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	1 BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT	3		
	2 MONDAY, MAY 20, 2019 COMMENCING AT 7:00 P.M.	4	APPLICATION NO. 19-05 NEW VISION DEVELOPERS, LLC	
	3 IN THE MATTER OF: : TRANSCRIPT	5	40-48 Grand Avenue BLOCK 617; LOTS 1 & 32 10	
	4 : OF : PROCEEDINGS	6	APPLICATION NO. 19-03	
	5 APPLICATION NO. 19-07 : GSR DEVELOPERS, LLC : 6 75 Brinkerhoff Terrace :	7	ARDESHIR MOHTARAM	
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	16 108 Sunset Place : BLOCK 714; LOT 5 : 17		MICHAEL KAUKER 11, 77, 85	
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	20 JOSEPH FERGUSON, CHAIRMAN		108 Sunset Place, LLC 108 Sunset Place	
	PAUL ALBANESE, VICE CHAIRMAN 21 ANDY NAM, MEMBER DAVID TERRANOVA, MEMBER		BLOCK 714; LOT 5 102	
	22 SEUNG YOON, MEMBER VINCENT CARNOVALE, MEMBER		DAVID SPATZ Direct Examination by Mr. Macri 104	
	23 LEFTERI LEFTERIOU, MEMBER MIRJANA TARABOCCHIA, ALTERNATE MEMBER	22	VASSILIOS COCOROS	
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	5		7
1	CHAIRMAN FERGUSON: Are we ready?	1	only one bill tonight. It's for a thousand dollars
2	Okay.	2	for our board attorney. It will be taken out of
3	(Whereupon, the Recitation of the	3	escrow. Can I get a motion to pay the
4	Pledge of Allegiance is held.)	4	VICE CHAIRMAN ALBANESE: I'll make a
		-	
5	CHAIRMAN FERGUSON: Okay. Roll call	5	motion we pay the bills.
6	vote for attendance.	6	MR. CARNOVALE: I second.
7	MS. LAMBRINIDES: Mr. Ferguson?	7	CHAIRMAN FERGUSON: A motion and a
8	CHAIRMAN FERGUSON: Here.	8	second to pay the bill.
9	MS. LAMBRINIDES: Mr. Albanese?	9	Roll call vote.
10	VICE CHAIRMAN ALBANESE: Here.	10	MS. LAMBRINIDES: Mr. Ferguson?
11	MS. LAMBRINIDES: Mr. Terranova?	11	CHAIRMAN FERGUSON: Yes.
12	MR. TERRANOVA: Here.	12	MS. LAMBRINIDES: Mr. Albanese?
13	MS. LAMBRINIDES: Mr. Min?	13	VICE CHAIRMAN ALBANESE: Yes.
14	MR. MIN: Here.	14	MS. LAMBRINIDES: Mr. Terranova?
15	MS. LAMBRINIDES: Mr. Nam?	15	MR. TERRANOVA: Yes.
16	MR. NAM: Here.	16	MS. LAMBRINIDES: Mr. Min?
17	MS. LAMBRINIDES: Ms. Yoon?	17	MR. MIN: Yes.
18	MS. YOON: Here.	18	MS. LAMBRINIDES: Mr. Nam?
19	MS. LAMBRINIDES: Mr. Carnovale?	19	MR. NAM: Yes.
20	MR. CARNOVALE: Here.	20	MS. LAMBRINIDES: Ms. Yoon?
21	MS. LAMBRINIDES: Ms. Tarabocchia?	21	MS. YOON: Yes.
22	Mr. Lefteriou?	22	MS. LAMBRINIDES: Mr. Carnovale?
23	MR. LEFTERIOU: Here.	23	MR. CARNOVALE: Yes.
24	CHAIRMAN FERGUSON: Okay. First of	24	MS. LAMBRINIDES: Mr. Lefteriou?
25	all, we all got a copy of the minutes of the previous	25	MR. LEFTERIOU: Yes.
20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	6		8
1	meeting. We all had an opportunity to review them.	1	CHAIRMAN FERGUSON: Okay, first on the
2	Can I get a motion to approve the minutes of the	2	agenda is Case Number 19-07, which is GSR Developers,
3	previous meeting?	3	LLC, 75 Brinkerhoff Terrace. We all got it as a
4	VICE CHAIRMAN ALBANESE: I make a	4	resolution.
5	motion we approve the minutes.	5	MS. TESTA: Right. This was to
6	MR. CARNOVALE: I second.	6	construct a three-family residential dwelling.
7	CHAIRMAN FERGUSON: There's a first and	7	CHAIRMAN FERGUSON: Yes.
8	second. Roll call vote on the minutes.	8	MS. TESTA: Yes.
9	MS. LAMBRINIDES: Mr. Ferguson?	9	VICE CHAIRMAN ALBANESE: I make a
10	-	10	
	CHAIRMAN FERGUSON: Yes.	11	motion we
11	MS. LAMBRINIDES: Mr. Albanese?		CHAIRMAN FERGUSON: Memorialize.
12	VICE CHAIRMAN ALBANESE: Yes.	12	MR. CARNOVALE: I second.
13	MS. LAMBRINIDES: Mr. Terranova?	13	CHAIRMAN FERGUSON: Roll call vote.
14	MR. TERRANOVA: Yes.	14	MS. TESTA: Okay. And everybody here
15	MS. LAMBRINIDES: Mr. Min?	15	would be able to vote except for Mr. Terranova and
16	MR. MIN: Yes.	16	Mr. Min.
17	MS. LAMBRINIDES: Mr. Nam?	17	CHAIRMAN FERGUSON: Okay.
18	MR. NAM: Yes.	18	MS. LAMBRINIDES: Mr. Ferguson?
19	MS. LAMBRINIDES: Ms. Yoon?	19	CHAIRMAN FERGUSON: Yes.
20	MS. YOON: Yes.	20	MS. LAMBRINIDES: Mr. Albanese?
21	MS. LAMBRINIDES: Mr. Carnovale?	21	VICE CHAIRMAN ALBANESE: Yes.
22	MR. CARNOVALE: Yes.	22	MS. LAMBRINIDES: Mr. Terranova?
23	MS. LAMBRINIDES: Mr. Lefteriou?	23	MR. TERRANOVA: Abstain.
24	MR. LEFTERIOU: Yes.	24	MS. LAMBRINIDES: Mr. Min?
25	CHAIRMAN FERGUSON: Okay. Next we have	25	MR. MIN: Abstain.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	1	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812	1	201-641-1812

	9		11
1	MS. LAMBRINIDES: Mr. Nam?	1	CHAIRMAN FERGUSON: Okay.
2	MR. NAM: Yes.	2	MS. TESTA: Okay. So you're requesting
3	MS. LAMBRINIDES: Ms. Yoon?	3	to carry this until June 17, 2019, 7:00 p.m.
4	MS. YOON: Yes.	4	In the event that you make any changes
5	MS. LAMBRINIDES: Mr. Carnovale?	5	to the application that the variances differ from
6	MR. CARNOVALE: Yes.	6	what you've given notice for, what's going to require
7	MS. LAMBRINIDES: Mr. Lefteriou?	7	that you provide notice.
8	MR. LEFTERIOU: Yes.	8	MR. MACRI: Okay, will do. Thank you.
9	CHAIRMAN FERGUSON: Okay. Next is Case	9	CHAIRMAN FERGUSON: Now, one other just
10	No. 19-04 Steven Huang, 24 West Edsall Boulevard.	10	point so we don't go extending another month, in your
11	This was held over from the last meeting, but he did	11	original notice or your next notice, did you request
12	furnish the board with more another set of	12	a (d)(3)?
13	another plan, which I find agreeable.	13	MR. MACRI: I believe we did.
14	So, I'll make a motion to approve the	14	CHAIRMAN FERGUSON: The reason why I
15	memorialization.	15	ask that is not that I'm so smart, it's just that it
16	VICE CHAIRMAN ALBANESE: I'll second.	16	was brought to my attention that from one of our
17	CHAIRMAN FERGUSON: Roll call.	17	experts that you have to request a $(d)(3)$.
18	MS. LAMBRINIDES: Is everybody eligible	18	MR. KAUKER: Well, the use it's
19	to vote, Diane?	19	permitted as a conditional use. And it doesn't meet.
20	MS. TESTA: Except Mr. Min.	20	That's the reason why you're here before the board
21	MS. LAMBRINIDES: Mr. Ferguson?	21	obviously, so, you need a (d)(3) used variance. I
22	CHAIRMAN FERGUSON: Yes.	22	didn't see information as to whether or not you
23	MS. LAMBRINIDES: Mr. Albanese?	23	requested it or you published it in the notice. So,
24	VICE CHAIRMAN ALBANESE: Yes.	24	if you didn't, you should do that.
25	MS. LAMBRINIDES: Mr. Terranova?	25	I don't think (d) variances fall under
	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
1	MR. TERRANOVA: Yes.	1	the any-and-all category.
1 2	MR. TERRANOVA: Yes. MS. LAMBRINIDES: Mr. Min?	1	the any-and-all category. MR. MACRI: It will be noticed.
2	MS. LAMBRINIDES: Mr. Min?	2	MR. MACRI: It will be noticed.
23	MS. LAMBRINIDES: Mr. Min? MR. MIN: Abstain.	2 3	MR. MACRI: It will be noticed. MS. TESTA: Yeah, you're going to have
2 3 4	MS. LAMBRINIDES: Mr. Min? MR. MIN: Abstain. MS. LAMBRINIDES: Mr. Nam?	2 3 4	MR. MACRI: It will be noticed. MS. TESTA: Yeah, you're going to have to re-notice. I don't see it here.
2 3 4 5	MS. LAMBRINIDES: Mr. Min? MR. MIN: Abstain. MS. LAMBRINIDES: Mr. Nam? MR. NAM: Yes.	2 3 4 5	MR. MACRI: It will be noticed. MS. TESTA: Yeah, you're going to have to re-notice. I don't see it here. Okay. So, I guess you would need a
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2 3 4 5 6 7 8	MS. LAMBRINIDES: Mr. Min? MR. MIN: Abstain. MS. LAMBRINIDES: Mr. Nam? MR. NAM: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Carnovale?	2 3 4 5 6 7 8	MR. MACRI: It will be noticed. MS. TESTA: Yeah, you're going to have to re-notice. I don't see it here. Okay. So, I guess you would need a motion to approve the continuation to June 17, 2019, but the applicant will re-notice both through mail and publication.
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	MS. LAMBRINIDES: Mr. Min? MR. MIN: Abstain. MS. LAMBRINIDES: Mr. Nam? MR. NAM: Yes. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Yes. MS. LAMBRINIDES: Mr. Carnovale? MR. CARNOVALE: Yes. MS. LAMBRINIDES: Mr. Lefteriou? MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay. Case No. 19-05, New Vision Developers, LLC. Okay. MR. MACRI: Good evening, Mr. Chairman, Members of the Board. My name is Marc Macri and I represent the applicant, New Vision Developers, LLC. I handed in our proof of service, proof of publication. So, I'd like to carry this to next month's meeting. MS. TESTA: June 17th? MR. MACRI: June 17th. MS. LAMBRINIDES: Did you get the proofs?	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	MR. MACRI: It will be noticed. MS. TESTA: Yeah, you're going to have to re-notice. I don't see it here. Okay. So, I guess you would need a motion to approve the continuation to June 17, 2019, but the applicant will re-notice both through mail and publication. VICE CHAIRMAN ALBANESE: I'll make that motion. MR. CARNOVALE: I'll second. CHAIRMAN FERGUSON: Are you okay with that, Counsel? MR. MACRI: Say it again. CHAIRMAN FERGUSON: Are you okay with that? MR. MACRI: For June 17th? CHAIRMAN FERGUSON: Yeah. MR. MACRI: Yes. CHAIRMAN FERGUSON: With re-noticing. MR. MACRI: Yes. CHAIRMAN FERGUSON: With re-noticing. MR. MACRI: Yes. CHAIRMAN FERGUSON: Roll call vote. MS. LAMBRINIDES: Mr. Ferguson? CHAIRMAN FERGUSON: Yes.
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	13		15
1	VICE CHAIRMAN ALBANESE: Yes.	1	
			MR. BOZANIAN: Yes, they were submitted
2	MS. LAMBRINIDES: Mr. Terranova?	2	May 10th.
3	MR. TERRANOVA: Yes.	3	CHAIRMAN FERGUSON: Okay, call your
4	MS. LAMBRINIDES: Mr. Min?	4	first witness then.
5	MR. MIN: Yes.	5	MR. BOZANIAN: Thank you.
6	MS. LAMBRINIDES: Mr. Nam?	6	My first witness would be Mr. Zampolin.
7	MR. NAM: Yes.	7	I've been overruled. It's going to be
8	MS. LAMBRINIDES: Ms. Yoon?	8	Mark Martins.
9	MS. YOON: Yes.	9	CHAIRMAN FERGUSON: You have been
10	MS. LAMBRINIDES: Mr. Carnovale?	10	overruled. Okay.
11	MR. CARNOVALE: Yes.	11	MR. BOZANIAN: So, we were here last
12	MS. LAMBRINIDES: Mr. Lefteriou?	12	time, Mr. Martins was qualified.
13	MR. LEFTERIOU: Yes.	13	CHAIRMAN FERGUSON: Yes.
14	CHAIRMAN FERGUSON: Okay.	14	MS. TESTA: And you were sworn in?
15	MR. MACRI: Thank you.	15	MR. MARTINS: Yes.
16	CHAIRMAN FERGUSON: Okay. So, the	16	
		-	MS. TESTA: You're still under oath.
17	first case that we're actually going to hear tonight	17	MR. MARTINS: Right.
18	will be Case No. 19-03, 201 Fifth Street, Mohtaram.	18	MARK MARTINS,
19	MS. LAMBRINIDES: Mohtaram.	19	55 Walnut Street, Norwood, New Jersey, having
20	CHAIRMAN FERGUSON: Mohtaram.	20	been duly sworn, testifies as follows:
21	All right, Counsel, do you want to put	21	THE COURT REPORTER: Sir, just state
22	your appearance in?	22	your name and your business address.
23	MR. BOZANIAN: Thank you very much, Mr.	23	THE WITNESS: Yes. Mark with a "K"
24	Chairman. Elton Bozanian; Rotolo, Bozanian & Yi on	24	Martins, M-A-R-T-I-N-S, 55 Walnut Street, Norwood,
25	behalf of the applicant, Ardeshir Mohtaram. The	25	New Jersey.
	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
			-
1	property address is 201 Fifth Street, Lots 12 and	1	THE COURT REPORTER: Thank you.
1 2	property address is 201 Fifth Street, Lots 12 and 12.01, Block 701.	1 2	
			THE COURT REPORTER: Thank you.
2	12.01, Block 701.	2	THE COURT REPORTER: Thank you. DIRECT EXAMINATION
2 3	12.01, Block 701. CHAIRMAN FERGUSON: If you could use	2 3	THE COURT REPORTER: Thank you. DIRECT EXAMINATION BY MR. BOZANIAN:
2 3 4	12.01, Block 701. CHAIRMAN FERGUSON: If you could use the mic, it would be good, because I'm hard of	2 3 4	THE COURT REPORTER: Thank you. DIRECT EXAMINATION BY MR. BOZANIAN: Q. Now, Mr. Martins, you prepared a set of
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	17		19
4		4	
1	meeting.	1	there. So, we have actually about 20 28 feet from
2	MS. TESTA: Yeah, there was yes, so	2	the building itself to the curbline. So, we have
3	this would be	3	sufficient room from the face of the garage door to
4	MR. BOZANIAN: I think we did A-1	4	maneuver in and out of the site, to back into the
5	through A-3 last time.	5	garage and to back out of the garages.
6	MS. TESTA: I believe so.	6	In terms of the grading, we've also
7	MR. BOZANIAN: So this would be	7	stepped the units down. So, previously we had all
8	starting with A-4.	8	the units on the same plain, which created a
9	MS. TESTA: Right.	9	situation we had to fill in the lower area of Fifth
10	(Whereupon, amended set of plans, four	10	Street and create a retaining wall, but by stepping
11	sheets, dated May 9th, 2019 is received and	11	the units down in increments, we're basically
12	marked as Exhibit A-4 for identification.)	12	following the grade a little bit better. We have
13	BY MR. BOZANIAN:	13	eliminated that retaining wall.
14	Q. Aside from the fact that there is a	14	So, let me just go through some of the
15	colorization on these plans, are the plans identical	15	other zoning requirements. So, again, as we
16	to those that you had submitted to the board?	16	mentioned, we reduced the unites down from four to
17	A. Yes, they are.	17	three, but we still require a use variance for
18	(Whereupon, colorized rendering is	18	townhouse units in the one-and two-family zone.
19	received and marked as Exhibit A-5 for	19	-
			We have changed some of the setbacks.
