			1	<u>I N D E X</u>	3
		1	2	W ITNESS SW ORN	PAGE NO.
	1 BOROUGH OF PALISAN	ארת הארע	3	CASE NO. 20-01	
	BOARD OF ADJUSTM MONDAY, JULY 20,	MENT	4	NEW VISION DEVELOPERS, L BLOCK 214, LOT 21	9
	7:00 p.m.	-	5	BLOCK 423, LOT 1,	
	4 APPLICATION:) TRANSCRIPT OF) REMOTE CONFERENCE) CALL PROCEEDING		401 E. CENTRAL BOULEVARD	.0
	5 CASE NO. 20-01, NEW VISION DEVELOPERS, LLC,))	7	VASSILIOS COCOROS, AIA	1 3
	6 BLOCK 214, LOT 21. 7 BLOCK 423, LOT 1,)	8	CASE NO. 19-21	
	401 E. CENTRAL BOULEVARD, 8 LLC		9	BLOCK 413, LOT 11 265 10TH STREET	1 7
	9 CASE NO. 19-21, BLOCK 413, LOT 11,))	10	PUBLIC COMMENT:	
	10 265 10TH STREET,	-	11	SUSAN BRAUER	2 0
	11 B E F O R E: 12 JOSEPH FERGUSON, CHAIRMAN		12	50 Henry Avenue	
	13 PAUL ALBANESE, VICE CHAIRMAN		13	CHRIS DEMPSEY 316 10th Street	2 3
	14 DAVID TERRANOVA, MEMBER (ABSE)	NT)	14	CHRISTINE STONE	2 6
	15 VINCENT CARNOVALE, MEMBER			347 East Central	20
	16 SEONGHYE YOON, MEMBER (ABSENT)		15	FRANK GIOFFRE	2 9
	17 ELEFTERIOS ELEFTERIOU, MEMBER		16	341 East Central Boulevard	
	18 SUK JIN MIN, MEMBER (ABSENT)		17	JEFF CHAN 314-10th Street	3 2
	19 STEVEN BROGNA, MEMBER		18	314-10th Street	
	20 VINCENT CARNOVALE, MEMBER		19		
	21 MIRJANA TARABOCCHIA, ALTERNATE	E MEMBER	20		
	22			<u>E X H I B I T S</u>	
	23 LAURA A. CARUCCI, C.S.I CERTIFIED COURT P.O. BOX !	REPORTERS	21	NO. DESCRIPTION	PAGE
	SADDLE BROOK, N. 25 201-641-1812 (201)	07663-0505	22	(No Exhibits)	
	LauraACarucciLLC		23 24	(i.e. z.x.i.e.e.)	
	LAURA A. CARUCCI, C.S.R. 201-641-18:		25		
	201 041-103			LAURA A. CARUCCI, C.S.R., R.P.R., L.L	L.C.
			l l	201-641-1812	
		2		201-641-1812	4
	APPEARANCES:	2	1	ZU1-641-1812 CHAIRMAN FERGUSON	·
2		2			: I'd like to call
	A P P E A R A N C E S: DIANE T. TESTA, ESQ. Counsel for the Board of Adjustm			CHAIRMAN FERGUSON	: I'd like to call
2 3 4	DIANE T. TESTA, ESQ. Counsel for the Board of Adjustm	ent	2	CHAIRMAN FERGUSON the meeting of the Palisades Par	: I'd like to call k Board of Adjustment
3	DIANE T. TESTA, ESQ. Counsel for the Board of Adjustm LAW OFFICE OF MARC D. RAMUN	ent	3	CHAIRMAN FERGUSON the meeting of the Palisades Par meeting to order.	: I'd like to call k Board of Adjustment e for a Recitation
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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	DIANE T. TESTA, ESQ. Counsel for the Board of Adjustm LAW OFFICE OF MARC D. RAMUN BY: MARC D. RAMUNDO, ESQ. 416 E. Central Boulevard Palisades Park, New Jersey 0765 Attorney for Applicant A L S O P R E S E N T: ELENI LAMBRINIDES LAND USE SECRETARY STEVE COLLAZUOL, P.E. Board Engineer JUDD A. ROCCIOLA, P.E. Board Engineer MICHAEL KAUKER, P.P.	ent DO O	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	CHAIRMAN FERGUSON the meeting of the Palisades Par meeting to order. (Whereupon, all ris of the Pledge of Allegiance. CHAIRMAN FERGUS MS. LAMBRINIDES CHAIRMAN FERGUS MS. LAMBRINIDES VICE CHAIRMAN AN