			1	3
		1	A P P E A R A N C E S: 2	
1 2	BOROUGH OF PALISADES PARK ZONING BOARD OF ADJUSTMENT MONDAY, JUNE 21, 2021		DIANE TESTA, ESQUIRE 3 Counsel for the Board of Adjustment	
9	7:00 p.m.		4 DANIEL LEE, ESQUIRE	
4 V	& R Developers)	TRANSCRIPT OF PROCEEDINGS	21 Grand Avenue, #601	
5 B1	11 E. Edsall Blvd.) lock 412; Lot 15) ase No. 21-01)		5 Palisades Park, New Jersey 07650 (201) 945-2800	
6 Ge	corge & Lois Giannoula) 2 West Washington Place)		6 Attorney for Applicant, BBHJ, LLC	
7 B1	lock 218; Lot 1) ase No. 21-04)		7 MARCH MACRI ECONOR	
	56 7th Street, LLC) 56 7th Street)		7 MARC D. MACRI, ESQUIRE LAW OFFICE OF MARC D. MACRI, P.C.	
Ca	lock 405; Lot 2) ase No. 21-07)		8 1000 Anderson Avenue, Suite 1	
6.7	ıan Pineda) 7 Brinkerhoff Terrace)		Fort Lee, New Jersey 07024 9 Counsel for the Applicant, DRC Develop	ment Corn
Ca	lock 29; Lot 17) ase No. 21-05) on & Alexander Kim)		Counsel for the Applicant, Dive Develop	с согр.
16	on a Alexander Alm) 6 Cleveland Place) lock 215; Lot 7)		10 MARC D. RAMUNDO, ESQUIRE RAMUNDO LAW OFFICES	
Ca	ase No. 20-09 ack Sung An		11 416 East Central Boulevard	
5.0) Broad Avenue)		Palisades Park, New Jersey 07650	
Ca	ase No. 21-02) n Chang Chung Hae Jang)		12 Counsel for the Applicant, PBS Develope 13	ers Corp.
13	39 -145 Morningside Lane) lock 717; Lots 10,11,23&24)		14	
18 DF	ase No. 21-09) RC Development Corp.,)		15 ALSO PRESENT: 16 ELENI LAMBRINIDES, LAND USE SECRE	TARY
19 Lo	43 Highland Avenue, Block 211,) ot 16)		17 STEVE COLLAZUOL, P.E., BOARD ENGIN	
20 BE	ase No. 21-10) BHJ, Inc.)		18 HAL SIMOFF, P.E., BOARD TRAFFIC ENG	GINEER (REMOTI
21 Bl	03 Grand Avenue) lock 111; Lot 23) ase No. 21-11)		Board Engineer 19	
22 PE	AS Developers Corp.,) 4 Oakdene Avenue, Block 306,)		MICHAEL KAUKER, P.P., BOARD PLANN	ER (REMOTE)
23 Lo			20 21	
24 12	23 E. Ruby Avenue, LLC) 23 E. Ruby Avenue)		22	
25 B1	lock 615; Lots 11 & 12)		23 24	
	LAURA A. CARUCCI, C.S.R., R.F.R., 201-641-1812	, L.L.C.	25	
			LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	4
1 BEF	O R E:	2	1 INDEX 2 WITNESS SWORN T	ESTIMONY
2 JOSEP	PH FERGUSON, CHAIRMAN		 3 Case No. 20-10 V & R Developers 4 311 E. Edsall Blvd. 	
3 PAUL	ALBANESE, VICE CHAIRMAN		Block 412; Lot 15 5 Case No. 21-01	10
4 ELEFT	ERIOS ELEFTERIOU, MEMBER		6 George & Lois Giannoula 22 West Washington Place 7 Block 218; Lot 1	1
5 VINCE	ENT CARNOVALE, MEMBER		8 Case No. 21-04 256 7th Street, LLC	
	GRALA, MEMBER		9 256 7th Street Block 405; Lot 2 1	3
	O TERRANOVA, MEMBER		10 Case No. 21-07 11 Juan Pineda	
	GHYE YOON, MEMBER (ABSENT) EN BROGNA, ALTERNATE MEMBER	. 1	,	4
	,		 13 Case No. 21-05 Won & Alexander Kim 14 16 Cleveland Place 	
	LIE CHUNG, ALTERNATE MEMBER		Block 215; Lot 7 1	_
10 CHARI	LIE CHUNG, ALTERNATE MEMBER AEL LEE, ALTERNATE MEMBER #3		15 Case No. 20-09	5
10 CHARI11 MICHA			Case No. 20-09 16 Jack Sung An	5
10 CHARI11 MICHA12			Case No. 20-09 16 Jack Sung An 50 Broad Avenue	16
10 CHARI11 MICHA			Case No. 20-09 16 Jack Sung An 50 Broad Avenue	
10 CHARI 11 MICHA 12 13 14 15			Case No. 20-09 16 Jack Sung An 50 Broad Avenue 17 Block 614; Lot 23 18 Case No. 21-02 In Chang Chung Hae Jang	
10 CHARI 11 MICHA 12 13 14			Case No. 20-09 16 Jack Sung An 50 Broad Avenue 17 Block 614; Lot 23 18 Case No. 21-02 In Chang Chung Hae Jang 19 139 -145 Morningside Lane Block 717; Lots 10, 11, 23 & 24	
10 CHARI 11 MICHA 12 13 14 15 16 17 18			Case No. 20-09 16 Jack Sung An 50 Broad Avenue 17 Block 614; Lot 23 18 Case No. 21-02 In Chang Chung Hae Jang 19 139 -145 Morningside Lane Block 717; Lots 10, 11, 23 & 24 20 Case No. 21-06	16
10 CHARI 11 MICHA 12 13 14 15 16 17 18 19			Case No. 20-09 16 Jack Sung An	16
10 CHARI 11 MICHA 12 13 14 15 16 17 18			Case No. 20-09 16 Jack Sung An 50 Broad Avenue 17 Block 614; Lot 23 18 Case No. 21-02 In Chang Chung Hae Jang 19 139 -145 Morningside Lane Block 717; Lots 10, 11, 23 & 24 20 Case No. 21-06 21 123 E. Ruby Avenue, LLC	16

25

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

201-641-1812

23 Case No. 21-10 BBHJ, Inc. 24 203 Grand Avenue Block 111; Lot 23

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		5	
1	INDEV (Continued)		7
2	<u>INDEX (Continued)</u> WITNESS SWORN TESTIMONY	1	CHAIRMAN FERGUSON: I call the meeting
3	Case No. 21-09	2	to order.
4	DRC Development Corp., 443 Highland Avenue, Block 211,	3	Paulie, Pledge of Allegiance.
5	Lot 16 23	4	(Whereupon, all rise for a Recitation
6	VASSILIOS COCOROS, AIA 25 Direct Examination by Mr. Macri 25	5	of the Pledge of Allegiance.)
	Board/Professional Questions 31	6	CHAIRMAN FERGUSON: So in accordance
7	Chairman Ferguson 31 Mr. Carnovale 31	7	with the Open Public Meetings Act, notice has been
8	Mr. Kauker 33 Mr. Collazuol 35	8	posted on the borough bulletin board.
9	Public Questions 37 Susan Brauer 37	9	Notice has been provided to the
10	15 Henry Avenue	10	official borough newspapers and filed with the
11	DAVID CDATZ D.D. 27	11	clerk's office.
12	DAVID SPATZ, P.P. 37 Direct Examination by Mr. Macri 38	12	Roll call?
13	Board/Professional Questions 42 Mr. Kauker 42	13	MS. LAMBRINIDES: Mr. Ferguson.
14	Public Questions 43 Susan Brauer 43	14	CHAIRMAN FERGUSON: Here.
15	15 Henry Avenue	15	MS. LAMBRINIDES: Mr. Albanese?
	Case No. 21-11 PBS Developers Corp.	16	VICE CHAIRMAN ALBANESE: Yes.
	54 Oakdene Avenue, Block 306	17	MS. LAMBRINIDES: Mr. Elefteriou?
	Lot 11 46	18	MR. ELEFTERIOU: Yep.
	JOSEPH DONATO, AIA 49 50 Board/Professional Questions 55	18	· ·
19	Chairman Ferguson 55 Mr. Collazuol 57		MS. LAMBRINIDES: Ms. Yoon?
20	LISA PHILLIPS, P.P. 63	20	(No response.)
21	Direct Examination by Mr. Ramundo 63	21	MS. LAMBRINIDES: She's there?
22		22	(No response.)
23		23	MS. LAMBRINIDES: No.
24		24	Mr. Carnovale?
25		25	MR. CARNOVALE: Here.
	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	INDEX(Continued)	6	8
	INDEX (Continued)	1	MS. LAMBRINIDES: Mr. Terranova?
2	<u>EXHIBITS</u>	2	MR. TERRANOVA: Here.
3	NUMBER DESCRIPTION IDENT/EVID	- 3	MS. LAMBRINIDES: Mr. Grala?
	Case No. 21-09	4	MR. GRALA: Here.
4	DRC Development Corp.,	5	MS. LAMBRINIDES: Mr. Brogna?
_	443 Highland Avenue, Block 211,	6	MR.BROGNA: Here.
5	Lot 16	7	MS. LAMBRINIDES: Mr. Chung?
6	A-1 Photoboard Exhibit 38	8	MR. CHUNG: Here.
_		9	MS. LAMBRINIDES: Mr. Lee?
'	Case No. 21-11 PBS Developers Corp.	10	(No response.)
8	54 Oakdene Avenue, Block 306	11	CHAIRMAN FERGUSON: Okay. So first we
	Lot 11	12	have some bills to pay.
9	A-1 Packet Prepared by Lisa 62	13	Kauker & Kauker, \$4,585.00.
10	Phillips, P.P., 2 Photographs	14	Hal Simoff, which is our parking
	and 2-Page Report	15	authority, he's \$880.00.
11 12		16	And our board attorney, \$5,218.75.
13		17	
14			Can I get a motion?
15 16		18	MR. CARNOVALE: I make a motion.
16 17		19	CHAIRMAN FERGUSON: Can I get a second?
18		20	VICE CHAIRMAN ALBANESE: Second.
19		21	CHAIRMAN FERGUSON: Roll call.
20 21		22	MS. LAMBRINIDES: Mr. Ferguson?
21		23	CHAIRMAN FERGUSON: Yes.
23		24	MS. LAMBRINIDES: Mr. Albanese?
24 25		25	VICE CHAIRMAN ALBANESE: Yes.
25	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	9		11
1	MS. LAMBRINIDES: Mr. Elefteriou?	1	motion to accept.
2	MR. ELEFTERIOU: Yes.	2	MR. CARNOVALE: I second the motion.
3	MS. LAMBRINIDES: Mr. Carnovale?	3	CHAIRMAN FERGUSON: Okay, roll call.
4	MR. CARNOVALE: Yes.	4	MS. TESTA: That would just be the
5	MS. LAMBRINIDES: Mr. Terranova?	5	members that were here to vote on it.
6	MR. TERRANOVA: Yes.	6	MR. BROGNA: I'll abstain.
7	MS. LAMBRINIDES: Mr. Grala?	7	MS. LAMBRINIDES: Mr. Ferguson?
8	MR. GRALA: Yes.	8	CHAIRMAN FERGUSON: Yes.
9	MS. LAMBRINIDES: Mr. Brogna?	9	MS. LAMBRINIDES: Mr. Albanese?
10	MR. BROGNA: Yes.	10	VICE CHAIRMAN ALBANESE: Yes.
11	MS. LAMBRINIDES: Mr. Chung?	11	MS. LAMBRINIDES: Mr. Elefteriou?
12	MR. CHUNG: Yes.	12	MR. ELEFTERIOU: Yes.
13	CHAIRMAN FERGUSON: Okay.	13	MS. LAMBRINIDES: Mr. Carnovale?
14	Next we're going to review the minutes	14	MR. CARNOVALE: Yes.
15	of the previous meeting.	15	MS. LAMBRINIDES: Mr. Terranova?
16	Everybody had an opportunity to review	16	MR. TERRANOVA: Abstain.
17	the minutes?	17	MS. LAMBRINIDES: Mr. Grala?
18	Is there any corrections to the	18	MR. GRALA: Yes.
19	minutes?	19	MS. LAMBRINIDES: Mr. Brogna?
20	(No response.)	20	MR. BROGNA: Abstain.
21	CHAIRMAN FERGUSON: Can I get a motion	21	MS. LAMBRINIDES: Mr. Chung?
22	to accept the minutes?	22	MR. CHUNG: Yes.
23	MR. CARNOVALE: I make a motion.	23	CHAIRMAN FERGUSON: Next is Case 21-01,
24	MR. GRALA: I second.	24	George and Lolis Giannoula, 22 West Washington Place.
25	CHAIRMAN FERGUSON: John seconds.	25	Can I get a motion?
	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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	10		12
1	Roll call.	1	MR. CARNOVALE: I make a motion.
2	MS. LAMBRINIDES: Mr. Ferguson?	2	CHAIRMAN FERGUSON: Thank you.
3	CHAIRMAN FERGUSON: Yes.	3	Second?
4	MS. LAMBRINIDES: Mr. Albanese?	4	VICE CHAIRMAN ALBANESE: Second.
5	VICE CHAIRMAN ALBANESE: Yes.	5	CHAIRMAN FERGUSON: Roll call.
6	MS. LAMBRINIDES: Mr. Elefteriou?	6	MS. LAMBRINIDES: Mr. Ferguson?
7	MR. ELEFTERIOU: Yes.	7	CHAIRMAN FERGUSON: Yes.
8	MS. LAMBRINIDES: Mr. Carnovale?	8	MS. LAMBRINIDES: Mr. Albanese?
9	MR. CARNOVALE: Yes.	9	VICE CHAIRMAN ALBANESE: Yes.
10	MS. LAMBRINIDES: Mr. Terranova?	10	MS. LAMBRINIDES: Mr. Elefteriou?
11	MR. TERRANOVA: Yes.	11	MR. ELEFTERIOU: Yes.
12	MS. LAMBRINIDES: Mr. Grala?	12	MS. LAMBRINIDES: Mr. Carnovale?
13	MR. GRALA: Yes.	13	MR. CARNOVALE: Yes.
14	MS. LAMBRINIDES: Mr. Brogna?	14	MS. LAMBRINIDES: Mr. Terranova?
15	MR. BROGNA: Yes.	15	MR. TERRANOVA: Abstain.
16	MS. LAMBRINIDES: Mr. Chung?	16	MS. LAMBRINIDES: Mr. Grala?
17	MR. CHUNG: Yes.	17	MR. GRALA: Yes.
18	CHAIRMAN FERGUSON: Okay. So I guess	18	MS. LAMBRINIDES: Mr. Brogna?
19	we're ready to proceed.	19	MR. BROGNA: Yes.
20	First, memorializations, V&R	20	MS. LAMBRINIDES: Were you here for
21	Developers, 311 East Edsall Boulevard. We heard it	21	that?
	Developers, 511 Last Lasan Boulevara. We near a		
22	last month.	22	MR. BROGNA: Yes.
22 23		22 23	MR. BROGNA: Yes. MS. LAMBRINIDES: Mr. Chung?
	last month.		
23	last month. Can I get to accept the	23	MS. LAMBRINIDES: Mr. Chung?
23 24	last month. Can I get to accept the memorialization?	23 24	MS. LAMBRINIDES: Mr. Chung? MR. CHUNG: Yes.

