 18	going to lose yeah, but you're going to lose two	07:26PM 18	CHAIRMAN FERGUSON: No, no, no. I'm
07:25PM 19	spaces, no?	07:26PM 19	not talking about the retaining I'm talking about
07:25PM 20	THE WITNESS: I mean, it's really like	07:27РМ 20	the bricks with the windows in it. The ones that are
07:25PM 21	one let's say one-and-a-half.	07:27PM 21	in the plan.
07:25PM 22	CHAIRMAN FERGUSON: Well, can a car	07:27PM 22	THE WITNESS: The side of the building
07:25PM 23	park in a half a spot?	07:27PM 23	you'll see.
07:25PM 24	THE WITNESS: Well, I guess we would	07:27PM 24	CHAIRMAN FERGUSON: Yeah, the side of
07:25PM 25	have to see what was left over between the right	07:27PM 25	the building.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	22		24
07:25PM 1	22 now from the first curb cut to the property behind us	07:27PM 1	24 THE WITNESS: Yeah.
07:25РМ 1 07:25РМ 2		07:27РМ 1 07:27РМ 2	
	now from the first curb cut to the property behind us		THE WITNESS: Yeah.
07:25PM 2	now from the first curb cut to the property behind us is 28 feet.	07:27PM 2	THE WITNESS: Yeah. CHAIRMAN FERGUSON: So if you're living
07:25PM 2 07:25PM 3	now from the first curb cut to the property behind us is 28 feet. So you could park, you could park a car	07:27РМ 2 07:27РМ 3	THE WITNESS: Yeah. CHAIRMAN FERGUSON: So if you're living on the right side of this building, you get to lock
07:25PM 2 07:25PM 3 07:25PM 4	now from the first curb cut to the property behind us is 28 feet. So you could park, you could park a car there. The neighbor behind us I think has another 6	07:27РМ 2 07:27РМ 3 07:27РМ 4	THE WITNESS: Yeah. CHAIRMAN FERGUSON: So if you're living on the right side of this building, you get to lock out and see a wall and above the wall you see the
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07:25PM 2 07:25PM 3 07:25PM 4 07:25PM 5 07:25PM 6 07:25PM 7 07:25PM 7 07:25PM 8 07:25PM 10 07:25PM 10 07:25PM 11 07:25PM 12 07:25PM 13 07:25PM 14 07:25PM 16 07:25PM 16 07:25PM 18 07:25PM 19 07:25PM 20 07:25PM 21 07:26PM 23 07:26PM 24	now from the first curb cut to the property behind us is 28 feet. So you could park, you could park a car there. The neighbor behind us I think has another 6 feet. So I know at least you can park a car between the property to the back of us and our proposed curb cut. CHAIRMAN FERGUSON: Well THE WITNESS: And each curb cut is 18 feet 8 inches, which is almost in line with the 18-foot typical driveway of a typical duplex. CHAIRMAN FERGUSON: And the last comment that I have is when you talk about square feet. You're allowed 40 40 percent of the coverage. THE WITNESS: Correct. CHAIRMAN FERGUSON: And you have 45.50 of coverage? THE WITNESS: Yes. CHAIRMAN FERGUSON: Why can't you just do 40 percent? Because your house you made the house too big. THE WITNESS: Well, part of it is the configuration since we're the lot is it's a	07:27PM 2 07:27PM 3 07:27PM 4 07:27PM 5 07:27PM 6 07:27PM 7 07:27PM 7 07:27PM 9 07:27PM 10 07:27PM 12 07:27PM 12 07:27PM 14 07:27PM 15 07:27PM 16 07:27PM 17 07:27PM 18 07:27PM 20 07:27PM 21 07:27PM 23 07:27PM 24	THE WITNESS: Yeah. CHAIRMAN FERGUSON: So if you're living on the right side of this building, you get to lock out and see a wall and above the wall you see the rest of the house? THE WITNESS: Yes. CHAIRMAN FERGUSON: But you will see a wall if you're gazing out on that piece of property? THE WITNESS: Yes, you will. CHAIRMAN FERGUSON: Now, do you think it's fair that a neighbor should have to look at a wall and not a THE WITNESS: Like I said, I know we do comply with the side yard setback and it's in line with other stuff that's been built. As far as the sun, the sun is basically behind us. I know it is an impact. We are going for a variance. The planner is going to coming here to explain the variances, but like I said, the side yard setback has been approved before and we do comply with the side yard setback. CHAIRMAN FERGUSON: So if a person is if the person is THE WITNESS: I mean

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Hamman 6 MR. MACRI: Yes. MR. MACRI: Yes. MR. MACRI: Yes. MR. MACRI: Yes. Hamman 9 THE WITNESS: Immen, from I guess a marman 8 marman 8 marman 8 marman 8 marman 9 THE WITNESS: Immen, from I guess a marman 9 THE WITNESS: Immen, from I guess a marman 9 THE WITNESS: Immen, from I guess a marman 9 THE WITNESS: Immen, from I guess a marman 9 THE WITNESS: Immen, from I guess a marman 9 THE WITNESS: Immen, from I guess a marman 9 marman 10 be part of were loging to have that step is a Tarsen 12 Louis that 5 A percent, over 4 3 percent to coverage marman 16 MS. TARABOCCHIA: Washer machine and marman 17 MS. TARABOCCHIA: Washer machine and marman 18 is due because the house is to bip? marman 16 MS. TARABOCCHIA: Washer machine and marman 17 MS. TARABOCCHIA: Washer machine and marman 17 MS. TARABOCCHIA: Washer machine and marman 18 is due because the house is to bip? marman 18 is due because the house is to bip? marman 18 is due because the house is to bip? mar	07:28PM 4	CHAIRMAN FERGUSON: Yeah, and you got	07:31PM 4	THE WITNESS: That's going to be a
error 7 CHAIRMAN FERGUSON: Okay. And what was array form 1 guess a error 7 Right behind the bath, you have a toilet, a sink, an error as a entrance. error 6 the - Mr. Coora? error 7 Right behind the bath, you have a toilet, a sink, an error as a entrance. error 1 be-ord-shelf fet coling non. I know if is a new error wide has to be part of - we're going to have that set up as a error an even to be part of - we're going to have that set up as a error and error. error 1 CHAIRMAN FERGUSON: Okay. And the error of web new form indic the utility room. error 1 CHAIRMAN FERGUSON: Okay. And the error of web new form indic the utility room. error 1 CHAIRMAN FERGUSON: Okay. And the error error 1 error 1 CHAIRMAN FERGUSON: Okay. And the error error 1 Msch and infinity. error 1 THE WITNESS: What we have done before error error 1 man 4 3 dope sink the wal either for washing the dog off or if error error 20 - Error 1 Ms. MACRI: Yee arror 1 error 20 error 20 - Error 1 Ms. MACRI: Yee arror 1 error 1	07:28PM 5	bricks, it looks like. I assume these are bricks?	07:31PM 5	closet.
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	29		31
07:32PM 1	the building and have it wide into one of the mains?	07:34PM 1	איז MR. KAUKER: I don't know, I think I
07:32PM 1 07:32PM 2	THE WITNESS: So two new lines coming	07:34PM 2	don't know if it was mentioned before, but did you
07:33PM 3	from Highland Avenue to one, into one?	07:34PM 3	talk about the bathroom in the basement?
07:33PM 4	MR. COLLAZUOL: Well, either to	07:34PM 4	Did someone talk about it before?
07:33PM 5	yeah, to Highland, that would be appropriate.	07:34PM 5	THE WITNESS: Yeah, it's a shower.
07:33PM 6	There's one clean out at the	07:34PM 6	It's going to be a shower, like a wet area where you
07:33PM 7	right-of-away line into one road opening for the	07:34PM 7	we've done it before where you spray the dog down
07:33PM 8	sewer-sized appropriately.	07:34PM 8	and you wash out stuff from the car.
07:33PM 9	Item No. 3 is the what you're	07:35PM 9	So it's not
07:33PM 10	calling the rear yard. You have the drainage system	07:35PM 10	MR. KAUKER: It's still considered a
07:33PM 11	with the stone surround.	07:35PM 11	MR. MACRI: We have that for the
07:33PM 12	THE WITNESS: Yeah.	07:35PM 12	utility room.
07:33PM 13	MR. COLLAZUOL: A little less than 3	07:35PM 13	, THE WITNESS: No, it's going to be for
07:33PM 14	feet to the property line.	07:35PM 14	the utility room.
07:33PM 15	Could you make an adjustment to that so	07:35PM 15	MR. MACRI: Utility room only.
07:33PM 16	that you have somehow closer to 5 feet depending on	07:35PM 16	MR. KAUKER: So it's not in the
07:33PM 17	the soil report.	07:35PM 17	bathroom?
07:33PM 18	THE WITNESS: I guess we could	07:35PM 18	THE WITNESS: Yeah, no. It's actually
07:33PM 19	instead of next we can put in a line.	07:35PM 19	the utility room.
07:33PM 20	MR. COLLAZUOL: And then the last	07:35PM 20	MR. KAUKER: So you're going to have to
07:33PM 21	comment, would be the wall that you've shown along	07:35PM 21	show that, because it shows a door, I think, opening
07:33PM 22	the right-hand side. It looks like the wall shall	07:35PM 22	to the bathroom.
07:33PM 23	not exceed 3 feet. Just make that note that the	07:35PM 23	THE WITNESS: Yeah. Well, there's a
07:33PM 24	maximum height of the wall whatever it is, if it's	07:35PM 24	powder room off of the living part of the bathroom.
07:34PM 25	2.8 or what appears to be, that the builder knows	07:35PM 25	MS. TARABOCCHIA: It doesn't show a
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	20		
	30		32
07:34PM 1	that.	07:35PM 1	door.
07:34РМ 1 07:34РМ 2		07:35РМ 1 07:35РМ 2	
	that.		door.
07:34PM 2	that. THE WITNESS: Yeah.	07:35PM 2	door. MR. KAUKER: Just so where's the
07:34PM 2 07:34PM 3	that. THE WITNESS: Yeah. The back corner is about where the driveway the driveway is behind us. It looks like it's the driveway is almost 98. We're about	07:35РМ 2 07:35РМ 3 07:35РМ 4 07:35РМ 5	door. MR. KAUKER: Just so where's the entrance do that shower slash THE WITNESS: That's going to be MR. KAUKER: For the dog washing.
07:34PM 2 07:34PM 3 07:34PM 4 07:34PM 5 07:34PM 6	that. THE WITNESS: Yeah. The back corner is about where the driveway the driveway is behind us. It looks like it's the driveway is almost 98. We're about 20-inches high at that back corner.	07:35РМ 2 07:35РМ 3 07:35РМ 4 07:35РМ 5 07:35РМ 6	door. MR. KAUKER: Just so where's the entrance do that shower slash THE WITNESS: That's going to be MR. KAUKER: For the dog washing. THE WITNESS: It will be from inside
07:34PM 2 07:34PM 3 07:34PM 4 07:34PM 5 07:34PM 6 07:34PM 7	that. THE WITNESS: Yeah. The back corner is about where the driveway the driveway is behind us. It looks like it's the driveway is almost 98. We're about 20-inches high at that back corner. MR. COLLAZUOL: Well, I see one grade,	07:35РМ 2 07:35РМ 3 07:35РМ 4 07:35РМ 5 07:35РМ 6 07:35РМ 7	door. MR. KAUKER: Just so where's the entrance do that shower slash THE WITNESS: That's going to be MR. KAUKER: For the dog washing. THE WITNESS: It will be from inside the utility room.
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33 35 1 certain exceptions. 1 feet? 07:36PM 07:38PM 2 2 THE WITNESS: Usually on a regular THE WITNESS: Yes. 07:36PM 07:38PM 3 duplex is a covered entry, that's 4 feet and it comes 3 MR. KAUKER: So you would need a 07:38PM 07:36PM out into it. 4 variance for that encroachment as well. And then, 4 07:38PM 07:36PM 5 MR. KAUKER: So it's basically a 5 although the ordinance is somewhat silence on decks, 07:38PM 07:36PM it seems to me the interpretation can be that they're 6 balcony then or a patio? 6 07:36PM 07:38PM 7 THE WITNESS: Yeah, a covered entry. I 07:38PM 7 only permitted in the side yard and the rear yard. 07:36PM 8 know we can't -- if we do it, we can't go across the 8 Although it doesn't specifically say that, but there 07:36PM 07:38PM 9 whole front of the property because then it's 9 are certain exceptions that are granted or that are 07:38PM 07:36PM afforded to decks that are located in the side and 10 considered, like, a porch, but a covered -- we're 07:38PM 10 07:36PM 11 allowed to do a covered platform at the front stairs. 07:38PM 11 rear yard, there is no similar exception for a deck 07:36PM in the front vard. 12 On this one here, it's basically for 07:38PM 12 07:36PM 07:36PM 13 the --07:38PM 13 So, theoretically, I guess if you were 07:38PM 14 14 MR. KAUKER: So according to this -- so to have a deck in the front yard, it would have to 07:36PM 15 according to your requirement, you're permitted to 07:38PM 15 meet that front yard setback requirement. So you 07:36PM encroach into that 4 feet? 07:38PM 16 would also require a variance for the deck in the 16 07:36PM 17 THE WITNESS: Yes. 07:38PM 17 front yard as well, because I believe it's, what, 12 07:36PM 07:36PM 18 07:38PM 18 MR. KAUKER: And it looks like you're feet from the property line. 07:38PM 19 07:36PM 19 permitted -- you're encouraging 10 feet? THE WITNESS: Yes, 12 feet. 07:38PM 20 07:36PM 20 THE WITNESS: Yes -- no, I'm sorry. We MR. KAUKER: And that would be required 07:38PM 21 to be setback, I believe --21 have 8 feet -- an 8-foot encroachment, because we 07:36PM 22 have 6 and 2 foot for the overhang, so... 07:38PM 22 THE WITNESS: Twenty. 07:36PM 07:38PM 23 23 MR. KAUKER: Well, I'm looking at where MR. KAUKER: -- 20 feet. 07:36PM it says, front yard platform. It says 4-foot 07:38PM 24 THE WITNESS: Correct. 24 07:37PM 07:38PM 25 25 encroachment and then proposed is 10 feet. MR. KAUKER: So I just wanted to clear 07:37PM LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 201-641-1812 36 34 1 So, I mean, if you're --1 those up. 07:37PM 07:38PM THE WITNESS: It's 12 feet to the -- it 2 MR. MACRI: We'll amend our 2 07:37PM 07:39PM 3 should be 12 feet. 3 application. 07:37PM 07:39PM 4 MR. KAUKER: So then you still need a 4 CHAIRMAN FERGUSON: So just to be 07:37PM 07:39PM 5 variance for that? 5 clear, so now we're up to six variances? 07:39PM 07:37PM 6 THE WITNESS: Yes. 6 MR. MACRI: Yes. 07:37PM 07:39PM MR. KAUKER: If you're encouraging 12 7 CHAIRMAN FERGUSON: The four that you 7 07:37PM 07:39PM 8 8 have listed, plus the two? feet --07:39PM 07:37PM 9 THE WITNESS: Correct. 9 MR. MACRI: Yes. 07:39PM 07:37PM MR. KAUKER: Because you have no 10 07:39PM 10 MR. KAUKER: Yup. 07:37PM 07:39PM 11 CHAIRMAN FERGUSON: Okay. 11 variances required for that. 07:37PM 07:37PM 12 THE WITNESS: That should be. 07:39PM 12 Do you have anything -- before we open 07:37PM 13 MR. KAUKER: So, it's actually 12 feet? 07:39PM 13 it up to the public --07:37PM 14 THE WITNESS: Yeah, it should be a 07:39PM 14 MR. KAUKER: They're complying with the 07:39PM 15 07:37PM 15 variance. coverage, right? 07:37PM 16 MR. KAUKER: Okay, a variance, okay. 07:39PM 16 So they've eliminated that. 07:39PM 17 07:37PM 17 And then while we're on the talk about MS. TESTA: No. the encroachment, I know the Chairman brought up the 07:39PM 18 07:37PM 18 CHAIRMAN FERGUSON: No, they're not --07:37PM 19 decks before. So typically -- so the deck in the 07:39PM 19 they're not --07:39PM 20 20 rear yard is required or not required but is THE WITNESS: It's 2100. 07:37PM 07:37PM **21** permitted to encroach 10 feet into the required rear 07:39PM 21 MR. KAUKER: So they're not? 07:39PM 22 07:37PM **22** yard setback, which the required rear yard setback is CHAIRMAN FERGUSON: No. 07:39PM 23 07:37PM 23 25 feet, which would allow it to encroach 10 feet MR. KAUKER: So then that would be 07:38PM 24 into that, which would mean that it would have to be 07:39PM 24 seven. 07:38РМ 25 setback 15 feet from the property line where you're 7 07:39PM 25 MR. MACRI: No, it's already a LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 201-641-1812

	07		20
	37		39
07:39РМ 1	variance.	07:41PM 1	They are willing to get rid of the deck on Edsall.
07:39PM 2	THE WITNESS: It would be 42 percent as	07:41PM 2	MR. KAUKER: Oh, okay.
07:39РМ 3 07:39РМ 4	opposed to 45, whatever we have, 45 now. CHAIRMAN FERGUSON: Right.	07:41PM 3	THE WITNESS: Just eliminate it, so you
	5	07:41PM 4	don't have anything touching the ground and then we
^	MR. KAUKER: Right. But we just so we added three variances. There's the variance for		can minimize the deck in the back and just make it
-	the deck in the front, the deck in the rear and the	_	like a you know, a place to smoke a cigarette or something.
	front yard the encroachment into the platform into		MR. KAUKER: So you're eliminating the
07:39РМ 8 07:39РМ 9	the front yard.	07:41PM 8 07:41PM 9	deck in the front? Okay, so then eliminate a
07:39PM 9	CHAIRMAN FERGUSON: So seven variances.	07:41PM 10	variance.
07:39PM 11	MR. KAUKER: Right.	07:41PM 11	CHAIRMAN FERGUSON: That eliminates a
07:39PM 12	MR. MACRI: If we recall, there's a	07:41PM 12	variance.
07:39PM 13	variance the building coverage is already called	07:41PM 13	THE WITNESS: Yeah.
07:39PM 14	as a variance.	07:41PM 14	CHAIRMAN FERGUSON: So you're going to
07:39PM 15	MR. KAUKER: No, no, no.	07:41PM 15	eliminate the deck in the front?
07:39PM 16	I'm not talking about building	07:41PM 16	THE WITNESS: Yes, on Edsall.
07:39PM 17	coverage. I'm talking about the because there	07:41PM 17	MR. MACRI: Yeah, the deck facing
07:39PM 18	were four variances.	07:41PM 18	Edsall Boulevard will be removed.
07:39PM 19	CHAIRMAN FERGUSON: There were four	07:41PM 19	MS. BRAUER: I thought Highland was the
07:39PM 20	variances.	07:41PM 20	front.
07:40PM 21	MR. KAUKER: Right. And then	07:41PM 21	MS. LAMBRINIDES: That's not the front.
07:40PM 22	MR. TERRANOVA: One for the	07:41PM 22	MR. KAUKER: No. Per the ordinance,
07:40PM 23	encroachment.	07:41PM 23	Edsall is the front. The front is the the front
07:40PM 24	MR. KAUKER: Then there were three	07:41PM 24	is the narrowest part of the front.
07:40PM 25	additional variances we just identified. There's a	07:41PM 25	THE WITNESS: From a zoning point of
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	38		40
			40
07:40PM 1	variance for the deck in the rear yard, that's one;	07:41PM 1	view.
07:40РМ 1 07:40РМ 2	then for the deck in the front yard, that's two,	07:41PM 1 07:41PM 2	
	then for the deck in the front yard, that's two, because they're only allowed to encroach the deck	07:41PM 2 07:41PM 3	view. MR. KAUKER: Well, from the code, the zoning ordinance.
07:40PM 2	then for the deck in the front yard, that's two, because they're only allowed to encroach the deck in the front yard has to meet the front setback	07:41PM 2	view. MR. KAUKER: Well, from the code, the zoning ordinance. MR. MACRI: The one facing Edsall is
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07:40PM 2 07:40PM 3 07:40PM 4 07:40PM 5 07:40PM 5 07:40PM 6 07:40PM 7 07:40PM 8 07:40PM 10 07:40PM 11 07:40PM 12 07:40PM 13 07:40PM 14 07:40PM 15 07:40PM 16 07:40PM 18 07:40PM 19 07:40PM 21 07:40PM 21 07:41PM 23 07:41PM 23 07:41PM 24	then for the deck in the front yard, that's two, because they're only allowed to encroach the deck in the front yard has to meet the front setback requirement. The deck in the rear yard MR. MACRI: The variance that we're calling for in the rear yard references the deck. If you read our schedule, it says 15 feet for building height, 6.7 feet the deck. It's already called out. MR. KAUKER: Right. But those are two separate variances, okay. So those are two separate variances. And then there's the variance for the front yard platform encroaching into the front yard. I'm sure Mr. Spatz is taking notes. CHAIRMAN FERGUSON: I'm sure he is. THE WITNESS: Which are they? MR. KAUKER: Pardon? THE WITNESS: Well, the deck, itself, for the front, you're talking about the decks on Highland I'm sorry, the platforms on Highland or are you talking about the MR. KAUKER: No, there's a deck that's proposed along Edsall. THE WITNESS: We spoke to the client.	07:41PM 2 07:41PM 3 07:41PM 4 07:42PM 5 07:42PM 6 07:42PM 7 07:42PM 8 07:42PM 10 07:42PM 11 07:42PM 12 07:42PM 13 07:42PM 14 07:42PM 15 07:42PM 16 07:42PM 18 07:42PM 20 07:42PM 21 07:42PM 22 07:42PM 23 07:42PM 24	<pre>view.</pre>