MS. LAMBRINIDES (No response.) MS. LAMBRINIDES MS. LAMBRINIDES MR. ELEFTERIOU: MS. LAMBRINIDES MS. LAMBRINIDES MR. BLAMBRINIDES MS. LAMBRINIDES MS. LAMBRINIDES MS. LAMBRINIDES MS. LAMBRINIDES	: I'd like to call k Board of Adjustment e for a Recitation) SON: Roll call? : Mr. Ferguson? SON: Here. : Mr. Albanese? LBANESE: Here. : Mr. Terranova? : Mr. Min? : Ms. Yoon? : Mr. Elefteriou? Here. : Ms. Tarabocchia? : Here. : Mr. Brogna? ee. SON: Okay. the Open Public gh of Palisades Park

201-641-1812

201-641-1812

	5		7
1	Zoning Board of Adjustment meeting has been posted on	1	MR. BROGNA: Here.
2	the borough bulletin board. Notice has been provided	2	MS. LAMBRINIDES: Mr. Carnovale?
3	to the official borough newspaper and filed with the	3	MR. CARNOVALE: Here.
4	borough clerk's office.	4	CHAIRMAN FERGUSON: Okay.
5	Due to the current situation involving	5	First we're going to pay some bills.
6	the COVID-19 virus and directive of the state and	6	We have our board attorney a voucher for \$1,031.25.
7	county governments this meeting will be held remotely	7	And also from our court reporter that goes back into
8	by way of FreeConferenceCalling.com.	8	late last year and that number is \$9,177.00.
9	MS. TESTA: Swear in the new board	9	Can I get a motion?
10	member.	10	VICE CHAIRMAN ALBANESE: I make a
11	CHAIRMAN FERGUSON: Yes.	11	motion we pay the bills.
12	MS. TESTA: Okay.	12	CHAIRMAN FERGUSON: Can I get a second?
13	CHAIRMAN FERGUSON: Okay.	13	MR. ELEFTERIOU: Second.
14	MS. TESTA: Vinnie, you want to stand	14	CHAIRMAN FERGUSON: Roll call vote?
15	• •	15	MS. LAMBRINIDES: Mr. Ferguson?
16	up.	16	CHAIRMAN FERGUSON: Yes.
17	Please raise your right hand.	17	
18	MR. CARNOVALE: Do you need a Bible?	18	MS. LAMBRINIDES: Mr. Albanese? VICE CHAIRMAN ALBANESE: Yes.
19	MS. TESTA: I, state your name.		MS. LAMBRINIDES: Mr. Elefteriou?
	MR. CARNOVALE: I, Vincent Carnovale,	19	
20	do solemnly swear that I will support the	20	MR. ELEFTERIOU: Yes.
21	Constitution of the United States and the	21	MS. LAMBRINIDES: Ms. Tarabocchia?
22	Constitution of the State of New Jersey, and that I	22	MS. TARABOCCHIA: Yes.
23	will bear truth faith and allegiance to the same and	23	MS. LAMBRINIDES: Mr. Brogna?
24	to the governments established in the United States	24	MR. BROGNA: Yes.
25	and in this state, under the authority of the people,	25	MS. LAMBRINIDES: Mr. Carnovale?
	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
4	6		MD CARNOVALE, Voc
1 2	so help me God. I do further solemnly swear that I will	1 2	MR. CARNOVALE: Yes.
3	impartially and justly perform all the duties of the	3	CHAIRMAN FERGUSON: Okay. Next we have the minutes of the
4	office of member of the Zoning Board of Adjustment	4	previous meeting, everybody received a copy of the
		5	
6	according to the best of my ability. So help me God.	6	
7	(Applause.)	7	Can I get a motion to approve the minutes?
