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4       )       PH         Case No. 21-15       )         265 Highland Avenue       )         265 Highland Avenue       )         265 Highland Avenue       )         6 Block 209; Lot 8       )         Case No. 21-02       )         7 In Chang Chung Hae Jang       )         139-145 Morningside Lane       )         8 Block 717; Lots 10, 11, 23 & 24       )         Case No. 21-06       )         9 123 East Ruby Avenue, LLC       )         10 Block 615; Lots 11 & 12       )         Case No. 21-14       )         10 Block 615; Lots 11 & 12       )         Case No. 21-14       )         11 Grand Bellview, LLC       )         254 Grand Avenue       )         12 Lot: 4 Block: 202       )         Case No. 21-16       )         13 60 Brinkerhoff Terrace       )         Lot: 13 Block: 201       )         14 Case No. 21-17       )         274 10th Street, LLC       )         15 274 10th Street, LLC       )         16 Case No. 21-18       )         27 Henry Avenue       )         71 Lot: 16 Block: 214       )	1 2 ANSCRIPT OF ROCEEDING 7 1 1 1 1 1 1 1 1 1 1 1 1 1	WITNESSSWORNCase No. 21-15Kyung Soon Yi265 Highland AvenueBlock 209; Lot 8Case No. 21-06123 East Ruby Avenue, LLC127 East Ruby AvenueBlock 615; Lots 11 & 12Case No: 21-14Grand Bellview, LLC254 Grand AvenueLot: 4 Block: 202Case No. 21-17274 10th Street, LLC274 10th StreetLot: 7 Block: 417Case No. 21-1827 Henry AvenueLot: 16 Block: 214HOJOON CHUNG, AIA18Voir Dire Examination by Mr. SokolichBoard/Professional QuestionsChairman FergusonMr. CarnovaleMr. Simoff5Mr. Collazuol5	9 11 13
STEVEN BROGNA, ALTERNATE MEMBER #1 23 CHARLIE CHUNG, ALTERNATE MEMBER #2 MICHAEL LEE, ALTERNATE MEMBER #3 (ABSENT 24 25	22 23 24 25		
LAURA A. CARUCCI, C.S.R., R.P.R., L 201-641-1812		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	
<ul> <li>A P P E A R A N C E S:</li> <li>DIANE TESTA, ESQUIRE</li></ul>	1-02, In Chang 4 5 6 7 9 10 10 11 11 12 13 14 15 6 errace 16 17 8 5 SECRETARY NEER 19 GINEER 20	Mr. Kauker Mr. Collazuol SUNGSOO (SEAN) KIM, AIA 99 Direct Examination by Mr. Pellino Public Questions Marsha Schor 50 Henry Avenue DAVID SPATZ, P.P. 111 Board/Professional Questions Mr. Kauker 1 Case No. 21-16 60 Brinkerhoff Terrace Lot: 13 Block: 201 VASSILIOS COCOROS, AIA 123 Direct Examination by Mr. Macri Board/Professional Questions Chairman Ferguson Mr. Terranova Mr. Collazuol 1 DAVID SPATZ, P.P. 132 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	4 

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a       M.N. DOLLATION       PACH       3       MR. TERBADOVA: Hore.         construction       A       Exercise State       4       MS. KIN: Year         construction       Construction       Construction       Construction       Construction         construction       Construction       Construction       Construction       Construction       Constr	2	<u>E X H I B I T S</u>		
4         Ministry State         4         MS. KUM: Yee?           6         A.1         Merovelan for Yoursen's Points State         5         MS. KUM: Margan?           7         A.2         Merovelan for Yoursen's Points         5         MS. KUM: Margan?           8         A.2         Recovalan for Yoursen's Points         2         6         MS. KUM: Margan?           8         A.3         Recovalan for Yoursen's Points         2         7         MS. KUM: Margan?           9         A.3         Recovalan for Yoursen's Points         2         8         MS. KUM: Margan?           10         Less Mersed August I. Barlind         2         10         MS. KUM: Margan?           11         (Marganesing Point, Laberiand         13         MS. KUM: Margan?         10           12         A.3         Recovalan for Margan?         10         10         Cast Gat a motin ta appraisa the           13         A.3         Pointsboard         110         10         10         Cast Gat a motin ta appraisa the           14         Margan?         MARGAN AUGUSCAR, PAR LLC         2         MS. KUM: ADMARGAN AUGUSCAR, PAR LLC           15         Margan?         MARGAN AUGUSCAR, PAR LLC         10         MS. KUM: ADMARGAN AUGUSCAR, PAR LLC </th <th>3</th> <th>NO. DESCRIPTION PAGE</th> <th></th> <th></th>	3	NO. DESCRIPTION PAGE		
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7       August 22, 7211       21       7       MR. BROGNA, Hare.         8       A-2       Revision for For-Samity Name, Last Revisod August 27, 7321       20       8       MR. Chillon Hare.         10       Last Revisod August 27, 7321       20       9       MR. Chillon Hare.         11       Last Revisod August 27, 7321       20       9       MR. Chillon Hare.         11       Last Revisod August 27, 7321       20       9       MR. Chillon Hare.         12       Max 145 Morning Man, Last Revisod August 27, 7321       20       9       MR. Chillon Hare.         12       Max 145 Morning Man, Last Revisod August 27, 7321       20       10       MS. Test 71, 757.         13       Max 145 Morning Man, Last Revisod August 27, 7321       20       10       MS. Test 71, 757.         14       Max 145 Morning Man, Last Revisod August 27, 7321       20       10       MS. Test 71, 757.         14       Max 145 Morning Man, Last Revisod August 27, 7321       21       MS. Test 71, 757.       10         15       A-3       Architectural Man       113       10       10       10       10         15       A-3       Architectural Max 15       MS. Test 70, 757.       10       10       10       10       10       10 <th>6</th> <th></th> <th>_</th> <th></th>	6		_	
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A     A     B     MR. CHURGE: Here.       A     A     A     A     A       A     A     A     A     A       B     MR. CHURGE: Here.     B     MR. CHURGE: Here.       B     MR. CHURGE: Here.     B       B     A     A     Engineering Min., Last Revised A     B       A     A     Engineering Min., Last Revised A     B     B       A     A     Photobbard     110     B     Cepy of the minutes and received a       B     A     A     Photobbard     110     B     Cepy of the minutes and received a       B     A     A     Photobbard     110     B     Cepy of the minutes and received a       B     A     A     Photobbard     110     B     Cepy of the minutes and received a       B     A     A     Photobbard     110     B     Cepy of the minutes and received a       B     A     A     Photobbard     110     B     Cepy of the minutes and received a       B     MR     CMARMAN FERGUSOR: Cep, Cep, Cep, Cep, Cep, Cep, Cep, Cep,	8	A-2 Renovation for Two-Family Home,		
10	9	Last Revised August 27, 2021 24	_	2
1       Cream No. 31-02       10       MS. A.R.: Lett.         1       In Some Share Sh	10			
<ul> <li>In Chang Chang He Jang</li> <li>In Chang Chang Dia, List Revised</li> <li>And Legineering Dian, List Revised</li> <li>And Statistic Chang Chang Dian, List Revised</li> <li>And Chang Chang Dian Chang Dian</li> <li>And Chang Chang Dian</li> <li>And Chang Chang Dian</li> <li>Chang Chan</li></ul>	11		-	
Biock 717; Lots 10, 11, 23 E 24         14         An. 2 minute 30 Munute           An. 2 minutes 10, 11, 23 E 24         13         MS. TETA: Yes.           A. Addust 25, 2021         85         14         CHAIRMAR FERGUSON: Coxy.           A. A. 2 Architectural Plan         10         15         Corp of the misutes of the previous meeting.           Image: Analysis 10         10         16         Corp of the misutes of the previous meeting.           Image: Analysis 10         10         16         Corp of the misutes of the previous meeting.           Image: Analysis 10         10         16         Corp of the misutes of the previous meeting.           Image: Analysis 10         10         16         Corp of the misutes of the previous meeting.           Image: Analysis 10         10         16         Corp of the misutes of the previous meeting.           Image: Analysis 10         10         16         Corp of the misutes of the previous meeting.           Image: Analysis 10         10         MS. KIM: States 11         Rescent 11           Image: Analysis 10         10         MS. KIM: States 11         Rescent 11           Image: Analysis 10         MS. KIM: A MARK FERGUSON: 17         Rescent 11         Rescent 11           Image: Analysis 10         MS. KIM: A Mark FERGUSON: 11         MS. KIM: Cannova		In Chang Chung Hae Jang		
A-1       Enginnering Plan, Last Revised as       as       Id       Chalkman FERCUSON: Okay.         IS       A-2       Architectural Plan       110       IS       Sa first up is we all received a         IS       A-3       Photoboard       110       IS       Can I get a motion to approve the minutes?         IS       A-3       Photoboard       110       IS       Can I get a motion to approve the minutes?         IS       ARA CARNOVALE: I make a motion.       IS       Chalkman FERCUSON: Can I get a second?         IS       IS       MR. CARNOVALE: I make a motion.       IS         IS       IS       MR. CARNOVALE: I make a motion.         IS       IS       MR. MR FERUSON: Can I get a second?         IS       IS       MR. MR FERUSON: Can I get a motion to approve the.         IS       IS       MR. CARNOVALE: I make a motion.         IS       IS       MR FERUSON: Can I get a motion to approve the.         IS       IS       IS       MR FERUSON: Can I get a motion to approve the.         IS       IS       IS       IS </th <th></th> <th></th> <th></th> <th></th>				
15       A-2       Architectural Plan       110       16       Construction of the previous meeting.         16       A-3       Photoboard       110       16       cory of the minutes of the previous meeting.         17       Image: State			_	
17       Can I get a motion to approve the         18       minutes?         19       MR. CARNOVALE: I make a motion.         20       CHAIRMAN FERGUSON: Can I get a second?         21       MR. CARNOVALE: I make a motion.         22       CHAIRMAN FERGUSON: Can I get a second?         23       CHAIRMAN FERGUSON: Yes.         24       23         25       24         26       CHAIRMAN ALBARESE: Yes.         27       CHAIRMAN ALBARESE: Yes.         28       VICE CHAIRMAN ALBARESE: Yes.         29       CHAIRMAN ALBARESE: Yes.         20       CHAIRMAN ALBARESE: Yes.         21       MR. CARNOVALE: Here.         3       CHAIRMAN FERGUSON: 11 I call the       1         4       MR. CARNOVALE: Here.         5       (Whoreupon, all rise for a Recitation       3         6       (Whoreupon, all rise for a Recitation       6         7       Chairman Albanese.)       7         8       ChAIRMAN FERGUSON: Okay.       8         9       In accordance with the Open Public       9         10       Mest Hega Sch. ontice of this metion bard.       11         11       MS. KIM: Ferguson?       15         12				
18       minutes?         19       MR. CARNOVALE: I make a melion.         20       CHAINMAN FERGUSON: Can I get a second?         21       MR. GRALA: I second.         22       MR. GRALA: I second.         23       CHAINMAN FERGUSON: Yes.         24       MS. KIN: Albanese?         25       CHAINMAN FERGUSON: Yes.         24       MS. KIN: Albanese?         25       VICE CHAIRMAN ALBANES: Yes.         LAURA CARUCCI CSR. R.PR. LLC         Definition of the second of the secon		A-3 Photoboard 110		
<ul> <li>M. CARNOVALE: I make a motion.</li> <li>M.R. CARNOVALE: I make a motion.</li> <li>CHAIRMAN FERGUSON: Can 1 get a second?</li> <li>M.R. CRALA: I second.</li> <li>M.R. CRALA: VER.</li> <li>M.R. CRANOVALE: Here.</li> <li>M.R. CRANOVALE: M.S. CRALA: VES.</li> <li>M.R. CRANOVALE: M.S. CRALA: M.S. CRALA: VES.</li> <li>M.S. KIM: Forguson?</li> <li>M.R. CRANOVALE: M.S. CRALA: M.S. CRALA: VES.</li> <li>M.S. KIM: Change D.S. CRALA: M.S. CRALA: VES.</li> <li>M.S. KIM: CRAMOVALE: M.S. CRALA: M.S. CRALA: VES.</li> <li>M.S. KIM: CRAMOVALE: M.S. CRALA: M.S. CRANOVALE: M.S. CRALA: M.S. CRANOVALE: M.S. CRALA: M.S. CRANOVALE: M.S. CRALA: M.S. CRANOVALE: M.S. CRANOVALE: M.S. CRALA: M.S. CRANOVALE: M.S. CRANOVALE: M.S. CRALA: M.S. CRANOV</li></ul>				
<ul> <li>CHAIRMAN FERGUSON: Can Let a second?</li> <li>CHAIRMAN FERGUSON: Can Let a second?</li> <li>MR. GRALA: I second.</li> <li>MR. GRALA: Second.</li> <li>MR. GRALA: Second.</li> <li>MR. GRALA: Second.</li> <li>MR. GRALA: Yes.</li> <li>Grad Begrave A Beorage A Second.</li> <li>MR. GRALA: Yes.</li> <li>Grad Beorage With the Open Public</li> <li>MR. GRALA: Yes.</li> <li>Grad Grade With the Open Public</li> <li>MR. GRALA: Yes.</li> <li>Grad Grade With the Open Public</li> <li>MR. GRALA: Yes.</li> <li>MR. GRA</li></ul>	18			
<ul> <li>American Algorithm Science of Algorith</li></ul>	19		-	
22     MS. KTM: Ferguson?       23     CMAIRMAN FERGUSON: Yes.       24     MS. KTM: Albanese?       25     VICE CMAIRMAN ALBANESE: Yes.       LAURA A CARUCCI C.S.R. R.P.R. LLC. 201441-1812       2       MAIL COLSPANE ALCONCIC C.S.R. R.P.R. LLC       20       METERGUSON: 1'll call the       1       CHAIRMAN FERGUSON: 1'll call the       1       1       CHAIRMAN FERGUSON: 1'll call the       1	20		_	5
23 33 34 35     23 43     CHAIRMAN FERGUSON: Yes.       24 35     MARKAN FERGUSON: CARREPALLC 2014/1473     24 43     MARKAN ALBANESE: Yes.       25     LAURA A. CARUCCI, CS.R. R.P.A.LLC 2014/1473     2014/1473       26     LAURA A. CARUCCI, CS.R. R.P.A.LLC 2014/1473     2014/1473       37     CHAIRMAN FERGUSON: Till call the 38     1     MS. KIM: Elefterisus       48     MS. KIM: Elefterisus     7       5     Whereupon, all rise for a Recitation 41     1     MS. KIM: Carnovale?       6     of the Pledge of Allegiance as led by Vice 5     6     MS. KIM: Grals7       7     Chairman Albanese.)     7     MS. KIM: Grals7       8     CHAIRMAN FERGUSON: Okay.     8     MS. KIM: Terranova?       9     In accordance with the Open Public     9     MS. KIM: Terranova?       10     In the bulletin baard of the Borough Clerk's office.     11     MS. KIM: Stogna?       13     paper and filed with the Borough Clerk's office.     13     MS. KIM: Stogna?       14     Rall call.     14     MS. KIM: Stogna?       15     MS. KIM: Albanese?     15     MR. CHAIRMAN FERGUSON: Okay.       16     MS. KIM: Ferguson?     15     MR. CHAIRMAN FERGUSON: Okay.       17     MS. KIM: KIM: Albanese?     14     MS. KIM: Stogna?       18	21			
23 34 35 36 37 37 37 37 37 37 37 37 37 37 37 37 37	22			
24 39 30 40 40 40 40 40 40 40 40 40 40 40 40 40	23			
LAURA A CARUCCI, CS.R., R.P.R., LLC. 201441-1872           LAURA A CARUCCI, CS.R., R.P.R., LLC. 201441-1872           CHAIRMAN FERGUSON: I'll call the         CHAIRMAN FERGUSON: I'll call the           Image: Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2">Colspan="2"Colspan="2">Colspan="2"Colspa	24			
LAURA A CARUCCI, CS.R. R.P.R. LLC. 2014/16/2         6         8           1         CHAIRMAN FERGUSON: I'll call the meeting to order.         1         M.S. KIM: Eleftenio?         8           2         meeting to order.         2         M.R. ELEFTERIOU: Yes.         1           3         Paul, do you want to lead us in the         3         M.S. KIM: Carnovale?         1           4         flag salute?         4         M.R. CARNOVALE: Here.         1           5         (Whereupon, all rise for a Recitation         5         Yes.         1           6         of the Pledge of Allegiance as led by Vice         6         M.S. KIM: Forala?           7         Chairman Albanese.)         7         M.R. GRALA: Yes.           8         CHAIRMAN FERGUSON: Okay.         8         M.S. KIM: Yes.           9         In accordance with the Open Public         9         M.R. TERRANOVAI: Yes.           10         Meetings Act, notice of this meeting has been posted         10         MS. KIM: Yes.           12         Notice has been provided to the official borough         12         MS. KIM: Chung?           13         paper and field with the Borough Clerk's office.         13         M.R. BROBIA: Yes.           15         MS. KIM: HeregUSON: Here.         16	25		25	
B     B       1     CHAIRMAN FERGUSON: 1'll call the     1     MS. KIM: Elefteriou?       2     meeting to order.     2     MR. ELEFTERIOU: Yes.       3     Paul, do you want to lead us in the     3     MS. KIM: Carnovale?       4     flag salute?     4     MR. CARNOVALE: Here.       5     (Whereupon, all rise for a Recitation     5     Yes.       6     of the Pledge of Allegiance as led by Vice     6     MS. KIM: Grala?       7     Chairman Albanese.)     7     MR. GRALA: Yes.       8     CHAIRMAN FERGUSON: Okay.     8     MS. KIM: Terranova?       9     In accordance with the Open Public     9     MR. TERRANOVA: Yes.       10     Meetings Act, notice of this meeting has been posted     10     MS. KIM: Yoon?       11     on the builtein board of the Borough builetin board.     11     MS. YOON: Yes.       12     MS. KIM: Ferguson?     15     MR. CHAIRMAN FERGUSON: Nere.       14     Roll call.     14     MS. KIM: Chung?       15     MS. KIM: Elefteriou?     19     and from Mason, which is office supplies, \$195.98.       16     CHAIRMAN FERGUSON: Here.     18     board attorney, \$6,800.00; Kauker & Kauker, \$280.00;       19     MS. KIM: Elefteriou?     19     and from Mason, which is office supplies, \$195.98.   <				
1     CHAIRMAN FERGUSON: 1'll call the     1     MS. KIM: Elefteriou?       2     meeting to order.     2     MR. ELEFTERIOU: Yes.       3     Paul, do you want to lead us in the     3     MS. KIM: Carnovale?       4     flag salute?     4     MR. CARNOVALE: Here.       5     (Whereupon, all rise for a Recitation     5     Yes.       6     of the Pledge of Allegiance as led by Vice     6     MS. KIM: Grala?       7     Chairman Albanese.)     7     MR. GRALA: Yes.       8     CHAIRMAN FERGUSON: Okay.     8     MS. KIM: Terranova?       9     In accordance with the Open Public     9     MR. TERRANOVA: Yes.       10     nettings Act, notice of this meeting has been posted     10     MS. KIM: Yoon?       11     on the bulletin board of the Borough bulletin board.     11     MS. KIM: StooRA: Yes.       12     Notice has been provided to the official borough     12     MS. KIM: Chung?       13     paper and filed with the Borough Clerk's office.     16     CHAIRMAN FERGUSON: Here.       14     MS. KIM: Albanese?     17     Next we have some bills: From our       15     MS. KIM: Albanese?     16     CHAIRMAN ALBANESE: Here.       16     VICE CHAIRMAN ALBANESE: Here.     16     board attorney, 56,800.00; Kauker & Kauker, \$280.00;				
2       meeting to order.       2       MR. ELEFTERIOU: Yes.         3       Paul, do you want to lead us in the       3       MS. KIM: Carnovale?         4       flag salute?       4       MR. CARNOVALE: Here.         5       (Whereupon, all rise for a Recitation of the Pledge of Allegiance as led by Vice       6       MS. KIM: Grala?         7       Chairman Albanese.)       7       MR. GRALA: Yes.         8       CHAIRMAN FERGUSON: Okay.       8       MS. KIM: Terranova?         9       In accordance with the Open Public       9       MR. TERRANOVA: Yes.         10       Meetings Act, notice of this meeting has been posted       10       MS. KIM: Yoon?         11       on the builetin board of the Borough builetin board.       11       MS. NON: Yes.         12       Notice has been provided to the official borough       12       MS. KIM: Brogna?         13       paper and filed with the Borough Clerk's office.       13       MR. BROGNA: Yes.         14       Roli cali.       14       MS. KIM: Chung?       15         15       MS. KIM: Albanese?       15       MR. CHUNG: Yes.       20.00;         16       CHAIRMAN FERGUSON: Here.       16       board attorney, \$6,800.00; Kauker & Kauker, \$280.00;       30         16	1		1	
3       Paul, do you want to lead us in the       3       MS. KIM: Carnovale?         4       flag salute?       4       MR. CARNOVALE: Here.         5       (Whereupon, all rise for a Recitation       5       Yes.         6       of the Pledge of Allegiance as led by Vice       6       MS. KIM: Grala?         7       Chairman Albanese.)       7       MR. GRALA: Yes.         8       CHAIRMAN FERGUSON: Okay.       8       MS. KIM: Terranova?         9       In accordance with the Open Public       9       MR. TERRANOVA: Yes.         10       Meetings Act, notice of this meeting has been posted       10       MS. KIM: Brogna?         11       on the builetin board of the Borough builetin board.       11       MS. YOON: Yes.         13       paper and filed with the Borough Clerk's office.       13       MR. BROGNA: Yes.         14       Roll call.       14       MS. KIM: Chung?       15         15       MS. KIM: Ferguson?       15       MR. CHUNG: Yes.       16         16       CHAIRMAN FERGUSON: Here.       18       board attorney, \$6,800.00; Kauker & Kauker, \$280.00;         16       MS. KIM: Albanese?       19       and from Mason, which is office supplies, \$195.98.         19       MS. KIM: Elefteriou?       19				
4       flag salute?       4       MR. CARNOVALE: Here.         5       (Whereupon, all rise for a Recitation       5       Yes.         6       of the Pledge of Allegiance as led by Vice       6       MS. KIM: Grala?         7       Chairman Albanese.)       7       MR. GRALA: Yes.         8       CHAIRMAN FERGUSON: Okay.       8       MS. KIM: Terranova?         9       In accordance with the Open Public       9       MR. TERRANOVA: Yes.         10       Meetings Act, notice of this meeting has been posted       10       MS. KIM: Yoon?         11       on the bulletin board of the Borough bulletin board.       11       MS. YOON: Yes.         12       Notice has been provided to the official borough       12       MS. KIM: Engana?         13       paper and filed with the Borough Clerk's office.       13       MR. BROGNA: Yes.         14       Roll call.       14       MS. KIM: Chung?         15       MS. KIM: Ferguson?       15       MR. CHUNG: Yes.         16       CHAIRMAN FERGUSON: Here.       18       board attorney, \$6,800.00; Kauker & Kauker, \$280.00;         18       VICE CHAIRMAN ALBANESE: Here.       18       board attorney, \$6,800.00; Kauker & Kauker, \$280.00;         19       MS. KIM: Elefteriou?       19       an		-		
5     (Whereupon, all rise for a Recitation     5     Yes.       6     of the Pledge of Allegiance as led by Vice     6     MS. KIM: Grala?       7     Chairman Albanese.)     7     MR. GRALA: Yes.       8     CHAIRMAN FERGUSON: Okay.     8     MS. KIM: Terranova?       9     In accordance with the Open Public     9     MR. TERRANOVA: Yes.       10     Meetings Act, notice of this meeting has been posted     10     MS. KIM: Yoon?       11     on the builtein board of the Borough builtein board.     11     MS. NON: Yes.       12     Notice has been provided to the official borough     12     MS. KIM: Brogna?       13     paper and filed with the Borough Clerk's office.     13     MR. BROGNA: Yes.       14     Roll call.     14     MS. KIM: Chung?       15     MS. KIM: Ferguson?     15     MR. CHUNG: Yes.       16     CHAIRMAN FERGUSON: Here.     16     board attorney, \$6,00.00; Kauker & Kauker, \$280.00;       19     MS. KIM: Albanese?     17     Next we have some bills: From our       18     VICE CHAIRMAN ALBANESE: Here.     18     board attorney, \$6,00.00; Kauker & Kauker, \$280.00;       19     MS. KIM: Elefteriou?     21     motion to pay the bills.       21     MS. KIM: Elefteriou?     21     motion to pay the bills.				
6     of the Pledge of Allegiance as led by Vice     6     MS. KIM: Graia?       7     Chairman Albanese.)     7     MR. GRALA: Yes.       8     CHAIRMAN FERGUSON: Okay.     8     MS. KIM: Terranova?       9     In accordance with the Open Public     9     MR. TERRANOVA: Yes.       10     Meetings Act, notice of this meeting has been posted     10     MS. KIM: Yoon?       11     on the builetin board of the Borough builetin board.     11     MS. VOON: Yes.       12     Notice has been provided to the official borough     12     MS. KIM: Brogna?       13     paper and filed with the Borough Clerk's office.     13     MR. BROGNA: Yes.       14     Roll call.     14     MS. KIM: Chung?       15     MS. KIM: Ferguson?     15     MR. CHAIRMAN FERGUSON: Here.       16     CHAIRMAN FERGUSON: Here.     16     CHAIRMAN FERGUSON: Okay.       17     MS. KIM: Albanese?     17     Next we have some bills: From our       18     VICE CHAIRMAN ALBANESE: Here.     18     board attorney, \$6,800.00; Kauker & Kauker, \$280.00;       19     MS. KIM: Elefteriou?     19     and from Mason, which is office supplies, \$195.98.       20     (No response.)     20     VICE CHAIRMAN ALBANESE: I make a       21     MS. KIM: Carnovale?     23     CHAIRMAN FERGUSON: Reil call? <th></th> <th>-</th> <th>5</th> <th></th>		-	5	
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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	24	MR.CARNOVALE: Here.	24	MS.KIM: Ferguson?
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		201-641-1812		201-641-1812