	13		15
1	Case No. 21-04, 256-7th Street, LLC.	1	MR. CHUNG: Yes.
2	Can I get a motion?	2	CHAIRMAN FERGUSON: Okay.
3	MR. CARNOVALE: I make a motion.	3	Next is Case No. 21-05, which is Won
4	CHAIRMAN FERGUSON: Second?	4	and Alexander Kim, 16 Cleveland Place.
5	VICE CHAIRMAN ALBANESE: Second.	5	Can I get a motion?
6	CHAIRMAN FERGUSON: Roll call.	6	MR. CARNOVALE: I make a motion.
7	MS. LAMBRINIDES: Mr. Ferguson?	7	CHAIRMAN FERGUSON: Second?
8	CHAIRMAN FERGUSON: Yes.	8	VICE CHAIRMAN ALBANESE: Second.
9	MS. LAMBRINIDES: Mr. Albanese?	9	CHAIRMAN FERGUSON: Roll call?
10	VICE CHAIRMAN ALBANESE: Yes.	10	MS. LAMBRINIDES: Mr. Ferguson?
11	MS. LAMBRINIDES: Mr. Elefteriou?	11	CHAIRMAN FERGUSON: Yes.
12	MR. ELEFTERIOU: Yes.	12	MS. LAMBRINIDES: Mr. Albanese?
13	MS. LAMBRINIDES: Mr. Carnovale?	13	VICE CHAIRMAN ALBANESE: Yes.
14	MR. CARNOVALE: Yes.	14	MS. LAMBRINIDES: Mr. Elefteriou?
15	MS. LAMBRINIDES: Mr. Terranova?	15	MR. ELEFTERIOU: Yes.
16	MR. TERRANOVA: Abstain.	16	MS. LAMBRINIDES: Mr. Carnovale?
17	MS. LAMBRINIDES: Joe, hold on.	17	MR. CARNOVALE: Yes.
18	Mr. Brogna?	18	MS. LAMBRINIDES: Mr. Terranova?
19	MR. BROGNA: Abstain.	19	MR. TERRANOVA: Abstain.
20	MS. LAMBRINIDES: And, Mr. Chung?	20	MS. LAMBRINIDES: Mr. Grala?
21	MR. CHUNG: Yes.	21	MR. GRALA: Yes.
22	CHAIRMAN FERGUSON: Okay. Next is Case	22	MS. LAMBRINIDES: Mr. Brogna?
23	No. 21-05.	23	MR. BROGNA: Yes.
24	VICE CHAIRMAN ALBANESE: 21-07.	24	MS. LAMBRINIDES: And, Mr. Chung?
25	MS. TESTA: 21-07.	25	MR. CHUNG: Yes.
23	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	25	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	14		16
1	CHAIRMAN FERGUSON: We're on 21-07.	1	CHAIRMAN FERGUSON: Okay.
2	Case No. 21-07, Juan Pineda, 67 Brinkerhoff Terrace.	2	MS. TESTA: 50 Broad Avenue.
3	Can I get a motion?	3	CHAIRMAN FERGUSON: Okay, right, 50
4	MR. CARNOVALE: I make a motion.	4	Broad Avenue.
5	CHAIRMAN FERGUSON: Second?	5	Can I get a motion?
6	VICE CHAIRMAN ALBANESE: Second.	6	VICE CHAIRMAN ALBANESE: Which one is
7	CHAIRMAN FERGUSON: Can I get a second?	7	that, Joe?
8	MR. CARNOVALE: Paulie.	8	CHAIRMAN FERGUSON: 50 Broad Avenue.
9	CHAIRMAN FERGUSON: Okay.	9	MS. TESTA: 50 Broad Avenue. This is
10	Roll call?	10	the one that the board had requested that the
11	MS. LAMBRINIDES: Mr. Ferguson?	11	applicant provide revised plans to the engineer to
12	CHAIRMAN FERGUSON: Yes.	12	make sure that the parking
13	MS. LAMBRINIDES: Mr. Albanese?	13	MR. CARNOVALE: Okay. I make a motion.
14	VICE CHAIRMAN ALBANESE: Yes.	14	Paulie seconded or vice-versa.
15	MS. LAMBRINIDES: Mr. Elefteriou?	15	CHAIRMAN FERGUSON: Very good.
16	MR. ELEFTERIOU: Yes.	16	Roll call?
17	MS. LAMBRINIDES: Mr. Carnovale?	17	MS. LAMBRINIDES: Mr. Ferguson?
18	MR. CARNOVALE: Yes.	18	CHAIRMAN FERGUSON: Yes.
19	MS. LAMBRINIDES: Mr. Terranova?	19	MS. LAMBRINIDES: Mr. Albanese?
20	MR. TERRANOVA: Abstain.	20	VICE CHAIRMAN ALBANESE: Yes.
21	MS. LAMBRINIDES: Mr. Grala?	21	MS. LAMBRINIDES: Mr. Elefteriou?
22	MR. GRALA: Yes.	22	MR. ELEFTERIOU: Yes.
23	MS. LAMBRINIDES: Mr. Brogna?	23	MS. LAMBRINIDES: Mr. Carnovale?
24	MR. BROGNA: Yes.	24	MR. CARNOVALE: Yes.
25	MS. LAMBRINIDES: Mr. Chung?	25	MS. LAMBRINIDES: Mr. Terranova?
	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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	17		19
1	MR. TERRANOVA: Yes.	1	That meeting will take place in person.
2	MS. LAMBRINIDES: Mr. Grala?	2	It will no longer be via Zoom. That's the notice to
3	MR. GRALA: Yes.	3	the public. There will be no further notice. And
4	MS. LAMBRINIDES: Mr. Brogna?	4	the applicant waives all time constraints, according
5	MR. BROGNA: Yes.	5	to the adjournment.
6	MS. LAMBRINIDES: Mr. Chung?	6	CHAIRMAN FERGUSON: Okay. The next one
7	MR. CHUNG: Yes.	7	is another adjournment, which is 21-06, 123 East Ruby
8	CHAIRMAN FERGUSON: Okay.	8	Avenue.
9	The first one we have is we have two	9	He's also looking for an adjournment.
10	adjournments for tonight. The first one is Case	10	Can I get a motion?
11	No. 21-02, which is 139-145 Morningside Lane.	11	VICE CHAIRMAN ALBANESE: I make a
12	So he's asking for an adjournment to	12	motion.
13	next month, which I believe is the 19th of July.	13	CHAIRMAN FERGUSON: There's a motion.
14	So I'll make that motion to grant the	14	MR. CARNOVALE: I second.
15	adjournment.	15	CHAIRMAN FERGUSON: Thank you.
16	Can I get a second?	16	Roll call for the adjournment.
17	VICE CHAIRMAN ALBANESE: I make a	17	MS. LAMBRINIDES: Mr. Ferguson?
18	second that we carry it.	18	CHAIRMAN FERGUSON: Yes.
19	CHAIRMAN FERGUSON: Okay. Roll call?	19	MS. LAMBRINIDES: Mr. Albanese?
20	MS. TESTA: That would be with no	20	VICE CHAIRMAN ALBANESE: Yes.
21	further notice.	21	MS. LAMBRINIDES: Mr. Elefteriou?
22	CHAIRMAN FERGUSON: That would be with	22	MR. ELEFTERIOU: Yes.
23	no further notice, correct.	23	MS. LAMBRINIDES: Mr. Carnovale?
24	Can I get a second?	24	MR. CARNOVALE: Yes.
25	MS. TESTA: I thought someone did	25	MS. LAMBRINIDES: Mr. Terranova?
	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
1	second.	1	MR. TERRANOVA: Yes.
2	VICE CHAIRMAN ALBANESE: I made the	2	MS. LAMBRINIDES: Mr. Grala?
3	second.	3	MR. GRALA: Yes.
4	MS. LAMBRINIDES: Joe made the motion.	4	MS. LAMBRINIDES: Mr. Brogna?
5	VICE CHAIRMAN ALBANESE: I'm sorry.	5	MR. BROGNA: Yes.
6	MS. LAMBRINIDES: Mr. Ferguson?	6	MS. LAMBRINIDES: Mr. Chung?
7	CHAIRMAN FERGUSON: Yes.	7	MR. CHUNG: Yes.
8	MS. LAMBRINIDES: Mr. Albanese?	8	MS. TESTA: Okay.
9	VICE CHAIRMAN ALBANESE: Yes.	9	So that's Case No. 21-06, 123 East Ruby
10	MS. LAMBRINIDES: Mr. Elefteriou?	10	Avenue, LLC, Block 615, Lots 11 & 12. At the request
11	MR. ELEFTERIOU: Yes.	11	of the applicant, it is being carried to the July
12	MS. LAMBRINIDES: Mr. Carnovale?	12	19th, 2021 meeting at 7 p.m.
13	MR. CARNOVALE: Yes.	13	There will be no further notice to the
14	MS. LAMBRINIDES: Mr. Terranova?	14	public. And that meeting also will take place in
15	MR. TERRANOVA: Yes.	15	person here in Borough Hall, 275 Broad Avenue. It
16	MS. LAMBRINIDES: Mr. Grala?	16	will not be via Zoom.
17	MR. GRALA: Yes.	17	CHAIRMAN FERGUSON: Okay. All right.
18	MS. LAMBRINIDES: Mr. Brogna?	18	The next one do you want to take this?
19	MR. BROGNA: Yes.	19	MS. TESTA: Right.
20	MS. LAMBRINIDES: Mr. Chung?	20	CHAIRMAN FERGUSON: Okay.
21	MR. CHUNG: Yes.	21	The next one we have is a small problem
22	MS. TESTA: Okay. So Case No. 21-02,	22	with 203 Grand Avenue.
23	In Chang Chung, 139-145 Morningside Lane, Block 717,	23	MS. TESTA: Yes.
24	Lots 10, 11, 23 and 24 are being postponed at the	24	Mr. Lee.
25	request of the applicant to July 19, 2021.	25	CHAIRMAN FERGUSON: Daniel, are you 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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_	21	_	23
1	attorney?	1	MS. LAMBRINIDES: Mr. Carnovale?
2	MR. LEE: Yes, yes.	2	MR. CARNOVALE: Yes.
3	What is the problem?	3	MS. LAMBRINIDES: Mr. Terranova?
4	CHAIRMAN FERGUSON: There's a problem.	4	MR. TERRANOVA: Yes.
5	MS. TESTA: Yes.	5	MS. LAMBRINIDES: Mr. Grala?
6	You know, unfortunately, I know that	6	MR. GRALA: Yes.
7	you did submit the plans online on time, but for	7	MS. LAMBRINIDES: Mr. Brogna?
8	whatever reason, they were not uploaded to the	8	MR. BROGNA: Yes.
9	borough website. And we discovered that this	9	MS. LAMBRINIDES: Mr. Chung?
10	afternoon.	10	MR. CHUNG: Yes.
11	We have not had the opportunity to	11	MS. LAMBRINIDES: Mr. Lee?
12	review them ten days prior, as you know.	12	Did I get everybody?
13	MR. LEE: Yes.	13	MS. TESTA: Yes.
14	MS. TESTA: So we're going to have to	14	Case No. 21-10, BBHJ, Inc., 203 Grand
15	carry your case to the July 19th meeting.	15	Avenue, Block 111, Lot 23 is being carried to July
16	MR. LEE: I see.	16	19, 2021 at 7 p.m.
17	Is there anything I can do from my	17	There will be no further notice to the
18	office to prevent	18	public. The meeting will take place here in Borough
19	MS. TESTA: Well, now it's going to be	19	Hall, 275 Broad Avenue, Palisades Park.
20	public so as long as you have the plans to Borough	20	CHAIRMAN FERGUSON: Great. Thank you.
21	Hall.	21	So now we're down to Case No. 21-09,
22	Unfortunately, I know you did do it.	22	which is DRC Development Corp., 443 Highland Avenue.
23	On behalf of the borough, I apologize. I'm not sure	23	MS. TESTA: Let the record reflect that
24	why they	24	Mr. Elefteriou will be recusing himself.
25	MR. LEE: Okay. So you say July 19th.	25	MR. ELEFTERIOU: I'm within 200 feet.
	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
	22		24
1	MS. TESTA: Yes.	1	MS. TESTA: As he resides right within
2	MS. TESTA: Yes. Again, there will be no further notice	2	MS. TESTA: As he resides right within 200 feet.
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				_
_	25	_	27	
1	hand.	1	two-family duplex. The building, itself, is 38-feet	
2	Do you swear that the testimony you	2	wide. It's basically a typical duplex that you would	
3	give this application will be the truth, the whole	3	do on a 50-foot-wide lot; however, as this lot is	
4	truth, and nothing but the truth, so help you God?	4	bigger, we're going 79-feet configuration.	
5	MR. COCOROS: I do.	5	We've also put the stairs at the front	
6	VASSILIOS COCOROS, AIA	6	corner of the living room so they don't stick out	
7 8	467 Sylvan Avenue, Englewood Cliffs, New Jersey,	7 8	into the front yard as other ones do. So the configuration is set up since	
9	having been duly sworn, testifies as follows: MS. TESTA: State your name and	9	we have a lot-and-a-half basically, we have the	
10	address.	10	garage, home office, recreation room. The first	
11	MR. COCOROS: Sure. Vassilios,	11	floor is the main living space. We have a home	
12	V-A-S-S-I-L-I-O-S. Cocoros, C-O-C-O-R-O-S. 467	12	office, kitchen in the back with a family room.	
13	Sylvan Avenue, Englewood Cliffs, New Jersey 07632.	13	The second floor is basically set up	
14	CHAIRMAN FERGUSON: Okay, he's been	14	with a four-bedroom configuration. We have a master	
15	here many times.	15	suite in the back, a primary suite in the back with	
16	We accept him.	16	its own en-suite bathroom. There will also be two	
17	MR. MACRI: Thank you.	17	secondary bathrooms that are shared by all of the	
18	DIRECT EXAMINATION	18	bedrooms themselves.	
19	BY MR. MACRI:	19	So we're really here for the height.	
20	Q. Mr. Cocoros, can you please describe	20	We're at 3 stories 35-feet-5-inches. That's a	
21	the existing condition of the property, the	21	function of the drop off in the back to the front.	
22	measurements, and then go through what we propose to	22	The house, itself, does look like your typical	
23	construct on the property.	23	duplex.	
24	A. Sure.	24	Also, we're trying to avoid the	
25	This property is located on the this	25	driveway going down and having a trench drain. We	
	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	
	201-641-1812 26		201-641-1812 28	
1	201-641-1812 26 would be considered the east side I'm sorry the	1	201-641-1812 28 basically kept it dead level with the sidewalk. And	
2	201-641-1812 26 would be considered the east side I'm sorry the west side of Highland Avenue. It's located between	2	28 basically kept it dead level with the sidewalk. And then the height was based on the existing grades at	
2	201-641-1812 26 would be considered the east side I'm sorry the west side of Highland Avenue. It's located between two properties off of Ackerman Place.	2 3	28 basically kept it dead level with the sidewalk. And then the height was based on the existing grades at the rear of the building, which created the height	
2 3 4	201-641-1812 26 would be considered the east side I'm sorry the west side of Highland Avenue. It's located between two properties off of Ackerman Place. The property, itself, is	2 3 4	28 basically kept it dead level with the sidewalk. And then the height was based on the existing grades at the rear of the building, which created the height variance.	
2 3 4 5	26 would be considered the east side I'm sorry the west side of Highland Avenue. It's located between two properties off of Ackerman Place. The property, itself, is 50-feet-wide-by-150-feet-deep. The property has a lot	2 3 4 5	28 basically kept it dead level with the sidewalk. And then the height was based on the existing grades at the rear of the building, which created the height variance. In addition to the height variance,	
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2 3 4 5 6 7	201-641-1812 26 would be considered the east side I'm sorry the west side of Highland Avenue. It's located between two properties off of Ackerman Place. The property, itself, is 50-feet-wide-by-150-feet-deep. The property has a lot area, as recognized by the survey, of 7,500 square feet; however, we actually have more square footage	2 3 4 5 6 7	28 basically kept it dead level with the sidewalk. And then the height was based on the existing grades at the rear of the building, which created the height variance. In addition to the height variance, although we do meet the 40 percent portion of the requirements for building coverage, we do exceed	
2 3 4 5 6 7 8	201-641-1812 26 would be considered the east side I'm sorry the west side of Highland Avenue. It's located between two properties off of Ackerman Place. The property, itself, is 50-feet-wide-by-150-feet-deep. The property has a lot area, as recognized by the survey, of 7,500 square feet; however, we actually have more square footage based on the overlap of the property next door.	2 3 4 5 6 7 8	28 basically kept it dead level with the sidewalk. And then the height was based on the existing grades at the rear of the building, which created the height variance. In addition to the height variance, although we do meet the 40 percent portion of the requirements for building coverage, we do exceed 2-and-a-half-thousand square feet where we have 2,907	
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25 basically a duplex; however, since the lot is bigger,