20	identification.)	20	The front yard setback of Fifth Street is pretty much
21	BY MR. BOZANIAN:	21	the same; 10 feet is being proposed with some
22	Q. I would ask you to refer to, I guess,	22	overhangs that protect a little bit further, closer
23	A-5, which would be the second	23	to the street. The closest point being 8.17 feet.
24	A. Uh-huh.	24	On the right side, we did push the
25	Q. And will you indicate what's set forth?	25	building over a little bit. We had 5 feet previously
	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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	18		20
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1 2		1 2	
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	 A. Yes, this is the colorized rendition of our plans. The brown hatched area being the footprint of the new building. The gray area as being the driveway and access, ingress and egress to the site. So, as the Chairman mentioned, we have made some significant changes to the site plan based on the comments from the board and the comments made from the engineer, planner and traffic engineer as well. The first and foremost of which is we've reduced the number of units from four down to three. That allowed us to basically make wider units to accommodate a full two-car garage for each unit. So, our prior application only had the one-car garage for each unit and a total of four parking spaces. We now have a two-car garage with a total of six parking spaces, two for each unit. In terms of the access, it's pretty much similar. We did widen the opening a little bit to line up the curb on the northerly side of East Homestead Avenue at the engineer's suggestion. We do have sufficient maneuvering room. 	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	with just one wall, if you recall. So we've made the closest point 6 feet, but the architect has also changed the footprint so it indents a little bit. So, 6 feet is the closest portion. It's indented about 2 feet, I believe, to the other portion. So, it was more than 6 feet at the actual corner; westerly, easterly sides of the building. The setback on the westerly side, which we're considering to be the rear yard setback has increased to 11.3 feet to the main section of the building. We had 5 feet there before, so we have significantly more green space in that area as well. And then in terms of the other setbacks, there is a variance setback for front yard setback on East Homestead Avenue. If you recall this property is very uniquely situated where we have basically a dead-end with East Homestead Avenue on our westerly and southerly side. So there's a little corner there, which is technically would be a front yard setback. So, that setback right there is going to be 5.3 feet to the building and 2.0 feet to the overhang. Where we previously had 3.3 feet to the building and 0.08 feet or 1 inch to the building. So we've increased the setbacks there. We've increased

	21		23
1	the setbacks on the westerly side and on the	1	So, we did actually separate our sheets
2	northerly side of the building.	2	for this presentation and for this submission where
3	I mean, you still have sufficient room	3	previously we had all our grading and drainage on one
4	to turn around on the southerly side, which is the	4	sheet and our zoning on one sheet. We do have a
_	East Homestead frontage, if you will.	5	separate sheet now for grading and utilities. Again,
5		-	
6	In terms of parking, we mentioned	6	the grading scheme, as I mentioned before, has
7	before that we now have six spaces where we	7	changed, we've eliminated the wall.
8	previously had four. We still have a de minimus	8	Q. I'm sorry, you're now, for the record,
9	variance where seven spaces are required based on the	9	referring to A-6?
10	three units and the three bedrooms per unit, but I	10	A. A-6, sure.
11	think we can accommodate the parking onsite. I think	11	(Whereupon, grading and utilities plan
12	that one extra space is de minimus and there is a	12	is received and marked as Exhibit A-6 for
13	street parking space on Fifth Street directly in	13	identification.)
14	front of our of our property as well, which it's	14	THE WITNESS: So, we added some drainage
15	accessible.	15	improvements, the retention system, additional inlets
16	In terms of building height, we	16	in East Homestead Avenue. Also, we've kind of
17	actually did lower the building height as well. It	17	upsized the inlet that we have in the driveway, we
18	previously was 40 feet and we are proposing a	18	made it a larger E size inlet to capture more of the
19	building of 39.16 feet and we do have the architect	19	runoff in that area.
20	here. He's going to explain to you a little bit	20	And I do believe there was some
21	better, you know, how this building is massed, so to	21	comments from the engineer, which we'll address and
22	speak. It's a little bit different than your typical	22	accommodate as much as possible.
23	duplex structure. It does have a flat roof, it does	23	If you want, we can go through the
24	have a roof deck.	24	engineer's letter later. I'm sure I'll have some
25	So, the highest point that we measure	25	comments and we can kind of go through his letter.
	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
1	is actually the top of the bulkhead, which is the	1	BY MR. BOZANIAN:
2	stairway to acces that roof area. That really is a	2	Q. And again, these are dated May 9th?
3	small section of the roof itself.	3	A. Yeah, also dated the same date, May
4	The actual roof elevation is going to	4	9th, 2019.
5	be about 31 feet, 8 inches above the average grade.	5	Q. Is there anything else that you want
6	So, we talked about the regular	6	address?
7	parking, guest parking. There's a guest parking	7	A. No, that's it.
8	requirement of 0.5 spaces per unit. That's not in	8	Q. So at this point, if you want to
9	addition to the seven spaces, but that's part of the	9	address those concerns
10	requirement of seven spaces. We don't have any, so	10	A. Sure. I don't know if there's any
11	to speak, common areas in order to provide that	11	questions from the board first.
12	parking, guest parking. But again, we do have some	12	CHAIRMAN FERGUSON: I've got a few.
13	areas on Fifth Street which is street parking, which	13	Did you get the report from our
14	is available for our use.	14	experts?
15	Q. You indicated that there was an ability	15	THE WITNESS: Yes.
16	to so the way that the building is situated,	16	CHAIRMAN FERGUSON: Okay. I believe
17	there's an ability to turn around when cars come into	17	Mr. Rocciola, if I'm not mistaken, raised some
18	the parking?	18	questions and I'll let Mr. Rocciola enlighten the
19	A. Yes.	19	board on the things, but it seems like he had
20	Q. At the front units or end units?	20	something here about a fire lane
21	A. Yes, there's sufficient room to be able	21	THE WITNESS: Correct.
22	to pull into your garage and back out and head right	22	CHAIRMAN FERGUSON: in front of the
23	back out and we did provide a turnaround area for the	23	building. Could you
24	last unit to make that a little more easily	24	THE WITNESS: Correct. Sure. So we
25	manoeuvrable.	25	have a driveway that is 24 feet in width and the
	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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	25		07
	25		27
1	comment was that a fire lane based on his opinion	1	CHAIRMAN FERGUSON: Yeah, I think the
2	would be required in that area, I believe 20 feet, if	2	board would like to do that, just to be sure.
3	I'm not mistaken. We have obviously sufficient room	3	(Whereupon, Ms. Tarabocchia is now
4	there in order to provide that fire lane, which would	4	present.)
5	be striped in accordance the fire department	5	CHAIRMAN FERGUSON: The other thing and
6	regulations, requirements.	6	that is, is there a there seems to be some
7	MR. ROCCIOLA: Well, what I looked at	7	confusion about in Mr. Rocciola's report, a portion
8	is this is Judd Rocciola.	8	of East Homestead Avenue has been vacated and now is
9	If a visitor came and parked along the	9	subject lot now extends into the it was not
10	curb opposite, parallel and opposite the garages,	10	clear if Lot No. 1, Block 711 has been extended to
11	then you'd have 16 feet as a minimum distance,	11	East Homestead Avenue, also.
12	clearing distance. The RSIS recommends 18 feet.	12	THE WITNESS: Right, so, I think that
13	I just asked if the fire marshall would	13	comment has come up on a previous application. We
14	approve it, they can handle it with 16 feet, that's	14	were here last month. So, what we did is we kind of
15	fine, I think that's okay, but the fire marshal would	15	delineated that area and described it as a 15-foot
16	have to sign off on that.	16	wide borough right-of-way.
17	Have you spoken with the fire martial?	17	So, to my knowledge the answer would be
18	THE WITNESS: No, because it's not our	18	no, that adjoining parcel never did acquire that 15
19	intention, Judd, to actually permit parking on that	19	feet of your former or current East Homestead Avenue.
20	side, because it really would restrict the movements	20	So, it still remains a borough right-of-way.
21	from the garages and out to the driveway area.	21	It's currently used as a pedestrian
22	So, I didn't think there was sufficient	22	walkway there. It is currently actively used by high
23	room if you had parking on that side to allow for	23	school students, I believe, to basically get into
24	that turnaround movement. So, we're not proposing	24	that neighborhood across Fifth Street and to access
25	any parking there, so, therefore we have that full	25	Abbott Avenue, East Homestead Avenue.
	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
	26		28
1	width.	1	So, we're not going to cut that off.
2	MR. ROCCIOLA: So, you'll put up "no	2	So, we're not going to cut that off. We're going to maintain it. We are going to remove
2 3	MR. ROCCIOLA: So, you'll put up "no parking" signs?	2 3	So, we're not going to cut that off. We're going to maintain it. We are going to remove some of the pavement in there and replace it with
2 3 4	MR. ROCCIOLA: So, you'll put up "no parking" signs? THE WITNESS: So, yeah, that would be	2 3 4	So, we're not going to cut that off. We're going to maintain it. We are going to remove some of the pavement in there and replace it with grass. So, it's really going to be a walkway with,
2 3 4 5	MR. ROCCIOLA: So, you'll put up "no parking" signs? THE WITNESS: So, yeah, that would be fine if that was a condition and obviously, if the	2 3 4 5	So, we're not going to cut that off. We're going to maintain it. We are going to remove some of the pavement in there and replace it with grass. So, it's really going to be a walkway with, you know, two grass strips on either side of it.
2 3 4 5 6	MR. ROCCIOLA: So, you'll put up "no parking" signs? THE WITNESS: So, yeah, that would be fine if that was a condition and obviously, if the fire official wants us to actually stripe that area	2 3 4 5 6	So, we're not going to cut that off. We're going to maintain it. We are going to remove some of the pavement in there and replace it with grass. So, it's really going to be a walkway with, you know, two grass strips on either side of it. I think there was a comment from the
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	29		31
1	specifically that that area is for a certain purpose.	1	MR. COLLAZUOL: You have not shown or
2	It just leaves it there. So, it vacates our	2	proposed any easements for the sanitary sewer, the
3	MR. BOZANIAN: It falls outside under	3	storm drain, the electric well, I believe it would
		-	
4	the scope of the deed.	4	be underground or the gas. Are you proposing
5	CHAIRMAN FERGUSON: Steve.	5	individual easements for all these utilities? A
6	MR. COLLAZUOL: Yes. Mark, you	6	blanket easement over that 35 feet to accompany the
7	mentioned the grass strip.	7	site plan to be recorded with this if this project
8	THE WITNESS: Yes.	8	was to be approved, how would the right now I
9	MR. COLLAZUOL: I wasn't sure I heard	9	assume it's a descriptive easement, but there's
10	who would maintain that grass strip after that	10	nothing set forth on how these utilities will be
11	pavement would be removed and soil and top soil and	11	maintained by either the utility company or the
12	seed would be placed there.	12	Borough.
13	THE WITNESS: So, I believe we were	13	THE WITNESS: You're correct. So, when
14	offering to maintain that.	14	the road was vacated, to my knowledge, there was no
15	MR. BOZANIAN: My understanding is the	15	specific written easement dividing a certain width
16	applicant would maintain that section.	16	and whatnot. So, based on your comments before,
17	MR. COLLAZUOL: How would that be	17	actually we add a note here, Steve, that we are
18	enforced? If the three-unit owners didn't maintain	18	proposing a 25-foot wide utility easement for the
19	that?	19	existing utility lines in the former right-of-way of
20	MR. BOZANIAN: In terms of?	20	West Homestead.
21	MR. COLLAZUOL: How would the	21	So, our intention would be then to
22	homeowners association, how would the contract, the	22	create a blanket easement across that area to cover
23	landscape company know that they had to take care of	23	all the existing utilities that lie within it. So
24	it?	24	that would be water lines, gas line, electric, storm
25	It's not within the property. There's	25	sewer and sanitary sewer.
	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
	30		32
1	really not a frontage like on a typical development.	1	MR. COLLAZUOL: And that would cover
2	THE WITNESS: There could be some	2	all the underground utilities?
3	verbiage in the condominium association documents	3	THE WITNESS: Correct.
4	that would allow for maintenance of that area and	4	MR. COLLAZUOL: So, that would be
5	specifically describe it as being. You know, we	5	written as part of the plan, meets and bounds
6	could give the dimensions. We have it shown 5 feet	6	description of the recorded deed that would be filed
7	on the plan. The 5 feet, you know, on the southerly	7	
8			
•	side of the property adjacent to the public sidewalk	8	 THE WITNESS: Yes.
9		8 9	
	side of the property adjacent to the public sidewalk		THE WITNESS: Yes.
9	side of the property adjacent to the public sidewalk is to be maintained by the condominium association	9	THE WITNESS: Yes. MR. COLLAZUOL: at the clerk's
9 10	side of the property adjacent to the public sidewalk is to be maintained by the condominium association and that way that would be part of the legal document	9 10	THE WITNESS: Yes. MR. COLLAZUOL: at the clerk's office?
9 10 11	side of the property adjacent to the public sidewalk is to be maintained by the condominium association and that way that would be part of the legal document that is filed by deed in the Bergen County Clerks	9 10 11	THE WITNESS: Yes. MR. COLLAZUOL: at the clerk's office? THE WITNESS: Yes.
9 10 11 12	side of the property adjacent to the public sidewalk is to be maintained by the condominium association and that way that would be part of the legal document that is filed by deed in the Bergen County Clerks Office. Then I believe the borough would have the	9 10 11 12	THE WITNESS: Yes. MR. COLLAZUOL: at the clerk's office? THE WITNESS: Yes. MR. COLLAZUOL: That's satisfied.
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1		1	
	33		35
1	approved, I would think that if that's the case, you	1	MR. COLLAZUOL: I recognize that and
2	would have to return to this board for re-approval.	2	that's why I bring it up. I think it's something
3	THE WITNESS: That would be true.	3	that should be on the plan where if there's three
4	MS. TESTA: Right, that will be a	4	students here living in these units, how they would
5	substantial change.	5	get to that walkway. There should be a designated
6	THE WITNESS: Right, it would certainly	6	path to cross the vacated portion of East Homestead
7	depend on what exactly, you know, what or how much	7	somehow. Whether it be something down the middle
8	we'd have to modify the building, but certainly we	8	identified with a gate that's operated and closed.
9	would probably have to come back before this board.	9	It just seems like there's too much of nothing with
10	I did contact PSE&G preliminary, Steve.	10	respect to the safety of anybody there. And other
11	They did send me a little serve letter, but we really	11	students coming down, presuming that they continue to
12	haven't got to that point with construction documents	12	walk wherever, because this is from our
13	and, you know, contractors and whatnot to determine	13	experience, there's a fairly good volume of
14	where that pole is going to be relocated. That is	14	pedestrian traffic with respect to students going to
15	part of the construction phase.	15	the high school.
16	MR. COLLAZUOL: Was that based on the	16	THE WITNESS: Yeah, it's an unusual
17	plan you submitted or just on the letter?	17	kind of site. We recognize that. It does lead to
18	THE WITNESS: I sent them a copy of my	18	some complications and how do you really address
19	plan. They sent me a letter stating that they will	19	that. I mean, I think ideally, and correct me Elton,
20	serve us with utilities.	20	ideally I think the client probably would wish to
21	MR. COLLAZUOL: A safety comment or	21	fence that area to prevent people from walking across
22	question, if any of these units have students, how	22	it.
23	would students get to, say, they were high school	23	MR. COLLAZUOL: I'm sorry, I didn't
24	students, how would they leave the building and get	24	hear you.
25	to that pedestrian walkway on the opposite side of	25	THE WITNESS: I said, ideally I believe
	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
	34 the site?		36
1		1	
2		_	our client would probably prefer to fence that area
2	THE WITNESS: Yeah, so, obviously, they	2	to prevent people, meaning the public from walking
3	THE WITNESS: Yeah, so, obviously, they could go around to access that borough right-of-way	2 3	to prevent people, meaning the public from walking across their private property, because obviously
3 4	THE WITNESS: Yeah, so, obviously, they could go around to access that borough right-of-way and walkway. If they're the end units, they'll walk	2 3 4	to prevent people, meaning the public from walking across their private property, because obviously there's liability issues. If somebody walks across
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	37		39
1	there's no sidewalk for this development. Usually	1	extension to the tangent of the sidewalk, that you
2	there's a least one sidewalk from the development to	2	should continue in a northerly fashion the east side
3	a public thoroughfare. I think they should provide	3	of the curb of Abbott, extend the radius so it meets
4	something on the plan.	4	the curb to the entrance.
5	THE WITNESS: Well, the only option	5	THE WITNESS: Yep, I actually
6	then would be to provide a sidewalk from basically	6	considered that, Steve. In looking at it, there are
		-	· · · · · · · · · · · · · · · · · · ·
7	where Unit C is to Fifth Street. That would be the	7	some sort of grading and drainage issues in that
8	only available area for a sidewalk.	8	area. So, if I were to do that, that would actually
9	MR. COLLAZUOL: That's fine.	9	create a low spot along Abbott Avenue and that's the
10	THE WITNESS: So, we could do that, but	10	reason why I didn't do that. That's why I left it,
11	then I think it would be best in our client's	11	because I do believe currently right now there's a
12	interest to provide a gate. A fence across that so	12	gutter flow from Abbott Avenue that goes along the
13	it's not for public access.	13	gutter and it's kind of strangely pitched over here
14	MR. BOZANIAN: Otherwise could be	14	(indicating) where it kind of carries around, but the
	funneling in from Homestead to Abbott.	15	water is coming from the west on East Homestead and
15	-	-	5
16	MR. COLLAZUOL: I would say that seems	16	comes around the corner as well.
17	like a reasonable solution, perhaps even provide a	17	So, I was afraid if I were to do what
18	setback to the fence from the right-of-way line to	18	you're describing on the grading and drainage plan,
19	create an additional landscaped area.	19	we create a ponding situation in that area.