	9	_	11
1	MS. KIM: Albanese?	1	MS. KIM: Brogna?
2	VICE CHAIRMAN ALBANESE: Yes.	2	MR. BROGNA: Abstain.
3	MS. KIM: Elefteriou?	3	MS. KIM: Chung?
4	MR. ELEFTERIOU: Yes.	4	MR. CHUNG: Yes.
5	MS. KIM: Carnovale?	5	MS. KIM: Lee is absent. Okay.
6	MR. CARNOVALE: Yes.	6	MS. TESTA: I guess we should do the
7	MS. KIM: Grala?	7	CHAIRMAN FERGUSON: Okay.
8	MR. GRALA: Yes.	8	So we're going to go through some of
9	MS. KIM: Terranova?	9	the postponements.
10	MR. TERRANOVA: Yes.	10	There's three on the agenda tonight.
11	MS. KIM: Yoon?	11	The first one is 123 East Ruby Avenue,
12	MS. YOON: Yes.	12	LLC. I just want to make a comment on that one.
13	MS. KIM: Chung?	13	At the last meeting I did say that we
14	MR. CHUNG: Yes.	14	were not going to grant any more adjournments to this
15	CHAIRMAN FERGUSON: Okay.	15	individual because he already had three.
16	Next we have one memorialization, Case	16	Unfortunately, he had a death in the
17	Number 21-12, Kyung Soon Yi, 265 Highland Avenue.	17	family, and he tells our attorney that he's still not
18	This is a memorialization from the last	18	capable to come in. He's a little behind. So I'll
19	meeting.	19	leave it to the board.
20	VICE CHAIRMAN ALBANESE: I wasn't here.	20	My preference would be that I don't
21	CHAIRMAN FERGUSON: Oh, you weren't	21	believe people that would be bad karma that if he
22	here.	22	turned around and said he had a death in the family
23	Can I get a motion to accept?	23	and he didn't have it, right? That's something that,
24	(No response.)	24	you know
25	CHAIRMAN FERGUSON: All right, I'll	25	So I do think he did have a death in
	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	make a motion.	1	the family. I don't know when.
2		_	
-	Fine.	2	But I'm of the opinion that we should
3	Fine. Can I get a second?	2 3	But I'm of the opinion that we should grant the adjournment. But that's just me.
3	Can I get a second?	3	grant the adjournment. But that's just me.
3 4	Can I get a second? MR. GRALA: Second.	3 4	grant the adjournment. But that's just me. I'll be glad to if the board has a
3 4 5	Can I get a second? MR. GRALA: Second. MS. KIM: Who seconded it?	3 4 5	grant the adjournment. But that's just me. I'll be glad to if the board has a different feeling, it's fine with me.
3 4 5 6	Can I get a second? MR. GRALA: Second. MS. KIM: Who seconded it? MS. TESTA: John.	3 4 5 6	grant the adjournment. But that's just me. I'll be glad to if the board has a different feeling, it's fine with me. VICE CHAIRMAN ALBANESE: I make a
3 4 5 6 7	Can I get a second? MR. GRALA: Second. MS. KIM: Who seconded it? MS. TESTA: John. CHAIRMAN FERGUSON: Roll call.	3 4 5 6 7	grant the adjournment. But that's just me. I'll be glad to if the board has a different feeling, it's fine with me. VICE CHAIRMAN ALBANESE: I make a motion we adjourn.
3 4 5 6 7 8	Can I get a second? MR. GRALA: Second. MS. KIM: Who seconded it? MS. TESTA: John. CHAIRMAN FERGUSON: Roll call. If you weren't here you can't vote.	3 4 5 6 7 8	grant the adjournment. But that's just me. I'll be glad to if the board has a different feeling, it's fine with me. VICE CHAIRMAN ALBANESE: I make a motion we adjourn. MR. CARNOVALE: I second that motion.
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	13		15
1	MR. CARNOVALE: Yes.	1	MS. KIM: Yoon?
2	MS. KIM: Grala?	2	MS. YOON: Yes.
3	MR. GRALA: Yes.	3	MS. KIM: Brogna?
4	MS. KIM: Terranova?	4	MR. BROGNA: Yes.
5	MR. TERRANOVA: Yes.	5	MS. KIM: Chung?
6	MS. KIM: Yoon?	6	MR. CHUNG: Yes.
7	MS. YOON: Yes.	7	MS. KIM: Okay. The case is adjourned.
8	MS. KIM: Brogna?	8	CHAIRMAN FERGUSON: Okay.
9	MR. BROGNA: Yes.	9	Last, but certainly not least, is
10	MS. KIM: Chung?	10	274 10th Street, LLC.
11	MR. CHUNG: Yes.	11	He put a letter in saying that his
12	MS. KIM: Okay. The case has been	12	experts, or one of his experts, aren't available
13	adjourned.	13	tonight.
14	MS. TESTA: That's Case No. 21-06, 123	14	Therefore, I'll make a motion to grant
15	East Ruby Avenue, LLC, regarding 127 East Ruby	15	the adjournment until next month.
16	Avenue, Block 615, Lots 11 and 12.	16	MR. CARNOVALE: I'll second the motion.
17	At the request of the applicant, it	17	MS. TESTA: Again, no further notice.
18	will be carried for one more month until	18	MR. SOKOLICH: Thank you.
19	October 18th, 2021, at 7 p.m.	19	CHAIRMAN FERGUSON: Can I get a motion?
20	There will be no further notice. And I	20	VICE CHAIRMAN ALBANESE: Motion.
21	will advise the attorney that he needs to proceed	21	MR. CARNOVALE: I seconded.
22	that date, yes.	22	CHAIRMAN FERGUSON: Roll call?
23	CHAIRMAN FERGUSON: The next one is 254	23	MS. KIM: Ferguson?
24	Grand Avenue, Case Number 21-14, Grand Bellevue, LLC.	24	CHAIRMAN FERGUSON: Yes.
25	He's asking for an adjournment to the	25	MS. KIM: Albanese?
	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	next month.	1	VICE CHAIRMAN ALBANESE: Yes.
1 2	next month. I would make a motion to grant the	1 2	
			VICE CHAIRMAN ALBANESE: Yes.
2	I would make a motion to grant the	2	VICE CHAIRMAN ALBANESE: Yes. MS. KIM: Elefteriou?
2 3	I would make a motion to grant the adjournment. Can I get a second? VICE CHAIRMAN ALBANESE: I make a	2 3	VICE CHAIRMAN ALBANESE: Yes. MS. KIM: Elefteriou? MR. ELEFTERIOU: Yes.
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	17			19
1	newspaper.	1	MS	TESTA: Please state your name for
2	CHAIRMAN FERGUSON: Okay.	2	the record.	TESTA. Thease state your name for
2		2		LL CHUNCE My name is Usioon Chung
	So now we're going to call our first			H. CHUNG: My name is Hojoon Chung,
4	case.	4		t name is C-H-U-N-G.
5	And our first case is going to be	5		IRMAN FERGUSON: Okay.
6	27 Henry.	6	VOIR DIRE EXAMI	
7	Counsel, do you want to put your	7	BY MR. SOKOLICH	
8	appearance in?	8		Chung, are you a licensed architect
9	MR. SOKOLICH: I do, Chairman, thank	9	in the State of Nev	•
10	you.	10	A. Yes	
11	Mark Sokolich on behalf of the	11		how long?
12	applicant before you this evening.	12		13 years.
13	As the Chair points out, this relates	13	<b>Q.</b> And	have you testified before other
14	to 27 Henry Avenue. The client, Kyung Soon Yi.	14	zoning boards and	planning boards in the State of New
15	My name is Mark Sokolich.	15	Jersey before?	
16	As your files will indicate, this is	16	A. Yes	
17	actually a matter that was filed and was proposed to	17	<b>Q.</b> And	have your credentials been accepted
18	be presented by Brian Chewcaskie. Brian has a	18	in the field of arch	itecture before those other
19	conflict and he asked that I step in tonight.	19	boards?	
20	So please excuse the JB, as the	20	A. Yes	
21	expression goes.	21	Q. Have	e you had an opportunity to either
22	The application is a request to convert	22	prepare the plans	we're about to speak to, or have
23	an existing one-family house into a two not a	23	you had an opport	unity to carefully review the plans
24	duplex-style two-family, on a lot that's under the	24	that we're about to	present in evidence?
25	5,000-square-foot minimum.	25	A. For	this project, I carefully reviewed
	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
	18			20
1	18 Our intention is to present the	1	the present proj	
1 2		1 2		
	Our intention is to present the		Q. And	ect.
2	Our intention is to present the testimony of one expert, a licensed architect in the	2	<b>Q.</b> And this evening, I pre	<b>ect.</b> in anticipation of your testimony
2 3	Our intention is to present the testimony of one expert, a licensed architect in the State of New Jersey.	2 3	<b>Q.</b> And this evening, I pre	<b>ect.</b> in anticipation of your testimony sume that you reviewed the ion of the zoning ordinances here
2 3 4	Our intention is to present the testimony of one expert, a licensed architect in the State of New Jersey. Just by way of housekeeping, we	2 3 4	<b>Q.</b> And this evening, I pre appropriate provis	ect. in anticipation of your testimony sume that you reviewed the ion of the zoning ordinances here Palisades Park
2 3 4 5	Our intention is to present the testimony of one expert, a licensed architect in the State of New Jersey. Just by way of housekeeping, we presented Counsel with an Affidavit of Service	2 3 4 5	Q. And this evening, I pre appropriate provis in the Borough of A. Yes	ect. in anticipation of your testimony sume that you reviewed the ion of the zoning ordinances here Palisades Park
2 3 4 5 6	Our intention is to present the testimony of one expert, a licensed architect in the State of New Jersey. Just by way of housekeeping, we presented Counsel with an Affidavit of Service provided to me by Mr. Chewcaskie's office, which we	2 3 4 5 6	Q. And this evening, I pre appropriate provis in the Borough of A. Yes Q si	ect. in anticipation of your testimony sume that you reviewed the ion of the zoning ordinances here Palisades Park
2 3 4 5 6 7	Our intention is to present the testimony of one expert, a licensed architect in the State of New Jersey. Just by way of housekeeping, we presented Counsel with an Affidavit of Service provided to me by Mr. Chewcaskie's office, which we hope and trust is in order, providing the board with	2 3 4 5 6 7	Q. And this evening, I pre appropriate provis in the Borough of A. Yes Q si	ect. in anticipation of your testimony sume that you reviewed the ion of the zoning ordinances here Palisades Park te plan ordinances, and also
2 3 4 5 6 7 8	Our intention is to present the testimony of one expert, a licensed architect in the State of New Jersey. Just by way of housekeeping, we presented Counsel with an Affidavit of Service provided to me by Mr. Chewcaskie's office, which we hope and trust is in order, providing the board with jurisdiction of the application tonight.	2 3 4 5 6 7 8	Q. And this evening, I pre appropriate provis in the Borough of A. Yes Q si conducted a physic	ect. in anticipation of your testimony sume that you reviewed the ion of the zoning ordinances here Palisades Park te plan ordinances, and also cal inspection of the property,
2 3 4 5 6 7 8 9	Our intention is to present the testimony of one expert, a licensed architect in the State of New Jersey. Just by way of housekeeping, we presented Counsel with an Affidavit of Service provided to me by Mr. Chewcaskie's office, which we hope and trust is in order, providing the board with jurisdiction of the application tonight. The property specifically is designated	2 3 4 5 6 7 8 9	Q. And this evening, I pre appropriate provis in the Borough of A. Yes Q si conducted a physic correct? A. Yes	ect. in anticipation of your testimony sume that you reviewed the ion of the zoning ordinances here Palisades Park te plan ordinances, and also cal inspection of the property,
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10/12/2021 10:54:04 AM

		21			4
1	is that okay	?	1		
2		MS. TESTA: Yes.	2	BY MR. SOK	KOLICH:
3		(Whereupon, Renovation for Two-family	3	Q.	Which is presently detached, correct?
4	Home,	27 Henry Avenue, Last Revised August 27,	4	Α.	Detached.
5	2021 is	marked as Exhibit A-1 for	5		Then we are proposing the propos
6	identifie	cation.)	6	green driv	e area on the right side and the fron
7	BY MR. SOK	OLICH:	7	Q.	Okay.
8	Q.	So, Mr. Chung, if you would just	8		When you say "proposed green," wha
9	referring to	the lower right-hand corner, the tax map	9	does green	mean?
10	excerpt, if y	ou can just identify generally where the	10	Α.	Because due to the lot coverage
11	property is I	ocated?	11	Q.	Just stay here for a second. Just you
12	Α.	Okay.	12	can describ	e it.
13		The property is located on the site	13	Α.	So we are trying to let water comi
14	plan on R a	and N, eight one- and two-family zone.	14	through th	ie space.
15	And lot area	-	15	Q.	Okay.
16	Q.	It's 4,440 square feet, correct?	16		So it's not pervious it's not
17	Α.	Correct.	17	impervious,	it's pervious?
18	Q.	And I believe that's short of the	18	Α.	Correct.
19	5,000-squar	e-foot minimum.	19	Q.	Okay.
20	_	Is that correct?	20		And I know that we have a better
21	Α.	Correct.	21		as to the improvements on the following
22	Q.	And this property fronts on Henry	22	exhibits.	
23	Avenue, doe		23		But there are a few variances that are
24	A.	Yes.	24		nt in connection with this application,
25	Q.	Are there any other thoroughfares or	25	correct?	
	LAU	IRA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAU	URA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		201-641-1812			201-641-1812
1	roade that t	22	1	А.	Correct.
1 2	Henry Aven	his property fronts on, or is it just	2	Q.	And those variances and I'll walk
3	A.	Just Henry Avenue.	3	-	them. There are several preexisting
4	Q.	Okay.	4		ning conditions.
5	<b>.</b>	And on A-1, on the lower left-hand	5	noncomorn	What I mean by that, conditions that
6	corner, vou	have what I refer to as the architectural	6	exist no ma	tter what action is taken by the board.
7		nich depicts existing conditions and	7		e, the minimum lot size is not met,
8	what's being		8	correct?	-,
9	Α.	Correct.	9	Α.	Correct.
10	Q.	So very carefully, if you could explain	10	Q.	The minimum lot depth, correct, is no
11	to the board	and the attending members of the public	11	met; that's	also preexisting, correct?
12	what these	colors signify and what this architectural	12	Α.	Yes.
13	site plan rep		13	Q.	And there are a few other conditions
14	Α.	Okay.	14	that, likewis	se, exist that we're not impacting;
15		The site plan is located on Henry	15		ney're existing conditions.
16	Avenue. A	nd as is shown in the blue is the existing	16		We're requesting a continuous of thos
17	building (iı	ndicating).	17	preexisting,	nonconforming conditions, in fact,
18		This is two-story masonry dwelling.	18	expanding of	on several of them, correct?
19		MS. BRAUER: Can you speak up a little,	19	A.	Correct.
20	please?		20		MR. SOKOLICH: I'm going to turn you
21		THE WITNESS: This blue main building	21	we give the	board a better taste as to what exactly
22	is a two-sto	ry masonry building which is the	22	-	ements are to a plan that I'm going to
23	existing.		23		your permission and Counsel's permission
24		And behind the building the rear side	24	as A-2.	
25	there is a m	asonry garage building.	25		(Whereupon, Renovation for Two-Fam

201-641-1812

1		:	23
2	BY MR. SOK	OLICH:	
2	<b>Q.</b>	Which is presently detached, correct?	
4	а. А.	Detached.	
5	7.0	Then we are proposing the propos	sed
6	areen drive	e area on the right side and the from	
7	Q.	Okay.	
8		When you say "proposed green," wha	ıt
9	does green		
0	Â.	Because due to the lot coverage -	-
1	Q.	Just stay here for a second. Just you	
2	can describe	e it.	
3	Α.	So we are trying to let water com	ing
4	through th	e space.	
5	Q.	Okay.	
6		So it's not pervious it's not	
7	impervious,	it's pervious?	
8	Α.	Correct.	
9	Q.	Okay.	
20		And I know that we have a better	
21	description a	as to the improvements on the following	J
22	exhibits.		
23		But there are a few variances that are	3
24	5 5	t in connection with this application,	
25	correct?		
	LAU	IRA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	
			24
1	А.	Correct.	24
2	Q.	And those variances and I'll walk	
3		them. There are several preexisting	
4	, ,	ing conditions.	
5		What I mean by that, conditions that	
6	exist no ma	tter what action is taken by the board.	
7		, the minimum lot size is not met,	
8	correct?		
9	Α.	Correct.	
0	Q.	The minimum lot depth, correct, is no	ot
1	met; that's	also preexisting, correct?	
2	Α.	Yes.	
3	Q.	And there are a few other conditions	
4	that, likewis	e, exist that we're not impacting;	
5	however, th	ey're existing conditions.	
6		We're requesting a continuous of thos	se
7	preexisting,	nonconforming conditions, in fact,	
8	expanding o	on several of them, correct?	
9	Α.	Correct.	
20		MR. SOKOLICH: I'm going to turn yo	u so
21	-	board a better taste as to what exactly	
2	our improve	ments are to a plan that I'm going to	
23		our permission and Counsel's permission	