	CHAIRMAN FERGUSON: Okay.	8	VICE CHAIRMAN ALBANESE: I make a
8	MS. TESTA: Roll call again. CHAIRMAN FERGUSON: Roll call.	9	
10		10	motion we approve the minutes.
11	MS. LAMBRINIDES: Everybody?	11	CHAIRMAN FERGUSON: Can I get a second?
	Mr. Ferguson?	12	MR. ELEFTERIOU: Second. CHAIRMAN FERGUSON: Roll call?
12 13	CHAIRMAN FERGUSON: Here. MS. LAMBRINIDES: Mr. Albanese?	13	MS. LAMBRINIDES: Mr. Ferguson?
14		14	
15	VICE CHAIRMAN ALBANESE: Here.	15	CHAIRMAN FERGUSON: Yes.
16	MS. LAMBRINIDES: Mr. Terranova?	16	MS. LAMBRINIDES: Mr. Albanese?
	(No response.)	_	VICE CHAIRMAN ALBANESE: Yes.
17	MS. LAMBRINIDES: Mr. Min?	17	MS. LAMBRINIDES: Mr. Elefteriou?
18	(No response.)	18	MR. ELEFTERIOU: Yes.
19	MS. LAMBRINIDES: Ms. Yoon?	19	MS. LAMBRINIDES: Ms. Tarabocchia?
20	(No response.)	20	MS. TARABOCCHIA: Yes.
21	MS. LAMBRINIDES: Mr. Elefteriou?	21	MS. LAMBRINIDES: Mr. Brogna?
22	MR. ELEFTERIOU: Here.	22	MR. BROGNA: Yes.
23	MS. LAMBRINIDES: Ms. Tarabocchia?	23	MS. LAMBRINIDES: Mr. Carnovale?
24	MS. TARABOCCHIA: Here.	24	MR. CARNOVALE: Yes.
25	MS. LAMBRINIDES: Mr. Brogna?	25	MS. TESTA: Abstain.
	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		

	9		11
1	MR. CARNOVALE: Oh, sorry. Abstain.	1	And that they're going to sign affidavits attesting
2	MS. LAMBRINIDES: Thank you.	2	to the fact that they have read the full transcript
3	CHAIRMAN FERGUSON: Okay.	3	also looked at the plans and the exhibits of both the
4	Next we have one memorialization, that	4	board's experts and also, of course, the applicants.
5	was Case 20-01 New Vision Development L.L.C.	5	And that would be Mr. Brogna, Ms. Tarabocchia and
6	Can I get a motion to approve?	6	Mr. Carnovale.
7	VICE CHAIRMAN ALBANESE: I make a	7	Is that correct?
8	motion we approve the memorialization.	8	MR. CARNOVALE: Yes.