20	THE WITNESS: Yeah, sure. I think	20	So, I thought it would be best to leave
21	MR. COLLAZUOL: Because there's a curb	21	that curb and turn the way it is and provide a catch
22	there that's only about 2 feet from the right-of-way	22	basin there to pick up that flow that's coming along
23	line. And in the normal section or the average, the	23	Abbott Avenue on the corner and also whatever is
24	typical section in front of the main section of the	24	coming off of East Homestead.
25	site there's at least 3 or 4 feet of lawn. So, you	25	If I can make a suggestion, Steve, I
23		23	
	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
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2	THE WITNESS: So, yes. If I understand	2	think this is something that maybe it would be best if the three of us meet at the site and kind of
2 3	THE WITNESS: So, yes. If I understand you correctly, we do have a fence, by the way along the southerly side through the property along the	2 3	think this is something that maybe it would be best if the three of us meet at the site and kind of determine what the best solution is, rather than trying to decide it right now.
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1	retention in east old East Homestead Avenue	1	down the hill towards
2	right-of-way, that was one of your comments.	2	VICE CHAIRMAN ALBANESE: They're coming
3	MR. COLLAZUOL: Yes.	3	down, they make the left to go onto 46 West.
4	THE WITNESS: So, I did look at that	4	MS. LAMBRINIDES: Route 5, they're
5	and as you know there's a lot of utilities there.	5	coming down Route 5.
6	So, I have not shown any additional retention within	6	THE WITNESS: Route 5, right.
7	the old right-of-way, but I think that's something,	7	VICE CHAIRMAN ALBANESE: Yeah, you got
8	if you want, we can look at that and, again, maybe	8	to put something there, because, you know, if there
9	discuss it with some of the utility companies and see	9	is anybody behind, anybody walking there, the cars
10	if maybe then we'll do something small there, maybe a	10	could go right through and kill them.
11	small, you know, a 12-inch diameter pipe with a stone	11	THE WITNESS: There's an existing
12	trench, you know, just to provide something there. I	12	guardrail there. I would really defer to your
13	mean, don't forget we are taking about 5 feet, 5 by 8	13	experts on that.
14	feet, you know, existing pavement away from that	14	MR. BOZANIAN: My only comment with
15	area. So, in effect we are reducing the overall	15	respect to that is that's the existing condition
16	amount of impervious coverage over those areas and	16	that's there and this plan is not going to change the
17	that in effect decreases the runoff of in that area.	17	volume of the foot traffic, other than maybe one more
18	MR. COLLAZUOL: Yes, I assume that by	18	set of families that are going to walk through.
19	you saying you agree to the comments in the report,	19	VICE CHAIRMAN ALBANESE: Yeah, but I'm
20	that we would get to that, but maybe you should	20	concerned about if somebody goes through there,
21	provide some additional concepts of what you might	21	somebody is going to get killed.
22	THE WITNESS: Okay.	22	MR. BOZANIAN: Right, but that's how it
23	CHAIRMAN FERGUSON: Okay. Steve, are	23	exists now, so if that's not changing
24	you done?	24	VICE CHAIRMAN ALBANESE: Yeah, but
25	MR. COLLAZUOL: Yes.	25	there's nobody there now. Now you're putting 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.
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	42		44
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2	CHAIRMAN FERGUSON: So Mr. Albanese just reminded me that at the last meeting we had a	2	building. MR. CARNOVALE: There's no house on
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	15		47
	45		47
1	be now a driveway and a landscaped area.	1	right currently, right now East Homestead Avenue.
2	MR. BOZANIAN: So the concern is the	2	MR. CARNOVALE: Right, but there's
3	driveway?	3	Mark, no disrespect, there's no cars coming in and
4	VICE CHAIRMAN ALBANESE: There's going	4	out of your own project.
5	to be a lot more people there. Even the kids	5	MR. BOZANIAN: But there's foot traffic
6	crossing, you're going to make them walk over there,	6	over there.
7	too.	7	VICE CHAIRMAN ALBANESE: I would like
8	THE WITNESS: Well, no, let my just	8	to see something there. I would like to see a wall
9	state one thing. We're not doing anything here	9	there.
10	that's going adversely impact this intersection. As	10	THE WITNESS: That's fine. I don't
11	a matter of fact, we're making it better, because	11	think we have an objection.
			-
12	we're removing a driveway curbcut that's right here	12	VICE CHAIRMAN ALBANESE: That takes
13	on Fifth Street right now. So that's going to be a	13	care of that.
14	positive improvement. Anything that you're talking	14	THE WITNESS: The only caveat we would
15	about is an existing condition that is not being	15	say, we would have to comply with the borough
16	created by our development. So, if there's a hazard	16	engineer's and your traffic engineer's
17	right now, it's not because we're putting three	17	recommendations and whatever DOT requirements there
18	townhouse units here. Our parking, our driveways are	18	are.
19	not accessing Fifth Street. So, we're not creating	19	VICE CHAIRMAN ALBANESE: No, no, no.
20	any additional hazardous area on this intersection of	20	THE WITNESS: Because if we put a
21	Fifth Street and East Homestead Avenue.	21	10-foot high
22	We would be happy to make whatever	22	VICE CHAIRMAN ALBANESE: We can put it
23	improvements that the borough and their experts would	23	in a variance. You're looking for a variance, that's
24	like us to do, but I just wanted to make that clear.	24	what you need, a variance.
25	MR. CARNOVALE: But coming down	25	THE WITNESS: Well, it has to comply
25	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	23	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	46		48
1	Homestead Avenue that was Homestead Avenue. I	1	with code.
1 2	understand the barrier is broken, it's got nothing to	1 2	VICE CHAIRMAN ALBANESE: Listen, that's
	understand the barrier is broken, it's got nothing to do with you guys, but the access to your three units		VICE CHAIRMAN ALBANESE: Listen, that's going to be in the variance. If you can't put the
2	understand the barrier is broken, it's got nothing to	2	VICE CHAIRMAN ALBANESE: Listen, that's
2 3	understand the barrier is broken, it's got nothing to do with you guys, but the access to your three units	2 3	VICE CHAIRMAN ALBANESE: Listen, that's going to be in the variance. If you can't put the
2 3 4	understand the barrier is broken, it's got nothing to do with you guys, but the access to your three units is right there and your proposing a fence there with	2 3 4	VICE CHAIRMAN ALBANESE: Listen, that's going to be in the variance. If you can't put the wall up, then you're not getting the variance.
2 3 4 5	understand the barrier is broken, it's got nothing to do with you guys, but the access to your three units is right there and your proposing a fence there with a gate there. So, the fence and the gate is not	2 3 4 5	VICE CHAIRMAN ALBANESE: Listen, that's going to be in the variance. If you can't put the wall up, then you're not getting the variance. THE WITNESS: Well, that's fine.
2 3 4 5 6	understand the barrier is broken, it's got nothing to do with you guys, but the access to your three units is right there and your proposing a fence there with a gate there. So, the fence and the gate is not going to stop a car doing 60 miles an hour from	2 3 4 5 6	VICE CHAIRMAN ALBANESE: Listen, that's going to be in the variance. If you can't put the wall up, then you're not getting the variance. THE WITNESS: Well, that's fine. VICE CHAIRMAN ALBANESE: Okay, that's
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49 51 1 something there. You've got to put something there. VICE CHAIRMAN ALBANESE: The guardrail VICE CHAIRMAN ALBANESE: The guardrail that can stop a car coming down, so that nobody gets 3 guardrail there. VICE CHAIRMAN ALBANESE: The guardrail that guardrails ain't worth seven cents. that guardrails ain't worth seven cents. that guardrails ain't worth seven cents. that guardrail may, you wouldn't want to live there. something. 6 THE WITNESS: Okay. THE WITNESS: Chay. THE WITNESS: Rapt. THE WITNESS: Rapt. 7 UCEC CHAIRMAN ALBANESE: Go look at that guardrail. You can ask them to something. something. 10 to replace the guardrail. You can ask them to something there. you know, if's up to you. THE WITNESS: Rapt. THE WITNESS: Rapt. 12 UCEC CHAIRMAN ALBANESE: Yeah, yeah, of that guardrail is not on the property. I don't know that guardrail sont on the property. I don't know that guardrail sont on the property. I don't know the legalities of it, but I would be more interested the WITNESS: Way. the WITNESS: Way. the would was the to approximately 30 feet in width, drapt. the done without interfring 20 me make s suggestion. It's obvious to me that some kind of galanting or planter wall in that area. the was that a planter across basically the way. the done without int		40	1	E4
2 THE WITNESS: There is an existing 3 guardrail there. 2 that can stop a car coming down, so that nobody gets 3 guardrail there. killed. That's all. 4 THE WITNESS: It's going to help 5			4	
3 guardrail there. 3 killed. That's all. 4 VICE CHAIRMAN ALBANESE: The guardrail 4 THE WITNESS: It's going to help 5 - those guardrails ain't worth seven cents. 6 THE WITNESS: Vay. 7 VICE CHAIRMAN ALBANESE: Go look at 6 looking for A 10-foot wall. 3, 4-four foot wall or 7 VICE CHAIRMAN ALBANESE: So look at 6 looking for A 10-foot wall. 3, 4-four foot wall or 8 that guardrail. YUCE CHAIRMAN ALBANESE: Yeah, yeah, of 8 willed. That's all. 10 to replace the guardrail. YUCE CHAIRMAN ALBANESE: Yeah, yeah, of 10 course. 11 it a little decorative, you know, it's up to you. 12 VICE CHAIRMAN ALBANESE: Yeah, yeah, of 12 THE WITNESS: Yeah, yeah, of 12 14 biguirter out of it, so it's not juue vertical wall. 14 I a little decorative, you know, it's up to you. 12 14 the guardrail is not on their property. I don't know 16 decorate it or put some nice stucco finish or brick 16 the guardrail 16 decorate it or put some nice stucco finish or brick 17 <td< th=""><th></th><th></th><th></th><th>-</th></td<>				-
 VICE CHAIRMAN ALBANESE: The guardrail those guardrails ain't worth seven certs. THE WITNESS: CR49. VICE CHAIRMAN ALBANESE: To look at that guardrail now, you wouldn't want to live there. MR. COLLAZUOL: Paul, you can ask them to replace the guardrail. VICE CHAIRMAN ALBANESE: Yeah, yeah, of course. VICE CHAIRMAN ALBANESE: Yeah, yeah, of course. MR. CARNOVALE: Weil, actually, Steve, the guardrail is not on their property. I don't know the guardrail is not on their property. I don't know the guardrail is not on their property. I don't know the guardrail is ont on their property. I don't know there, take that out, but that we now ite rested since they're putting a fence there, could they put a gourde concrete wall in front of the fence? THE WITNESS: Want we can do is - let there, that's a public you know, we don't want to take that out, but that we provide some kind of there, that's a public you know, we don't want to take that out, but that we provide some kind of there, that's a public you know, we don't want to take that out, but that we provide some kind of there, that's a public you know, we don't want to there, that's a public you know, we don't want to there, that a suggestion. It's obvious to me that some board with of your approximately 30 feet in width, they only fort-of-way. there were going to follow that same kind of line; here it is. So, where we have the fence at the end of the tornaround area, now we're going to porvide the bead and main the fence. there were going to follow that same kind of line; here were		-		
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21 THE WITNESS: I'm okay with that. I'm 21 East Homestead. One was towards the southerly side.	18 19	THE WITNESS: That's fine. CHAIRMAN FERGUSON: Because it seems	19	were out in the street here (indicating). There's
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	MR. CARNOVALE: Yeah.	1	
1		-	MS. TESTA: Please state your name and
2	THE WITNESS: So, yes, we addressed	2	spell it for the record.
3	that and that's what we were talking about before	3	THE WITNESS: Certainly. It's Robert
4	about the ponding issue, potentially, if were to	4	Zampolin, that's Z-A-M-P as in Peter-O-L-I-N.
5	change the radius. We have provided two new catch	5	Licensed architect in the State of New Jersey.
6	basins onto the west of our property to pick up that	6	MR. BOZANIAN: I would ask the board it
7	flow coming down East Homestead. And also a new	7	recognizes the qualifications of Mr. Zampolin.
8	catch basin in our driveway. There's going be an E	8	CHAIRMAN FERGUSON: Well, has he ever
9	inlet, basically a 4 by 4, a large size inlet. So,	9	been before the board before?
10	if it does overflow and get past those catch basins,	10	THE WITNESS: I don't I've been
11	we can capture it and tie it back into the existing	11	it's 34 years. The room looks vaguely familiar, but
12	storm drains.	12	I don't recall being here for quite some time, sir.
13	MR. CARNOVALE: I'm not an engineer,	13	CHAIRMAN FERGUSON: Do you want to give
14	but I mentioned to Steve that those catch basins back	14	him a quick
15	up all the way passed almost up to Seventh Street	15	MR. BOZANIAN: Sure.
16	when it rains heavy. So, that would be something for	16	THE WITNESS: Certainly. I have a
17	Steve to discuss.	17	bachelor of science degree in architecture from New
18	THE WITNESS: Sure, we can look at	18	Jersey School of Architecture at NJIT. I graduated
19	that. I did notice, I was actually at the site one	19	back in 1981. I started my private practice in
20	day after it rained and there was a lot debris that	20	November of 1985. I've been in business in New
21	was left there. Particularly the one on the south	21	Jersey for 34 years now. I'm licensed in Florida and
22	side was filled with debris and wasn't useful at all.	22	I'm also licensed in California where I actually flew
23	So, that could be happening. I think that's more of	23	out to take the exams out in California.
24	a maintenance issue. You know, obviously this is the	24	CHAIRMAN FERGUSON: Have you appeared
25	lower point here in this area, so you're collecting a	25	before other boards in New Jersey?
	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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1	lot of runoff, you're collecting a lot of debris. I	1	THE WITNESS: I've been almost to all
2	think it probably just needs to be cleaned out.	2	the surrounding towns in this area. I've been before
3	MR. CARNOVALE: That would be something	3	Fort Lee, Cliffside Park, sir, Edgewater, Teaneck. I
4	for Steve to look into.	4	haven't had the pleasure of Palisades Park.
5	CHAIRMAN FERGUSON: All right. Any	5	CHAIRMAN FERGUSON: Okay. We'll
6	other board members have anything?	6	accept.
7	(No response.)	7	VICE CHAIRMAN ALBANESE: You can't say
8	CHAIRMAN FERGUSON: Reporter, do you	8	that no more.
9	want to take a five-minute break?	9	THE WITNESS: I look forward to this
10	MS. LAMBRINIDES: Are you okay?	10	opportunity.
11	THE COURT REPORTER: I'm okay.	11	CHAIRMAN FERGUSON: Okay.
12	CHAIRMAN FERGUSON: Yes?	12	MR. BOZANIAN: Thank you.
13	MS. LAMBRINIDES: No, she's okay.	13	DIRECT EXAMINATION
14	CHAIRMAN FERGUSON: She's okay?	14	BY MR. BOZANIAN:
15	THE COURT REPORTER: Yes. Thank you.	15	Q. Mr. Zampolin, have you prepared the
16	CHAIRMAN FERGUSON: Okay. Do you want	16	plans for today?
17	to call your next witness?	17	A. Yes, I have. We prepared drawings A-1
18	MS. TESTS: Please raise your right	18	through A-4. We have a color rendering as well.
19	hand. Do you swear that the testimony that you give	19	What number are we up to?
20	in this application will be the truth, the whole	20	MS. TESTA: What's the date of those
21	truth and nothing but the truth so help you God?	21	plans?
22	MR. ZAMPOLIN: I do.	22	THE WITNESS: They are also May 9th,
23	ROBERT ZAMPOLIN,	23	2019.
24	187 Fairview Ave, Westwood, New Jersey, having	24	MR. BOZANIAN: I'm currently up to A-7?
25	been duly sworn, testifies as follows:	25	MS. TESTA: 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.
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1	BY MR. BOZAN	NIAN:	1	small basement. The basement on the end units	
2	Q.	I would ask that you mark A-8.	2	measure about 610 square feet in all three units.	
3	Α.	A-8, would be our proposed basement and	3	What we're proposing there is just	
4	first floor pla	in.	4	basically a game room and mechanical room.	