(Whereupon, Renovation for Two-Family

1	Homo	25 ast Revised August 27, 2021 is marked	1
2		t A-2 for identification.)	2
2	BY MR. SOKO	,	3
4	Q.	A-2 is likewise entitled, "Renovation	4
5		y Home," last revised August 27 of 2021.	5
6		in, these plans were reviewed	6
7	5	ou in anticipation of your testimony?	7
8	<b>A</b> .	Yes.	8
9	Q.	Before we get started with the plans,	9
10		apht-hand corner there are cutouts	10
11		e driveway that's proposed.	11
12	0	ld you please describe in more	12
13		eway that's proposed for this project?	13
14	Α.	Okay.	14
15		Because we are concerning a stormwater	15
16	drain, so wh	at we've drawn is trying to use the	16
17	concrete blo	cks. But treated blocks, we keep the	17
18	So we try to	keep the water from coming down.	18
19	Q.	These pictures are well, the top is	19
20	actually a pho	tograph of an existing type of	20
21	driveway, and	l the bottom is side shot, if you will,	21
22	as to how it w	vorks.	22
23	Wou	Ild you say that those pictures	23
24	combined rep	resent an accurate depiction of what this	24
25	applicant prop	poses?	25
	LAUF	RA A. CARUCCI, C.S.R., R.P.R., L.L.C.	
		201-641-1812	
4	•	26	
1	A.	26 <b>Yes.</b>	1
2	Q.	26	2
2 3		26 <b>Yes.</b> Now, on A-2 you also have a series of	-
2 3 4	<b>Q.</b> floor plans.	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring	2 3 4
2 3 4 5	<b>Q.</b> floor plans. to as the prop	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above	2 3
2 3 4	<b>Q.</b> floor plans. to as the prop	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor	2 3 4 5
2 3 4 5 6	<b>Q.</b> floor plans. to as the prop that would be plan for Unit A	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor	2 3 4 5 6
2 3 4 5 6 7	<b>Q.</b> floor plans. to as the prop that would be plan for Unit A Star	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A.	2 3 4 5 6 7
2 3 4 5 6 7 8	<b>Q.</b> floor plans. to as the prop that would be plan for Unit A Star	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you	2 3 4 5 6 7 8
2 3 4 5 6 7 8 9	Q. floor plans. to as the prop that would be plan for Unit A Star could just plea	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you	2 3 4 5 6 7 8 9
2 3 4 5 6 7 8 9	<b>Q.</b> floor plans. to as the prop that would be plan for Unit A Star could just plea proposed.	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you ase bring the board through what is	2 3 4 5 6 7 8 9 10
2 3 4 5 6 7 8 9 10 11	<b>Q.</b> floor plans. to as the prop that would be plan for Unit A Star could just plea proposed.	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you ase bring the board through what is Now, when you do that, I need you to be	2 3 4 5 6 7 8 9 10 11
2 3 4 5 6 7 8 9 10 11 12 13 14	Q. floor plans. to as the prop that would be plan for Unit A Star could just plea proposed. specific as to a okay?	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you ase bring the board through what is Now, when you do that, I need you to be	2 3 4 5 6 7 8 9 10 11 12 13 14
2 3 4 5 6 7 8 9 10 11 12 13 14 15	Q. floor plans. to as the prop that would be plan for Unit A Star could just plea proposed. specific as to p okay? And bottom of you	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you ase bring the board through what is Now, when you do that, I need you to be what exists and what's being proposed, Henry Avenue, I presume, is on the irr page, so this is the front that fronts	2 3 4 5 6 7 8 9 10 11 12 13 14 15
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	Q. floor plans. to as the prop that would be plan for Unit A Star could just plea proposed. specific as to v okay? And bottom of you Henry Avenue	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you ase bring the board through what is Now, when you do that, I need you to be what exists and what's being proposed, Henry Avenue, I presume, is on the ir page, so this is the front that fronts	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	Q. floor plans. to as the prop that would be plan for Unit A Star could just plea proposed. specific as to a okay? And bottom of you Henry Avenue A.	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you ase bring the board through what is Now, when you do that, I need you to be what exists and what's being proposed, Henry Avenue, I presume, is on the tr page, so this is the front that fronts ?? Yes.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Q. floor plans. to as the prop that would be plan for Unit A Star could just plea proposed. specific as to v okay? And bottom of you Henry Avenue A. Q.	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you ase bring the board through what is Now, when you do that, I need you to be what exists and what's being proposed, Henry Avenue, I presume, is on the ir page, so this is the front that fronts ?? Yes. Take it away.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Q. floor plans. to as the prop that would be plan for Unit A Star could just plea proposed. specific as to a okay? And bottom of you Henry Avenue A.	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you ase bring the board through what is Now, when you do that, I need you to be what exists and what's being proposed, Henry Avenue, I presume, is on the the page, so this is the front that fronts ?? Yes. Take it away. Number one, the proposed cellar plan.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Q. floor plans. to as the prop that would be plan for Unit A Star could just plea proposed. specific as to v okay? And bottom of you Henry Avenue A. Q. A.	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you ase bring the board through what is Now, when you do that, I need you to be what exists and what's being proposed, Henry Avenue, I presume, is on the tr page, so this is the front that fronts ?? Yes. Take it away. Number one, the proposed cellar plan. This shows pretty much existing. So we	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	Q. floor plans. to as the prop that would be plan for Unit A Star could just plea proposed. specific as to v okay? And bottom of you Henry Avenue A. Q. A. didn't chang	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you ase bring the board through what is Now, when you do that, I need you to be what exists and what's being proposed, Henry Avenue, I presume, is on the tr page, so this is the front that fronts ?? Yes. Take it away. Number one, the proposed cellar plan. This shows pretty much existing. So we e any much major modification. We tried	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	Q. floor plans. to as the prop that would be plan for Unit A Star could just plea proposed. specific as to v okay? And bottom of you Henry Avenue A. Q. A. didn't chang	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you ase bring the board through what is Now, when you do that, I need you to be what exists and what's being proposed, Henry Avenue, I presume, is on the tr page, so this is the front that fronts ?? Yes. Take it away. Number one, the proposed cellar plan. This shows pretty much existing. So we e any much major modification. We tried storage area a little bigger.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	Q. floor plans. to as the prop that would be plan for Unit A Star could just plea proposed. specific as to v okay? And bottom of you Henry Avenue A. Q. A. didn't chang to make the	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you ase bring the board through what is Now, when you do that, I need you to be what exists and what's being proposed, Henry Avenue, I presume, is on the tr page, so this is the front that fronts ?? Yes. Take it away. Number one, the proposed cellar plan. This shows pretty much existing. So we e any much major modification. We tried storage area a little bigger. Instead we tried to cut the space for	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	Q. floor plans. to as the prop that would be plan for Unit A Star could just plea proposed. specific as to v okay? And bottom of you Henry Avenue A. Q. A. didn't chang to make the the existing	26 Yes. Now, on A-2 you also have a series of The first one is what you're referring posed cellar floor plan. And then above what you're calling the first floor A. ting on the ground level, if you ase bring the board through what is Now, when you do that, I need you to be what exists and what's being proposed, Henry Avenue, I presume, is on the tr page, so this is the front that fronts ?? Yes. Take it away. Number one, the proposed cellar plan. This shows pretty much existing. So we e any much major modification. We tried storage area a little bigger.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22

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

1		27
•	is as is, exi	sting.
2	Q.	Now, this area is devoted to what
3	you're calling	g Unit A (indicating).
ŀ	А.	Yes.
5	Q.	Okay.
5		So I presume at one point we're going
•	to get an are	a or a unit that we're designating as
3	Unit B?	
)	Α.	Correct.
)	Q.	Does Unit B have access to this, or is
	this exclusive	ely for Unit A?
	Α.	Unit A.
	Q.	Okay.
		Are there any points of ingress or
	egress into t	his bottom section, other than from the
	back or from	
	Α.	No. Only two exits.
	Q.	Now, the next the next cut sheet, or
	-•	tion, is what we depict as Unit A
		st Floor Plan, correct?
	A.	Yes.
	Q.	
		Could you describe what's depicted on
	the first floor	•
		And, again, be specific as to what's
	existing and	
	LAU	IRA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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	Α.	Okay.
	<b>A</b> .	•
	didn't chan	So the first floor is fine to us so we
		ge any footprint. The only thing we did
	is we tried	ge any footprint. The only thing we did to separate the two units, Unit A and
	is we tried Unit B on tl	ge any footprint. The only thing we did to separate the two units, Unit A and ne second floor.
	is we tried Unit B on th Q.	ge any footprint. The only thing we did to separate the two units, Unit A and the second floor. Yes, sir.
	is we tried Unit B on tl Q. A.	ge any footprint. The only thing we did to separate the two units, Unit A and ne second floor. Yes, sir. So we tried to create fire-rated
	is we tried Unit B on th Q. A. staircase ge	ge any footprint. The only thing we did to separate the two units, Unit A and ne second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit.
	is we tried Unit B on th Q. A. staircase go As	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the
	is we tried Unit B on th Q. A. staircase go As right side, th	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the here is living space door and a kitchen
	is we tried Unit B on th Q. A. staircase go As	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the here is living space door and a kitchen ing).
	is we tried Unit B on th Q. A. staircase go As right side, th	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the here is living space door and a kitchen
	is we tried Unit B on th Q. A. staircase ge As right side, th area (indicat	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the here is living space door and a kitchen ing).
	is we tried Unit B on th Q. A. staircase ge As right side, th area (indicat	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the here is living space door and a kitchen ing). The only thing we added was the
	is we tried Unit B on th Q. A. staircase go As right side, th area (indicat	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the here is living space door and a kitchen ing). The only thing we added was the
	is we tried Unit B on th Q. A. staircase ge As right side, th area (indicat laundry. And area.	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the here is living space door and a kitchen ing). The only thing we added was the d then tried to cut a smaller bathroom
	is we tried Unit B on th Q. A. staircase ge As right side, th area (indicat laundry. And area.	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the here is living space door and a kitchen ing). The only thing we added was the d then tried to cut a smaller bathroom And then we replaced the bathroom,
	is we tried Unit B on the Q. A. staircase ge As right side, the area (indicate laundry. And area. kitchen, and Q.	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the ere is living space door and a kitchen ing). The only thing we added was the d then tried to cut a smaller bathroom And then we replaced the bathroom, tried to put more closet space.
	is we tried Unit B on the Q. A. staircase ge As right side, the area (indicate laundry. And area. kitchen, and Q. understand y	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the ere is living space door and a kitchen ing). The only thing we added was the d then tried to cut a smaller bathroom And then we replaced the bathroom, tried to put more closet space. So the square footage, if I'm to
	is we tried Unit B on the Q. A. staircase ge As right side, the area (indicat laundry. And area. kitchen, and Q. understand y square foota	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the here is living space door and a kitchen ing). The only thing we added was the d then tried to cut a smaller bathroom And then we replaced the bathroom, tried to put more closet space. So the square footage, if I'm to you correctly and I believe I do the
	is we tried Unit B on the Q. A. staircase ge As right side, the area (indicate laundry. And area. kitchen, and Q. understand y square foota cellar and the	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the ere is living space door and a kitchen ing). The only thing we added was the d then tried to cut a smaller bathroom And then we replaced the bathroom, tried to put more closet space. So the square footage, if I'm to you correctly and I believe I do the ge that's depicted on this plan for the
	is we tried Unit B on the Q. A. staircase ge As right side, the area (indicate laundry. And area. kitchen, and Q. understand y square foota cellar and the	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the ere is living space door and a kitchen ing). The only thing we added was the d then tried to cut a smaller bathroom And then we replaced the bathroom, tried to put more closet space. So the square footage, if I'm to you correctly and I believe I do the ge that's depicted on this plan for the is plan for the proposed first floor is
	is we tried Unit B on the Q. A. staircase ge As right side, the area (indicate laundry. And area. kitchen, and Q. understand y square foota cellar and the all square foota	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the here is living space door and a kitchen ing). The only thing we added was the d then tried to cut a smaller bathroom And then we replaced the bathroom, tried to put more closet space. So the square footage, if I'm to you correctly and I believe I do the ge that's depicted on this plan for the is plan for the proposed first floor is otage that exists now? <b>Right, correct.</b>
	is we tried Unit B on the Q. A. staircase ge As right side, the area (indicat laundry. And area. kitchen, and Q. understand y square foota cellar and the all square foo A. Q.	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the ere is living space door and a kitchen ing). The only thing we added was the d then tried to cut a smaller bathroom And then we replaced the bathroom, tried to put more closet space. So the square footage, if I'm to you correctly and I believe I do the ge that's depicted on this plan for the is plan for the proposed first floor is otage that exists now? <b>Right, correct.</b> There's no expansion of either the
	is we tried Unit B on the Q. A. staircase ge As right side, the area (indicat laundry. And area. kitchen, and Q. understand y square foota cellar and the all square foo A. Q.	ge any footprint. The only thing we did to separate the two units, Unit A and he second floor. Yes, sir. So we tried to create fire-rated bing up to the second floor unit. you come into the Unit A on the ere is living space door and a kitchen ing). The only thing we added was the d then tried to cut a smaller bathroom And then we replaced the bathroom, tried to put more closet space. So the square footage, if I'm to you correctly and I believe I do the ge that's depicted on this plan for the is plan for the proposed first floor is otage that exists now? <b>Right, correct.</b> There's no expansion of either the the square footage, the livable square

		29			31
1	Α.	No.	1	we tried to p	ut a closet space (indicating). And
2	Q.	And the only and now, Unit B, which	2		he second floor.
3	-	to talk about, can Unit B access this	3		d as you're coming up to the third
4		first floor or the basement?	4		ch is actually adding a level. And
5	A.	No.	5		existing bedroom here.
6	Q.	It cannot?	6		And what we did was actually we added
7	<u>ц</u> .	No.	7	dormer in th	e front. It's shown on this elevation.
8	Q.	So they're completely segregated?	8		lly the new dormer (indicating). And I
9	<u>ц</u> .	Right.	9		pretty much the front elevation.
10	Q.	I'm going to now turn you, if I may, to	10	Q.	So if you would now, if one were to
11			11		on Henry Avenue looking at this property,
12		MR. SOKOLICH: With Counsel's	12		ard to act favorable, is there anything
13	permission w	vhat we will mark as A-3.	13		ed on A-3 that would depict what we
14	p	(Whereupon, Renovation for Two-Family	14	would be loo	-
15	Home, I	Last Revised August 27, 2021 is marked	15		That's this here (indicating), correct?
16		bit A-3 for identification.)	16	Α.	Correct.
17		MR. SOKOLICH: And just to identify	17	Q.	So if you would, describe the
18	this, this is a	again, "Renovation for Two-family	18	materials, de	escribe what the look is, describe what
19	Home."	5 / /	19		trying to achieve?
20		It depicts the second floor plans. And	20	, A.	So the front, we are trying to renovate
21	it has a last i	revised date of August 27th, 2021.	21	the styling	to be a wood-panel finishing and then
22		Diane, I'm trying to give you	22	replace son	ne windows.
23	distinguished	d titles here, but they're all entitled	23		And we used the stucco moulding around
24	the same.		24	it.	
25		MS. TESTA: That's fine.	25		So we tried to make it a little modern,
	LAU	IRA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAU	IRA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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		30			32
1		No problem.	1	but tried to c	clean.
2		MR. SOKOLICH: Sorry.	2	Q.	And up top is that dormer you
3	BY MR. SOK	OLICH:	3	Α.	Dormer.
4	Q.	So A-3, Mr. Chung, if you would,	4	Q.	We can't talk at the same time.
5		vhat you're calling the Proposed Second	5		up top is the dormer that you're
6	Floor Plan fo		6		n the attic floor plan for Unit B,
7		Now, this is the first space we're	7	correct?	
8	5	t for the other unit, Unit B	8	A.	Correct.
9 10	(indicating),		9	Q.	And the materials you said were going
11	A. Q.	Yes.	10 11	of materials?	Hardie board, new windows, those types
12	clearly and lo	Again, if you could please speak	12	A.	Yes.
13	A.	As shown, this second floor perimeter,	13	Q.	And as far as parking, I think we need
14		ange any footprint.	14		I just wanted to discuss that with you.
15	we dian t che	The only thing was added was a	15		far as vehicles, where are vehicles
16	staircase con	ning up to the second floor, which is	16		park for these two units?
17		and then there is an entrance door on	17	A.	We may use the
18		ewalk (indicating).	18	Q.	For the record, we're back to A-1?
19		as you come into the space, there's	19	Α.	Right.
20		e for living a living room.	20		We may use this garage and these two
21	5 - 1 - 2	And we replaced the existing kitchen.	21	(indicating)	
22	And we tried	to relocate the wall a little farther to	22	Q.	Is this a one- or two-car garage?
23	make the ex	isting bedroom smaller, but make the	23	Α.	A two-car garage.
24		bigger (indicating).	24	Q.	Or tandem parking along the front where
25	And	d then inside the existing bedrooms,	25	you depict in	the green?
	LAU	IRA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAU	IRA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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-	-	33		35
1	Α.	Correct.	1	MR. SOKOLICH: Well, unless I'm wrong,
2	Q.	Now, we also reviewed in the beginning	2	and that certainly wouldn't be the first, I've always
3	that there w	ere several variances that were being	3	viewed a duplex as twin units side by side, right,
4	5	ny of which are existing because of the lot	4	with two separate and distinct entities. And
5	size that's b	elow, correct?	5	effectively, symmetrical with one another.
6	Α.	Yes.	6	So you walk up, there's either a common
7	Q.	And just to confirm, the maximum	7	stairwell that leads to a door to the left and the
8	building heig	ght for what's now being proposed is	8	right. Then there are two units that are all by
9	approximate	ely 26-and-a-half feet	9	identical on either side.
10		Is that correct?	10	We don't really have that condition
11	Α.	Correct.	11	here. That's why I didn't use the word duplex.
12	Q.	And there are, you believe, adequate	12	CHAIRMAN FERGUSON: So the house that's
13	parking space		13	existing now.
14		But, again, that would include the	14	MR. SOKOLICH: Yes, sir.
15	tandem space	ces that might technically not be counted,	15	CHAIRMAN FERGUSON: The blueprint's
16	correct?		16	going to be the same? You're not moving that
17	A.	Yes.	17	MR. H. CHUNG: We're not moving
18	Q.	Also, there are preexisting conditions,	18	anything.
19		width and lot size.	19	CHAIRMAN FERGUSON: You're not moving
20	540.1 40 100 1	Is that correct?	20	anything.
21	А.	Yes.	21	MR. SOKOLICH: Correct.
22	Q.	Is there anything else that you would	21	CHAIRMAN FERGUSON: So the next
22		vith regard to either the new areas that	22	question is, this green area that you're talking
			23	
24 25		d, the old areas that are proposed, or	24	about. I'm wondering why it's green.
23		erally of this approval?	20	I mean, you know, I sit for a lot of
	LAU	JRA 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
				201-041-1612
		34		36
1	Α.	No.	1	applications. I don't I never saw green.
2	Α.	No. That's pretty much about it.	2	applications. I don't I never saw green. MR. SOKOLICH: Yeah. I get it,
2 3		No.	2 3	applications. I don't I never saw green. MR. SOKOLICH: Yeah. I get it, Chairman. I do.
2 3 4	<b>A.</b> Mr. Chung.	No. That's pretty much about it. MR. SOKOLICH: Okay. Chairman, I offer	2 3 4	applications. I don't I never saw green. MR. SOKOLICH: Yeah. I get it, Chairman. I do. So when you see green you think lawn.
2 3 4 5		No. That's pretty much about it. MR. SOKOLICH: Okay. Chairman, I offer CHAIRMAN FERGUSON: Okay.	2 3 4 5	applications. I don't I never saw green. MR. SOKOLICH: Yeah. I get it, Chairman. I do. So when you see green you think lawn. When you see green you think garden. When you see,
2 3 4 5 6	Mr. Chung.	No. That's pretty much about it. MR. SOKOLICH: Okay. Chairman, I offer CHAIRMAN FERGUSON: Okay. So I've got a lot of questions. The	2 3 4 5 6	applications. I don't I never saw green. MR. SOKOLICH: Yeah. I get it, Chairman. I do. So when you see green you think lawn. When you see green you think garden. When you see, right, you think unimproved. Understood.
2 3 4 5 6 7	Mr. Chung. first one is, t	No. That's pretty much about it. MR. SOKOLICH: Okay. Chairman, I offer CHAIRMAN FERGUSON: Okay. So I've got a lot of questions. The the building that's there now is a	2 3 4 5 6 7	applications. I don't I never saw green. MR. SOKOLICH: Yeah. I get it, Chairman. I do. So when you see green you think lawn. When you see green you think garden. When you see, right, you think unimproved. Understood. I didn't pick the colors. I inherited
2 3 4 5 6 7 8	Mr. Chung.	No. That's pretty much about it. MR. SOKOLICH: Okay. Chairman, I offer CHAIRMAN FERGUSON: Okay. So I've got a lot of questions. The the building that's there now is a nouse	2 3 4 5 6 7 8	applications. I don't I never saw green. MR. SOKOLICH: Yeah. I get it, Chairman. I do. So when you see green you think lawn. When you see green you think garden. When you see, right, you think unimproved. Understood. I didn't pick the colors. I inherited the plans.
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2 3 4 5 6 7 8 9 10	Mr. Chung. first one is, f one-family h	No. That's pretty much about it. MR. SOKOLICH: Okay. Chairman, I offer CHAIRMAN FERGUSON: Okay. So I've got a lot of questions. The the building that's there now is a nouse	2 3 4 5 6 7 8 9 10	applications. I don't I never saw green. MR. SOKOLICH: Yeah. I get it, Chairman. I do. So when you see green you think lawn. When you see green you think garden. When you see, right, you think unimproved. Understood. I didn't pick the colors. I inherited the plans. But I think the point that was trying to be made was that the area of the driveway that's
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	37		39
1	MR. SOKOLICH: Yes, yes, Chairman.	1	I'm concerned, though, if you start
2	CHAIRMAN FERGUSON: There's two-family	2	putting cars parked in on the driveway, you're going
2		2	
-	houses or one.	-	to have move three cars, four cars out onto Henry to
4	MR. SOKOLICH: Do you know, Tony?	4	get the first car done, to get out.
5	MALE AUDIENCE MEMBER: A one-family.	5	In other words, if you if you were
6	MR. SOKOLICH: One.	6	good enough to get two cars in the garage, I don't
7	We believe one.	7	see that happening, but let's just say for the sake
8	CHAIRMAN FERGUSON: So you're going to	8	of the argument you can get two cars in there. You
9	have a one-family, a two-family, and then you're	9	would put, you know, two cars in the front and two
10	going to have another one; is that what you're	10	cars in the driveway. You know, I just don't I
11	yeah.	11	mean, I've got a little problem with looking at Henry
12	MR. SOKOLICH: That's correct,	12	Avenue on that side, right?
13	Chairman.	13	I don't see any cars in the front of
14	CHAIRMAN FERGUSON: Okay.	14	the house. Now you're putting cars you're putting
15	My major concern about this is the	15	cars in front of the house.
16	bulk. I don't I don't on Henry, as I've been	16	MR. SOKOLICH: Chairman?
17	there many times in the last month, I don't see a lot	17	CHAIRMAN FERGUSON: Yeah.
18	of parking in the front.	18	MR. SOKOLICH: I think the proposal,
19	MR. SOKOLICH: Yes, sir.	19	right, is the two cars in the two vehicles
20	CHAIRMAN FERGUSON: In other words, you	20	proposed for the garage, which is an existing
21	know, I see driveways leading to the back garages. I	21	condition that's been going for many, many years,
22	don't see a lot of cars in front of the houses. It's	22	right?
23	you know.	23	CHAIRMAN FERGUSON: Yes.
24	So I'm just I'm just curious, how	24	MR. SOKOLICH: And then the two cars
25	many cars can you put in the front?	25	directly in the front that would park side by side.
	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		10
	36		40
1	MR. H. CHUNG: In front.	1	40 So that the driveway would always be
1 2		1 2	
	MR. H. CHUNG: In front.	_	So that the driveway would always be
2	MR. H. CHUNG: In front. CHAIRMAN FERGUSON: Yeah.	2	So that the driveway would always be clear. This driveway could be completely clear and
2 3	MR. H. CHUNG: In front. CHAIRMAN FERGUSON: Yeah. MR. H. CHUNG: I think two.	2 3	So that the driveway would always be clear. This driveway could be completely clear and still four cars could be readily handled onto the
2 3 4	MR. H. CHUNG: In front. CHAIRMAN FERGUSON: Yeah. MR. H. CHUNG: I think two. MR. SOKOLICH: You've got to speak up.	2 3 4	So that the driveway would always be clear. This driveway could be completely clear and still four cars could be readily handled onto the property so there's no, as we call it, tandem parking
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	41				
1	inclined to have the architect go back and take				
2	another look at this and maybe come up with another				
3	alternative?				
-					
4	CHAIRMAN FERGUSON: I think that would				
5	be for me				
6	MR. SOKOLICH: Yeah.				
7	CHAIRMAN FERGUSON: I can't speak for				
8	the board.				
9	For me it would be a better				
10	MR. SOKOLICH: Our policy has always				
11	been to try to please all concerns.				
12	CHAIRMAN FERGUSON: Right.				
13	But you might as well finish it up so				
14	you know what we could do.				
15	MR. SOKOLICH: Please do.				
16	CHAIRMAN FERGUSON: The next is going				
17	to be the height of the building.				
18	Now, you're showing the height of the				
19	building, 25 feet existing, 26.49 now, right?				
20	You're going to put how many stories on				
21	the building.				
22	MR. H. CHUNG: Two stories and an attic				
22					
-	above.				
24	CHAIRMAN FERGUSON: Okay.				
25	What's the height of the first story?				
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.				
	201-641-1812				
	42				
1	MR. H. CHUNG: The first story is				
1 2	MR. H. CHUNG: The first story is 8-foot-4-inches building.				
_					
2	8-foot-4-inches building.				
2 3	8-foot-4-inches building. And then the second floor is 8 feet				
2 3 4	8-foot-4-inches building. And then the second floor is 8 feet finished to ceiling. Then the attic is 7 feet 9.				
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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	8-foot-4-inches building. And then the second floor is 8 feet finished to ceiling. Then the attic is 7 feet 9. CHAIRMAN FERGUSON: Okay, so it's 23. MR. H. CHUNG: Plus we have a total of 26 feet. CHAIRMAN FERGUSON: Well, it's obvious to me that you did a good job on the height of the building because it's only at 27 feet. MR. H. CHUNG: Because actually we kept the existing roof. We didn't go over. CHAIRMAN FERGUSON: You didn't go over. That's good. Now we're going to go to the actual plan. And I can tell you, I have a little problem. You said the first floor, which is Unit A, that's all going to stay the same except that you're going to do a laundry, right? You're going to redo the laundry?				
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	8-foot-4-inches building. And then the second floor is 8 feet finished to ceiling. Then the attic is 7 feet 9. CHAIRMAN FERGUSON: Okay, so it's 23. MR. H. CHUNG: Plus we have a total of 26 feet. CHAIRMAN FERGUSON: Well, it's obvious to me that you did a good job on the height of the building because it's only at 27 feet. MR. H. CHUNG: Because actually we kept the existing roof. We didn't go over. CHAIRMAN FERGUSON: You didn't go over. That's good. Now we're going to go to the actual plan. And I can tell you, I have a little problem. You said the first floor, which is Unit A, that's all going to stay the same except that you're going to do a laundry, right? You're going to redo the laundry? MR. H. CHUNG: Right. The laundry and some closet space we added.				
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	8-foot-4-inches building. And then the second floor is 8 feet finished to ceiling. Then the attic is 7 feet 9. CHAIRMAN FERGUSON: Okay, so it's 23. MR. H. CHUNG: Plus we have a total of 26 feet. CHAIRMAN FERGUSON: Well, it's obvious to me that you did a good job on the height of the building because it's only at 27 feet. MR. H. CHUNG: Because actually we kept the existing roof. We didn't go over. CHAIRMAN FERGUSON: You didn't go over. That's good. Now we're going to go to the actual plan. And I can tell you, I have a little problem. You said the first floor, which is Unit A, that's all going to stay the same except that you're going to do a laundry, right? You're going to redo the laundry? MR. H. CHUNG: Right. The laundry and some closet space we added. CHAIRMAN FERGUSON: Okay.				
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	8-foot-4-inches building. And then the second floor is 8 feet finished to ceiling. Then the attic is 7 feet 9. CHAIRMAN FERGUSON: Okay, so it's 23. MR. H. CHUNG: Plus we have a total of 26 feet. CHAIRMAN FERGUSON: Well, it's obvious to me that you did a good job on the height of the building because it's only at 27 feet. MR. H. CHUNG: Because actually we kept the existing roof. We didn't go over. CHAIRMAN FERGUSON: You didn't go over. That's good. Now we're going to go to the actual plan. And I can tell you, I have a little problem. You said the first floor, which is Unit A, that's all going to stay the same except that you're going to do a laundry, right? You're going to redo the laundry? MR. H. CHUNG: Right. The laundry and some closet space we added.				