9	CHAIRMAN FERGUSON: Can I get a second?	9	MS. TARABOCCHIA: Yes.
10	MR. ELEFTERIOU: Second.	10	CHAIRMAN FERGUSON: Okay.
11	CHAIRMAN FERGUSON: Roll call vote?	11	Here is our main man. One of these
12	MS. LAMBRINIDES: Mr. Ferguson?	12	days you're going arrive on time and I'm going to
13	CHAIRMAN FERGUSON: Yes.	13	have a coronary right here.
14	MS. LAMBRINIDES: Mr. Albanese?	14	Okay. Counsel, you want to sum up?
15	VICE CHAIRMAN ALBANESE: Yes.	15	MR. RAMUNDO: Good evening,
16	MS. LAMBRINIDES: Mr. Elefteriou?	16	Mr. Chairman, Ms. Tests, honorable Board Members,
17	MR. ELEFTERIOU: Yes.	17	again my name is Marc Ramundo, Law Offices of Marc
18	MS. LAMBRINIDES: Ms. Tarabocchia?	18	Ramundo, offices at 416 East Central Boulevard, right
19	MS. TARABOCCHIA: Yes.	19	up the block, Palisades Park, New Jersey. I'm here
20	MS. LAMBRINIDES: Mr. Brogna?	20	representing the applicant.
21	MR. BROGNA: Yes.	21	Prior to ending the last meeting I had
22	MS. LAMBRINIDES: Mr. Carnovale?	22	summed up, prior to leaving, so I know this board has
23	MR. CARNOVALE: Yes.	23	takes copious notes and has listened to all the
24	MS. TESTA: You should abstain on this	24	testimony so at this time I don't really need to add
25	one.	25	anything further. 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. CARNOVALE: I read all the minutes	1	But my architect's here. Mr. Corcoros
1 2	MR. CARNOVALE: I read all the minutes so it's up to you.	1 2	But my architect's here. Mr. Corcoros is available. I'm available for any questions the
		_	•
2	so it's up to you.	2	is available. I'm available for any questions the
2	so it's up to you. MS. TESTA: You read.	2 3	is available. I'm available for any questions the board may have.
2 3 4	so it's up to you. MS. TESTA: You read. CHAIRMAN FERGUSON: Okay.	2 3 4	is available. I'm available for any questions the board may have. CHAIRMAN FERGUSON: Okay. Okay.
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	40	1	45
	13	_	15
1	going to submit it to Department of Transportation	1	Is there any questions about my
2	right in, right out, correct? And you're going to	2	Paul? No? Okay.
3	show it on the plans. Something that I thought that	3	So it's my opinion that this applicant
4	we were going to I was going to see tonight. You	4	has met all the requirements for a use and all the
5	have it?	5	other variances. Bergen Boulevard Bergen Boulevard
6	And you're going to submit Judd	6	is more in tune with the area as far as other high
7	Rocciola with a copy. Correct?	7	rises.
8	MR. RAMUNDO: That's correct.	8	So I am going to make a motion to
9	CHAIRMAN FERGUSON: Okay.	9	approve it with the following proviso, you need to
10	And as you know the town ordinances do	10	submit it to DOT, highway access permit, right in,
11	not require, if there's no tandem parkings at all	11	right out. You have to show it on the plans. And
12	in the town ordinance.	12	you have to give a copy to Judd Rocciola. The two
13	So we're going to require that one of	13	tandem spots will be assigned to one of those
14	the two-bedroom apartments is going to be assigned to	14	two-bedroom apartments. A \$2,000.00 to the Tree
15	those two tandem spots.	15	Preservation Fund. If possible, we would like to see
16	Okay. We're going to put \$2,000.00 in	16	some curbing directing it down. We'd also like to
17	the Tree Preservation Fund.	17	see that on the plan. You also have to submit it to
18	If possible, I would like to see some	18	county planning and development. And any
19	curbing to show right turn coming out of your	19	recommendations from the board or from the borough
20	MR. CORCOROS: On the 10th Street or	20	engineer be complied with.
21	the	21	MR. RAMUNDO: Correct.
22	CHAIRMAN FERGUSON: No, on the Bergen	22	CHAIRMAN FERGUSON: Okay. That's my
23	side.	23	motion.
24	MR. CORCOROS: Yes. That, whatever we	24	Can I get a second?
25	do, we have to get it reviewed and we have to get	25	VICE CHAIRMAN ALBANESE: I'll second
	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	it reviewed and approved by the DOT. But I think we	1	it.
1 2	• •	1 2	it. CHAIRMAN FERGUSON: Okay. Roll call?
	it reviewed and approved by the DOT. But I think we		it.
2	it reviewed and approved by the DOT. But I think we can curb and a triangle so you can't make the left	2	it. CHAIRMAN FERGUSON: Okay. Roll call?
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	17		19
1	So is there any	1	we adjourn.
2	IT TECHNICIAN: Yes.	2	MR. RAMUNDO: Thank you. Be safe
3	CHAIRMAN FERGUSON: Okay.	3	everybody. Continue to be safe.
4	IT TECHNICIAN: There are 13 people.	4	CHAIRMAN FERGUSON: You too.
5	CHAIRMAN FERGUSON: Questions, no? We	5	MS. TESTA: I think you should open it
6	just	6	to the public, but it's really not any questions on
7	MS. TESTA: With regard to 10th Street,	7	any cases. Before we adjourn.
8	now we need to	8	CHAIRMAN FERGUSON: Paulie.