5		(Whereupon, proposed basement and first	5	Obviously, the area underneath the	
6	floor plan	is received and marked as Exhibit	6	two-car garages is all unexcavated space and we're	
7	A-8 for id	entification.)	7	proposing a powder room.	
8		THE WITNESS: A-9 would be our proposed	8	On the first floor plan, which is	
9	second floor a	nd proposed third floor plan.	9	actually the ground floor plan, is where Mark talked	
10		(Whereupon, proposed second floor and	10	about our actual two-car garages. Unlike the	
11	proposed	third floor plan are received and	11	previous application, which was just a one-car garage	
12	marked a	s Exhibit A-9 for identification.)	12	at best, it was a one-car garage, but now we actually	
13		THE WITNESS: A-10 would be our proposed	13	have true two-car garages that are 19 by 20. The end	
14	terrace plan.		14	units actually have storage areas as well within the	
15		(Whereupon, terrace plan is received	15	garages. And the end units have entrances that are	
16	and mark	ed as Exhibit A-10 for	16	located to the sides. And we still are able to	
17	identifica	tion.)	17	accommodate about a four and half foot wide entrance	
18		THE WITNESS: A-11, would be our	18	gallery from the interior units.	
19	proposed exte	rior elevations.	19	The building also has overall	
20		(Whereupon, exterior elevations plan is	20	dimensions of approximately 79 feet running from	
21	received	and marked as Exhibit A-11 for	21	Fifth Street all the way going to the west.	
22	identifica	tion.)	22	And our depth varies from 46 feet going	
23		THE WITNESS: A-12 would be our color	23	from front to back from the base of the garage door	
24	rendering.		24	to the wall at the north.	
25		(Whereupon, color rendering is received	25	And Mark talked about a 2-foot jog in a	
	LAUF	RA 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		6	60
1		58 red as Exhibit A-12 for	1	6 building and we did that based on the board's concern	60
2	identifica	58 ted as Exhibit A-12 for tion.)	2	6 building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a	60
2 3	identifica BY MR. BOZAN	58 ted as Exhibit A-12 for tion.) NIAN:	2 3	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face.	60
2	identifica BY MR. BOZAN Q.	58 ted as Exhibit A-12 for tion.) NIAN: What is the date on those?	2 3 4	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face. So, we created some jogs in the	60
2 3 4 5	identifica BY MR. BOZAN Q. A.	58 ted as Exhibit A-12 for tion.) NIAN: What is the date on those? May 9th. All May 9th.	2 3 4 5	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face. So, we created some jogs in the building just to add some interest.	60
2 3 4 5 6	identifica BY MR. BOZAN Q.	58 ted as Exhibit A-12 for tion.) NIAN: What is the date on those? May 9th. All May 9th. Why don't we start with A-8.	2 3 4 5 6	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face. So, we created some jogs in the building just to add some interest. And the, again, the first floor is just	60
2 3 4 5 6 7	identifica BY MR. BOZAN Q. A. Q.	58 ted as Exhibit A-12 for tion.) NIAN: What is the date on those? May 9th. All May 9th.	2 3 4 5 6 7	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face. So, we created some jogs in the building just to add some interest. And the, again, the first floor is just primarily a big recreation room, an entrance hall,	60
2 3 4 5 6 7 8	identifica BY MR. BOZAN Q. A. Q. have?	58 red as Exhibit A-12 for tion.) NIAN: What is the date on those? May 9th. All May 9th. Why don't we start with A-8. Will you describe to the board what you	2 3 4 5 6 7 8	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face. So, we created some jogs in the building just to add some interest. And the, again, the first floor is just primarily a big recreation room, an entrance hall, nice grand staircase that goes up to the second	60
2 3 4 5 6 7 8 9	identifica BY MR. BOZAN Q. A. Q. have? A.	58 red as Exhibit A-12 for tion.) NIAN: What is the date on those? May 9th. All May 9th. Why don't we start with A-8. Will you describe to the board what you Certainly. What we have before the	2 3 4 5 6 7 8 9	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face. So, we created some jogs in the building just to add some interest. And the, again, the first floor is just primarily a big recreation room, an entrance hall, nice grand staircase that goes up to the second floor, which is the main living area and the powder	60
2 3 4 5 6 7 8 9 10	identifica BY MR. BOZAN Q. A. Q. have? A. board is our	58 ted as Exhibit A-12 for tion.) NIAN: What is the date on those? May 9th. All May 9th. Why don't we start with A-8. Will you describe to the board what you Certainly. What we have before the proposed basement plan and our proposed	2 3 4 5 6 7 8 9 10	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face. So, we created some jogs in the building just to add some interest. And the, again, the first floor is just primarily a big recreation room, an entrance hall, nice grand staircase that goes up to the second floor, which is the main living area and the powder room and that basically describes the first floor.	60
2 3 5 6 7 8 9 10 11	identifica BY MR. BOZAN Q. A. Q. have? A. board is our first floor pla	58 ted as Exhibit A-12 for tion.) NIAN: What is the date on those? May 9th. All May 9th. Why don't we start with A-8. Will you describe to the board what you Certainly. What we have before the proposed basement plan and our proposed on and as Mark mentioned, the site is a	2 3 4 5 6 7 8 9 10 11	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face. So, we created some jogs in the building just to add some interest. And the, again, the first floor is just primarily a big recreation room, an entrance hall, nice grand staircase that goes up to the second floor, which is the main living area and the powder room and that basically describes the first floor. The square footage of the first floor	60
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2 3 4 5 6 7 8 9 10 11 12 13	identifica BY MR. BOZAN Q. A. Q. have? A. board is our first floor pla unique site. of the other	58 ted as Exhibit A-12 for tion.) VIAN: What is the date on those? May 9th. All May 9th. Why don't we start with A-8. Will you describe to the board what you Certainly. What we have before the proposed basement plan and our proposed an and as Mark mentioned, the site is a Obviously, this building unlike a lot buildings that normally would come in	2 3 4 5 6 7 8 9 10 11 12 13	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face. So, we created some jogs in the building just to add some interest. And the, again, the first floor is just primarily a big recreation room, an entrance hall, nice grand staircase that goes up to the second floor, which is the main living area and the powder room and that basically describes the first floor. The square footage of the first floor area is about finished living space, we have about 700 square feet of living space on the end unit	60
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	identifica BY MR. BOZAN Q. A. Q. have? A. board is our first floor pla unique site. of the other with garages is actually tu	58 ted as Exhibit A-12 for tion.) VIAN: What is the date on those? May 9th. All May 9th. Why don't we start with A-8. Will you describe to the board what you Certainly. What we have before the proposed basement plan and our proposed an and as Mark mentioned, the site is a Obviously, this building unlike a lot buildings that normally would come in a facing the right-of-way, this building rned 90 degrees from the street. So, obviously all of our garages are	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face. So, we created some jogs in the building just to add some interest. And the, again, the first floor is just primarily a big recreation room, an entrance hall, nice grand staircase that goes up to the second floor, which is the main living area and the powder room and that basically describes the first floor. The square footage of the first floor area is about finished living space, we have about 700 square feet of living space on the end unit furthest to the west. There's 800 square feet of finished living space on the interior unit. And approximately 700 square feet on	60
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	identifica BY MR. BOZAN Q. A. Q. have? A. board is our first floor pla unique site. of the other with garages is actually tu south facing ir another things the entrances	58 ted as Exhibit A-12 for tion.) MIAN: What is the date on those? May 9th. All May 9th. Why don't we start with A-8. Will you describe to the board what you Certainly. What we have before the proposed basement plan and our proposed an and as Mark mentioned, the site is a Obviously, this building unlike a lot buildings that normally would come in a facing the right-of-way, this building rned 90 degrees from the street. So, obviously all of our garages are a terms of it's orientation. And then a that we also try to do is we create at the first floor level eliminating	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face. So, we created some jogs in the building just to add some interest. And the, again, the first floor is just primarily a big recreation room, an entrance hall, nice grand staircase that goes up to the second floor, which is the main living area and the powder room and that basically describes the first floor. The square footage of the first floor area is about finished living space, we have about 700 square feet of living space on the end unit furthest to the west. There's 800 square feet of finished living space on the interior unit. And approximately 700 square feet on the end unit that faces closer to Fifth Street. The building is proposed as all brick and a panelized aluminium paneling system on the	60
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	identifica BY MR. BOZAN Q. A. Q. have? A. board is our first floor pla unique site. of the other with garages is actually tu south facing ir another things the entrances the need for the	58 ted as Exhibit A-12 for tion.) MIAN: What is the date on those? May 9th. All May 9th. Why don't we start with A-8. Will you describe to the board what you Certainly. What we have before the proposed basement plan and our proposed an and as Mark mentioned, the site is a Obviously, this building unlike a lot buildings that normally would come in a facing the right-of-way, this building rned 90 degrees from the street. So, obviously all of our garages are a terms of it's orientation. And then a that we also try to do is we create at the first floor level eliminating mose kind of really large staircases	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face. So, we created some jogs in the building just to add some interest. And the, again, the first floor is just primarily a big recreation room, an entrance hall, nice grand staircase that goes up to the second floor, which is the main living area and the powder room and that basically describes the first floor. The square footage of the first floor area is about finished living space, we have about 700 square feet of living space on the end unit furthest to the west. There's 800 square feet of finished living space on the interior unit. And approximately 700 square feet on the end unit that faces closer to Fifth Street. The building is proposed as all brick and a panelized aluminium paneling system on the upper stories. And we'll get into that on the	60
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	identifica BY MR. BOZAN Q. A. Q. have? A. board is our first floor pla unique site. of the other I with garages is actually tu south facing ir another things the entrances the need for the and the railing living area. So the first floor pro-	58 ted as Exhibit A-12 for tion.) VIAN: What is the date on those? May 9th. All May 9th. Why don't we start with A-8. Will you describe to the board what you Certainly. What we have before the proposed basement plan and our proposed an and as Mark mentioned, the site is a Obviously, this building unlike a lot buildings that normally would come in a facing the right-of-way, this building rned 90 degrees from the street. So, obviously all of our garages are a terms of it's orientation. And then a that we also try to do is we create at the first floor level eliminating nose kind of really large staircases a systems that all go up to the primary o, all of the entrances are located on olan.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	building and we did that based on the board's concern that, you know, a 79-foot wall, flat wall was a little uninspiring on the north face. So, we created some jogs in the building just to add some interest. And the, again, the first floor is just primarily a big recreation room, an entrance hall, nice grand staircase that goes up to the second floor, which is the main living area and the powder room and that basically describes the first floor. The square footage of the first floor area is about finished living space, we have about 700 square feet of living space on the end unit furthest to the west. There's 800 square feet of finished living space on the interior unit. And approximately 700 square feet on the end unit that faces closer to Fifth Street. The building is proposed as all brick and a panelized aluminium paneling system on the upper stories. And we'll get into that on the elevations. And then on A-9, which is our upper floors, again, the second floor plan is the primary	60

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1	lack of walls and lack of partitions that create	1	the terrace level. And, again, at the terrace level,
2	spaces now. It's really just furniture systems that	2	what we're proposing on the south side, you'll see on
3	really create groupings. So really the second floor	3	the elevations, it's a glass railing system
4	is quite honestly, it's an open plan. The only walls	4	overlooking the views to the south.
5	are the walls that create a powder room, a pantry	5	And there's a 42-inch height parapet
6	closet and a storage closet. Everything else is just	6	wall that goes around the other remaining three sides
7	defined by furniture.	7	of the building. A, for some privacy and for
8	Obviously we're locating our living	8	screening of any type of condenser unit, which would
9	room and dining room areas. The living room is to	9	be located behind some walls.
10	the south. The dining area is closest to the kitchen	10	And A-11 is two of the elevations and,
11	and the back wall of the kitchen faces all towards	11	again, it's an all-brick building. Brick that comes
12	the south.	12	up on all three levels. And the rear elevation,
13	We have a wide staircase going up to	13	which is actually our north-facing elevation is a
14	the third floor and fireplaces. And then what we	14	brick base with a brick vertical with the
15	also proposed is in addition to on the footprint of	15	projections, in terms of that 2-foot projection that
16	the building there are cantilevers that we're looking	16	we have. We have our panelized aluminum skin system
17	to propose to create shadow lines on the facade of	17	to break up the brick.
18	the building. So we're proposing 3-foot cantilevers	18	And then we have our three cantilevers
19	at the living room areas.	19	on the south facade, which, again, what we're
20	And then on the third floor areas,	20	proposing is floor-to-ceiling windows in the living
21	we're proposing a 3-foot cantilever, which dominates	21	and master bedroom levels.
22	part of our master bathroom.	22	CHAIRMAN FERGUSON: Why don't we why
23	And then on the end additions, there's	23	don't we break for the oxygen delivery to cease.
24	not quite a 2-foot cantilever, which creates a	24	Yeah, we'll take a five-minute break.
25	bumpout on the facades on the far east and far west	25	(Whereupon, a short recess is held.)
	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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	62		64
1	by bedroom number three.	1	CHAIRMAN FERGUSON: Okay, let's get
2	And then on the third floor plan is	2	back in. Do you want to take a roll call?
3	really just the third floor plan is really the	3	MS. LAMBRINIDES: Okay, attendance.
4	bedroom wing. We have the master bedrooms, which are	4	Mr. Ferguson?
5	all located towards the south and they take advantage	5	CHAIRMAN FERGUSON: Here.
6	of the cantilevers. And the children's bedrooms are	6	MS. LAMBRINIDES: Mr. Albanese?
7	located to the back and to the sides.	7	VICE CHAIRMAN ALBANESE: Here.
8	There's a hall bathroom, as well as a	8	MS. LAMBRINIDES: Mr. Terranova?
9	laundry closet and then there's the staircase that	9	MR. TERRANOVA: Here.
10	goes obviously down to the second floor living area.	10	MS. LAMBRINIDES: Mr. Min?
11	And then we also have a staircase that goes up to the	11	MR. MIN: Here.
11 12		11 12	MR. MIN: Here. MS. LAMBRINIDES: Mr. Nam?
	And then we also have a staircase that goes up to the		
12	And then we also have a staircase that goes up to the roof terrace level.	12	MS. LAMBRINIDES: Mr. Nam?
12 13	And then we also have a staircase that goes up to the roof terrace level. And on A-10, it's just a single plan	12 13	MS. LAMBRINIDES: Mr. Nam? MR. NAM: Here.
12 13 14	And then we also have a staircase that goes up to the roof terrace level. And on A-10, it's just a single plan which is basically just a roof terrace level, which	12 13 14	MS. LAMBRINIDES: Mr. Nam? MR. NAM: Here. MS. LAMBRINIDES: Ms. Yoon?
12 13 14 15	And then we also have a staircase that goes up to the roof terrace level. And on A-10, it's just a single plan which is basically just a roof terrace level, which is basically the outdoor living space for any of the	12 13 14 15	MS. LAMBRINIDES: Mr. Nam? MR. NAM: Here. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Here.
12 13 14 15 16	And then we also have a staircase that goes up to the roof terrace level. And on A-10, it's just a single plan which is basically just a roof terrace level, which is basically the outdoor living space for any of the homeowners. The only actual structure that actually	12 13 14 15 16	MS. LAMBRINIDES: Mr. Nam? MR. NAM: Here. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Here. MS. LAMBRINIDES: Mr. Carnovale?
12 13 14 15 16 17	And then we also have a staircase that goes up to the roof terrace level. And on A-10, it's just a single plan which is basically just a roof terrace level, which is basically the outdoor living space for any of the homeowners. The only actual structure that actually comes up and comes beyond the roof deck elevation are the three stair tower elements. They're about 4 feet wide and about 14 feet long.	12 13 14 15 16 17 18 19	MS. LAMBRINIDES: Mr. Nam? MR. NAM: Here. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Here. MS. LAMBRINIDES: Mr. Carnovale? MR. CARNOVALE: Here.
12 13 14 15 16 17 18	And then we also have a staircase that goes up to the roof terrace level. And on A-10, it's just a single plan which is basically just a roof terrace level, which is basically the outdoor living space for any of the homeowners. The only actual structure that actually comes up and comes beyond the roof deck elevation are the three stair tower elements. They're about 4 feet wide and about 14 feet long. So, when Mark told you about the 39	12 13 14 15 16 17 18 19 20	MS. LAMBRINIDES: Mr. Nam? MR. NAM: Here. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Here. MS. LAMBRINIDES: Mr. Carnovale? MR. CARNOVALE: Here. MS. LAMBRINIDES: Ms. Tarabocchia?
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12 13 14 15 16 17 18 19 20 21 22	And then we also have a staircase that goes up to the roof terrace level. And on A-10, it's just a single plan which is basically just a roof terrace level, which is basically the outdoor living space for any of the homeowners. The only actual structure that actually comes up and comes beyond the roof deck elevation are the three stair tower elements. They're about 4 feet wide and about 14 feet long. So, when Mark told you about the 39	12 13 14 15 16 17 18 19 20 21 22	MS. LAMBRINIDES: Mr. Nam? MR. NAM: Here. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Here. MS. LAMBRINIDES: Mr. Carnovale? MR. CARNOVALE: Here. MS. LAMBRINIDES: Ms. Tarabocchia? MS. TARABOCCHIA: Here. MS. LAMBRINIDES: Mr. Lefteriou?