1	Now you're going to go to the second
2	floor.
3	Well, let me just say this: How many
4	bedrooms do you have on the first floor?
5	MR. H. CHUNG: The first floor, there's
6	two bedrooms.
7	CHAIRMAN FERGUSON: The first floor.
8	MR. CHUNG: Two bedrooms.
9	
-	CHAIRMAN FERGUSON: Oh, no.
10	I'm talking about I'm sorry. You're
11	talking my mistake.
12	I'm talking about the cellar, the
13	first, not the one on top, the one on bottom.
14	MR. H. CHUNG: Oh, the cellar, there's
15	no bedroom.
16	CHAIRMAN FERGUSON: There is no
17	bedroom, okay.
18	Now we're going to go to the second
19	floor. And how many bedrooms do you have on the
20	second floor?
21	MR. H. CHUNG: I believe two, two
22	bedrooms.
23	CHAIRMAN FERGUSON: You only have two
24	bedrooms.
25	MR. H. CHUNG: One and two bedrooms,
-	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812
	44
1	yes.
2	CHAIRMAN FERGUSON: Okay.
3	Now, on the third floor, that's the
4	height of the building, correct?
5	MR. H. CHUNG: Right.
6	CHAIRMAN FERGUSON: On the other side
7	of building, right
8	
9	MR. H. CHUNG: Right.
-	CHAIRMAN FERGUSON: you're going to
10	build Unit B.
11	MR. CHUNG: Um-hmm.
12	CHAIRMAN FERGUSON: And Unit B is going
13	to have how many bedrooms?
14	MR. H. CHUNG: Unit B, a second attic
15	space.
16	We have two bedrooms.
17	CHAIRMAN FERGUSON: Two more bedrooms.
18	MR. H. CHUNG: Yes.
19	CHAIRMAN FERGUSON: Okay. And you said
20	that they don't connect.
21	MR. H. CHUNG: No.
22	CHAIRMAN FERGUSON: In other words,
23	there's no way.
24	Now, is there a way to get into the
25	cellar area from the outside other than the front
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812

