

BOROUGH OF PALISADES PARK
 BOARD OF ADJUSTMENT
 MONDAY, MARCH 18, 2019
 COMMENCING AT 6:59 P.M.

IN THE MATTER OF: : TRANSCRIPT
 : OF
 : PROCEEDINGS

APPLICATION NO. 18-10
 DHANA REALTY :
 411 5th Street :
 Block 324; Lot 33 :

APPLICATION NO. 19-02
 DRC DEVELOPMENT CORP :
 441 E. Brinkerhoff Avenue :
 Block 430; Lot 15 :

APPLICATION NO. 19-03
 ARDESHIR MOHTARAM :
 201 5th Street :
 Block 701; Lots 12 & 12.01 :

APPLICATION NO. 19-04
 STEVEN HUANG :
 24 W. Edsall Boulevard :
 Block 212; Lot 8 :

BEFORE:
 THE BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT
 THERE BEING PRESENT:

JOSEPH FERGUSON, CHAIRMAN
 PAUL ALBANESE, VICE CHAIRMAN
 ANDY NAM, MEMBER
 VINCENT CARNOVALE, MEMBER
 DAVID TERRANOVA, MEMBER
 SEUNG YOON, MEMBER
 LEFTERI LEFTERIOU, MEMBER
 MIRJANA TARABOCCHIA, ALTERNATE

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1 APPEARANCES:

2 DIANE TESTA, ESQ.
 Counsel for the Board

3

4 MARC D. MACRI, P.C.
 BY: MARC D. MACRI, ESQ.
 2160 North Central Road
 Fort Lee, New Jersey 07024
 Counsel for Applicant Steven Huang

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10 ALSO PRESENT:

11 ELENI LAMBRINIDES, BOARD SECRETARY
MICHAEL KAUKER, BOARD PLANNER
12 STEVE COLLAZUOL, BOARD ENGINEER

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1 VICE CHAIRMAN ALBANESE: Stand, please.

2 CHAIRMAN FERGUSON: Okay. Paul, do you

06:59PM **3** want to lead us in the flag salute?

06:59PM **4** (Whereupon, the Recitation of the

06:59PM **5** Pledge of Allegiance is held.)

06:59PM **6** CHAIRMAN FERGUSON: Roll call.

06:59PM **7** MS. LAMBRINIDES: Mr. Ferguson?

06:59PM **8** CHAIRMAN FERGUSON: Here.

06:59PM **9** MS. LAMBRINIDES: Mr. Albanese?

06:59PM **10** VICE CHAIRMAN ALBANESE: Here.

06:59PM **11** MS. LAMBRINIDES: Mr. Terranova?

06:59PM **12** MR. TERRANOVA: Here.

06:59PM **13** MS. LAMBRINIDES: Mr. Min?

06:59PM **14** (No response.)

06:59PM **15** MS. LAMBRINIDES: Mr. Nam?

06:59PM **16** MR. NAM: Here.

06:59PM **17** MS. LAMBRINIDES: Ms. Yoon?

06:59PM **18** MS. YOON: Here.

06:59PM **19** MS. LAMBRINIDES: Mr. Carnovale?

06:59PM **20** MR. CARNOVALE: Here.

06:59PM **21** MS. LAMBRINIDES: Ms. Tarabocchia?

06:59PM **22** MS. TARABOCCHIA: Here.

06:59PM **23** MS. LAMBRINIDES: Mr. Lefteriou?

06:59PM **24** MR. LEFTERIOU: Here.

06:59PM **25** CHAIRMAN FERGUSON: Okay. So the first

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07:00PM **1** order of business, we'll pay some bills. I have two
 07:00PM **2** bills tonight. \$1900.00 from our board attorney and
 07:00PM **3** also \$46.00 for The Record.
 07:00PM **4** Can I get a motion to pay the bills?
 07:00PM **5** VICE CHAIRMAN ALBANESE: I make a
 07:00PM **6** motion we pay the bills.
 07:00PM **7** MR. CARNOVALE: I second.
 07:00PM **8** CHAIRMAN FERGUSON: Roll call vote.
 07:00PM **9** MS. LAMBRINIDES: Mr. Ferguson?
 07:00PM **10** CHAIRMAN FERGUSON: Yes.
 07:00PM **11** MS. LAMBRINIDES: Mr. Albanese?
 07:00PM **12** VICE CHAIRMAN ALBANESE: Yes.
 07:00PM **13** MS. LAMBRINIDES: Mr. Terranova?
 07:00PM **14** MR. TERRANOVA: Yes.
 07:00PM **15** MS. LAMBRINIDES: Mr. Nam?
 07:00PM **16** MR. NAM: Yes.
 07:00PM **17** MS. LAMBRINIDES: Ms. Yoon?
 07:00PM **18** MS. YOON: Yes.
 07:00PM **19** MS. LAMBRINIDES: Mr. Carnovale?
 07:00PM **20** MR. CARNOVALE: Yes.
 07:00PM **21** MS. LAMBRINIDES: Ms. Tarabocchia?
 07:00PM **22** MS. TARABOCCHIA: Yes.
 07:00PM **23** MS. LAMBRINIDES: Mr. Lefteriou?
 07:00PM **24** MR. LEFTERIOU: Yes.
 07:00PM **25** CHAIRMAN FERGUSON: Okay. Next is

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07:01PM **1** a couple of memorializations: 18-10, Dhana Realty,
 07:01PM **2** 411 5th Street.
 07:01PM **3** Can I get a motion to --
 07:01PM **4** VICE CHAIRMAN ALBANESE: I make a
 07:01PM **5** motion for memorialization.
 07:01PM **6** MR. CARNOVALE: I second.
 07:01PM **7** CHAIRMAN FERGUSON: Okay. Roll call
 07:01PM **8** vote.
 07:01PM **9** MS. TESTA: And on this one Ms. Yoon
 07:01PM **10** and Mr. Terranova would abstain.
 07:00PM **11** MS. LAMBRINIDES: Mr. Ferguson.
 07:00PM **12** CHAIRMAN FERGUSON: Yes.
 07:00PM **13** MS. LAMBRINIDES: Mr. Albanese?
 07:00PM **14** VICE CHAIRMAN ALBANESE: Yes.
 07:00PM **15** MS. LAMBRINIDES: Mr. Terranova?
 07:00PM **16** MR. TERRANOVA: Abstain.
 07:00PM **17** MS. LAMBRINIDES: Mr. Nam?
 07:00PM **18** MR. NAM: Yes.
 07:00PM **19** MS. LAMBRINIDES: Ms. Yoon?
 07:00PM **20** MS. YOON: Abstain.
 07:00PM **21** MS. LAMBRINIDES: Mr. Carnovale?
 07:00PM **22** MR. CARNOVALE: Yes.
 07:00PM **23** MS. LAMBRINIDES: Ms. Tarabocchia?
 07:00PM **24** MS. TARABOCCHIA: Yes.
 07:00PM **25** MS. LAMBRINIDES: Mr. Lefteriou?

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07:00PM **1** approval of the minutes of the previous meeting. We
 07:00PM **2** all had an opportunity to review the minutes.
 07:00PM **3** Can I get a motion to approve the
 07:00PM **4** minutes?
 07:00PM **5** VICE CHAIRMAN ALBANESE: I make a
 07:00PM **6** motion we accept the minutes.
 07:00PM **7** MR. CARNOVALE: Second.
 07:00PM **8** CHAIRMAN FERGUSON: Roll call vote.
 07:00PM **9** MS. LAMBRINIDES: Mr. Ferguson.
 07:00PM **10** CHAIRMAN FERGUSON: Yes.
 07:00PM **11** MS. LAMBRINIDES: Mr. Albanese?
 07:00PM **12** VICE CHAIRMAN ALBANESE: Yes.
 07:00PM **13** MS. LAMBRINIDES: Mr. Terranova?
 07:00PM **14** MR. TERRANOVA: Yes.
 07:00PM **15** MS. LAMBRINIDES: Mr. Nam?
 07:00PM **16** MR. NAM: Yes.
 07:00PM **17** MS. LAMBRINIDES: Ms. Yoon?
 07:00PM **18** MS. YOON: Yes.
 07:00PM **19** MS. LAMBRINIDES: Mr. Carnovale?
 07:00PM **20** MR. CARNOVALE: Yes.
 07:00PM **21** MS. LAMBRINIDES: Ms. Tarabocchia?
 07:00PM **22** MS. TARABOCCHIA: Yes.
 07:00PM **23** MS. LAMBRINIDES: Mr. Lefteriou?
 07:00PM **24** MR. LEFTERIOU: Yes.
 07:00PM **25** CHAIRMAN FERGUSON: Okay. Next we have

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07:00PM **1** MR. LEFTERIOU: Yes.
 07:01PM **2** CHAIRMAN FERGUSON: Okay. Next we have
 07:01PM **3** Case No. 19-02, DRC Development Corp., 411 [sic] East
 07:01PM **4** Brinkerhoff Avenue. I'll make a motion to --
 07:01PM **5** VICE CHAIRMAN ALBANESE: 441.
 07:01PM **6** CHAIRMAN FERGUSON: Oh, I'm sorry, 441
 07:01PM **7** East Brinkerhoff Avenue.
 07:01PM **8** So I'll make a motion to approve the
 07:01PM **9** memorialization.
 07:01PM **10** MR. CARNOVALE: I second.
 07:02PM **11** CHAIRMAN FERGUSON: Roll call vote.
 07:02PM **12** MS. LAMBRINIDES: Same two.
 07:02PM **13** MS. TESTA: Yes.
 07:00PM **14** MS. LAMBRINIDES: Mr. Ferguson?
 07:00PM **15** CHAIRMAN FERGUSON: Yes.
 07:00PM **16** MS. LAMBRINIDES: Mr. Albanese?
 07:00PM **17** VICE CHAIRMAN ALBANESE: I abstain.
 07:00PM **18** MS. LAMBRINIDES: He had recused
 07:00PM **19** himself.
 07:00PM **20** MS. TESTA: Right.
 07:00PM **21** MS. LAMBRINIDES: Mr. Terranova?
 07:00PM **22** MR. TERRANOVA: Yes.
 07:00PM **23** MS. TESTA: Abstain also.
 07:00PM **24** MR. TERRANOVA: Abstain.
 07:00PM **25** MS. LAMBRINIDES: Didn't he come in