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12 13 14 15 16 17 18 19 20 21 22 23	And then we also have a staircase that goes up to the roof terrace level. And on A-10, it's just a single plan which is basically just a roof terrace level, which is basically the outdoor living space for any of the homeowners. The only actual structure that actually comes up and comes beyond the roof deck elevation are the three stair tower elements. They're about 4 feet wide and about 14 feet long. So, when Mark told you about the 39 foot, 2 inch building height, that's taking off the highest elevation at the stair towers. The rest of the building is significantly lower to what Mark said, about 31 feet 31 foot 8 inches is the overall building height at	12 13 14 15 16 17 18 19 20 21 22 23	MS. LAMBRINIDES: Mr. Nam? MR. NAM: Here. MS. LAMBRINIDES: Ms. Yoon? MS. YOON: Here. MS. LAMBRINIDES: Mr. Carnovale? MR. CARNOVALE: Here. MS. LAMBRINIDES: Ms. Tarabocchia? MS. TARABOCCHIA: Here. MS. LAMBRINIDES: Mr. Lefteriou? MR. LEFTERIOU: Here. CHAIRMAN FERGUSON: Okay, Counsel. MR. BOZANIAN: Thank you. CHAIRMAN FERGUSON: Take it away. BY MR. BOZANIAN:
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1	Q. Mr. Zampolin, make reference to A-11.	1	your previous plan, correct?
2	A. What we were talking about was	2	A. Correct. The garage doors before were
3	obviously we have our three cantilever areas, you	3	really just kind of more like of a covered carport.
4	know, which are located above one of the double	4	It really wasn't really a garage.
5	garage doors and as what Mark testified to is like	5	Q. Previously the cars would have actually
6	per his recommendation, we stepped each building down	6	extended into the driveway area?
7	8 inches in terms of topography to work with the	7	A. Correct, the garages, I believe, were
8	contours and then have three cantilevers are located	8	15 feet deep and maybe like 10 or 11 feet wide.
9	above the garage doors. And obviously, where we have	9	Q. And currently they will be fully
10	our flush brick condition, the brick comes all way	10	contained within the garage area?
11	up.	11	A. Correct, they're 19 by 20, which would
12	Then we have, again, on the far corners	12	be adequate room to fit, you know, two regular
13	is we have that small 3-foot cantilever, which is	13	vehicles.
14	located at the master bathroom up on the third floor	14	MR. BOZANIAN: Does the board have any
15	area and then we have our glass railing system, which	15	questions?
16	creates the views to the south from our roof terrace	16	CHAIRMAN FERGUSON: So, I just have,
17	elevation and then to what Mark was talking about	17	for me just one overriding question. I'm not an
18	with the 39 foot 2 inch dimension, that's actually to	18	architect. I mentioned this at the last meeting, you
19	the bulkhead of the stair towers, but you can see	19	weren't here, but why do you need the subbasement?
20	that the stair tower that's located from Fifth	20	You're not excavating anything in the front. And you
21	Street, it's located approximately 25 feet away from	21	have these game rooms with a bathroom in the back.
22	the building footprint line from Fifth Street.	22	Wouldn't it be more beneficial to you if you didn't
23	And, again, it's also located	23	have to excavate, you didn't have those rooms, just
24	approximately 17 feet back from the face of the	24	start like on the ground level. Just go you know,
25	garage doors and 12 feet back from our north property	25	just, you know, put the garage on the ground level,
_	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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1	line. So, although obviously the dimension is taken	1	you know, with whatever you want behind it and then
2	to the highest elevation, it's really a small element	2	you do your two stories and then also whatever you
3	in terms of the overall design of the building and	3	want to put on top. I don't have an opinion on it,
4	would not be seen from around the property.	4	but it makes the building that high.
5	Certainly from a distance and up high, it will	5	So, the question is why do you need,
6	certainly be visible, but up close it won't be	6	you know, those game rooms on the bottom?
7	visible.	7	THE WITNESS: Just, I guess, additional
8	Again, I don't know if anybody heard	8	living space for the individual owners and obviously
9	me, the windows would be floor to ceiling on the main	9	there is a mechanical room. Certainly relocating the
10	living area and in the master bedroom suite. Our	10	mechanical room someplace to the first floor, but
11	ceiling heights on all three floors would be 9 feet	11	there would just be more living space for the
12	at the first floor, second floor and third floor	12	residents.
13	levels and that's pretty much it on the 2-D drawings.	13	CHAIRMAN FERGUSON: Well, you know,
14	And the 3-D rendering just shows an	14	when I hear the words "living space," I get very
15	illustration of a contemporary look of the building,	15	nervious, because it's almost like, you're going to
16	which, again, is popular these days and our glass	16	make these bathrooms down there. You know, you have
17	railings systems for the individual roof terraces for	17	a bathroom, put a sink in. And I'm just afraid that
18	each individual home owner, because contemporary	18	maybe something can go into that area.
19	style overhead garage doors that are 16 feet wide for	19	THE WITNESS: Yeah, when we present in
20	each one is two-car bays.	20	Cliffside Park and in Fort Lee, that's always the
21	And, again, just the brick systems and	21	concern. We did just show powder rooms.
22	obviously, all the casement windows systems.	22	CHAIRMAN FERGUSON: Yeah, no, I
23	And that's our proposal.	23	understand. I understand there's no tubs, no
24	Q. And A-12, the garage doors that you're	24	showers.
25	showing there, those are different than what were in	25	THE WITNESS: You know, I've seen plans
	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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	69		71
1	unfortunately, that have really oversized powder	1	you have it here on all three floors. Is there a
2	rooms. So, you know what happens when you look at	2	structural reason for that? I don't see any, but I'm
3	some of these drawings and then you kind of know	3	not that smart.
4	what's going to happen later on, which is illegal.	4	THE WITNESS: It's just for the
5	CHAIRMAN FERGUSON: Right. Well,	5	aesthetics and the feeling of the rooms.
6	Palisades Park got a thousand of them. But the	6	You know, we really don't do 8 feet
7	question is: What do you need it for? I mean, this	7	anymore in spaces. The only spaces that we really
8	beautiful building that you're showing us, do you	8	generally just do 8 feet, is just really at the
9	need that game room on the bottom level?	9	ground floor levels, you know.
10	THE WITNESS: I know it was a request	10	So, if need be, we would take a foot
11	from the client, but the client's not here. So, I'm	11	off the ground floor level, but the dining and the
12	not sure I can say to take it out.	12	main living areas and the second, the bedrooms on the
13	CHAIRMAN FERGUSON: Well, that's okay,	13	third, it just creates a little bit feeling of more
14	because we're not going to	14	volume and bigger windows.
15	MR. BOZANIAN: Well, I can ask some	15	MR. CARNOVALE: Usually I'm not the
16	questions on that.	16	only here, but the board frowns on having 9 feet
17	BY MR. BOZANIAN:	17	sometimes, because your height is going to be kind of
18		18	high. So, the board usually frowns on 9 feet even in
10	Q. One question that I would ask is: What are the dimensions of those recreation rooms?	_	
-		19	the middle floor, but I have no problem with it, but
20	A. It's 18 by 18. You know, it's just a	20	you have all three floors are 9 foot.
21	clean square room. I mean, that really is just truly	21	Joe?
22	a powder room at 6 and a half by 5 and half and just	22	CHAIRMAN FERGUSON: Yes.
23	a mechanical space.	23	MR. CARNOVALE: I was asking the
24	Q. You're talking about a space that's	24	gentleman, they have 9 feet on every floor.
25	less than 400 square feet?	25	CHAIRMAN FERGUSON: Right.
	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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	70		72
1	A. No daylight, so a bedroom would be	1	MR. CARNOVALE: And I know the board
1 2	completely illegal, because there would be absolutely	1 2	MR. CARNOVALE: And I know the board kind of frowns sometimes even in a living room,
	······································		MR. CARNOVALE: And I know the board
2	completely illegal, because there would be absolutely	2	MR. CARNOVALE: And I know the board kind of frowns sometimes even in a living room,
2 3	completely illegal, because there would be absolutely no natural light or egress, you know, for a bedroom down there. CHAIRMAN FERGUSON: Well, I just you	2 3	MR. CARNOVALE: And I know the board kind of frowns sometimes even in a living room, dining room, kitchen. Well, though, I personally
2 3 4	completely illegal, because there would be absolutely no natural light or egress, you know, for a bedroom down there.	2 3 4	MR. CARNOVALE: And I know the board kind of frowns sometimes even in a living room, dining room, kitchen. Well, though, I personally don't have a problem with one floor. They have all
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	70		76
	73		75
1	THE WITNESS: Plus the space is so	1	that make is that and I ask this last meeting.
2	open, there's really no small room. It's almost like	2	Does that make the building taller or is it the same
3	it's like a 1200-square-foot room with a 9-foot	3	with that or
4	ceiling.	4	THE WITNESS: No, if anything, it makes
5	CHAIRMAN FERGUSON: All right. So, you	5	it lower because it is a flat roof, it's not a
6	got that, you know.	6	pitched roof.
7	MR. BOZANIAN: I think we can work with	7	CHAIRMAN FERGUSON: That's what I'm
8	that. So, if you reduce the 8 on the ground and the	8	asking, it's not pitched. So it's easier, okay.
9	second floor	9	MR. CARNOVALE: Sir, where are you
10	MR. CARNOVALE: That would be the	10	putting your air handlers?
11	ground and the third, I believe.	11	THE WITNESS: Behind the parapets on
12	THE WITNESS: Ground and the third.	12	the roof terrace, sir.
13	The second floor is the living area.	13	MR. CARNOVALE: Okay.
14	CHAIRMAN FERGUSON: Okay. Any other	14	THE WITNESS: And it's located away
14			from the north-facing wall. My draft person made a
-	board members have anything?	15	
16	MS. YOON: The basement.	16	mistake on those three condensers. They would
17	MR. CARNOVALE: Joe, the subbasement.	17	actually be located right up against the staircase
18	I also feel it's detrimental. If somebody was really	18	wall. You know, as far away from the north wall as
19	down there and somehow a fire started, there's no way	19	possible.
20	out of there. Even though it's technically not a	20	So, I figured there's three floors,
21	sleeping area, but what happens if some kid is down	21	three units, three condensers. And again, the
22	there playing his games and something happens? I	22	42-inch high parapet would also act as a screen from
23	don't like this subbasement here. There's no	23	the condensers.
24	windows. There no doors. Which I don't know, I'm	24	CHAIRMAN FERGUSON: That's okay. So
25	not happy with it.	25	MR. CARNOVALE: One more thing, Joe.
	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
	74		76
1	MR. BOZANIAN: We can address that with	1	CHAIRMAN FERGUSON: Yeah, sure.
1 2	MR. BOZANIAN: We can address that with the applicant.	1 2	CHAIRMAN FERGUSON: Yeah, sure. MR. CARNOVALE: On the drainage, I
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2	the applicant.	2	MR. CARNOVALE: On the drainage, I
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2 3 4	the applicant. CHAIRMAN FERGUSON: Yeah, yeah, and come back the next meeting.	2 3 4	MR. CARNOVALE: On the drainage, I needed Steve, have you gone over the drainage on this?
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	77		79
1	the games rooms were eliminated, you would eliminate	1	give in this application will be the truth, the whole
2	the lavatories in that floor too, because it would	2	truth and nothing but the truth so help you God?
3	appear that those would have clearly needed pumps.	3	MR. SPATZ: Yes, I do.
4	So, that would eliminate the need for	4	DAVID SPATZ,
5	pumps in those game room lavatories too, if the game	5	having been duly sworn, testifies as follows:
6	room is eliminated.	6	MS. TESTA: Please state your name,
7	CHAIRMAN FERGUSON: Okay.	7	spell it for the record.
8	THE WITNESS: Noted.	8	THE WITNESS: David Spatz, S-P-A-T-Z.
9	CHAIRMAN FERGUSON: Yes.	9	CHAIRMAN FERGUSON: Mr. Spatz has been
10	MR. KAUKER: One question. The	10	here many times. We'll accept him.
11	question about the rec room on the roof, is that	11	THE WITNESS: Thank you.
12	enclosed or is it open?	12	MR. BOZANIAN: Thank you, Chairman.
13	THE WITNESS: The terrace?	13	MS. TESTA: I guess we're up to A-12
14	MR. KAUKER: Well, if you look at the	14	then.
15	terrace, the terrace from the rec room in the rear,	15	
16			THE WITNESS: 13, I think. 12 was the
-	there's a recreation room.	16	rendering. So, I have the photos marked as A-13.
17	THE WITNESS: That's obviously a	17	(Whereupon, four photographs, one page
18	horrible typo from my draft person. So, I apologize.	18	is received and marked as Exhibit A-13 for
19	It's not a recreation room, but thank you for	19	identification.)
20	pointing it out. There is no structure. The only	20	MS. TESTA: A-13 are photos?
21	structure is just the three staircases that come up.	21	THE WITNESS: Right, it's an exhibit
22	Everything is all open air, sir.	22	with four photographs on it that, I think most of the
23	MR. KAUKER: So, what will that area	23	members have it now. The top left-hand photograph is
24	be?	24	of the subject property looking at it from Fifth
25	THE WITNESS: That's just behind the	25	Street and there's the driveway, which is being
	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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	78		80
1	knee wall. Again, it's a that actually is a	1	eliminated on Fifth that will help the situation.
2	48-inch high knee wall just to create some screening	2	Top right-hand photograph is looking to
3	for where you know, this might be like an Epay	3	the north along Fifth Street. A series of newer and
4	decking on the terrace levels. You know, versus	4	some older two-family homes.
5	maybe just more like a rubberized roofing system, you	5	The bottom left-hand photograph is of
6	know, for the mechanical equipment.	6	the property from East Homestead. There's a new
7	MR. KAUKER: Can it be used?	7	two-family home going up directly next to it.
8	THE WITNESS: No, sir.	8	As you can see, again, from the
9	MR. KAUKER: Okay. Thank you.	9	photographs, the topography, it's a slope to the west
10	CHAIRMAN FERGUSON: Okay, Steve, are	10	along East Homestead and to the north along East
11	you okay?	11	Fifth and then the bottom right-hand photograph is
12	MR. COLLAZUOL: I'm good. Thank you.	12	across the street from our property. You can see in
13	CHAIRMAN FERGUSON: Judd, do you want	13	the distance a significantly larger two-family home
14	to go about the parking?	14	that is newly constructed there.
15	MR. ROCCIOLA: No other questions.	15	So, that sets the idea of where we are.
16	CHAIRMAN FERGUSON: Now, does the board	16	It's significantly two-family homes. We're in the AA
17	need do they need a variance for one parking spot?	17	Zone, which does not permit the townhouses or the
18	I think they said	18	three families that were permitted. The site,
19	MS. TESTA: Yup, right.	19	though, exceeds the area with the depth requirements.
20	CHAIRMAN FERGUSON: You need one, okay.	20	We do need one additional (d) variance
21	There's one more expert.	21	and that's for building height. And as was
22	MR. BOZANIAN: We present David Spatz,	22	described, it's been significantly brought down from
23	the planner.	23	previously submitted, but it still does require a (d)
24	MS. TESTA: Please raise you	24	variance and then there are several (c) variances,
25	right-hand. Do you swear that the testimony you will	25	building coverage, front yard and rear yard and
1	- , , , , , , , , , , , , , , , , , , ,	1	, , ,
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		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		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

	81		83
1	parking where we're short of one space. By what	1	we're seeking, the setbacks are similar to what
2	we've done eliminating the forth unit, we've	2	currently exists on the property. By eliminating the
3	eliminated the variance for lot area per unit. Now	3	existing building, you can see from that top
4	we exceed that, so the density is actually consistent	4	left-hand photograph, we're actually increasing the
5	on this property. We do have a unique site that was	5	rear yard setback between our property and the
6	a typical lot size in the neighborhood, but was made	6	neighboring property.
	larger through the vacation of most of East Homestead	7	There's been a further increase from
7			
8	going to our property.	8	our previous submission. We now have an 11-foot
9	So, I think the site is particularly	9	setback from that property. Light, air and open
10	well suited for what we're proposing. It is 35 feet	10	space, I think, were increased as we do that. The
11	wider than what is required for a two-family.	11	setbacks do not conform. We do have a corner
12	We only have one additional unit and I	12	property with frontage on two streets. So there are
13	think we can accommodate that larger building on the	13	two front yards, but, again, as can be seen from the
14	site. We are now more than 3,000 square foot larger	14	photograph on the top right-hand side as well as the
15	than what is required for a two-family use.	15	bottom left, we are consistent with the setbacks of
16	We meet the purposes of zoning by what	16	the adjacent properties, both the new building under
17	we're proposing. Purpose G is the provision of	17	construction, as well as the newer homes that are on
18	sufficient space in appropriate locations. We are	18	Fifth Street.
19	consistent with the neighborhood. It is two-families	19	The building has been reduced in size.
20	on smaller lots than ours.	20	We are only about 578 square feet over the allowable
21	So in terms of density on the property,	21	lot coverage. There was a 50 percent reduction in
22	we're consistent with the neighborhood. There are a	22	the variance that we were seeking. We were seeking a
23	number of newer two-family homes being built or	23	variance for over a thousand square feet.