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201-641-1812

25

We're proposing a side-by-side

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	•		0.4
	29		31
1	we went for a little bigger footprint. We do still	1	building, itself, the front slopes down to 35-feet
2	meet the 40 percent coverage. The height is based on	2	wide. We have closer to 7-and-a-half feet to the
3	the hardship of the topography.	3	side of the building, itself. And the staircases, if
4	CHAIRMAN FERGUSON: So let's just talk	4	you look at them, they're not fully into the front
5	about the backyard first. You have a backyard from	5	yard. They actually slide back a little bit further
6	the back of the building to the back property line.	6	so they're not directly in front of the building.
7	Your property line, how many feet is that?	7	CHAIRMAN FERGUSON: Okay. Now, do my
8	MR. COCOROS: Thirty-six feet.	8	eyes deceive me? Is there a bathroom in the
9	CHAIRMAN FERGUSON: Thirty-six feet.	9	basement?
10	And from the edge of the yeah, the deck, what	10	MR. COCOROS: Yes.
11	is	11	CHAIRMAN FERGUSON: You know how I feel
12	MR. COCOROS: Twenty-five feet. So we	12	about bathrooms.
13	actually kept the 25 feet to the deck line.	13	MR. COCOROS: It's a bigger lot. I
14	CHAIRMAN FERGUSON: Okay. So that	14	know, you know, we would like to keep it.
15	would be the ordinance.	15	CHAIRMAN FERGUSON: You would like to,
16	MR. COCOROS: The ordinance is actually	16	but nope.
17	less. The ordinance for the building, itself, is 25	17	Any board members have anything?
18	feet.	18	MR. CARNOVALE: Yeah, I have a couple
19	And then the deck, I think, is usually	19	questions.
20	9 or 10 feet into that. We actually put the deck at	20	CHAIRMAN FERGUSON: Sure.
21	25 feet, and then it's another 11 feet to the	21	MR. CARNOVALE: Mr. Architect, what is
22	building.	22	the clearance between the stairs and the side
23	CHAIRMAN FERGUSON: It's a big piece of	23	property line? I couldn't really hear you.
24	property.	24	MR. COCOROS: It's 3-foot-2.
25	MR. COCOROS: Yeah.	25	MR. CARNOVALE: On both sides.
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	201-641-1812		201-641-1812
	30		32
1	CHAIRMAN FERGUSON: So what's the	1	MR. COCOROS: Yes.
2	dimensions of your deck.	2	MR. CARNOVALE: Just for my personal
3	MR. COCOROS: The deck is basically	3	curiosity. I see the sides of the house here you
4	11-feet-by-12-feet. A typical house, I think, is	4	have a little window there.
5	9-feet-by-12-feet. When we do duplex, it's	5	Is that the master bedroom bathroom?
6	relatively the same. We didn't go too crazy on the	6	The little window?
7	deck. We made it a little bit deeper to make it a	7	MR. COCOROS: Which one?
8	little bit more useful. We still have ample room	8	MR. CARNOVALE: On the side of the
_			MR. CARNOVALE. On the side of the
9	behind the deck to the property line.	9	house above the staircase.
9 10	behind the deck to the property line. CHAIRMAN FERGUSON: Yeah, but I don't	9 10	
		_	house above the staircase.
10	CHAIRMAN FERGUSON: Yeah, but I don't	10	house above the staircase. Look above the door.
10 11	CHAIRMAN FERGUSON: Yeah, but I don't I don't know that if the town ordinance permits	10 11	house above the staircase. Look above the door. MR. COCOROS: Yeah, I think that's the
10 11 12	CHAIRMAN FERGUSON: Yeah, but I don't I don't know that if the town ordinance permits you to go a little bit bigger.	10 11 12	house above the staircase. Look above the door. MR. COCOROS: Yeah, I think that's the bedroom. Yeah, that's the window for the bathroom in
10 11 12 13	CHAIRMAN FERGUSON: Yeah, but I don't I don't know that if the town ordinance permits you to go a little bit bigger. MR. COCOROS: I thought it was only in	10 11 12 13	house above the staircase. Look above the door. MR. COCOROS: Yeah, I think that's the bedroom. Yeah, that's the window for the bathroom in the front.
10 11 12 13 14	CHAIRMAN FERGUSON: Yeah, but I don't I don't know that if the town ordinance permits you to go a little bit bigger. MR. COCOROS: I thought it was only in the portions in the backyard. I know that's where we	10 11 12 13 14	house above the staircase. Look above the door. MR. COCOROS: Yeah, I think that's the bedroom. Yeah, that's the window for the bathroom in the front. MR. CARNOVALE: All right. I was just
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10 11 12 13 14 15	CHAIRMAN FERGUSON: Yeah, but I don't I don't know that if the town ordinance permits you to go a little bit bigger. MR. COCOROS: I thought it was only in the portions in the backyard. I know that's where we have a certain limitation from the back most lots are 50-by-100. The deck, itself, is calculated from	10 11 12 13 14 15	house above the staircase. Look above the door. MR. COCOROS: Yeah, I think that's the bedroom. Yeah, that's the window for the bathroom in the front. MR. CARNOVALE: All right. I was just wondering I mean, it doesn't have to do with this. But how would the house send electricity to the
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1 put the meter and you put the actual service. 2 If MR. CARKOVALE: So do you go right down into one of the imestores in the front steps. 3 into one of the imestores in the front steps. 4 Into one of the imestores in the front steps. 5 above the guardrail where intersects the building, it will come in from there. So the actual conduit in the front comer is opinique who to about, let's say, this is the colling of the garage. 8 this is the colling of the garage. 9 MR. CACROVALE: Right. 10 MR. CACROVALE: Right. 11 this, above the stair line (indicating). 12 MR. CARROVALE: Right. 13 MR. CACROVALE: Right. 14 MR. CARROVALE: Right. 15 MR. CARROVALE: Right. 16 MR. CARROVALE: Right. 17 MR. CARROVALE: All right. That's all 1 basically have for naw. 18 Thought of the garage. 19 Steve, you're on the - Steve. 20 MR. CACROS: He can unmute himself. 21 muted. 22 If MR. CARROVALE: Mr. Chairman, this is Mike 25 Kauker. 23 If works. 24 MR. KAUKER: Mr. Chairman, this is Mike 25 Kauker. 26 MR. CARROVALE: When the answer to the question. 27 MR. CARROVALE: When the stair line for selected that you were a sking about the 6 - I clidn't hear the answer to the question. 29 Secure feet. I don't know if that's what you were a sking about the 6 - I clidn't hear the answer to the question. 30 Secure feet. I don't know if that's what you were a sciential districts shall ack exceed 250 square feet and that is 300-168 of the code. 31 Succer feet that was in the acceded and the districts shall not exceed 250 square feet and that is 300-168 of the code. 31 MR. COCOROS: We're over the 200 square feet and that is 300-168 of the code. 32 MR. COCOROS: Can we add like a little start of the architect. 33 MR. COCOROS: We're over a sking about the 6 collecting the water before it goes out into the 7 roadway. 34 MR. COCOROS: Can we add like a little change in the front driveway. 35 MR. COCOROS: Can we add like a little change in the front forway. 36 MR. COCOROS: Can we add like a little change in the front forway. 37 MR. COCOROS: Start in the speciation.		33		35
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1	CHAIRMAN FERGUSON: No.	1	marked A-1 with today's date on it.
2	MR. MACRI: We'd like to proceed and	2	A. Okay. Just to quickly go through that.
3	have our professional planner, Mr. David Spatz, sworn	3	The top left-hand photograph is of the
4	in.	4	subject property.
5	MS. TESTA: Sure.	5	The top right is looking to the right
6	Please raise your right hand.	6	(indicating).
7	Do you swear the testimony you will	7	To the north of our property is a
8	give this application will the truth, the whole	8	two-family. The bottom left is looking to the left
9	truth, and nothing but the truth, so help you God?	9	or to the south of our property. There's a couple
10	MR. SPATZ: Yes, I do.	10	single-families and then new two-family being
11	DAVID SPATZ, P.P.	11	developed.
12	60 Friend Terrace, Harrington Park, New Jersey,	12	And then the bottom right is directly
13	having been duly sworn, testifies as follows:	13	across the street, which are newer two-family homes
14	MS. TESTA: State your name, please.	14	(indicating).
15	MR. SPATZ: David Spatz, S-P-A-T-Z.	15	So we do need two variances, one (d)
16	MS. BRAUER: Hello.	16	variance for building height and then one (c)
17	CHAIRMAN FERGUSON: Yes.	17	variance for building coverage.
18	MS. BRAUER: I have a question.	18	We are in the AA zone, which permits a
19	CHAIRMAN FERGUSON: Your name is?	19	two-family. And we do have a lot area and width that
20	MS. BRAUER: Susan Brauer.	20	exceed what is required by the zone.
21	CHAIRMAN FERGUSON: Hey, Susan.	21	In terms of the height variance,
22	Welcome back,	22	Mr. Cocoros indicated that the property has a steep
23	MS. BRAUER: I hope everyone is good.	23	slope from front to back, which is causing the
24	It was kind of broken during the description.	24	building height in the rear of the building to exceed
25	What is the layout of the ground floor	25	what is permitted within the zone.
	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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	38		40
1	of that property, please?	1	But as you can see also from the
2	MR. COCOROS: Garage, home office,	2	photographs, both the two-family home under
_	That decentes i darage, nome office,		photographs, both the two-failing home under
3	recreation room, powder room.	3	construction to the south of us as well as the
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3 4 5 6	recreation room, powder room. MS. BRAUER: I'm sorry. Can you say that again, please. MR. COCOROS: Garage, home office,	4 5 6	construction to the south of us as well as the two-family homes directly across the street are all three stories in height similar in height to ours. So the topography causes the height to
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3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	recreation room, powder room. MS. BRAUER: I'm sorry. Can you say that again, please. MR. COCOROS: Garage, home office, recreation room, utility room and a powder room. MS. BRAUER: Okay. A bathroom or powder room. MR. COCOROS: Powder room. MS. BRAUER: Powder room. No shower? No tub. MR. MACRI: Correct. MS. BRAUER: Thank you. CHAIRMAN FERGUSON: All right. Anybody else? (No response.) CHAIRMAN FERGUSON: No. Glad to hear it. You're on. (Whereupon, Photoboard Exhibit is marked as Exhibit A-1 for identification.) DIRECT EXAMINATION BY MR. MACRI:	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	construction to the south of us as well as the two-family homes directly across the street are all three stories in height similar in height to ours. So the topography causes the height to exceed what is permitted, but it is still consistent with the neighborhood, certainly the newer two-family homes being developed. Looking at our bulk variance. There is just one bulk variance. We do fully conform to the front, rear and side yard requirements of the zone. We've asked for a variance for the deck. And that, I think, is justified by the fact that it does meet the setback limitations for the zone. And our property is 50 feet deeper than what is typical and required by the ordinance, which would allow the deck to be a little bit bigger. But still even the deck, itself, meets the setback that would typically be for the home. There's a detached garage being removed, so there is in fact increased light, air and open space to the properties to the south.
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3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	recreation room, powder room. MS. BRAUER: I'm sorry. Can you say that again, please. MR. COCOROS: Garage, home office, recreation room, utility room and a powder room. MS. BRAUER: Okay. A bathroom or powder room. MR. COCOROS: Powder room. MS. BRAUER: Powder room. No shower? No tub. MR. MACRI: Correct. MS. BRAUER: Thank you. CHAIRMAN FERGUSON: All right. Anybody else? (No response.) CHAIRMAN FERGUSON: No. Glad to hear it. You're on. (Whereupon, Photoboard Exhibit is marked as Exhibit A-1 for identification.) DIRECT EXAMINATION BY MR. MACRI:	4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	construction to the south of us as well as the two-family homes directly across the street are all three stories in height similar in height to ours. So the topography causes the height to exceed what is permitted, but it is still consistent with the neighborhood, certainly the newer two-family homes being developed. Looking at our bulk variance. There is just one bulk variance. We do fully conform to the front, rear and side yard requirements of the zone. We've asked for a variance for the deck. And that, I think, is justified by the fact that it does meet the setback limitations for the zone. And our property is 50 feet deeper than what is typical and required by the ordinance, which would allow the deck to be a little bit bigger. But still even the deck, itself, meets the setback that would typically be for the home. There's a detached garage being removed, so there is in fact increased light, air and open space to the properties to the south.