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1 late?
 2 MS. TESTA: No, no, I'm sorry.
 3 Correct, no, you voted no, so you would not vote on
 4 this.
 5 MR. TERRANOVA: I will note vote, okay.
 6 MS. TESTA: Yes.
 7 MS. LAMBRINIDES: So he's voting no?
 8 I'm confused.
 9 MS. TESTA: He would not vote.
 10 MS. LAMBRINIDES: Okay, so no vote.
 07:00PM 11 Mr. Nam?
 07:00PM 12 MR. NAM: Yes.
 07:00PM 13 MS. TESTA: Ms. Yoon, you can vote.
 07:00PM 14 MS. LAMBRINIDES: Ms. Yoon?
 07:00PM 15 MS. YOON: Yes.
 07:00PM 16 MS. LAMBRINIDES: Mr. Carnovale?
 07:00PM 17 MR. CARNOVALE: Yes.
 07:00PM 18 MS. LAMBRINIDES: Ms. Tarabocchia?
 07:00PM 19 MS. TARABOCCHIA: Yes.
 07:00PM 20 MS. LAMBRINIDES: Mr. Lefteriou?
 07:00PM 21 MR. LEFTERIOU: Yes.
 07:02PM 22 CHAIRMAN FERGUSON: Okay. First case
 07:02PM 23 of the night is Case No. 19-03. I don't even know
 07:02PM 24 how to pronounce it. 401 [sic] 5th Street.
 07:02PM 25 VICE CHAIRMAN ALBANESE: 201.
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07:00PM 1 MS. LAMBRINIDES: Mr. Carnovale?
 07:00PM 2 MR. CARNOVALE: Yes.
 07:00PM 3 MS. LAMBRINIDES: Ms. Tarabocchia?
 07:00PM 4 MS. TARABOCCHIA: Yes.
 07:00PM 5 MS. LAMBRINIDES: Mr. Lefteriou?
 07:00PM 6 MR. LEFTERIOU: Yes.
 07:03PM 7 CHAIRMAN FERGUSON: Okay.
 07:03PM 8 MS. TESTA: So that would be
 07:03PM 9 Case No. 19-03, 201 5th Street is being adjourned
 07:03PM 10 until the April 15th, 2019 meeting at 7 p.m.
 07:03PM 11 CHAIRMAN FERGUSON: Okay. Wait, one
 07:03PM 12 minute.
 07:04PM 13 Okay. Which would bring us to the one
 07:04PM 14 and only case on the agenda for tonight, which is
 07:04PM 15 Case No. 19-04, Steven Huang, 24 West Edsall
 07:04PM 16 Boulevard.
 07:04PM 17 Counsel?
 07:04PM 18 MR. MACRI: Good evening, Mr. Chairman,
 07:04PM 19 Members of the Board. My name is Marc Macri. I
 07:04PM 20 represent the applicant, who is the owner of the
 07:04PM 21 proper located at 24 West Edsall Boulevard here in
 07:04PM 22 the borough.
 07:04PM 23 I anticipate having two witnesses with
 07:04PM 24 me this evening. Mr. Vassilios Cocoros and Mr. David
 07:04PM 25 Spatz. They're actually in the process of parking
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07:02PM 1 CHAIRMAN FERGUSON: Jesus Christ. 201,
 07:03PM 2 you're right.
 07:03PM 3 MS. TESTA: They sent a letter
 07:03PM 4 requesting an adjournment to the April 15, 2019
 07:03PM 5 meeting. They're amending their plans and they have
 07:03PM 6 not completed that yet.
 07:03PM 7 CHAIRMAN FERGUSON: Okay.
 07:03PM 8 VICE CHAIRMAN ALBANESE: I make a
 9 motion we accept that.
 10 CHAIRMAN FERGUSON: So you're going to
 11 make a motion to --
 12 VICE CHAIRMAN ALBANESE: I make a
 13 motion we accept it.
 07:03PM 14 MR. CARNOVALE: I second the motion.
 07:03PM 15 CHAIRMAN FERGUSON: Roll call vote.
 07:00PM 16 MS. LAMBRINIDES: Mr. Ferguson.
 07:00PM 17 CHAIRMAN FERGUSON: Yes.
 07:00PM 18 MS. LAMBRINIDES: Mr. Albanese?
 07:00PM 19 VICE CHAIRMAN ALBANESE: Yes.
 07:00PM 20 MS. LAMBRINIDES: Mr. Terranova?
 07:00PM 21 MR. TERRANOVA: Yes.
 07:00PM 22 MS. LAMBRINIDES: Mr. Nam?
 07:00PM 23 MR. NAM: Yes.
 07:00PM 24 MS. LAMBRINIDES: Ms. Yoon?
 07:00PM 25 MS. YOON: Yes.
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07:04PM 1 their vehicles. So if we can have two minutes, I
 07:04PM 2 will be able to begin.
 07:04PM 3 CHAIRMAN FERGUSON: Okay.
 07:04PM 4 (Whereupon, a brief recess is taken.)
 07:04PM 5 CHAIRMAN FERGUSON: Are you ready?
 07:04PM 6 MR. MACRI: I'm ready. I'm sorry,
 07:14PM 7 Mr. Chairman. If I can have Mr. Cocoros sworn in, we
 07:14PM 8 will begin.
 07:14PM 9 CHAIRMAN FERGUSON: Yeah.
 07:14PM 10 MS. TESTA: Do you swear that the
 07:14PM 11 testimony you will give in this application --
 07:14PM 12 MR. CARNOVALE: Pauly's not here.
 07:14PM 13 CHAIRMAN FERGUSON: Pauly doesn't feel
 07:14PM 14 good. I don't know if he's going home or he's
 07:14PM 15 staying.
 07:14PM 16 MR. CARNOVALE: Want to give him a
 07:14PM 17 minute? He left his jacket, he didn't leave.
 07:14PM 18 MS. TESTA: Yeah. No, he didn't leave.
 07:15PM 19 (Whereupon, a short recess is held.)
 07:16PM 20 CHAIRMAN FERGUSON: Okay. Counsel,
 07:16PM 21 we're ready.
 07:16PM 22 MS. TESTA: Raise your right hand.
 07:16PM 23 Do you swear that the testimony you
 07:16PM 24 will give in this application will be the truth, the
 07:16PM 25 whole truth and nothing but the truth?
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07:16PM 1 MR. COCOROS: I do.
 07:16PM 2 VASSILIOS COCOROS,
 07:16PM 3 467 Sylvan Ave, Englewood Cliffs, New Jersey,
 07:16PM 4 having been duly sworn, testifies as follows:
 07:16PM 5 MS. TESTA: Please state your name,
 07:16PM 6 spell it for the record.
 07:16PM 7 MR. COCOROS: Sure.
 07:16PM 8 Vassilios, V-A-S-S-I-L-I-O-S, Cocoros,
 07:16PM 9 C-O-C-O-R-O-S. 467 Sylvan Avenue, Englewood Cliffs,
 07:16PM 10 New Jersey 07632.
 07:16PM 11 MS. TESTA: Okay. We're good.
 07:16PM 12 CHAIRMAN FERGUSON: Take it away,
 07:16PM 13 Counsel.
 07:16PM 14 MR. MACRI: Thank you, Mr. Chairman.
 07:16PM 15 DIRECT EXAMINATION
 07:16PM 16 BY MR. MACRI:
 07:16PM 17 Q. Mr. Cocoros, the plans to your right
 07:16PM 18 are plans that were submitted to the board in
 07:16PM 19 anticipation of this evening's application.
 07:16PM 20 Is that correct?
 07:16PM 21 A. Correct.
 07:16PM 22 MS. TESTA: Do you want to mark them as
 07:16PM 23 an exhibit?
 07:16PM 24 MR. MACRI: A-1.
 07:16PM 25 (Whereupon, Plans are received and
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07:17PM 1 is 35-foot wide, which is as you're looking at it
 07:17PM 2 from Edsall Boulevard, by 65-foot deep with a 20-foot
 07:17PM 3 front setback on Edsall Boulevard and a 15-foot rear
 07:17PM 4 yard setback from the back of the property, which is
 07:17PM 5 to the south.
 07:17PM 6 The setback on the right-hand side,
 07:18PM 7 which is to the west is 5 feet to the building line,
 07:18PM 8 which complies. The setback off of Highland Avenue
 07:18PM 9 is 10 feet to the building line, which is a variance
 07:18PM 10 because of the corner. The corners are 15 feet and 5
 07:18PM 11 feet.
 07:18PM 12 So we are requesting a variance for the
 07:18PM 13 side yard setback along Highland Avenue. The
 07:18PM 14 configuration that we're proposing is similar to
 07:18PM 15 other ones that have been built and approved at least
 07:18PM 16 at corners.
 07:18PM 17 CHAIRMAN FERGUSON: Mr. Cocoros, you
 07:18PM 18 got to speak up. Use the mic.
 07:18PM 19 THE WITNESS: This configuration has
 07:18PM 20 been approved and built before in the borough when we
 07:18PM 21 have a corner property.
 07:18PM 22 Since the busier street is Edsall
 07:18PM 23 Boulevard, we located the driveways and fronts on
 07:18PM 24 Highland Avenue.
 07:18PM 25 CHAIRMAN FERGUSON: What street was
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07:16PM 1 marked as Exhibit A-1 for identification.)
 07:16PM 2 BY MR. MACRI:
 07:16PM 3 Q. It's dated January 31st, 2019, correct?
 07:16PM 4 A. Yeah.
 07:16PM 5 Q. Can you please explain to the board
 07:16PM 6 what currently exists on the property and what we're
 07:16PM 7 proposing to do?
 07:16PM 8 A. The existing dwelling on the property,
 07:17PM 9 we propose to demolish it and rebuild a new
 07:17PM 10 two-family side-by-side dwelling oriented on Highland
 07:17PM 11 Avenue. The house right now is oriented off of
 07:17PM 12 Edsall Boulevard. However, we're doing the
 07:17PM 13 configuration to face onto Highland, since we're on a
 07:17PM 14 corner lot.
 07:17PM 15 The lot is 50 by 100, so it is a
 07:17PM 16 conforming lot. It's located in the AA zone.
 07:17PM 17 Q. And in the top left portion of page 1
 07:17PM 18 is a depiction of what the house will look like from
 07:17PM 19 Highland Avenue.
 07:17PM 20 Is that correct?
 07:17PM 21 A. Yes.
 07:17PM 22 What we've done is a three-level
 07:17PM 23 configuration. The driveways are slightly higher
 07:17PM 24 than the sidewalk on Highland Avenue. The proposed
 07:17PM 25 footprint of the dwelling from a zoning point of view
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07:18PM 1 that on?
 07:18PM 2 THE WITNESS: I'm sorry?
 07:18PM 3 CHAIRMAN FERGUSON: Where was that?
 07:18PM 4 That they built it before?
 07:18PM 5 THE WITNESS: We have one on the corner
 07:18PM 6 of 4th Street, corner of 2nd Street, corner of --
 07:19PM 7 there's one on Roff. There's one --
 07:19PM 8 CHAIRMAN FERGUSON: Okay.
 07:19PM 9 THE WITNESS: I've done at least 15 of
 07:19PM 10 them.
 07:19PM 11 CHAIRMAN FERGUSON: Fifteen of them,
 07:19PM 12 okay.
 07:19PM 13 BY MR. MACRI:
 07:19PM 14 Q. Mr. Cocoros, there's no staircase
 07:19PM 15 proposed.
 07:19PM 16 Is that correct?
 07:19PM 17 A. No, there's no stairs on the outside.
 07:19PM 18 You enter on the ground floor level directly from the
 07:19PM 19 sidewalk on Highland Avenue.
 07:19PM 20 Q. Just turn to page 2 and show the
 07:19PM 21 proposed floor plan.
 07:19PM 22 A. Side-by-side configuration. The garage
 07:19PM 23 is on Highland Boulevard. On the ground floor we
 07:19PM 24 have the entry level, we have a covered -- partial
 07:19PM 25 covered parking area where a car will be able to
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07:19PM **1** park.

07:19PM **2** **On the property, itself, is a real**

07:19PM **3 two-car driveway. In addition you'll have -- it will**

07:20PM **4 be clearance from the sidewalk to the back of the**

07:20PM **5 car. We have a two-car garage with a small**

07:20PM **6 recreation room.**

07:20PM **7 We also have a utility room, bathroom**

07:20PM **8 down below and an entry staircase up to the -- up to**

07:20PM **9 the first floor and we also have the coat closet.**

07:20PM **10 The door, itself, is set up with two**

07:20PM **11 sidelights. No staircase, no railings. You're**

07:20PM **12 basically entering 6 inches above the sidewalk level**

07:20PM **13 from Highland Boulevard.**

07:20PM **14 The main living level, each layout is a**

07:20PM **15 mirror image of each other. We have the living room,**

07:20PM **16 dining room and the kitchen. Each one as a desk that**

07:20PM **17 comes off of the bay window at the sides, which from**

07:20PM **18 a zoning point of view are the front and the rear.**

07:20PM **19 Top floor is the bedroom level. We**

07:20PM **20 have three bedrooms on each side. We have a master**

07:20PM **21 suite at the front, two walk-in closets, on-suite**

07:20PM **22 master bathroom and two secondary bedrooms that share**

07:21PM **23 a hall bathroom and we also have a hall side-by-side**

07:21PM **24 laundry.**

07:21PM **25** MR. MACRI: Thank you.

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07:22PM **1** THE WITNESS: There was ones that were

07:22PM **2** approved before that were either similar size as far

07:22PM **3** as off the building, itself.

07:22PM **4** In some cases, they even reduce them

07:22PM **5** down to 4 feet off the bay window. So it's been done

07:22PM **6** before. It's up, you know, to the board what they're

07:22PM **7** comfortable with.

07:22PM **8** CHAIRMAN FERGUSON: Yeah. I don't

07:22PM **9** recall ever doing it before. I might be wrong, but I

07:22PM **10** don't recall ever seeing the deck off the front of

07:22PM **11** the building.

07:22PM **12** THE WITNESS: I think in front of this

07:22PM **13** board.

07:22PM **14** CHAIRMAN FERGUSON: In front of this

07:22PM **15** board, right. So first I -- first of all, I got a

07:22PM **16** problem with that one. The second one I got, and

07:22PM **17** this goes back to the rear yard. You have -- your

07:22PM **18** plans show a rear yard setback of 15 feet?

07:23PM **19** THE WITNESS: Yes, to the main building

07:23PM **20** line.

07:23PM **21** CHAIRMAN FERGUSON: Fifteen to the

07:23PM **22** building line or to the --

07:23PM **23** THE WITNESS: Yes, to the building

07:23PM **24** line. To the deck, it's -- it's 7 feet. So we have

07:23PM **25** a 7-foot setback from the back property line to the

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07:21PM **1** No further questions.

07:21PM **2** CHAIRMAN FERGUSON: Good. Okay. So

07:21PM **3** I'll start off and for those in the audience, let me

07:21PM **4** just give you the layout how we do this here. The

07:21PM **5** board asks their questions. It will go to our two

07:21PM **6** experts, then we open it up to the audience for any

07:21PM **7** comments. If you have any questions in regard to

07:21PM **8** this witness, you ask those questions.

07:21PM **9** If you have like -- if you have

07:21PM **10** questions to like the planner, then you have to wait

07:21PM **11** for the planner to come on and then you ask him those

07:21PM **12** questions.

07:21PM **13** So I got a couple. I got some big

07:21PM **14** problems with this one. First one is the deck in the

07:21PM **15** front. The plans show a deck in the front?

07:21PM **16** THE WITNESS: Yes.

07:21PM **17** CHAIRMAN FERGUSON: Okay. How many

07:21PM **18** houses in Palisades Park are there decks in front of

07:22PM **19** the -- in front of the house?