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	41			43
07:42PM 1	MR. ENTRUP: What is the address for		1	MR. MACRI: Correct.
07:42PM 2	the house?		2	MS. BRAUER: Okay. Utility room, which
07:42PM 3	What is it going to be.	07:44PM	3	is for?
07:42PM 4	MR. MACRI: It's going to be on	07:44PM	4	MR. MACRI: Heat and hot water.
07:42PM 5	Highland.	07:44PM	5	MS. BRAUER: Heat and hot water.
07:42PM 6	MR. ENTRUP: So they're changing the	07:44PM	6	MR. MACRI: And a slop sink.
07:42PM 7	address?	07:44PM	7	MS. BRAUER: A slop sink will be next
07:42PM 8	MR. MACRI: Yes.	07:44PM	8	to the heat and hot water?
07:42PM 9	MR. CARNOVALE: Did you open it to the		9	MR. MACRI: Correct.
07:42PM 10	public, Mr. Chairman?	1	0	MS. BRAUER: Okay. And that's
07:42PM 11	MS LAMBRINIDES: I think we need to	1	1	contained in one room?
07:42PM 12	open it to the public at this point.	1	2	MR. MACRI: Correct.
07:42PM 13	MR. CARNOVALE: I hear public talking.	1	3	THE WITNESS: Correct.
07:42PM 14	CHAIRMAN FERGUSON: Okay. He's	1	4	MS. BRAUER: Okay.
07:42PM 15	what's the address going to be?	1	5	And a closet?
07:42PM 16	MR. MACRI: I'll contact the borough		6	THE WITNESS: No.
07:42PM 17	tax assessor and they'll make the determination.	07:44РМ 1	-	MS. BRAUER: No closet? I thought you
07:43PM 18	CHAIRMAN FERGUSON: Okay. Anybody in	07:44PM 1		said a closet in the basement.
07:43PM 10	the audience have any questions for this witness?	07:44PM 1		THE WITNESS: Well, there's a coat
07:43PM 10	Yes.	07:44PM 2	-	closet in the basement by the front door. There's
07:43PM 20	MS. BRAUER: Susan Brauer.	07:44PM 2		also another storage closet inside the recreation
07:43PM 21	CHAIRMAN FERGUSON: Sure.	07:44PM 2		room.
07:43PM 22 07:43PM 23		07:44PM 2		MS. BRAUER: Inside the recreation
07:43РМ 23 07:43РМ 24	MS. BRAUER: Well, can you tell me	07:44PM 2	-	
07:43PM 24 07:43PM 25	what's the size of the lot, please?	07:44PM 2 07:44PM 2		room? MR. MACRI: There's two closets. I'm
07:43PM 23	THE WITNESS: 5,000 square feet.	07:44PM 🖌	25	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
				44
07:43РМ 1	MS. BRAUER: So it's 50 by 100?		1 2	Sorry.
07:43РМ 2	THE WITNESS: Correct.		2	MS. BRAUER: Okay. Can the recreation
07:43PM 3	MS. BRAUER: Okay. And you're going	•••••	3	room be accessed from outside?
07:43PM 4	now 35 feet wide by 60 feet deep?		4	THE WITNESS: Yes.
07:43PM 5	THE WITNESS: Correct.		5	MS. BRAUER: From?
07:43РМ б	MS. BRAUER: My lot is 50 by 108. The		6 7	THE WITNESS: The sides of the unit,
07:43РМ 7	lot next to me is 50 by 108.		7	which is the rear of the dwelling from a zoning point
07:43PM 8	The house next to me is 55-feet deep		8	of view and the front of the dwelling.
07:43PM 9	and it's huge, huge. So 60 feet long on 100-foot lot		9	MS. BRAUER: Okay. Thank you.
07:43PM 10	is gianormous. We get no sun. The roof stays wet	07:45PM	-	MS. SCHOR: Finished?
07:43PM 11	all the time. We had to have it reroofed. You can't	07:45PM		MS. BRAUER: Uh-huh.
07:43PM 12	grow anything. It is huge at that size.	07:45PM		CHAIRMAN FERGUSON: Yes.
07:43PM 13	So if they can put 55 feet next to me	07:45PM 1	-	MS. SCHOR: Marsha Schor.
07:43PM 14	and it's a bigger lot, you should consider making	07:45PM 1		Do you have any bump outs on this
07:44PM 15	that smaller.	07:45PM 1	-	house?
07:44PM 16	The other thing is now, can we please	07:45PM 1	-	THE WITNESS: Yes.
07:44PM 17	review in the basement, you said you have a rec room?	07:45PM 1		MS. SCHOR: How far out do they come?
07:44PM 18	THE WITNESS: Powder room.	07:45PM 1		THE WITNESS: They come out 2 feet
07:44РМ 19	MS. BRAUER: A powder room, which will	07:45PM 1		along Highland and 18 inches on the I guess the
07:44PM 20	be which will contain what?	07:45PM 2		left-hand side, the left-hand side and there's 20
07:44РМ 21	THE WITNESS: A lavatory and a toilet.	07:45PM 2		inches I'm sorry, 2 feet on the front and the
				rear which is the left and right of the house as
22	MS. BRAUER: No, it's the same thing, a	07:45PM 2		rear, which is the left and right of the house as
23	MS. BRAUER: No, it's the same thing, a lavatory	07:45PM 2	23	you're facing it from Highland.
23 24	MS. BRAUER: No, it's the same thing, a lavatory MR. MACRI: Sink.	07:45PM 2	23 24	you're facing it from Highland. MS. SCHOR: But you're very close to
23	MS. BRAUER: No, it's the same thing, a lavatory MR. MACRI: Sink. MS. BRAUER: and a sink, okay.	07:45PM 2	23 24	you're facing it from Highland. MS. SCHOR: But you're very close to the property line from the bump out, aren't you?
23 24	MS. BRAUER: No, it's the same thing, a lavatory MR. MACRI: Sink. MS. BRAUER: and a sink, okay. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	07:45PM 2	23 24	you're facing it from Highland. MS. SCHOR: But you're very close to the property line from the bump out, aren't you? <i>LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.</i>
23 24	MS. BRAUER: No, it's the same thing, a lavatory MR. MACRI: Sink. MS. BRAUER: and a sink, okay. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	07:45PM 2 07:45PM 2 07:45PM 2	23 24 25	you're facing it from Highland. MS. SCHOR: But you're very close to the property line from the bump out, aren't you?

	45		47
07:45PM 1	THE WITNESS: Yeah. I mean	07:47PM 1	sidewalk. On the sides of your house.
07:45PM 2	MS. SCHOR: How close are you to the	07:47PM 2	THE WITNESS: That will be a little
07:45PM 3	property line?	07:47PM 3	walkway to the side staircase and there will be a
07:45PM 4	THE WITNESS: It's about 3 feet 4	07:47PM 4	walkway out from the platform to the sidewalk.
07:45PM 5	inches.	07:47PM 5	MS. SCHOR: Side staircase?
07:45PM 6	MS. SCHOR: And if the person at the	07:47PM 6	THE WITNESS: No, the side the side
07:45PM 7	house next door wants to go by, do they have enough	07:47PM 7	entry door.
07:46PM 8	space?	07:47PM 8	MS. SCHOR: And you're having a
07:46PM 9	Like, let's say, they're pushing the	07:47PM 9	concrete concrete all the way from the front?
07:46PM 10	mower.	07:47PM 10	MR. MACRI: I'm sorry, you're confusing
07:46PM 11	MR. MACRI: Absolutely.	07:47PM 11	me.
07:46PM 12	THE WITNESS: Yes.	07:47PM 12	What is your question?
07:46PM 13	MS. SCHOR: How far are you from the	07:47PM 12	MS. SCHOR: You have your doors on each
07:46PM 10	other house property line?	07:47PM 10	side?
07:46PM 15	THE WITNESS: I'm not sure. I don't	07:47PM 15	THE WITNESS: Yes.
07:46PM 16	have a reference. I can't make a quess on it.	07:47PM 16	MS. SCHOR: Do the people walk on grass
07:46РМ 10 07:46РМ 17	MS. BRAUER: You don't know how far	07:47PM 10	or are they going to walk on concrete?
07:46PM 17	from their property line the house is?	07:47PM 17	THE WITNESS: You walk out to the
07:46PM 19	THE WITNESS: No, I didn't measure it.	07:47PM 10	backyard. There's a small patio in the backyard.
07:46PM 20	MS. SCHOR: Quick question, now,	07:48PM 20	MS. SCHOR: I'm talking if you're going
07:46PM 20	they're coming in on the ground floor, there is no	07:48PM 20	from the front of the house to the side doors, do you
07:46PM 22	steps up?	07:48PM 22	walk on grass or you walk on cement?
07:46PM 23	THE WITNESS: No staircases.	07:48PM 23	MR. MACRI: Paver stone.
07:46PM 24	MS. SCHOR: So it's on the ground	07:48PM 24	MS. SCHOR: Paver stone?
07:46PM 25	floor?	07:48PM 25	MR. MACRI: Yeah.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	46		48
07:46PM 1	46 THE WITNESS: Yeah.	07:48РМ 1	48 MS. SCHOR: And how close is that going
07:46РМ 1 07:46РМ 2		07:48PM 1 07:48PM 2	
	THE WITNESS: Yeah.		MS. SCHOR: And how close is that going
07:46PM 2	THE WITNESS: Yeah. MS. SCHOR: Right adjacent to the garage. What do you need a door in the back for? MR. MACRI: For the side entry.	07:48PM 2 07:48PM 3 07:48PM 4	MS. SCHOR: And how close is that going to be to the property line because paver stones extend? MR. MACRI: They're going to be
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07:49PM 1	THE WITNESS: Yeah.	07:50PM 1	wait for the planner to get on, because I'm sure
07:49PM 2	MR. KAUKER: So that's going to be	2	Mr. Katz [sic] is going to enlighten us all, right,
07:49РМ 3	another variance, because	3	Mr. Katz.
07:49PM 4	THE WITNESS: We can take that out	4	MR. SPATZ: Spatz.
07:49РМ 5	then.	5	CHAIRMAN FERGUSON: And then we can go
07:49РМ 6	MR. KAUKER: What's that?	6	from there.
07:49PM 7	THE WITNESS: We can take that out to	07:50PM 7	Anybody else on this side?
07:49PM 8	make it comply.	07:50PM 8	(No response.)
07:49PM 9	MR. KAUKER: Just for clarification,	07:50PM 9	CHAIRMAN FERGUSON: Anybody?
07:49PM 10	there are no projections that are permitted on that	07:50PM 10	MS. SCHOR: Can I ask a quickie? Or is
07:49PM 11	opposite side yard on a duplex on a corner lot.	07:50PM 11	this the other person?
07:49PM 12	CHAIRMAN FERGUSON: Okay.	07:50PM 12	Don't they have to have a certain angle
07:49PM 13	Anybody else?	07:51PM 13	because they're right on the corner, for traffic
07:49PM 14	MS. SCHOR: Just one.	14	THE WITNESS: We do have
07:49PM 15	MR. ENTRUP: Lou Entrup.	15	CHAIRMAN FERGUSON: It's a triangle,
07:49PM 16	CHAIRMAN FERGUSON: Go ahead. Name and	16	yeah. He's shown the triangle.
07:49PM 17	address, Lou.	17	MS. SCHOR: Okay.
07:49PM 18	MR. ENTRUP: Lou Entrup, 28 West Edsall	18	CHAIRMAN FERGUSON: He is showing that.
07:49PM 19	Boulevard.	07:51PM 19	Okay. I think we're going to take a
07:49РМ 20	CHAIRMAN FERGUSON: Okay.	07:51PM 20	five-minute for the reporter and we'll be back in
07:49PM 21	MR. ENTRUP: In town.	07:51PM 21	five minutes.
07:49PM 22	THE COURT REPORTER: Sir, please spell	08:02PM 22	(Whereupon, a brief recess is taken.)
07:49PM 23	your last name.	08:02PM 23	CHAIRMAN FERGUSON: Okay. Roll call
07:49PM 24	MR. ENTRUP: E-N-T-R-U-P.	08:02PM 24	for attendance.
07:49PM 25	THE COURT REPORTER: Thank you.	08:02PM 25	MS. LAMBRINIDES: Mr. Ferguson?
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	50		52
07:49PM 1	MR. ENTRUP: I'm the house to the	08:02PM 1	CHAIRMAN FERGUSON: Yes.
07:49PM 2	right. I don't know, I'm confused with all these	08:02PM 2	MS. LAMBRINIDES: Mr. Albanese?
07:49PM 3	numbers and figures going around here.	08:02PM 3	VICE CHAIRMAN ALBANESE: Here.
07:49РМ 4	You know, it's my understanding you obtain a variance, there's got to be a hardship. And	08:02PM 4	MS. LAMBRINIDES: Mr. Terranova? MR. TERRANOVA: Here.
07:49РМ 5 07:49РМ 6		08:02PM 5	MS. LAMBRINIDES: Mr. Nam?
_	I don't know what the hardship is here. I feel as the house next door, I'm	00.021 m	MR. NAM: Here.
	going to get the hardship. Lack of sun. I have two	08:02PM / 08:02PM 8	MS. LAMBRINIDES: Ms. Yoon?
07:49РМ 8 07:49РМ 9	86-year-old parents that all they do is live to go on	08:02PM 0	MS. YOON: Here.
07:50PM 10	the deck and get sun. And I believe this house is	08:02PM 9	MS. LAMBRINIDES: Mr. Carnovale?
07:50PM 10	going the take away their sun, which I guess it would	08:02PM 10	MR. CARNOVALE: Here.
07:50PM 12	be the back of the house now, rather than the side,	08:02PM 12	MS. LAMBRINIDES: Ms. Tarabocchia?
07:50PM 13	as far as you're changing the address. So it would	08:02PM 13	MS. TARABOCCHIA: Here.
07:50PM 10	be the back of the house that's on the side of my	08:02PM 10	MS. LAMBRINIDES: Mr. Lefteriou?
07:50PM 15	parents my house, correct?	08:02PM 15	MR. LEFTERIOU: Here.
07:50PM 16	THE WITNESS: Yeah, if you're looking	08:02PM 16	CHAIRMAN FERGUSON: Okay. You want to
07:50PM 17	at it from the way the house is configured, yeah,	08:02PM 17	
07:50PM 18	your parents' house would be behind us.	08:02PM 18	MR. MACRI: I want to propose some
07:50PM 19	MR. ENTRUP: How far from the property	08:02PM 19	changes, this way our expert can testify to it.
07:50PM 20	line is that house built?	08:02PM 20	CHAIRMAN FERGUSON: Okay.
07:50PM 21	THE WITNESS: It's going to be 5 feet.	08:02PM 21	MR. MACRI: We're proposing a 65-foot
07:50PM 22	It's not variance. It's 5 feet, which complies.	08:02PM 22	we're proposing a house 65-feet wide excuse me
07:50PM 23	CHAIRMAN FERGUSON: Right.	08:02PM 23	65 feet in length. We're going to reduce that to
07:50PM 24	But if you're going to if you have	08:02PM 24	60 feet. Our rear yard is going to be 20 feet, as
07:50PM 25	questions about the variances, you probably should	08:02PM 25	well as our front yard.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
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08:02PM 1	53 Both decks are being removed. And the	08:04PM 1	55 two-family home.
	house will be 2100-square-feet per side. So that		The bottom left-hand photograph is
08:02PM 2 08:03PM 3	will bring down the coverage to 40 42 percent.	08:04PM 2 08:04PM 3	looking to the opposite corner on Highland
08:03PM 4	CHAIRMAN FERGUSON: It will go to 42	08:04PM 4	(indicating). There's a larger home there.
08:03PM 5	percent?	08:04PM 5	And then the bottom right-hand
08:03PM 6	MR. MACRI: Correct.	08:04PM 6	photograph (indicating) is directly across the street
08:03PM 7	CHAIRMAN FERGUSON: All right. And	08:04PM 7	on the opposite side of Edsall which has two-family
08:03PM 8	your backyard is going to be?	08:04PM 8	homes as well.
08:03PM 9	MR. MACRI: No deck.	08:04PM 9	So we're in the AA zone, which does
08:03PM 10	CHAIRMAN FERGUSON: No deck.	08:04PM 10	permit the two-family homes. And the lot conform to
08:03PM 11	MR. MACRI: And it's 20 feet.	08:04PM 11	the lot area and width requirements. So we do not
08:03PM 12	CHAIRMAN FERGUSON: There will be no	08:04PM 12	require any (d) variances, just several (c)
08:03PM 13	deck in the backyard and it will be 20 feet?	08:04PM 13	variances.
08:03PM 14	MR. MACRI: Twenty feet.	08:04PM 14	Building height, we're at three stories
08:03PM 15	CHAIRMAN FERGUSON: All right.	08:04PM 15	and 30.75 feet where 2-and-a-half stories and 28
16	Mr. Spatz, are you ready?	08:04PM 16	feet, so we're 2-and-three-quarters feet above what
17	MR. SPATZ: I am, Mr. Chairman.	08:04PM 17	is permitted.
18	MS. TESTA: Please raise your right	08:04PM 18	Building coverage, 40 percent is
19	hand.	08:05PM 19	permitted. With the changes that was were
20	Do you swear the testimony you will	08:05PM 20	discussed this evening, we're down to 42 percent, so
21	give in this application will be the truth, the whole	08:05PM 21	we're just slightly over what is permitted.
22	truth and nothing but the truth?	08:05PM 22	Rear yard, 25 feet is required. We're
23	MR. SPATZ: Yes, I do.	08:05PM 23	going to be at 20 feet with the changes that were
24	DAVID SPATZ,	08:05PM 24	discussed this evening. There were two other
25	having been duly sworn, testifies as follows:	08:05PM 25	variances that were described this evening as they
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	54		56
1	MS. TESTA: Please state your name,	08:05PM 1	relate to the decks. They are the decks are being
2	MS. TESTA: Please state your name, spell it for the record.	08:05PM 2	relate to the decks. They are the decks are being eliminated, so those variances are not there.
2 3	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z.	08:05PM 2 08:05PM 3	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot
2 3 4	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away.	08:05PM 2 08:05PM 3 08:05PM 4	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required.
2 3 4 08:03PM 5	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d)
2 3 4 08:03PM 5 6	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2?	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria,
2 3 4 08:03PM 5 6 7	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes.	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship
2 3 4 08:03PM 5 6 7 8	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay.	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 8	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible
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2 3 4 08:03PM 5 6 7 8 9 10	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 8 08:05PM 9 08:05PM 10	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative.
2 3 4 08:03PM 5 6 7 8 9 10 11	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 8 08:05PM 9 08:05PM 10 08:05PM 11	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact,
2 3 4 08:03PM 5 6 7 8 9 10	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.)	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 8 08:05PM 9 08:05PM 10	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact, we're providing a structure that is permitted within
2 3 4 08:03PM 5 6 7 8 9 10 11 11 12	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 8 08:05PM 9 08:05PM 10 08:05PM 11 08:05PM 12	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact,
2 3 4 08:03PM 5 6 7 8 9 10 11 11 12 08:03PM 13	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION BY MR. MACRI:	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 9 08:05PM 10 08:05PM 11 08:05PM 12 08:05PM 13	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact, we're providing a structure that is permitted within the zone. We have a conforming front yard setback. We're at a corner. The building is being designed to
2 3 4 08:03PM 5 6 7 8 9 10 11 12 08:03PM 13 08:03PM 14	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you please describe the	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 8 08:05PM 9 08:05PM 10 08:05PM 11 08:05PM 13 08:05PM 14	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact, we're providing a structure that is permitted within the zone. We have a conforming front yard setback.
2 3 4 08:03PM 5 6 7 8 9 10 11 12 08:03PM 13 08:03PM 14 08:03PM 15	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you please describe the existing conditions of the neighborhood and please	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 6 08:05PM 7 08:05PM 8 08:05PM 9 08:05PM 10 08:05PM 11 08:05PM 12 08:05PM 13 08:05PM 14 08:05PM 15	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact, we're providing a structure that is permitted within the zone. We have a conforming front yard setback. We're at a corner. The building is being designed to provide the sight triangle that's there. We've made
2 3 4 08:03PM 5 6 7 8 9 10 11 12 08:03PM 13 08:03PM 15 08:03PM 16	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you please describe the existing conditions of the neighborhood and please provide the supporting elements in order for us to	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 9 08:05PM 10 08:05PM 11 08:05PM 12 08:05PM 13 08:05PM 15 08:06PM 16	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact, we're providing a structure that is permitted within the zone. We have a conforming front yard setback. We're at a corner. The building is being designed to provide the sight triangle that's there. We've made some changes to the building that will eliminate
2 3 4 08:03PM 5 6 7 8 9 10 11 12 08:03PM 13 08:03PM 14 08:03PM 15 08:03PM 16 08:03PM 17	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you please describe the existing conditions of the neighborhood and please provide the supporting elements in order for us to have a variance which we request be approved?	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 9 08:05PM 10 08:05PM 11 08:05PM 12 08:05PM 13 08:05PM 15 08:06PM 16 08:06PM 17	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact, we're providing a structure that is permitted within the zone. We have a conforming front yard setback. We're at a corner. The building is being designed to provide the sight triangle that's there. We've made some changes to the building that will eliminate variances or significantly reduce them by reducing
2 3 4 08:03PM 5 6 7 8 9 10 11 12 08:03PM 13 08:03PM 14 08:03PM 15 08:03PM 16 08:03PM 17 08:03PM 18	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you please describe the existing conditions of the neighborhood and please provide the supporting elements in order for us to have a variance which we request be approved? A. Certainly.	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 9 08:05PM 10 08:05PM 10 08:05PM 12 08:05PM 13 08:05PM 14 08:05PM 15 08:06PM 16 08:06PM 17 08:06PM 18	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact, we're providing a structure that is permitted within the zone. We have a conforming front yard setback. We're at a corner. The building is being designed to provide the sight triangle that's there. We've made some changes to the building that will eliminate variances or significantly reduce them by reducing the building and size, we're doing it.
2 3 4 08:03PM 5 6 7 8 9 10 11 12 08:03PM 13 08:03PM 14 08:03PM 15 08:03PM 15 08:03PM 17 08:03PM 18 08:03PM 18	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you please describe the existing conditions of the neighborhood and please provide the supporting elements in order for us to have a variance which we request be approved? A. Certainly. I have a series of four photographs on	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 9 08:05PM 10 08:05PM 10 08:05PM 11 08:05PM 12 08:05PM 13 08:05PM 15 08:06PM 16 08:06PM 17 08:06PM 18 08:06PM 19	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact, we're providing a structure that is permitted within the zone. We have a conforming front yard setback. We're at a corner. The building is being designed to provide the sight triangle that's there. We've made some changes to the building that will eliminate variances or significantly reduce them by reducing the building and size, we're doing it. We're also creating a little bit more
2 3 4 08:03PM 5 6 7 8 9 10 11 12 08:03PM 13 08:03PM 14 08:03PM 15 08:03PM 16 08:03PM 17 08:03PM 18 08:03PM 19 08:04PM 20	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you please describe the existing conditions of the neighborhood and please provide the supporting elements in order for us to have a variance which we request be approved? A. Certainly. I have a series of four photographs on an exhibit, which is A-2. The top left-hand	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 9 08:05PM 10 08:05PM 10 08:05PM 11 08:05PM 12 08:05PM 13 08:05PM 15 08:06PM 16 08:06PM 17 08:06PM 19 08:06PM 19 08:06PM 20	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact, we're providing a structure that is permitted within the zone. We have a conforming front yard setback. We're at a corner. The building is being designed to provide the sight triangle that's there. We've made some changes to the building that will eliminate variances or significantly reduce them by reducing the building and size, we're doing it. We're also creating a little bit more light, air and open space to the rear yard. I will
2 3 4 08:03PM 5 6 7 8 9 10 11 12 08:03PM 13 08:03PM 14 08:03PM 15 08:03PM 16 08:03PM 17 08:03PM 18 08:03PM 19 08:03PM 20 08:04PM 20 08:04PM 21	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you please describe the existing conditions of the neighborhood and please provide the supporting elements in order for us to have a variance which we request be approved? A. Certainly. I have a series of four photographs on an exhibit, which is A-2. The top left-hand photograph is of the subject property looking at it	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 7 08:05PM 9 08:05PM 10 08:05PM 10 08:05PM 11 08:05PM 13 08:05PM 14 08:06PM 15 08:06PM 16 08:06PM 17 08:06PM 18 08:06PM 19 08:06PM 20 08:06PM 21	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact, we're providing a structure that is permitted within the zone. We have a conforming front yard setback. We're at a corner. The building is being designed to provide the sight triangle that's there. We've made some changes to the building that will eliminate variances or significantly reduce them by reducing the building and size, we're doing it. We're also creating a little bit more light, air and open space to the rear yard. I will note that the existing dwelling on the property,
2 3 4 08:03PM 5 6 7 8 9 10 11 12 08:03PM 13 08:03PM 13 08:03PM 15 08:03PM 15 08:03PM 16 08:03PM 17 08:03PM 18 08:03PM 19 08:04PM 21 08:04PM 21 08:04PM 22	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you please describe the existing conditions of the neighborhood and please provide the supporting elements in order for us to have a variance which we request be approved? A. Certainly. I have a series of four photographs on an exhibit, which is A-2. The top left-hand photograph is of the subject property looking at it from Edsall (indicating).	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 7 08:05PM 9 08:05PM 10 08:05PM 10 08:05PM 12 08:05PM 13 08:05PM 14 08:06PM 15 08:06PM 15 08:06PM 18 08:06PM 19 08:06PM 20 08:06PM 21 08:06PM 22	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact, we're providing a structure that is permitted within the zone. We have a conforming front yard setback. We're at a corner. The building is being designed to provide the sight triangle that's there. We've made some changes to the building that will eliminate variances or significantly reduce them by reducing the building and size, we're doing it. We're also creating a little bit more light, air and open space to the rear yard. I will note that the existing dwelling on the property, although it's smaller, is 2 feet from the side yard
2 3 4 08:03PM 5 6 7 8 9 10 11 12 08:03PM 13 08:03PM 14 08:03PM 15 08:03PM 16 08:03PM 15 08:03PM 17 08:03PM 19 08:03PM 20 08:04PM 20 08:04PM 22 08:04PM 22 08:04PM 23	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you please describe the existing conditions of the neighborhood and please provide the supporting elements in order for us to have a variance which we request be approved? A. Certainly. I have a series of four photographs on an exhibit, which is A-2. The top left-hand photograph is of the subject property looking at it from Edsall (indicating). The top right-hand photograph is	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 9 08:05PM 10 08:05PM 10 08:05PM 11 08:05PM 12 08:05PM 13 08:05PM 14 08:06PM 15 08:06PM 16 08:06PM 17 08:06PM 19 08:06PM 20 08:06PM 21 08:06PM 22 08:06PM 23	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact, we're providing a structure that is permitted within the zone. We have a conforming front yard setback. We're at a corner. The building is being designed to provide the sight triangle that's there. We've made some changes to the building that will eliminate variances or significantly reduce them by reducing the building and size, we're doing it. We're also creating a little bit more light, air and open space to the rear yard. I will note that the existing dwelling on the property, although it's smaller, is 2 feet from the side yard there. We're at 5 feet.
2 3 4 08:03PM 5 6 7 8 9 10 11 12 08:03PM 13 08:03PM 14 08:03PM 15 08:03PM 16 08:03PM 16 08:03PM 17 08:03PM 18 08:03PM 19 08:04PM 20 08:04PM 21 08:04PM 23 08:04PM 23 08:04PM 24	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you please describe the existing conditions of the neighborhood and please provide the supporting elements in order for us to have a variance which we request be approved? A. Certainly. I have a series of four photographs on an exhibit, which is A-2. The top left-hand photograph is of the subject property looking at it from Edsall (indicating). The top right-hand photograph is looking to the right down Edsall (indicating). You	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 9 08:05PM 10 08:05PM 10 08:05PM 11 08:05PM 12 08:05PM 13 08:05PM 14 08:06PM 15 08:06PM 16 08:06PM 17 08:06PM 18 08:06PM 19 08:06PM 20 08:06PM 21 08:06PM 23 08:06PM 23 08:06PM 24	<text><text><text><text><text></text></text></text></text></text>
2 3 4 08:03PM 5 6 7 8 9 10 11 12 08:03PM 13 08:03PM 14 08:03PM 15 08:03PM 16 08:03PM 16 08:03PM 17 08:03PM 18 08:03PM 19 08:04PM 20 08:04PM 21 08:04PM 23 08:04PM 23 08:04PM 24	MS. TESTA: Please state your name, spell it for the record. MR. SPATZ: David Spatz, S-P-A-T-Z. CHAIRMAN FERGUSON: Take it away. MR. MACRI: We had handed out four photographs. We'll mark it as A-2? MS. TESTA: Yes. MR. MACRI: Okay. (Whereupon, Four Photographs are received and marked as Exhibit A-2 for identification.) DIRECT EXAMINATION BY MR. MACRI: Q. Mr. Spatz, can you please describe the existing conditions of the neighborhood and please provide the supporting elements in order for us to have a variance which we request be approved? A. Certainly. I have a series of four photographs on an exhibit, which is A-2. The top left-hand photograph is of the subject property looking at it from Edsall (indicating). The top right-hand photograph is looking to the right down Edsall (indicating). You have three single-family homes and then a newer	08:05PM 2 08:05PM 3 08:05PM 4 08:05PM 5 08:05PM 6 08:05PM 7 08:05PM 7 08:05PM 9 08:05PM 10 08:05PM 10 08:05PM 11 08:05PM 12 08:05PM 13 08:05PM 14 08:06PM 15 08:06PM 16 08:06PM 17 08:06PM 18 08:06PM 19 08:06PM 20 08:06PM 21 08:06PM 23 08:06PM 23 08:06PM 24	relate to the decks. They are the decks are being eliminated, so those variances are not there. And then side yard, we have an 8-foot side yard where 15 feet is required. So, again, we don't need any (d) variances. So looking at the positive criteria, we're not seeking a variance under the hardship standards, but the (c)(2), which is the flexible variance where the positive impact of what is being proposed outweighs anything that's negative. So looking at the positive impact, we're providing a structure that is permitted within the zone. We have a conforming front yard setback. We're at a corner. The building is being designed to provide the sight triangle that's there. We've made some changes to the building that will eliminate variances or significantly reduce them by reducing the building and size, we're doing it. We're also creating a little bit more light, air and open space to the rear yard. I will note that the existing dwelling on the property, although it's smaller, is 2 feet from the side yard there. We're at 5 feet.