	41	_	43
1	we do meet the coverage limitations in terms of	1	feet. So we are consistent with the neighborhood.
2	percentage. We are below 40 percent.	2	We have the topographical conditions
3	But in terms of the total square	3	also that creates the variance. But in terms of the
4	footage, we exceed it by 457 square feet.	4	overall height, we are consistent with the
5	As Mr. Cocoros indicated, there are no	5	neighborhood.
6	drainage facilities on the site now. New drainage	6	MR. KAUKER: Okay. Thank you.
7	will be added, which will compensate for any excess	7	I have nothing else.
8	runoff. So there will be no impact on our property	8	CHAIRMAN FERGUSON: Okay. Anybody in
9	as well as the surrounding properties. So I think	9	the audience have anything? No. Okay. Do you have
10	the positive criteria are met for both variances.	10	any other witnesses?
11	Looking at the negative criteria, there	11	MS. BRAUER: Hello.
12	is nothing that is substantially negative. We're	12	CHAIRMAN FERGUSON: Hello. Hello.
13	compatible with the surrounding newer development	13	MS. BRAUER: Can I ask a question?
14	that's taking place. We are a permitted use within	14	CHAIRMAN FERGUSON: Yeah, sure. Your
15	the zone. The setbacks are all conforming. So	15	name and address.
16	adequate light, air and open space are provided for	16	MS. BRAUER: Okay, Susan Brauer. They
17	the surrounding properties. We are providing some	17	say they want a bigger deck because they have a
18	additional landscaping to help buffer the properties.	18	bigger property. Well, if that's the case, why
19	We do have a conforming amount of	19	didn't they ask for a deck that's 40-feet-by-20-feet?
20	parking on the site now. There is already a wider	20	The fact that they have a deeper property doesn't
21	driveway on the site now so there will be a loss of	21	mean
22	at most one parking space.	22	anything. We have ordinances and a board so that
23	But as the photograph certainly the	23	things are kept right. The fact that they bought a
24	bottom right-hand photograph shows, the other	24	larger lot doesn't mean they have to put a palace
25	two-families have significantly wider driveways than	25	with a moat and a longer deck there.
	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
	42		44
1	ours.	1	MR. SPATZ: I'm not sure if that was a
2	So, on balance, I think that the	2	question. But the deck itself still meets the
3	positive criteria are met and it outweighs anything	3	setback limitations from the rear property line. So
4	that would be considered negative. I think it would	4	in terms of setback, we're not asking for any
5	be appropriate to grant the variances.	5	variance. The deck itself is slightly larger. But
6	So that conclude my testimony.	6	in terms of the setback, we're far enough away from
7	If there are any questions, I'd be	7	the properties to the rear of us. And the decks
8		8	
9	happy to answer them. CHAIRMAN FERGUSON: Any board members	9	themselves are inset a little bit so they provide a
	· 1	10	greater setback on the side yards than the building
10 11	have anything?		itself.
12	(No response.)	11	MS. BRAUER: Well, what if you a
	CHAIRMAN FERGUSON: Any of our experts	12	200-foot piece of property and you wanted to have a
13	have anything?	13	25-foot setback, how big would your deck be then
14	MR. KAUKER: I just have one question.	14	because you have a larger property.
15	David, I don't know if I missed it, but	15	MR. MACRI: Objection. That's not a
16	could you reference the height of the building with	16	question. Objection.
17	respect to the existing heights of buildings in the	17	That's a hypothetical question. We're
18	other area? For example, is it consistent with those	18	not going to answer that.
19	other structures?	19	MS. TESTA: That's fine.
20	MR. SPATZ: It is. Excuse me.	20	CHAIRMAN FERGUSON: Okay, that's fine.
21	In terms of stories, it is. Both the	21	Any other questions? Okay.
22	newer structure developed under construction to the	22	So I'll make a motion to approve the
23	south of us as well as the structures directly across	23	application, \$2,000.00 to the preservation Tree
24	the street are all three stories in height. And they	24	Preservation Fund.
25	are similar in height to ours. They all exceed 30	25	And I'll take a second.
		25	And I'll take a second. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