07:22PM **20** THE WITNESS: We have done -- there are

07:22PM **21** a few that we have done. There's one on the corner

07:22PM **22** of Roff that we did do with the deck in the front

07:22PM **23** yard. It was cut back a little bit. Right now we

07:22PM **24** have the deck coming off the bay window at 6 feet.

07:22PM **25** CHAIRMAN FERGUSON: Right.

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07:23PM **1** deck, itself.

07:23PM **2** CHAIRMAN FERGUSON: Right. To the

07:23PM **3** deck, itself.

07:23PM **4** THE WITNESS: Like I said, some of the

07:23PM **5** other boards, what we've done is, you know, we've

07:23PM **6** done similar configurations; however, they have been

07:23PM **7** adjusted before to act like a platform where it was

07:23PM **8** only 4 feet off of that.

07:23PM **9** CHAIRMAN FERGUSON: Okay. But don't

07:23PM **10** you think that it's very close to property, the rear

07:23PM **11** property line? I mean, 7 feet.

07:23PM **12** THE WITNESS: I mean, it's a side yard

07:23PM **13** there, a typical -- it's a side yard to the neighbor

07:23PM **14** that's behind us. Typically when you have a side

07:23PM **15** yard, it's usually 6 feet to the building line and we

07:23PM **16** have 3 feet to the stairs. So that's -- I kind of

07:23PM **17** used 6 feet as a not-to-go-less-than number, because

07:23PM **18** typically on a side yard you have a 6-foot setback,

07:24PM **19** even though, it's a rear yard setback from a -- I

07:24PM **20** guess from a zoning point of view, in reality it's a

07:24PM **21** side yard of that, of that unit.

07:24PM **22** CHAIRMAN FERGUSON: Okay. Next problem

07:24PM **23** is the parking. Now, you have garages coming out on

07:24PM **24** Highland Avenue?

07:24PM **25** THE WITNESS: Yes.

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07:24PM 1 CHAIRMAN FERGUSON: Okay. And I
 07:24PM 2 appreciate the garages coming out on Highland.
 07:24PM 3 Unfortunately, though, I think you're going to
 07:24PM 4 eliminate one or two parking spots that now exist on
 07:24PM 5 Highland Avenue.
 07:24PM 6 THE WITNESS: Well, there will be two
 07:24PM 7 spaces where the curb cut is going to be eliminated,
 07:24PM 8 but we are going to be filling in the curb cut for
 07:24PM 9 the detached garage in the back about 12 feet of curb
 07:24PM 10 we're going to be restoring. So it's a net loss of
 07:24PM 11 27 feet. So it's -- I mean, it's really a space and
 07:24PM 12 a half, but where the curb cut, itself, is going to
 07:24PM 13 be it's two spaces.
 07:24PM 14 CHAIRMAN FERGUSON: Well, two spaces.
 07:24PM 15 THE WITNESS: But we're filling in 12
 07:24PM 16 feet of curb where the detached garage was before.
 07:25PM 17 CHAIRMAN FERGUSON: Yeah, but you're
 07:25PM 18 going to lose -- yeah, but you're going to lose two
 07:25PM 19 spaces, no?
 07:25PM 20 THE WITNESS: I mean, it's really like
 07:25PM 21 one -- let's say one-and-a-half.
 07:25PM 22 CHAIRMAN FERGUSON: Well, can a car
 07:25PM 23 park in a half a spot?
 07:25PM 24 THE WITNESS: Well, I guess we would
 07:25PM 25 have to see what was left over between the -- right

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07:26PM 1 before earlier when we had to tweak it. The layout's
 07:26PM 2 a little bit difficult to adjust. That's why the
 07:26PM 3 corner ones usually go for the variances for this
 07:26PM 4 configuration. So I mean, there's a little room, you
 07:26PM 5 know, if the board wants to --
 07:26PM 6 CHAIRMAN FERGUSON: Yeah. See, here's
 07:26PM 7 the problem that I got so we get it out there.
 07:26PM 8 You're building a house on the corner, right? You
 07:26PM 9 have three one-family houses right next to it, right?
 07:26PM 10 THE WITNESS: Uh-huh.
 07:26PM 11 CHAIRMAN FERGUSON: You're going to put
 07:26PM 12 a wall, according to the plans, a 7-foot wall, it
 07:26PM 13 would be the -- you know, be part of the house, but
 07:26PM 14 if you're on the right side of this project, you're
 07:26PM 15 going to be looking at a wall, correct?
 07:26PM 16 THE WITNESS: There's a small retaining
 07:26PM 17 wall, then there's the --
 07:26PM 18 CHAIRMAN FERGUSON: No, no, no. I'm
 07:26PM 19 not talking about the retaining -- I'm talking about
 07:27PM 20 the bricks with the windows in it. The ones that are
 07:27PM 21 in the plan.
 07:27PM 22 THE WITNESS: The side of the building
 07:27PM 23 you'll see.
 07:27PM 24 CHAIRMAN FERGUSON: Yeah, the side of
 07:27PM 25 the building.

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07:25PM 1 now from the first curb cut to the property behind us
 07:25PM 2 is 28 feet.
 07:25PM 3 So you could park, you could park a car
 07:25PM 4 there. The neighbor behind us I think has another 6
 07:25PM 5 feet. So I know at least you can park a car between
 07:25PM 6 the property to the back of us and our proposed curb
 07:25PM 7 cut.
 07:25PM 8 CHAIRMAN FERGUSON: Well --
 07:25PM 9 THE WITNESS: And each curb cut is 18
 07:25PM 10 feet 8 inches, which is almost in line with the
 07:25PM 11 18-foot typical driveway of a typical duplex.
 07:25PM 12 CHAIRMAN FERGUSON: And the last
 07:25PM 13 comment that I have is when you talk about square
 07:25PM 14 feet. You're allowed 40 -- 40 percent of the
 07:25PM 15 coverage.
 07:25PM 16 THE WITNESS: Correct.
 07:25PM 17 CHAIRMAN FERGUSON: And you have 45.50
 07:25PM 18 of coverage?
 07:25PM 19 THE WITNESS: Yes.
 07:25PM 20 CHAIRMAN FERGUSON: Why can't you just
 07:26PM 21 do 40 percent? Because your house -- you made the
 07:26PM 22 house too big.
 07:26PM 23 THE WITNESS: Well, part of it is the
 07:26PM 24 configuration since we're -- the lot is -- it's a
 07:26PM 25 narrower layout with a 40 percent, we've done it

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07:27PM 1 THE WITNESS: Yeah.
 07:27PM 2 CHAIRMAN FERGUSON: So if you're living
 07:27PM 3 on the right side of this building, you get to lock
 07:27PM 4 out and see a wall and above the wall you see the
 07:27PM 5 rest of the house?
 07:27PM 6 THE WITNESS: Yes.
 07:27PM 7 CHAIRMAN FERGUSON: But you will see a
 07:27PM 8 wall if you're gazing out on that piece of property?
 07:27PM 9 THE WITNESS: Yes, you will.
 07:27PM 10 CHAIRMAN FERGUSON: Now, do you think
 07:27PM 11 it's fair that a neighbor should have to look at a
 07:27PM 12 wall and not a --
 07:27PM 13 THE WITNESS: Like I said, I know we do
 07:27PM 14 comply with the side yard setback and it's in line
 07:27PM 15 with other stuff that's been built.
 07:27PM 16 As far as the sun, the sun is basically
 07:27PM 17 behind us. I know it is an impact. We are going for
 07:27PM 18 a variance. The planner is going to coming here to
 07:27PM 19 explain the variances, but like I said, the side yard
 07:27PM 20 setback has been approved before and we do comply
 07:27PM 21 with the side yard setback.
 07:27PM 22 CHAIRMAN FERGUSON: So if a person is
 07:27PM 23 -- if the person is --
 07:28PM 24 THE WITNESS: I mean --
 07:28PM 25 MR. MACRI: We can add some windows.

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07:28PM 1 CHAIRMAN FERGUSON: No, I understand.

07:28PM 2 And you still got a wall.

07:28PM 3 MR. MACRI: I'm sorry?

07:28PM 4 CHAIRMAN FERGUSON: Yeah, and you got

07:28PM 5 bricks, it looks like. I assume these are bricks?

07:28PM 6 MR. MACRI: Yes.

07:28PM 7 CHAIRMAN FERGUSON: Okay. And what was

07:28PM 8 the -- Mr. Cocoros?

07:28PM 9 THE WITNESS: I mean, from I guess a

07:28PM 10 setback point of view, the old house that's there may

07:28PM 11 be 2-and-a-half feet offline now. I know it's a new

07:28PM 12 building and it's bigger than what's there now.

07:28PM 13 CHAIRMAN FERGUSON: Right.

07:28PM 14 THE WITNESS: You know, we are

07:28PM 15 complying to the --

07:28PM 16 CHAIRMAN FERGUSON: Okay. And the

07:28PM 17 house that's 45 percent, over 45 percent lot coverage

07:28PM 18 is due because the house is too big?

07:29PM 19 THE WITNESS: What we have done before

07:29PM 20 --

07:29PM 21 MR. MACRI: We can comply with the

07:29PM 22 coverage.

07:29PM 23 CHAIRMAN FERGUSON: Well, what you've

07:29PM 24 done before has no -- nothing to do with this

07:29PM 25 application, right?

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07:29PM 1 MR. MACRI: I'm saying, we can comply

07:29PM 2 with the coverage. We'll reduce the size of the

07:29PM 3 building.

07:29PM 4 CHAIRMAN FERGUSON: Okay. You will

07:29PM 5 reduce the size of the building?

07:29PM 6 MR. MACRI: Yeah.

07:29PM 7 THE WITNESS: If we go to 60 feet, if

07:30PM 8 we go to 60 feet and we increase the setback at the

07:30PM 9 rear and the front, we would be at 42 percent, which

07:30PM 10 would be 2100 -- 2100 square feet.

07:30PM 11 CHAIRMAN FERGUSON: How many feet

07:30PM 12 you're going to reduce it?

07:30PM 13 THE WITNESS: That would be bringing it

07:30PM 14 down 5 feet.

07:30PM 15 CHAIRMAN FERGUSON: So bringing the

07:30PM 16 whole house down 5 feet?

07:30PM 17 THE WITNESS: Yeah, 5 feet in depth.

07:30PM 18 So we can basically -- if we go 5 feet, it's up to

07:30PM 19 you or if you want it in the front or you want it in

07:30PM 20 the back or you want it equally spread out. We can

07:30PM 21 do 2-and-a-half feet off each side as you're looking

07:30PM 22 at it from Highland.

07:30PM 23 CHAIRMAN FERGUSON: Okay. Any of the

07:30PM 24 board members have anything?

07:30PM 25 Sorry, go ahead.

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07:31PM 1 MS. TARABOCCHIA: On the basement level

07:31PM 2 there's a large opening that's right next to the

07:31PM 3 utility room. What's that going to be used for?

07:31PM 4 THE WITNESS: That's going to be a

07:31PM 5 closet.

07:31PM 6 MS. TARABOCCHIA: Another closet?

07:31PM 7 Right behind the bath, you have a toilet, a sink, an

07:31PM 8 entrance.

07:31PM 9 THE WITNESS: Oh, yeah, that's going to

07:31PM 10 be part of -- we're going to have that set up as a

07:31PM 11 wash area from inside the utility room.

07:31PM 12 MS. TARABOCCHIA: Washer machine and

07:31PM 13 dryer?

07:31PM 14 THE WITNESS: No, wash area, like if

07:31PM 15 you have to wash your car and stuff.

07:31PM 16 MS. TARABOCCHIA: Walk-in shower?

07:31PM 17 MR. MACRI: A slop sink.

07:31PM 18 THE WITNESS: No, it's going to be a

07:31PM 19 slope sink. This is going to be called -- we

07:31PM 20 actually did it in a house where they put a sink up

07:31PM 21 against the wall either for washing the dog off or if

07:31PM 22 you wash your car.

07:31PM 23 CHAIRMAN FERGUSON: Okay. Steve, do

07:31PM 24 you want to take it away?

07:31PM 25 MR. COLLAZUOL: Yes. Hi, Bill.

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07:31PM 1 Bill, you got a copy of the report from

07:32PM 2 our office?

07:32PM 3 MR. MACRI: Yeah, we have it.

07:32PM 4 MR. COLLAZUOL: Yes? Okay.

07:32PM 5 THE WITNESS: Yes.

07:32PM 6 MR. COLLAZUOL: Along West Edsall

07:32PM 7 Boulevard you indicate replaced damaged sections as

07:32PM 8 required with respect to the curb.

07:32PM 9 THE WITNESS: Yes.

07:32PM 10 MR. COLLAZUOL: Typically for a new

07:32PM 11 building there's a full-curb replacement.

07:32PM 12 Would you be willing to change that

07:32PM 13 note to full --

07:32PM 14 THE WITNESS: Yes, it could be done.

07:32PM 15 MR. COLLAZUOL: Typically the duplex

07:32PM 16 ordinance has change with respect to the sewer. It

07:32PM 17 used to be that there was two sewers out to the main.

07:32PM 18 You've show one sewer going out to Highland and one

07:32PM 19 sewer to be reused as the --

07:32PM 20 THE WITNESS: Yes.