	57		_	59
08:06PM 1	building to the right-hand side has a driveway, which	08:08PM	1	CHAIRMAN FERGUSON: The four houses to
08:06PM 2	provides a little bit further separation between our	08:08PM	2	the immediate right of this proposed building
08:06РМ 3	building and that building.	08:08PM	3	THE WITNESS: Yes.
08:06PM 4	So all of those items, I think, will	08:08PM	4	CHAIRMAN FERGUSON: those are
08:06РМ 5	certainly improve the conditions that are there.	08:08PM	5	one-family houses?
08:06РМ 6	The driveways, we've been are a	08:09PM	6	THE WITNESS: There are three
08:06РМ 7	little wider. There is a loss of, I believe, perhaps	08:09PM	7	single-family homes and then a newer two-family home
08:06РМ 8	only one street parking, because our driveway is	08:09PM	8	just beyond that and then as you go further down West
08:06РМ 9	closer to the curb to the corner of Edsall and	08:09PM	9	Edsall there are many more two-family homes, but in
08:07PM 10	Highland where you can't park a certain distance from	08:09PM	10	this area
08:07PM 11	the corner anyway. So I think we'll lose, at most,	08:09PM	11	CHAIRMAN FERGUSON: Right next to your
08:07PM 12	one street parking and we were discussing the	08:09PM	12	house.
08:07PM 13	possibility of reducing the curb cut, itself, to	08:09PM	13	THE WITNESS: Is single-family homes,
08:07PM 14	channel into the driveway, but the building is a	08:09PM	14	correct.
08:07PM 15	little wider, because we want to provide the two-car	08:09PM	15	CHAIRMAN FERGUSON: Mr do you want
08:07PM 16	garages and the driveway for two cars.	08:09PM		to go through the variances with him?
08:07PM 17	Looking at the coverage, we	08:09PM		MR. KAUKER: Yeah. Just I have a
08:07PM 18	significantly reduced it. We've taken 3 percent of	08:09PM		couple of questions. We went over all the variances.
08:07PM 10	the building. We meet the percentage. We meet the	08:09PM		CHAIRMAN FERGUSON: Well, go over them
08:07PM 10	square footage minimum for coverage, but not the	08:09PM	-	again for me.
08:07PM 20		08:09PM	-	5
08:07РМ 21 08:07РМ 22	percentage. Prior to that we were only about 275	08:09PM		MR. KAUKER: Okay. So Mr. Spatz, just
	square feet over. We're probably only, maybe, about			so we're all on the same page.
08:07PM 23	100 square feet over what is permitted within the	08:09PM	-	THE WITNESS: Yes.
08:07PM 24	zone in terms of square footage.	08:09PM		MR. KAUKER: And for the board's
08:07PM 25	So I think the positive criteria are	08:09PM	25	edification, just referring to my notes. There is
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812			201-641-1812
	58			60
08:07PM 1	met by what we're proposing.	08:09PM	1	I'm just going to go down my list. You have a rear
08:07РМ 2	Looking at the negative criteria, I	08:09PM	2	yard variance?
08:07PM 3	don't think there's anything that's substantially	08:09PM	3	THE WITNESS: Correct.
08:07PM 4	negative from what we're proposing. The building is	08:09PM	4	MR. KAUKER: Where 25 feet is required
08:07PM 5	in character with the neighborhood, which is a	08:09PM	5	and 20 feet is proposed?
08:07PM 6	mixture of ones and twos. It is permitted within the	08:09PM	6	THE WITNESS: Yes.
08:07PM 7	zone. We've made changes this evening that either	08:09PM	7	MR. KAUKER: And then we have a
08:07PM 8	reduce the size of the building that will improve	08:09PM	8	variance for the coverage?
08:08PM 9	some of the light, air and open space or at least	08:09PM	9	THE WITNESS: Yes.
08:08PM 10	reduce the impact from light, air and open space.	08:09PM	10	MR. KAUKER: Where 40 percent is
08:08PM 11	Getting rid of the decks has also	08:09PM		permitted and 42 percent is proposed?
08:08PM 12	increased the setbacks between our building and the	08:10PM	12	THE WITNESS: Correct.
08:08PM 13	building adjacent to it. The front yard is now fully	08:10PM	13	MR. KAUKER: We have a variance we
08:08PM 14	conforming and the rear yard, we're only 5 feet off	08:10PM	14	still I'm sorry, we still have a variance for the
08:08PM 15	of what is permitted within the rear yard. A	08:10PM	15	minimum side yard on the street side, correct?
08:08PM 16	conforming amount of parking is being provided on the	08:10PM	16	THE WITNESS: Yes.
08:08PM 17	property, itself. The driveways are not going to be	08:10PM	17	MR. KAUKER: Basically the front yard,
08:08PM 18	on Edsall. They're remaining on Highland, which is a	08:10PM	18	if you want to call, on Highland Avenue?
08:08PM 19	little less heavily trafficked, which I think reduces	08:10PM	19	THE WITNESS: Correct.
08:08PM 20	the impacts as well on traffic.	08:10PM	20	MR. KAUKER: And that's 15 feet and I
08:08PM 21	And on balance, I think that the	08:10PM	21	believe you have, what is it, 8 feet?
08:08PM 22	positive impact from what we're proposing outweighs	08:10PM	22	THE WITNESS: Eight feet.
08:08PM 23	anything that might be considered substantially	08:10PM	23	MR. KAUKER: Eight feet is provided?
08:08PM 24	negative.	08:10PM	-	THE WITNESS: Right.
08:08PM 25	MR. MACRI: Thank you, Mr. Spatz.	08:10PM		MR. KAUKER: Then we have the decks
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	55. TOP IVI	-•	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	61		63
08:10PM 1	were eliminated?	08:11PM 1	height that's proposed compare to the heights of
08:10PM 2	THE WITNESS: Right.	08:12PM 2	other buildings in the neighborhood?
08:10PM 3	MR. KAUKER: The bump out on the side	08:12PM 3	THE WITNESS: We are similar in height
08:10PM 4	yard, the 5-foot side yard was eliminated?	08:12PM 4	to the two-family homes, which are all three stories
08:10PM 5	THE WITNESS: Right.	08:12PM 5	in height. The single-family homes are they look
08:10PM 6	MR. KAUKER: That eliminates that	08:12PM 6	like approximately two stories. Yeah, you know, the
08:10PM 7	variance.	08:12PM 7	one next to us is 2-and-a-half, actually, the one
08:10PM 8	I'm just trying to see. I know we have	08:12PM 8	directly next to us. To the right is 2-and-a-half.
08:10PM 9	building height.	08:12PM 9	The others are maybe two. The peak of the roof makes
08:10PM 10	THE WITNESS: Building height, right.	08:12PM 10	them taller in terms of feet, but not in terms story.
08:10PM 11	MR. KAUKER: Is there anything other	08:12PM 11	So we're just, you know, in terms of
08:10PM 12	than building height or is it just those four? I'm	08:12PM 12	feet, we're probably similar to the one directly to
08:10PM 13	trying to think.	08:12PM 13	the right of us in terms of stories, we'd be a half
08:10PM 14	THE WITNESS: I think that that's	08:12PM 14	story more.
08:10PM 15	all I have in my notes with the changes that were	08:12PM 15	MR. KAUKER: Thank you.
08:10PM 16	made. So we've reduced two of the variances that	08:12PM 16	MR. MACRI: Thank you.
08:10PM 17	were previously there, but and we've eliminated	08:12PM 17	CHAIRMAN FERGUSON: Okay. Any board
08:10PM 18	the ones that the extra ones that came up.	08:12PM 18	members?
08:10PM 19	MR. KAUKER: Correct.	08:12PM 19	Yes?
08:10PM 20	And then there was the other I'm	08:12PM 20	MS. TARABOCCHIA: I have a question
08:11PM 21	sorry, there was one other. There was a fifth	08:12PM 21	regarding the property on Highland Avenue, the
08:11PM 22	variance for on Mr. Cocoros's bulk table for the	08:12PM 22	single-family home that's in between the two corner
08:11PM 23	front yard platform which permits an encroachment of	08:12PM 23	lots. I was a little concerned about the driveway.
08:11PM 24	4 feet.	08:12PM 24	The way this is squared out on the aerial view, does
08:11PM 25	MR. MACRI: Our front yard is actually	08:13PM 25	it encroach into there or is that a shared driveway?
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	62		64
08:11PM 1	62 Edsall, correct?	08:13РМ 1	MR. COCOROS: This Belgian block curb
08:11PM 1 08:11PM 2	Edsall, correct? MR. COCOROS: Yeah, from a yeah,	08:13PM 1 08:13PM 2	
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	65		67
08:13PM 1	MS. LEVY: Yeah. My name is Lorraine	08:15PM 1	CHAIRMAN FERGUSON: So it would give
2	Levy, 471 Highland Avenue.	08:15PM 2	them in your parents's house, you would have a
3	CHAIRMAN FERGUSON: Okay.	08:15PM 3	20-yard space next to your yard. And
4	THE COURT REPORTER: I'm sorry, your	08:15PM 4	MR. MACRI: Yeah, because right now
5	name again?	08:15PM 5	there's a detached garage, correct, that faces your
6	MS. LEVY: Lorraine Levy, L-E-V-Y.	08:15PM 6	parents' rear yard?
/	THE COURT REPORTER: Thank you.	08:15PM 7	MR. ENTRUP: Yes.
08:14PM 8	MS. LEVY: I'm the little house you're	08:15PM 8	MR. MACRI: That's going to be removed.
08:14PM 9	talking about. The other question I have is, I'm a	08:15PM 9 08:15PM 10	We're actually going to substantially increase your
08:14PM 10	single, one-family house and I'm looking at the little pictures over there and it seems like my	08:15PM 10	air and open space because that's being removed as well.
08:14PM 11	bedroom window and the terrace are kind of like even	08:15PM 11 08:15PM 12	CHAIRMAN FERGUSON: They're reducing
08:14PM 12 08:14PM 13	with each other.	08:15PM 12 08:15PM 13	they're reducing the size of the house.
08:14PM 13 08:14PM 14	MR. MACRI: That's out now.	08:15PM 13 08:15PM 14	MR. ENTRUP: Okay.
08:14PM 14	MALE AUDIENCE MEMBER: The decks are	08:15PM 14	CHAIRMAN FERGUSON: All right. So I
08:14PM 13	going to be removed.	08:15PM 13	yes, I'm sorry.
08:14PM 10	MS. LEVY: All the decks are gone?	08:15PM 10	MS. SCHOR: Can I ask just one
08:14PM 17 08:14PM 18	MALE AUDIENCE MEMBER: Yes.	08:15PM 17	question? Marsha Schor.
08:14PM 10	MR. ENTRUP: All decks have been	08:15PM 10	The people are aware that that part of
08:14PM 19 08:14PM 20	removed?	08:16PM 19	Highland Avenue is now a one-way only whereas Edsall
08:14PM 20 08:14PM 21	CHAIRMAN FERGUSON: All decks have been	08:16PM 20	is a two-way?
08:14PM 21 08:14PM 22	removed.	08:16PM 21	Am I correct that part of Highland has
08:14PM 22 08:14PM 23	MR. COCOROS: And the bay window,	08:16PM 22	now been made a one-way street?
08:14PM 23 08:14PM 24	that's been taken out.	08:16PM 23	MR. ENTRUP: Yes.
08:14PM 24 08:14PM 25	CHAIRMAN FERGUSON: So just so you know	08:16PM 24	CHAIRMAN FERGUSON: Yes, right, it's a
08.14PM 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	00.100-101 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	66		68
08:14PM 1		08:16PM 1	68 one-way street.
08:14PM 1 08:14PM 2		08:16РМ 1 08:16РМ 2	one-way street.
08:14PM 2	 MR. ENTRUP: So you're going to look at	_	one-way street. So you don't have to worry about it
08:14PM 2	 MR. ENTRUP: So you're going to look at a wall then, rather than a window.	08:16PM 2	one-way street. So you don't have to worry about it runs this way. So you won't be able to come into the
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08:14PM 2 08:14PM 3 08:14PM 4 08:14PM 5 08:14PM 6 08:14PM 7 08:14PM 7 08:14PM 7 08:14PM 9 08:14PM 10 08:14PM 10 08:14PM 11 08:14PM 12 08:14PM 13 08:14PM 14 08:14PM 15 08:14PM 16 08:14PM 16 08:15PM 17 08:15PM 20 08:15PM 21 08:15PM 23 08:15PM 23 08:15PM 24	MR. ENTRUP: So you're going to look at a wall then, rather than a window. CHAIRMAN FERGUSON: Just so you know what's going on, there's a whole series of things that but you're to the right of the property, right? MR. ENTRUP: Yes. CHAIRMAN FERGUSON: He's eliminating both decks, you know, the front and the back, which I believe there's a deck there now, if I'm not mistaken. Right? MR. ENTRUP: In the back of the house there's currently CHAIRMAN FERGUSON: There's right. So this new house is going to eliminate and then what he's going to do, he's going to reduce the size of the house MR. MACRI: Correct. CHAIRMAN FERGUSON: by 5 feet and add it to the rear yard. In other words, right now the rear yard is 15 feet. By cutting off 5 feet of the house, he's increasing the rear yard.	08:16PM 2 08:16PM 3 08:16PM 4 08:16PM 5 08:16PM 6 08:16PM 7 08:16PM 7 08:16PM 9 08:16PM 10 08:16PM 12 08:16PM 12 08:16PM 12 08:16PM 13 08:16PM 14 08:16PM 16 08:16PM 16 08:16PM 17 08:16PM 18 08:17PM 20 08:17PM 21 08:17PM 23 08:17PM 23 08:17PM 24	one-way street. So you don't have to worry about it runs this way. So you won't be able to come into the house you only have to come from Washington. You know, so it's MR. MACRI: That's fine. CHAIRMAN FERGUSON: Any other members have anything? (No response.) CHAIRMAN FERGUSON: Okay. The only thing that I would say, I appreciate, and I'm going to have our attorney go over it, but I just want to I would love to see, because there's so many changes on the plan, I would love to see a clean copy by the next meeting of the plan so we can digest all of the changes. Are we okay with that? MR. COCOROS: I mean, is it something that can be, I guess, subject to that we'd have beforehand or is that CHAIRMAN FERGUSON: Yeah, we'll have to have it beforehand so I can review it. MR. COCOROS: But there's no way we can I guess we can vote now and