24	recently built within the area.	24	We are now less than 600 square feet.
25	Purpose I, is the promotion of a	25	So, that was a significant improvement from the prior
	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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1	desirable visual environment and I believe that we	1	submission. There will be fencing and landscaping,
1 2	desirable visual environment and I believe that we meet this purpose as well. The building has been	1 2	submission. There will be fencing and landscaping, which will help screen the adjacent properties and
2	meet this purpose as well. The building has been	2 3 4	which will help screen the adjacent properties and buffer our building. The lot, as I have indicated, is now
2 3	meet this purpose as well. The building has been designed to fit in with the neighborhood.	2 3 4	which will help screen the adjacent properties and buffer our building.
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2 So, you know, our height will match 3 neighborhood, And 1 think the positive impact far 4 outweighs amything that could be considered negative. 5 And 1 am happy to answer any questions. 7 CHAIRMAN FERGUSON: Any board members 8 And 1 am happy to answer any questions. 9 (No response.) 10 CHAIRMAN FERGUSON: Experts? 11 MR. KAUKER: Yeah, Mr. Spatz, could you 12 - I'm not REGUSON: Experts? 13 variance? 14 THE WITNESS: 1 did, yes. The coverage 15 is at 47.17, where 40 parcent is allowed. 16 The indicated were about 578 square 17 related to the intensity of use on the property. will help 18 additional landscaping on the property will help 19 buffer the additional coverage 20 out the additional coverage 21 could be handled. Drainage is being handled on-site. 22 could be handled. Trainage is being handled on-site. 23 singerificative wor the height fact worsite an in height. 24 something that's consistent with the existrating as well. sor. I think it additional cov		85		87
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4 MR. KAUKER: Ckay, And then finally, This have any questions: 4 MR. KAUKER: Ckay, And then finally, related to the (d)(1) use variance, you've addressed a number of special reasons are in the positive creteria. 7 CHAIRMAN FERGUSON: Any board members bave any questions? 6 Now, with respect to the second prong of the negative cirteria, the consistency with the zone plan and the master plan and also the enhanced in zone plan and the master plan and also the enhanced in zone plan and the master plan and also the enhanced in zone plan and the master plan and also the enhanced in zone plan and the master plan and also the enhanced in zone plan and the master plan and also the enhanced in zone plan and the master plan and also the enhanced in zone plan and the master plan and also the enhanced in zone plan and the master plan and also the enhanced in zone plan and the master plan and also the enhanced in zone plan adjacent property is in the algobach property will help buffer the algobach property of our site as indicated in weight adjacent property of our site as indicated in adjacent property of our site as indicated in adjacent property of our site as indicated in adjacent property or site as a seal set as indicated as the surrounding in the kipit bar and the master plan and the is accoundable that one additional coverage in device set and the start set as the surrounding in the weight and the property adjacent to us in the water and and the interproperty in a the averand the interproperty adjacent to us in the water and in the prove and it is an even in the interproperty in ont we ave interpretive. In the adjacent properties. in a wate actually dimine to other buildings in the in area are actually t				
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7 CHAIRMAN FERGUSON: Any board members 7 criteria. 8 have any questions? 9 of the negative criteria, the consistency with the 10 CHAIRMAN FERGUSON: Experts? 10 constance 9 of the negative criteria, the consistency with the 11 CHAIRMAN FERGUSON: Experts? 10 constance 11 questions? 12 Im not sure, did you address the coverage 13 THE WITNESS: I did. The property is 10 13 tarteric all did station of the property with hep 10 orter than 3,000 square foot larger than any of the 14 THE WITNESS: I did. The property is and the intensity of use on the property, we have a 13 orter than 3,000 square foot larger than any of the 15 is 47.17, where 40 percent is allowed. 16 orter the allowable coverage and I think that the 14 additional landscaping on the property will help use on the property, we have a 16 greater to area are unit than what is required 14 was increased in state by the East Homesteread Avenue 20 definity and its instat. 12 definity and its instat. 21 vacation. So, I think that the additional coverage 11 Re.KAUKER: Nayan Areing as well. So, I	5		-	
8 have any questions? 8 Now, with respect to the second prong 9 (No response.) 0 of the negative criteria, the consistency with the 10 CHAIRMAN FERGUSON: Experts? 11 and the master plan and a law the enhanced 11 UP, The tower, did you address the coverage 12 or inn the store, did you address the coverage 13 variance? 13 the WITNESS: I did, yes. The coverage 14 The WITNESS: I did, yes. The coverage 13 more than 3,000 square foot larger than any of the 16 Tve indicated were about 578 square 17 required within the zone. So, I think that the 18 additional landscaping on the property will help 17 and the adjacent property of our site as indicated 19 buffer the adjacent property of our site as indicated 18 greater lot area per unit than what is required 14 the adjacent property of our site as indicated 18 adjificant amount of parking as well. So, I think it 14 the adjacent property. 18 adjificant amount of parking as well. So, I think it 14 the adjacent properties. 16 The wero and adjiticant amount of park			-	
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10 CHARRMAN FERGUSON: Experts? MR.KAUKER: Yeah, Mr. Spatz, could you MR.KAUKER: Yeah, Mr. Spatz, could you Variance? 10 zone plan and the master plan and also the enhanced quality of life, I don't know if you've addressed it 12 13 variance? 11 ThE WTINESS: I did, Yes. The coverage 15 13 THE WTINESS: I did, Yes. The coverage 15 14 The WTINESS: I did, Yes. The coverage 15 14 more than 3,000 square foot larger than any of the 16 16 Tve indicated we're about 578 square 16 other properties in the araa and what is, in fact, 16 required within the zone. So, in therms of density 17 18 additional landscaping on the property will help 10 the intensity of use on the property, we have a 18 greater lot area per unit than what is required 19 20 was increased in size by the East Homested Avenue 20 could be handled. Or-site, 20 could be handled on-site. 21 could be handled on-site. 22 could be handled on-site. 23 could be handled on-site. 24 could be handled				
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	89		91
1	height is 28 feet.	1	back and ask your principal about the subbasement,
2	MR. COLLAZUOL: That's a duplex.	2	reducing the floors. You know, one foot each floor,
3	THE WITNESS: That's for a duplex.	3	correct.
4	Okay. So all right, as the additional one, so we're	4	MR. CARNOVALE: Two floors, Joe.
5	allowed less height for the additional unit.	5	CHAIRMAN FERGUSON: Two floors, right.
6	So, the variance is greater	6	MR. BOZANIAN: I think that we're
7	numerically, but in terms of its impact on the	7	not that I think, we are prepared to accept those
8	adjacent properties, that doesn't change. We still	8	changes and the modifications at this point
9	actually are going to probably be below the height of	9	CHAIRMAN FERGUSON: Okay.
10	the buildings on either side of us.	10	MR. BOZANIAN: based on the
11	MR. COLLAZUOL: And that's a (d)	11	recommendations of the board.
12	variance?	12	CHAIRMAN FERGUSON: Okay. So here's
13	THE WITNESS: It is yeah, I treated	13	the other issue that I thought we had a little a talk
14	it as a (d) variance even on the other standard that	14	that we were going to get-together with our engineer
15	I had.	15	and our I don't know, Judd, you're going to go to
16		16	this?
-	MR. COLLAZUOL: Thank you.		
17	CHAIRMAN FERGUSON: Okay. You guys, I	17	MR. ROCCIOLA: Yeah.
18	should have mentioned it. You guys are for this case	18	CHAIRMAN FERGUSON: I feel the way it
19	or you're for Sunset?	19	is now, you know, I'm almost ready to go. I just
20	MALE AUDIENCE MEMBER: We're with	20	want to make sure that my experts sign off on
21	Sunset.	21	everything that they want to do as far as the wall
22	MS. TESTA: Sunset.	22	and the gate.
23	CHAIRMAN FERGUSON: Sunset, okay.	23	MR. TERRANOVA: Joe, they have to ask
24	Okay. So, that concludes your	24	the client if the subbasement can be removed.
25	presentation. Do you want to sum up?	25	CHAIRMAN FERGUSON: I'm sorry? The
	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
	90		92
1	MR. BOZANIAN: Well, I think what you	1	subbasement, go ahead.
1 2	heard tonight	1 2	MR. TERRANOVA: They have to ask the
	heard tonight CHAIRMAN FERGUSON: Okay. Let me open		
2	heard tonight CHAIRMAN FERGUSON: Okay. Let me open it up to anybody in the public who would like to be	2	MR. TERRANOVA: They have to ask the
2 3	heard tonight CHAIRMAN FERGUSON: Okay. Let me open	2 3	MR. TERRANOVA: They have to ask the client.
2 3 4	heard tonight CHAIRMAN FERGUSON: Okay. Let me open it up to anybody in the public who would like to be	2 3 4	MR. TERRANOVA: They have to ask the client. CHAIRMAN FERGUSON: I can't hear you.
2 3 4 5	heard tonight CHAIRMAN FERGUSON: Okay. Let me open it up to anybody in the public who would like to be heard?	2 3 4 5	MR. TERRANOVA: They have to ask the client. CHAIRMAN FERGUSON: I can't hear you. What?
2 3 4 5 6	heard tonight CHAIRMAN FERGUSON: Okay. Let me open it up to anybody in the public who would like to be heard? (No response.)	2 3 4 5 6	MR. TERRANOVA: They have to ask the client. CHAIRMAN FERGUSON: I can't hear you. What? MR. TERRANOVA: They have to ask if it
2 3 4 5 6 7	heard tonight CHAIRMAN FERGUSON: Okay. Let me open it up to anybody in the public who would like to be heard? (No response.) CHAIRMAN FERGUSON: No one in the	2 3 4 5 6 7	MR. TERRANOVA: They have to ask the client. CHAIRMAN FERGUSON: I can't hear you. What? MR. TERRANOVA: They have to ask if it was okay with the client.
2 3 4 5 6 7 8	heard tonight CHAIRMAN FERGUSON: Okay. Let me open it up to anybody in the public who would like to be heard? (No response.) CHAIRMAN FERGUSON: No one in the public? Okay.	2 3 4 5 6 7 8	MR. TERRANOVA: They have to ask the client. CHAIRMAN FERGUSON: I can't hear you. What? MR. TERRANOVA: They have to ask if it was okay with the client. CHAIRMAN FERGUSON: Yeah, he was going
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1	93		95
1	technical requirements can be done conditionally.	1	plan, our clients are going to comply with.
2	CHAIRMAN FERGUSON: Yeah. How about	2	MR. CARNOVALE: How about physically,
3	the easement?	3	if you can't comply, Elton?
4	MR. BOZANIAN: Blanket easement for the	4	The architect or somebody's got to draw
5	utilities?	5	something else up; the concrete wall.
6	CHAIRMAN FERGUSON: Don't you have to	6	MR. BOZANIAN: If the plan is going to
7	have it written out somewhere?	7	be modified substantially
8	MS. TESTA: They're agreeable to that.	8	MS. TESTA: Do you want him to come
9	MR. BOZANIAN: Yes.	9	back or is there something you could
10	MS. TESTA: Yeah.	10	MR. COLLAZUOL: For instance, if they
11	MR. BOZANIAN: That's part of the plan,	11	can't move the power, power lines, they have to
12	25-foot blanket easement.	12	return to the board.
13	MR. CARNOVALE: How about legally,	13	MR. BOZANIAN: Right, they would have
		14	
14	Elton? I'm not a lawyer. It must be spelled out		to go back before the board, anyway.
15	somewhere.	15	MS. TESTA: Right.
16	MR. BOZANIAN: That would be a	16	MR. TERRANOVA: That's why we can't
17	condition of the resolution that it would have to be	17	approve it now.
18	part of the	18	CHAIRMAN FERGUSON: Okay. All right.
19	MR. CARNOVALE: Is that a deed	19	MS. TESTA: That's always a provision
20	easement?	20	in the resolution in the event the applicant is
21	MS. TESTA: Right.	21	unable to comply with any of our requirements, they
22	MR. BOZANIAN: Yeah.	22	have an obligation to come back before the board.
23	MR. CARNOVALE: I'm not a lawyer.	23	MR. CARNOVALE: Would the engineer have
24	MR. BOZANIAN: It would be part of the	24	the draw a plan for that concrete wall, submit it to
25	deed.	25	Mr. Collazuol?
	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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1	MS. TESTA: Right, to sign a deed.	1	CHAIRMAN FERGUSON: Well, he's going to
2	MR. BOZANIAN: Yes.	2	meet with Mr. Collazuol.
3	MS. TESTA: Yes. Okay.	3	MR. CARNOVALE: But somebody's got to
4	MR. BOZANIAN: Certainly.	4	draw something up. Mr. Collazuol and the architect
5	CHAIRMAN FERGUSON: Okay.	5	could agree. I don't know, sir, are you authorized
6	MS. TESTS: It would be in the	6	to build to engineer a wall?
7	resolution, but there would also be a deed.	7	MS. LAMBRINIDES: Can we do it subject
8	CHAIRMAN FERGUSON: So, you're going to	8	to the moralization, if the stuff isn't presented to
9	eliminate the subbasement?	9	us, we won't memorialize it next month like we did
10	MR. BOZANIAN: Yes.	10	last time?
11	CHAIRMAN FERGUSON: You're going to	11	MR. BOZANIAN: What specifically is the
12	lower the two floors by one foot, correct?	12	question? I'm sorry.
13	MR. BOZANIAN: Correct.	13	MR. CARNOVALE: Let's say Mr. Collazuol
14	CHAIRMAN FERGUSON: You're going to	14	mets with, I don't know, your architect or Mark
15	meet with our engineer and	15	Martins.
16	MR. BOZANIAN: Comply with their	16	MR. BOZANIAN: Engineer.
17		17	MR. CARNOVALE: Yeah. Wouldn't there
	requirements.		
18	CHAIRMAN FERGUSON: Right. So, you'll	18	have to be a written drawing that Mr. Collazuol would
19	come back at the next meeting and he will say, yay or	19	have to approve? You can't just say, I'm going to
20	nay. See that's what I'm not sure of. I'm not sure	20	build a wall, I'm going to do this or that.
21	what happens if we give you an approvement? You know	21	Shouldn't it be on the diagram somewhere? Or I don't
22		22	know.
23	MR. BOZANIAN: Whatever requirements	23	MS. TESTA: The plans would have to be
24	whatever requirements the experts are going to	24	submitted to the engineer for him to sign off on.
25	recommend will be put into place with respect to the	25	MR. CARNOVALE: Well, it's up to Joe.
	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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1	Whatever you want, Joe. Do you want him to come back	1	please.
2	or do you want to approve this?	2	MR. COLLAZUOL: Have it completed and
3	CHAIRMAN FERGUSON: Well, no, I'm okay	3	reviewed and a letter of approval prior to the next
4	with giving them	4	meeting, might be the following month.
5	MR. BOZANIAN: In the normal course,	5	CHAIRMAN FERGUSON: Correct.
6	our engineer would provide the plans to the engineer	6	MS. TESTA: Right, the memorialization.
7	for the municipality and so forth.	7	So, you could vote this evening. You would meet with
8	CHAIRMAN FERGUSON: But he's going to	8	the applicant's engineer. There be a meeting of the
9	meet before the next meeting. Before we vote on a	9	minds. They would submit the plans. They have to
10	resolution, he's going to meet with Mr. Collazuol.	10	submit plans for you to sign off anyway; correct?
11	He's going to go over the wall, the gate, anything	11	MR. COLLAZUOL: That's correct.
12	else and you're saying to me that no matter what he	12	MR. CARNOVALE: That's what I was
13	says, your client is going to do?	13	getting at.
14	MR. BOZANIAN: Well	14	MS. TESTA: And that would be done
15	MR. CARNOVALE: That's what you're	15	prior to the memorialization; does that work?
16	saying.	16	CHAIRMAN FERGUSON: It would have to
17	CHAIRMAN FERGUSON: That's what you're	17 18	be. MR. BOZANIAN: Which would be done in
18 19	saying. MR. BOZANIAN: Inherent in that	10	the normal course.
20	statement is that there's going to be a reasonable	20	MS. TESTA: Right.
20	proposal made by the experts to put a wall in	20	CHAIRMAN FERGUSON: Prior, before the
22	accordance with what we discussed today.	22	memorialization.
23	MR. CARNOVALE: But reasonable, Elton,	23	MS. TESTA: Right. We wouldn't
24	would be that the engineer is our expert, but like I	24	memorialize the resolution until such time as the
25	said, we're the board, maybe we don't like it. I	25	engineer was satisfied with the plans for the wall
	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
	98		100
1	don't know. What do you think, Joe?	1	and the easement.
2	MR. BOZANIAN: Well, I understand that,	2	MR. BOZANIAN: Correct, that's my
2 3	MR. BOZANIAN: Well, I understand that, but isn't the board making recommendations pursuant	2 3	MR. BOZANIAN: Correct, that's my understanding.
2 3 4	MR. BOZANIAN: Well, I understand that, but isn't the board making recommendations pursuant to the recommendations isn't it the board taking	2 3 4	MR. BOZANIAN: Correct, that's my understanding. MS. TESTA: Right.