07:32PM 21 MR. COLLAZUOL: -- the old building out

07:32PM 22 to West Edsall. I think that would be a difference

07:32PM 23 between the duplex ordinance and the revised

07:32PM 24 ordinance. So would you be willing to go back to

07:32PM 25 what's current and have a singular line coming out of

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07:32PM 1 the building and have it wide into one of the mains?
 07:32PM 2 THE WITNESS: So two new lines coming
 07:33PM 3 from Highland Avenue to one, into one?
 07:33PM 4 MR. COLLAZUOL: Well, either to --
 07:33PM 5 yeah, to Highland, that would be appropriate.
 07:33PM 6 There's one clean out at the
 07:33PM 7 right-of-away line into one road opening for the
 07:33PM 8 sewer-sized appropriately.
 07:33PM 9 Item No. 3 is the -- what you're
 07:33PM 10 calling the rear yard. You have the drainage system
 07:33PM 11 with the stone surround.
 07:33PM 12 THE WITNESS: Yeah.
 07:33PM 13 MR. COLLAZUOL: A little less than 3
 07:33PM 14 feet to the property line.
 07:33PM 15 Could you make an adjustment to that so
 07:33PM 16 that you have somehow closer to 5 feet depending on
 07:33PM 17 the soil report.
 07:33PM 18 THE WITNESS: I guess we could --
 07:33PM 19 instead of next -- we can put in a line.
 07:33PM 20 MR. COLLAZUOL: And then the last
 07:33PM 21 comment, would be the wall that you've shown along
 07:33PM 22 the right-hand side. It looks like the wall shall
 07:33PM 23 not exceed 3 feet. Just make that note that the
 07:33PM 24 maximum height of the wall whatever it is, if it's
 07:34PM 25 2.8 or what appears to be, that the builder knows

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07:34PM 1 that.
 07:34PM 2 THE WITNESS: Yeah.
 07:34PM 3 The back corner is about -- where the
 07:34PM 4 driveway -- the driveway is behind us. It looks like
 07:34PM 5 it's -- the driveway is almost 98. We're about
 07:34PM 6 20-inches high at that back corner.
 07:34PM 7 MR. COLLAZUOL: Well, I see one grade,
 07:34PM 8 it looks like 97.1 and your proposed grade is about
 07:34PM 9 100.3. So I see about a 3-foot wall about 70 feet
 07:34PM 10 down.
 07:34PM 11 THE WITNESS: Yeah. So the top of the
 07:34PM 12 wall is about -- at 100 at that point, pitch away a
 07:34PM 13 little bit.
 07:34PM 14 MR. COLLAZUOL: Right. So if you can
 07:34PM 15 just show the maximum height so the builder knows.
 07:34PM 16 THE WITNESS: Okay.
 07:34PM 17 MR. COLLAZUOL: Okay, thank you.
 07:34PM 18 CHAIRMAN FERGUSON: Okay. You're going
 07:34PM 19 to wait for the -- you're going to put a planner on?
 07:34PM 20 MR. MACRI: Yes.
 07:34PM 21 CHAIRMAN FERGUSON: Okay.
 07:34PM 22 MR. KAUKER: I just have a couple of
 07:34PM 23 questions.
 07:34PM 24 CHAIRMAN FERGUSON: Yeah, sure. Fire
 07:34PM 25 away.

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07:34PM 1 MR. KAUKER: I don't know, I think -- I
 07:34PM 2 don't know if it was mentioned before, but did you
 07:34PM 3 talk about the bathroom in the basement?
 07:34PM 4 Did someone talk about it before?
 07:34PM 5 THE WITNESS: Yeah, it's a shower.
 07:34PM 6 It's going to be a shower, like a wet area where you
 07:34PM 7 -- we've done it before where you spray the dog down
 07:34PM 8 and you wash out stuff from the car.
 07:35PM 9 So it's not --
 07:35PM 10 MR. KAUKER: It's still considered a --
 07:35PM 11 MR. MACRI: We have that for the
 07:35PM 12 utility room.
 07:35PM 13 THE WITNESS: No, it's going to be for
 07:35PM 14 the utility room.
 07:35PM 15 MR. MACRI: Utility room only.
 07:35PM 16 MR. KAUKER: So it's not in the
 07:35PM 17 bathroom?
 07:35PM 18 THE WITNESS: Yeah, no. It's actually
 07:35PM 19 the utility room.
 07:35PM 20 MR. KAUKER: So you're going to have to
 07:35PM 21 show that, because it shows a door, I think, opening
 07:35PM 22 to the bathroom.
 07:35PM 23 THE WITNESS: Yeah. Well, there's a
 07:35PM 24 powder room off of the living part of the bathroom.
 07:35PM 25 MS. TARABOCCHIA: It doesn't show a

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07:35PM 1 door.
 07:35PM 2 MR. KAUKER: Just -- so where's the
 07:35PM 3 entrance do that shower slash --
 07:35PM 4 THE WITNESS: That's going to be --
 07:35PM 5 MR. KAUKER: For the dog washing.
 07:35PM 6 THE WITNESS: It will be from inside
 07:35PM 7 the utility room.
 07:35PM 8 MR. KAUKER: What I would suggest is
 07:35PM 9 that show the entrance.
 07:35PM 10 MR. MACRI: We'll show the entrance,
 07:35PM 11 done.
 07:35PM 12 MR. KAUKER: Then I have a question,
 07:35PM 13 Bill, on the a bulk table that you provided. The
 07:35PM 14 bulk table.
 07:35PM 15 THE WITNESS: Yeah.
 07:35PM 16 MR. KAUKER: You have a requirement for
 07:36PM 17 a front yard platform. I'm just wondering where you
 07:36PM 18 got that from?
 07:36PM 19 THE WITNESS: Well, usually what we do
 07:36PM 20 with, like, a regular duplex, you're allowed a 4-foot
 07:36PM 21 encroachment into the front yard for the platform.
 07:36PM 22 So I just wanted to be on the safe side to include
 07:36PM 23 that in there.
 07:36PM 24 MR. KAUKER: Because I don't know,
 07:36PM 25 what's a platform considered? Because I know there's

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07:36PM 1 certain exceptions.
 07:36PM 2 THE WITNESS: Usually on a regular
 07:36PM 3 duplex is a covered entry, that's 4 feet and it comes
 07:36PM 4 out into it.
 07:36PM 5 MR. KAUKER: So it's basically a
 07:36PM 6 balcony then or a patio?
 07:36PM 7 THE WITNESS: Yeah, a covered entry. I
 07:36PM 8 know we can't -- if we do it, we can't go across the
 07:36PM 9 whole front of the property because then it's
 07:36PM 10 considered, like, a porch, but a covered -- we're
 07:36PM 11 allowed to do a covered platform at the front stairs.
 07:36PM 12 On this one here, it's basically for
 07:36PM 13 the --
 07:36PM 14 MR. KAUKER: So according to this -- so
 07:36PM 15 according to your requirement, you're permitted to
 07:36PM 16 encroach into that 4 feet?
 07:36PM 17 THE WITNESS: Yes.
 07:36PM 18 MR. KAUKER: And it looks like you're
 07:36PM 19 permitted -- you're encouraging 10 feet?
 07:36PM 20 THE WITNESS: Yes -- no, I'm sorry. We
 07:36PM 21 have 8 feet -- an 8-foot encroachment, because we
 07:36PM 22 have 6 and 2 foot for the overhang, so...
 07:36PM 23 MR. KAUKER: Well, I'm looking at where
 07:37PM 24 it says, front yard platform. It says 4-foot
 07:37PM 25 encroachment and then proposed is 10 feet.

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07:37PM 1 So, I mean, if you're --
 07:37PM 2 THE WITNESS: It's 12 feet to the -- it
 07:37PM 3 should be 12 feet.
 07:37PM 4 MR. KAUKER: So then you still need a
 07:37PM 5 variance for that?
 07:37PM 6 THE WITNESS: Yes.
 07:37PM 7 MR. KAUKER: If you're encouraging 12
 07:37PM 8 feet --
 07:37PM 9 THE WITNESS: Correct.
 07:37PM 10 MR. KAUKER: Because you have no
 07:37PM 11 variances required for that.
 07:37PM 12 THE WITNESS: That should be.
 07:37PM 13 MR. KAUKER: So, it's actually 12 feet?
 07:37PM 14 THE WITNESS: Yeah, it should be a
 07:37PM 15 variance.
 07:37PM 16 MR. KAUKER: Okay, a variance, okay.
 07:37PM 17 And then while we're on the talk about
 07:37PM 18 the encroachment, I know the Chairman brought up the
 07:37PM 19 decks before. So typically -- so the deck in the
 07:37PM 20 rear yard is required or not required but is
 07:37PM 21 permitted to encroach 10 feet into the required rear
 07:37PM 22 yard setback, which the required rear yard setback is
 07:37PM 23 25 feet, which would allow it to encroach 10 feet
 07:38PM 24 into that, which would mean that it would have to be
 07:38PM 25 setback 15 feet from the property line where you're 7

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07:38PM 1 feet?
 07:38PM 2 THE WITNESS: Yes.
 07:38PM 3 MR. KAUKER: So you would need a
 07:38PM 4 variance for that encroachment as well. And then,
 07:38PM 5 although the ordinance is somewhat silence on decks,
 07:38PM 6 it seems to me the interpretation can be that they're
 07:38PM 7 only permitted in the side yard and the rear yard.
 07:38PM 8 Although it doesn't specifically say that, but there
 07:38PM 9 are certain exceptions that are granted or that are
 07:38PM 10 afforded to decks that are located in the side and
 07:38PM 11 rear yard, there is no similar exception for a deck
 07:38PM 12 in the front yard.
 07:38PM 13 So, theoretically, I guess if you were
 07:38PM 14 to have a deck in the front yard, it would have to
 07:38PM 15 meet that front yard setback requirement. So you
 07:38PM 16 would also require a variance for the deck in the
 07:38PM 17 front yard as well, because I believe it's, what, 12
 07:38PM 18 feet from the property line.
 07:38PM 19 THE WITNESS: Yes, 12 feet.
 07:38PM 20 MR. KAUKER: And that would be required
 07:38PM 21 to be setback, I believe --
 07:38PM 22 THE WITNESS: Twenty.
 07:38PM 23 MR. KAUKER: -- 20 feet.
 07:38PM 24 THE WITNESS: Correct.
 07:38PM 25 MR. KAUKER: So I just wanted to clear

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07:38PM 1 those up.
 07:39PM 2 MR. MACRI: We'll amend our
 07:39PM 3 application.
 07:39PM 4 CHAIRMAN FERGUSON: So just to be
 07:39PM 5 clear, so now we're up to six variances?
 07:39PM 6 MR. MACRI: Yes.
 07:39PM 7 CHAIRMAN FERGUSON: The four that you
 07:39PM 8 have listed, plus the two?
 07:39PM 9 MR. MACRI: Yes.
 07:39PM 10 MR. KAUKER: Yup.
 07:39PM 11 CHAIRMAN FERGUSON: Okay.
 07:39PM 12 Do you have anything -- before we open
 07:39PM 13 it up to the public --
 07:39PM 14 MR. KAUKER: They're complying with the
 07:39PM 15 coverage, right?
 07:39PM 16 So they've eliminated that.
 07:39PM 17 MS. TESTA: No.
 07:39PM 18 CHAIRMAN FERGUSON: No, they're not --
 07:39PM 19 they're not --
 07:39PM 20 THE WITNESS: It's 2100.
 07:39PM 21 MR. KAUKER: So they're not?
 07:39PM 22 CHAIRMAN FERGUSON: No.
 07:39PM 23 MR. KAUKER: So then that would be
 07:39PM 24 seven.
 07:39PM 25 MR. MACRI: No, it's already a

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07:39PM 1 variance.

07:39PM 2 THE WITNESS: It would be 42 percent as

07:39PM 3 opposed to 45, whatever we have, 45 now.

07:39PM 4 CHAIRMAN FERGUSON: Right.

07:39PM 5 MR. KAUKER: Right. But we just -- so

07:39PM 6 we added three variances. There's the variance for

07:39PM 7 the deck in the front, the deck in the rear and the

07:39PM 8 front yard -- the encroachment into the platform into

07:39PM 9 the front yard.

07:39PM 10 CHAIRMAN FERGUSON: So seven variances.

07:39PM 11 MR. KAUKER: Right.

07:39PM 12 MR. MACRI: If we recall, there's a

07:39PM 13 variance -- the building coverage is already called

07:39PM 14 as a variance.

07:39PM 15 MR. KAUKER: No, no, no.

07:39PM 16 I'm not talking about building

07:39PM 17 coverage. I'm talking about the -- because there

07:39PM 18 were four variances.

07:39PM 19 CHAIRMAN FERGUSON: There were four

07:39PM 20 variances.

07:40PM 21 MR. KAUKER: Right. And then --

07:40PM 22 MR. TERRANOVA: One for the

07:40PM 23 encroachment.