	69		71
08:17PM 1	before the resolution is adopted, make sure you're	08:19PM 1	sink. Okay. Do you want to go over the changes
08:17PM 2	okay with the plan?	08:19PM 2	then?
08:17PM 3	CHAIRMAN FERGUSON: Yeah, that'd be	08:19PM 3	MR. MACRI: Our building coverage is 42
08:17PM 4	fine.	08:19PM 4	percent. Each unit will be 2100 square feet.
08:17PM 5	MR. MACRI: Thank you.	08:19PM 5	MR. COCOROS: No, the footprint will be
08:17PM 6	CHAIRMAN FERGUSON: Okay. Now, we're	08:19PM 6	the footprint on the ground.
08:17PM 7	going to go over all of the changes.	08:19PM 7	Okay. The in regards to the
08:17PM 8	Do want to take notes so	08:19PM 8	building, the building size will be reduced to 60
08:17PM 9	MR. MACRI: Can I read them off?	08:19PM 9	feet in depth.
08:17PM 10	CHAIRMAN FERGUSON: Okay, good. Oh,	08:19PM 10	By doing that, we're going to be
08:17PM 11	wait, here's you're going to do something with the	08:19PM 11	increasing the rear yard setback to 20 feet. Also,
08:17PM 12	curb cuts too.	08:19PM 12	we're going to be removing the decks in the rear yard
08:17PM 13	MR. COCOROS: The only thing with the	08:19PM 13	and the front yard. So that's not so by doing
08:17PM 14	curb cuts, right now it's like a typical driveway on	08:19PM 14	that, we're eliminate a variance in the front yard
08:17PM 15	a duplex is 18 feet. We're 18 foot 8, so we're not	08:19PM 15	for the setback, so there's no deck there. Also, the
08:17PM 16	excessive. I mean, what's going to happen is the	08:19PM 16	platform variance I called out before is no longer a
08:17PM 17	curb cut, since we're making the building smaller,	08:19PM 17	variance, not called out anymore. The deck in the
08:17PM 18	the curb cut's going to moving towards the center	08:19PM 18	rear has been taken out. We're going to eliminate
08:17PM 19	line of the curb cut will be moving 2-and-a-half feet	08:19PM 19	the overhang that was in the right side yard setback.
08:17PM 20	towards Highland Avenue. So on that area there we're	08:19PM 20	So we'll have a clear 5-foot setback, so that
08:17PM 21	going to have almost 30 feet between where the	08:20PM 21	variance has been eliminated.
08:17PM 22	neighbor is and where we are.	08:20PM 22	In addition, we will follow the
08:17PM 23	CHAIRMAN FERGUSON: Okay.	08:20PM 23	engineer's comments in regards to the sidewalks, the
08:17PM 24	THE WITNESS: I think, like I said,	08:20PM 24	seepage pits and all the items mentioned in his
08:18PM 25	given the fact that it's a one-way street now and	08:20PM 25	report.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	70		72
08:18PM 1	it's going to be tough to get	08:20PM 1	So we've minimized the variance for the
08:18PM 2	CHAIRMAN FERGUSON: Okay. You want to	08:20PM 2	coverage.
08:18PM 3	keep the curb cuts the way they are?	08:20PM 3	CHAIRMAN FERGUSON: Right.
08:18PM 4	MR. COCOROS: I would like to, please.	08:20PM 4	MR. COCOROS: We've minimized the
08:18PM 5	CHAIRMAN FERGUSON: Okay. Go through	08:20PM 5	variance for the rear yard setback.
08:18PM 6	the changes so we're clear on, and the slop sink.	08:20PM 6	CHAIRMAN FERGUSON: Right.
08:18PM 7	MR. COCOROS: Yeah, full a powder	08:20PM 7	MR. COCOROS: We've eliminated the
08:18PM 8	room in the basement. There's a utility sink in the	08:20PM 8	variance for the front yard setback. CHAIRMAN FERGUSON: Right.
08:18PM 9	 off the utility room, which is going to be, like, utility sink and a splash area to wash a dog. 	08:20PM 9 08:20PM 10	MR. COCOROS: We've also eliminated the
08:18PM 10	CHAIRMAN FERGUSON: Why do you need it	08:20PM 10 08:20PM 11	variance for the side yard setback on the right.
08:18PM 11	to wash the dog? I mean, really, I mean, why do you	08:20PM 11 08:20PM 12	CHAIRMAN FERGUSON: Right.
08:18PM 13	need anything I mean, I've been here a long time.	08:20PM 12	MR. MACRI: Building height, rear yard,
08:18PM 13	I never heard of you worry about washing dogs. You	08:20PM 13	left side and coverage, correct?
08:18PM 15	know, I mean	08:20PM 14	MR. COCOROS: Correct.
08:18PM 16	MS. SCHOR: Unless you become a	08:20PM 16	MR. MACRI: So you have that, Diane?
08:18PM 17	grooming service.	08:20PM 17	Building coverage, left side yard, rear yard and
08:18PM 18	CHAIRMAN FERGUSON: So we're going to	08:20PM 18	building height.
08:18PM 19	eliminate it?	08:20PM 19	CHAIRMAN FERGUSON: Right. And
08:18PM 20	MR. MACRI: Yeah.	08:20PM 20	MS. TESTA: What was the left side
08:18PM 21	CHAIRMAN FERGUSON: You can have the	08:20PM 21	yard? What's the dimension?
08:18PM 22	powder room. It's the slop sink that's	08:20PM 22	, MR. COCOROS: Left side yard is 10 feet
08:18PM 23	•	00	
	MR. MACRI: No slop sink in the utility	08:20PM 23	where 15 feet is required. That's to the main
08:19PM 24	MR. MACRI: No slop sink in the utility room.	08:20PM 23 08:20PM 24	building line at the ground. We do have the
08:19PM 24 08:19PM 25			
	room.	08:20PM 24	building line at the ground. We do have the

	73	75 1 <u>CERTIFICATE</u>
08:20PM 1	, ,	2 3
08:21PM 2		I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary
08:21PM 3		4 Public of the State of New Jersey, Notary ID.#50094914, Certified Court Reporter of the State
08:21PM 4		5 of New Jersey, and a Registered Professional
08:21PM 5		Reporter, hereby certify that the foregoing is a 6 verbatim record of the testimony provided under oath
08:21PM 6	MR. MACRI: We'd like to donate 2,000,	before any court, referee, board, commission or other
08:21PM 7	if we could.	7 body created by statute of the State of New Jersey. I am not related to the parties
08:21PM 8	CHAIRMAN FERGUSON: Yeah, let's do	8 involved in this action; I have no financial
08:21PM 9	2,000.	interest, nor am I related to an agent of or employed9 by anyone with a financial interest in the outcome of
08:21PM 10	All right. So can I get a motion?	this action.
08:21PM 11	I'll make a motion we accept the application with	10 This transcript complies with regulation 13:43-5.9 of the New Jersey Administrative
08:21PM 12	your modifications. You're going to get the plans to	11 Code.
08:21PM 13	me before	12
08:21PM 14	MR. MACRI: Before the resolution is	
08:21PM 15	adopted.	13
08:21PM 16	CHAIRMAN FERGUSON: Right, to	14
08:21PM 17	memorialize. If I don't see the plans, it's not	LAURA A. CARUCCI, C.C.R., R.P.R. License #XI02050, and Notary Public
08:21PM 18	going. Right?	of New Jersey #50094914, Notary
08:21PM 19	VICE CHAIRMAN ALBANESE: I'll second	16 Expiration Date December 3, 2023
08:21PM 20		17 Dated:
08:21PM 21		18
08:21PM 22	,	19
08:21PM 23	-	20
08:21PM 24		21 22
08:21PM 25		23
00.219101 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	24 25
	201-641-1812	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812
	74	
08:21PM 1		
08:21PM 2		
08:21PM 3		
08:21PM 4		
08:21PM 5		
08:21PM 0	MS. YOON: Yes.	
08:21PM 7		
08:21PM 8		
08:21PM 9		
08:21PM 10		
08:21PM 11		
08:21PM 12		
08:21PM 13		
08:21PM 14		
08:21PM 15	-	
08:21PM 16	MR. MACRI: Thank you, Mr. Chairman.	
08:21PM 17	MR. CARNOVALE: I'll make a motion to	
08:21PM 18	close.	
19	CHAIRMAN FERGUSON: I'll make a motion	
	to adjourn?	
20	5	
20 21	-	
	MS. LAMBRINIDES: All ayes?	
21	MS. LAMBRINIDES: All ayes? (Whereupon, all Board Members respond	
21 22	MS. LAMBRINIDES: All ayes? (Whereupon, all Board Members respond in the affirmative.)	
21 22 23	MS. LAMBRINIDES: All ayes? (Whereupon, all Board Members respond in the affirmative.) (Whereupon, the meeting is adjourned.	
21 22 23 24	MS. LAMBRINIDES: All ayes? (Whereupon, all Board Members respond in the affirmative.) (Whereupon, the meeting is adjourned.	

#	64:7, 64:9	4	65 [3] - 3:14, 3:15,	additional [1] - 37:25
	2,000 [2] - 73:6, 73:9		52:23	address [11] - 40:22,
	2-and-a-half [6] -		65-feet [2] - 15:2,	40:24, 41:1, 41:7,
#50094914 [1] - 75:15	25:11, 26:21, 55:15,	4 [6] - 19:5, 20:8, 33:3,	52:22	41:15, 48:9, 48:12,
#XI02050 [1] - 75:15	63:7, 63:8, 69:19	33:16, 45:4, 61:24	65-foot [1] - 52:21	48:16, 49:17, 50:13,
	2-and-three-quarters	4-foot [2] - 32:20,	67 [1] - 3:15	64:25
\$	[1] - 55:16	33:24	6:59 [1] - 1:2	adjacent [2] - 46:2,
	2-feet-by-2-feet [1] -	40 [8] - 3:10, 22:14,		58:13
\$1900.00 [1] - 5:2	48:5	22:21, 22:25, 53:3,	7	adjourn [1] - 74:20
	2.8 [1] - 29:25	55:18, 60:10	-	adjourned [2] - 11:9,
\$46.00 [1] - 5:3	20 [8] - 35:23, 44:20,	401 [1] - 9:24		74:24
•	52:24, 53:11, 53:13,	41 [1] - 3:9	7 [4] - 11:10, 19:24,	adjournment [1] -
0	55:23, 60:5, 71:11	411 [3] - 1:5, 7:2, 8:3	20:11, 34:25	10:4
	20-foot [1] - 15:2	42 [7] - 26:9, 37:2,	7-foot [2] - 19:25,	adjust [1] - 23:2
07024 [1] - 2:5	20-inches [1] - 30:6	53:3, 53:4, 55:20,	23:12	adjusted [1] - 20:7
07632 [1] - 13:10	20-yard [1] - 67:3	60:11, 71:3	70 [1] - 30:9	ADJUSTMENT [2] -
07663 [1] - 1:23	201 [4] - 1:10, 9:25,	430 [1] - 1:8	701 [1] - 1:11	1:1, 1:15
	10:1, 11:9	44 [1] - 3:10		adjustment [1] - 29:15
1	201)641-1812 [1] -	441 [3] - 1:8, 8:5, 8:6	8	Administrative [1] -
	- 1:24	45 [4] - 25:17, 37:3	-	75:10
	201)843-0515 [1] -	45.50 [1] - 22:17	0 - 4,40,05,000	adopted [2] - 69:1,
1 [1] - 14:17	1:24	467 [2] - 13:3, 13:9	8 [7] - 1:13, 3:5, 3:22,	73:15
10 [6] - 15:9, 33:19,	2019 [4] - 1:2, 10:4,	471 [1] - 65:2	22:10, 33:21, 60:21,	aerial [1] - 63:24
33:25, 34:21, 34:23,	2019 [4] - 1.2, 10.4, 11:10, 14:3	49 [1] - 3:10	69:15	
72:22	,	4th [1] - 16:6	8-foot [2] - 33:21, 56:3	afforded [1] - 35:10
100 [4] - 14:15, 30:12,	2023 [1] - 75:16	401 [1] - 10:0	86-year-old [1] - 50:9	agenda [1] - 11:14
42:1, 57:23	2100 [4] - 26:10,	5	8:21 [1] - 74:25	agent [1] - 75:8
100-foot [1] - 42:9	36:20, 71:4	Э		ahead [2] - 26:25,
100.3 [1] - 30:9	2100-square-feet [1] -		9	49:16
108 [2] - 42:6, 42:7	53:2	5 [14] - 15:7, 15:10,		air [4] - 56:20, 58:9,
11 [1] - 3:5	212 [3] - 1:13, 3:5,	26:14, 26:16, 26:17,	0 04:40 04:44	58:10, 67:10
12 [9] - 1:11, 21:9,	3:22	26:18, 29:16, 50:21,	9 [3] - 64:13, 64:14,	aisle [1] - 46:12
	2160 [1] - 2:5	50:22, 56:23, 58:14,	64:20	Albanese [8] - 4:9,
21:15, 34:2, 34:3,	24 [5] - 1:13, 3:4, 3:21,	64:19, 66:20, 66:23	97.1 [1] - 30:8	5:11, 6:11, 7:13,
34:7, 34:13, 35:17, 35:19	11:15, 11:21	5,000 [1] - 41:25	98 [1] - 30:5	8:16, 10:18, 52:2,
	25 [3] - 34:23, 55:22,	5-foot [2] - 61:4, 71:20		73:24
12.01 [1] - 1:11 13 [2] - 3:6, 3:6	60:4	50 [4] - 14:15, 42:1,	A	ALBANESE [18] -
	27 [2] - 3:8, 21:11	42:6, 42:7		1:17, 4:1, 4:10, 5:5,
13:43-5.9 [1] - 75:10	275 [1] - 57:21	505 [1] - 1:23	A-1 [3] - 3:23, 13:24,	5:12, 6:5, 6:12, 7:4,
14 [1] - 3:23	28 [3] - 22:2, 49:18,	51 [1] - 3:10	14:1	7:14, 8:5, 8:17, 9:25
15 [12] - 1:8, 3:7, 10:4,	55:15	53 [1] - 3:11	A-2 [4] - 3:24, 54:6,	10:8, 10:12, 10:19,
15:10, 16:9, 19:18,	2nd [1] - 16:6	54 [2] - 3:12, 3:24	54:10, 54:20	52:3, 73:19, 73:25
34:25, 38:8, 56:4,				Allegiance [1] - 4:5
60:20, 66:23, 72:23	3	55 [1] - 42:13	AA [2] - 14:16, 55:9	allow [1] - 34:23
15-foot [1] - 15:3	-	55-feet [1] - 42:8	able [3] - 12:2, 16:25,	allowed [4] - 22:14,
15th [1] - 11:10	• • • • • • •	57 [1] - 3:12	68:3	32:20, 33:11, 38:3
18 [5] - 1:2, 22:9,	3 [7] - 20:16, 29:9,	59 [1] - 3:13	absolutely [1] - 45:11	almost [3] - 22:10,
44:19, 69:15	29:13, 29:23, 45:4,	5th [5] - 1:5, 1:10, 7:2,	abstain [6] - 7:10,	30:5, 69:21
18-10 [2] - 1:4, 7:1	57:18, 75:16	9:24, 11:9	7:16, 7:20, 8:17,	ALTERNATE [1] - 1:20
18-foot [1] - 22:11	3-feet [1] - 48:7	_	8:23, 8:24	amend [1] - 36:2
19-02 [2] - 1:7, 8:3	3-foot [1] - 30:9	6	accept [4] - 6:6, 10:9,	amending [1] - 10:5
19-03 [3] - 1:9, 9:23,	30 [2] - 3:8, 69:21		10:13, 73:11	amount [1] - 58:16
11:9	30.75 [1] - 55:15	6 [7] - 17:12, 18:24,	accessed [1] - 44:3	ANDY [1] - 1:18
19-04 [4] - 1:12, 3:3,	31st [1] - 14:3		according [3] - 23:12,	angle [1] - 51:12
3:20, 11:15	324 [1] - 1:6	20:15, 20:17, 22:4,	33:14, 33:15	anticipate [1] - 11:23
	33 [1] - 1:6	33:22, 64:20	act [1] - 20:7	anticipate [1] - 11.25
2	35 [1] - 42:4	6-foot [1] - 20:18	action [2] - 75:8, 75:9	13:19
-	35-feet [1] - 15:1	6.7 [1] - 38:9	add [2] - 24:25, 66:20	
		60 [6] - 26:7, 26:8,	added [1] - 37:6	anyway [1] - 57:11
2 [7] - 16:20, 33:22,		42:4, 42:9, 52:24,	addition [2] - 17:3,	applicant [1] - 11:20
		71:8		Applicant [1] - 2:6
44:18, 44:21, 56:22,		71.0	71:22	APPLICATION [6] -