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2 3 4 5 6	MR. BOZANIAN: Well, I understand that, but isn't the board making recommendations pursuant to the recommendations isn't it the board taking positions in approving or disapproving pursuant to the recommendations of the experts?	2 3 4 5 6	MR. BOZANIAN: Correct, that's my understanding. MS. TESTA: Right. CHAIRMAN FERGUSON: And it might take two months.
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	101		103
1	VICE CHAIRMAN ALBANESE: I'll second	1	MS. LAMBRINIDES: Mr. Lefteriou?
2	that.	2	MR. LEFTERIOU: Here.
3	MS. LAMBRINIDES: We should be a forest	3	CHAIRMAN FERGUSON: Okay, Counsel, take
4	by now.	4	it away.
5	CHAIRMAN FERGUSON: Okay. I made that	5	MR. MACRI: Good evening, Mr. Chairman,
6	motion and I got a second.	6	Members of the board. My name is Marc Macri. I
7	Do we have anything?	7	represent 108 Sunset Place, LLC, who is the owner and
8	MR. BOZANIAN: That seems to be	8	applicant of the property located at 108 Sunset Place
9	everything.	9	here in the Borough, designated as Block 714, Lot 5.
10	CHAIRMAN FERGUSON: Roll call.	10	We're here this evening seeking the
11	MS. LAMBRINIDES: Mr. Ferguson?	11	board's permission to demolish the existing dwelling
12	CHAIRMAN FERGUSON: Yes.	12	and construct a new two-family side-by-side duplex.
13	MS. LAMBRINIDES: Mr. Albanese?	13	Mr. Chairman, my architect is en route.
14	VICE CHAIRMAN ALBANESE: Yes.	14	I would like to start with our professional planner,
15	MS. LAMBRINIDES: Mr. Terranova?	15	Mr. David Spatz.
16	MR. TERRANOVA: Yes.	16	CHAIRMAN FERGUSON: As long as the
17	MS. LAMBRINIDES: Mr. Min?	17	architect gets here before
18	MR. MIN: Yes.	18	MR. MACRI: If he's not here, I have
19	MS. LAMBRINIDES: Mr. Nam?	19	the
20	MR. NAM: Yes.	20	CHAIRMAN FERGUSON: No, I understand.
21	MS. LAMBRINIDES: Ms. Yoon?	21	MR. MACRI: Okay.
22	MS. YOON: Yes.	22	MS. TESTA: Do swear that the testimony
22	MS. LAMBRINIDES: Mr. Carnovale?	22	
		-	you will give in this application will be the truth,
24	MR. CARNOVALE: Yes.	24	the whole truth and nothing but the truth so help you
25	MS. LAMBRINIDES: Ms. Tarabocchia?	25	God?
	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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1	MS. TARABOCCHIA: Yes.	1	MR. SPATZ: Yes, I do.
2	MS. LAMBRINIDES: Mr. Lefteriou?	2	DAVID SPATZ,
	MS. LAMBRINIDES: Mr. Lefteriou? MR. LEFTERIOU: Yes.	2 3	DAVID SPATZ, having been duly sworn, testifies as follows:
2 3 4	MS. LAMBRINIDES: Mr. Lefteriou? MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay, Counselor.	2 3 4	D A V I D S P A T Z, having been duly sworn, testifies as follows: MS. TESTA: Please state your name for
2 3 4 5	MS. LAMBRINIDES: Mr. Lefteriou? MR. LEFTERIOU: Yes. CHAIRMAN FERGUSON: Okay, Counselor. MR. BOZANIAN: Thank you, Chairman.	2 3 4 5	D A V I D S P A T Z, having been duly sworn, testifies as follows: MS. TESTA: Please state your name for the record.
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	105		107
1	property. There's a two-family homes under	1	that side of Sunset.
2	construction. And then a home at the corner, a	2	And on balance, I think that the
3	two-family at the corner of Grantwood. The bottom	3	positive impact for the two variances outweighs
4	left-hand photograph is looking towards the north	4	anything that would be considered negative.
5	from our property a series of one and two-family	5	MR. MACRI: Thank you, Mr. Spatz. I
6	homes. And then the bottom right-hand photograph is	6	have no further questions.
7	directly across the street from us, which includes a	7	MR. KAUKER: Just one question.
8	two-family home as well.	8	There's a requirement in the duplex ordinance that
9	So, we're in the AA Zone, which permits	9	you must have a two-car garage. Looking at the plans
10	two-families. The existing lot is undersized in	10	that were prepared by the architect, it looks like
11	terms of lot area and lot width.	11	the total width is 16 feet, which is somewhat reduced
12	We do not need any (d) variances, just	12	because there's a stairwell.
13	two (c) variances for building coverage and for	13	So you may need a variance for not
14	side-yard.	14	providing a two-car garage.
15	So, all we need is the bulk variances.	15	THE WITNESS: Okay. So, in terms of
16	I believe that the positive criteria are met. The	16	the design aspect of it, you might not need it. In
17	dwelling that we're proposing provides a conforming	17	terms of providing the amount of parking, we do; I
18	front yard and rear yard. Only the front steps	18	believe.
19	project into the setback area as can be seen from the	19	MR. KAUKER: Right. While you provide
20	photographs. The setbacks are similar to what is	20	one parking spot in the garage and one in the
21	there on Sunset Place, both the older and the newer	21	driveway.
22	homes. The building has been designed by a	22	THE WITNESS: Right. Yeah, the
23	conforming amount of parking within the dwelling and	23	architect has arrived. So, I'll let him describe how
23		23	
24	on the driveway. This has caused the building to be	24 25	the parking is. Maybe he can make some adjustments,
25	a little bit wider. Therefore, we project into the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	25	if necessary. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
4	106	4	108 MR. KAUKER, I have nothing also
1	side yards.	1	MR. KAUKER: I have nothing else.
2	side yards. As to the building coverage, which is	2	MR. KAUKER: I have nothing else. CHAIRMAN FERGUSON: Okay. Any board
2 3	side yards. As to the building coverage, which is the other variance, we meet the coverage of	2 3	MR. KAUKER: I have nothing else. CHAIRMAN FERGUSON: Okay. Any board members have any questions?
2 3 4	side yards. As to the building coverage, which is the other variance, we meet the coverage of two-family homes in terms of square footage, however,	2 3 4	MR. KAUKER: I have nothing else. CHAIRMAN FERGUSON: Okay. Any board members have any questions? VICE CHAIRMAN ALBANESE: No.
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	109		111
1	A. A side-by-side two-family dwelling.	1	irregular line. So what we have there at the closest
2	The lot itself, which is located on the east side.	2	to the point at the front to the building we have 6
3	MS. LAMBRINIDES: You're going to have	3	feet, three quarters of an inch. At the back we have
4	to speak up, Mr. Cocoros.	4	3 feet 6 and 7/8ths of an inch. Same thing, on that
5	A. The lot the lot itself is on the	5	side of the property there are no overhangs. Nothing
6	east-side of Sunset Place and the property itself has	6	sticks out into the setback itself. So, it's a
7	a plateau in the back, is almost a full story higher	7	straight up, clear facade of all brick and there's no
8	in the front and that's a function of the retaining	8	stucco. There's no siding, there's nothing that
9	wall along Sunset Place. And there are existing	9	comes out past the building line.
10	properties on that that have a similar configuration.	10	For access to the side-yard and the
11	We're proposing to demolish the	11	rear yard, what we've done is in that portion is
12	existing dwelling on the property and construct a new	12	we're using the area under the platform as an opening
13	side-by-side two-family dwelling.	13	to get to the side-yard.
14	The two-family dwelling is proposed to	14	So, if you look at the right side, you
15	be 36 feet, 8 inches wide by 54 feet 10 inches deep.	15	can see the grade on the outside portion where the
16	The building, the lot itself is	16	stairs are is higher, but if you're coming in from
17	irregular. So, what we've done is we've aligned the	17	the garage level, you have a few steps up and that
18	left side of the building with the property line,	18	will bring you to a walkway that takes you to the
19	using that as the square portion of the lot. So the	19	side door to the basement and there's steps up that
20	building itself will be 5 feet off of the property	20	follow the existing grade to get to the back-yard.
21	line on the north side or the left property. In	21	So the building itself is set up where
22	addition, on that side of the building we are	22	we tried to minimize excavating into the side yards
23	proposing no overhangs. So, it's basically a strict	23	to provide safety access for the use of the property
24	5-foot setback. There's no overhangs or nothing. A	24	and for any emergency personnel to have a clear area
25	typical duplex on a regular lot is 6 feet setback	25	from front to back without impacting the neighbors
	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
	110		112
1	with a 2 foot or I would say a 1 foot 10 inch bay	1	while construction was going on.
1 2	with a 2 foot or I would say a 1 foot 10 inch bay windows along that side. Here, we have a straight-up	1 2	
			while construction was going on.
2	windows along that side. Here, we have a straight-up	2	while construction was going on. Also, the building itself is actually a
2 3	windows along that side. Here, we have a straight-up 5-foot setback with no intrusions into it. It's all	2 3	while construction was going on. Also, the building itself is actually a true, two-and-a-half-story configuration, even though
2 3 4	windows along that side. Here, we have a straight-up 5-foot setback with no intrusions into it. It's all brick.	2 3 4	while construction was going on. Also, the building itself is actually a true, two-and-a-half-story configuration, even though the front is a little bit higher, it's because we
2 3 4 5	windows along that side. Here, we have a straight-up 5-foot setback with no intrusions into it. It's all brick. So from a fire point of view and a	2 3 4 5	while construction was going on. Also, the building itself is actually a true, two-and-a-half-story configuration, even though the front is a little bit higher, it's because we have the grade issues. At the back we basically have
2 3 4 5 6	windows along that side. Here, we have a straight-up 5-foot setback with no intrusions into it. It's all brick. So from a fire point of view and a clearance point of view, it's an honest 5-foot	2 3 4 5 6	while construction was going on. Also, the building itself is actually a true, two-and-a-half-story configuration, even though the front is a little bit higher, it's because we have the grade issues. At the back we basically have the kitchen level at the first floor. Almost a
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	113	1	115
1	two and half thousand square feet. The footprint	1	could to minimize the excavation, is approximately 4
2	that we're proposing is in line with the footprint	2	feet lower than the first floor.
3	that was constructed next door, but, however, the	3	So, you're entering at an entry level
4	footprint next door was the same percentage coverage	4	that's about 4 feet lower. Then you have, I think,
5	and the same almost the same area. However, that	5	five steps up or six risers up to the first floor.
6	one did have bay windows. We're not doing bay	6	The first floor, a typical side-by-side
7	windows on this building.	7	duplex configuration. We have a living room, dining
8	The actual impact of the building	8	room. At the back we have a kitchen with an eating
9	itself is less than what was built next door.	9	area, powder room between the two. There's also a
10	The three-level configuration is	10	sliding glass door out to the platform that steps
11	side-by-side two-family.	11	down to a patio. AC units, staircase that brings you
12	Go to the floor plans, we have the	12	up to the second floor, which is the bedroom level.
13	ground floor. The basement level is a real basement.	13	The front, we also have a caddy-corner
14	At the front we have a one-car garage, actually an	14	fireplace in the living room. Upstairs each side is
15	oversized one-car garage. You could squeeze two cars	15	a three-bedroom configuration. At the front we have
16	in there. We're able to fit it where we get a	16	a master, one-suite master bathroom. At the back we
17	16-foot door.	17	have two secondary bedrooms that they share a hall
18	However, we were able to keep a	18	bathroom. There is also a linen closet and a
19	distance actual 18-foot wide driveway by sticking the	19	side-by-side laundry.
20	staircase out as far as we did along the adjacent	20	So, it will be programed, the layout is
21	neighbor's property line.	21	basically your typical duplex as far as the bedrooms
22	So, due to the fact that	22	and the bathrooms. However, since we're going for
23	CHAIRMAN FERGUSON: Mr. Cocoros, you've	23	the variance, the bathroom in the basement is a half
24	got to speak up.	24	bath, it's not a full bathroom.
25	MS. TESTA: Yeah.	25	CHAIRMAN FERGUSON: What was that?
	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
	114		116
1	THE WITNESS: Theres no way we could	1	THE WITNESS: The bathroom in the
2	have gone wider with the driveway in the inside	2	basement is a half bath. It's not a full bath.
3	without exacerbating the setback variance that we're	3	MS. TARABOCCHIA: That's a very large
4	going for. So, I think the building itself can park	4	closet.
5	three cars per unit and have room for storage in a	5	CHAIRMAN FERGUSON: What was that?
6	pinch and have two small cars, you could fit them in	6	MS. TARABOCCHIA: It's a very large
7	that garage. Smart cars, Fiats, can fit them in that	7	closet downstairs.
8	garage itself.	8	CHAIRMAN FERGUSON: Is there a really
9	The basement level, the door for the	9	large closet?
10	garage to the hallway. There's a recreation room in	10	MS. TARABOCCHIA: Yes, it's right next
11	the back, home office. We have it set up with a	11	to the bathroom.
12	powder room, a toilet and a lavatory. In the back	12	THE WITNESS: It's only it's at 2
13	there's the foundation for the footing above and you	13	feet deep. We actually set the fixtures all the way
14	can see the outline of the AC units that are in the	14	in the back. Some people do set it up that way, but
15	back, above it.	15	it's set up where the fixtures make it awkward to
16	There's also a door at the side, which	16	convert that closet into a shower. That closet is
17	is a typical configuration for a two-family dwelling.	17	only it's only 4 feet by 2 feet in the inside. A
		18	shower typically is 3 feet by 3 feet. 2 feet by 4
18	The first floor is main living space,		
19	The first floor is main living space, it's also accessed by the staircase from the sidewalk	19	feet is a little tight for a shower.
	The first floor is main living space, it's also accessed by the staircase from the sidewalk level. You can see on the left-hand side, you could	20	VICE CHAIRMAN ALBANESE: Billy, how
19	The first floor is main living space, it's also accessed by the staircase from the sidewalk		-
19 20	The first floor is main living space, it's also accessed by the staircase from the sidewalk level. You can see on the left-hand side, you could	20	VICE CHAIRMAN ALBANESE: Billy, how
19 20 21	The first floor is main living space, it's also accessed by the staircase from the sidewalk level. You can see on the left-hand side, you could walk through the platform to the side-yard itself.	20 21	VICE CHAIRMAN ALBANESE: Billy, how much pitch is there from the garage door to the
19 20 21 22	The first floor is main living space, it's also accessed by the staircase from the sidewalk level. You can see on the left-hand side, you could walk through the platform to the side-yard itself. The right-hand side is more of a	20 21 22	VICE CHAIRMAN ALBANESE: Billy, how much pitch is there from the garage door to the street? How much pitch?
19 20 21 22 23	The first floor is main living space, it's also accessed by the staircase from the sidewalk level. You can see on the left-hand side, you could walk through the platform to the side-yard itself. The right-hand side is more of a typical configuration of a staircase up to a platform	20 21 22 23	VICE CHAIRMAN ALBANESE: Billy, how much pitch is there from the garage door to the street? How much pitch? THE WITNESS: At the street we have
19 20 21 22 23 24	The first floor is main living space, it's also accessed by the staircase from the sidewalk level. You can see on the left-hand side, you could walk through the platform to the side-yard itself. The right-hand side is more of a typical configuration of a staircase up to a platform and with the entry doors. The entries, since we have	20 21 22 23 24	VICE CHAIRMAN ALBANESE: Billy, how much pitch is there from the garage door to the street? How much pitch? THE WITNESS: At the street we have one, at the highest point we have about 107. Let's

	117		119
1	garage door is set at 106.92, so 106.11. 106.11 is	1	THE WITNESS: Let me first figure out
2	the garage. So the one side is basically dead level.	2	what the size would be at 40 percent and I could take
3	The other side is about a foot higher. And what we	3	I could see how much I would take off the building
4	did is, you have the basement walk out at grade, you	4	to make it work.
5	know, the kitchen, first floor walk out grade. We	5	CHAIRMAN FERGUSON: I'm amenable to
6	raised the ceiling in the garage is a little bit	6	that.
7	taller than usual.	7	MR. CARNOVALE: I've got a question.
8	CHAIRMAN FERGUSON: Okay, is he done?	8	CHAIRMAN FERGUSON: Okay, let him
9	MR. MACRI: Yes.	9	figure that out.
10	CHAIRMAN FERGUSON: Okay, so let's get	10	THE WITNESS: Let's say 51 feet would
11	back to the closet, the closet space.	11	bring us closer to that number.
12	THE WITNESS: At 2 by 4, I mean, you	12	CHAIRMAN FERGUSON: What is it?
13	know, we can put the bathroom someplace else, if you	13	THE WITNESS: 51 feet would bring us
14	want, you know, to make it less easier to	14	closer to that number.