07:40PM 24 MR. KAUKER: Then there were three

07:40PM 25 additional variances we just identified. There's a
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07:40PM 1 variance for the deck in the rear yard, that's one;

07:40PM 2 then for the deck in the front yard, that's two,

07:40PM 3 because they're only allowed to encroach -- the deck

07:40PM 4 in the front yard has to meet the front setback

07:40PM 5 requirement. The deck in the rear yard --

07:40PM 6 MR. MACRI: The variance that we're

07:40PM 7 calling for in the rear yard references the deck. If

07:40PM 8 you read our schedule, it says 15 feet for building

07:40PM 9 height, 6.7 feet the deck. It's already called out.

07:40PM 10 MR. KAUKER: Right.

07:40PM 11 But those are two separate variances,

07:40PM 12 okay. So those are two separate variances. And then

07:40PM 13 there's the variance for the front yard platform

07:40PM 14 encroaching into the front yard.

07:40PM 15 I'm sure Mr. Spatz is taking notes.

07:40PM 16 CHAIRMAN FERGUSON: I'm sure he is.

07:40PM 17 THE WITNESS: Which are they?

07:40PM 18 MR. KAUKER: Pardon?

07:40PM 19 THE WITNESS: Well, the deck, itself,

07:41PM 20 for the front, you're talking about the decks on

07:41PM 21 Highland -- I'm sorry, the platforms on Highland or

07:41PM 22 are you talking about the --

07:41PM 23 MR. KAUKER: No, there's a deck that's

07:41PM 24 proposed along Edsall.

07:41PM 25 THE WITNESS: We spoke to the client.
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07:41PM 1 They are willing to get rid of the deck on Edsall.

07:41PM 2 MR. KAUKER: Oh, okay.

07:41PM 3 THE WITNESS: Just eliminate it, so you

07:41PM 4 don't have anything touching the ground and then we

07:41PM 5 can minimize the deck in the back and just make it

07:41PM 6 like a -- you know, a place to smoke a cigarette or

07:41PM 7 something.

07:41PM 8 MR. KAUKER: So you're eliminating the

07:41PM 9 deck in the front? Okay, so then eliminate a

07:41PM 10 variance.

07:41PM 11 CHAIRMAN FERGUSON: That eliminates a

07:41PM 12 variance.

07:41PM 13 THE WITNESS: Yeah.

07:41PM 14 CHAIRMAN FERGUSON: So you're going to

07:41PM 15 eliminate the deck in the front?

07:41PM 16 THE WITNESS: Yes, on Edsall.

07:41PM 17 MR. MACRI: Yeah, the deck facing

07:41PM 18 Edsall Boulevard will be removed.

07:41PM 19 MS. BRAUER: I thought Highland was the

07:41PM 20 front.

07:41PM 21 MS. LAMBRINIDES: That's not the front.

07:41PM 22 MR. KAUKER: No. Per the ordinance,

07:41PM 23 Edsall is the front. The front is the -- the front

07:41PM 24 is the narrowest part of the front.

07:41PM 25 THE WITNESS: From a zoning point of
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07:41PM 1 view.

07:41PM 2 MR. KAUKER: Well, from the code, the

07:41PM 3 zoning ordinance.

07:41PM 4 MR. MACRI: The one facing Edsall is

07:42PM 5 going to be removed, so there's no mistake.

07:42PM 6 MR. KAUKER: Right. Just for

07:42PM 7 clarification, the front yard is the yard that faces

07:42PM 8 Edsall.

07:42PM 9 The rear yard is the yard that's

07:42PM 10 opposite that.

07:42PM 11 Then on a corner lot in Palisades Park

07:42PM 12 there's a street-side front yard and then an

07:42PM 13 opposite-side front -- or opposite-side side yard.

07:42PM 14 MS. BRAUER: So the only deck would be

07:42PM 15 on the far side?

07:42PM 16 MR. KAUKER: In the rear, yes.

07:42PM 17 MS. BRAUER: But you consider the rear

07:42PM 18 now --

07:42PM 19 MR. KAUKER: What's technically the

07:42PM 20 rear.

07:42PM 21 MS. BRAUER: Okay.

07:42PM 22 MR. ENTRUP: And the address is going

07:42PM 23 to be Edsall Boulevard or Highland?

07:42PM 24 CHAIRMAN FERGUSON: The address is

07:42PM 25 going to be --
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07:42PM **1** MR. ENTRUP: What is the address for
 07:42PM **2** the house?
 07:42PM **3** What is it going to be.
 07:42PM **4** MR. MACRI: It's going to be on
 07:42PM **5** Highland.
 07:42PM **6** MR. ENTRUP: So they're changing the
 07:42PM **7** address?
 07:42PM **8** MR. MACRI: Yes.
 07:42PM **9** MR. CARNOVALE: Did you open it to the
 07:42PM **10** public, Mr. Chairman?
 07:42PM **11** MS LAMBRINIDES: I think we need to
 07:42PM **12** open it to the public at this point.
 07:42PM **13** MR. CARNOVALE: I hear public talking.
 07:42PM **14** CHAIRMAN FERGUSON: Okay. He's --
 07:42PM **15** what's the address going to be?
 07:42PM **16** MR. MACRI: I'll contact the borough
 07:42PM **17** tax assessor and they'll make the determination.
 07:43PM **18** CHAIRMAN FERGUSON: Okay. Anybody in
 07:43PM **19** the audience have any questions for this witness?
 07:43PM **20** Yes.
 07:43PM **21** MS. BRAUER: Susan Brauer.
 07:43PM **22** CHAIRMAN FERGUSON: Sure.
 07:43PM **23** MS. BRAUER: Well, can you tell me
 07:43PM **24** what's the size of the lot, please?
 07:43PM **25** THE WITNESS: 5,000 square feet.

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07:43PM **1** MS. BRAUER: So it's 50 by 100?
 07:43PM **2** THE WITNESS: Correct.
 07:43PM **3** MS. BRAUER: Okay. And you're going
 07:43PM **4** now 35 feet wide by 60 feet deep?
 07:43PM **5** THE WITNESS: Correct.
 07:43PM **6** MS. BRAUER: My lot is 50 by 108. The
 07:43PM **7** lot next to me is 50 by 108.
 07:43PM **8** The house next to me is 55-foot deep
 07:43PM **9** and it's huge, huge. So 60 feet long on 100-foot lot
 07:43PM **10** is gianormous. We get no sun. The roof stays wet
 07:43PM **11** all the time. We had to have it reroofed. You can't
 07:43PM **12** grow anything. It is huge at that size.
 07:43PM **13** So if they can put 55 feet next to me
 07:43PM **14** and it's a bigger lot, you should consider making
 07:44PM **15** that smaller.
 07:44PM **16** The other thing is now, can we please
 07:44PM **17** review in the basement, you said you have a rec room?
 07:44PM **18** THE WITNESS: Powder room.
 07:44PM **19** MS. BRAUER: A powder room, which will
 07:44PM **20** be -- which will contain what?
 07:44PM **21** THE WITNESS: A lavatory and a toilet.
 07:44PM **22** MS. BRAUER: No, it's the same thing, a
 07:44PM **23** lavatory --
 07:44PM **24** MR. MACRI: Sink.
 07:44PM **25** MS. BRAUER: -- and a sink, okay.

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1 MR. MACRI: Correct.
2 MS. BRAUER: Okay. Utility room, which
 07:44PM **3** is for?
 07:44PM **4** MR. MACRI: Heat and hot water.
 07:44PM **5** MS. BRAUER: Heat and hot water.
 07:44PM **6** MR. MACRI: And a slop sink.
 07:44PM **7** MS. BRAUER: A slop sink will be next
 07:44PM **8** to the heat and hot water?
9 MR. MACRI: Correct.
10 MS. BRAUER: Okay. And that's
11 contained in one room?
12 MR. MACRI: Correct.
13 THE WITNESS: Correct.
14 MS. BRAUER: Okay.
15 And a closet?
16 THE WITNESS: No.
 07:44PM **17** MS. BRAUER: No closet? I thought you
 07:44PM **18** said a closet in the basement.
 07:44PM **19** THE WITNESS: Well, there's a coat
 07:44PM **20** closet in the basement by the front door. There's
 07:44PM **21** also another storage closet inside the recreation
 07:44PM **22** room.
 07:44PM **23** MS. BRAUER: Inside the recreation
 07:44PM **24** room?
 07:44PM **25** MR. MACRI: There's two closets. I'm

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07:44PM **1** sorry.
 07:44PM **2** MS. BRAUER: Okay. Can the recreation
 07:44PM **3** room be accessed from outside?
 07:44PM **4** THE WITNESS: Yes.
 07:44PM **5** MS. BRAUER: From?
 07:44PM **6** THE WITNESS: The sides of the unit,
 07:44PM **7** which is the rear of the dwelling from a zoning point
 07:45PM **8** of view and the front of the dwelling.
 07:45PM **9** MS. BRAUER: Okay. Thank you.
 07:45PM **10** MS. SCHOR: Finished?
 07:45PM **11** MS. BRAUER: Uh-huh.
 07:45PM **12** CHAIRMAN FERGUSON: Yes.
 07:45PM **13** MS. SCHOR: Marsha Schor.
 07:45PM **14** Do you have any bump outs on this
 07:45PM **15** house?
 07:45PM **16** THE WITNESS: Yes.
 07:45PM **17** MS. SCHOR: How far out do they come?
 07:45PM **18** THE WITNESS: They come out 2 feet
 07:45PM **19** along Highland and 18 inches on the -- I guess the
 07:45PM **20** left-hand side, the left-hand side and there's 20
 07:45PM **21** inches -- I'm sorry, 2 feet on the front and the
 07:45PM **22** rear, which is the left and right of the house as
 07:45PM **23** you're facing it from Highland.
 07:45PM **24** MS. SCHOR: But you're very close to
 07:45PM **25** the property line from the bump out, aren't you?

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07:45PM 1 THE WITNESS: Yeah. I mean --
 07:45PM 2 MS. SCHOR: How close are you to the
 07:45PM 3 property line?
 07:45PM 4 THE WITNESS: It's about 3 feet 4
 07:45PM 5 inches.
 07:45PM 6 MS. SCHOR: And if the person at the
 07:45PM 7 house next door wants to go by, do they have enough
 07:46PM 8 space?
 07:46PM 9 Like, let's say, they're pushing the
 07:46PM 10 mower.
 07:46PM 11 MR. MACRI: Absolutely.
 07:46PM 12 THE WITNESS: Yes.
 07:46PM 13 MS. SCHOR: How far are you from the
 07:46PM 14 other house property line?
 07:46PM 15 THE WITNESS: I'm not sure. I don't
 07:46PM 16 have a reference. I can't make a guess on it.
 07:46PM 17 MS. BRAUER: You don't know how far
 07:46PM 18 from their property line the house is?
 07:46PM 19 THE WITNESS: No, I didn't measure it.
 07:46PM 20 MS. SCHOR: Quick question, now,
 07:46PM 21 they're coming in on the ground floor, there is no
 07:46PM 22 steps up?
 07:46PM 23 THE WITNESS: No staircases.
 07:46PM 24 MS. SCHOR: So it's on the ground
 07:46PM 25 floor?

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07:47PM 1 sidewalk. On the sides of your house.
 07:47PM 2 THE WITNESS: That will be a little
 07:47PM 3 walkway to the side staircase and there will be a
 07:47PM 4 walkway out from the platform to the sidewalk.
 07:47PM 5 MS. SCHOR: Side staircase?
 07:47PM 6 THE WITNESS: No, the side -- the side
 07:47PM 7 entry door.
 07:47PM 8 MS. SCHOR: And you're having a
 07:47PM 9 concrete -- concrete all the way from the front?
 07:47PM 10 MR. MACRI: I'm sorry, you're confusing
 07:47PM 11 me.
 07:47PM 12 What is your question?
 07:47PM 13 MS. SCHOR: You have your doors on each
 07:47PM 14 side?
 07:47PM 15 THE WITNESS: Yes.
 07:47PM 16 MS. SCHOR: Do the people walk on grass
 07:47PM 17 or are they going to walk on concrete?
 07:47PM 18 THE WITNESS: You walk out to the
 07:47PM 19 backyard. There's a small patio in the backyard.
 07:48PM 20 MS. SCHOR: I'm talking if you're going
 07:48PM 21 from the front of the house to the side doors, do you
 07:48PM 22 walk on grass or you walk on cement?
 07:48PM 23 MR. MACRI: Paver stone.
 07:48PM 24 MS. SCHOR: Paver stone?
 07:48PM 25 MR. MACRI: Yeah.