	1	T		
1:4, 1:7, 1:9, 1:12,	19:5, 62:6, 65:23	41:21, 41:23, 42:1,	75:14	24:7, 24:10, 24:22,
3:3, 3:20	become [1] - 70:16	42:3, 42:6, 42:19,	car [12] - 16:25, 17:3,	25:1, 25:4, 25:7,
application [7] -	bedroom [2] - 17:19,	42:22, 42:25, 43:2,	17:5, 21:22, 22:3,	25:13, 25:16, 25:23,
12:11, 12:24, 13:19,	65:12	43:5, 43:7, 43:10,	22:5, 27:15, 27:22,	26:4, 26:11, 26:15,
25:25, 36:3, 53:21,	bedrooms [2] - 17:20,	43:14, 43:17, 43:23,	31:8, 57:15, 64:12	26:23, 27:23, 30:18,
73:11	17:22	44:2, 44:5, 44:9,	Carnovale [9] - 4:19,	30:21, 30:24, 36:4,
apply [1] - 62:5	beforehand [2] -	44:11, 45:17, 48:6,	5:19, 6:19, 7:21,	36:7, 36:11, 36:18,
appreciate [2] - 21:2,	68:20, 68:22	48:18	9:16, 11:1, 52:10,	36:22, 37:4, 37:10,
68:11	begin [2] - 12:2, 12:8	Brauer [2] - 3:9, 41:21	74:7, 74:8	37:19, 38:16, 39:11,
appropriate [1] - 29:5	behind [8] - 20:14,	bricks [3] - 23:20,	CARNOVALE [19] -	39:14, 40:24, 41:14,
appropriately [1] -	22:1, 22:4, 24:17,	25:5	1:18, 4:20, 5:7, 5:20,	41:18, 41:22, 44:12,
29:8	27:7, 30:4, 50:18,	brief [2] - 12:4, 51:22	6:7, 6:20, 7:6, 7:22,	48:22, 49:12, 49:16,
approval [1] - 6:1	64:12	bring [2] - 11:13, 53:3	8:10, 9:17, 10:14,	49:20, 50:23, 51:5,
approve [2] - 6:3, 8:8	BEING [1] - 1:16	bringing [2] - 26:13,	11:2, 12:12, 12:16,	51:9, 51:15, 51:18,
approved [6] - 15:15,	Belgian [2] - 64:1,	26:15	41:9, 41:13, 52:11,	51:23, 52:1, 52:3,
15:20, 19:2, 24:20,	64:10	brings [1] - 46:8	74:9, 74:17	52:16, 52:20, 53:4,
54:17, 68:25	below [1] - 17:8	Brinkerhoff [5] - 1:8,	cars [1] - 57:16	53:7, 53:10, 53:12,
April [2] - 10:4, 11:10	between [7] - 21:25,	8:4, 8:7, 48:14,	CARUCCI [2] - 75:3,	53:15, 54:4, 59:1,
apron [1] - 46:20	22:5, 28:23, 57:2,	48:16	75:14	59:4, 59:11, 59:15,
ARDESHIR [1] - 1:10	58:12, 63:22, 69:21	Brook [1] - 1:23	Carucci [1] - 1:22	59:19, 62:18, 63:17,
area [8] - 16:25, 27:11,	beyond [1] - 59:8	brought [1] - 34:18	Case [4] - 8:3, 9:23,	64:23, 65:3, 65:21,
27:14, 31:6, 55:11,	big [3] - 18:13, 22:22,	builder [2] - 29:25,	11:9, 11:15	65:25, 66:4, 66:9,
59:10, 69:20, 70:10	25:18	30:15	case [2] - 9:22, 11:14	66:15, 66:20, 67:1,
assessor [2] - 41:17,	bigger [2] - 25:12,	building [50] - 15:7,	cases [1] - 19:4	67:12, 67:15, 67:25,
48:11	42:14	15:9, 19:3, 19:11,	cement [2] - 46:21,	68:7, 68:10, 68:21,
assume [1] - 25:5	Bill [2] - 27:25, 32:13	19:19, 19:22, 19:23,	47:22	69:3, 69:6, 69:10,
AT [1] - 1:2	bill [1] - 28:1	20:15, 23:8, 23:22,	center [1] - 69:18	69:23, 70:2, 70:5, 70:11, 70:18, 70:21
attendance [1] - 51:24	bills [4] - 5:1, 5:2, 5:4,	23:25, 24:3, 25:12,	Central [1] - 2:5	70:11, 70:18, 70:21, 70:25, 72:3, 72:6,
attorney [2] - 5:2,	5:6	26:3, 26:5, 28:11,	certain [4] - 33:1,	72:9, 72:12, 72:19,
68:12	bit [5] - 18:23, 23:2,	28:21, 29:1, 37:13,	35:9, 51:12, 57:10	73:4, 73:8, 73:16,
audience [3] - 18:3,	30:13, 56:19, 57:2	37:16, 38:8, 55:14,	certainly [2] - 54:18,	73:19, 73:21, 73:23,
18:6, 41:19	Block [6] - 1:6, 1:8,	55:18, 56:14, 56:16,	57:5	73:25, 74:14, 74:19
AUDIENCE [2] -	1:11, 1:13, 3:5, 3:22	56:18, 56:25, 57:1,	Certified [2] - 1:22,	Chairman [4] - 12:7,
65:15, 65:18	block [2] - 64:1, 64:10	57:3, 57:14, 57:19,	75:4	34:18, 53:17, 74:16
Ave [1] - 13:3	Board [7] - 2:2, 3:7,	58:4, 58:8, 58:12,	certify [1] - 75:5	change [3] - 28:12,
Avenue [20] - 1:8, 8:4,	3:7, 3:12, 3:13,	58:13, 59:2, 61:9, 61:10, 61:12, 62:25,	chairman [3] - 11:18,	28:16, 48:16
8:7, 13:9, 14:11,	11:19, 74:22	64:14, 69:17, 71:3,	13:14, 41:10	changes [11] - 52:19,
14:19, 14:24, 15:8,	BOARD [5] - 1:1, 1:15,	71:8, 72:13, 72:17,	CHAIRMAN [172] -	55:19, 55:23, 56:16,
15:13, 15:24, 16:19,	2:11, 2:11, 2:12	72:18, 72:24	1:17, 1:17, 4:1, 4:2,	58:7, 61:15, 68:14,
20:24, 21:5, 29:3,	board [11] - 5:2, 13:18,	buildings [1] - 63:2	4:6, 4:8, 4:10, 4:25,	68:16, 69:7, 70:6,
48:9, 60:18, 63:21,	14:5, 18:5, 19:6,	built [5] - 15:15,	5:5, 5:8, 5:10, 5:12,	71:1
65:2, 67:20, 69:20	19:13, 19:15, 23:5,	15:20, 16:4, 24:15,	5:25, 6:5, 6:8, 6:10, 6:12, 6:25, 7:4, 7:7,	changing [2] - 41:6,
aware [1] - 67:19 ayes [1] - 74:21	26:24, 63:17, 75:6 board's [1] - 59:24	50:20	7:12, 7:14, 8:2, 8:5,	50:13
ayoo [1] - 14.21	boards [1] - 39.24	bulk [3] - 32:13, 32:14,	8:6, 8:11, 8:15, 8:17,	channel [1] - 57:14
D	body [1] - 75:7	61:22	9:22, 9:25, 10:1,	character [1] - 58:5
В	borough [3] - 11:22,	bump [4] - 44:14,	10:7, 10:8, 10:10,	Christ [1] - 10:1
	15:20, 41:16	44:25, 48:25, 61:3	10:12, 10:15, 10:17,	cigarette [1] - 39:6
backyard [4] - 47:19,	BOROUGH [2] - 1:1,	busier [1] - 15:22	10:19, 11:7, 11:11,	clarification [2] - 40:7,
53:8, 53:13	1:15	business [1] - 5:1	12:3, 12:5, 12:9,	49:9
balance [1] - 58:21	bottom [2] - 55:2, 55:5	BY [5] - 2:4, 13:16,	12:13, 12:20, 13:12,	clean [2] - 29:6, 68:14
balcony [1] - 33:6	Boulevard [16] - 1:13,	14:2, 16:13, 54:13	15:17, 15:25, 16:3,	clear [4] - 35:25, 36:5,
basement [6] - 27:1,	3:4, 3:21, 11:16,		16:8, 16:11, 18:2,	70:6, 71:20
31:3, 42:17, 43:18,	11:21, 14:12, 15:2,	С	18:17, 18:25, 19:8,	clearance [1] - 17:4
43:20, 70:8	15:3, 15:23, 16:23,		19:14, 19:21, 20:2,	client [1] - 38:25
bath [1] - 27:7	17:13, 28:7, 39:18,	a)(2 (4) EC:9	20:9, 20:22, 21:1,	Cliffs [2] - 13:3, 13:9
bathroom [7] - 17:7,	40:23, 49:19, 62:4	c)(2 [1] - 56:8	21:14, 21:17, 21:22,	close [5] - 20:10,
17:22, 17:23, 31:3,	Box [1] - 1:23	C-O-C-O-R-O-S [1] -	22:8, 22:12, 22:17,	44:24, 45:2, 48:1,
31:17, 31:22, 31:24	BRAUER [26] - 39:19,	13:9	22:20, 23:6, 23:11,	74:18
bay [5] - 17:17, 18:24,	40:14, 40:17, 40:21,	C.C.R [3] - 1:22, 75:3,	23:18, 23:24, 24:2,	closer [2] - 29:16,

57-9 234 configurations (1)- configurations (1)- configuration (1)- configuration (1)- co					
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	$\begin{array}{c} \textbf{closet} [8] - 17:9, 27:5,\\ 27:6, 43:15, 43:17,\\ 43:18, 43:20, 43:21\\ \textbf{closets} [2] - 17:21,\\ 43:25\\ \textbf{coat} [2] - 17:9, 43:19\\ \textbf{COCOROS} [20] - 3:6,\\ 13:1, 13:7, 62:2,\\ 64:1, 64:4, 64:9,\\ 65:23, 68:18, 68:23,\\ 69:13, 70:4, 70:7,\\ 71:5, 72:4, 72:7,\\ 72:10, 72:15, 72:22,\\ 74:15\\ \textbf{Cocoros} [7] - 11:24,\\ 12:7, 13:8, 13:17,\\ 15:17, 16:14, 25:8\\ \textbf{Cocoros's} [1] - 61:22\\ \textbf{Code} [1] - 75:11\\ \textbf{code} [2] - 40:2, 48:7\\ \textbf{COLLAZUOL} [13] -\\ 2:12, 27:25, 28:4,\\ \end{array}$	$\begin{array}{c} \text{configurations [1] -} \\ 20:6 \\ \text{configured [1] - 50:17} \\ \text{conform [1] - 55:10} \\ \text{conforming [4] -} \\ 14:16, 56:13, 58:14, \\ 58:16 \\ \text{confused [2] - 9:8, } \\ 50:2 \\ \text{confusing [1] - 47:10} \\ \text{consider [2] - 40:17, } \\ 42:14 \\ \text{considered [4] -} \\ 31:10, 32:25, 33:10, \\ 58:23 \\ \text{contact [2] - 41:16, } \\ 48:11 \\ \text{contain [1] - 42:20} \\ \text{contained [1] - 43:11} \\ \text{copy [2] - 28:1, 68:14} \\ \text{corner [19] - 14:14, } \\ 15:10, 15:21, 16:5, \\ \end{array}$	33:10, 33:11 created [1] - 75:7 creating [1] - 56:19 criteria [3] - 56:6, 57:25, 58:2 curb [22] - 21:7, 21:8, 21:9, 21:12, 21:16, 22:1, 22:6, 22:9, 28:8, 28:11, 57:9, 57:13, 64:1, 64:4, 64:6, 64:10, 69:12, 69:14, 69:17, 69:18, 69:19, 70:3 current [1] - 28:25 cut [10] - 18:23, 21:7, 21:8, 21:12, 22:1, 22:7, 22:9, 57:13, 69:17, 69:19 cut's [1] - 69:18 cuts [3] - 69:12, 69:14, 70:3	described [1] - 55:25 Description [1] - 3:20 designed [1] - 56:14 desk [1] - 17:16 detached [3] - 21:9, 21:16, 67:5 determination [1] - 41:17 determine [1] - 48:12 Development [1] - 8:3 DEVELOPMENT [1] - 1:7 Dhana [1] - 7:1 DHANA [1] - 1:5 Diane [1] - 72:16 DIANE [1] - 2:2 difference [1] - 28:22 difficult [1] - 23:2 digest [1] - 68:15 dimension [1] - 72:21 dining [1] - 17:16	$\label{eq:constraints} \begin{array}{l} \mbox{drop } [2] - 64:4, 64:5 \\ \mbox{dryer } [1] - 27:13 \\ \mbox{due } [1] - 25:18 \\ \mbox{duly } [2] - 13:4, 53:25 \\ \mbox{duplex } [7] - 22:11, \\ 28:15, 28:23, 32:20, \\ 33:3, 49:11, 69:15 \\ \mbox{dwelling } [6] - 14:8, \\ 14:10, 14:25, 44:7, \\ 44:8, 56:21 \\ \hline $
$\begin{array}{c c c c c c c c c c c c c c c c c c c $			П		39:18, 39:23, 40:4,
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	29:20, 30:7, 30:14, 30:17 Collazuol [1] - 3:8 comfortable [1] - 19:7 coming [7] - 18:24, 20:23, 21:2, 24:18,	40:11, 49:11, 51:13, 55:3, 56:14, 57:9, 57:11, 63:22 corners [2] - 15:10, 15:16 Corp [1] - 8:3	damaged [1] - 28:7 Date [1] - 75:16 dated [1] - 14:3 Dated [1] - 75:17	directly [4] - 16:18, 55:6, 63:8, 63:12 discussed [2] - 55:20, 55:24 discussing [1] - 57:12	54:22, 54:24, 55:7, 57:9, 58:18, 59:9, 62:1, 62:3, 67:20 eight [2] - 60:22, 60:23
$\begin{array}{ c c c c c c c c c c c c c c c c c c c$				dog [5] - 27:21, 31:7,	••
14:13, 14:23, 15:14, 72:17 depiction [1] - 14:18 37:10, 60:23, 60	1:2 comment [3] - 22:13, 29:21, 48:23 Comments [6] - 3:7, 3:7, 3:9, 3:12, 3:13, 3:14 comments [2] - 18:7, 71:23 commission [1] - 75:6 compare [1] - 63:1 completed [1] - 63:1 completely [1] - 62:5 completely [1] - 62:5 completely [1] - 62:5 comply [5] - 24:14, 24:20, 25:21, 26:1, 49:8 complying [2] - 25:15, 36:14 concerned [1] - 63:23 concrete [5] - 46:21, 46:24, 47:9, 47:17 conditions [2] - 54:15, 57:5	13:20, 13:21, 14:3, 14:20, 16:16, 22:16, 23:15, 34:9, 35:24, 42:2, 42:5, 43:1, 43:9, 43:12, 43:13, 50:15, 53:6, 59:14, 60:3, 60:12, 60:15, 60:19, 61:19, 62:1, 66:19, 67:5, 67:22, 72:14, 72:15, 73:3 counsel [1] - 12:20 Counsel [4] - 2:2, 2:6, 11:17, 13:13 couple [4] - 7:1, 18:13, 30:22, 59:18 court [1] - 75:6 COURT [4] - 49:22, 49:25, 65:4, 65:7 Court [2] - 1:22, 75:4 coverage [17] - 22:15, 22:18, 25:17, 25:22, 26:2, 36:15, 37:13, 37:17, 53:3, 55:18, 57:17, 57:20, 60:8,	$\begin{array}{c} \textbf{December} [1] - 75:16\\ \textbf{deck} [38] - 18:14, \\ 18:15, 18:22, 18:24, \\ 19:10, 19:24, 20:1, \\ 20:3, 34:19, 35:11, \\ 35:14, 35:16, 37:7, \\ 38:1, 38:2, 38:3, \\ 38:5, 38:7, 38:9, \\ 38:19, 38:23, 39:1, \\ 39:5, 39:9, 39:15, \\ 39:17, 40:14, 50:10, \\ 53:9, 53:10, 53:13, \\ 62:4, 62:9, 62:10, \\ 66:11, 71:15, 71:17\\ \textbf{decks} [16] - 18:18, \\ 34:19, 35:5, 35:10, \\ 38:20, 53:1, 56:1, \\ 58:11, 60:25, 65:15, \\ 65:17, 65:19, 65:21, \\ 66:10, 71:12\\ \textbf{deep} [3] - 15:2, 42:4, \\ 42:8\\ \textbf{delivered} [2] - 48:19, \\ 48:21\\ \textbf{demolish} [1] - 14:9\\ \end{array}$	$\begin{array}{c} \textbf{dogs} [1] - 70:14\\ \textbf{donate} [1] - 73:6\\ \textbf{done} [13] - 14:22,\\ 16:9, 18:20, 18:21,\\ 19:5, 20:5, 20:6,\\ 22:25, 25:19, 25:24,\\ 28:14, 31:7, 32:11\\ \textbf{door} [12] - 17:10,\\ 31:21, 32:1, 43:20,\\ 45:7, 46:3, 46:7,\\ 46:13, 46:15, 47:7,\\ 50:7\\ \textbf{doors} [3] - 46:16,\\ 47:13, 47:21\\ \textbf{down} [11] - 17:8, 19:5,\\ 26:14, 26:16, 30:10,\\ 31:7, 53:3, 54:24,\\ 55:20, 59:8, 60:1\\ \textbf{drainage} [1] - 29:10\\ \textbf{DRC} [2] - 1:7, 8:3\\ \textbf{drive} [1] - 64:16\\ \textbf{driveway} [13] - 17:3,\\ 22:11, 30:4, 30:5,\\ 57:1, 57:8, 57:14,\\ \end{array}$	elements [1] - 54:16 ELENI [1] - 2:11 eliminate [9] - 21:4, 39:3, 39:9, 39:15, 56:16, 66:16, 70:19, 71:14, 71:18 eliminated [11] - 21:7, 36:16, 56:2, 61:1, 61:4, 61:17, 62:11, 62:13, 71:21, 72:7, 72:10 eliminates [2] - 39:11, 61:6 eliminating [2] - 39:8, 66:9 employed [1] - 75:8 encouraging [2] - 33:19, 34:7 encroach [5] - 33:16, 34:21, 34:23, 38:3, 63:25 encroaching [1] - 38:14 encroachment [8] -
	14:13, 14:23, 15:14,	72:17		64:14, 69:14	

	feeing (5. 00.17	15.17 15.05 10.0	flog (1) 4:0	aivan
ENGINEER [1] - 2:12	facing [5] - 39:17,	15:17, 15:25, 16:3,	flag [1] - 4:3	given [1] - 69:25
engineer's [1] - 71:23	40:4, 44:23, 48:15,	16:8, 16:11, 18:2,	flair [1] - 64:6	grade [2] - 30:7, 30:8
Englewood [2] - 13:3,	62:3	18:17, 18:25, 19:8,	flexible [1] - 56:8	granted [1] - 35:9
13:9	fact [1] - 69:25	19:14, 19:21, 20:2,	floor [7] - 16:18,	grass [2] - 47:16,
enlighten [1] - 51:2	fair [1] - 24:11	20:9, 20:22, 21:1, 21:14, 21:17, 21:22,	16:21, 16:23, 17:9,	47:22
enter [4] - 16:18, 46:5,	family [15] - 14:10,	21:14, 21:17, 21:22, 22:8, 22:12, 22:17,	17:19, 45:21, 45:25	grooming [1] - 70:17
46:6, 46:7	23:9, 54:25, 55:1,	22:20, 23:6, 23:11,	follow [1] - 71:22	ground [7] - 16:18,
entering [1] - 17:12	55:7, 55:10, 59:5,	23:18, 23:24, 24:2,	follows [2] - 13:4,	16:23, 39:4, 45:21,
entrance [4] - 27:8,	59:7, 59:9, 59:13, 63:4, 63:5, 63:22,	24:7, 24:10, 24:22,	53:25	45:24, 71:6, 72:24
32:3, 32:9, 32:10	65:10	25:1, 25:4, 25:7,	foot [2] - 33:22, 69:15	grow [1] - 42:12
ENTRUP [16] - 40:22,	far [9] - 19:2, 24:16,	25:13, 25:16, 25:23,	footage [2] - 57:20,	guess [12] - 20:20,
41:1, 41:6, 49:15,	40:15, 44:17, 45:13,	26:4, 26:11, 26:15,	57:24	21:24, 25:9, 29:18, 35:13, 44:19, 45:16
49:18, 49:21, 49:24, 50:1, 50:19, 65:19,	45:17, 50:13, 50:19,	26:23, 27:23, 30:18,	footprint [3] - 14:25,	
	62:16	30:21, 30:24, 36:4,	71:5, 71:6	48:24, 50:11, 64:12 68:19, 68:24
66:2, 66:8, 66:13, 67:7, 67:14, 67:24	FAX [1] - 1:24	36:7, 36:11, 36:18,	foregoing [1] - 75:5	00.19, 00.24
Entrup [4] - 3:10,	feet [105] - 15:7, 15:9,	36:22, 37:4, 37:10,	Fort [1] - 2:5	LI
3:15, 49:15, 49:18	15:10, 15:11, 18:24,	37:19, 38:16, 39:11,	four [9] - 36:7, 37:18,	Н
entry [6] - 16:24, 17:8,	19:5, 19:18, 19:24,	39:14, 40:24, 41:14,	37:19, 54:5, 54:19,	
33:3, 33:7, 46:4,	20:8, 20:11, 20:15,	41:18, 41:22, 44:12,	59:1, 61:12, 62:13, 62:14	half [4] - 21:12, 21:21
47:7	20:16, 20:17, 21:9,	48:22, 49:12, 49:16,		21:23, 63:13
equally [1] - 26:20	21:11, 21:16, 22:2,	49:20, 50:23, 51:5,	Four [2] - 3:24, 54:9	hall [2] - 17:23
ESQ [2] - 2:2, 2:4	22:5, 22:10, 22:14,	51:9, 51:15, 51:18,	front [61] - 15:3, 17:18, 17:21, 18:15,	hand [11] - 12:22,
evening [7] - 11:18,	25:11, 26:7, 26:8,	51:23, 52:1, 52:16,	17:18, 17:21, 18:15, 18:18, 18:19, 18:22,	15:6, 29:22, 44:20,
11:24, 55:20, 55:24,	26:10, 26:11, 26:14,	52:20, 53:4, 53:7,	19:10, 19:12, 19:14,	53:19, 54:20, 54:23
55:25, 58:7, 62:16	26:16, 26:17, 26:18,	53:10, 53:12, 53:15,	26:9, 26:19, 32:17,	55:2, 55:5, 57:1
evening's [1] - 13:19	26:21, 29:14, 29:16,	54:4, 59:1, 59:4,	32:21, 33:9, 33:11,	handed [1] - 54:5
Examination [2] - 3:6,	29:23, 30:9, 33:3,	59:11, 59:15, 59:19,	33:24, 35:12, 35:14,	hardship [4] - 50:5,
3:12	33:16, 33:19, 33:21,	62:18, 63:17, 64:23,	35:15, 35:17, 37:7,	50:6, 50:8, 56:7
EXAMINATION [2] -	33:25, 34:2, 34:3,	65:3, 65:21, 65:25,	37:8, 37:9, 38:2,	hear [1] - 41:13
13:15, 54:12	34:8, 34:13, 34:21,	66:4, 66:9, 66:15,	38:4, 38:13, 38:14,	heard [1] - 70:14
exceed [1] - 29:23	34:23, 34:25, 35:1,	66:20, 67:1, 67:12,	38:20, 39:9, 39:15,	heat [3] - 43:4, 43:5,
except [1] - 62:6	35:18, 35:19, 35:23,	67:15, 67:25, 68:7,	39:20, 39:21, 39:23,	43:8
exception [1] - 35:11	38:8, 38:9, 41:25,	68:10, 68:21, 69:3,	39:24, 40:7, 40:12,	heavily [1] - 58:19
exceptions [2] - 33:1,	42:4, 42:9, 42:13,	69:6, 69:10, 69:23,	40:13, 43:20, 44:8,	height [13] - 29:24,
35:9	44:18, 44:21, 45:4,	70:2, 70:5, 70:11,	44:21, 46:7, 47:9,	30:15, 38:9, 55:14,
	50:21, 50:22, 52:23,	70:18, 70:21, 70:25,	47:21, 52:25, 56:13,	61:9, 61:10, 61:12,
excessive [1] - 69:16	52:24, 53:11, 53:13,	72:3, 72:6, 72:9,	58:13, 60:17, 61:23,	62:23, 63:1, 63:3,
excuse [1] - 52:22	53:14, 55:15, 55:16,	72:12, 72:19, 73:4,	61:25, 62:3, 62:7,	63:5, 72:13, 72:18
exhibit [2] - 13:23,	55:22, 55:23, 56:4,	73:8, 73:16, 73:21,	62:8, 66:10, 71:13,	heights [1] - 63:1
54:20	56:22, 56:23, 57:22,	73:23, 74:14, 74:19	71:14, 72:8	held [2] - 4:5, 12:19
Exhibit [2] - 14:1,	57:23, 58:14, 60:4,	Ferguson [8] - 4:7,	fronts [1] - 15:23	hereby [1] - 75:5
54:10	60:5, 60:20, 60:21,	5:9, 6:9, 7:11, 8:14,	full [3] - 28:11, 28:13,	hi [1] - 27:25
exist [1] - 21:4	60:22, 60:23, 61:24,	10:16, 51:25, 73:22	70:7	high [1] - 30:6
existing [5] - 14:8,	63:10, 63:12, 64:13,	few [1] - 18:21	full-curb [1] - 28:11	higher [1] - 14:23
54:15, 56:21, 56:25,	64:14, 64:19, 64:20,	fifteen [2] - 16:11,	fully [1] - 58:13	Highland [35] - 14:10,
64:10	66:20, 66:23, 69:15,	19:21	Fund [1] - 73:5	14:13, 14:19, 14:24
exists [1] - 14:6	69:19, 69:21, 71:4,	fifth [1] - 61:21		15:8, 15:13, 15:24,
expert [1] - 52:19	71:9, 71:11, 72:22,	figures [1] - 50:3	G	16:19, 16:23, 17:13
experts [1] - 18:6	72:23	filling [2] - 21:8, 21:15	6	20:24, 21:2, 21:5,
Expiration [1] - 75:16	FERGUSON [154] -	financial [2] - 75:8,		26:22, 28:18, 29:3,
explain [2] - 14:5,	1:17, 4:2, 4:6, 4:8,	75:9	garage [11] - 16:22,	29:5, 38:21, 39:19,
24:19	4:25, 5:8, 5:10, 5:25,	fine [2] - 68:6, 69:4	17:5, 21:9, 21:16,	40:23, 41:5, 44:19,
extend [1] - 48:3	6:8, 6:10, 6:25, 7:7,	finished [1] - 44:10	46:3, 46:5, 46:6,	44:23, 48:9, 48:15,
extra [2] - 61:18, 64:19	7:12, 8:2, 8:6, 8:11,	fire [1] - 30:24	46:7, 46:11, 67:5	55:3, 57:10, 58:18,
_	8:15, 9:22, 10:1,	first [7] - 4:25, 9:22,	garages [3] - 20:23,	60:18, 63:21, 65:2,
F	10:7, 10:10, 10:15,	17:9, 18:14, 19:15,	21:2, 57:16	67:20, 67:22, 69:20
	10:17, 11:7, 11:11,	22:1	gazing [1] - 24:8	himself [1] - 8:19
	10.0 10.5 10.0		gianormous [1] -	
ace [1] - 14:13	12:3, 12:5, 12:9,	five [2] - 51:20, 51:21	gianornious [i] -	home [6] - 12:14,