9	CHAIRMAN FERGUSON: Right.	9	VICE CHAIRMAN ALBANESE: Hold it. Hold
10	MS. TESTA: hear Mr. Ramundo.	10	it.
11	CHAIRMAN FERGUSON: Yes, right.	11	IT TECHNICIAN: We have some people.
12	Do you want to put 10th Street it's	12	There were three questions, should I
13	my understanding that you're withdrawing 10th Street.	13	just
14	Is that correct?	14	MS. TESTA: I guess we can hear the
15	MR. RAMUNDO: That's correct,	15	questions. We don't need to answer them.
16	Mr. Chairman.	16	CHAIRMAN FERGUSON: Yes.
17	I've spoken to the applicant who	17	We can open it up.
18	decided to take a different course and decided to	18	MS. TESTA: Right.
19	withdraw his application at this time.	19	IT TECHNICIAN: So let them through.
20	CHAIRMAN FERGUSON: Okay.	20	CHAIRMAN FERGUSON: As I said
21	MS. TESTA: So we need a motion to	21	previously, we're not the board voted to have this
22	accept the request to withdraw the case without	22	approved.
23	prejudice.	23	MS. TESTA: Right, because the
24	CHAIRMAN FERGUSON: Okay.	24	questions were taken of the last meeting.
25	VICE CHAIRMAN ALBANESE: I make a	25	CHAIRMAN FERGUSON: Right.
	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
	18		20
1	motion we accept.	1	MS. TESTA: The public portion.
2	CHAIRMAN FERGUSON: I'll make that	2	CHAIRMAN FERGUSON: Right.
3	motion.	3	IT TECHNICIAN: Susan Brauer.
4	VICE CHAIRMAN ALBANESE: I'll second	4	MS. BRAUER: Hello?
5	it.	5	CHAIRMAN FERGUSON: Yes.
6	CHAIRMAN FERGUSON: Okay.	6 7	Name and address.
7 8	Roll call? MS. LAMBRINIDES: Mr. Ferguson?	8	MS. BRAUER: I'm asking a question about East Central.
9	CHAIRMAN FERGUSON: Yes.	9	CHAIRMAN FERGUSON: Okay.
10	MS. LAMBRINIDES: Mr. Albanese?	10	MS. BRAUER: It's Susan Brauer.
11	VICE CHAIRMAN ALBANESE: Yes.	11	CHAIRMAN FERGUSON: Okay. Susan.
12	MS. LAMBRINIDES: Mr. Elefteriou?	12	MS. BRAUER: Can you just tell me what
13	MR. ELEFTERIOU: Yes.	13	the total units will be on that now? How many one
14	MS. LAMBRINIDES: Ms. Tarabocchia?	14	bedroom, two bedroom please?
15	MS. TARABOCCHIA: Yes.	15	CHAIRMAN FERGUSON: It would be, let me
16	MS. LAMBRINIDES: Mr. Brogna?	16	get my plans.
17	MR. BROGNA: Yes.	17	MR. BROGNA: Nine one-bedrooms.
18	MS. LAMBRINIDES: Mr. Carnovale?	18	CHAIRMAN FERGUSON: I believe it's a
19	MR. CARNOVALE: Yes.	19	total of
20	CHAIRMAN FERGUSON: Okay.	20	MR. BROGNA: Thirteen units.
21	MR. CORCOROS: Thank you.	21	MS. TESTA: None right. None
00	MR. RAMUNDO: Thank you.	22	one-bedrooms.
22	·	23	CHAIRMAN FERGUSON: There are nine
22 23	CHAIRMAN FERGUSON: Can I get a motion	23	
	CHAIRMAN FERGUSON: Can I get a motion	24	one-bedrooms and
23			
23 24	CHAIRMAN FERGUSON: Can I get a motion	24	one-bedrooms and

			00
	CHAIDMAN EEDCUCON, And form		23
1	CHAIRMAN FERGUSON: And four	1	would be. Yes.
2	MS. TESTA: Two-bedroom.	2	VICE CHAIRMAN ALBANESE: They would
3	CHAIRMAN FERGUSON: two bedrooms.	3	have to be aware of that.
4	MS. BRAUER: Okay is anything going to	4	MS. BRAUER: You have a good
5	affordable housing because other towns are now	5	imagination.