1 MR. CARNOVALE: I second it. 2 CHAIRMAN FERGUSON: Roll call? 3 MS. LAMBRINDES: Mr. Erguson? 4 CHAIRMAN FERGUSON: Yes. 5 MS. LAMBRINDES: Mr. Albanese? 6 VICE CHAIRMAN ALBANESE: Yes. 9 MS. LAMBRINDES: Mr. Carnoval? 10 MR. TERRAVOVA, Yes. 11 MS. LAMBRINDES: Mr. Grale? 11 MS. LAMBRINDES: Mr. Grale? 12 MR. CRANOVALE: Yes. 13 MS. LAMBRINDES: Mr. Grale? 14 MS. BROGNA: Yes. 15 MS. LAMBRINDES: Mr. Chung? 16 MR. CHAIRMAN FERGUSON: Okay. Well take a five-minute break then well get right back to it. 17 MR. MACRI: Thank you very much. 18 CHAIRMAN FERGUSON: Okay. Well take a five-minute break then well get right back to it. 20 VICE CHAIRMAN ALBANESE: Tim going to recuse myself from the next one because it's within 22 200 foot. 21 recuse myself from the next one because it's within 22 200 foot. 22 MASTER ALBANESE ALBANESE: Mr. Chung? 24 CHAIRMAN FERGUSON: Okay. Well take a five-minute break then well get right back to it. 22 LAMBRINDES: Mr. Chung? 23 LAMBRINDES: Mr. Chung? 24 CHAIRMAN FERGUSON: Okay. Well take a five-minute break then well get right back to it. 25 Let's go to next case. The next case is a five-minute break then well get right back to it. 26 LAMBRINDES: Mr. Chung? 27 CHAIRMAN FERGUSON: The next case is a five-minute break then well get right back to it. 28 LAMBRINDES: Mr. Chung? 29 CHAIRMAN FERGUSON: The next case is a five-minute break then well get right back to it. 29 CHAIRMAN FERGUSON: The next case is a five-minute break then well get right back to it. 20 Foot. 21 The record frefact that to the applicant is the purchaser under contract to the well-well and the value of the value of the public wind and the public wind and the public wind application. The record reflect that to the applicant is the public wind and public wind wind and public wind and public wind wind wind wind public wind wind p				
2 CHAIRMAN FERGUSON: Roll call? 3 MS_LAMBRINDES: Mr_erguson? 4 CHAIRMAN FERGUSON: Yes. 5 MS_LAMBRINDES: Mr_carnovale? 6 VICE CHAIRMAN ALEANES: Yes. 7 MS_LAMBRINDES: Mr_carnovale? 8 MR_CARNOVALE: Yes. 9 MS_LAMBRINDES: Mr_carnovale? 10 MR_TERSANOVAL: Yes. 11 MS_LAMBRINDES: Mr_carnovale? 12 MR_CRARANOVAL: Yes. 13 MS_LAMBRINDES: Mr_Grala? 14 MR_ROGINAL: Yes. 15 MS_LAMBRINDES: Mr_Carnovale? 16 MR_CHUNC: Yes. 17 MR_MACAL: Mr_chairman Ms_Tersuson. 18 MS_LAMBRINDES: Mr_Chung? 19 MS_CHUNC: Yes. 10 MS_CHUNC: Yes. 10 MS_CHUNC: Yes. 11 MS_LAMBRINDES: Mr_Chung? 12 MR_CRARAN ALEANES: Tim going to recise myself from the next one because it's within 22 color foot. 12 CHAIRMAN FERGUSON: Next, We'll take a five-minute break then we'll get gripht back to it. 12 CHAIRMAN FERGUSON: Next, We'll take a five-minute break then we'll get gripht back to it. 13 MS_LAMBRINDES: Mr_Chung? 14 MR_CAGALOCC, C.S.R_R.P.R., L.C. 15 CHAIRMAN FERGUSON: The next case. 16 MS_TESTA: Case 21-11. 16 MS_TESTA: Case 21-11. 17 MR_RAMUNDO: One, two yet got SX. 18 MS_TESTA: I think we have six. 19 MS_TESTA: I think we have six. 19 MS_TESTA: I think we have six. 10 MR_RAMUNDO: One, two, three, four, 11 MR_RAMUNDO: One, two, three, four, 12 MR_RAMUNDO: One, two, three, four, 13 MS_TESTA: I think we have six. 14 MR_RAMUNDO: One, two, three, four, 15 MR_RAMUNDO: One, two, three, four, 16 Mr_Chairman. I started this way. You were biding over there. 17 MR_RAMUNDO: One, two, three, four, 18 MR_RAMUNDO: One, two, three, four, 19 MR_CAMBRINDO: One were piding over there. 20 CHAIRMAN FERGUSON: Teah, we've got six. 21 MR_RAMUNDO: One, two, three, four, 22 MR_RAMUNDO: One, two end side and planer, Lisa Phillips, will explain in more detailed and planer, Lisa Phillips, will explain in more detailed. 21 MR_RAMUNDO: One two end side and planer, Lisa Phillips, will explain in more detailed. 22 MS_TESTA: Lisa Phillips, will explain in more detailed. 23 MS_TESTA: Lisa Phillips, will explain in more detailed. 24 MS_TESTA: Lisa Phillips, will explain in more detailed. 25 MR_RAMU		45		47
3 seems to be in order so the Board has jurisdiction to CHAIRMAN PERGUSON: Ves. 5 NS. LAMBRINIDES: Mr. Albaness? 6 VICE CHAIRMAN ALBANESE: Yes. 7 NS. LAMBRINIDES: Mr. Camovale? 8 NR. CARNOVALE: Ves. 9 NR. CARNOVALE: Ves. 10 NR. TERRANOVA: Ves. 11 NR. SAMBRINIDES: Mr. Ferranova? 10 NR. TERRANOVA: Ves. 11 NR. SAMBRINIDES: Mr. Grala? 11 NR. SAMBRINIDES: Mr. Grala? 12 NR. GRALA: Ves. 13 NS. LAMBRINIDES: Mr. Grala? 14 NR. BROCNA: Ves. 15 NR. LAMBRINIDES: Mr. Grala? 16 NR. CHUNG: Yes. 17 NR. MR. RCHUNG: Yes. 18 NS. LAMBRINIDES: Mr. Grala? 18 NS. LAMBRINIDES: Mr. Grala? 19 NR. SAMBRINIDES: Mr. Grala? 10 NR. TERRANOVA: Ves. 11 NR. SAMBRINIDES: Mr. Grala? 11 NR. SAMBRINIDES: Mr. Grala? 12 NR. GRALA: Ves. 13 NS. LAMBRINIDES: Mr. Grala? 14 NR. BROCNA: Yes. 15 NR. LAMBRINIDES: Mr. Brogna? 16 NR. CHUNG: Yes. 17 NR. MR. MCRI: Thank you very much. 18 CHAIRMAN FERGUSON: Okay. Wrill take a five-minute break then we'll get right back to it. 20 VICE CHAIRMAN ALBANESE: I'm going to yit recuse myself from the next one because it's within property in care and the control of the property located at 54 East Cakdene Avenue, which is Block 306, Lot 11. The property is 2 dorner fot on the avenue of the property located at 54 East Cakdene Avenue, which is Block 306, Lot 11. The property is a corner of to a distribution of the property located at 54 East Cakdene Avenue, which is Block 306, Lot 11. The property is a corner of to a distribution of the property located at 54 East Cakdene Avenue, which is Block 306, Lot 11. The property is a corner of to a distribution of the property located at 54 East Cakdene Avenue, which is Block 306, Lot 11. The property is a corner of to a distribution of the property located at 54 East Cakdene Avenue, which is Block 306, Lot 11. The property is a corner of to a distribution of the property located at 54 East Cakdene Avenue, which is Block 306, Lot 11. The property is a corner of to a distribution of the property located at 54 East Cakdene Avenue, which is Block 306, Lot 11. The property is a distributio				•
4 CHAIRMAN FERGUSON: Yes. 5 MS. LAMBRINIDES: Mr. Camovale? 6 MS. LAMBRINIDES: Mr. Camovale? 7 MS. LAMBRINIDES: Mr. Camovale? 8 MS. LAMBRINIDES: Mr. Carmovale? 9 MS. LAMBRINIDES: Mr. Carmovale? 10 MR. TERRANOVAL: Yes. 11 MS. LAMBRINIDES: Mr. Grale? 12 MR. GRAROVA: Yes. 13 MS. LAMBRINIDES: Mr. Grale? 14 MR. BROON: Yes. 15 MS. LAMBRINIDES: Mr. Chung? 16 MR. CHUNG: Yes. 17 MR. ACHUNG: Yes. 18 MS. LAMBRINIDES: Mr. Chung? 18 MR. CHUNG: Yes. 19 MR. CHUNG: Yes. 10 MR. TERRANOW: Yes. 11 MS. LAMBRINIDES: Mr. Chung? 11 MS. LAMBRINIDES: Mr. Chung? 12 MR. CHUNG: Yes. 13 MS. LAMBRINIDES: Mr. Chung? 14 MR. CHUNG: Yes. 15 MR. MACIT. Thank you very much. 16 MR. CHUNG: Yes. 17 MR. MACIT. Thank you very much. 18 five-minute break then well get right back to it. 20 WCC CHAIRMAN FERGUSON: Okey, Well take a five-minute break then well get right back to it. 21 CHAIRMAN FERGUSON: The next case. 22 Let's go to next case. The next case is 23 LAURA A. CARUCCI, C.S.R. R.P.R., L.L.C. 20-6-641-1812 46 1 MS. TESTA: Case 21-11. 24 CHAIRMAN FERGUSON: The next case is 25 Let's go to next case. The next case is 26 Let's go to next case. The next case is 27 CHAIRMAN FERGUSON: The next case is 28 Let's go to next case. The next case is 29 LAURA A. CARUCCI, C.S.R. R.P.R., L.L.C. 20-6-641-1812 40 MS. TESTA: Let'the record reflect that to the application that I've sent in. 41 The currently has a one-family depice dwelling on the study of the common of the virtual papers of the public ward of the within application. I've a statched that to the application that I've sent in. 42 The Azone, which is Block of the southeast corner of Oskdene and first Street in LAURA A. CARUCCI, C.S.R. R.P.R. L.L.C. 20-6-641-1812 40 MS. TESTA: Let'the record reflect that to the applicant in the within application. I've a statched that to the applicant in the within application. I've a statched that to the applicant in the within application that I've sent in. 40 MS. TESTA: Let'the record reflect that to the applicant in the within application that I've se				
5 MS. LAMBRINIDES: Mr. Albanese? 6 VICE CHARMAN ALBANESE: Yes. 7 MS. LAMBRINIDES: Mr. Carmovale? 8 MR. CARNOVALE: Ves. 9 MS. LAMBRINIDES: Mr. Terranova? 10 MR. TERRANOVA: Ves. 11 MS. LAMBRINIDES: Mr. Grala? 12 MR. GRALA: Yes. 13 MS. LAMBRINIDES: Mr. Brogna? 14 MR. RBKOGNA: Ves. 15 MS. LAMBRINIDES: Mr. Brogna? 16 MR. CHURG: Yes. 17 MR. MACRI: Thank you very much. 18 CHARMAN FERGUSON: Okay. Well take a picture of the fullic who are joining us via Zoom on the virtual platform, my near the full with a population. The present yet applicant, PSS Developers Corp., by and through its president, Eleferios Eleferios Eleferios (Albane). The property is applicant, PSS Developers Corp., by and through its president, Eleferios Eleferios (Albane). The property is applicant, PSS Developers Corp., by and through its president, Eleferios Eleferios (Albane). The property is applicant, PSS Developers Corp., by and through its president, Eleferios Eleferios (Albane). The property is applicant, PSS Developers Corp., by and through its president, Eleferios Eleferios (Albane). The property is applicant, PSS Developers Corp., by and through its president, Eleferios Eleferios (Albane). The property is applicant, PSS Developers Corp., by and through its president, Eleferios (Albane). The property is a population, and through its president, Eleferios (Albane). The property is a comer lot on the victim application. Two and authorization for the within				