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07:46PM 1 THE WITNESS: Yeah.
 07:46PM 2 MS. SCHOR: Right adjacent to the
 07:46PM 3 garage. What do you need a door in the back for?
 07:46PM 4 MR. MACRI: For the side entry.
 07:46PM 5 MS. SCHOR: You enter the garage how?
 07:46PM 6 MR. MACRI: You enter the garage
 07:46PM 7 through the garage door. You enter the front door
 07:46PM 8 and that brings you into the home.
 07:46PM 9 MS. SCHOR: Yeah, but isn't there
 07:46PM 10 another way to walk right to the back? You walk in
 07:47PM 11 the garage, the garage is on one side, the staircase
 07:47PM 12 is on the other and there's an aisle up the middle?
 07:47PM 13 THE WITNESS: It's a typical side door
 07:47PM 14 that we have in other --
 07:47PM 15 MS. SCHOR: And how many side door --
 07:47PM 16 how many side doors are you going to need?
 07:47PM 17 MR. MACRI: One on each side.
 07:47PM 18 THE WITNESS: One on each side.
 07:47PM 19 MS. SCHOR: And you're putting around
 07:47PM 20 the property, I call it an apron, I don't know what
 07:47PM 21 you call it, the cement -- the concrete trim on the
 07:47PM 22 --
 07:47PM 23 THE WITNESS: We're going to have new
 07:47PM 24 concrete sidewalks.
 07:47PM 25 MS. SCHOR: I'm not talking about the

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07:48PM 1 MS. SCHOR: And how close is that going
 07:48PM 2 to be to the property line because paver stones
 07:48PM 3 extend?
 07:48PM 4 MR. MACRI: They're going to be
 07:48PM 5 2-feet-by-2-feet individual pavers.
 07:48PM 6 MS. BRAUER: Doesn't it have to be
 07:48PM 7 3-feet wide by code?
 07:48PM 8 MS. SCHOR: The other problem is we're
 07:48PM 9 going for a Highland Avenue address.
 07:48PM 10 MR. MACRI: What I said to you was,
 07:48PM 11 we'll contact the town, the tax assessor. He'll
 07:48PM 12 determine the address.
 07:48PM 13 MS. SCHOR: Just so you know, across
 07:48PM 14 the street from us they took a house from Brinkerhoff
 07:48PM 15 Terrace and it's facing Highland and it has the
 07:48PM 16 Brinkerhoff Terrace address. They wouldn't change
 07:48PM 17 it. Just so you know.
 07:48PM 18 MS. BRAUER: And they don't get mail
 07:48PM 19 delivered.
 07:48PM 20 MS. SCHOR: Yeah, they don't get mail
 07:49PM 21 delivered.
 07:49PM 22 CHAIRMAN FERGUSON: Okay. Yes?
 07:49PM 23 MR. KAUKER: Just one other comment. I
 07:49PM 24 just -- one of the questions I guess that was raised,
 07:49PM 25 there's basically a bump out on the side yard?

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07:49PM **1** THE WITNESS: Yeah.
 07:49PM **2** MR. KAUKER: So that's going to be
 07:49PM **3** another variance, because --
 07:49PM **4** THE WITNESS: We can take that out
 07:49PM **5** then.
 07:49PM **6** MR. KAUKER: What's that?
 07:49PM **7** THE WITNESS: We can take that out to
 07:49PM **8** make it comply.
 07:49PM **9** MR. KAUKER: Just for clarification,
 07:49PM **10** there are no projections that are permitted on that
 07:49PM **11** opposite side yard on a duplex on a corner lot.
 07:49PM **12** CHAIRMAN FERGUSON: Okay.
 07:49PM **13** Anybody else?
 07:49PM **14** MS. SCHOR: Just one.
 07:49PM **15** MR. ENTRUP: Lou Entrup.
 07:49PM **16** CHAIRMAN FERGUSON: Go ahead. Name and
 07:49PM **17** address, Lou.
 07:49PM **18** MR. ENTRUP: Lou Entrup, 28 West Edsall
 07:49PM **19** Boulevard.
 07:49PM **20** CHAIRMAN FERGUSON: Okay.
 07:49PM **21** MR. ENTRUP: In town.
 07:49PM **22** THE COURT REPORTER: Sir, please spell
 07:49PM **23** your last name.
 07:49PM **24** MR. ENTRUP: E-N-T-R-U-P.
 07:49PM **25** THE COURT REPORTER: Thank you.
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07:49PM **1** MR. ENTRUP: I'm the house to the
 07:49PM **2** right. I don't know, I'm confused with all these
 07:49PM **3** numbers and figures going around here.
 07:49PM **4** You know, it's my understanding you
 07:49PM **5** obtain a variance, there's got to be a hardship. And
 07:49PM **6** I don't know what the hardship is here.
 07:49PM **7** I feel as the house next door, I'm
 07:49PM **8** going to get the hardship. Lack of sun. I have two
 07:49PM **9** 86-year-old parents that all they do is live to go on
 07:50PM **10** the deck and get sun. And I believe this house is
 07:50PM **11** going the take away their sun, which I guess it would
 07:50PM **12** be the back of the house now, rather than the side,
 07:50PM **13** as far as you're changing the address. So it would
 07:50PM **14** be the back of the house that's on the side of my
 07:50PM **15** parents -- my house, correct?
 07:50PM **16** THE WITNESS: Yeah, if you're looking
 07:50PM **17** at it from the way the house is configured, yeah,
 07:50PM **18** your parents' house would be behind us.
 07:50PM **19** MR. ENTRUP: How far from the property
 07:50PM **20** line is that house built?
 07:50PM **21** THE WITNESS: It's going to be 5 feet.
 07:50PM **22** It's not variance. It's 5 feet, which complies.
 07:50PM **23** CHAIRMAN FERGUSON: Right.
 07:50PM **24** But if you're going to -- if you have
 07:50PM **25** questions about the variances, you probably should
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07:50PM **1** wait for the planner to get on, because I'm sure
 07:50PM **2** Mr. Katz [sic] is going to enlighten us all, right,
 07:50PM **3** Mr. Katz.
 07:50PM **4** MR. SPATZ: Spatz.
 07:50PM **5** CHAIRMAN FERGUSON: And then we can go
 07:50PM **6** from there.
 07:50PM **7** Anybody else on this side?
 07:50PM **8** (No response.)
 07:50PM **9** CHAIRMAN FERGUSON: Anybody?
 07:50PM **10** MS. SCHOR: Can I ask a quickie? Or is
 07:50PM **11** this the other person?
 07:50PM **12** Don't they have to have a certain angle
 07:51PM **13** because they're right on the corner, for traffic --
 07:51PM **14** THE WITNESS: We do have --
 07:51PM **15** CHAIRMAN FERGUSON: It's a triangle,
 07:51PM **16** yeah. He's shown the triangle.
 07:51PM **17** MS. SCHOR: Okay.
 07:51PM **18** CHAIRMAN FERGUSON: He is showing that.
 07:51PM **19** Okay. I think we're going to take a
 07:51PM **20** five-minute for the reporter and we'll be back in
 07:51PM **21** five minutes.
 08:02PM **22** (Whereupon, a brief recess is taken.)
 08:02PM **23** CHAIRMAN FERGUSON: Okay. Roll call
 08:02PM **24** for attendance.
 08:02PM **25** MS. LAMBRINIDES: Mr. Ferguson?
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08:02PM **1** CHAIRMAN FERGUSON: Yes.
 08:02PM **2** MS. LAMBRINIDES: Mr. Albanese?
 08:02PM **3** VICE CHAIRMAN ALBANESE: Here.
 08:02PM **4** MS. LAMBRINIDES: Mr. Terranova?
 08:02PM **5** MR. TERRANOVA: Here.
 08:02PM **6** MS. LAMBRINIDES: Mr. Nam?
 08:02PM **7** MR. NAM: Here.
 08:02PM **8** MS. LAMBRINIDES: Ms. Yoon?
 08:02PM **9** MS. YOON: Here.
 08:02PM **10** MS. LAMBRINIDES: Mr. Carnovale?
 08:02PM **11** MR. CARNOVALE: Here.
 08:02PM **12** MS. LAMBRINIDES: Ms. Tarabocchia?
 08:02PM **13** MS. TARABOCCHIA: Here.
 08:02PM **14** MS. LAMBRINIDES: Mr. Lefteriou?
 08:02PM **15** MR. LEFTERIOU: Here.
 08:02PM **16** CHAIRMAN FERGUSON: Okay. You want to
 08:02PM **17** --
 08:02PM **18** MR. MACRI: I want to propose some
 08:02PM **19** changes, this way our expert can testify to it.
 08:02PM **20** CHAIRMAN FERGUSON: Okay.
 08:02PM **21** MR. MACRI: We're proposing a 65-foot
 08:02PM **22** -- we're proposing a house 65-feet wide -- excuse me
 08:02PM **23** -- 65 feet in length. We're going to reduce that to
 08:02PM **24** 60 feet. Our rear yard is going to be 20 feet, as
 08:02PM **25** well as our front yard.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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08:02PM 1 Both decks are being removed. And the
08:02PM 2 house will be 2100-square-feet per side. So that
08:03PM 3 will bring down the coverage to 40 -- 42 percent.
08:03PM 4 CHAIRMAN FERGUSON: It will go to 42
08:03PM 5 percent?
08:03PM 6 MR. MACRI: Correct.
08:03PM 7 CHAIRMAN FERGUSON: All right. And
08:03PM 8 your backyard is going to be?
08:03PM 9 MR. MACRI: No deck.
08:03PM 10 CHAIRMAN FERGUSON: No deck.
08:03PM 11 MR. MACRI: And it's 20 feet.
08:03PM 12 CHAIRMAN FERGUSON: There will be no
08:03PM 13 deck in the backyard and it will be 20 feet?
08:03PM 14 MR. MACRI: Twenty feet.
08:03PM 15 CHAIRMAN FERGUSON: All right.
16 Mr. Spatz, are you ready?
17 MR. SPATZ: I am, Mr. Chairman.
18 MS. TESTA: Please raise your right
19 hand.
20 Do you swear the testimony you will
21 give in this application will be the truth, the whole
22 truth and nothing but the truth?
23 MR. SPATZ: Yes, I do.
24 D A V I D S P A T Z,
25 having been duly sworn, testifies as follows:
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08:04PM 1 **two-family home.**
08:04PM 2 **The bottom left-hand photograph is**
08:04PM 3 **looking to the opposite corner on Highland**
08:04PM 4 **(indicating). There's a larger home there.**
08:04PM 5 **And then the bottom right-hand**
08:04PM 6 **photograph (indicating) is directly across the street**
08:04PM 7 **on the opposite side of Edsall which has two-family**
08:04PM 8 **homes as well.**
08:04PM 9 **So we're in the AA zone, which does**
08:04PM 10 **permit the two-family homes. And the lot conform to**
08:04PM 11 **the lot area and width requirements. So we do not**
08:04PM 12 **require any (d) variances, just several (c)**
08:04PM 13 **variances.**
08:04PM 14 **Building height, we're at three stories**
08:04PM 15 **and 30.75 feet where 2-and-a-half stories and 28**
08:04PM 16 **feet, so we're 2-and-three-quarters feet above what**
08:04PM 17 **is permitted.**
08:04PM 18 **Building coverage, 40 percent is**
08:05PM 19 **permitted. With the changes that was -- were**
08:05PM 20 **discussed this evening, we're down to 42 percent, so**
08:05PM 21 **we're just slightly over what is permitted.**
08:05PM 22 **Rear yard, 25 feet is required. We're**
08:05PM 23 **going to be at 20 feet with the changes that were**
08:05PM 24 **discussed this evening. There were two other**
08:05PM 25 **variances that were described this evening as they**
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1 MS. TESTA: Please state your name,
2 spell it for the record.
3 MR. SPATZ: David Spatz, S-P-A-T-Z.
4 CHAIRMAN FERGUSON: Take it away.
08:03PM 5 MR. MACRI: We had handed out four
6 photographs. We'll mark it as A-2?
7 MS. TESTA: Yes.
8 MR. MACRI: Okay.
9 (Whereupon, Four Photographs are
10 received and marked as Exhibit A-2 for
11 identification.)
12 DIRECT EXAMINATION
08:03PM 13 BY MR. MACRI:
08:03PM 14 **Q.** Mr. Spatz, can you please describe the
08:03PM 15 existing conditions of the neighborhood and please
08:03PM 16 provide the supporting elements in order for us to
08:03PM 17 have a variance which we request be approved?
08:03PM 18 **A. Certainly.**
08:03PM 19 **I have a series of four photographs on**
08:04PM 20 **an exhibit, which is A-2. The top left-hand**
08:04PM 21 **photograph is of the subject property looking at it**
08:04PM 22 **from Edsall (indicating).**
08:04PM 23 **The top right-hand photograph is**
08:04PM 24 **looking to the right down Edsall (indicating). You**
08:04PM 25 **have three single-family homes and then a newer**
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08:05PM 1 **relate to the decks. They are -- the decks are being**
08:05PM 2 **eliminated, so those variances are not there.**
08:05PM 3 **And then side yard, we have an 8-foot**
08:05PM 4 **side yard where 15 feet is required.**
08:05PM 5 **So, again, we don't need any (d)**
08:05PM 6 **variances. So looking at the positive criteria,**
08:05PM 7 **we're not seeking a variance under the hardship**
08:05PM 8 **standards, but the (c)(2), which is the flexible**
08:05PM 9 **variance where the positive impact of what is being**
08:05PM 10 **proposed outweighs anything that's negative.**
08:05PM 11 **So looking at the positive impact,**
08:05PM 12 **we're providing a structure that is permitted within**
08:05PM 13 **the zone. We have a conforming front yard setback.**
08:05PM 14 **We're at a corner. The building is being designed to**
08:06PM 15 **provide the sight triangle that's there. We've made**
08:06PM 16 **some changes to the building that will eliminate**
08:06PM 17 **variances or significantly reduce them by reducing**
08:06PM 18 **the building and size, we're doing it.**
08:06PM 19 **We're also creating a little bit more**
08:06PM 20 **light, air and open space to the rear yard. I will**
08:06PM 21 **note that the existing dwelling on the property,**
08:06PM 22 **although it's smaller, is 2 feet from the side yard**
08:06PM 23 **there. We're at 5 feet.**
08:06PM 24 **So we are further away from the**
08:06PM 25 **property line than our existing building and the**
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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08:06PM **1 building to the right-hand side has a driveway, which**
 08:06PM **2 provides a little bit further separation between our**
 08:06PM **3 building and that building.**
 08:06PM **4 So all of those items, I think, will**
 08:06PM **5 certainly improve the conditions that are there.**
 08:06PM **6 The driveways, we've been -- are a**
 08:06PM **7 little wider. There is a loss of, I believe, perhaps**
 08:06PM **8 only one street parking, because our driveway is**
 08:06PM **9 closer to the curb to the corner of Edsall and**
 08:07PM **10 Highland where you can't park a certain distance from**
 08:07PM **11 the corner anyway. So I think we'll lose, at most,**
 08:07PM **12 one street parking and we were discussing the**
 08:07PM **13 possibility of reducing the curb cut, itself, to**
 08:07PM **14 channel into the driveway, but the building is a**
 08:07PM **15 little wider, because we want to provide the two-car**
 08:07PM **16 garages and the driveway for two cars.**
 08:07PM **17 Looking at the coverage, we**
 08:07PM **18 significantly reduced it. We've taken 3 percent of**
 08:07PM **19 the building. We meet the percentage. We meet the**
 08:07PM **20 square footage minimum for coverage, but not the**
 08:07PM **21 percentage. Prior to that we were only about 275**
 08:07PM **22 square feet over. We're probably only, maybe, about**
 08:07PM **23 100 square feet over what is permitted within the**
 08:07PM **24 zone in terms of square footage.**
 08:07PM **25 So I think the positive criteria are**
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08:08PM **1** CHAIRMAN FERGUSON: The four houses to
 08:08PM **2** the immediate right of this proposed building --
 08:08PM **3** THE WITNESS: Yes.
 08:08PM **4** CHAIRMAN FERGUSON: -- those are
 08:08PM **5** one-family houses?
 08:09PM **6** THE WITNESS: There are three
 08:09PM **7** single-family homes and then a newer two-family home
 08:09PM **8** just beyond that and then as you go further down West
 08:09PM **9** Edsall there are many more two-family homes, but in
 08:09PM **10** this area --
 08:09PM **11** CHAIRMAN FERGUSON: Right next to your
 08:09PM **12** house.
 08:09PM **13** THE WITNESS: Is single-family homes,
 08:09PM **14** correct.
 08:09PM **15** CHAIRMAN FERGUSON: Mr. -- do you want
 08:09PM **16** to go through the variances with him?
 08:09PM **17** MR. KAUKER: Yeah. Just I have a
 08:09PM **18** couple of questions. We went over all the variances.
 08:09PM **19** CHAIRMAN FERGUSON: Well, go over them
 08:09PM **20** again for me.
 08:09PM **21** MR. KAUKER: Okay. So Mr. Spatz, just
 08:09PM **22** so we're all on the same page.
 08:09PM **23** THE WITNESS: Yes.
 08:09PM **24** MR. KAUKER: And for the board's
 08:09PM **25** edification, just referring to my notes. There is --
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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08:07PM **1 met by what we're proposing.**
 08:07PM **2 Looking at the negative criteria, I**
 08:07PM **3 don't think there's anything that's substantially**
 08:07PM **4 negative from what we're proposing. The building is**
 08:07PM **5 in character with the neighborhood, which is a**
 08:07PM **6 mixture of ones and twos. It is permitted within the**
 08:07PM **7 zone. We've made changes this evening that either**
 08:07PM **8 reduce the size of the building that will improve**
 08:08PM **9 some of the light, air and open space or at least**
 08:08PM **10 reduce the impact from light, air and open space.**
 08:08PM **11 Getting rid of the decks has also**
 08:08PM **12 increased the setbacks between our building and the**
 08:08PM **13 building adjacent to it. The front yard is now fully**
 08:08PM **14 conforming and the rear yard, we're only 5 feet off**
 08:08PM **15 of what is permitted within the rear yard. A**
 08:08PM **16 conforming amount of parking is being provided on the**
 08:08PM **17 property, itself. The driveways are not going to be**
 08:08PM **18 on Edsall. They're remaining on Highland, which is a**
 08:08PM **19 little less heavily trafficked, which I think reduces**
 08:08PM **20 the impacts as well on traffic.**
 08:08PM **21 And on balance, I think that the**
 08:08PM **22 positive impact from what we're proposing outweighs**
 08:08PM **23 anything that might be considered substantially**
 08:08PM **24 negative.**
 08:08PM **25** MR. MACRI: Thank you, Mr. Spatz.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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08:09PM **1** I'm just going to go down my list. You have a rear
 08:09PM **2** yard variance?
 08:09PM **3** THE WITNESS: Correct.
 08:09PM **4** MR. KAUKER: Where 25 feet is required
 08:09PM **5** and 20 feet is proposed?
 08:09PM **6** THE WITNESS: Yes.
 08:09PM **7** MR. KAUKER: And then we have a
 08:09PM **8** variance for the coverage?
 08:09PM **9** THE WITNESS: Yes.
 08:09PM **10** MR. KAUKER: Where 40 percent is
 08:09PM **11** permitted and 42 percent is proposed?
 08:10PM **12** THE WITNESS: Correct.
 08:10PM **13** MR. KAUKER: We have a variance -- we
 08:10PM **14** still -- I'm sorry, we still have a variance for the
 08:10PM **15** minimum side yard on the street side, correct?
 08:10PM **16** THE WITNESS: Yes.
 08:10PM **17** MR. KAUKER: Basically the front yard,
 08:10PM **18** if you want to call, on Highland Avenue?
 08:10PM **19** THE WITNESS: Correct.
 08:10PM **20** MR. KAUKER: And that's 15 feet and I
 08:10PM **21** believe you have, what is it, 8 feet?
 08:10PM **22** THE WITNESS: Eight feet.
 08:10PM **23** MR. KAUKER: Eight feet is provided?
 08:10PM **24** THE WITNESS: Right.
 08:10PM **25** MR. KAUKER: Then we have -- the decks
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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08:10PM 1 were eliminated?