6	dealing with the state and meeting their affordable	6	All right. And you just voted on
7	housing needs.	7	something to pass, can you tell me what that was?
8	MS. TESTA: That will be determined by	8	Was that with 10th Street?
9	the building department.	9	MS. TESTA: Yes, the applicant withdraw
10	CHAIRMAN FERGUSON: Yeah.	10	that application.
11	MS. TESTA: Whatever is required by	11	MS. BRAUER: He withdraw it?
12	ordinance, they would have to comply.	12	MS. TESTA: Yes.
13	MS. BRAUER: But that's not ordinance,	13	MS. BRAUER: Can you also tell me
14	that state.	14	please because we couldn't hear it very well at the
15	MS. TESTA: But the town has an	15	beginning which board members are present.
16	ordinance.	16	MS. TESTA: Sure.
_			
17	MS. BRAUER: The building department	17	MS. BRAUER: And voting.
18	won't do that.	18	MS. LAMBRINIDES: Mr. Ferguson is here.
19	CHAIRMAN FERGUSON: Well, I don't	19	Mr. Albanese is here.
20	you know, Susan, I don't know. I was always under	20	MS. BRAUER: I can't hear you, I'm
21	the impression that a builder could elect to pay	21	sorry.
22	something in lieu of	22	MS. LAMBRINIDES: Mr. Ferguson.
23	MS. TESTA: Correct.	23	MS. BRAUER: Okay.
24	CHAIRMAN FERGUSON: the requirement.	24	MS. LAMBRINIDES: Albanese.
25	MR. BROGNA: Yes.	25	MS. BRAUER: Okay.
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	22		24
1	MS. BRAUER: Correct, yes.	1	MS. LAMBRINIDES: Elefteriou.
2	Yeah, so what did this builder choose	2	MS. BRAUER: Okay.
3	to do.	3	MS. LAMBRINIDES: Tarabocchia.
4	MS. TESTA: That would have to be	4	MS. BRAUER: Okay.
5	determined with the building department. That's not	5	MS. LAMBRINIDES: Mr. Brogna.
6	part of this board's jurisdiction.	6	_
7	part of this board's jurisdiction.		MS RRAHER: Okay
,	MS BRAHER: How much?	_	MS. BRAUER: Okay. MS. LAMBRINIDES: And Mr. Carnovale
Q	MS. BRAUER: How much?	7	MS. LAMBRINIDES: And Mr. Carnovale.
8	MS. TESTA: Right. That's not part of	7 8	MS. LAMBRINIDES: And Mr. Carnovale. MS. BRAUER: Okay. Thank you.
9	MS. TESTA: Right. That's not part of this board's jurisdiction. That's with the building	7 8 9	MS. LAMBRINIDES: And Mr. Carnovale. MS. BRAUER: Okay. Thank you. MS. TESTA: You're welcome.
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9 10 11	MS. TESTA: Right. That's not part of this board's jurisdiction. That's with the building department. MS. BRAUER: Huh.	7 8 9 10 11	MS. LAMBRINIDES: And Mr. Carnovale. MS. BRAUER: Okay. Thank you. MS. TESTA: You're welcome. CHAIRMAN FERGUSON: Okay. IT TECHNICIAN: No, there's three
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	25		27
1	on an undue burden on the town both with the parking	1	I think the actions of this board today
2	the buildings doesn't have enough parking, as well	2	are capricious and completely unbelievably vague and
3	as the town that building can have as much as 35	3	and I'm I'm dumbfounded.
4	people living in it.	4	MS. TESTA: The OPRA, your request for
5	MS. TESTA: Okay. Again, the public	5	the OPRA material that comes through the Borough
	· · · · · · · · · · · · · · · · · ·	_	
6	MR. DEMPSEY: So now we have to try	6	Clerk's office. That does not come from this board.
7	MS. TESTA: Excuse me, sir.	7	My understanding the Borough Clerk
8	CHAIRMAN FERGUSON: Sir.	8	MS. STONE: Well, it's my understanding
9	MS. TESTA: The public portion	9	it's my understanding, Diane, that it came from
10	MR. DEMPSEY: Yes.	10	the board and the board said that there were no
		-	
11	MS. TESTA: of this application was	11	e-mails ever generated on this on this particular
12	at the last meeting. Today was just a discussion of	12	matter and in fact, I know there was e-mails
13	the testimony	13	because I sent one myself.