59:7, 63:22 homes [8] - 54:25,	54:24, 55:4 individual [1] - 48:5	kind [2] - 20:16, 65:12 kitchen [1] - 17:16	54:20, 55:2, 72:14, 72:17, 72:20, 72:22	49:15, 49:17, 49:18 love [2] - 68:13, 68:14
55:8, 55:10, 59:7, 59:9, 59:13, 63:4,	inside [4] - 27:11, 32:6, 43:21, 43:23	knows [2] - 29:25, 30:15	left-hand [4] - 44:20, 54:20, 55:2	м
63:5	instead [2] - 29:19,		LEFTERI [1] - 1:20	
not [3] - 43:4, 43:5,	64:19	I	Lefteriou [8] - 4:23,	
43:8	interest [2] - 75:8,	L L	5:23, 6:23, 7:25,	machine [1] - 27:12
iouse [45] - 14:11,	75:9		9:20, 11:5, 52:14,	MACRI [80] - 2:4, 2:4,
14:18, 18:19, 22:21,		L-E-V-Y [1] - 65:6	74:12	11:18, 12:6, 13:14,
22:22, 23:8, 23:13,	interpretation [1] -	L.L.C [1] - 1:22	LEFTERIOU [9] - 1:20,	13:16, 13:24, 14:2,
24:5, 25:10, 25:17,	35:6	lack [1] - 50:8	••	16:13, 17:25, 24:25,
25:18, 26:16, 27:20,	intrusion [1] - 62:6	LAMBRINIDES [73] -	4:24, 5:24, 6:24, 8:1,	25:3, 25:6, 25:21,
41:2, 42:8, 44:15,	involved [1] - 75:8	2:11, 4:7, 4:9, 4:11,	9:21, 11:6, 52:15, 74:13	26:1, 26:6, 27:17,
	item [1] - 29:9	4:13, 4:15, 4:17,		28:3, 30:20, 31:11,
44:22, 45:7, 45:14,	items [2] - 57:4, 71:24	4:19, 4:21, 4:23, 5:9,	length [1] - 52:23	31:15, 32:10, 36:2,
45:18, 47:1, 47:21,	itself [9] - 17:2, 17:10,	5:11, 5:13, 5:15,	less [3] - 20:17, 29:13,	36:6, 36:9, 36:25,
48:14, 50:1, 50:7,	19:3, 20:1, 20:3,	5:17, 5:19, 5:21,	58:19	37:12, 38:6, 39:17,
50:10, 50:12, 50:14,	21:12, 38:19, 57:13,	5:23, 6:9, 6:11, 6:13,	letter [1] - 10:3	40:4, 41:4, 41:8,
50:15, 50:17, 50:18,	58:17	6:15, 6:17, 6:19,	level [7] - 14:22,	41:16, 42:24, 43:1,
50:20, 52:22, 53:2,		6:21, 6:23, 7:11,	16:18, 16:24, 17:12,	43:4, 43:6, 43:9,
59:12, 64:16, 65:8,	J	7:13, 7:15, 7:17,	17:14, 17:19, 27:1	43:12, 43:25, 45:11,
65:10, 66:13, 66:16,		7:19, 7:21, 7:23,	Levy [3] - 3:14, 65:2,	46:4, 46:6, 46:17,
66:18, 66:23, 67:2,	iackot (4) 10.47	7:25, 8:12, 8:14,	65:6	47:10, 47:23, 47:25,
67:13, 68:4	jacket [1] - 12:17	8:16, 8:18, 8:21,	LEVY [4] - 65:1, 65:6,	48:4, 48:10, 52:18,
houses [4] - 18:18,	January [1] - 14:3	8:25, 9:7, 9:10, 9:14,	65:8, 65:17	52:21, 53:6, 53:9,
23:9, 59:1, 59:5	Jersey [9] - 1:23, 2:5,	9:16, 9:18, 9:20,	License [1] - 75:15	53:11, 53:14, 54:5,
Huang [2] - 2:6, 11:15	13:3, 13:10, 75:4,		light [3] - 56:20, 58:9,	54:8, 54:13, 58:25,
HUANG [3] - 1:12, 3:4,	75:5, 75:7, 75:10,	10:16, 10:18, 10:20, 10:22, 10:24, 11:1,	58:10	61:25, 62:10, 63:16,
3:21	75:15	11:3, 11:5, 39:21,	line [28] - 15:7, 15:9,	65:14, 66:19, 66:25,
huge [3] - 42:9, 42:12	Jesus [1] - 10:1		19:20, 19:22, 19:24,	67:4, 67:8, 68:6,
_	JOSEPH [1] - 1:17	41:11, 51:25, 52:2, 52:4, 52:6, 52:8,	19:25, 20:11, 20:15,	68:25, 69:5, 69:9,
I	14	52:10, 52:12, 52:14,	22:10, 24:14, 28:25,	70:20, 70:23, 71:3,
	- K	73:22, 73:24, 74:1,	29:7, 29:14, 29:19,	72:13, 72:16, 73:3,
ID #60004044 (4)		74:3, 74:5, 74:7,	34:25, 35:18, 44:25,	73:6, 73:14, 74:16
ID.#50094914 [1] -	Katz [2] - 51:2, 51:3		45:3, 45:14, 45:18,	Macri [3] - 3:6, 3:12,
75:4	KAUKER [69] - 2:11,	74:10, 74:12, 74:21	48:2, 50:20, 56:25,	11:19
Ident/Evid [1] - 3:20	30:22, 31:1, 31:10,	large [1] - 27:2	64:7, 64:10, 64:13,	mail [2] - 48:18, 48:20
identification [2] -	31:16, 31:20, 32:2,	larger [1] - 55:4	69:19, 72:24	main [4] - 17:14,
14:1, 54:11	32:5, 32:8, 32:12,	last [3] - 22:12, 29:20,	lines [1] - 29:2	19:19, 28:17, 72:23
identified [1] - 37:25	32:16, 32:24, 33:5,	49:23	list [1] - 60:1	mains [1] - 29:1
image [1] - 17:15	33:14, 33:18, 33:23,	late [1] - 9:1	listed [1] - 36:8	
mmediate [1] - 59:2	34:4, 34:7, 34:10,	laundry [1] - 17:24	live [1] - 50:9	MALE [2] - 65:15, 65:18
impact [5] - 24:17,	34:13, 34:16, 35:3,	LAURA [2] - 75:3,	living [4] - 17:14,	
56:9, 56:11, 58:10,	35:20, 35:23, 35:25,	75:14	17:15, 24:2, 31:24	Marc [1] - 11:19
58:22	36:10, 36:14, 36:21,	Laura [1] - 1:22	located [4] - 11:21,	MARC [2] - 2:4, 2:4
impacts [1] - 58:20		LauraACarucciLLC	14:16, 15:23, 35:10	MARCH [1] - 1:2
i mprove [2] - 57:5,	36:23, 37:5, 37:11, 37:15, 37:21, 37:24,	@gmail.com [1] -	lock [1] - 24:3	mark [2] - 13:22, 54:6
58:8		1:25	look [4] - 14:18, 24:11,	marked [2] - 14:1,
N [1] - 1:3	38:10, 38:18, 38:23,	lavatory [2] - 42:21,	63:5, 66:2	54:10
nches [7] - 17:12,	39:2, 39:8, 39:22,	42:23	looking [13] - 15:1,	Marsha [4] - 3:10,
22:10, 44:19, 44:21,	40:2, 40:6, 40:16, 40:19, 48:23, 49:2,	layout [3] - 17:14,	23:15, 26:21, 33:23,	3:15, 44:13, 67:18
45:5, 64:7, 64:9	40:19, 48:23, 49:2, 49:6, 49:9, 59:17,	18:4, 22:25	50:16, 54:21, 54:24,	master [2] - 17:20,
include [1] - 32:22	49.8, 49.9, 59.17, 59:21, 59:24, 60:4,	layout's [1] - 23:1	55:3, 56:6, 56:11,	17:22
ncrease [2] - 26:8,	60:7, 60:10, 60:13,	lead [1] - 4:3	57:17, 58:2, 65:10	MATTER [1] - 1:3
67:9		least [4] - 15:15, 16:9,	looks [5] - 25:5, 29:22,	maximum [2] - 29:24,
ncreased [1] - 58:12	60:17, 60:20, 60:23, 60:25, 61:3, 61:6	22:5, 58:9	30:4, 30:8, 33:18	30:15
increasing [2] - 66:24,	60:25, 61:3, 61:6, 61:11, 61:10, 62:8	leave [2] - 12:17,	Lorraine [3] - 3:14,	mean [16] - 20:11,
71:11	61:11, 61:19, 62:8,	12:18	65:1, 65:6	20:12, 21:11, 21:20,
ndicate [1] - 28:7	62:12, 62:19, 62:22,	Lee [1] - 2:5	lose [3] - 21:18, 57:11	23:4, 24:24, 25:9,
	62:25, 63:15	left [12] - 12:17, 14:17,	loss [2] - 21:10, 57:11	34:1, 34:24, 45:1,
i ndicating [1] - 55:6	Kaukar and 0.0 0.10			
indicating [1] - 55:6 indicating) [3] - 54:22,	Kauker [2] - 3:8, 3:13 keep [1] - 70:3	21:25, 44:20, 44:22,	Lou [5] - 3:10, 3:15,	68:18, 69:16, 70:12,

70:13, 70:15	6:14, 6:16, 6:20, 6:24, 7:6, 7:16, 7:18	64:1, 64:4, 64:9, 65:14, 65:19, 65:23,	48:20, 49:14, 51:10, 51:17, 51:25, 52:2,	North [1] - 2:5
measure [1] - 45:19	6:24, 7:6, 7:16, 7:18, 7:22, 8:1, 8:10, 8:22			not-to-go-less-than
meet [4] - 35:15, 38:4,	7:22, 8:1, 8:10, 8:22,	66:2, 66:8, 66:13,	52:4, 52:6, 52:8,	[1] - 20:17
57:19	8:24, 9:5, 9:12, 9:17,	66:19, 66:25, 67:4,	52:9, 52:10, 52:12,	Notary [4] - 75:3, 75:4
neeting [5] - 6:1,	9:21, 10:14, 10:21,	67:7, 67:8, 67:14,	52:13, 52:14, 53:18,	75:15, 75:15
10:5, 11:10, 68:15,	10:23, 11:2, 11:6,	67:24, 68:6, 68:18,	54:1, 54:7, 63:20,	note [4] - 9:5, 28:13,
74:24	11:18, 12:6, 12:12,	68:23, 68:25, 69:5,	64:3, 64:8, 64:15,	29:23, 56:21
MEMBER [7] - 1:18,	12:16, 13:1, 13:7,	69:9, 69:13, 70:4,	64:22, 65:1, 65:6,	noted [1] - 74:25
1:18, 1:19, 1:19,	13:14, 13:16, 13:24,	70:7, 70:20, 70:23,	65:8, 65:17, 67:17,	notes [4] - 38:15,
1:20, 65:15, 65:18	14:2, 16:13, 17:25,	71:3, 71:5, 72:4,	70:16, 72:20, 73:1,	59:25, 61:15, 69:8
members [3] - 26:24,	24:25, 25:3, 25:6,	72:7, 72:10, 72:13,	73:22, 73:24, 74:1,	nothing [3] - 12:25,
63:18, 68:7	25:21, 26:1, 26:6,	72:15, 72:16, 72:22,	74:3, 74:5, 74:6,	25:24, 53:22
Members [2] - 11:19,	27:17, 27:25, 28:3,	73:3, 73:6, 73:14,	74:7, 74:10, 74:11,	number [1] - 20:17
74:22	28:4, 28:6, 28:10,	74:2, 74:4, 74:9,	74:12, 74:21	numbers [1] - 50:3
memorialization [2] -	28:15, 28:21, 29:4,	74:13, 74:15, 74:16,		
7:5, 8:9	29:13, 29:20, 30:7,	74:17	Ν	0
nemorializations [1] -	30:14, 30:17, 30:20,	MS [180] - 4:7, 4:9,		U
7:1	30:22, 31:1, 31:10,	4:11, 4:13, 4:15,		
memorialize [1] -	31:11, 31:15, 31:16,	4:17, 4:18, 4:19,	NAM [9] - 1:18, 4:16,	oath [1] - 75:6
73:17	31:20, 32:2, 32:5,	4:21, 4:22, 4:23, 5:9,	5:16, 6:16, 7:18,	obtain [1] - 50:5
	32:8, 32:10, 32:12,	5:11, 5:13, 5:15,	9:12, 10:23, 52:7,	OF [6] - 1:1, 1:1, 1:3,
mentioned [2] - 31:2,	32:16, 32:24, 33:5,	5:17, 5:18, 5:19,	74:4	1:4, 1:15
71:24	33:14, 33:18, 33:23,	5:21, 5:22, 5:23, 6:9,	Nam [8] - 4:15, 5:15,	office [1] - 28:2
met [1] - 58:1	34:4, 34:7, 34:10,	6:11, 6:13, 6:15,	6:15, 7:17, 9:11,	offline [1] - 25:11
mic [1] - 15:18	34:13, 34:16, 35:3,	6:17, 6:18, 6:19,	10:22, 52:6, 74:3	old [2] - 25:10, 28:21
MICHAEL [1] - 2:11	35:20, 35:23, 35:25,	6:21, 6:22, 6:23, 7:9,	name [8] - 11:19, 13:5,	••
Michael [2] - 3:8, 3:13	36:2, 36:6, 36:9,	7:11, 7:13, 7:15,	49:16, 49:23, 54:1,	on-suite [1] - 17:21
middle [1] - 46:12			64:25, 65:1, 65:5	one [51] - 7:9, 11:11,
might [2] - 19:9, 58:23	36:10, 36:14, 36:21,	7:17, 7:19, 7:20,	narrow [1] - 64:17	11:13, 16:5, 16:7,
Min [1] - 4:13	36:23, 36:25, 37:5,	7:21, 7:23, 7:24,	narrower [1] - 22:25	17:16, 18:14, 18:21
minimize [1] - 39:5	37:11, 37:12, 37:15,	7:25, 8:12, 8:13,		19:16, 21:4, 21:21,
minimized [2] - 72:1,	37:21, 37:22, 37:24,	8:14, 8:16, 8:18,	narrowest [1] - 39:24	23:9, 28:18, 29:1,
72:4	38:6, 38:10, 38:18,	8:20, 8:21, 8:23,	need [8] - 34:4, 35:3,	29:3, 29:6, 29:7,
minimum [2] - 57:20,	38:23, 39:2, 39:8,	8:25, 9:2, 9:6, 9:7,	41:11, 46:3, 46:16,	30:7, 33:12, 37:22,
60:15	39:17, 39:22, 40:2,	9:9, 9:10, 9:13, 9:14,	56:5, 70:11, 70:13	38:1, 40:4, 43:11,
minute [3] - 11:12,	40:4, 40:6, 40:16,	9:15, 9:16, 9:18,	negative [4] - 56:10,	46:11, 46:17, 46:18
12:17, 51:20	40:19, 40:22, 41:1,	9:19, 9:20, 10:3,	58:2, 58:4, 58:24	48:23, 48:24, 49:14
	41:4, 41:6, 41:8,	10:16, 10:18, 10:20,	neighbor [4] - 20:13,	57:8, 57:12, 59:5,
minutes [6] - 6:1, 6:2,	41:9, 41:13, 41:16,	10:22, 10:24, 10:25,	22:4, 24:11, 69:22	61:21, 62:19, 63:7,
6:4, 6:6, 12:1, 51:21	42:24, 43:1, 43:4,	11:1, 11:3, 11:4,	neighborhood [3] -	63:12, 65:10, 67:17
MIRJANA [1] - 1:20	43:6, 43:9, 43:12,	11:5, 11:8, 12:10,	54:15, 58:5, 63:2	67:20, 67:23, 68:1,
nirror [1] - 17:15	43:25, 45:11, 46:4,	12:18, 12:22, 13:5,	net [1] - 21:10	69:25, 73:2, 73:3
nistake [1] - 40:5	46:6, 46:17, 47:10,	13:11, 13:22, 27:1,	never [1] - 70:14	one-and-a-half [1] -
nistaken [1] - 66:12	47:23, 47:25, 48:4,	27:6, 27:12, 27:16,	new [6] - 14:9, 25:11,	21:21
nixture [1] - 58:6	48:10, 48:23, 49:2,	31:25, 36:17, 39:19,	28:10, 29:2, 46:23,	one-family [3] - 23:9
nodifications [1] -	49:6, 49:9, 49:15,	39:21, 40:14, 40:17,	66:16	59:5, 65:10
73:12	49:18, 49:21, 49:24,	40:21, 41:11, 41:21,	New [9] - 1:23, 2:5,	one-way [4] - 67:20,
MOHTARAM [1] - 1:10	50:1, 50:19, 51:4,	41:23, 42:1, 42:3,	13:3, 13:10, 75:4,	• • •
MONDAY [1] - 1:2	52:5, 52:7, 52:11,	42:6, 42:19, 42:22,	75:5, 75:7, 75:10,	67:23, 68:1, 69:25
most [1] - 57:11	52:15, 52:18, 52:21,	42:25, 43:2, 43:5,	75:15	ones [7] - 15:15, 19:1
notion [17] - 5:4, 5:6,	53:6, 53:9, 53:11,	43:7, 43:10, 43:14,	newer [2] - 54:25, 59:7	23:3, 23:20, 58:6,
6:3, 6:6, 7:3, 7:5,	53:14, 53:17, 53:23,	43:17, 43:23, 44:2,		61:18
8:4, 8:8, 10:9, 10:11,	54:3, 54:5, 54:8,		next [18] - 5:25, 6:25,	open [8] - 18:6, 36:12
10:13, 10:14, 73:10,		44:5, 44:9, 44:10,	8:2, 20:22, 23:9,	41:9, 41:12, 56:20,
73:11, 73:20, 74:17,	54:13, 58:25, 59:17,	44:11, 44:13, 44:17,	27:2, 29:19, 42:7,	58:9, 58:10, 67:10
	59:21, 59:24, 60:4,	44:24, 45:2, 45:6,	42:8, 42:13, 43:7,	opening [3] - 27:2,
74:19	60:7, 60:10, 60:13,	45:13, 45:17, 45:20,	45:7, 50:7, 59:11,	29:7, 31:21
noving [2] - 69:18,	60:17, 60:20, 60:23,	45:24, 46:2, 46:5,	63:7, 63:8, 67:3,	opportunity [1] - 6:2
69:19	60:25, 61:3, 61:6,	46:9, 46:15, 46:19,	68:15	opposed [1] - 37:3
mower [1] - 45:10	61:11, 61:19, 61:25,	46:25, 47:5, 47:8,	night [1] - 9:23	opposite [6] - 40:10,
MR [242] - 4:12, 4:16,	62:2, 62:8, 62:10,	47:13, 47:16, 47:20,	NO [6] - 1:4, 1:7, 1:9,	40:13, 49:11, 55:3,
4:20, 4:24, 5:7, 5:14,	62:12, 62:19, 62:22,	47:24, 48:1, 48:6,	1:12, 3:3, 3:20	55:7
5:16, 5:20, 5:24, 6:7,	62:25, 63:15, 63:16,	48:8, 48:13, 48:18,	1	