1     door?     1     states a side door?       2     Is there a side door?     Amount of the calls, it will be:     and the call it will be:       3     MR, IL, CHUNG: There is an outside door     and the call it will be:       4     outside of the calls, it will be:     and the call it will be:       5     B du ve cannot access it unless unit     and the call it will be:       6     since it's used by Unit A, if they lock it you cannot     and states not here of there, but       10     satchin from the uside.     and states not here of there, but       11     MR, H. CHUNG: Hyou have a key, yeah.     CHAIRWAN FERGUSON: No, no, it now.       13     And there's only one door to get in there.     1       14     CHAIRWAN FERGUSON: So there's no     1       15     back, you're telling me.     1       16     CHAIRWAN FERGUSON: You have a key, yeah.     1       17     MR. H. CHUNC: Hyou have a key, yeah.     1       18     CHAIRWAN FERGUSON: You have a key, yeah.     1       19     core entities     1       20     New, how big are your side yard?     1       21     MR. H. CHUNC: Hyois be door     1       22     CHAIRWAN FERGUSON: You have a key, yeah.     1       23     MR. H. CHUNC: Hyois be door       24     CHAIRWAN FERGUSON:		45		47	
2         Sample Construction         2         Applet would just incuder or would           3         MR. H. CHNNE: There is an outside door         3         increase throught the pervious           4         outside of the cellar, it will be.         5         Bet we cannot access it unless unit         5         expensive, would be altitle more amenable to the           5         Bet we cannot access it unless unit         5         expensive, would be altitle more amenables to the           6         CHAIRMAN PERGUSON: Okay,         6         board, not of for starmwater, for look, so forth           9         But you can get into the first A         9         But that's not here or there, but           14         MR. H. CHNNG: Way, have a key, yeah, into a door to get in theire.         10         But that's not here or there, but           14         MR. H. CHNNC: Right.         14         Dess anycody on the board have         anything?           15         CHAIRMAN PERGUSON: No, no, I know.         13         to the rest of the baard.         10         Dess anycody on the board have           16         MR. H. CHNNS: Registion the origin the inst anycody on the board have         anything?         10         But that's not here or there, but           16         MR. H. CHNNS: They is just one door.         16         MR. H. CHNNS         10	1		1	already hampered with.	
3       MR. H. CHUNC: There is an outside door outside of the cellsr, it will be.       3       increase that number. So we thought the providus of the cellsr, it will be.         4       but we cannot access it unless unit site and the unit is considerably more amenable to the cellsr, it will be.       5       expensive, would be all it me amenable to the cellsr, it will be.         5       But we cannot access it unless unit site and the unit is considerably more amenable to the cellsr, it will be.       5       expensive, would be all it me amenable to the cellsr, it will be.         6       But you cannot in the unit B.       And the we that units on the ord here, but.       1         10       But you cannot fight.       1       But the and the ord or ord ord in the first A       3       on it is all.         11       MR. H. CHUNC: They is an edor.       1       1       But the and there.       1         12       CHAIRMAN FERGUSON: No, no, 1 know.       13       to the rest of the board.       1         13       And there's only one door to get in thre.       15       1       1       1         13       access.       16       RR. CARNOVALE: Now I'm gaing to get in the cells is a carl all.       1       1         14       MR. H. CHUNC: The side yard?       2       MR. CARNOVALE: Now I'm gaing to get in the cells is a carl all.       1       1       1 <tr< th=""><th>2</th><th></th><th></th><th></th></tr<>	2				
4       cutside of the cellar, it will be.       4       driverway concept, which is considerably more.         5       but we cannot access it unless unit			_		
5       But we cannot access: lunines unit	_		_		
6       since if's used by limit A, if they lock it you cannet         7       use it from the Unit B.         8       CHARMAN FERGUSON: Okay,         9       But you can get into the first A         9       But you can get into the first A         9       But you can get into the first A         9       But you can get into the first A         9       But you can get into the first A         9       But you can get into the first A         9       But you can get into the first A         9       But you can get into the first A         9       CHARMAN FERGUSON: No. no. 1 know.         14       MR. H. CHUNG: Kight.         15       CHARMAN FERGUSON: So there's no         16       Dack, you're telling me.         17       MR. H. CHUNG: Theside yard?         20       Now, how big are your side yard?         21       MR. H. CHUNG: The side yard?         22       CHARMAN FERGUSON: Yeah, yeah, side yard?         23       MR. SOKOLCH: Charman, I can tell you the thet first A         24       Side or the garage.         25       They're not proposing to ~ they're LUNG?: The side yard?         26       The ARMAA FERGUSON: Yeah, yeah, side yard?         21       Dol Tester Rescurson: Yeah, y			_		
7       use it from the Unit B.       7       and so on.         8       CHAIRMAN FERGUSON: Colory, Bot you can get into the first A       8       0         9       section from the outside.       9       on it at all.         10       section from the outside.       10       But you can get in there.         11       MR. H. CHUNG: If you have a key, yeah.       11       But that's not here or there, but         12       CHAIRMAN FERCUSON: So, no, It know.       12       CHAIRMAN FERCUSON: So the or pain there.         14       MR. H. CHUNG: Right.       14       Doss anybody on the board have         15       CHAIRMAN FERCUSON: So there's no       18       back wour're tailing me.         16       MR. FERCUSON: So there's no       18       back there?         17       MR. H. CHUNG: The side yard?       10       MR. H. CHUNG: The side yard?         20       Now, how big are your side yard?       10       MR. H. CHUNG: The side yard?         21       MR. H. CHUNG: The side yard?       10       MR. H. CHUNG: The side yard?         22       CHAIRMAN FERCUSON: Yeak yie yards.       13       back there?         23       MR. SOKOLICH: Chairman, I can tell you       13       back there?         24       that the type existring.       23 <th></th> <th></th> <th>_</th> <th></th>			_		
<ul> <li>CHAIRMAN FERGUSON: Okay.</li> <li>But that's not here or there, but</li> <li>MR. H. CHUNC: By ou have a key, yeah.</li> <li>MR. H. CHUNC: By ou have a key, yeah.</li> <li>CHAIRMAN FERGUSON: No, no, Iknow.</li> <li>And there's only one door to get in there.</li> <li>CHAIRMAN FERGUSON: No, no, Iknow.</li> <li>CHAIRMAN FERGUSON: No door in the back, you're telling me.</li> <li>CHAIRMAN FERGUSON: Cone door in the back, you're telling me.</li> <li>CHAIRMAN FERGUSON: So there's no</li> <li>MR. H. CHUNG: The side yard?</li> <li>MR. H. CHUNG: The side yard?</li> <li>MR. H. CHUNG: The side yard?</li> <li>MR. H. CHUNG: C. S.R. R.R., L.C. 201-641-1812</li> <li>So before I turn it over to the rest of</li> <li>So before I turn it over to the rest of</li> <li>So before I turn it over to the rest of</li> <li>The forth or combined of 15.91.</li> <li>CHAIRMAN FERGUSON: Scause I believe</li> <li>And if my math is correct, the other just</li> <li>And after a year, a year-and-a-haft, it</li> <li>How our our new to the rest of</li> <li>So before I turn it over to the rest of</li> <li>The forth the board, my two comments are: A, I don't math scale on the garage with vehicles?</li> <li>MR. CARNOVALE: I the forth. CARNOVALE: I the forth. CARNOVALE: I the forth. CARNOVALE: I don't see anything</li> <li>Humed. H. CHUNG: Because the we worried about</li> <li>Hit drive Strong.<th></th><th></th><th>_</th><th></th></li></ul>			_		
<ul> <li>But you can get into the first A</li> <li>section from the outside.</li> <li>MR. H. CHUNG: If you have a key, yeah.</li> <li>CHAIRMAN FERGUSON: No, no, I know.</li> <li>And there's only one door to get in there.</li> <li>CHAIRMAN FERGUSON: So, no, I know.</li> <li>MR. H. CHUNG: Hyou have a key, yeah.</li> <li>CHAIRMAN FERGUSON: No, no, I know.</li> <li>CHAIRMAN FERGUSON: So, there's no</li> <li>CHAIRMAN FERGUSON: So there's no</li> <li>CHAIRMAN FERGUSON: The side yards?</li> <li>MR. L. CHUNG: The side yards?</li> <li>MR. L. CHUNG: The side yards?</li> <li>MR. SCROUCCH: Chairman, I can tell you</li> <li>MR. CARNOVALE: How do you get in that</li> <li>garage right now without touching anything?</li> <li>MR. CARNOVALE: How do you do you get in that</li> <li>garage right now without touching anything?</li> <li>MR. CARNOVALE: How do you do' you get in that</li> <li>garage right now without touching anything?</li> <li>MR. CARNOVALE: How do you drive a car</li> <li>LAURA A. CARUCCI, C.S.R. R.P.R., L.C.</li> <li>204 that hey read proposing to - they're</li> <li>LAURA A. CARUCCI, C.S.R. R.P.R., L.C.</li> <li>214 that hey read proposing to - they're</li> <li>LAURA A. CARUCCI, C.S.R. R.P.R., L.C.</li> <li>226 They're not proposing to - they're</li> <li>130.91 feet for a combined of 15.91.</li> <li>10.91 feet for a combined of 15.91.</li> <li>114.74 frag 2</li> <li>115 for the right of mice and they way</li> <li>116 mit wo to dread and the read of the right any mit work a</li></ul>					
10       section from the outside.       10       But that's not here, but         11       MR. H. CHUNG: If you have a key, yeah.       11       MR. SOKOLICH: Okay, I got it.         13       And there's only one door to get in there.       13       It here stat       14       Dess anybody on the board have         14       And there's only one door to get in there.       15       It here stat       16       MR. CARNOVALE: Yes.         15       CHAIRMAN FERGUSON: So there's no       16       MR. CARNOVALE: Yes.       17       How do you get into this garage that's         14       MR. H. CHUNS: The side yard?       10       MR. CARNOVALE: Yes.       18         15       access.       17       How do you get into this garage that's         16       MR. CARNOVALE: How do you get in that       22         20       MR. H. CHUNS: The side yard?       21       MR. CARNOVALE: How do you get in that         21       MR. H. CHUNS: The side yard?       23       MR. CARNOVALE: How do you get in that         22       MR. H. CHUNS: The side yard?       23       MR. CARNOVALE: How do you get in that         23       MR. CARNOVALE: Yes.       24       side dor on the garage.       25         24       that they're eatsing.       23       side dor on the gararage.       25 </th <th></th> <th></th> <th></th> <th></th>					
11       MR. N. CHUNE: If you have a key, yeah. CHAIRMAN FERGUSON: No, no, I know. And there's only one door to get in thre. CHAIRMAN FERGUSON: One door in the back, you're telling me. CHAIRMAN FERGUSON: One door. CHAIRMAN FERGUSON: So there's no access.       11       MR. SCKOLCH: Vex. How do you get into this garage that's anything?         12       CHAIRMAN FERGUSON: So there's no access.       13       to the rest of the board.         13       CHAIRMAN FERGUSON: So there's no access.       14       Dees anybody on the board have         14       Des anybody on the board have       15       anything?         15       CHAIRMAN FERGUSON: So there's no access.       19       Where is the garage doo?         20       New, how big are your side yards?       20       MR. CANNOX. The board have       12         21       MR. CANNOX. The is de yard?       20       MR. CANNOX. The board have       23         23       MR. SOKOLCH: Chairman, I can tell you       23       MR. CANNOX. The woo you get in that 24       3         24       that the type existing.       23       MR. CANNOX. The you oyou drive a car LAURA A CAPUCCI, C.S.R., R.P.R., LLC. 201-641-1812       24         25       They're not proposing to they're       24       MR. CANNOVALE: How do you drive a car LAURA A CAPUCCI, C.S.R., R.P.R., LLC. 201-641-1812       24         40       So beforen 1 turn it over to the rest of 5       6			-		
12       CHAIRMAN FERGUSON: No, no, 1 know.       12       CHAIRMAN FERGUSON: Now 1'm going to go         13       And there's only one door to get in there.       13       to the rest of the board.         14       MR. H. CHUNG: Right.       14       Des anybody on the board have         15       CHAIRMAN FERGUSON: One door in the       15       anything?         16       back, you're trelling me.       16       MR. CARNOVALE: Yes.         17       MR. H. CHUNG: The site yard?       18       back ther?         20       Now, how big are your side yards?       20       MR. H. CHUNG: The girage.         21       MR. H. CHUNG: The side yard?       20       MR. H. CHUNG: The girage door?         22       CHAIRMAN FERGUSON: Yeah, side yard?       21       MR. CARNOVALE: How do you get in that         22       CHAIRMAN FERGUSON: Yeah, side yard?       23       MR. CARNOVALE: How do you drive a car         23       MR. SOKOLCH: Chairman, I can tell you       24       side door on the garage.         24       Steet.       1       into the garage?       24         3       10.91 feet for a combined of 15.91.       3       MR. CARNOVALE: How do you drive a car         24       Steet.       1       into the garage now?       46         3			-		
13       And there's only one door to get in there.       13       to the rest of the board.         14       MR. H. CHUNG: Right.       14       Does anybody on the board have         15       CHAIRMAN FERGUSON: One door in the       15       MR. CARNOVALE: Yes.         16       back, you're telling me.       16       MR. CARNOVALE: Yes.         17       MR. H. CHUNG: The side yard?       17       How do you get into this garage that's         18       CHAIRMAN FERGUSON: So there's no       18       back there?         20       Now, how big are your side yards?       19       Where is the garage door?         21       MR. ALLICHUNG: The side yard?       20       MR. CARNOVALE: How do you get in that         23       MR. SCALCICH: CS.R. R.P.R., LLC.       20       MR. CARNOVALE: How do you drive a car         24       that they're existing.       25       MR. CARNOVALE: How do you drive a car         24       find if my math is correct, the other is       23       MR. CARNOVALE: How do you drive a car         25       So before I turn it over to the rest of       6       MR. H. CHUNG: In the front.         7       fit for a combined of 15.51.       3       MR. CARNOVALE: How do you drive a car         26       And if my math is correct, the other is       3       MR. CANOVALE: H					
14     MR. H. CHUNG: Right.     14     Does anybody on the board have       15     CHAIRMAN FERGUSON: One door in the     15     anything?       16     back, you're telling me.     16     MR. CARNOVALE: Yes.       17     MR. H. CHUNG: The size your side yards?     17     How do you get into this garage that's       18     CHAIRMAN FERGUSON: So there's no     18     back there?       19     access.     19     Where is the garage door?       20     Now, how big are your side yards?     20     MR. H. CHUNG: The size yard?       21     MR. M. CHUNG: The size yard?     21     MR. CARNOVALE: How do you get in that       22     CHAIRMAN FERGUSON: Yeah, side yards.     22     garage right now without touching anything?       23     MR. SOKOLICH: Chairman, I can tell you     23     MR. CARNOVALE: How do you drive a car       24     that they're existing.     24     side door on the garage.     25       25     Thery're not propsing to they're     26     MR. CARNOVALE: How do you drive a car       24     And If my math is correct, the other is     10.91 feet for a combined of 15.91.     3     MR. CARNOVALE: How do you make the       3     10.91 feet for a combined of 15.91.     3     MR. CANNOVALE: How do you make that       7     particularly care for the parking, putting cars in     7					
15       CHAIRMAN FERGUSON: One door in the         16       back, you're teiling me.         17       MR. H. CHUNG: Yes, just one door.         18       CHAIRMAN FERGUSON: So there's no         19       access.         20       Now, how big are your side yards?         21       MR. H. CHUNG: The side yard?         22       CHAIRMAN FERGUSON: Yeah, side yards?         23       MR. SOKOLICH: Chairman, I can tell you         24       that they're existing.         25       They're not proposing to they're         LAURA A. CARUCCI, C.S.R., R.P.R., LLC.       20-641-1812         24       And if my math is correct, the other is         3       10.91 feet for a combined of 15.91.         3       Into the garage?         3       Into the garage with weicles?         6       the board, my two comments are: A, I don't         7       Jon't In not totally sold         9       And B, I don't In not totally sold         9       And B, I don't In not totally sold         10       on this green area that that you have.         14       Know.         15       So Loffor I would we came up         16       Ike dot fume.         17       MR. CARNOVALE			-		
16       back, you're telling me.       16       MR. CARNOVALE: Yes.         17       MR, H. CHUNG: Yes, just one door.       17       How do you get into this garage that's         18       CHAIRMAN FERGUSON: So there's no       18         19       access.       19       Where is the garage door?         20       Now, how big are your side yards?       20       MR. H. CHUNG: The side yard?         21       MR. H. CHUNG: The side yard?       21       MR. CARNOVALE: How do you get in that         22       CHAIRMAN FERGUSON: Yeah, side yards.       23       mR. CARNOVALE: How do you do yu drive a car         23       MR. SOKOLICH: Chairman, I can tell you       23       side door on the garage.       24         24       that they're existing.       24       side door on the garage.       25         24       They're not proposing to they're       24       26       MR. CARNOVALE: How do you drive a car         25       They're not proposing to they're       24       27       41       201-441-1812       48         3       10.91 feet for a combined of 15.91.       2       MR. CARNOVALE: The you you drive a car       24         4       CHAIRMAN FERGUSON: Okay.       4       MR. SOKOLICH: Chairman, since the of a fand.       1       intot the garage with vehicle		5			
17       MR, H. CHUNG: Yes, just one door.       17       How do you get into this garage that's         18       CHARMAN FERGUSON: So there's no       18       back there?         20       Now, how big are your side yards?       20       MR. H. CHUNS: The side yards?       20         21       MR, H. CHUNS: The side yards?       20       MR. H. CHUNS: The side yards?       21         23       MR, SOKOLICH: Chairman, I can tell you       23       MR. CARNOVALE: How do you get in that         24       that they're existing.       23       MR. CARNOVALE: How do you drive a car         24       that they're existing.       23       MR. CARNOVALE: How do you drive a car         25       They're not proposing to they're       25       So Edoor on the garage.       24         25       So Edoor 1 turn it over to the they're       25       MR. CARNOVALE: How do you drive a car       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.         20       And if my math is correct, the other is       3       into the garage?       3       MR. CARNOVALE: The serve the garage?         3       10.91 feet for a combined of 15.91.       4       MR. CARNOVALE: How do you make that       1         4       CHAIRMAN FERGUSON: Okay.       5       5       doors to get into the garage now?       6         10 <th></th> <th></th> <th></th> <th></th>					
18       CHAIRMAN FERGUSON: So there's no       18       back there?         19       access.       19       Where is the garage door?         20       Now, how big are your side yards?       19       Where is the garage.         21       MR. H. CHUNG: The side yard?       20       MR. A. CARNOVALE: How do you get in that         22       CHAIRMAN FERGUSON: Yeah, side yards.       21       MR. CARNOVALE: How do you get in that         23       MR. SOKOLICH: Chairman, I can tell you       23       MR. H. CHUNG: The garage.         24       that they're existing.       23       MR. CARNOVALE: How do you drive a car         24       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.       201-641-1812       23         25       They're not proposing to they're       LAURA A. CARUCCI, C.S.R., R.P.R., L.LC.       201-641-1812         26       And if my math is correct, the other is       3       MR. CANOVALE: How do you drive a car         3       10.91 feet for a combined of 15.91.       3       MR. SOKOLICH: Where are the garage?       3         3       10.91 feet for a torbaiking.       8       MR. SOKOLICH: Interfort.       7         4       MR SOKOLICH: Understood.       7       MR. SOKOLICH: Interfort.       7         10       on this green anea that- that you have.			-		
19       access.       19       Where is the garage door?         20       Now, how big are your side yards?       20       MR. H. CHUNG: The garage.         21       MR. SOKOLICH: Chairman, I can tell you       41       MR. SOKOLICH: Chairman, I can tell you         23       MR. SOKOLICH: Chairman, I can tell you       23       MR. ACARNOVALE: How do you drive a car         24       that they're existing.       23       MR. CARNOVALE: How do you drive a car         24       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.       201-641-1812       24         25       They're not proposing to they're       26       MR. CANNOVALE: How do you drive a car         24       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.       201-641-1812       26         3       10.91 feet for a combined of 15.91.       46       1       into the garage?         3       10.91 feet for a combined of 15.91.       3       MR. CANNOVALE: I'm sorry.       4         4       CHAIRMAN FERGUSON: Ckay.       4       MR. SOKOLICH: Where are the garage       6         5       So before I turn it over to the rest of       6       MR. H. CHUNG: In the front.       7         7       particularly care for the parking, putting cars in       7       MR. SOKOLICH: Where are the garage       6         6					
20       Now, how big are your side yards?       20       MR. H. CHUNG: The garage.         21       MR. H. CHUNG: The side yard?.       21       MR. CARNOVALE: How do you get in that         22       CHAIRMAN FERGUSON: Yeah, side yards.       23       mR. SOKOLICH: Chairman, I can tell you       23       mR. H. CHUNG: I believe there is a         24       that they're existing.       23       MR. H. CHUNG: I believe there is a         25       They're not proposing to they're       24       side dor on the garage.         LAURA A. CARUCCI, C.S.R., R.P.R., LL.C.         20       MR. H. CHUNG: I believe there is a         30         5       feet on side is 5 feet.         46       48         1         3       10.91 feet for a combined of 15.91.       3       MR. CARNOVALE: How do you make area         4       Get not board, my two comments are: A, I don't       6       MR. SOKOLICH: Where are the garage         5       So before 1 turn it over to the rest of       5       doors to get into the garage inth vehides?         6       MR. SOKOLICH: In the front.         7       MR. SOKOLICH: In the front.         7       MR. SOKOLICH: In the stade			-		
21       MR. H. CHUNG: The side yard?.       21       MR. CARNOVALE: How do you get in that garage right now without touching anything?         23       MR. SCKOLICH: Chairman, I can tell you that they're existing.       23       MR. H. CHUNG: I believe there is a         24       that they're existing.       24       side door on the garage.       25         25       They're not proposing to they're LAURA A. CARUCCI, C.S.R., R.P.R., LLC.       201-641-1812       201-641-1812         46       48         1       5 feet. One side is 5 feet.       1       into the garage?       48         2       And if my math is correct, the other is       3       MR. ACARNOVALE: How do you drive a car LAURA A CARUOVALE: I'm sorry.         4       CHAIRMAN FERGUSON: Okay.       4       MR. SCKOLICH: Unthe garage?       48         5       So before 1 turn it over to the rest of       6       MR. H. CHUNG: I'm the front.         7       particularly care for the parking, putting cars in       7       MR. CARNOVALE: How do you make that         9       And B, I don't T'm not totally sold       9       MR. J. HOWING: The drive serve.         10       on this green area that that you have.       10       MR. CARNOVALE: How do you make that         9       And B, I don't T'm not totally sold       9       MR. CARNOVALE: H					
22       CHAIRMAN FERGUSON: Yeah, side yards.       22       garage right now without touching anything?         23       MR. SOKOLICH: Chairman, I can tell you that they're existing.       23       MR. H. CHUNG: I believe there is a side door on the garage.         24       that they're existing.       23       MR. A. CARUCCI, C.S.R., R.P.R., LLC. 201-641-1812         25       They're not proposing to they're LAURA A. CARUCCI, C.S.R., R.P.R., LLC. 201-641-1812       24       side door on the garage.         26       46       48       1       Into the garage?       48         1       5 feet. One side is 5 feet.       46       1       Into the garage?       48         3       10.91 feet for a combined of 15.91. CHAIRMAN FERGUSON: Okay.       4       MR. CARNOVALE: More are the garage       48         5       So before I turn it over to the rest of 6       the board, my two comments are: A, I don't       6       MR. H. CHUNG: In the front.         9       And B, I don't I'm not totally sold       7       MR. SCKOLICH: Where are the garage with vehicles?         10       on this green area that thar you have.       11       MR. CARNOVALE: How do you make that         11       MR. SOKOLICH: Understood.       11       know.         12       CHAIRMAN FERGUSON: Because I believe       10       MR. H. CHUNG: Te driveway is 10					
23       MR. SOKOLICH: Chairman, I can tell you that they're existing.       23       MR. H. CHUNG: I believe there is a side door on the garage.         24       that they're existing.       25       MR. CARNOVALE: How do you drive a car LAURA A. CARUCCI, CS.R, R.P.R, LLC. 201-641-1812         26       LAURA A. CARUCCI, CS.R, R.P.R, LLC. 201-641-1812       201-641-1812         26       MR. CARNOVALE: How do you drive a car LAURA A. CARUCCI, CS.R, R.P.R, LLC. 201-641-1812         27       And if my math is correct, the other is a 10.91 feet for a combined of 15.91.       3       MR. CARNOVALE: Ims orry.         4       CHAIRMAN FERGUSON: Okay.       4       MR. CARNOVALE: Ims orry.       4         5       So before I turn it over to the rest of the board, my two comments are: A, I don't p particularly care for the parking, putting cars in 8       6       MR. H. CHUNG: In the front. 7         7       particularly care for the parking, putting cars in 8       8       MR. CARNOVALE: How do you make that 1         9       And B, I don't I'm not totally sold 9       MR. SOKOLICH: Understood.       9         11       MR. SOKOLICH: Understood.       11       know.         12       CHAIRMAN FERGUSON: Because I believe 17       13       MR. CARNOVALE: Sir, how wide is that 14         14       And afra a year, a year-and-a-haif, it 14       driveway?       15       So I don't have to go crazy tryin					
24       that they're existing.       24       side door on the garage.         25       They're not proposing to they're       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.         201-641-1812       201-641-1812         201-641-1812       46         1       5 feet.         2       And if my math is correct, the other is         3       10.91 feet for a combined of 15.91.         4       CHAIRMAN FERGUSON: Okay.         5       So before I turn it over to the rest of         6       the board, my two comments are: A, I don't         7       particularly care for the parking, putting cars in         7       MR. CARNOVALE: How do you make that         9       And B, I don't - 'Im not totally sold         10       ont his green area that that you have.         11       MR. SOKOLICH: Understood.         12       CHAIRMAN FERGUSON: Because I believe         13       I went, I think it was Leonia, but don't quote me.         14       And after a year, a year-and-a-half, it         15       So I don't have to go crazy trying to         16       Why couldn't you make macadam? There's         macadam there now, no?       MR. CARNOVALE: I don't see anything         16       Why couldn't you make macadam? There's					
25       They're not proposing to they're       25       MR. CARNOVALE: How do you drive a car         LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.       201-641-1812       201-641-1812         4       5 feet. One side is 5 feet.       2       MR. CARNOVALE: How do you drive a car         2       And if my math is correct, the other is       3       1 into the garage?         3       10.91 feet for a combined of 15.91.       3       MR. CARNOVALE: Tho sorry.         4       CHAIRMAN FERGUSON: Okay.       4       MR. SOKOLICH: Where are the garage         5       So before I turn it over to the rest of       6       doors to get into the garage with vehicles?         6       the fond of the building.       7       MR. SOKOLICH: In the front, okay.         8       the front of the building.       8       MR. CARNOVALE: How do you make that         9       And B, I don't I'm not totally sold       9       turn to get into the garage now?         10       on this green area that that you have.       10       MR. CARNOVALE: How do you make that         14       mad after a year, a year-and-a-half, it       14       driveway?       15         15       So I don't have to go crazy trying to       15       So I don't have to go crazy trying to          15       macadam there now, no					
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         4       5 feet. 0ne side is 5 feet.       1       into the garage?         2       And if my math is correct, the other is 10.91 feet for a combined of 15.91.       3       MR. CARNOVALE: Tim sorry.         4       CHAIRMAN FERGUSON: Okay.       4       MR. SOKOLICH: Where are the garage?         5       So before I turn it over to the rest of       6       doors to get into the garage with vehicles?         6       the board, my two comments are: A, I don't       6       MR. H. CHUNG: In the front.         7       particularly care for the parking, putting cars in       7       MR. SOKOLICH: In the front, okay.         8       the front of the building.       8       MR. CARNOVALE: How do you make that         9       And B, I don't I'm not totally sold       9       turn to get into the garage now?         10       ms. SOKOLICH: Understood.       11       know.         12       CHAIRMAN FERGUSON: Because I believe       13       MR. CARNOVALE: Sir, how wide is that         14       And after a year, a year-and-a-half, it       14       driveway?         15       turned -i it turned like to brown. It was almost       15       so I don't have to go crazy trying to         16       ims coth c					
201-641-1812       201-641-1812         46       48         1       5         2       And if my math is correct, the other is       1       into the garage?         3       10.91 feet for a combined of 15.91.       3       MR. CARNOVALE: I'm sorry.         4       CHARMAN FERGUSON: Okay.       4       MR. SOKOLICH: Where are the garage         5       So before I turn it over to the rest of 5       doors to get into the garage with vehicles?         6       the board, my two comments are: A, I don't       6       MR. SOKOLICH: Where are the garage         7       particularly care for the parking, putting cars in       7       MR. SOKOLICH: In the front, okay.         8       the front of the building.       8       MR. CANOVALE: How do you make that         9       on this green area that - that you have.       10       on this green area that - that you have.         10       MR. SOKOLICH: Understood.       11       know.         11       MR. CANIVALE: Sir, how wide is that         13 <th colspa<="" th=""><th>25</th><th></th><th>25</th><th></th></th>	<th>25</th> <th></th> <th>25</th> <th></th>	25		25	
464815 feet. One side is 5 feet.into the garage?2And if my math is correct, the other isinto the garage?310.91 feet for a combined of 15.91.34CHAIRMAN FERGUSON: Okay.35So before I turn it over to the rest of66the board, my two comments are: A, I don't67particularly care for the parking, putting cars in78the front of the building.79And B, I don't I'm not totally sold910on this green area that that you have.1011MR. SOKOLICH: Understood.1112CHAIRMAN FERGUSON: Because I believe1313 I went, I think it was Leonia, but don't quoter me.1314And after a year, a year-and-a-half, it1415So I don't have to go crazy trying to16like dirt. So the green doesn't stand up over a long1617macadam there now, no?1920MR. CARNOVALE: Okay.21minto the coverage. That's why we came up22MR. CHUNG: Because we worried about11improving the lot coverage. That's why we came up22MR. H. CHUNG: I chairman, since the lot23MR. SOKOLICH: Chairman, since the lot24hare.25MR. M. CHUNG: I chairma, since the lot26MR. A. CARUCZI, C.S.R., R.P.R., L.L.C.20MR. A. CARUCZI, C.S.R., R.P.R., L.L.C.21Sol-Gorther Tolol' Si24h					
1       5 feet. One side is 5 feet.       1       into the garage?         2       And if my math is correct, the other is       3       MR. CARNOVALE: 1'm sorry.         3       10.91 feet for a combined of 15.91.       3       MR. CARNOVALE: 1'm sorry.         4       CHAIRMAN FERGUSON: Okay.       4       MR. SOKOLICH: Where are the garage         5       So before I turn it over to the rest of       5       doors to get into the garage with vehicles?         6       the board, my two comments are: A, I don't       6       MR. H. CHUNG: In the front.         7       particularly care for the parking, putting cars in       7       MR. SOKOLICH: In the fornt, okay.         8       the front of the building.       9       And B, I don't I'm not totally sold       9       turn to get into the garage now?         10       on this green area that that you have.       10       MR. H. CHUNG: Yeah, it's very tight, I         11       MR. SOKOLICH: Understood.       11       know.         12       CHAIRMAN FERGUSON: Because I believe       12       But it's existing.         13       I went, I think it was Leonia, but don't quote me.       13       MR. CARNOVALE: Sir, how wide is that         14       And after a year, a year-and-a-half, it       14       driveway?       15       So I don't ha					
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1	MR. CARNOVALE: So you guys are worried	1	door on i
2	about the coverage, which you're exceeding, plus how	2	
3	are you going to treat the and you guys stuck a	3	
4	dormer up on the top there.	4	
5	MR. H. CHUNG: Yes.	5	
6	MR. CARNOVALE: I didn't visit this	6 7	
7	site, but I think this garage isn't the door in		the way walk the
8 9	the back where the townhomes are, that piece of	8	through t back. Th
9 10	property, or am I wrong. MR. SOKOLICH: There is a strip to the	10	Dack. III
11	rear that's owned by the Borough of Palisades Park.	11	suggestir
12	MR. CARNOVALE: Is that where the	12	door is ex
13	garage door is.	13	0001 13 02
14	MR. SOKOLICH: Not to my knowledge.	14	
15	On the tax map I believe you're	15	that towr
16	talking about the easement that runs to the rear of	16	
17	all the properties in that neighborhood?	17	then peo
18	MR. CARNOVALE: Yes, sir.	18	condition
19	Because a lot of these garages have the	19	
20	doors back there. So I didn't happen to drive down	20	front
21	these people's driveways and look.	21	
22	But I'm wondering where the garage is.	22	that's not
23	And like the gentleman said, there's	23	
24	big parking issue here. You guys keep talking about	24	
25	parking cars in the front. Where in the front? When	25	to get an
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		L
	201-641-1812		
	50		
1	we talk about the front, usually we mean the front of	1	
2	the house.	2	
3 4	CHAIRMAN FERGUSON: They're proposing	3	
4 5	that green area on off of Henry. They're going to park cars in front of the house.	4 5	roof here
6	MR. CARNOVALE: Yeah.	6	up with -
7	But that's out	7	up with -
8	CHAIRMAN FERGUSON: Right now it's	8	
9	grass or whatever.	9	average
10	MR. CARNOVALE: But that's out of	10	arenage
11	character for the neighborhood.	11	took the
12	And I don't know because I'm not a	12	the avera
13	lawyer, but I don't know, I think the driveway is too	13	
14	narrow.	14	to the top
15	And I'm concerned about this garage in	15	
16	the back.	16	peak.
17	Maybe some audience members would know	17	
18	where the doors are to this because I don't want to	18	
19	drive down their driveways.	19	even how
20	CHAIRMAN FERGUSON: Vinnie?	20	to look at
21	MR. CARNOVALE: The doors could be in	21	
22	the back.	22	to get his
23	CHAIRMAN FERGUSON: Yeah, no.	23	
24	If you drive down the driveway now it's	24	done.
25	very narrow. There's a garage in the back that has a	25	
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		L

it. MR. SOKOLICH: But they face Henry. MR. CARNOVALE: Oh, they do? Okay. MR. SOKOLICH: No, no. I wasn't understanding your question. MR. CARNOVALE: No, I'm sorry. MR. SOKOLICH: We don't use the access the back and get to the garage through the he garage doors face Henry. So they're in the front. And I'm not ing the angle isn't difficult, but this garage existing here (indicating). MR. CARNOVALE: Okay. Because some of the houses, they face nhouse east in the back. MR. SOKOLICH: Which would be here and ople go down this way, not here, not this n (indicating). MR. CARNOVALE: The parking in the MR. SOKOLICH: That's not -- yeah, ot what we're proposing. MS. BRAUER: We live there, Mark. CHAIRMAN FERGUSON: Okay. You're going n opportunity to talk. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 52 We always let everybody talk. Vinnie, you done, kid? MR. CARNOVALE: Yeah. What about this extra dormer up on the e, how did you calculate your height to come -- what did you say -- 26 point something? CHAIRMAN FERGUSON: Yes, 27 feet. MR. H. CHUNG: Yes, we provide the grade. And then from that average grade, we building height. It's showing here we made age grade we have. Then we have the dimension of 25 feet pp. And then actually the center of the So we put the highest building. MR. CARNOVALE: Actually, that's not w we calculate the height. Could I ask Steve at that, or later? CHAIRMAN FERGUSON: Yeah, Steve's going is shot. MR. CARNOVALE: Okay, I'm done. I'm CHAIRMAN FERGUSON: So, Mr. Simoff, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