6 Write CHAIRMAM ELBANESE: Ves. 7 MS. LAMBRINIDES: Mr. Carnovale? 8 MR. CARNOVALE: Yes. 9 MS. LAMBRINIDES: Mr. Granova? 10 MR. TERRANOVA: Yes. 11 MS. LAMBRINIDES: Mr. Grala? 12 MR. GRALA: Yes. 13 MS. LAMBRINIDES: Mr. Grala? 14 MR. BROKON: Yes. 15 MS. LAMBRINIDES: Mr. Grala? 16 MR. CHUNG: Yes. 17 MR. MACRI: Thank you very much. 18 MS. LAMBRINIDES: Mr. Chung? 18 MS. LAMBRINIDES: Mr. Chung? 19 MR. RAMUND: All right. 20 MR. CHUNG: Yes. 20 MR. CHAIRMAM PERGUSON: Okay. We'll take a five-minute break them well get right back to it. 20 Wice clarar Man Management of the full with a property is control of 35 death of the full with a polication. I've countered for the within application. I've and authorization for the wit			-	
7 MR. RAMUNDO: All right. 8 MR. CARNOVALE: Ves. 9 MS. LAMBRINIDES: Mr. Terranova? 10 MR. TERRANOVAL: Yes. 11 MS. LAMBRINIDES: Mr. Grala? 12 MR. GRALA: Yes. 13 MS. LAMBRINIDES: Mr. Grala? 14 MS. BRARINIDES: Mr. Brogna? 15 MS. LAMBRINIDES: Mr. Brogna? 16 MR. CHUNG: Yes. 17 MR. MACRI: Thank you very much. 18 CHAIRMAN FERGUSON: Okay. We'll take a plicant, PES Developers Corp., by and through its president, Elefteriou ar/k/a Lefty, who just recused himself. 17 Ms. MACRI: Thank you very much. 18 CHAIRMAN MERGUSON: Okay. We'll take a plicant, PES Developers Corp., by and through its president, Elefteriou ar/k/a Lefty, who just recused himself. 18 contract for the property located at 54 East Oakdene on the contract for the contract for the property located at 54 East Oakdene on the contract for the property located at 54 East Oakdene on the c			_	
8 MR. CARNOVALE Yes. 9 MS. LAMBRINIDES: Mr. Terranova? 10 MR. TERRARVOVA: Yes. 11 MS. LAMBRINIDES: Mr. Grala? 12 MR. GRALA Yes. 13 MS. LAMBRINIDES: Mr. Brogna? 14 MR. BROGAI: Yes. 15 MS. LAMBRINIDES: Mr. Chung? 16 MR. CHUNG: Yes. 17 MR. MACRI. Thank you very much. 18 MS. LAMBRINIDES: Mr. Chung? 19 MR. CHINNG: Yes. 20 MR. CHAIRMAN ERGUSON: Okay. Well take a pipicant person the well get right back to it. 20 Mrc-eniouse breast then well get right back to it. 21 Mr. CHAIRMAN ERGUSON: Okay. Well take a pipicant person the well get right back to it. 22 Micro-minute breast then well get right back to it. 23 (Whereupon, a brief recess is taken.) 24 CHAIRMAN FERGUSON: The next case. 25 Let's go to next case. The next case is. 26 Let's go to next case. The next case is. 27 LAIRA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 46 1 MS. TESTA: Let the record reflect that 5 Vice Chair Paul Albaness and Mr. Eletteriou have 6 recused themselves from this application. 7 (Whereupon, Mr. Chairman, P.M. Testar, Mr. Crairman, Ms. Test			-	•
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vice Chairman Albanese: I'm going to 20 owned by Mr. and Ms. Thomas and Constance Muir, 41-17-R, who actually submitted an owner's consent authorization for the within application. I've attached that to the application that I've sent in. 24 Chairman FERGUSON: The next case. 25 Let's go to next case. The next case is LAURA A. CARUCCI, C.S.R., R.P.R., L.I.C. 201-641-1812 46 1 MS. TESTA: Case 21-11. CHAIRMAN FERGUSON: The next case is. 21-11, PBS Developers, 54 Oakdene. 48 1 MS. TESTA: Let the record reflect that 5 Vice Chair Paul Albanese and Mr. Elefteriou have 6 recused themselves from this application. (Whereupon, Mr. Elefteriou have 6 recused themselves from this application. (Whereupon, Mr. Elefteriou have 10 CHAIRMAN FERGUSON: Okay. 11 MR. RAMUNDO: One, two, three, four, 12 five, okay. 13 MS. TESTA: I think we have six. 14 MR. RAMUNDO: One, two, three, four, 15 CHAIRMAN FERGUSON: Yeah, we've got six. 15 CHAIRMAN FERGUSON: Yeah, we've got 16 six. 15 CHAIRMAN FERGUSON: Yeah, we've got 18 over there. 20 CHAIRMAN FERGUSON: Let me just 21 announce that next month we're going back to the 22 original format, which is everybody, lawyers, people 24 that want to object, people that may want to agree, 24 the board, everybody's got to come to meetings starting next month. No more virtual. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 20 owned by Mr. actually submitted an owner's consent at authorization for the within application. 1 ve attached that to the application that I've sent in. 14 the current property is a corner to on the southeast corner of Oakdene and First Street in LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 48 1 the AA zone, which zone allows for one- and two-family residential homes. 3 The lot currently has a one-family dwelling and detached garage on it. And the 3 applicant wishes to knock down the existing on that property. 8 Because of the existing corner lot on the southeast corner in the southeast corner of Oakdene and First Street in LAURA A. CARUCCI, C.S.R., R.P.R., L.		·		· · ·
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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	24	the board, everybody's got to come to meetings	24	will be joining us via Zoom on the virtual hearing.
201-641-1812 201-641-1812	25	-	25	They will testify as to, again, the proposed layout
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1	and the new two-family dwelling, what variances are	1	middle of the property.	
2	required, why they are required. And, lastly, why	2	The property has topography from First	
3	the proposed development meets all of the statutory	3	Street going south on East Oakdene it's an	
4	criteria as set forth in the New Jersey Municipal	4	approximately a 4-feet difference from north to	
5	Land Use Law, and hence, why the proposed variances	5	south. And then from east to west, it's about another	
6	can be granted by this board without substantial	6	4 feet. So it kind of goes down from each each	
7	detriment to the public good and will not impair the	7	corner to the back. So our proposal and the	
8	intent and purpose of the Master Plan, Zoning Plan	8	property is 67.9-feet-wide-by-100-feet deep.	
9	and Zoning Ordinances.	9	So our proposal is to do a two-story	
10	So without further delay, I'd call to	10	duplex which faces East Oakdene Avenue with garage	es
11	call Mr. Donato, who is present and ready to be	11	coming off of that area rather than going along First	
12	sworn.	12	Street, which is a one-way street.	
13	I know he's testified and been sworn	13	So the proposal would be for a	
14	and been qualified many times as an expert.	14	three-story duplex. And the duplex is	
15	MS. TESTA: Please raise your right	15	47-feet-deep-by-68-feet-wide. We have a deck on ea	ach
16	hand.	16	corner of the property, one on the side yard, one on	
17	Do you swear the testimony you will	17	the facing the corner on First Street.	
18	give this application will be the truth, the whole	18	So I'll go through each level. So the	
19	truth, and nothing but the truth, so help you God?	19	first floor would be two cars, each unit coming off	
20	MR. DONATO: I do.	20	of East Oakdene. And we have two cars inside, two	
21	JOSEPH DONATO, AIA,	21	cars outside, with a door going into an open area,	
22	14 Route 4 West, River Edge, New Jersey, having	22	the foyer, and a set of stairs going to the second	
23	been duly sworn, testifies as follows:	23	floor.	
24	MS. TESTA: State your name, please.	24	The proposal is not to have any steps	
25	MR. DONATO: Joseph Donato,	25	projecting outside the building. So the first 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	
	50		5.	2
	30		J.	_
1	D-O-N-A-T-O.	1	entrance to the units are at the first floor level.	2
1 2		1 2		Z
	D-O-N-A-T-O.		entrance to the units are at the first floor level.	2
2	D-O-N-A-T-O. I'm a licensed architect in New Jersey, located at 14 Route 4 West, River Edge, New Jersey. CHAIRMAN FERGUSON: Okay. He's been	2	entrance to the units are at the first floor level. So then we have we also propose an	2
2 3	D-O-N-A-T-O. I'm a licensed architect in New Jersey, located at 14 Route 4 West, River Edge, New Jersey. CHAIRMAN FERGUSON: Okay. He's been here many times.	2	entrance to the units are at the first floor level. So then we have we also propose an interior elevator for this unit with one open room	2
2 3 4	D-O-N-A-T-O. I'm a licensed architect in New Jersey, located at 14 Route 4 West, River Edge, New Jersey. CHAIRMAN FERGUSON: Okay. He's been here many times. We accept him as an expert.	2 3 4	entrance to the units are at the first floor level. So then we have we also propose an interior elevator for this unit with one open room toward the back of the basement, which will be just	2
2 3 4 5	D-O-N-A-T-O. I'm a licensed architect in New Jersey, located at 14 Route 4 West, River Edge, New Jersey. CHAIRMAN FERGUSON: Okay. He's been here many times.	2 3 4 5	entrance to the units are at the first floor level. So then we have we also propose an interior elevator for this unit with one open room toward the back of the basement, which will be just one big open space. No divided areas. No divided	2
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51