08:10PM 2 THE WITNESS: Right.

08:10PM 3 MR. KAUKER: The bump out on the side

08:10PM 4 yard, the 5-foot side yard was eliminated?

08:10PM 5 THE WITNESS: Right.

08:10PM 6 MR. KAUKER: That eliminates that

08:10PM 7 variance.

08:10PM 8 I'm just trying to see. I know we have

08:10PM 9 building height.

08:10PM 10 THE WITNESS: Building height, right.

08:10PM 11 MR. KAUKER: Is there anything other

08:10PM 12 than building height or is it just those four? I'm

08:10PM 13 trying to think.

08:10PM 14 THE WITNESS: I think that -- that's

08:10PM 15 all I have in my notes with the changes that were

08:10PM 16 made. So we've reduced two of the variances that

08:10PM 17 were previously there, but -- and we've eliminated

08:10PM 18 the ones that -- the extra ones that came up.

08:10PM 19 MR. KAUKER: Correct.

08:10PM 20 And then there was the other -- I'm

08:11PM 21 sorry, there was one other. There was a fifth

08:11PM 22 variance for -- on Mr. Cocoros's bulk table for the

08:11PM 23 front yard platform which permits an encroachment of

08:11PM 24 4 feet.

08:11PM 25 MR. MACRI: Our front yard is actually
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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08:11PM 1 height that's proposed compare to the heights of

08:12PM 2 other buildings in the neighborhood?

08:12PM 3 THE WITNESS: We are similar in height

08:12PM 4 to the two-family homes, which are all three stories

08:12PM 5 in height. The single-family homes are -- they look

08:12PM 6 like approximately two stories. Yeah, you know, the

08:12PM 7 one next to us is 2-and-a-half, actually, the one

08:12PM 8 directly next to us. To the right is 2-and-a-half.

08:12PM 9 The others are maybe two. The peak of the roof makes

08:12PM 10 them taller in terms of feet, but not in terms story.

08:12PM 11 So we're just, you know, in terms of

08:12PM 12 feet, we're probably similar to the one directly to

08:12PM 13 the right of us in terms of stories, we'd be a half

08:12PM 14 story more.

08:12PM 15 MR. KAUKER: Thank you.

08:12PM 16 MR. MACRI: Thank you.

08:12PM 17 CHAIRMAN FERGUSON: Okay. Any board

08:12PM 18 members?

08:12PM 19 Yes?

08:12PM 20 MS. TARABOCCHIA: I have a question

08:12PM 21 regarding the property on Highland Avenue, the

08:12PM 22 single-family home that's in between the two corner

08:12PM 23 lots. I was a little concerned about the driveway.

08:12PM 24 The way this is squared out on the aerial view, does

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.
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08:11PM 1 Edsall, correct?

08:11PM 2 MR. COCOROS: Yeah, from a -- yeah,

08:11PM 3 that was for the -- the front yard is facing Edsall

08:11PM 4 Boulevard. I was using the deck, since that's out

08:11PM 5 now completely, so that doesn't apply anymore.

08:11PM 6 There's no more intrusion except for the bay window

08:11PM 7 in the front yard setback.

08:11PM 8 MR. KAUKER: Okay. So that front yard

08:11PM 9 platform is for, okay, the deck?

08:11PM 10 MR. MACRI: The deck triggered that, so

08:11PM 11 that's been eliminated.

08:11PM 12 MR. KAUKER: Okay. So that was

08:11PM 13 eliminated. Okay. So there's four variances?

08:11PM 14 THE WITNESS: Right, four variances,

08:11PM 15 two of which have been significantly reduced this

08:11PM 16 evening and that's all we have as far as variances,

08:11PM 17 no (d) variances.

08:11PM 18 CHAIRMAN FERGUSON: Okay.

08:11PM 19 MR. KAUKER: And then just one other

08:11PM 20 question.

08:11PM 21 THE WITNESS: Sure.

08:11PM 22 MR. KAUKER: With respect to the

08:11PM 23 height --

08:11PM 24 THE WITNESS: Yes.

08:11PM 25 MR. KAUKER: How does the building
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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08:13PM 1 MR. COCOROS: This Belgian block curb

08:13PM 2 that's there now, that's basically going to stay.

08:13PM 3 MS. TARABOCCHIA: Okay.

08:13PM 4 MR. COCOROS: I think the drop curb may

08:13PM 5 have been -- we would -- with respect to the drop

08:13PM 6 curb, you know, give them the flair and then our wall

08:13PM 7 is 2 inches off line.

08:13PM 8 MS. TARABOCCHIA: Okay.

08:13PM 9 MR. COCOROS: So the wall is 2 inches

08:13PM 10 off line. There's an existing Belgian block curb

08:13PM 11 that's going to stay and I think you have

08:13PM 12 approximately, I guess, a car width behind us, so

08:13PM 13 they're going to have 9 feet from the property line

08:13PM 14 to their building is about 9 feet to the driveway.

08:13PM 15 MS. TARABOCCHIA: Okay. Because it's a

08:13PM 16 very long drive to go to the back of the house to

08:13PM 17 have it very narrow.

08:13PM 18 THE WITNESS: Yeah. So in here with

08:13PM 19 the extra 5 feet we're further away and plus instead

08:13PM 20 of a typical 6 feet, they have about 9 feet away from

08:13PM 21 us.

08:13PM 22 MS. TARABOCCHIA: Okay.

08:13PM 23 CHAIRMAN FERGUSON: Okay. Any other

08:13PM 24 questions? Yes.