	53		55
1	you're on.	1	to take it?
2	MR. SIMOFF: Who me?	2	MR. COLLAZUOL: We prepared a report
3	CHAIRMAN FERGUSON: Yes.	3	dated September 15.
4	So for the Members of the Board that	4	I'll direct your attention to
5	haven't met him, he's our new parking expert.	5	Item No. 5 on the stormwater management. These plans
6	MR. SIMOFF: Good evening.	6	do not include the connections for the roof leader of
7	I'm Hal Simoff.	7	the building. This is a redevelopment. It really
8	CHAIRMAN FERGUSON: He took Judd's	8	should address the stormwater from the roof.
9	place.	9	Can you explain where the present roof
10	So he's in charge of the parking.	10	water is going?
11	MR. SIMOFF: Well, it looks like it's a	11	MR. SOKOLICH: Where is the present
12	physical impossibility if the garage doors are on the	12	water from the gutters going to?
13	west side of the building. It looks like it's	13	Is there any proposed formal stormwater
14	based on the survey, it looks like it's a physical	14	management system?
15	impossibility to get two cars in that building.	15	And I think I can answer that. The
16	MR. SOKOLICH: Between now and the next	16	answer is no
17	meeting, Chairman now, again, it's not my	17	Correct, Chung?
18	applicant but it's going to be at my strong urging	18	MR. H. CHUNG: No.
19	that a template be placed on this property to	19	MR. SOKOLICH: No, not at this time.
20	determine what cars can or if they even can access	20	But we understand that could be a
21	that garage.	21	condition of any action by the board. And we'll
22	CHAIRMAN FERGUSON: Okay.	22	consider it, Steve.
23	MR. SOKOLICH: Also, come up with a	23	MR. COLLAZUOL: Very good.
24	specific count.	24	MR. SOKOLICH: And we acknowledge we're
25	That's at least my recommendation.	25	going to have to provide that.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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1	CHAIRMAN FERGUSON: Right.	1	MR. COLLAZUOL: With following
2	I appreciate that.	2	Item No. 7, rear and side yard drainage should be
3	MR. SIMOFF: Then maybe on the north	3	addressed.
4	side of the garage, if you're going to use the alley	4	Runoff from proposed driveway has been
5	for access can you use the alley for access? That's the question.	5	shown to be directed to Henry Avenue. The existing trench drain outlets determined or removed and or
6 7	MR. SOKOLICH: That's what it's	6 7	
8	there.	8	extended along the proposed driveway. Note on the plan. There's a note that
9	MR. SIMOFF: Maybe you want to put a	9	says, "Drain outlet trench drain is unknown."
10	parking space on the north side of the garage so	10	Turning and answering the question from
11	they're not in the front yard.	11	Vincent earlier, on page 2, Item No. 3, the wall on
12	MR. CARNOVALE: Sir, with all due	12	the right isn't shown to be either removed or to
13	respect, if the garage doors are facing Henry, you	13	remain. It appears to be approximately 1 foot in
14	would have to bust the back wall out to put the	14	width, which would make the driveway 10 feet, except
15	garage doors back there.	15	for the width of the chimney, which may makes it 10
16	MR. SIMOFF: Just change the access.	16	about 9 feet, 8-foot-8 in dimension width.
17	MR. CARNOVALE: Yeah.	17	There is also a projection shown on the
18	I don't really know if our ordinance	18	right side. That may be a lower roof. I'm not
19	I don't know about that stuff.	19	certain.
20	MR. SOKOLICH: Mr. Simoff, we will look	20	But that may also be a low clearance,
21	at all of this in the intervening period.	21	to answer your question, Vincent.
22	CHAIRMAN FERGUSON: Are you done, my	22	Typically, a conversion like this would
23	friend.	23	require further utilities to be shown under sanitary
24	MR. SIMOFF: Yes.	24	sewer. The sanitary sewer should be shown on the
25	CHAIRMAN FERGUSON: Steve, do you want	25	plans, and the connection to the borough's sewer out
	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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		r	
4	57		59
1	in the street.	1	MR. KAUKER: Yeah.
2	The application should include new	2	Just an observation following up on all
3	curbing and sidewalks along the entire property	3	of the comments and also Mr. Simoff's point.
4	frontage to borough specifications.	4	Again, it appears that you can use the
5	So all you're showing, a new apron and	5	rear alley for ingress and egress.
6	curb, it should be full across the property frontage.	6	But one of the things you may want to
7	There is a note on the plan, on the	7	take a look at which you could be able to do.
8	Grading and Draining Plan, indicating that a variance	8	Mr. Simoff said I don't know what
9	is requested for driveway width. Required is	9	the condition of this garage is in the rear.
10	20 feet. Requested is 29.8.	10	But if you're able to flip the garage
11	I defer to Mr. Kauker. There is no	11	doors to the rear and have two vehicles come in the
12	such ordinance.	12	front, probably you can get two vehicles from the
13	So although I was wondering if that's a	13	garage.
14	variance requirement, it is not.	14	And then in the area that's delineated
15	So that note should be removed from the	15	as green (indicating), maybe put a parking some
16	plan, and that variance would not be required.	16	macadam in there and put parking. That would
17	Aside from the other items which are	17	eliminate that green driver in the front.
18	standard on a report, there's just one more comment.	18	And then you could keep a small portion
19	As you said Chairman, green looks very	19	of this probably past a home for one of the four
20	nice, but it's not used routinely.	20	parking spots.
21	CHAIRMAN FERGUSON: Right.	21	And then you also would be able to
22	MR. COLLAZUOL: It's used a lot for	22	eliminate the macadam green as well so it's kind of
23	fire roads and limited access where the grass does	23	like an offset. That may be something they can do
24	continue to grow.	24	also.
25	But if this is going to be used	25	In terms of the height of the building,
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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1	commonly on an everyday basis, you would find that	1	theoretically that could be considered. If it's more
2	that perviousness where grass is anticipated would	2	than 5 feet it would be considered a story, and
3	probably be very brown, as you indicated.	3	probably it looks like it might be.
4	CHAIRMAN FERGUSON: Okay.	4	And the cellar is not a story per the
5	So you're telling me that you feel it's	5	code. And so you would have one, two, and then that
6	not appropriate; is that what you telling me?	6	additional area would be considered a story. So you
7	MR. COLLAZUOL: It's usually not used	7	would be three stories.
8	for residential use.	8	CHAIRMAN FERGUSON: All right. Okay,
9	CHAIRMAN FERGUSON: Okay.	9	anybody else?
10	Anybody else have anything?	10	Yes, Steve?
11	MR. CARNOVALE: Steve, did you look at	11	MR. COLLAZUOL: Any access where it's
12	the height on this and how it was calculated?	12	going to be used and I was going to say earlier
13	MR. COLLAZUOL: Yes, we did go over it.	13	that curb we would recommend a curb be placed at
14	It does appear the existing roof line	14	the rear property line to differentiate between the
15	is present. And the architect did appear to show to	15	borough's right-of-way and the property in question.
16	the midpoint of that, which is not saying it's	16	CHAIRMAN FERGUSON: Okay, got it.
17	changing.	17	Okay, now we're going to turn it over
18	However, I question Mr. Kauker on the	18	to the audience.
19	number of stories because now they're adding an attic	19	And, Susan, do you want to lead us off?
20	there.	20	Name and address.
21	So I question whether it's really three	21	MS. SCHOR: Marsha Schor.
22	stories now or not.	22	May I ask, what are you putting in the
23	MR. CARNOVALE: Okay.	23	basements?
24	CHAIRMAN FERGUSON: Okay.	24	MR. H. CHUNG: The basement?
	-	25	The basement, we have an existing
25	Mr. Kauker?	25	The basement, we have an existing LAURA A. CARUCCI. C.S.R., R.P.R., L.L.C.
	-	25	The basement, we have an existing LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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1	utility room and existing storage.	1
2	And then utility room.	2
3	And then actually we are adding one	3
4	playroom.	4
5	And there is open space with a summer	5
6	kitchen, which is existing.	6
7	MS. SCHOR: Do you have a bathroom in	7
8	there at all?	8
9 10	MR. H. CHUNG: Yes, one existing	9
10	bathroom is there.	10 11
12	MS. SCHOR: What do you have in the bathroom?	12
12		13
13	MR. H. CHUNG: That's existing, so we didn't touch anything.	14
15	MS. SCHOR: Okay.	15
15	Because I remember when after the owner	16
17	died, the people came before this board to ask for a	17
18	to be allowed to put a two-family, and they did.	18
19	First of all, the driveway there	19
20	were two entrances into the garage. There was one	20
21	directly from the driveway and one from the easement,	21
22	which made because they said they needed two exits	22
23	and entrances into the driveway.	23
24	The basement is below ground.	24
25	Are you having windows there or	25
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	
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1		1
1 2	62 something? Because after these people were flooded this last rain	1
	something? Because after these people were flooded	
2	something? Because after these people were flooded this last rain	2
2 3	something? Because after these people were flooded this last rain MR. H. CHUNG: Yes, there are some	2
2 3 4	something? Because after these people were flooded this last rain MR. H. CHUNG: Yes, there are some existing windows.	2 3 4
2 3 4 5	something? Because after these people were flooded this last rain MR. H. CHUNG: Yes, there are some existing windows. MS. SCHOR: Okay.	2 3 4 5
2 3 4 5 6	something? Because after these people were flooded this last rain MR. H. CHUNG: Yes, there are some existing windows. MS. SCHOR: Okay. And there used to be a door on the	2 3 4 5 6
2 3 4 5 6 7	something? Because after these people were flooded this last rain MR. H. CHUNG: Yes, there are some existing windows. MS. SCHOR: Okay. And there used to be a door on the left-hand side of the house that would lead you	2 3 4 5 6 7
2 3 4 5 6 7 8	something? Because after these people were flooded this last rain MR. H. CHUNG: Yes, there are some existing windows. MS. SCHOR: Okay. And there used to be a door on the left-hand side of the house that would lead you directly into the basements.	2 3 4 5 6 7 8
2 3 4 5 6 7 8 9	something? Because after these people were flooded this last rain MR. H. CHUNG: Yes, there are some existing windows. MS. SCHOR: Okay. And there used to be a door on the left-hand side of the house that would lead you directly into the basements. I know because I went through it. On	2 3 4 5 6 7 8 9
2 3 4 5 6 7 8 9 10	something? Because after these people were flooded this last rain MR. H. CHUNG: Yes, there are some existing windows. MS. SCHOR: Okay. And there used to be a door on the left-hand side of the house that would lead you directly into the basements. I know because I went through it. On the left-hand side, on the side of the building.	2 3 4 5 7 8 9 10
2 3 4 5 6 7 8 9 10 11	something? Because after these people were flooded this last rain MR. H. CHUNG: Yes, there are some existing windows. MS. SCHOR: Okay. And there used to be a door on the left-hand side of the house that would lead you directly into the basements. I know because I went through it. On the left-hand side, on the side of the building. Not in the back, on the side.	2 3 4 5 6 7 8 9 10 11
2 3 4 5 6 7 8 9 10 11 12	something? Because after these people were flooded this last rain MR. H. CHUNG: Yes, there are some existing windows. MS. SCHOR: Okay. And there used to be a door on the left-hand side of the house that would lead you directly into the basements. I know because I went through it. On the left-hand side, on the side of the building. Not in the back, on the side. So you have a door there too, then.	2 3 4 5 6 7 7 8 9 10 11 12
2 3 4 5 6 7 8 9 10 11 12 13	something? Because after these people were flooded this last rain MR. H. CHUNG: Yes, there are some existing windows. MS. SCHOR: Okay. And there used to be a door on the left-hand side of the house that would lead you directly into the basements. I know because I went through it. On the left-hand side, on the side of the building. Not in the back, on the side. So you have a door there too, then. MR. H. CHUNG: No.	2 3 4 5 7 8 9 10 11 12 13
2 3 4 5 6 7 8 9 10 11 12 13 14	something? Because after these people were flooded this last rain MR. H. CHUNG: Yes, there are some existing windows. MS. SCHOR: Okay. And there used to be a door on the left-hand side of the house that would lead you directly into the basements. I know because I went through it. On the left-hand side, on the side of the building. Not in the back, on the side. So you have a door there too, then. MR. H. CHUNG: No. If we have an existing door, we are	2 3 4 5 7 8 9 10 11 12 13 14
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	something? Because after these people were flooded this last rain MR. H. CHUNG: Yes, there are some existing windows. MS. SCHOR: Okay. And there used to be a door on the left-hand side of the house that would lead you directly into the basements. I know because I went through it. On the left-hand side, on the side of the building. Not in the back, on the side. So you have a door there too, then. MR. H. CHUNG: No. If we have an existing door, we are going to close it and then put MS. SCHOR: Excuse me. MR. H. CHUNG: If we have anything there, we're going to close it. MS. SCHOR: You're going to close that door. MR. H. CHUNG: Close the door, right. MS. SCHOR: In other words, because a little step, like, three steps down. Then you went down to the regular basement.	2 3 4 5 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24
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1	We're going to have only one. It can
2	access on from the rear side.
3	MS. SCHOR: Now, on the first floor
4	you're just going to have two bedrooms, or no?
5	MR. H. CHUNG: Yes, one, two bedrooms.
6	MS. SCHOR: That's the second floor.
7	MR. H. CHUNG: Yes, second floor.
8	MS. SCHOR: Aren't you making it
9	it's almost like not quite a 6-over-6; it's a
0	4-over-4.
1	But you're adding another floor, which
2	would make it a three-story building.
3	MR. H. CHUNG: Right.
4	Because we considered it as an attic
5	space. So we tried to make it
6	MS. SCHOR: Does the house now have an
7	attic?
8	MR. H. CHUNG: Yes.
9	MS. SCHOR: It now has an attic?
0	MR. H. CHUNG: Yes.
1	MS. SCHOR: I mean, it has is there
2	an existing attic right now?
3	MR. SOKOLICH: There is, yes.
4	MR. H. CHUNG: We are just adding the
5	new attic dormer in front.
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1	MS. SCHOR: To the attic space.
2	How high is the ceiling on that?
3	MR. H. CHUNG: It's 7 feet 6 maximum.
4	MS. SCHOR: Okay, thank you.
5	CHAIRMAN FERGUSON: Susan, take it
6	
7	away. MS. BRAUER: The Chairman may or may
, 8	not remember this. Several years back that was
9	originally Bert's house.
9 0	When she passed away, the new owner
_	
1 2	said he would just like to make it into a two-family.
	And, essentially, what happened, without coming back to the board is they picked up
3	WITHOUT COMING DACK TO THE DOARD IS THEY DICKED UD
4	the roof and shoved a whole new gigantic house under
4 5	the roof and shoved a whole new gigantic house under it.
4 5 6	the roof and shoved a whole new gigantic house under it. For as long it's been there, it has
4 5 6 7	the roof and shoved a whole new gigantic house under it. For as long it's been there, it has been a two-family house or more. That house had more
4 5 6 7 8	the roof and shoved a whole new gigantic house under it. For as long it's been there, it has been a two-family house or more. That house had more people in it than are in this room. Last week there
4 5 6 7 8 9	the roof and shoved a whole new gigantic house under it. For as long it's been there, it has been a two-family house or more. That house had more people in it than are in this room. Last week there was a moving truck that moved out.
4 5 6 7 8 9	the roof and shoved a whole new gigantic house under it. For as long it's been there, it has been a two-family house or more. That house had more people in it than are in this room. Last week there was a moving truck that moved out. Is there a brand-new owner to this
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	65		67
1	MS. BRAUER: Well, somebody's got to be	1	shape and it's narrow.
2	his client.	2	So I don't know how you're going to get
3	MR. SOKOLICH: The present applicant	3	cars in and out of that safely.
4	Yong Suk Yom had acquired ownership to this house in	4	Because you have Rodeo Plaza that uses
5	June of 2010.	5	it. You have everybody else from Brinkerhoff that
6	There have been no changes in ownership	6	uses it. And when the weather is bad, that floods
7	since.	7	right down to Henry Avenue and right down the
8	MS. BRAUER: Okay.	8	easement to Highland. And there are no catch basins
9	Well, he's had a two-family house or	9	there.
10	more there. And I will attest to that any way you	10	CHAIRMAN FERGUSON: Right.
		-	-
11	want.	11	MS. BRAUER: So if they don't do
12	Is there an existing chimney in that	12	something about runoff, there's going to be another
13	house?	13	major problem.
14	MR. H. CHUNG: Yes.	14	So they've already got a basement where
15	MS. SCHOR: I believe there's a	15	they're adding space.
16	fireplace.	16	And I think if they're going to put a
17	MS. BRAUER: I believe there's a	17	playroom, they've going to need, as you know, the
18	borough ordinance that says you can't have a car	18	fire code for either windows to get out of there.
19	parked on the outside next to that.	19	CHAIRMAN FERGUSON: Right.
20	And then I remember from Joe, before	20	Hopefully.
21	you, and Mr. Pallotta discussed something because	21	MS. BRAUER: The two exits.
22	it's a fire hazard.	22	Because he said he's closing off one
23	So if he wants to put parking next to	23	doorway that's on the side. There's going to be one
24	up the side of the house, we have an ordinance	24	in the back. I don't know if that's enough.
25	against that.	25	But you've already got two stories that
20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	201-041-1012		201-041-1012
	66		60
	66		68
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2	CHAIRMAN FERGUSON: Okay. MS. BRAUER: Okay, that's fine.	2	are relatively new. Now he wants to put a third story and
2 3	CHAIRMAN FERGUSON: Okay. MS. BRAUER: Okay, that's fine. Now, you say you've been using two	2 3	are relatively new. Now he wants to put a third story and what he calls a dormer/easement, whatever. That's
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1	attic.	1	
2	I'm not clear how that is.	2	adjournn
3	Do you have an attic space?	3	
4	MR. SOKOLICH: The idea is there I'm	4	time.
5	sorry to interrupt you, Susan.	5	
6	But there are four bedrooms that are	6	
7	now proposed with this existing dwelling, and there	7	
8	are four new ones.	8	
9	MS. BRAUER: Okay. Let's not even go	9	Chair, Me
10	there.	10	
11 12	We can save time, Mr. Sokolich.	11 12	mombor
12	You have attic space now. And you're adding to that?	12	members
14	MR. H. CHUNG: Right.	13	you don'
15	MS. BRAUER: So it be will be one large	15	you don
16	attic or dormer.	16	understa
17	So how many square feet will that total	17	undereta
18	amount to, the existing plus the new.	18	okay.
19	MR. H. CHUNG: The existing attic is	19	,
20	364.	20	six, seve
21	MS. BRAUER: It's 364.	21	
22	MR. H. CHUNG: Then if you add	22	
23	MS. BRAUER: So that's more than 100.	23	
24	MR. SOKOLICH: No. What's new is 100.	24	
25	Please don't	25	
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1	MS. BRAUER: Okay, so he's adding that	1	
2	to the existing	2	
3	MR. SOKOLICH: I didn't say that.	3	
4	MS. BRAUER: is that correct, or did	4	
5	I misspeak?	5	
6	But you're adding that to the existing.	6	
7	MR. H. CHUNG: Right.	7	
8	MS. BRAUER: All right.	8	
9	So, collectively, it's 364 square feet.	9	
10	That's not a tiny space.	10	
11	CHAIRMAN FERGUSON: Okay. Anybody	11	
12	else?	12	
13	(No response.)	13	Thank yo
14	CHAIRMAN FERGUSON: So, Counsel, do you	14	
15 16	want to MR. SOKOLICH: Chairman, we've heard	15 16	two-minu
17	quite a bit. I am confident that a lot of what we've	10	two-min
18	heard we can address by way of material amendment.	18	already?
19	It's not something I can address this	19	un cuu y .
20	evening verbally. We'd like the opportunity to	20	
21	reappear on the 18th, having filed amended plans on a	21	
22	timely basis before that hearing.	22	case on t
23	And I'm sure Mr. Chewcaskie is going to	23	left, so le
24	look forward to addressing much of this.	24	can get h
25	CHAIRMAN FERGUSON: Mr. Chewcaskie.	25	which is
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1	I'll make a motion that the variance
2	adjournment I'm sorry.
3	MS. TESTA: And your client waives any
4	time.
5	MR. SOKOLICH: He does.
6	MS. TESTA: And no further notice.
7	VICE CHAIRMAN ALBANESE: Second.
8	MR. SOKOLICH: Thank you. Thank you,
9	Chair, Members of the Board.
10	Good night, ladies.
11	CHAIRMAN FERGUSON: Board, who are the
12	members who vote?
13	MS. TESTA: Mr. Brogna and Mr. Chung,
14	you don't vote.
15	Two of you are alternatives, to my
16	understanding.
17	CHAIRMAN FERGUSON: You're not voting,
18	okay.
19	So there's one, two, three, four, five,
20	six, seven.
21	Roll call?
22	MS. KIM: Ferguson?
23	CHAIRMAN FERGUSON: Yes.
24	MS. KIM: Albanese?
25	VICE CHAIRMAN ALBANESE: Yes.
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4	MC KIM, Flatteriou2
1 2	MS. KIM: Elefteriou?
2	MR. ELEFTERIOU: Yes.
2 3	MR. ELEFTERIOU: Yes. MS. KIM: Carnovale?
2 3 4	MR. ELEFTERIOU: Yes. MS. KIM: Carnovale? MR. CARNOVALE: Yes.
2 3 4 5	MR. ELEFTERIOU: Yes. MS. KIM: Carnovale? MR. CARNOVALE: Yes. MS. KIM: Grala?
2 3 4 5 6	MR. ELEFTERIOU: Yes. MS. KIM: Carnovale? MR. CARNOVALE: Yes. MS. KIM: Grala? MR. GRALA: Yes.
2 3 4 5 6 7	MR. ELEFTERIOU: Yes. MS. KIM: Carnovale? MR. CARNOVALE: Yes. MS. KIM: Grala? MR. GRALA: Yes. MS. KIM: Terranova?
2 3 4 5 6	MR. ELEFTERIOU: Yes. MS. KIM: Carnovale? MR. CARNOVALE: Yes. MS. KIM: Grala? MR. GRALA: Yes. MS. KIM: Terranova? MR. TERRANOVA: Yes.
2 3 4 5 6 7 8 9	MR. ELEFTERIOU: Yes. MS. KIM: Carnovale? MR. CARNOVALE: Yes. MS. KIM: Grala? MR. GRALA: Yes. MS. KIM: Terranova? MR. TERRANOVA: Yes. MS. KIM: Yoon?
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$     \begin{array}{c}       2 \\       3 \\       4 \\       5 \\       6 \\       7 \\       8 \\       9 \\       10 \\       11 \\       12 \\       13 \\       14 \\       15 \\       16 \\       7 \\       18 \\       9 \\       22 \\       22 \\       23 \\       4 \\       7 \\       7 \\       8 \\       7 \\       7 \\       8 \\       7 \\    $	MR. ELEFTERIOU: Yes. MS. KIM: Carnovale? MR. CARNOVALE: Yes. MS. KIM: Grala? MR. GRALA: Yes. MS. KIM: Terranova? MR. TERRANOVA: Yes. MS. KIM: Yoon? MS. YOON: Yes. MR. SOKOLICH: Thank you. Good evening. Everyone stay safe. Thank you. CHAIRMAN FERGUSON: Okay, next. MR. CARNOVALE: Joe, can we have a two-minute break. CHAIRMAN FERGUSON: You want a break already? All right five-minute break. (Whereupon, a brief recess is taken.) CHAIRMAN FERGUSON: All right, the next case on the agenda there's only two applications left, so let's see if we can move this along so we can get home, which would be 139-145 Morningside,