201-641-1812

24

has lines on Oakdene.

So I would make sure that our engineer

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

201-641-1812

25 checks to make sure that you're not hooking into a

23

24

25

for 47.07 percent.

building where 40 percent is permitted, we're asking

So the four variances that we're asking LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

	57		59
1	Leonia line.	1	garage floor at 125.0. And the bottom of the curve
2	MR. DONATO: I got it.	2	at East Oakdene shown on the survey site plan is
3	CHAIRMAN FERGUSON: Because you need	3	125.28.
4	a	4	So it looks like the drop curb is
5	MR. DONATO: Right.	5	actually higher in your garage than the westerly side
6	I believe that was one of the items on	6	of Unit A. So take a look at the drain.
7	Mr. Collazuol's letter.	7	MR. DONATO: Maybe I could with
8	CHAIRMAN FERGUSON: Okay. Well,	8	lowering the roof a little bit pick this up maybe
9	Mr. Collazuol is going to ask. I'm just saying.	9	6 inches.
10	To me, I know Leonia's got lines there.	10	CHAIRMAN FERGUSON: I would encourage
11	So I would be very careful with that.	11	you to make sure that that's enough pitch.
12	MR. DONATO: And there is. The way	12	MR. DONATO: Positive pitch totally
13	it's shown the sanitary on Oakdene is heading north.	13	from each unit.
14	It doesn't connect to First, which is heading west.	14	MR. COLLAZUOL: Okay, all right. Then
15	So it most likely would be the First Street.	15	going back to what the Chairman was indicating. The
16	CHAIRMAN FERGUSON: It is.	16	sewer in Oakdene, as you note on your on your site
17	MR. ELEFTERIOU: There's one on First	17	plan, is actually in the Borough of Leonia so you
18	Street.	18	don't really have any permission to connect. So
19	MR. DONATO: Yeah, there is a one.	19	you'll have to run your sewer out into First Street.
20	CHAIRMAN FERGUSON: Okay. Any other	20	Will you be running the sewer at what
21	board members have anything?	21	I'm calling the rear in the 5.9 dimension for the
22	(No response.)	22	Unit A, or will you be going out on the let's call
23	CHAIRMAN FERGUSON: No.	23	it the front along the along the driveway areas to
24	Mr. Collazuol, do you have anything?	24	tie in the sewer for Unit A into First Street?
25	MR. COLLAZUOL: Can you hear me?	25	MR. DONATO: No. I would not propose
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	58		60
1	CHAIRMAN FERGUSON: I hope.	1	that. So that 5.9 side yard, which is the west of
2	MR. COLLAZUOL: Does anybody hear me?	2	the property, we would run in the back of the
3	CHAIRMAN FERGUSON: Yeah.	3	building out to First Street.
4	MR. COLLAZUOL: Good evening. Which	4	MR. COLLAZUOL: Okay.
5	unit are you calling A and which one are you calling	5	MR. DONATO: That's why the 5.9 allows
6	B, for discussion purposes here tonight?	6	us for a little bit more room in there to do some of
7	MR. DONATO: So I would call the corner	7	that work.
8	lot, the corner unit that faces first and Oakdene B.	8	MR. COLLAZUOL: Right, okay. I'd like
9 10	MR. COLLAZUOL: Thanks, got it.	9	to see that on a plan before we plan if the board
11	So then it appears to me, Joe, that the	10 11	were to approve this, I'd like to see that as a
12	garage floor of 125.0 might be negatively pitched from East Oakdene Avenue. So I'd just encourage you	12	condition approval how you portray that sanitary sewer.
13	to check the pitch on the driveway for Unit A.	13	Is that all right?
14	MR. DONATO: Right.	14	MR. DONATO: That's fine.
15	So I believe not to not to get	15	The invert on First Street is 112.9.
16	this not to ask for more of a height variance. I	16	So there is room for slope.
17	this flot to ask for more of a neight variance. I	17	MR. COLLAZUOL: Right.
18	was trying to it goes down a little hit on A hut	17	M. COLLAZOOL. NIGHT.
10	was trying to it goes down a little bit on A, but	18	
19	then the entire driveway slopes across the driveway	18 19	You have depth. I'm concerned with the
19 20	then the entire driveway slopes across the driveway and then comes the water goes out north on the B	19	You have depth. I'm concerned with the dimensions on the pipe to the property line for
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20 21 22	then the entire driveway slopes across the driveway and then comes the water goes out north on the B unit. MR. COLLAZUOL: Right. But I'm talking about the A unit. And the two driveways are separated, right? MR. DONATO: Yes, they are, yes.	19 20 21 22	You have depth. I'm concerned with the dimensions on the pipe to the property line for future maintenance. I think that so it should be shown where that pipe is going to be inside that 6 feet. MR. DONATO: Sure, that's fine. MR. COLLAZUOL: And then with our
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20 21 22 23 24	then the entire driveway slopes across the driveway and then comes the water goes out north on the B unit. MR. COLLAZUOL: Right. But I'm talking about the A unit. And the two driveways are separated, right? MR. DONATO: Yes, they are, yes.	19 20 21 22 23 24	You have depth. I'm concerned with the dimensions on the pipe to the property line for future maintenance. I think that so it should be shown where that pipe is going to be inside that 6 feet. MR. DONATO: Sure, that's fine. MR. COLLAZUOL: And then with our