15		15	CHAIRMAN FERGUSON: Okay. So you're
16	CHAIRMAN FERGUSON: Would you like a whole bathroom down there?	16	
-			going to reduce it from 54.10 to 51, is it
17 18	MS. TARABOCCHIA: I was just	17 18	THE WITNESS: You know what
	CHAIRMAN FERGUSON: No, no, I want you		MR. MACRI: 51 feet would bring us to
19	to make a decision. Do you want the closet to go and	19	compliance, but the house still would be a little
20	make it a bigger bathroom or do you want to leave the	20	small. The bedrooms would be kind of tiny.
21	closet and leave it a half-bath?	21	MR. CARNOVALE: Yeah, but they've been
22	MS. TARABOCCHIA: Leave the closet and	22	built at 50 foot.
23	have a half bath.	23	THE WITNESS: The only thing I can do
24	CHAIRMAN FERGUSON: Leave the closet	24	is, I can adjust the footprint where I take a little
25	and do it the way it is.	25	bit out of the corner. I would like to keep that
	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
	118		120
			120
1	Okay. Now, there's a couple of things	1	depth. There's a couple of ways I could play with
1 2	Okay. Now, there's a couple of things that I see that when you're talking about the	1 2	
_			depth. There's a couple of ways I could play with
2	that I see that when you're talking about the	2	depth. There's a couple of ways I could play with that to bring it out. I could channel one of the
2 3	that I see that when you're talking about the building depth, well, you know, when you're talking	2 3	depth. There's a couple of ways I could play with that to bring it out. I could channel one of the corners in the back here.
2 3 4	that I see that when you're talking about the building depth, well, you know, when you're talking about lot coverage, you know, building coverage,	2 3 4	depth. There's a couple of ways I could play with that to bring it out. I could channel one of the corners in the back here. CHAIRMAN FERGUSON: Well, you know, for
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	121		123
1	another foot to that setback. So, we will comply	1	going to set the building, the back room on all
2	with the actual coverage by, let's say, 2 feet, we'll	2	floors are going to be set in 8 inches.
3	probably give ourselves a little bit we'll maybe	3	So 8 inches, let's say it's going to be
4	do we'll spread it out equally between the front	4	8 inches plus it going to be another 4 to 6 inches by
5	yard and the rear yard.	5	reducing the depth of the building.
6	So, we can ease this corner a little	6	CHAIRMAN FERGUSON: Okay. So, what's
7	bit and also that rear right corner, let's say the	7	the side yard going to be on the right side going as
8	bedroom and the kitchen portion, we'll move it in 8	8	
9	inches, so I can get that, you know, get that	9	THE WITNESS: It's going to be 4 feet 6
10	coverage down to the 52.	10	at the rear. At the front right now it's 6 almost
11	CHAIRMAN FERGUSON: As long as you get	11	6 feet 4 inches. And there is nothing hanging out
12	to the 40 percent.	12	past that point.
13	THE WITNESS: Yeah.	13	CHAIRMAN FERGUSON: I'm talking on
14	CHAIRMAN FERGUSON: Eliminate that.	14	we're talking about
15	THE WITNESS: And that kind of solves	15	THE WITNESS: The right-hand side or
16	it actually increases the setback at that rear	16	left-hand side?
17	corner.	17	CHAIRMAN FERGUSON: Well, as I'm
18	CHAIRMAN FERGUSON: Right.	18	looking at it, the left-hand side.
19	THE WITNESS: And by doing so, you	19	THE WITNESS: The left-hand side. We
20	know, it frees up, and plus don't forget, there's no	20	would like to keep it the 5 feet.
21	bay windows on that side that come out.	21	CHAIRMAN FERGUSON: Right.
22	CHAIRMAN FERGUSON: Okay. Now, the	22	THE WITNESS: It's a clear 5 feet.
23	other two issues are the two side yards.	23	There's no bay windows, nothing sticking out past the
24	I noticed on the plans the one side	24	building line.
25	yard is 5 feet and I'm looking at the house. I'm	25	CHAIRMAN FERGUSON: Okay.
	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
	122		124
1	looking at the left side, you have 5 feet. I would	1	THE WITNESS: And like I said, now if
2	love to see that get done to 6 feet and then on the	-	
	love to see that get done to o reet and then on the	2	we reduce the building depth to 52 feet, what's going
3	other side you have 3.4 feet.	2	we reduce the building depth to 52 feet, what's going to happen is and also by cutting in that corner,
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3	other side you have 3.4 feet.	3	to happen is and also by cutting in that corner,
3 4	other side you have 3.4 feet. THE WITNESS: Well, that's going to	3 4	to happen is and also by cutting in that corner, we're going to get that rear setback to 4 and a half
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		1	
	125		127
1	depth and look at that and see what that would be.	1	corner, because like I said, the property line is on
2	CHAIRMAN FERGUSON: Yeah, because, you	2	the angle, so that's the closest point. But now what
3	know, I think 6 feet, you know, on the side-yard, you	3	we do is we keep the same roof line, they just
4	know, is better than	4	they basically they shim the plate up maybe one
5	MR. MACRI: Mr. Chairman, if we go to 6	5	an extra 2, a 2 by 4 on top of the wall plate to
6	feet	6	catch that roof, because the roof is going to be set
7	THE WITNESS: If I do 51 feet and have	7	in 8 inches on a 4 on 12 pitch, it's basically like 2
8	the 8 inches here, this still stays at 5 feet.	8	inches of travel. So it will be the actual plate
9	Let me see if I take off, let's say, 4	9	is going to be a little bit higher, but, you know,
10	inches off each side.	10	we've done it before where it has it looks like a
11	CHAIRMAN FERGUSON: Okay.	11	regular roof on top. It's just the wall in that back
12	THE WITNESS: If I can go, let's say,	12	corner moves in.
13	back here, if I can go 5 foot 4 and back here I would	13	MR. CARNOVALE: So the width of the
14	get this to 4 feet, I can go 52 feet the building, so	14	house in the front will be, 38 you have it?
15	I would be closer to, let's say, 4 and a half feet at	15	THE WITNESS: No, it's going to be 36
16	the rear corner, 5 foot 4 on this side here.	16	now, which is the old duplexes.
17	CHAIRMAN FERGUSON: You're talking	17	MR. CARNOVALE: How about your garage
18	about the left side?	18	doors?
19	THE WITNESS: Left side, yeah, 5 foot	19	THE WITNESS: The garage doors are
20	4, which is still there's still no bay windows in	20	going to be 15 feet now, so that's the other
21	a 5 foot 4 and if I go 52 feet with that little cut	20	MR. CARNOVALE: 15 feet?
	-	22	
22	out in the corner, we can meet the coverage		THE WITNESS: We can do let's say,
23	requirement.	23	we can do 52 and keep that same width and keep the
24	CHAIRMAN FERGUSON: Okay. Now, let's	24	flexibility of the 16-foot garage door and still, you
25	go to the other side, the right side. What would be	25	know, still get that chamfer in the back. So that's
	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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	the side yard on the right side with your you got	1	something I guess, you know even regardless of
2	3.4 now. What would the	2	coverage, if I do less than the If I increase the
2 3	3.4 now. What would the THE WITNESS: Okay. At the front it	2 3	coverage, if I do less than the If I increase the setback either way at the front, I'm not going to get
3 4	3.4 now. What would the THE WITNESS: Okay. At the front it would be 6 foot, almost 6 foot 8.	2 3 4	coverage, if I do less than the If I increase the setback either way at the front, I'm not going to get those 16-foot garage doors.
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1	he wanted you to make the side yard bigger, but I	1	because
2	don't know, maybe on a technicality, the 15-foot	2	CHAIRMAN FERGUSON: Okay. So we're
3	doors, I don't know.	3	back to 16-foot, 16-foot doors.
4	THE WITNESS: Like I said, and we were	4	THE WITNESS: Yes. Now, and then the
5	trying to be we were trying to be honest from the	5	coverage will comply. The rear corner setback will
6	beginning. That's why we didn't go we've done 5	6	be 4 feet 6 inches as a minimum. We'll have a
7	feet with bay windows, but we figured, let's come	7	52-foot deep building. What I'll do is I guess I'll
8	honestly in this thing with 5 feet but nothing going	8	have 26 in the back and then the rest will be added
9	into it. Like I said, I and I forgot about that	9	to the front. Given it's a tight street, it's
10	reasoning with the garage door. You know, we can	10	probably easier to back in and out or have room for a
11	make it, we can make the coverage, the building	11	garage space.
12	coverage comply and also we can increase that rear	12	BY MR. MACRI:
12	setback by at least, you know, at least a foot.	12	Q. 52?
14		14	A. It's 52.
	MR. CARNOVALE: Joe, I'll turn it over	14	
15	to you. I just me, I personally think that 16	-	Q. Right side is going to be 4 feet 8
16	CHAIRMAN FERGUSON: I thought we had an	16	inches?
17	agreement until you started talking. MR. CARNOVALE: Me or him?	17	A. So then we would have a 22-foot front
18		18	yard, a 52-foot deep building with a portion of the
19	THE WITNESS: But I forgot about the	19	rear right being moved in 8 inches and then we'll
20	garage doors.	20	have a 26-foot rear yard that would help to bring
21	CHAIRMAN FERGUSON: You know, and then	21	that corner 4 feet to 4 feet 6 inches.
22	we're going to do the two side yards.	22	VICE CHAIRMAN ALBANESE: That's good.
23	THE WITNESS: Well, he brought up a	23	MS. TESTA: Okay. So the building is
24	good point about the garage doors.	24	going to be 52 feet, the front yard will be 22 feet,
25	MR. CARNOVALE: Well, the doors, Joe, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	25	and the back yard, rear yard is 26 feet?
	201-641-1812		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
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1	the garage doors will now let's say he did what	1	THE WITNESS: 26 feet. So I'm adding 2
2	you want, the garage doors are going to be 15 foot	2	feet to I'm adding the the reason I'm adding to
3	instead of 16.	3	the back yard to make that clearance a little bit
4	VICE CHAIRMAN ALBANESE: You ain't	4	wider, as wide as we can at the back corner at the
5	going to get two cars in there.	5	right and then the additional foot in the front is
6	MS. LAMBRINIDES: You're not going to	6	being done so it's easier to back in and out and the
7	get two Fiats in there?	7	concern about the steps being close to the
8	MR. CARNOVALE: You can squeeze them in	8	right-of-way line, those would be pushed back
9	with a shoehorn, but	9	approximately 2 feet.
10	MS. LAMBRINIDES: We're not going to	10	MS. TESTA: Left side yard will be 5
11	get two Fiats in there?	11	feet, the right side yard in the front is 6.8 feet?
12	MR. CARNOVALE: But you understand,	12	THE WITNESS: No, that's going to stay
13	right, Joe? He'll comply with everything you say,	13	it's going to stay the same. It's the rear right
14	but the garage doors instead of being 16 here, 16	14	side yard will be increased, at the corner will be
15	here, they're going to be 15 and 15, so	15	increased to 4 feet 6 inches. It will be 4.5 feet.
16	VICE CHAIRMAN ALBANESE: It's tough,	16	MS. TESTA: And the left side is
17	Joe.	17	staying the same?
18	MR. CARNOVALE: Can you think of	18	THE WITNESS: The left side is the same
19	something else? Or he can, he's the architect.	19	and there's no bay windows in it.
20	THE WITNESS: Right now I have it set	20	CHAIRMAN FERGUSON: Any other board
21	up with a 16-foot door and I got 5 and a half inches	21	members? Steve?
22	on each side to get the liners on the door. So the	22	MR. COLLAZUOL: Just one. Bill, in our
23	most I could do is maybe 2 by 4, but even that by the	23	report it talks about the walls. The retaining walls
24	time they put the track in there, it's impossible.	24	are shown, top/bottom elevations should be added to
25	MR. CARNOVALE: No, that's hard,	25	the plan. Looking at the plan in detail you have a
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	1	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	133		135
1	landing on the left-hand side, an elevation of about	1	application to include the variances. We're not able
2	111.33.	2	to provide two-car garage. Our left rear side yard
3	THE WITNESS: Yes.	3	will be 4 feet 6 inches. The dwelling will be 52
4	MR. COLLAZUOL: You don't have the	4	feet in length. The front yard will be 22 feet and
5	elevation of the adjoining property there. I would	5	the rear yard will be 26 feet.
6	presume it's going to be a 6-foot wall.	6	MS. TESTA: And the retaining walls you
7	THE WITNESS: Yes, that will be that	7	don't need any variances?
8	will be a poured concrete retaining wall. If it's	8	MR. COLLAZUOL: No, a variance is not
9	approved, we could provide a design for that.	9	required for it.
10	MR. COLLAZUOL: Okay. And on the right	10	CHAIRMAN FERGUSON: Okay. We've got a
11	rear it appears now that you're making the passageway	11	motion and a second.
12	to get up to the rear yard a little wider. Along the	12	MR. COLLAZUOL: You have a valid point
13	right, it appears to be about a 4-foot wall as well.	13	there.
14	Will it be greater than 4 feet there?	14	MS. TESTA: Yeah.
15	THE WITNESS: No. Right now it's a	15	MR. COLLAZUOL: The wall on the left is
_	-		
16	step up of it's a 2-foot wall at that corner.	16	greater than 4 feet in height, so walls any greater
17	Rear right?	17	than 4 feet in height are not allowed unless they're
18	MR. COLLAZUOL: It looks like the	18	separated by a tier. So they would need a variance
19	bottom of the wall and the adjoining property in the	19	for the retaining wall on the left-hand side.
20	rear is 115.0 one and on the platform is 119.5 at the	20	MR. MACRI: So I'll amend the
21	house.	21	application to include the retaining wall on the
22	THE WITNESS: Yeah, but you step down	22	left-hand side, which is in excess of 4 feet.
23	to the patio. You see where I have it, you're	23	CHAIRMAN FERGUSON: All right. We've
24	stepping down. The platform is 119.5. The patio is	24	got a motion, we've got a second. Roll call vote.
25	118, 118.17 and there's another step down to 116.83.	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.
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	134		136
1	MR. COLLAZUOL: So that wall on the	1	CHAIRMAN FERGUSON: Yes.
1 2	MR. COLLAZUOL: So that wall on the right would be less than 4 feet?	1 2	CHAIRMAN FERGUSON: Yes. MS. LAMBRINIDES: Mr. Albanese?
2	right would be less than 4 feet?	2	MS. LAMBRINIDES: Mr. Albanese?
2 3 4	right would be less than 4 feet? THE WITNESS: Yes. CHAIRMAN FERGUSON: Judd?	2 3	MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Terranova?
2 3 4 5	right would be less than 4 feet? THE WITNESS: Yes. CHAIRMAN FERGUSON: Judd? MR. ROCCIOLA: I don't have anything.	2 3 4 5	MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Terranova? MR. TERRANOVA: Yes.
2 3 4 5 6	right would be less than 4 feet? THE WITNESS: Yes. CHAIRMAN FERGUSON: Judd? MR. ROCCIOLA: I don't have anything. CHAIRMAN FERGUSON: How about you, my	2 3 4 5 6	MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Terranova? MR. TERRANOVA: Yes. MS. LAMBRINIDES: Mr. Min?
2 3 4 5 6 7	right would be less than 4 feet? THE WITNESS: Yes. CHAIRMAN FERGUSON: Judd? MR. ROCCIOLA: I don't have anything. CHAIRMAN FERGUSON: How about you, my friend?	2 3 4 5 6 7	MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Terranova? MR. TERRANOVA: Yes. MS. LAMBRINIDES: Mr. Min? MR. MIN: Yes.
2 3 4 5 6 7 8	right would be less than 4 feet? THE WITNESS: Yes. CHAIRMAN FERGUSON: Judd? MR. ROCCIOLA: I don't have anything. CHAIRMAN FERGUSON: How about you, my friend? MR. KAUKER: I have no questions.	2 3 4 5 6 7 8	MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Terranova? MR. TERRANOVA: Yes. MS. LAMBRINIDES: Mr. Min? MR. MIN: Yes. MS. LAMBRINIDES: Mr. Nam?
2 3 4 5 6 7 8 9	right would be less than 4 feet? THE WITNESS: Yes. CHAIRMAN FERGUSON: Judd? MR. ROCCIOLA: I don't have anything. CHAIRMAN FERGUSON: How about you, my friend? MR. KAUKER: I have no questions. CHAIRMAN FERGUSON: Okay. We're going	2 3 4 5 6 7 8 9	MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. LAMBRINIDES: Mr. Terranova? MR. TERRANOVA: Yes. MS. LAMBRINIDES: Mr. Min? MR. MIN: Yes. MS. LAMBRINIDES: Mr. Nam? MR. NAM: Yes.
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1	Motion at the adjourn.
2	MR. CARNOVALE: Second.
3	VICE CHAIRMAN ALBANESE: Second that.
4	(Whereupon, the meeting is adjourned.
5	Time noted: 9:27 p.m.)
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	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
	138
1 2	<u>CERTIFICATE</u>
3	
4	I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary
4 5	Public of the State of New Jersey, Notary ID.#50094914, Certified Court Reporter of the State
5	Public of the State of New Jersey, Notary ID.# 50094914, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a
5 6	Public of the State of New Jersey, Notary ID.# 50094914, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other
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