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1	MS. TESTA: Let the record reflect that	1	As originally proposed, we were taking
2	I'm recusing myself, and Mark Macri will be sitting	2	basically what are two lots between Morningside Lane
3	in for this application.	3	and Bergen Boulevard and combining them.
4	CHAIRMAN FERGUSON: Roll call for	4	We originally were looking for seven
5	attendance.	5	units in two dwellings.
6	MS. KIM: Ferguson?	6	We've revised those plans to scale it
7	CHAIRMAN FERGUSON: Yes.	7	back to six units in two structures.
8	MS. KIM: Albanese?	8	We've downsized the building somewhat.
9	VICE CHAIRMAN ALBANESE: Yes.	9	We've eliminated some of the variances that we
10	MS. KIM: Elefteriou?	10	require.
11	MR. ELEFTERIOU: Here.	11	And, again, we've done our best,
12	MS. KIM: Carnovale?	12	considering the costs and those things to bring this,
13	MR. CARNOVALE: Here.	13	we think, closer and, hopefully, in line with what
14	MS. KIM: Grala?	14	the board would find acceptable here.
15	MR. GRALA: Here.	15	I have three witnesses once again
16	MS. KIM: Terranova?	16	tonight. We have our engineer, Tom Skrable; our
17	MR. TERRANOVA: Here.	17	architect, Sean Kim; and Mr. David Spatz, who is our
18	MS. KIM: Yoon?	18	planner, who will give you the rationale for the
19	MS. YOON: Here.	19	variances required.
20	MS. KIM: Brogna?	20	I can tell you just as a highlight, or
21	MR. BROGNA: Here.	21	some of the highlights, this development is fully
22	MS. KIM: Chung?	22	parked.
23	MR. CHUNG: Here.	23	We don't require any variances for
24	(Whereupon, Ms. Testa leaves the	24	parking.
25	dais as the Palisades Park Zoning Board of	25	We do have a significant required
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1	Adjustment Attorney.)	1	height variance, but that really is a factor of the
2	CHAIRMAN FERGUSON: Okay.	2	very steep slope from Morningside down to Bergen
3	The next case up 21-02, 139-145	3	Boulevard. It's more than 30 feet, as our engineer
4	Morningside Lane.	4	will tell you.
5	Counsel?	5	I can also tell you, Mr. Collazuol has
6	MR. PELLINO: Yes.	6	given a very thorough review letter. And you'll hear
7	Mr. Chairman, Members of the Board,	7	from Mr. Skrable that we intend to comply with all of
8	good evening.	8	his comments with perhaps one exception where we have
9	As you may remember, my name is Stephen	9	a physical impossibility.
10	Pellino. I'm with the Law Firm of Basile, Birchwale	10	So with that said
11	& Pellino down the street, just across the border in	11	CHAIRMAN FERGUSON: Call your first
12	Ridgefield.	12	witness.
13	You might also recall, if my notes are	13	MR. PELLINO: Yes.
14	correct, we were here, I think, last in April.	14	The first witness is Mr. Tom Skrable,
15	CHAIRMAN FERGUSON: Right.	15	our engineer.
16	MR. PELLINO: And the matter has been	16	Mr. Skrable was previously sworn. I
17	carried with the board's indulgence until tonight.	17	don't know if you want to swear him again.
18	I take it then we can recognize that	18	CHAIRMAN FERGUSON: Yes. We definitely
19	notice is in order.	19	accept him.
20	CHAIRMAN FERGUSON: Right.	20	MR. PELLINO: And he was previously
21	MR. PELLINO: And I do note that since	21	recognized as
22	we were here in April, we've tried our best to	22	MR. MACRI: Raise your right hand.
23	accommodate some of the board's concerns.	23	Do you swear or affirm the testimony
24	And we've revised our plans, as you see	24	you're about to give will the truth, the whole truth,
25	them in front of you.	25	and nothing but the truth?
_•	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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	77		79
1	MR. SKRABLE: I do.	1	lots square footage?
2	THOMAS SKRABLE, P.E.,	2	A. The total area is a little over 15,000
3	65 Ramapo Valley Road, Mahwah, New Jersey, having	3	square feet, 15,118.
4	been duly sworn, testifies as follows:	4	<b>Q.</b> Now you heard me mention to the board
5	MR. MACRI: Please state your name.	5	the slope from Morningside down to Bergen Boulevard?
6	MR. SKRABLE: Tom Skrable, "S" as in	6	A. Yes.
7	Sam, K-R-A-B as in boy, L-E.	7	<b>Q.</b> Can you confirm that slope for us,
8	CHAIRMAN FERGUSON: Okay, we'll accept	8	please?
9	him.	9	A. Yeah.
10	MR. PELLINO: He's accepted as an	10	The elevation at the northeast corner
11	expert in the field of engineering.	11	of the site is 257. And the lowest point is kind of
12	CHAIRMAN FERGUSON: Yes.	12	the southwest corner of the site. And that's about
13	DIRECT EXAMINATION	13	227.
14	BY MR. PELLINO:	14	So you've got 30 feet over about a
15	<b>Q.</b> Mr. Skrable, I see you have a drawing	15	little less of a 150. So it's more or less a
16	up on the board, sir.	16	20-percent slope the entire property.
17	Is that what you've prepared for this	17	<b>Q.</b> You heard me tell the board that we're
18	application?	18	fully parked.
19	A. Yes.	10	Do you agree with that? We provide all
20	The original signature date is in this	20	the parking that's required for this?
20	kind of lower right-hand corner. That's 8-31-20. We	20	A. Yes.
21	_	21	
	have one revision.		Every unit has a two-car garage. The
23	That's the lower left, 8-25-21. And	23	Morningside Lane units actually could park in front
24	that's the revised drawing that Mr. Pellino briefly	24	of those garage doors if you wanted.
25	summarized.	25	And then by eliminating one of 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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1	<b>Q.</b> Okay.	1	units, we've actually gained three guest parking
2	<b>Q.</b> Okay. And would you basically take us through	2	units, we've actually gained three guest parking spaces.
2 3	Q. Okay. And would you basically take us through the layout here, Tom, in terms of the building	2	units, we've actually gained three guest parking spaces. I guess you would call that the
2 3 4	Q. Okay. And would you basically take us through the layout here, Tom, in terms of the building structure?	2 3 4	units, we've actually gained three guest parking spaces. I guess you would call that the northwest portion of the site.
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	81		83
1	And you've reviewed all of	1	designed to fit into the slope, to fit into that
2	Mr. Collazuol's comments?	2	20-percent slope.
3	And this certainly is a very thorough	3	But by doing that, you've got, you
4	letter, I'd say about they're not numbered	4	know, over 10 foot of elevation from your front
5	consecutively but quite a few pages and quite a	5	corners to your back corners.
6	few comments, correct?	6	So once you put a two-story building on
7	A. Yes.	7	the front side, the high side, you basically end up
8	<b>Q.</b> And other than an issue with the slope	8	with a three-story building on the rear side that's
9	on the drive, are we prepared to meet all of those	9	that's relatively tall.
10	open open issues?	10	So that's why those numbers are so
11	A. Yes.	11	significant.
12	The only issue is the slope of the	12	Again, 39.1 feet for the front building
13	driveway on the north side of the property. Anything	13	and 40.2 for the rear.
14	we do to mitigate that would require walls along the	14	<b>Q.</b> Is it fair to say, Tom, that based on
15	northerly property line and actually increased height	15	the slope and the conditions here that no matter what
16	variance for the rears units because they would be	16	building or type of building we put up, we would
17	pulled further out of the ground.	17	confront that height issue?
18	Just to give you an idea. If we were	18	A. Yeah.
19	going to go to 10-percent grade yeah, just on the	19	You couldn't fit a two-story building
20	length of the driveway we're losing about probably	20	anywhere on this site without it being exposed on the
21	3 feet or so.	21	low side, which is going to create a height variance.
22	So the rear units would be that much	22	You'd have to have some kind of flatter building or
23	further out of the ground. And we would need walls	23	do a significant amount of earth work to raise the
24	all along the northerly property line up against our	24	grade.
25	neighbor's property.	25	And we're already, you know, showing
	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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	82		84
	02		04
1	We were trying to maintain the grade,	1	walls throughout the property to make steps in the
2	We were trying to maintain the grade, you know, more or less even with the property north	2	walls throughout the property to make steps in the grade to raise it, you know, 10 feet to eliminate a
2 3	We were trying to maintain the grade, you know, more or less even with the property north of us with that sloped driveway.	2 3	walls throughout the property to make steps in the grade to raise it, you know, 10 feet to eliminate a height variance.
2 3 4	We were trying to maintain the grade, you know, more or less even with the property north of us with that sloped driveway. And that's not completely possible,	2 3 4	walls throughout the property to make steps in the grade to raise it, you know, 10 feet to eliminate a height variance. Honestly, it would look ridiculous from
2 3 4 5	We were trying to maintain the grade, you know, more or less even with the property north of us with that sloped driveway. And that's not completely possible, just because their property is a little flatter than	2 3 4 5	walls throughout the property to make steps in the grade to raise it, you know, 10 feet to eliminate a height variance. Honestly, it would look ridiculous from the rear of the property. And it's just not
2 3 4 5 6	We were trying to maintain the grade, you know, more or less even with the property north of us with that sloped driveway. And that's not completely possible, just because their property is a little flatter than ours.	2 3 4 5 6	walls throughout the property to make steps in the grade to raise it, you know, 10 feet to eliminate a height variance. Honestly, it would look ridiculous from the rear of the property. And it's just not practical from an engineering or financial
2 3 4 5 6 7	We were trying to maintain the grade, you know, more or less even with the property north of us with that sloped driveway. And that's not completely possible, just because their property is a little flatter than ours. But for the most part, we're close to	2 3 4 5 6 7	walls throughout the property to make steps in the grade to raise it, you know, 10 feet to eliminate a height variance. Honestly, it would look ridiculous from the rear of the property. And it's just not practical from an engineering or financial standpoint.
2 3 4 5 6 7 8	We were trying to maintain the grade, you know, more or less even with the property north of us with that sloped driveway. And that's not completely possible, just because their property is a little flatter than ours. But for the most part, we're close to the grade on the north side, much closer than we	2 3 4 5 6 7 8	walls throughout the property to make steps in the grade to raise it, you know, 10 feet to eliminate a height variance. Honestly, it would look ridiculous from the rear of the property. And it's just not practical from an engineering or financial standpoint. Q. What other variances have you
2 3 4 5 6 7 8 9	We were trying to maintain the grade, you know, more or less even with the property north of us with that sloped driveway. And that's not completely possible, just because their property is a little flatter than ours. But for the most part, we're close to the grade on the north side, much closer than we would be if we had to flatten the driveway out	2 3 4 5 6 7 8 9	walls throughout the property to make steps in the grade to raise it, you know, 10 feet to eliminate a height variance. Honestly, it would look ridiculous from the rear of the property. And it's just not practical from an engineering or financial standpoint. Q. What other variances have you identified?
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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	We were trying to maintain the grade, you know, more or less even with the property north of us with that sloped driveway. And that's not completely possible, just because their property is a little flatter than ours. But for the most part, we're close to the grade on the north side, much closer than we would be if we had to flatten the driveway out further. <b>Q.</b> Now, Tom, on your plan you have, in fact, a zoning schedule, do you not? <b>A.</b> Yes. <b>Q.</b> Okay. And would you go through with us the variances that you've identified? <b>A.</b> Yeah. The variances that are required is building height, which we've already mentioned. I'm starting from the bottom. Our building height for the front building is 39.1 feet, and the rear building is 40.2. And hose are based on average finished grades.	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	walls throughout the property to make steps in the grade to raise it, you know, 10 feet to eliminate a height variance. Honestly, it would look ridiculous from the rear of the property. And it's just not practical from an engineering or financial standpoint. Q. What other variances have you identified? A. The other variances are the maximum coverage: 40 percent is allowed; we're at 43.2. That's actually a reduction from the prior prior plan. We were at, I think, almost 49. Yeah, 48.98. But now we are at 43.2. We have a rear yard variance: 25 is required; we're showing 9.7. And that's the northwest corner of the rear building. Q. And that's back onto the Bergen Boulevard side, correct? A. Yes, yes. Go the only other variance that we
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1         Q.         And also I don't know if you've called it cut on your schedule, but in terms of the number of units for inter- tout on your schedule, but in terms of the number of units for the architez.         Image: Charlen and Schedule and				
2       k out on your schedule, but in terms of the number of units	-	85		87
3       of units -       3       CHARMAN FERGUSON: Okay, we can do         4       A. The number of units is absolutely a surface, yes.       3       CHARMAN FERGUSON: Okay, we can do         6       MR. PELLIND: Mr. Chairman, with your permission, Tile to a maximum and the dramage peln.       5       MR. PELLIND: All would         7       MR. MCREI. All right.       6       CHARMAN FERGUSON: Okay, We can do         10       CHARMAN FERGUSON: All, Moningide - and I'm ot an engineer - built if your low of whith the rund of the dramage peln.         11       (Whersupon, Engineering PMR, Last       10       Morningide - and I'm ot an engineer - built if you the driveway in the middle, right, so there's Morningide, and you         13       A. I for identification.       10       Horningide - may built if a control we units on the other         14       MR. PELLIND: And I'm done then with my tig ucustoning of Mr. Skrable.       11       Turned the thermidia, you put the driveway in the middle, right, so there's Morningide, and you         15       side of the driveway we was on the north end, we way on the top as a driveway in the middle right and vool of the driveway, so you would eliminate the driveway on the there in the middle?         24       And I dim't think it was fair to that       10       Morningide, there is the middle?         25       Laura A. CARUCCI, C.S.R., R.P.R., L.LC.       201-641-812       201-641-812         24 <td< th=""><th>_</th><th></th><th></th><th></th></td<>	_			
A. The number of units is absolutely a     variance, yes.     MR. PELLINO: Mr. Chairman, with your     permission, and Mr. Macrits permission, Td like to     mark the pina as Applicant's A-1 with todely state.     MR. PELLINO: Mr. Chairman, with your     permission, and Mr. Macrits permission, Td like to     mark the pina as Applicant's A-1 with todely state.     MR. PELLINO: Mr. Chairman, with your     permission, and Mr. Macrits permission, Td like to     mark the pina as Applicant's A-1 with todely state.     MR. PELLINO: Mr. Chairman, with your     mark the pina as Applicant's A-1 with todely state.     MR. PELLINO: Mr. Chairman, with your     permission, and Mr. Macrits A-1 with todely state.     MR. PELLINO: A-1 lift dentification.)     MR. PELLINO: And I'm done then with ny     questioning of Mr. Skrable.     CHAIRMAN PERGUSON: Okay, I've just out     mark they applicant to that     mark that was applicant to that     mark they applicant to that     mark they applicant to that     mark they appl	2			
5       Variance, ves.       5       IR. PELLINO: Wei, Illet you know         6       MR. PELLINO: Mr. Chairman, with your       for that we pain to snow melt the system. And it would         7       MR. MACKI: A Linight.       for that we pain to snow melt the system. And it would         8       MR. MACKI: A Linight.       for that we pain to snow melt the system. And it would         10       CHAIRMAN TERGUSON: A:1.       for the taken of with the runoff and the crainage plan.         11       CHAIRMAN TERGUSON: A:1.       for the buildings - for you put thee with our         12       Revised August 25, 2021 is marked as Exhibit       for the forwary, is put look at the plan on         13       A-1 for identification.)       for identification.)       for identification.)         14       Underwary the melde. you put thee with ory       for direkwary, in the middle. you put thee with ory         14       urong - that when you were here in April, I voiced a       for the scheeause there's basically woods         15       property.       for the scheeause there's basically woods         16       property.       for the scheeause there's basically woods         17       You would eliminate the advice.       for the achitect.         18       And I didn't think it was fair to that       for the scheeause there's basically woods         19       nead d	3		3	
6       MR. PELLINC: Mr. chaiman, with your       6       that we plan to snow melt the system. And it would         7       permission, and Mr. Macris permission, Tail like too       be taken off with the runnoff and the drainage plan.         9       MR. MACRI: All right.       9       Now, if you look at the plan an on engineer - but if you         10       CHAIRMAN FERGUSON: A1.       10       Monifolde - and Tm to can engineer - but if you         11       CHAIRMAN FERGUSON: A1.       11       turned the buildings - if you put the driveway in         11       CHAIRMAN FERGUSON: Chay, Yre yus dot       11       turned the puilangs - if you put three units on the other         12       registratis to fail.       12       the middle, you you dould have six units       13         13       action of the driveway on you you dould have six units       14       one side of the driveway, you you would have six units         14       To would have pusched the driveway on the other       14       one side of the driveway, you you would have six units         15       But I could have swore maybe I'm       16       rand foint think it was fair to that         16       rouner that met were way on the or the side, three on this side, three this       16         24       And I didn't think it was fair to that       24       MR. PELLINO: Well, I don't know if         25 <th>4</th> <th>-</th> <th>4</th> <th>that.</th>	4	-	4	that.
7       permission, and Mr. Macri's permission, Td like to amark the plan as Applicant's A-1 with today's date.       7       be taken off with the runoff and the drainage plan.         8       mark the plan as Applicant's A-1 with today's date.       8       ChAIRMAN FERGUSON: An.         10       CHAIRMAN FERGUSON: A.1.       10       Moningside and I'm ot an engineer - but if you UN comparison of Mr.         11       Cither and I'm ot an engineer - but if you UN comparison of Mr.       10       Moningside and I'm ot an engineer - but if you UN comparison of Mr.         12       Revised August 25, 2021 is marked as Exhibit       10       Moningside and I'm ot an engineer - but if you UN comparison of Mr.         13       A-1 for identification.       MR. PELLINO: And I'm done then with my questioning of Mr. Skrable.       10       Moningside and I'm ot an engineer - but if you und it makes way on the north end way the just got upt a driveway in the middle, you put three units on the other way.         14       Wark more, Skrable.       11       Under Careful Anter Skrable.       12         15       But I could have swore maybe I'm UN couper that the driveway was an the north end of the 23       20       Mark Accarely CC, C.S.R., R.P.R., LLC. 201-641-1812       21         24       Mand Jim Are Accarely CC, C.S.R., R.P.R., LLC. 201-641-1812       20       MR. PELLINO: Well, I don't know if that would have pushed the building on the source caresh fis sid yand building vin would have last the neighb	5	variance, yes.	5	MR. PELLINO: Well, I'll let you know
8       mark the plan as Applicant's A-1 with today's date.       8       CHAIRMAN FERGUSON: Ckay,         9       MR. MACRI: Al right.       9       Now, if you look at the plan on         10       CHAIRMAN FERGUSON: A.1.       10       Morningside and Tm not an engineer but if you         11       (Whereupon, Engineering Plan, Last       11       turned the buildings if you pub the driveway in         12       Revised August 25, 2021 is marked as Skibibt       ad adverway in the middle, right, sead you pub three units on         13       A-1 for identification.)       11       turned the buildings if you you that there units on         14       MR. PELLINO: And Tm done then with my       12       turned the buildings if you would have six units         15       Out know, when you get to 77 your       18       right-hand side. You would eliminate the driveway on the         16       Out know, when you get to 77 your       19       right-hand side. You would eliminate the driveway on the         17       morn you scratts to fail.       10       runofi in the back because there's basically woods         24       And I didn't think it was fair to that       20       back there.         25       house on the north end, we're going to send cars up       LAURA A CARUCCI CS.R. R.P.R. LLC.         20       and down his driveway to get into the back lot, you<	6	MR. PELLINO: Mr. Chairman, with your	6	that we plan to snow melt the system. And it would
9     MR, MACRI: All right.     9     Now, if you looks at the plan on       10     CHAIRMAN FERGUSON: A-1.     Momingside - and I'm not an engineer but if you       11     (Whereupon, Engineering Plan, Last     Momingside - and I'm not an engineer but if you       12     Revised August 25, 2021 is marked as Exhibit     The middle, right, so there's Momingside, and you       13     A-1 For identification.)     The middle, right, so there's Momingside, and you       14     M.R. PELLINO: And I'm done then with my     side of the driveway, so you would have six unts       15     CHAIRMAN FERGUSON: Okay, I've just got     side of the driveway, so you would have six unts       16     CHAIRMAN FERGUSON: Okay, I've just got     fight-hand side: You would have six unts       18     You know, when you get to 77 your     memory starts to fail.       19     memory starts to fail.     Tou would eliminate the driveway on the orther of of the griveway right in the middle?       20     But I could have swore - maybe I'm     Turnoff in the back because there's basically woods       21     mouse on the north end of the griveway right in the middle?       22     Mad down his driveway to get into the back lot, you       24     And I dinft think it was fair to that.       25     house on the north end of the griveway right in the middle?       24     And I dinft think it was fair to that.       25     house	7	permission, and Mr. Macri's permission, I'd like to	7	be taken off with the runoff and the drainage plan.
10       CHAIRMAN FERGUSON: A-1.       10       Morningside and I'm not an engineer but if you         11       (Whereupon, Engineering Plan, Last       11       turmed the buildings if you put the driveway in         12       Revised August 25, 2021 is marked as Exhibit       12       the middle, right, so there's Morningside and I'm not an engineer but if you         13       A-1 for identification.)       13       put a driveway in the middle, right, so there's Morningside and I'm not an engineer but if you         14       MR. FELLINO: And I'm done net me with my       12       but a driveway in the middle, right, so there's Morningside and I'm not an engineer but if you         15       questioning of Mr. Skrable.       13       put a driveway in the middle, right, so there's Morningside and I'm not an engineer but if you         16       You Know, when you get to 77 your       16       right-hand side. You would have six unts         16       But I could have swore maybe I'm       17       You would eliminate the driveway on the orther side of the driveway, the on this side, three this         21       wong that when you were here in April, 1 voiced a       20       back there.         22       build go tisl way, three on this side, three this       21         23       monory since on the orther way to get into the       22         24       and down his driveway to get i	8	mark the plan as Applicant's A-1 with today's date.	8	CHAIRMAN FERGUSON: Okay.
11       (Whereupon, Engineering Plan, Last Revised August 25, 2021 is marked as Exhibit       11       turned the buildings if you you the driveway in the middle, right, so there's Morningside, and you         13       A-1 for identification.)       11       the middle, right, so there's Morningside, and you         14       MR. PELLINO: And I'm done then with my in questioning of Mr. Strable.       11       the middle, right, so there's Morningside, and you         15       questioning of Mr. Strable.       15       side of the driveway, no the width are six units         16       Chall Mark PERCUSON: Okay, I've just got       15       going down.         17       just a couple things.       You know, when you get to 77 your       70       You would aliminate the driveway on the the driveway may most the not her drive are you you would have six units         20       But I could have swore maybe I'm       10       runoff in the back because there's basically woods         21       wound and I didn't think it was fair to that       21       What was the reason why you couldn't         25       house on the north end, were going to so care are in April. 1 wolce a       23       WM. Adriveway fight in the middle?         24       And I didn't think it was fair to that       24       MR. StRABLE: I know that that was       20         26       1       MR. StRABLE: I know that that was       10       10 </th <th>9</th> <th>MR. MACRI: All right.</th> <th>9</th> <th>Now, if you look at the plan on</th>	9	MR. MACRI: All right.	9	Now, if you look at the plan on
12       Revised August 25, 2021 is marked as Exhibit       12       the middle, right, so there's Morningside, and you         13       A-1 for identification.)       13       put a driveway in the middle, you put three units on         14       MR, PELLINO: And Tim done them with mm       13       put a driveway, in the middle, you put three units on         15       questioning of Mr, Skrable.       15       side of the driveway, three units on         16       CHARMAN FERGUSON: Okay, I've just got       15       side of the driveway, opu would eliminate the driveway on the         17       just a couple things.       17       You would eliminate the driveway on the       18         18       You know, when you get to 77 your       18       right-hand side. You would eliminate the driveway on the         18       morory starts to fail.       19       ronoff in the back because there's basically woods         20       But I could have swore maybe I'm       19       word the word way on the north end of the         21       word have any were here in April. I voiced a       19       What was the reason why you couldn't         21       And I didn't think it was fair to that       20       back there.       20         22       And I didn't think it was fair to that       20       What was the reason why you couldn't         25	10	CHAIRMAN FERGUSON: A-1.	10	Morningside and I'm not an engineer but if you