opposite-side [2] - 40:13	people [2] - 47:16, 67:19	possibility [1] - 57:13 powder [5] - 31:24,	Q	26:2, 26:5, 26:12, 52:23, 56:17, 58:8
order [2] - 5:1, 54:16	per [2] - 39:22, 53:2	42:18, 42:19, 70:7,		58:10, 66:17
ordinance [6] - 28:16,	percent [15] - 22:14,	70:22	questions [12] - 18:1,	reduced [4] - 57:18,
28:23, 28:24, 35:5,	22:21, 22:25, 25:17,	PRESENT [1] - 1:16	18:5, 18:7, 18:8,	61:16, 62:15, 71:8
			18:10, 18:12, 30:23,	reduces [1] - 58:19
39:22, 40:3	26:9, 37:2, 53:3,	Preservation [1] -	41:19, 48:24, 50:25,	
oriented [2] - 14:10,	53:5, 55:18, 55:20,	73:5	59:18, 64:24	reducing [4] - 56:17
14:11	57:18, 60:10, 60:11,	previous [1] - 6:1		57:13, 67:12, 67:1
outcome [1] - 75:9	71:4	previously [1] - 61:17	Questions [6] - 3:7,	referee [1] - 75:6
outs [1] - 44:14	percentage [2] -	problem [4] - 19:16,	3:7, 3:9, 3:12, 3:13,	reference [1] - 45:16
outside [2] - 16:17,	57:19, 57:21	20:22, 23:7, 48:8	3:14	references [1] - 38:7
44:3	perhaps [1] - 57:7	problems [1] - 18:14	quick [1] - 45:20	referring [1] - 59:25
outweighs [2] - 56:10,	permit [1] - 55:10	PROCEEDINGS [1] -	quickie [1] - 51:10	regard [1] - 18:7
58:22	permits [1] - 61:23	1:4		regarding [1] - 63:2
overhang [3] - 33:22,	permitted [13] - 33:15,	process [1] - 11:25	R	regards [2] - 71:7,
71:19, 72:25	33:19, 34:21, 35:7,	• • • •		71:23
		Professional [1] -		
owner [1] - 11:20	49:10, 55:17, 55:19,	75:5	R.P.R [3] - 1:22, 75:3,	Registered [1] - 75:
_	55:21, 56:12, 57:23,	Professionals [2] -	75:14	regular [2] - 32:20,
Р	58:6, 58:15, 60:11	3:7, 3:13	railings [1] - 17:11	33:2
	person [4] - 24:22,	project [1] - 23:14	raise [2] - 12:22, 53:18	regulation [1] - 75:1
	24:23, 45:6, 51:11	projections [1] - 49:10		relate [1] - 56:1
P.C [1] - 2:4	photograph [4] -	pronounce [1] - 9:24	raised [1] - 48:24	related [2] - 75:7, 75
P.M [1] - 1:2	54:21, 54:23, 55:2,	proper [1] - 11:21	rather [2] - 50:12, 66:3	remaining [1] - 58:1
5.m [2] - 11:10, 74:25	55:6		read [2] - 38:8, 69:9	-
P.O [1] - 1:23		property [29] - 14:6,	ready [4] - 12:5, 12:6,	removed [8] - 39:18
page [3] - 14:17,	Photographs [1] -	14:8, 15:4, 15:21,	12:21, 53:16	40:5, 53:1, 65:16,
-	54:9	17:2, 19:25, 20:10,	real [1] - 17:2	65:20, 65:22, 67:8
16:20, 59:22	photographs [3] -	20:11, 22:1, 22:6,	reality [1] - 20:20	67:10
PAGE [1] - 3:2	3:24, 54:6, 54:19	24:8, 29:14, 33:9,	really [3] - 21:11,	removing [1] - 71:12
Palisades [2] - 18:18,	pictures [1] - 65:11	34:25, 35:18, 44:25,	_	replaced [1] - 28:7
40:11	piece [1] - 24:8	45:3, 45:14, 45:18,	21:20, 70:12	replacement [1] -
PALISADES [2] - 1:1,	pitch [1] - 30:12	46:20, 48:2, 50:19,	REALTY [1] - 1:5	28:11
1:15	pits [1] - 71:24	54:21, 56:21, 56:25,	Realty [1] - 7:1	report [3] - 28:1,
pardon [1] - 38:18	place [1] - 39:6	58:17, 63:21, 64:13,	rear [40] - 15:3, 17:18,	
parents [2] - 50:9,		66:6	19:17, 19:18, 20:10,	29:17, 71:25
50:15	plan [5] - 16:21, 23:21,		20:19, 26:9, 29:10,	REPORTER [4] -
parents' [2] - 50:18,	68:14, 68:15, 69:2	propose [2] - 14:9,	34:20, 34:21, 34:22,	49:22, 49:25, 65:4
	PLANNER [1] - 2:11	52:18	35:7, 35:11, 37:7,	65:7
67:6	planner [5] - 18:10,	proposed [12] - 14:24,	38:1, 38:5, 38:7,	Reporter [2] - 75:4,
parents's [1] - 67:2	18:11, 24:18, 30:19,	16:15, 16:21, 22:6,	40:9, 40:16, 40:17,	75:5
PARK [2] - 1:1, 1:15	51:1	30:8, 33:25, 38:24,		reporter [1] - 51:20
p ark [6] - 17:1, 21:23,	Plans [2] - 3:23, 13:25	56:10, 59:2, 60:5,	40:20, 44:7, 44:22,	Reporters [1] - 1:22
22:3, 22:5, 57:10	plans [8] - 10:5, 13:17,	60:11, 63:1	52:24, 55:22, 56:20,	represent [1] - 11:2
Park [2] - 18:18, 40:11	13:18, 18:15, 19:18,	proposing [7] - 14:7,	58:14, 58:15, 60:1,	•
oarking [7] - 11:25,			66:21, 66:22, 66:24,	request [1] - 54:17
• • •	23:12, 73:12, 73:17	15:14, 52:21, 52:22,	66:25, 67:6, 71:11,	requesting [2] - 10:
16:25, 20:23, 21:4,	platform [12] - 20:7,	58:1, 58:4, 58:22	71:12, 71:18, 72:5,	15:12
57:8, 57:12, 58:16	32:17, 32:21, 32:25,	provide [3] - 54:16,	72:13, 72:17	require [2] - 35:16,
bart [7] - 22:23, 23:13,	33:11, 33:24, 37:8,	56:15, 57:15	rebuild [1] - 14:9	55:12
27:10, 31:24, 39:24,	38:13, 47:4, 61:23,	provided [4] - 32:13,	rec [1] - 42:17	required [11] - 28:8,
67:19, 67:22	62:9, 71:16	58:16, 60:23, 75:6		34:11, 34:20, 34:2
oartial [1] - 16:24	platforms [1] - 38:21	provides [1] - 57:2	received [2] - 13:25,	34:22, 35:20, 55:2
oarties [1] - 75:7	Pledge [1] - 4:5	providing [1] - 56:12	54:10	
patio [2] - 33:6, 47:19	-	public [4] - 36:13,	recess [3] - 12:4,	56:4, 60:4, 72:23
PAUL [1] - 1:17	plus [2] - 36:8, 64:19		12:19, 51:22	requirement [4] -
	point [8] - 14:25,	41:10, 41:12, 41:13	Recitation [1] - 4:4	32:16, 33:15, 35:1
Paul [1] - 4:2	17:18, 20:20, 25:10,	Public [4] - 3:9, 3:14,	record [3] - 13:6, 54:2,	38:5
Pauly [1] - 12:13	30:12, 39:25, 41:12,	75:4, 75:15	75:6	requirements [1] -
Pauly's [1] - 12:12	44:7	pushing [1] - 45:9		55:11
5 aver [2] - 47:23, 48:2	porch [1] - 33:10	put [5] - 23:11, 27:20,	Record [1] - 5:3	reroofed [1] - 42:11
Paver [1] - 47:24	portion [1] - 14:17	29:19, 30:19, 42:13	recreation [4] - 17:6,	resolution [2] - 69:1
pavers [1] - 48:5	positive [5] - 56:6,	putting [1] - 46:19	43:21, 43:23, 44:2	
pay [3] - 5:1, 5:4, 5:6		Putting [1] - 70.13	recused [1] - 8:18	73:14
pay [3] - 5:1, 5:4, 5:6 peak [1] - 63:9	56:9, 56:11, 57:25, 58:22		reduce [9] - 19:4,	respect [4] - 28:8,
				28:16, 62:22, 64:5

82

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

Road [1] - 2:5	setback [29] - 15:3,	16:19, 17:4, 17:12,	59:21	27:15, 31:8
road [1] - 29:7	15:4, 15:6, 15:8,	47:1, 47:4	SPATZ [5] - 3:11,	subject [3] - 54:21,
Roff [2] - 16:7, 18:22	15:13, 19:18, 19:25,	sidewalks [2] - 46:24,	51:4, 53:17, 53:23,	68:19, 68:25
roll [8] - 4:6, 5:8, 6:8,	20:18, 20:19, 24:14, 24:20, 24:21, 25:10,	71:23 sight [1] - 56:15	54:3 specifically [1] - 35:8	submitted [1] - 13:18 substantially [3] -
7:7, 8:11, 10:15, 51:23, 73:21	26:8, 34:22, 34:25,	significantly [3] -	spell [3] - 13:6, 49:22,	58:3, 58:23, 67:9
roof [2] - 42:10, 63:9	35:15, 35:21, 38:4,	56:17, 57:18, 62:15	54:2	suggest [1] - 32:8
room [25] - 17:6, 17:7,	56:13, 62:7, 71:11,	silence [1] - 35:5	splash [1] - 70:10	suite [2] - 17:21
17:15, 17:16, 23:4, 27:3, 27:11, 31:12,	71:15, 71:19, 71:20, 72:5, 72:8, 72:11	similar [6] - 15:14, 19:2, 20:6, 35:11,	spot [1] - 21:23 spots [1] - 21:4	sun [6] - 24:16, 42:10, 50:8, 50:10, 50:11
31:14, 31:15, 31:19,	setbacks [1] - 58:12	63:3, 63:12	spray [1] - 31:7	supporting [1] - 54:16
31:24, 32:7, 42:17,	SEUNG [1] - 1:19	single [6] - 54:25,	spread [1] - 26:20	surround [1] - 29:11
42:18, 42:19, 43:2,	seven [2] - 36:24,	59:7, 59:13, 63:5,	square [8] - 22:13,	Susan [2] - 3:9, 41:21
43:11, 43:22, 43:24, 44:3, 70:8, 70:9,	37:10 several [1] - 55:12	63:22, 65:10 single-family [5] -	26:10, 41:25, 57:20, 57:22, 57:23, 57:24,	swear [3] - 12:10,
70:22, 70:24	sewer [4] - 28:16,	54:25, 59:7, 59:13,	71:4	12:23, 53:20 SWORN [1] - 3:2
runs [1] - 68:3	28:18, 28:19, 29:8	63:5, 63:22	squared [1] - 63:24	sworn [3] - 12:7, 13:4,
•	sewer-sized [1] - 29:8	singular [1] - 28:25 sink [14] - 27:7, 27:17,	staircase [6] - 16:14,	53:25
S	sewers [1] - 28:17	27:19, 27:20, 42:24,	17:8, 17:11, 46:11, 47:3, 47:5	Sylvan [2] - 13:3, 13:9 system [1] - 29:10
		42:25, 43:6, 43:7,	staircases [1] - 45:23	System [1] - 29.10
	share [1] - 1/:22			
	share [1] - 17:22 shared [1] - 63:25	70:6, 70:8, 70:10,	stairs [3] - 16:17,	Т
Saddle [1] - 1:23	shared [1] - 63:25 short [1] - 12:19	70:22, 70:23, 71:1	20:16, 33:11	T
Saddle [1] - 1:23 safe [1] - 32:22	shared [1] - 63:25 short [1] - 12:19 show [9] - 16:20,	70:22, 70:23, 71:1 six [1] - 36:5	20:16, 33:11 stand [1] - 4:1	
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8	shared [1] - 63:25 short [1] - 12:19 show [9] - 16:20, 18:15, 19:18, 28:18,	70:22, 70:23, 71:1	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8	T table [3] - 32:13, 32:14, 61:22
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8 Schor [4] - 3:10, 3:15,	shared [1] - 63:25 short [1] - 12:19 show [9] - 16:20,	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17,	20:16, 33:11 stand [1] - 4:1	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8 Schor [4] - 3:10, 3:15, 44:13, 67:18	shared [1] - 63:25 short [1] - 12:19 show [9] - 16:20, 18:15, 19:18, 28:18, 30:15, 31:21, 31:25, 32:9, 32:10 shower [4] - 27:16,	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17, 67:13, 71:8	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8 start [1] - 18:3 State [3] - 75:4, 75:4, 75:7	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10 TARABOCCHIA [19] -
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8 Schor [4] - 3:10, 3:15, 44:13, 67:18 SCHOR [30] - 44:10,	shared [1] - 63:25 short [1] - 12:19 show [9] - 16:20, 18:15, 19:18, 28:18, 30:15, 31:21, 31:25, 32:9, 32:10 shower [4] - 27:16, 31:5, 31:6, 32:3	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17, 67:13, 71:8 sized [1] - 29:8	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8 start [1] - 18:3 State [3] - 75:4, 75:4, 75:7 state [2] - 13:5, 54:1	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10 TARABOCCHIA [19] - 1:20, 4:22, 5:22,
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8 Schor [4] - 3:10, 3:15, 44:13, 67:18	<pre>shared [1] - 63:25 short [1] - 12:19 show [9] - 16:20, 18:15, 19:18, 28:18, 30:15, 31:21, 31:25, 32:9, 32:10 shower [4] - 27:16, 31:5, 31:6, 32:3 showing [1] - 51:18</pre>	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17, 67:13, 71:8 sized [1] - 29:8 slash [1] - 32:3	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8 start [1] - 18:3 State [3] - 75:4, 75:4, 75:7 state [2] - 13:5, 54:1 statute [1] - 75:7	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10 TARABOCCHIA [19] -
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8 Schor [4] - 3:10, 3:15, 44:13, 67:18 SCHOR [30] - 44:10, 44:13, 44:17, 44:24,	<pre>shared [1] - 63:25 short [1] - 12:19 show [9] - 16:20, 18:15, 19:18, 28:18, 30:15, 31:21, 31:25, 32:9, 32:10 shower [4] - 27:16, 31:5, 31:6, 32:3 showing [1] - 51:18 shown [2] - 29:21,</pre>	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17, 67:13, 71:8 sized [1] - 29:8	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8 start [1] - 18:3 State [3] - 75:4, 75:4, 75:7 state [2] - 13:5, 54:1 statute [1] - 75:7 stay [2] - 64:2, 64:11	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10 TARABOCCHIA [19] - 1:20, 4:22, 5:22, 6:22, 7:24, 9:19,
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8 Schor [4] - 3:10, 3:15, 44:13, 67:18 SCHOR [30] - 44:10, 44:13, 44:17, 44:24, 45:2, 45:6, 45:13, 45:20, 45:24, 46:2, 46:5, 46:9, 46:15,	<pre>shared [1] - 63:25 short [1] - 12:19 show [9] - 16:20, 18:15, 19:18, 28:18, 30:15, 31:21, 31:25, 32:9, 32:10 shower [4] - 27:16, 31:5, 31:6, 32:3 showing [1] - 51:18</pre>	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17, 67:13, 71:8 sized [1] - 29:8 slash [1] - 32:3 slightly [2] - 14:23, 55:21 slop [7] - 27:17, 43:6,	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8 start [1] - 18:3 State [3] - 75:4, 75:4, 75:7 state [2] - 13:5, 54:1 statute [1] - 75:7	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10 TARABOCCHIA [19] - 1:20, 4:22, 5:22, 6:22, 7:24, 9:19, 11:4, 27:1, 27:6, 27:12, 27:16, 31:25, 52:13, 63:20, 64:3,
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8 Schor [4] - 3:10, 3:15, 44:13, 67:18 SCHOR [30] - 44:10, 44:13, 44:17, 44:24, 45:2, 45:6, 45:13, 45:20, 45:24, 46:2, 46:5, 46:9, 46:15, 46:19, 46:25, 47:5,	shared [1] - 63:25 short [1] - 12:19 show [9] - 16:20, 18:15, 19:18, 28:18, 30:15, 31:21, 31:25, 32:9, 32:10 shower [4] - 27:16, 31:5, 31:6, 32:3 showing [1] - 51:18 shown [2] - 29:21, 51:16	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17, 67:13, 71:8 sized [1] - 29:8 slash [1] - 32:3 slightly [2] - 14:23, 55:21 slop [7] - 27:17, 43:6, 43:7, 70:6, 70:22,	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8 start [1] - 18:3 State [3] - 75:4, 75:4, 75:7 state [2] - 13:5, 54:1 statute [1] - 75:7 stay [2] - 64:2, 64:11 staying [1] - 12:15	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10 TARABOCCHIA [19] - 1:20, 4:22, 5:22, 6:22, 7:24, 9:19, 11:4, 27:1, 27:6, 27:12, 27:16, 31:25, 52:13, 63:20, 64:3, 64:8, 64:15, 64:22,
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8 Schor [4] - 3:10, 3:15, 44:13, 67:18 SCHOR [30] - 44:10, 44:13, 44:17, 44:24, 45:2, 45:6, 45:13, 45:20, 45:24, 46:2, 46:5, 46:9, 46:15, 46:19, 46:25, 47:5, 47:8, 47:13, 47:16,	$\begin{array}{r} \textbf{shared} [1] - 63:25\\ \textbf{short} [1] - 12:19\\ \textbf{show} [9] - 16:20,\\ 18:15, 19:18, 28:18,\\ 30:15, 31:21, 31:25,\\ 32:9, 32:10\\ \textbf{shower} [4] - 27:16,\\ 31:5, 31:6, 32:3\\ \textbf{showing} [1] - 51:18\\ \textbf{shown} [2] - 29:21,\\ 51:16\\ \textbf{shows} [1] - 31:21\\ \textbf{sic} [3] - 8:3, 9:24, 51:2\\ \textbf{side} [67] - 14:10, 15:6, \end{array}$	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17, 67:13, 71:8 sized [1] - 29:8 slash [1] - 32:3 slightly [2] - 14:23, 55:21 slop [7] - 27:17, 43:6, 43:7, 70:6, 70:22, 70:23, 70:25	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8 start [1] - 18:3 State [3] - 75:4, 75:4, 75:7 state [2] - 13:5, 54:1 statute [1] - 75:7 stay [2] - 64:2, 64:11 staying [1] - 12:15 stays [2] - 42:10, 73:3 steps [1] - 45:22 Steve [2] - 3:8, 27:23	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10 TARABOCCHIA [19] - 1:20, 4:22, 5:22, 6:22, 7:24, 9:19, 11:4, 27:1, 27:6, 27:12, 27:16, 31:25, 52:13, 63:20, 64:3, 64:8, 64:15, 64:22, 74:11
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8 Schor [4] - 3:10, 3:15, 44:13, 67:18 SCHOR [30] - 44:10, 44:13, 44:17, 44:24, 45:2, 45:6, 45:13, 45:20, 45:24, 46:2, 46:5, 46:9, 46:15, 46:19, 46:25, 47:5,	$\begin{array}{l} \textbf{shared} [1] - 63:25\\ \textbf{short} [1] - 12:19\\ \textbf{show} [9] - 16:20,\\ 18:15, 19:18, 28:18,\\ 30:15, 31:21, 31:25,\\ 32:9, 32:10\\ \textbf{shower} [4] - 27:16,\\ 31:5, 31:6, 32:3\\ \textbf{showing} [1] - 51:18\\ \textbf{showing} [1] - 51:18\\ \textbf{shown} [2] - 29:21,\\ 51:16\\ \textbf{shows} [1] - 31:21\\ \textbf{sic} [3] - 8:3, 9:24, 51:2\\ \textbf{side} [67] - 14:10, 15:6,\\ 15:13, 16:22, 17:20,\\ \end{array}$	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17, 67:13, 71:8 sized [1] - 29:8 slash [1] - 32:3 slightly [2] - 14:23, 55:21 slop [7] - 27:17, 43:6, 43:7, 70:6, 70:22, 70:23, 70:25 slope [1] - 27:19	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8 start [1] - 18:3 State [3] - 75:4, 75:4, 75:7 state [2] - 13:5, 54:1 statute [1] - 75:7 stay [2] - 64:2, 64:11 staying [1] - 12:15 stays [2] - 42:10, 73:3 steps [1] - 45:22 Steve [2] - 3:8, 27:23 STEVE [1] - 2:12	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10 TARABOCCHIA [19] - 1:20, 4:22, 5:22, 6:22, 7:24, 9:19, 11:4, 27:1, 27:6, 27:12, 27:16, 31:25, 52:13, 63:20, 64:3, 64:8, 64:15, 64:22,
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8 Schor [4] - 3:10, 3:15, 44:13, 67:18 SCHOR [30] - 44:10, 44:13, 44:17, 44:24, 45:2, 45:6, 45:13, 45:20, 45:24, 46:2, 46:5, 46:9, 46:15, 46:19, 46:25, 47:5, 47:8, 47:13, 47:16, 47:20, 47:24, 48:1, 48:8, 48:13, 48:20, 49:14, 51:10, 51:17,	$\begin{array}{l} \textbf{shared} [1] - 63:25\\ \textbf{short} [1] - 12:19\\ \textbf{show} [9] - 16:20,\\ 18:15, 19:18, 28:18,\\ 30:15, 31:21, 31:25,\\ 32:9, 32:10\\ \textbf{shower} [4] - 27:16,\\ 31:5, 31:6, 32:3\\ \textbf{showing} [1] - 51:18\\ \textbf{showing} [1] - 51:18\\ \textbf{shown} [2] - 29:21,\\ 51:16\\ \textbf{shows} [1] - 31:21\\ \textbf{sic} [3] - 8:3, 9:24, 51:2\\ \textbf{side} [67] - 14:10, 15:6,\\ 15:13, 16:22, 17:20,\\ 17:23, 20:12, 20:13,\\ \end{array}$	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17, 67:13, 71:8 sized [1] - 29:8 slash [1] - 32:3 slightly [2] - 14:23, 55:21 slop [7] - 27:17, 43:6, 43:7, 70:6, 70:22, 70:23, 70:25	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8 start [1] - 18:3 State [3] - 75:4, 75:4, 75:7 state [2] - 13:5, 54:1 statute [1] - 75:7 stay [2] - 64:2, 64:11 staying [1] - 12:15 stays [2] - 42:10, 73:3 steps [1] - 45:22 Steve [2] - 3:8, 27:23 STEVE [1] - 2:12 STEVEN [3] - 1:12,	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10 TARABOCCHIA [19] - 1:20, 4:22, 5:22, 6:22, 7:24, 9:19, 11:4, 27:1, 27:6, 27:12, 27:16, 31:25, 52:13, 63:20, 64:3, 64:8, 64:15, 64:22, 74:11 Tarabocchia [8] -
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8 Schor [4] - 3:10, 3:15, 44:13, 67:18 SCHOR [30] - 44:10, 44:13, 44:17, 44:24, 45:2, 45:6, 45:13, 45:20, 45:24, 46:2, 46:5, 46:9, 46:15, 46:19, 46:25, 47:5, 47:8, 47:13, 47:16, 47:20, 47:24, 48:1, 48:8, 48:13, 48:20, 49:14, 51:10, 51:17, 67:17, 70:16	$\begin{array}{l} \textbf{shared} [1] - 63:25\\ \textbf{short} [1] - 12:19\\ \textbf{show} [9] - 16:20,\\ 18:15, 19:18, 28:18,\\ 30:15, 31:21, 31:25,\\ 32:9, 32:10\\ \textbf{shower} [4] - 27:16,\\ 31:5, 31:6, 32:3\\ \textbf{showing} [1] - 51:18\\ \textbf{shown} [2] - 29:21,\\ 51:16\\ \textbf{shows} [1] - 31:21\\ \textbf{sic} [3] - 8:3, 9:24, 51:2\\ \textbf{side} [67] - 14:10, 15:6,\\ 15:13, 16:22, 17:20,\\ 17:23, 20:12, 20:13,\\ 20:14, 20:18, 20:21,\\ \end{array}$	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17, 67:13, 71:8 sized [1] - 29:8 slash [1] - 32:3 slightly [2] - 14:23, 55:21 slop [7] - 27:17, 43:6, 43:7, 70:6, 70:22, 70:23, 70:25 slope [1] - 27:19 small [3] - 17:5, 23:16,	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8 start [1] - 18:3 State [3] - 75:4, 75:4, 75:7 state [2] - 13:5, 54:1 statute [1] - 75:7 stay [2] - 64:2, 64:11 staying [1] - 12:15 stays [2] - 42:10, 73:3 steps [1] - 45:22 Steve [2] - 3:8, 27:23 STEVE [1] - 2:12 STEVEN [3] - 1:12, 3:4, 3:21	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10 TARABOCCHIA [19] - 1:20, 4:22, 5:22, 6:22, 7:24, 9:19, 11:4, 27:1, 27:6, 27:12, 27:16, 31:25, 52:13, 63:20, 64:3, 64:8, 64:15, 64:22, 74:11 Tarabocchia [8] - 4:21, 5:21, 6:21, 7:23, 9:18, 11:3, 52:12, 74:10
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8 Schor [4] - 3:10, 3:15, 44:13, 67:18 SCHOR [30] - 44:10, 44:13, 44:17, 44:24, 45:2, 45:6, 45:13, 45:20, 45:24, 46:2, 46:5, 46:9, 46:15, 46:19, 46:25, 47:5, 47:8, 47:13, 47:16, 47:20, 47:24, 48:1, 48:8, 48:13, 48:20, 49:14, 51:10, 51:17, 67:17, 70:16 second [7] - 5:7, 6:7,	$\begin{array}{l} \textbf{shared} [1] - 63:25\\ \textbf{short} [1] - 12:19\\ \textbf{show} [9] - 16:20,\\ 18:15, 19:18, 28:18,\\ 30:15, 31:21, 31:25,\\ 32:9, 32:10\\ \textbf{shower} [4] - 27:16,\\ 31:5, 31:6, 32:3\\ \textbf{showing} [1] - 51:18\\ \textbf{showing} [1] - 51:18\\ \textbf{shown} [2] - 29:21,\\ 51:16\\ \textbf{shows} [1] - 31:21\\ \textbf{sic} [3] - 8:3, 9:24, 51:2\\ \textbf{side} [67] - 14:10, 15:6,\\ 15:13, 16:22, 17:20,\\ 17:23, 20:12, 20:13,\\ \end{array}$	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17, 67:13, 71:8 sized [1] - 29:8 slash [1] - 32:3 slightly [2] - 14:23, 55:21 slop [7] - 27:17, 43:6, 43:7, 70:6, 70:22, 70:23, 70:25 slope [1] - 27:19 small [3] - 17:5, 23:16, 47:19 smaller [3] - 42:15, 56:22, 69:17	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8 start [1] - 18:3 State [3] - 75:4, 75:4, 75:7 state [2] - 13:5, 54:1 statute [1] - 75:7 stay [2] - 64:2, 64:11 staying [1] - 12:15 stays [2] - 42:10, 73:3 steps [1] - 45:22 Steve [2] - 3:8, 27:23 STEVE [1] - 2:12 STEVEN [3] - 1:12,	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10 TARABOCCHIA [19] - 1:20, 4:22, 5:22, 6:22, 7:24, 9:19, 11:4, 27:1, 27:6, 27:12, 27:16, 31:25, 52:13, 63:20, 64:3, 64:8, 64:15, 64:22, 74:11 Tarabocchia [8] - 4:21, 5:21, 6:21, 7:23, 9:18, 11:3, 52:12, 74:10 tax [2] - 41:17, 48:11
Saddle [1] - 1:23 safe [1] - 32:22 salute [1] - 4:3 schedule [1] - 38:8 Schor [4] - 3:10, 3:15, 44:13, 67:18 SCHOR [30] - 44:10, 44:13, 44:17, 44:24, 45:2, 45:6, 45:13, 45:20, 45:24, 46:2, 46:5, 46:9, 46:15, 46:19, 46:25, 47:5, 47:8, 47:13, 47:16, 47:20, 47:24, 48:1, 48:8, 48:13, 48:20, 49:14, 51:10, 51:17, 67:17, 70:16	$\begin{array}{l} \textbf{shared} [1] - 63:25\\ \textbf{short} [1] - 12:19\\ \textbf{show} [9] - 16:20,\\ 18:15, 19:18, 28:18,\\ 30:15, 31:21, 31:25,\\ 32:9, 32:10\\ \textbf{shower} [4] - 27:16,\\ 31:5, 31:6, 32:3\\ \textbf{showing} [1] - 51:18\\ \textbf{showing} [1] - 51:18\\ \textbf{shows} [1] - 31:21\\ \textbf{sic} [3] - 8:3, 9:24, 51:2\\ \textbf{side} [67] - 14:10, 15:6,\\ 15:13, 16:22, 17:20,\\ 17:23, 20:12, 20:13,\\ 20:14, 20:18, 20:21,\\ 23:14, 23:22, 23:24,\\ \end{array}$	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17, 67:13, 71:8 sized [1] - 29:8 slash [1] - 32:3 slightly [2] - 14:23, 55:21 slop [7] - 27:17, 43:6, 43:7, 70:6, 70:22, 70:23, 70:25 slope [1] - 27:19 small [3] - 17:5, 23:16, 47:19 smaller [3] - 42:15,	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8 start [1] - 18:3 State [3] - 75:4, 75:4, 75:7 state [2] - 13:5, 54:1 statute [1] - 75:7 stay [2] - 64:2, 64:11 staying [1] - 12:15 stays [2] - 42:10, 73:3 steps [1] - 45:22 Steve [2] - 3:8, 27:23 STEVE [1] - 2:12 STEVEN [3] - 1:12, 3:4, 3:21 Steven [2] - 2:6, 11:15	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10 TARABOCCHIA [19] - 1:20, 4:22, 5:22, 6:22, 7:24, 9:19, 11:4, 27:1, 27:6, 27:12, 27:16, 31:25, 52:13, 63:20, 64:3, 64:8, 64:15, 64:22, 74:11 Tarabocchia [8] - 4:21, 5:21, 6:21, 7:23, 9:18, 11:3, 52:12, 74:10
SCHOR [30] - 44:10, 44:13, 44:17, 44:24, 45:2, 45:6, 45:13, 45:20, 45:24, 46:2, 46:5, 46:9, 46:15, 46:19, 46:25, 47:5, 47:8, 47:13, 47:16, 47:20, 47:24, 48:1, 48:8, 48:13, 48:20, 49:14, 51:10, 51:17, 67:17, 70:16 second [7] - 5:7, 6:7, 7:6, 8:10, 10:14,	$\begin{array}{r} \textbf{shared} [1] - 63:25\\ \textbf{short} [1] - 12:19\\ \textbf{show} [9] - 16:20,\\ 18:15, 19:18, 28:18,\\ 30:15, 31:21, 31:25,\\ 32:9, 32:10\\ \textbf{shower} [4] - 27:16,\\ 31:5, 31:6, 32:3\\ \textbf{showing} [1] - 51:18\\ \textbf{showing} [1] - 51:18\\ \textbf{shows} [1] - 31:21\\ \textbf{sic} [3] - 8:3, 9:24, 51:2\\ \textbf{side} [67] - 14:10, 15:6,\\ 15:13, 16:22, 17:20,\\ 17:23, 20:12, 20:13,\\ 20:14, 20:18, 20:21,\\ 23:14, 23:22, 23:24,\\ 24:3, 24:14, 24:19,\\ \end{array}$	70:22, 70:23, 71:1 six [1] - 36:5 size [10] - 19:2, 26:2, 26:5, 41:24, 42:12, 56:18, 58:8, 66:17, 67:13, 71:8 sized [1] - 29:8 slash [1] - 32:3 slightly [2] - 14:23, 55:21 slop [7] - 27:17, 43:6, 43:7, 70:6, 70:22, 70:23, 70:25 slope [1] - 27:19 small [3] - 17:5, 23:16, 47:19 smaller [3] - 42:15, 56:22, 69:17	20:16, 33:11 stand [1] - 4:1 standards [1] - 56:8 start [1] - 18:3 State [3] - 75:4, 75:4, 75:7 state [2] - 13:5, 54:1 statute [1] - 75:7 stay [2] - 64:2, 64:11 staying [1] - 12:15 stays [2] - 42:10, 73:3 steps [1] - 45:22 Steve [2] - 3:8, 27:23 STEVE [1] - 2:12 STEVEN [3] - 1:12, 3:4, 3:21 Steven [2] - 2:6, 11:15 still [6] - 25:2, 31:10,	table [3] - 32:13, 32:14, 61:22 taller [1] - 63:10 TARABOCCHIA [19] - 1:20, 4:22, 5:22, 6:22, 7:24, 9:19, 11:4, 27:1, 27:6, 27:12, 27:16, 31:25 52:13, 63:20, 64:3, 64:8, 64:15, 64:22, 74:11 Tarabocchia [8] - 4:21, 5:21, 6:21, 7:23, 9:18, 11:3, 52:12, 74:10 tax [2] - 41:17, 48:11 technically [1] - 40:15