	61		63
1	particularly Number 4.	1	Do you swear the testimony you'll make
2	Typically we see two 1,000-gallon	2	in this application will be the truth, the whole
3	seepage pits for a site. You indicated 500-gallon.	3	truth, and nothing but the truth, so help you God?
4	I assume you'll have some drainage calculations to	4	MS. PHILLIPS: Yes, I do.
5	support the 500-gallon use for each half of the site	5	LISA PHILLIPS, P.P.
6	and the other items that are shown on our on our	6	Having been duly sworn, testifies as follows:
7	sheet, Sheet 1 of our report.	7	MS. TESTA: State your name for the
8	MR. DONATO: Yes, we can.	8	record, please.
9	And if the calculations result in a	9	MS. PHILLIPS: Lisa Phillips,
10	larger tank, we have that's what we would do. And	10	P-H-I-L-I-P-S.
11	we would meet all the other items in the letter.	11	CHAIRMAN FERGUSON: Okay, she's been
12	MR. COLLAZUOL: All right, thank you.	12	here before. We accept her.
13	I don't have anything else, Chairman.	13	DIRECT EXAMINATION
14	CHAIRMAN FERGUSON: Okay. So I just	14	BY MR. RAMUNDO:
15	want to be clear with the pitch. If you want to do	15	Q. Ms. Phillips, rather than
16	something with the roof, that's fine. If you need	16	question-and-answer, since it's a little unique
17	another half foot or something for your pitch, I'm	17	format here, I give you the floor to just testify in
18	okay with that also.	18	the narrative.
19	MR. DONATO: We'll pick that up. I'll	19	A. Okay, sounds good. Can I share my
20	make sure.	20	screen just so that the people on Zoom can see my
21	CHAIRMAN FERGUSON: You'll make sure,	21	photo exhibit? Can someone allow me to share? Is
22	okay Mr. Kauker.	22	everyone on Zoom seeing that? Okay.
23	MR. KAUKER: I have nothing of the	23	FEMALE AUDIENCE MEMBER: Yes, I can see
24	architect.	24	it.
25	CHAIRMAN FERGUSON: Okay, thank you	25	MS. PHILLIPS: Okay, great. So just to
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1	very much.	1	give everybody a context of the property, I know
2	Any board members have anything?	2	Mr. Donato has gone through it. We're at the
3	(No response.)	3	southwest corner of Oakdene and First Street.
4	CHAIRMAN FERGUSON: No? We're good.	4	The upper left photograph is a view of
5	Okay. So we're going make a motion.	5	the site looking west from East Oakdene Avenue
6	MS. TESTA: No. We have the planner.	6	looking towards the intersection. That's the
7	CHAIRMAN FERGUSON: Oh, the planner.	7	existing dwelling.
8	MS. TESTA: Yeah, she is online.	8	The upper right photograph is the view
9	MR. RAMUNDO: Thank you, Mr. Chairman.	9	of the site from First Street. It is a corner lot.
10	The applicant calls Ms. Lisa Phillips, who is on the	10	The lower photograph on the left side
11	Zoom virtually.	11	is the adjacent property to the south. So that would
12	I did submit Ms. Phillips' packet which	12	be on First Street immediately south of the property.
13	consists of, it looks like, two pages of photos and a	13 14	And in the lower right is the adjacent
14 15	two-page report. Everybody on the board should have that.	15	property to the west. So that property sits at the corner of East Oakdene and Second Street.
16	MS. TESTA: We'll mark that as A-1.	16	I'm going to go to the second page now.
17	MR. RAMUNDO: We'll do A-1.	17	So the second page is another two-family that's two
18	(Whereupon, Packet Prepared by Lisa	18	lots away on First Street. That just shows, like,
19	Phillips, P.P., 2 Photographs and 2-Page	19	that's the older 6-over-6 style two-family.
20	Report, marked as Exhibit A-1 for	20	The upper right photograph is kind of
21	identification.)	21	opposite on the east-west side of First Street. It's
22	MS. TESTA: Because that's already been	22	one in from the corner of East Oakdene, and that's a
23	submitted.	23	newer duplex.
24	Ms. Phillips is on Zoom. If she could	24	And then at the lower left, that
25	raise her right hand.	25	property is on the opposite side or opposite corner
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of this property. So this sits on the west side of

2 the corner of First Street and East Oakdene.

And then the dwellings on the picture
that are depicted on the picture are opposite East
Oakdene. And they are within the Borough of Leonia.

6 I believe the center line is the dividing line

between Leonia and Palisades Park.

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So let me just get out of screen share.

9 So yes, I had reviewed the Zoning

10 Ordinance, the Master Plan, Mr. Donato's plan. And

11 just to give the board a little information as to

12 existing nonconformities. There is a detached garage

13 there now that does have a zero setback both on the

14 southerly and on the easterly property line. So we

15 do have an existing nonconformity that does impact

16 both of those properties that abut our properties on

17 the south and on the east.

So we have a downward slope, as

19 Mr. Donato described, somewhat of a cross slope. So

20 we have a topographic issue in terms of slope from

21 east to west and from -- yes, from east to west and

22 from north to south that will impact the height,

23 which is just about a 4-foot variance. And that's

24 what the variation in the topography is so that's one

25 of the reasons for the variance.

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So let me go over the specific

variances. First we have the front yard setback.

3 And that is just along the First Street property.

4 It's important to point out that

although we are seeking a variance for that, we do

6 meet the borough's sight restriction or sight line

7 requirement.

8 So there's no issue in terms of sight

9 visibility. And again, North Street is one way at

10 that point heading north, but there could be an

11 implication is somebody was making a turn from First

12 Street onto East Oakdene going west. You would want

13 to maintain that sight line. And we do have that

14 located and it is delineated. So that's not an issue

15 in terms of having the setback less than it is.

16 We don't have parking on that side.

17 And the property immediately to the east is only set

18 back about 20 feet. And then they have -- if you

- Buck about 20 reet. And then they have in you

19 look back at the pictures, they do have that

20 elongated staircase.

21 So I think when you look at it

22 aesthetically, having 16 feet and having that site

23 next to it is not really going to have any negative

24 connotation. So the variance is really from 20 to

25 16, not the full 25, because the ordinance does allow LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

.AURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 1 us to go with the adjacent setbacks, which that

2 property next door is about 20 feet. If you look at

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 ${f 3}$ Mr. Donato's plan, you can see that laid out there.

4 So I don't thing that there's going to

5 be any discernable detriment to the neighborhood

6 along that First Street side. And that larger duplex

7 that is opposite on the westerly corner there, that

8 has a similar situation where the longer portion of

9 the dwelling is along East Oakdene so they have that

10 same situation with the side yard. And when I looked

11 at the photographs, it does look to be approximately

12 16. It's definitely less than 20. So that's very

13 comparable to what we have right across the street.

So you can see this neighborhood is

15 kind of turning over. There are quite a few examples

16 of similar style duplexes as to what we're proposing.

17 So we also have a minimum rear yard

18 setback. That's actually along the westerly property

19 line. And that would be adjacent to that smaller

20 detached dwelling. And on that property line, that's

21 really no impact because it almost acts as a side

22 yard. Because of the orientation of the new dwelling

23 and then the adjacent property next door, it's really

24 like two side yards abutting. So we have 16 feet.

25 Then they have a required setback on their side.

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But if you look at the photograph, it

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2 looks like they exceed the 5 feet there. So we have3 plenty of room between the two sides of the

4 buildings. So there shouldn't be any impact on that.

5 We have a minimum -- maximum stories --

6 I'm sorry -- the maximum stories is two-and-a-half.

7 We have three. That's a (c) variance because it just

8 relates to the number of stories. I'll get into the

9 (d) variance on the number of feet.

10 But that really is required because of

11 the topography, where Mr. Donato described we wanted

12 to fit in the enclosed garage. And in order to

13 accommodate that garage, we do need a full story on

14 the first -- on the first floor.

There is another variance. That's a

16 (c) variance which is the lot coverage. So 40

17 percent maximum is permitted. The applicant is

18 proposing 47.7 percent.

19 But, again, really there's no onsite

20 drainage right now. And with the topography, there's

21 nothing really containing that. So the proposal will

22 actually be an improvement because we are going to be

23 putting in a system that is consistent with the RSIS

24 requirement of zero runoff. So it's actually an

25 improvement over the situation. And it is a somewhat LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

	69		71
1	de minimis variance by 7 percent. And I think that's	1	other similar type in the neighborhood? And I would
2	a very common percentage that the board often sees	2	say that they're entirely consistent.
3	with these larger corner lots where they want the	3	In some cases, they could actually be
4	longer orientation of the duplexes on the corner	4	lower. But this is not something that the board
5	lots. So that's nothing that the board hasn't seen	5	hasn't seen before. We're just seeking 4 feet
6	before.	6	height, and the topographical differential on that
7	In terms of the (d) variance, there's	7	site is 4 feet.
8	one (d) variance, and that would be for the maximum	8	So if the board has any questions?
9	number of feet. We're proposing 32.67 or I'm	9	CHAIRMAN FERGUSON: Does any board
10	sorry 32.7, where 28 feet is permitted.	10	member have anything?
11	So, again, it goes back to the	11	MR. CARNOVALE: No.
12	topography.	12	CHAIRMAN FERGUSON: Mr. Kauker, do you
13	There is some case law that we should	13	have anything for Ms. Phillips?
14	discuss in terms of what the board should be looking	14	MR. KAUKER: Actually, no. She
15	at. But although we do have the topographic	15	specifically addressed the one question I was going
16	condition, we also can look at what site problems or	16	to ask, so I have nothing further, Mr. Chairman.
17	anything that can accrue from providing the excess in	17	CHAIRMAN FERGUSON: Okay, thank you.
18	height. That's Spring Lake Heights <u>Grasso vs.</u>	18	Anybody in the audience have anything?
19	Spring Lake Heights. In that case, the board	19	(No response.)
20	determined that we don't have to show special reasons	20	CHAIRMAN FERGUSON: No? Okay.
21	or anything like that, but that we do have to look at	21	So I'll make a motion to accept the
22	any problems that can accrue from the variance.	22	application that's submitted. Obviously \$2,000.00 to
23	So in this case, we have adequate	23	the Tree Preservation Fund. The things that
24	parking. We have adequate light, air and open space.	24	Mr. Collazuol has mentioned, that will be included.
25	As I discussed, we have 16 feet to the	25	And I'll make that motion.
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	70	_	72
1	west. Really that's a side yard. We meet the rear	1	Can I get a second?
2	west. Really that's a side yard. We meet the rear yard I'm sorry. We meet the side yard to the	2	Can I get a second? MR. CARNOVALE: I second.
2 3	west. Really that's a side yard. We meet the rear yard I'm sorry. We meet the side yard to the south. We have 5.9, where 5 feet is permitted or	2 3	Can I get a second? MR. CARNOVALE: I second. CHAIRMAN FERGUSON: Roll call.
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1	MS. LAMBRINIDES: Mr. Carnovale?
2	MR. CARNOVALE: Yes.
3	MS. LAMBRINIDES: Mr. Terranova?
4	MR. TERRANOVA: Yes.
5	MS. LAMBRINIDES: Mr. Grala?
6	MR. GRALA: Yes.
7	MS. LAMBRINIDES: Mr. Brogna?
8	MR. BROGNA: Yes.
9	MS. LAMBRINIDES: Mr. Chung?
10	MR. CHUNG: Yes.
11	CHAIRMAN FERGUSON: Okay. Thank you,
12	all.
13	The next meeting will not be virtual.
14	It will be in person.
15	So, all right, a motion to adjourn.
16	MR. CARNOVALE: I second the motion.
17	CHAIRMAN FERGUSON: Goodnight.
18	(Whereupon, this meeting is concluded.
19	Time noted: 8:12 p.m.)
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25	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812
1	74
2	CERTIFICATE
3	I, RONDA L. REINSTEIN, a Certified Court
4	Reporter of the State of New Jersey, authorized to
5	administer oaths pursuant to R.S.41:2-2, do hereby
6	certify that the foregoing is a true and accurate
7	transcript of the testimony as taken stenographically
8	by and before me at the time, place and on the date
9	herein before set forth, to the best of my ability.
10	I DO FURTHER CERTIFY that I am neither a
11	relative nor employee nor attorney nor counsel of any
12	of the parties to this action, and that I am neither
13	a relative nor employee of such attorney or counsel,
14	and that I am not financially interested in the
15 16	action.
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	RONDA L. REINSTEIN, CCR No. 30X100217800
25	·
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

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