14	MR. DEMPSEY: I was at the last	14	So I'm totally and absolutely
15	meeting. I was at the last meeting.	15	dumbfounded and I've spoken several times I've
16	MS. TESTA: Right. Okay.	16	asked for copies of the minutes which were not
			•
17	MR. DEMPSEY: I was at the last	17	posted.
18	meeting.	18	And you now are telling me in this
19	MS. TESTA: Okay. And you heard and	19	meeting that members of the board who reviewed the
20	you had an opportunity to make a comment	20	minutes of meetings
21	MR. DEMPSEY: I heard. I heard. It	21	MS. TESTA: They read the transcripts.
22	the whole thing is an undue burden on the town	22	MS STONE: which I had requested
23	_	23	them
	MS. TESTA: But, again, this is not		
24	MR. DEMPSEY: it opened the block	24	MS. TESTA: They read the transcripts.
25	MS. TESTA: This is not open to the	25	Right, there's a transcript that is
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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4	26	4	28
1	26 the public portion comments are closed on the 401	1	28 prepared
1 2	26 the public portion comments are closed on the 401 East Central Boulevard.	1 2	prepared MS. STONE: Okay. The transcript, but
	26 the public portion comments are closed on the 401 East Central Boulevard. MR. DEMPSEY: All right.		28 prepared
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2	26 the public portion comments are closed on the 401 East Central Boulevard. MR. DEMPSEY: All right. MS. TESTA: The board has voted. We're	2	prepared MS. STONE: Okay. The transcript, but I asked for copies of the transcripts that was not provided.
2 3 4 5	the public portion comments are closed on the 401 East Central Boulevard. MR. DEMPSEY: All right. MS. TESTA: The board has voted. We're opening this just if you have any	2 3 4 5	prepared MS. STONE: Okay. The transcript, but I asked for copies of the transcripts that was not provided. So this I mean this action that this
2 3 4 5 6	the public portion comments are closed on the 401 East Central Boulevard. MR. DEMPSEY: All right. MS. TESTA: The board has voted. We're opening this just if you have any MR. DEMPSEY: Let me finish yeah, I	2 3 4 5 6	prepared MS. STONE: Okay. The transcript, but I asked for copies of the transcripts that was not provided. So this I mean this action that this board took, without providing the people that are
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201-041-1012	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	MS. TESTA: By law the DCA, the Department of Community Affairs, has required that the boards continue to meet once a month. This application there was a hearing back in January. And then it was continued in June. So there's been two public meetings MR. GIOFFRE: Shouldn't have had it come back until this until there can be a real meeting MS. TESTA: But we're not allowed by was law MR. GIOFFRE: everybody in the community MS. TESTA: We have to meet and we had to meet during the pandemic in this regard. The board did not have a choice. MR. GIOFFRE: There should be a real meeting, information cannot be gathered, people not allowed to gather in this state. MS. TESTA: Again, I just stated it's not up to the board to make that determination. We have an obligation MR. GIOFFRE: You can make	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	were asking for. We put certain things in there to you know, that we wanted. They could have got whatever they wanted if we didn't hold this meeting. That's the law. MR. GIOFFRE: No, you you could have you could have just denied denied this. MS. TESTA: Okay. (Simultaneous Speaking.) VICE CHAIRMAN ALBANESE: We could have did a lot of things, but we passed it. CHAIRMAN FERGUSON: Pauly. MR. GIOFFRE: The town just wants the money, right? MS. TESTA: Thank you for your comments. VICE CHAIRMAN ALBANESE: Okay. Next. IT TECHNICIAN: This is the last one. MR. CHAN: Hi, good evening, can you all hear me? MS. TESTA: Yes. MR. CHAN: My name is Jeff Chan. I am a homeowner as 314 10th Street, we are one the impacted properties, one of the affected properties

	33		35
1	getting notification.	1	Particularly since there's such an impact to the
2	I I had my first question was	2	immediate neighbors. There's questionable public
3	more about procedurally as to what happens next.	3	benefit to this. I mean, I'm sure there are some,
4	So I I heard I think I heard the	4	but certainly in terms of the impact to the
5	chairperson indicate that the next step is for the	5	neighbors, to myself, to the enjoyment of our
6	applicant to submit plan to the DOT.	6	properties, our respective properties, there's just
7	CHAIRMAN FERGUSON: Right.	7	such a huge impact for all the reason we talked about
8	MR. CHAN: Also to check in with the	8	before in the earlier meeting, from parking, to
9	county planning and development.	9	traffic to, you know, construction, itself. I'm sure