04/05/2019 01:21:47 PM

	1		Т	
Terrace [2] - 48:15,	45:23, 46:1, 46:13,	57:16, 59:7, 59:9,	56:6, 56:17, 59:16,	whole [5] - 12:25,
48:16	46:18, 46:23, 47:2,	61:16, 62:15, 63:4,	59:18, 61:16, 62:13,	26:16, 33:9, 53:21,
terrace [1] - 65:12	47:6, 47:15, 47:18,	63:6, 63:9, 63:22,	62:14, 62:16, 62:17	66:5
Terranova [8] - 4:11,	49:1, 49:4, 49:7,	67:21	Vassilios [2] - 11:24,	wide [5] - 15:1, 29:1,
5:13, 6:13, 7:10,	49:22, 49:25, 50:16,	two-car [3] - 17:3,	13:8	42:4, 48:7, 52:22
7:15, 8:21, 10:20,	50:21, 51:14, 59:3,	17:5, 57:15	VASSILIOS [2] - 3:6,	wider [2] - 57:7, 57:15
52:4	59:6, 59:13, 59:23,	two-family [7] - 14:10,	13:8	width [2] - 55:11,
terranova [1] - 74:1	60:3, 60:6, 60:9,	55:1, 55:7, 55:10,	vehicles [1] - 12:1	64:12
TERRANOVA [12] -	60:12, 60:16, 60:19,	59:7, 59:9, 63:4	verbatim [1] - 75:6	willing [3] - 28:12,
1:19, 4:12, 5:14,	60:22, 60:24, 61:2,	two-way [1] - 67:21	VICE [18] - 1:17, 4:1,	28:24, 39:1
6:14, 7:16, 8:22,	61:5, 61:10, 61:14,	twos [1] - 58:6	4:10, 5:5, 5:12, 6:5,	window [7] - 17:17,
8:24, 9:5, 10:21,	62:14, 62:21, 62:24,	typical [6] - 20:13,	6:12, 7:4, 7:14, 8:5,	18:24, 19:5, 62:6,
37:22, 52:5, 74:2	63:3, 64:18, 65:4,	22:11, 46:13, 64:20,	8:17, 9:25, 10:8,	65:12, 65:23, 66:3
TESTA [23] - 2:2, 7:9,	65:7, 69:24 theoretically [1] -	69:14	10:12, 10:19, 52:3,	windows [2] - 23:20,
8:13, 8:20, 8:23, 9:2,	35:13	typically [5] - 20:14,	73:19, 73:25	24:25
9:6, 9:9, 9:13, 10:3,	THERE [1] - 1:16	20:18, 28:10, 28:15,	view [7] - 14:25,	witness [2] - 18:8,
11:8, 12:10, 12:18, 12:22, 13:5, 13:11,	they've [1] - 36:16	34:19	17:18, 20:20, 25:10, 40:1, 44:8, 63:24	41:19
13:22, 36:17, 53:18,	three [9] - 14:22,	U	VINCENT [1] - 1:18	WITNESS [133] - 15:19, 16:2, 16:5,
54:1, 54:7, 72:20,	17:20, 23:9, 37:6,	U	vote [11] - 5:8, 6:8,	16:9, 18:16, 18:20,
73:1	37:24, 54:25, 55:14,		7:8, 8:11, 9:3, 9:5,	19:1, 19:12, 19:19,
testifies [2] - 13:4,	59:6, 63:4	under [2] - 56:7, 75:6	9:9, 9:10, 9:13,	19:23, 20:4, 20:12,
53:25	three-level [1] - 14:22	unfortunately [1] -	10:15, 68:24	20:25, 21:6, 21:15,
testify [1] - 52:19	toilet [2] - 27:7, 42:21	21:3	voted [1] - 9:3	21:20, 21:24, 22:9,
testimony [4] - 12:11,	tonight [2] - 5:2, 11:14	unit [3] - 20:21, 44:6,	voting [1] - 9:7	22:16, 22:19, 22:23,
12:23, 53:20, 75:6	took [1] - 48:14	71:4	-	23:10, 23:16, 23:22,
that'd [1] - 69:3	top [5] - 14:17, 17:19,	unless [1] - 70:16	W	24:1, 24:6, 24:9,
THE [139] - 1:3, 1:15,	30:11, 54:20, 54:23	up [16] - 15:18, 17:8,		24:13, 24:24, 25:9,
15:19, 16:2, 16:5,	touching [1] - 39:4	17:10, 18:6, 19:6, 26:18, 27:10, 27:20,	wait [5] - 11:11, 18:10,	25:14, 25:19, 26:7,
16:9, 18:16, 18:20,	tough [1] - 70:1	34:18, 36:1, 36:5,	30:19, 51:1, 69:11	26:13, 26:17, 27:4,
19:1, 19:12, 19:19,	towards [2] - 69:18,	36:13, 45:22, 46:12,	walk [9] - 17:21,	27:9, 27:14, 27:18,
19:23, 20:4, 20:12,	69:20	61:18	27:16, 46:10, 47:16,	28:5, 28:9, 28:14,
20:25, 21:6, 21:15, 21:20, 21:24, 22:9,	town [2] - 48:11, 49:21	utility [13] - 17:7, 27:3,	47:17, 47:18, 47:22	28:20, 29:2, 29:12, 29:18, 30:2, 30:11,
22:16, 22:19, 22:23,	traffic [2] - 51:13,	27:11, 31:12, 31:14,	walk-in [2] - 17:21,	30:16, 31:5, 31:13,
23:10, 23:16, 23:22,	58:20 trafficked [1] - 58:19	31:15, 31:19, 32:7,	27:16	31:18, 31:23, 32:4,
24:1, 24:6, 24:9,	transcript [1] - 75:10	43:2, 70:8, 70:9,	walkway [2] - 47:3,	32:6, 32:15, 32:19,
24:13, 24:24, 25:9,	TRANSCRIPT [1] - 1:3	70:10, 70:23	47:4	33:2, 33:7, 33:17,
25:14, 25:19, 26:7,	Tree [1] - 73:5		wall [18] - 23:12,	33:20, 34:2, 34:6,
26:13, 26:17, 27:4,	triangle [3] - 51:15,	V	23:15, 23:17, 24:4,	34:9, 34:12, 34:14,
27:9, 27:14, 27:18,	51:16, 56:15		24:8, 24:12, 25:2,	35:2, 35:19, 35:22,
28:5, 28:9, 28:14,	triggered [1] - 62:10	variance [37] - 15:9,	27:21, 29:21, 29:22,	35:24, 36:20, 37:2,
28:20, 29:2, 29:12,	trim [1] - 46:21	15:12, 24:18, 34:5,	29:24, 30:9, 30:12,	38:17, 38:19, 38:25,
29:18, 30:2, 30:11,	truth [6] - 12:24,	34:15, 34:16, 35:4,	64:6, 64:9, 66:3	39:3, 39:13, 39:16,
30:16, 31:5, 31:13,	12:25, 53:21, 53:22	35:16, 37:1, 37:6,	wants [2] - 23:5, 45:7 wash [7] - 27:11,	39:25, 41:25, 42:2,
31:18, 31:23, 32:4,	trying [2] - 61:8, 61:13	37:13, 37:14, 38:1,	27:14, 27:15, 27:22,	42:5, 42:18, 42:21,
32:6, 32:15, 32:19,	turn [1] - 16:20	38:6, 38:13, 39:10,	31:8, 70:10, 70:12	43:13, 43:16, 43:19,
33:2, 33:7, 33:17,	tweak [1] - 23:1	39:12, 49:3, 50:5,	washer [1] - 27:12	44:4, 44:6, 44:16, 44:18, 45:1, 45:4,
33:20, 34:2, 34:6, 34:9, 34:12, 34:14,	twenty [2] - 35:22,	50:22, 54:17, 56:7,	washing [3] - 27:21,	45:12, 45:15, 45:19,
35:2, 35:19, 35:22,	53:14	56:9, 60:2, 60:8,	32:5, 70:14	45:23, 46:1, 46:13,
35:24, 36:20, 37:2,	two [39] - 5:1, 8:12,	60:13, 60:14, 61:7,	Washington [1] - 68:4	46:18, 46:23, 47:2,
38:17, 38:19, 38:25,	11:23, 12:1, 14:10,	61:22, 71:14, 71:16,	water [3] - 43:4, 43:5,	47:6, 47:15, 47:18,
39:3, 39:13, 39:16,	17:3, 17:5, 17:10,	71:17, 71:21, 72:1,	43:8	49:1, 49:4, 49:7,
39:25, 41:25, 42:2,	17:21, 17:22, 18:5,	72:5, 72:8, 72:11	west [1] - 15:7	50:16, 50:21, 51:14,
42:5, 42:18, 42:21,	21:4, 21:6, 21:13,	variances [25] - 23:3,	West [6] - 11:15,	59:3, 59:6, 59:13,
43:13, 43:16, 43:19,	21:14, 21:18, 28:17, 29:2, 36:8, 38:2,	24:19, 34:11, 36:5, 37:6, 37:10, 37:18,	11:21, 28:6, 28:22,	59:23, 60:3, 60:6,
44:4, 44:6, 44:16,	38:11, 38:12, 43:25,	37:20, 37:25, 38:11,	49:18, 59:8	60:9, 60:12, 60:16,
44:18, 45:1, 45:4,	50:8, 55:1, 55:7,	38:12, 50:25, 55:12,	wet [2] - 31:6, 42:10	60:19, 60:22, 60:24,
45:12, 45:15, 45:19,	55:10, 55:24, 57:15,	55:13, 55:25, 56:2,	whereas [1] - 67:20	61:2, 61:5, 61:10,
	00.10, 00.27, 01.10,	,		

61.14 62.14 62.21
61:14, 62:14, 62:21, 62:24, 63:3, 64:18,
69:24
witnesses [1] - 11:23
wondering [1] - 32:17
words [1] - 66:22
worry [2] - 68:2, 70:14
Y
yard [85] - 15:4, 15:13,
18:23, 19:17, 19:18,
20:12, 20:13, 20:15,
20:18, 20:19, 20:21,
24:14, 24:19, 24:21,
29:10, 32:17, 32:21,
33:24, 34:20, 34:22,
35:7, 35:11, 35:12,
35:14, 35:15, 35:17,
37:8, 37:9, 38:1,
38:2, 38:4, 38:5,
38:7, 38:13, 38:14,
40:7, 40:9, 40:12,
40:13, 48:25, 49:11,
52:24, 52:25, 55:22,
56:3, 56:4, 56:13,
56:20, 56:22, 58:13,
58:14, 58:15, 60:2,
60:15, 60:17, 61:4,
61:23, 61:25, 62:3,
62:7, 62:8, 66:21,
66:22, 66:24, 66:25,
67:3, 67:6, 71:11,
71:12, 71:13, 71:14,
71:19, 72:5, 72:8,
72:11, 72:13, 72:17,
72:21, 72:22
YOON [9] - 1:19, 4:18,
5:18, 6:18, 7:20,
9:15, 10:25, 52:9,
74:6
Yoon [10] - 4:17, 5:17,
6:17, 7:9, 7:19, 9:13,
9:14, 10:24, 52:8,
74:5
yup [1] - 36:10
· · · · · · · · · · · · · · · · · · ·
Z
zone [5] - 14:16, 55:9,
56:13, 57:24, 58:7
zoning [6] - 14:25,
17:18, 20:20, 39:25,
40:3, 44:7