08:13PM 25 You want to give your name and address?
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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08:13PM **1** MS. LEVY: Yeah. My name is Lorraine
2 Levy, 471 Highland Avenue.
3 CHAIRMAN FERGUSON: Okay.
4 THE COURT REPORTER: I'm sorry, your
5 name again?
6 MS. LEVY: Lorraine Levy, L-E-V-Y.
7 THE COURT REPORTER: Thank you.
08:14PM **8** MS. LEVY: I'm the little house you're
08:14PM **9** talking about. The other question I have is, I'm a
08:14PM **10** single, one-family house and I'm looking at the
08:14PM **11** little pictures over there and it seems like my
08:14PM **12** bedroom window and the terrace are kind of like even
08:14PM **13** with each other.
08:14PM **14** MR. MACRI: That's out now.
08:14PM **15** MALE AUDIENCE MEMBER: The decks are
08:14PM **16** going to be removed.
08:14PM **17** MS. LEVY: All the decks are gone?
08:14PM **18** MALE AUDIENCE MEMBER: Yes.
08:14PM **19** MR. ENTRUP: All decks have been
08:14PM **20** removed?
08:14PM **21** CHAIRMAN FERGUSON: All decks have been
08:14PM **22** removed.
08:14PM **23** MR. COCOROS: And the bay window,
08:14PM **24** that's been taken out.
08:14PM **25** CHAIRMAN FERGUSON: So just so you know
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
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08:15PM **1** CHAIRMAN FERGUSON: So it would give
08:15PM **2** them in your parents's house, you would have a
08:15PM **3** 20-yard space next to your yard. And --
08:15PM **4** MR. MACRI: Yeah, because right now
08:15PM **5** there's a detached garage, correct, that faces your
08:15PM **6** parents' rear yard?
08:15PM **7** MR. ENTRUP: Yes.
08:15PM **8** MR. MACRI: That's going to be removed.
08:15PM **9** We're actually going to substantially increase your
08:15PM **10** air and open space because that's being removed as
08:15PM **11** well.
08:15PM **12** CHAIRMAN FERGUSON: They're reducing --
08:15PM **13** they're reducing the size of the house.
08:15PM **14** MR. ENTRUP: Okay.
08:15PM **15** CHAIRMAN FERGUSON: All right. So I --
08:15PM **16** yes, I'm sorry.
08:15PM **17** MS. SCHOR: Can I ask just one
08:15PM **18** question? Marsha Schor.
08:16PM **19** The people are aware that that part of
08:16PM **20** Highland Avenue is now a one-way only whereas Edsall
08:16PM **21** is a two-way?
08:16PM **22** Am I correct that part of Highland has
08:16PM **23** now been made a one-way street?
08:16PM **24** MR. ENTRUP: Yes.
08:16PM **25** CHAIRMAN FERGUSON: Yes, right, it's a
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
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08:14PM **1** --
08:14PM **2** MR. ENTRUP: So you're going to look at
08:14PM **3** a wall then, rather than a window.
08:14PM **4** CHAIRMAN FERGUSON: Just so you know
08:14PM **5** what's going on, there's a whole series of things
08:14PM **6** that -- but you're to the right of the property,
08:14PM **7** right?
08:14PM **8** MR. ENTRUP: Yes.
08:14PM **9** CHAIRMAN FERGUSON: He's eliminating
08:14PM **10** both decks, you know, the front and the back, which I
08:14PM **11** believe there's a deck there now, if I'm not
08:14PM **12** mistaken. Right?
08:14PM **13** MR. ENTRUP: In the back of the house
08:14PM **14** there's currently --
08:14PM **15** CHAIRMAN FERGUSON: There's -- right.
08:14PM **16** So this new house is going to eliminate -- and then
08:15PM **17** what he's going to do, he's going to reduce the size
08:15PM **18** of the house --
08:15PM **19** MR. MACRI: Correct.
08:15PM **20** CHAIRMAN FERGUSON: -- by 5 feet and add
08:15PM **21** it to the rear yard.
08:15PM **22** In other words, right now the rear yard
08:15PM **23** is 15 feet. By cutting off 5 feet of the house, he's
08:15PM **24** increasing the rear yard.
08:15PM **25** MR. MACRI: The rear yard, right.
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08:16PM **1** one-way street.
08:16PM **2** So you don't have to worry about -- it
08:16PM **3** runs this way. So you won't be able to come into the
08:16PM **4** house -- you only have to come from Washington. You
08:16PM **5** know, so it's --
08:16PM **6** MR. MACRI: That's fine.
08:16PM **7** CHAIRMAN FERGUSON: Any other members
08:16PM **8** have anything?
08:16PM **9** (No response.)
08:16PM **10** CHAIRMAN FERGUSON: Okay. The only
08:16PM **11** thing that I would say, I appreciate, and I'm going
08:16PM **12** to have our attorney go over it, but I just want to
08:16PM **13** -- I would love to see, because there's so many
08:16PM **14** changes on the plan, I would love to see a clean copy
08:16PM **15** by the next meeting of the plan so we can digest all
08:16PM **16** of the changes.
08:16PM **17** Are we okay with that?
08:16PM **18** MR. COCOROS: I mean, is it something
08:17PM **19** that can be, I guess, subject to that we'd have
08:17PM **20** beforehand or is that --
08:17PM **21** CHAIRMAN FERGUSON: Yeah, we'll have to
08:17PM **22** have it beforehand so I can review it.
08:17PM **23** MR. COCOROS: But there's no way we can
08:17PM **24** -- I guess we can vote now and --
08:17PM **25** MR. MACRI: Have it approved subject to
Laura A. Carucci, C.S.R., R.P.R., L.L.C.
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08:17PM 1 -- before the resolution is adopted, make sure you're
 08:17PM 2 okay with the plan?
 08:17PM 3 CHAIRMAN FERGUSON: Yeah, that'd be
 08:17PM 4 fine.
 08:17PM 5 MR. MACRI: Thank you.
 08:17PM 6 CHAIRMAN FERGUSON: Okay. Now, we're
 08:17PM 7 going to go over all of the changes.
 08:17PM 8 Do want to take notes so --
 08:17PM 9 MR. MACRI: Can I read them off?
 08:17PM 10 CHAIRMAN FERGUSON: Okay, good. Oh,
 08:17PM 11 wait, here's -- you're going to do something with the
 08:17PM 12 curb cuts too.
 08:17PM 13 MR. COCOROS: The only thing with the
 08:17PM 14 curb cuts, right now it's like a typical driveway on
 08:17PM 15 a duplex is 18 feet. We're 18 foot 8, so we're not
 08:17PM 16 excessive. I mean, what's going to happen is the
 08:17PM 17 curb cut, since we're making the building smaller,
 08:17PM 18 the curb cut's going to moving towards -- the center
 08:17PM 19 line of the curb cut will be moving 2-and-a-half feet
 08:17PM 20 towards Highland Avenue. So on that area there we're
 08:17PM 21 going to have almost 30 feet between where the
 08:17PM 22 neighbor is and where we are.
 08:17PM 23 CHAIRMAN FERGUSON: Okay.
 08:17PM 24 THE WITNESS: I think, like I said,
 08:18PM 25 given the fact that it's a one-way street now and
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08:19PM 1 sink. Okay. Do you want to go over the changes
 08:19PM 2 then?
 08:19PM 3 MR. MACRI: Our building coverage is 42
 08:19PM 4 percent. Each unit will be 2100 square feet.
 08:19PM 5 MR. COCOROS: No, the footprint will be
 08:19PM 6 -- the footprint on the ground.
 08:19PM 7 Okay. The -- in regards to the
 08:19PM 8 building, the building size will be reduced to 60
 08:19PM 9 feet in depth.
 08:19PM 10 By doing that, we're going to be
 08:19PM 11 increasing the rear yard setback to 20 feet. Also,
 08:19PM 12 we're going to be removing the decks in the rear yard
 08:19PM 13 and the front yard. So that's not -- so by doing
 08:19PM 14 that, we're eliminate a variance in the front yard
 08:19PM 15 for the setback, so there's no deck there. Also, the
 08:19PM 16 platform variance I called out before is no longer a
 08:19PM 17 variance, not called out anymore. The deck in the
 08:19PM 18 rear has been taken out. We're going to eliminate
 08:19PM 19 the overhang that was in the right side yard setback.
 08:19PM 20 So we'll have a clear 5-foot setback, so that
 08:20PM 21 variance has been eliminated.
 08:20PM 22 In addition, we will follow the
 08:20PM 23 engineer's comments in regards to the sidewalks, the
 08:20PM 24 seepage pits and all the items mentioned in his
 08:20PM 25 report.
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08:18PM 1 it's going to be tough to get --
 08:18PM 2 CHAIRMAN FERGUSON: Okay. You want to
 08:18PM 3 keep the curb cuts the way they are?
 08:18PM 4 MR. COCOROS: I would like to, please.
 08:18PM 5 CHAIRMAN FERGUSON: Okay. Go through
 08:18PM 6 the changes so we're clear on, and the slop sink.
 08:18PM 7 MR. COCOROS: Yeah, full -- a powder
 08:18PM 8 room in the basement. There's a utility sink in the
 08:18PM 9 -- off the utility room, which is going to be, like,
 08:18PM 10 utility sink and a splash area to wash a dog.
 08:18PM 11 CHAIRMAN FERGUSON: Why do you need it
 08:18PM 12 to wash the dog? I mean, really, I mean, why do you
 08:18PM 13 need anything -- I mean, I've been here a long time.
 08:18PM 14 I never heard of you worry about washing dogs. You
 08:18PM 15 know, I mean --
 08:18PM 16 MS. SCHOR: Unless you become a
 08:18PM 17 grooming service.
 08:18PM 18 CHAIRMAN FERGUSON: So we're going to
 08:18PM 19 eliminate it?
 08:18PM 20 MR. MACRI: Yeah.
 08:18PM 21 CHAIRMAN FERGUSON: You can have the
 08:18PM 22 powder room. It's the slop sink that's --
 08:18PM 23 MR. MACRI: No slop sink in the utility
 08:19PM 24 room.
 08:19PM 25 CHAIRMAN FERGUSON: Right, no slop
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08:20PM 1 So we've minimized the variance for the
 08:20PM 2 coverage.
 08:20PM 3 CHAIRMAN FERGUSON: Right.
 08:20PM 4 MR. COCOROS: We've minimized the
 08:20PM 5 variance for the rear yard setback.
 08:20PM 6 CHAIRMAN FERGUSON: Right.
 08:20PM 7 MR. COCOROS: We've eliminated the
 08:20PM 8 variance for the front yard setback.
 08:20PM 9 CHAIRMAN FERGUSON: Right.
 08:20PM 10 MR. COCOROS: We've also eliminated the
 08:20PM 11 variance for the side yard setback on the right.
 08:20PM 12 CHAIRMAN FERGUSON: Right.
 08:20PM 13 MR. MACRI: Building height, rear yard,
 08:20PM 14 left side and coverage, correct?
 08:20PM 15 MR. COCOROS: Correct.
 08:20PM 16 MR. MACRI: So you have that, Diane?
 08:20PM 17 Building coverage, left side yard, rear yard and
 08:20PM 18 building height.
 08:20PM 19 CHAIRMAN FERGUSON: Right. And --
 08:20PM 20 MS. TESTA: What was the left side
 08:20PM 21 yard? What's the dimension?
 08:20PM 22 MR. COCOROS: Left side yard is 10 feet
 08:20PM 23 where 15 feet is required. That's to the main
 08:20PM 24 building line at the ground. We do have the
 08:20PM 25 overhang.
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08:20PM 1 MS. TESTA: Okay. So you still have
 08:21PM 2 that one?
 08:21PM 3 MR. MACRI: Correct, that one stays.
 08:21PM 4 CHAIRMAN FERGUSON: So the question now
 08:21PM 5 is -- and the Tree Preservation Fund?
 08:21PM 6 MR. MACRI: We'd like to donate 2,000,
 08:21PM 7 if we could.
 08:21PM 8 CHAIRMAN FERGUSON: Yeah, let's do
 08:21PM 9 2,000.
 08:21PM 10 All right. So can I get a motion?
 08:21PM 11 I'll make a motion we accept the application with
 08:21PM 12 your modifications. You're going to get the plans to
 08:21PM 13 me before --
 08:21PM 14 MR. MACRI: Before the resolution is
 08:21PM 15 adopted.
 08:21PM 16 CHAIRMAN FERGUSON: Right, to
 08:21PM 17 memorialize. If I don't see the plans, it's not
 08:21PM 18 going. Right?
 08:21PM 19 VICE CHAIRMAN ALBANESE: I'll second
 08:21PM 20 that motion.
 08:21PM 21 CHAIRMAN FERGUSON: Okay. Roll call.
 08:21PM 22 MS. LAMBRINIDES: Mr. Ferguson?
 08:21PM 23 CHAIRMAN FERGUSON: Yes.
 08:21PM 24 MS. LAMBRINIDES: Mr. Albanese?
 08:21PM 25 VICE CHAIRMAN ALBANESE: Yes.

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CERTIFICATE

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

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

17 Dated: _____

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08:21PM 1 MS. LAMBRINIDES: Mr. Terranova?
 08:21PM 2 MR. TERRANOVA: Yes.
 08:21PM 3 MS. LAMBRINIDES: Mr. Nam?
 08:21PM 4 MR. NAM: Yes.
 08:21PM 5 MS. LAMBRINIDES: Ms. Yoon?
 08:21PM 6 MS. YOON: Yes.
 08:21PM 7 MS. LAMBRINIDES: Mr. Carnovale?
 08:21PM 8 Mr. Carnovale?
 08:21PM 9 MR. CARNOVALE: Yes.
 08:21PM 10 MS. LAMBRINIDES: Ms. Tarabocchia?
 08:21PM 11 MS. TARABOCCHIA: Yes.
 08:21PM 12 MS. LAMBRINIDES: Mr. Lefteriou?
 08:21PM 13 MR. LEFTERIOU: Yes.
 08:21PM 14 CHAIRMAN FERGUSON: Okay, thank you.
 08:21PM 15 MR. COCOROS: Thank you.
 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
 20 to adjourn?
 21 MS. LAMBRINIDES: All ayes?
 22 (Whereupon, all Board Members respond
 23 in the affirmative.)
 24 (Whereupon, the meeting is adjourned.
 25 Time noted: 8:21 p.m.)

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