10	As far as next steps, if there is	10	it's going to be disruptive.
11	approval from those entities or if there isn't, what	11	So I I again, I just feel that
12	happens to the applications process? Does it go	12	the approach here seems to be much different than
13	through does it go through the board of	13	lesser properties or properties or applicants that
14	adjustments again? Is there a public comment then?	14	had, you know, lesser, I guess, changes or variances,
15	Maybe you can provide some insight on	15	that are associated with their plans.
16	that piece.	16	CHAIRMAN FERGUSON: Okay.
17	CHAIRMAN FERGUSON: One minute.	17	MR. CHAN: Thank you.
18	My friend, my name is Joe Ferguson. I	18	CHAIRMAN FERGUSON: Thank you.
19	am the Chairman.	19	That's it.
20	If any of those entities say no or any	20	Motion to adjourn?
21	of those entities want changes, the applicant has to	21	VICE CHAIRMAN ALBANESE: Motion to
22 23	come back to the board for approval.	22 23	adjourn. CHAIRMAN FERGUSON: Second.
24	Okay?	24	All in favor?
25	MR. CHAN: So if they approve it with some modifications, what is the process then? Does	25	(Whereupon, all present members respond
23	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.
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	34		36
1	it go back in front of the board?	1	in the affirmative.)
2	CHAIRMAN FERGUSON: It's back it's	2	(Whereupon, meeting is concluded. Time
3	back to the board.	3	noted: 7:33 p.m.)
4	MR. CHAN: Okay. So only if it's	4	
5	approved as is, does it go on without any any	5	
6	board of adjustment further involvement?	6	
7	CHAIRMAN FERGUSON: Yes.	7	
8	MR. CHAN: Okay.	8	
9	CHAIRMAN FERGUSON: Thank you.	9	
10	MR. CHAN: Wait hello?	10	
11	CHAIRMAN FERGUSON: Yes.	11	
12	MR. CHAN: Yes.	12	
13	So, no, appreciate the answer to that.	13	
14	And I understand that, you know, these are	14	
15 16	unprecedented times with COVID-19, of course. And I understand the situation we're	15 16	
17	in, in terms having to meet in this fashion.	17	
18	But, I just want to echo some of my	18	
19	neighbors as far as this process could have had more	19	
20	dialogue. I'm a bit dismayed by all this.	20	
21	I'm not saying that we shouldn't have	21	
22	met, of course. I understand things have to move	22	
23	forward. I've seen other applications presented to	23	
24	this board where there's more dialogue, you know,	24	
25	between the applicant and the surrounding neighbors.	25	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812

1 2 3	37 <u>CERTIFICATE</u>
4	I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID. #50094914, Certified Court Reporter of the State of
5	New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim
6	record of the testimony provided under oath before
7	any court, referee, board, commission or other body created by statute of the State of New Jersey.
8	I am not related to the parties involved in this action; I have no financial
9	interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of
10	this action. This transcript complies with
11	regulation 13:43-5.9 of the New Jersey Administrative Code.
12	0.0
13	$\mathcal{L}(\mathcal{L})$
14	7/20-
15	LAURA A. CARUCCI, C.C.R., R.P.R. License #XI02050, and Notary Public
16	of New Jersey #50094914, Notary Expiration Date December 3, 2023
17	Dated: 08/06/2020
18 19 20 21 22 23 24 25	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

08/06/2020 03:42:49 PM

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