12       Revised August 25, 2021 is marked as Exhibit       12       the middle, right, so ther? Momingside, and you         13       A-1 for identification.)       marked as Exhibit       13       put a driveway, in the middle, right, so ther? Showingside, and you         14       MR. PELLINO: And I'm done then with my       in one side of the driveway, three units on the other         15       iside of the driveway, so you would laws six units       going down.         16       CHARMAN FERGUSON: Okay, I've just got       16         17       just a couple things.       You would eliminate the driveway on the         18       memory starts to fail.       19         20       But I could have swore - maybe I'm       19         21       wong - that the driveway was on the north end of the       20         24       And I didn't think it was fair to that       21         24       And I didn't think it was fair to that       22         24       And I didn't think it was fair to that       22         25       house on the north end, we're going to send cars up       24       MR. PELLINO: Weil I. don't kow if         26       memory is not so bad. And mine is slipping too,       14       that's something - Mr. SkRABLE: I know that that was         3       MR. PELLINO: I do in fact recall that.       14       I was	11	(Whereupon, Engineering Plan, Last	11	turned the buildings if you put the driveway in
13       A-1 for identification.)       13       put a driveway in the middle, you put three units on the other         14       MR, PELLINO: And I'm done then with my       14       one side of the driveway, you would have six units         15       questioning of Mr, Strable.       15       going down.         17       just a couple things.       16       going down.         18       You know, when you get to 77 your       17       You would eliminate the driveway on the memory starts to fail.         20       But I could have swore maybe I'm memory starts to fail.       17       you would have to worry about         21       wrong that when you were here in April, I voiced a concern that the driveway on the north end of the graph-hand side. You would's limit the driveway on the north end, we're going to send cars up LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812       20         24       And I didn't think it was fair to that       20       What was the reason why you couldn't was with a driveway right in the middle?         24       And I didn't think it was fair to that       20       What was the reason why you couldn't was with a driveway right in the middle?         24       And I didn't think it was fair to that       20       What was the reason why you couldn't was with a driveway.         25       and down his driveway to get into the back lot, you was with a driveway.       76       MR. SERABLE: I know that that was 1			12	
14       MR. PELLINO: And I'm done then with my questioning of Mr. Skrable.       14       one side of the driveway, strue units on the other         15       questioning of Mr. Skrable.       15       side of the driveway, strue units on the other         16       CHAIRMAN FERGUSON: Okay, I've just got       15       side of the driveway, son uwould have six units         17       just a couple things.       17       You would minate the driveway on the         18       You know, when you get to 77 your       18       right-hand side. You wouldn't have to worry about         20       But I could have swore maybe I'm       19       runoff In the back because there's basically woods         21       wrong that when you were here in April, I voiced a       20       back there.       21         24       And I didn't think it was fair to that       22       build go this way, three on this side, three this       23         24       And I didn't think it was fair to that       24       MR. PELLINO: Wood it was fair to that       24         3       MR, PELLINO: I do in fact recall that.       26       Image and side. Strabele.       20         4       Your memory is not so bad. And mine is slipping too,       1       In R. SKRABLE: I know that that was         5       but I do recall that.       5       G       CHAIRMAN FERGUSON: Okay,		-		
15       questioning of Mr. Skrable.       15       side of the driveway, so you would have six units         16       CHAIRMAN FERGUSON: Okay, I've just got       16       going down.         17       just a couple things.       10       right-hand side. You would eliminate the driveway on the         18       You know, when you get to 77 your       18       right-hand side. You would eliminate the driveway on the         19       memory starts to fail.       10       right-hand side. You would whave six units         20       But I could have swore maybe I'm       17       You would with way there in April, I yoiced a         21       what was the reason why you couldhnt       20       boil down, had ridwit think it was fair to that         22       And I didn't think it was fair to that       23       way with a driveway right in the middle?         24       And I didn't think it was fair to that       24       MR. PELLINO: Weil, I down if driveway right in the middle?         24       And of weire going box, so       26       MR. SKRABLE: I know that that was         3       MR. PELLINO: I do in fact recail that.       4       MR. SKRABLE: I know that that was         4       Here's the choice we face,       1       MR. SKRABLE: I know that that was         5       but to recail that.       5       Ettar.			-	
16       CHAIRMAN FERGUSON: Okay, I've just got       16       going down.         17       just a couple things.       You know, when you get to 77 your         18       You know, when you get to 77 your       17       You would have to worry about         19       memory starts to fail.       17       You would have to worry about         19       memory starts to fail.       17       You would have to worry about         19       memory starts to fail.       17       You would have to worry about         10       more or that when you were here in April, I voiced a       20       back there.         24       And 1 didn't think it was fair to that       20       back there.       20         24       And 1 didn't think it was fair to that       20       back there.       20         24       And 1 didn't think it was fair to that       20       back there.       20         24       And 1 didn't think it was fair to that       20       back there.       20         25       that's something'Mr. Skrable.       LAURA A. CARUCCI, C.S.R. R.P.R. L.LC.       20         20       MR. PELLINO: I do in fact recall that.       3       I was not part of the conversations. I         3       MR. PELLINO: I do in fact recall that.       3       I was not part of the				
17       just a couple things.         18       You know, when you get to 77 your         19       memory starts to fail.         20       But I could have swore maybe I'm         21       wrong that when you were here in April, I voiced a         22       concern that the driveway was on the north end of the         23       property.         24       And I didn't think it was fair to that         25       house on the north end, we're going to send cars up         26       LAURA A. CARUCCI, C.S.R. R.P.R., L.L.C.         201-841-812       20         203       MR. PELLINO: I' do in fact recall that.         4       Your memory is not so bad. And mine is slipping too,         5       but I do recall that.         6       Here's the choice we face,         7       Mr. Chairman. We could observe that concern, but         11       We thought the better plan would be to         12       build ing to the driveway if         13       rather than have the building out concern.         14       We the driveway up the building the whad.         15       But I understand your concern.         16       But I understand your concern.         16       But I understand your concern.         17 <th></th> <th></th> <th>-</th> <th></th>			-	
18       You know, when you get to 77 your       18       right-hand side. You wouldn't have to worry about         19       memory starts to fail.       11       runoff in the back because there's basically woods         20       But I could have swore maybe I'm       11       11       What was the reason why you couldn't         21       wrong that when you were here in April, I voiced a       21       What was the reason why you couldn't         22       concern that the driveway was on the north end of the       22       build go this way, three on this side, three this         24       And I didn't think it was fair to that       24       What was the reason why you couldn't         25       house on the north end, we're going to send cars up       LAURA A. CARUCCI, C.S.R., R.P.R., LLC.       201-641-1812         26       1       And I didn't think it was fair to that       26       MR. SKRABLE: I know that that was         2       build on to so bad. And mine is slipping too,       5       but I to recall that.       3       I was not part of the conversations. I         4       Your memory is not so bad. And mine is slipping too,       5       but I to recall that.       6       CHAIRMAN FERGUSON: Okay, we'll wait         6       close acros his side yard abuting us.       1       1       The architect, right?       1				
19       memory starts to fail.         20       But I could have swore maybe I'm         20       But I could have swore maybe I'm         21       Wrong that khen you were here in April, I voiced a         22       concern that the driveway was on the north end of the property.       20         24       And I didn't think it was fair to that         25       house on the north end, we're going to send cars up         LAURA A. CARUCCI, C.S.R., R.P.R., L.LC.       201-641-1812         26       1         and down his driveway to get into the back lot, you       86         1       and down his driveway to get into the back lot, you       1         26       1       MR. SKRABLE: I know that that was         2       looked at.       3         3       MR. PELLINO: I do in fact recall that.       3         4       Your memory is not so bad. And mine is slipping too,       1         but I do recall that.       6       CHAIRMAN FERGUSON: Okay, we'll wait         7       Mr. Chairman. We could observe that concern, but       4         8       uadia have left the neighbor with a building to his       9         10       close across his side yard abutting us.       1         11       The architect. All right. You're the architect.<				
20       But I could have swore maybe I'm wrong that when you were here in April, 1 voiced a concern that the driveway was on the north end of the groperty.       20       back there.         21       What was the reason why you couldn't concern that the driveway was on the north end of the groperty.       21       What was the reason why you couldn't concern that the driveway as on the north end of the groperty.         24       And I didn't think it was fair to that house on the north end, we're going to send cars up LAURA A. CARUCCI, C.S.R, R.P.R., L.L.C. 201-641-1812       24       MR. P.ELLINO: Well, I don't know if that's something Mr. Skrable.         26       LAURA A. CARUCCI, C.S.R, R.P.R., L.L.C. 201-641-1812       20       back there.         27       and down his driveway to get into the back lot, you know, so       26       1       MR. SKRABLE: I know that that was a looked at.         3       MR. PELLINO: I do in fact recall that.       3       I was not part of the conversations. I         4       Your memory is no to bad. And mine is slipping too, but I do recall that.       5       better.         6       Here's the choice we face, formany. We could observe that concern, but       4       think the architect. all right. You're the architect.         11       We thought the better plan would be to bring the building in and to go with the driveway       11       The architect, right?         12       MR. PELLINO: Twob buildings, three       13       A				
21       wrong that when you were here in April, I voiced a concern that the driveway was on the north end of the property.       21       What was the reason why you couldn't         22       And I didn't think it was fair to that house on the north end, were going to send cars up LAURA A. CARUCCI, C.S.R., R.P.R., LLC. 201-641-1612       24       MR. PELLINO: Well, I don't know if         25       that's something Mr. Skrable.       LAURA A. CARUCCI, C.S.R., R.P.R., LLC. 201-641-1612       201-641-1612         86       1       and down his driveway to get into the back lot, you know, so       21       What was the reason why you couldn't         3       MR. PELLINO: I do in fact recall that.       3       I was not part of the conversations. I think the architect. Will be able to speak to that       5         5       but I do recall that.       6       CHAIRMAN FERGUSON: Okay, we'll wait for the architect. Hill restry pody asks.       9         9       would have left the neighbor with a building to his       9       VICE CHAIRMAN ALBANESE: Let him give his name and verything.         11       We thought the batter plan would be to building up against the side       14       All right.         15       But I understand your concern.       15       Anybody else on the board have any questions?         14       All right.       11       The architect, right?         15       But I understand your concern.       <			-	· ·
22       concern that the driveway was on the north end of the property.       22       build go this way, three on this side, three this         24       And I didn't think it was fair to that       23       way with a driveway right in the middle?         24       And I didn't think it was fair to that       24       MR. PELLINO: Well, I don't know if         25       LAURA A. CARUCCI, C.S.R, R.P.R., L.L.C.       201-641-1812       24         26       and down his driveway to get into the back lot, you       know, so       26       1         3       MR. PELLINO: I do in fact recall that.       3       I was not part of the conversations. I think the architect will be able to speak to that       5         5       buil d or ecall that.       6       CHAIRMAN FERGUSON: Okay, we'll wait       6         6       Here's the choice we face,       6       CHAIRMAN FERGUSON: Okay, we'll wait       7         7       Mr. Chairman. We could observe that concern, but       8       Let's wait until everybody asks.       9         9       would have left the neighbor with a building to his       9       VICE CHAIRMAN ALBANESE: Let him give         10       -close across his side yard abuting us.       11       The architect. right?       12         11       We though the better plan would be to       10       his name and everything. <th></th> <th></th> <th>-</th> <th></th>			-	
23       property.       23       way with a driveway right in the middle?         24       And I didn't think it was fair to that       4       MR. PELLINO: Well, I don't know if         25       house on the north end, we're going to send cars up       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.         201-641-1812       24       MR. PELLINO: Well, I don't know if         26       1       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.         201-641-1812       201-641-1812       201-641-1812         26       3       MR. PELLINO: I do in fact recall that.       3         3       MR. PELLINO: I do in fact recall that.       3       I was not part of the conversations. I         4       think the architect will be able to speak to that       5         5       but I do recall that.       6       CHAIRMAN FERGUSON: Okay, we'll wait         7       Mr. Chairman. We could observe that concern, but       7       f of the architect. All right. You're the architect.         8       would have left the neighbor with a building to his       9       VICE CHAIRMAN ALBANESE: Let him give         10       close across his side yard abutting us.       11       The architect, right?         11       We thought the better plan would be to       11       The architect, right?         12       bring the buildin				
24       And I didn't think it was fair to that       24       MR. PELLINO: Well, I don't know if         25       house on the north end, we're going to send cars up       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.         201-641-1812       86       CARUCCI, C.S.R., R.P.R., L.L.C.         201-641-1812       86       88         1       and down his driveway to get into the back lot, you       NR. SKRABLE: I know that that was         2       know, so       1       MR. SKRABLE: I know that that was         3       MR. PELLINO: I do in fact recail that.       1       Was not part of the conversations. I         4       Your memory is not so bad. And mine is slipping too,       but I do recail that.       1       I was not part of the conversations. I         5       but I do recail that.       6       CHAIRMAN FERGUSON: Okay, we'll wait         6       Here's the choice we face,       6       CHAIRMAN HERGUSON: Okay, we'll wait         7       Mr. Chairman. We could observe that concern, but       8       Let's wait until everybody asks.         9       would have left the neighbor with a building to his       9       VICE CHAIRMAN ALBANESE: Let him give         10       close across his side yard abutting us.       11       The architect, right?         11       Wethough the better plan would be to       11 <th></th> <th></th> <th></th> <th></th>				
25       house on the north end, we're going to send cars up LAURA A. CARUCCI, C.S.R, R.P.R, L.L.C. 201-641-1812       25       that's something Mr. Skrable.       LAURA A. CARUCCI, C.S.R, R.P.R, L.L.C. 201-641-1812       88         1       and down his driveway to get into the back lot, you know, so       86       1       MR. SKRABLE: I know that that was looked at.       88         3       MR. PELLINO: I do in fact recall that.       3       I was not part of the conversations. I think the architect will be able to speak to that         5       but I do recall that.       6       Here's the choice we face, 7       6       CHAIRMAN FERGUSON: Okay, we'll wait 7       6         6       Here's the choice we face, 9       6       CHAIRMAN FERGUSON: Okay, we'll wait 7       7       for the architect. All right. You're the architect. 8       8         10       we though the better plan would be to 9       bit in ame and everything.       11       The architect, right?         11       We thought the better plan would be to 9       bit in ame and everything.       11       The architect, right?         12       bring the building up against the side 9       yard.       13       CHAIRMAN FERGUSON: He'll testify next.         13       CHAIRMAN FERGUSON: So right now you 14       have the driveway up the buildings the three 15       Anybody else on the board have any 16       11       Gond mem oated Se				
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         86       87         and down his driveway to get into the back lot, you know, so       86         3       MR. PELLINO: I do in fact recall that.       9         4       Your memory is not so bad. And mine is slipping too, but I do recall that.       1       Iwas not part of the conversations. I         5       but I do recall that.       3       I was not part of the conversations. I         6       Here's the choice we face,       6       CHAIRMAN FERGUSON: Okay, we'll wait         7       Mr. Chairman. We could observe that concern, but       8       Let's wait until everybody asks.         9       would have left the neighbor with a building to his       9       VICE CHAIRMAN ALBANESE: Let him give         10       close across his side yard abutting us.       10       his name and everything.         11       We thought the better plan would be to       11       The architect, right?         12       bring the building in and to go with the driveway       12       MR. PELLINO: He'll testify next.         13       rather than have the buildings our concern.       14       All right.         15       But 1 understand your concern.       15       Anybody else on the board have any questify next.				
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1	89 And it's depicted on my on page 3 of	1	91 Morningside, the garage is at the rear.
2	my memo. So what that does is it makes it flatter at	2	MR. KAUKER: The question was just was
2	either end and steeper in the middle.	3	it something you considered, the lots running on
4	Mr. Skrable's plan showed a constant	4	Morningside having because you're accessing the
5	grade of 17.3 percent.	5	rear building from the rear entry garages.
6	But if you lessen the grade at the top	6	So the question was, as long as you're
7	and the bottom, the middle gets up to almost	7	doing that, it might make sense and be more efficient
8	21 percent.	8	to have your entry garages on the other.
9	And based on what you'll hear from	9	That way you eliminate driveways on
10	Steve, he's concerned about the grade of the	10	Morningside.
11	driveway.	11	As Mr. Simoff mentioned, you preserve
12	The other concern is that I've made a	12	some of that on-street parking on Morningside.
13	couple visitations to the area, and the area the	13	As long as you that one existing
14	street parking is highly used.	14	curb cut would serve six garages theoretically.
15	And Mike's comment about putting the	15	I don't know if it's feasible from an
16	access to the driveways in the back, you know,	16	engineering standpoint, but at least that's my posed
17	eliminating the access in the front, would free up	17	question.
18	four parking spaces that are being used now by the	18	MR. PELLINO: Is that the memo,
19	residents in the neighborhood. That's something for	19	Mr. Chairman?
20	the board to take a look at.	20	CHAIRMAN FERGUSON: That's the memo.
21	And then the other question that I had	21	MR. PELLINO: Thank you.
22	is, these units have a usually a two-car garage is	22	Thanks.
23	probably about 16-feet wide. The door is about 16	23	CHAIRMAN FERGUSON: Okay.
24	feet, two 8-foot doors.	24	MR. PELLINO: Again, we're looking at
25	So when one pulls out of the garage,	25	it for the first time.
	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	90 you have to be straight for a longer period of time	1	92 CHAIRMAN FERGUSON: That's all right.
2	compared to, like, a parking space in a shopping	2	MR. PELLINO: With respect to
3	center or an office building. The car has to be	3	Mr. Simoff's comments.
4	straight to get out of the garage before it can start	4	CHAIRMAN FERGUSON: Do you want to ta
5	its turning maneuver.	5	a couple minutes.
6	And so I'd just ask that the applicant	6	MR. PELLINO: I'm sorry.
7	provide turning templates to show that the position	7	CHAIRMAN FERGUSON: Do you want to ta
8	of the garage and the distance between the building	8	a couple minutes to review it.
9	works.	9	MR. PELLINO: Sure.
10	MR. PELLINO: Yeah.	10	CHAIRMAN FERGUSON: All right, we're
11	I mean, I'll let Mr. Skrable address	11	going to adjourn for a couple minutes, two, three.
12	some of that. We haven't received Mr. Simoff's memo	12	(Whereupon, a brief recess is taken.)
13	so we're, kind of, hearing this for the first time,	13	CHAIRMAN FERGUSON: Okay. All right.
14	which is fine.	14	We're going to go back in session.
15	CHAIRMAN FERGUSON: All right.	15	Roll call for attendance.
16	MR. PELLINO: Any comments, Tom?	16	MS. KIM: Ferguson?
17	MR. SKRABLE: It's better just to say	17	CHAIRMAN FERGUSON: Here.
18	we can provide the information.	18	MS. KIM: Albanese?
19 20	MR. PELLINO: Yeah.	19	VICE CHAIRMAN ALBANESE: Here.
20 21	MR. SKRABLE: Mr. Simoff, the one comment about access from the rear, you mean actually	20 21	MS. KIM: Elefteriou? MR. ELEFTERIOU: Here.
21	having our main entrance	21	MR. ELEFTERIOU: HERE. MS. KIM: Carnovale?
23	MR. SIMOFF: No.	22	MR. CARNOVALE: Here.
23	Mike, in his memo talked about having	23	MS. KIM: Grala?
25	the access to the three units rather than back out to	25	MR. GRALA: 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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	00		05
	93		95
1	MS. KIM: Terranova?	1	just so the board is aware of it. There's three
2	MR. TERRANOVA: Here.	2	driveways for the front building. And then the
3	MS. KIM: Yoon?	3	two-way driveway on the north end of the site.
4	MS. YOON: Here.	4	So if the plan is to put the garages in
5	MS. KIM: Brogna?	5	the rear of the front building, that would eliminate
6	MR. BROGNA: Here.	6	those three driveways in front of the building on
7	MS. KIM: Chung?	7	Morningside.
8	MR. CHUNG: Here.	8	I have two questions aside from the
9	CHAIRMAN FERGUSON: Okay, Counselor,	9	report. Mr. Skrable, regarding the sanitary sewer,
10	continue if you want to.	10	your plan says that it will be designed in the
11	MR. PELLINO: Yes.	11	future.
12	If I can just give you a reaction, but	12	Could you explain the existing sanitary
13	we'll deal with it more with the our architect. We	13	sewer? And if you know if there's any easements
14	believe we may be able to and willing to try to	14	currently where that sewer goes, and what you would
15	follow Mr. Simoff's, we understand to be his major	15	plan on doing with the sewer for both of these
16	suggestion, which would be to put the garages on the	16	buildings?
17	inside of the two buildings, which would eliminate	17	And if you would have to go to DEP for
18	most of the curb cuts along along Morningside.	18	a TWA.
19	So I'll get into that with the	19	MR. SKRABLE: The sewer shown all
20	architect.	20	the existing facilities are shown in that lighter
21	But we think that's something that's	21	tone on the drawing (indicating).
22	doable and probably does reflect an improvement to	22	The sewer is shown kind of in the
23	the plan.	23	middle of the site on the southerly property line.
24	CHAIRMAN FERGUSON: Comment.	24	There is a sewer easement there. I
25	MR. SIMOFF: Show me.	25	don't have any information other than that. I didn't
	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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2 3	CHAIRMAN FERGUSON: Thank you. Okay. Any other do you want to work your way down the line? Steve?	2 3	prepare the survey myself. But everything just flows out in a southerly direction. I honestly don't know,
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	A=		
4	97		99
1	of those properties in front of Morningside Lane.	1	MR. PELLINO: Thank you, Tom.
2	That was filed in the clerk's office. So you can	2	Our next witness is our architect,
3	probably find it that way.	_	Mr. Sean Kim.
4	But I would think that the capacity of	4	MR. MACRI: Mr. Kim, please raise your
5	that sewer, the slope of that sewer should be	5	right hand?
6	improved for this application.	6	Do you swear or affirm the testimony
7	You have six buildings, six units going	7	you provide this board will be the truth, the whole
8	into that. We don't know if that sewer has the	8	truth, and nothing but the truth, so help you God?
9	capacity.	9	MR. KIM: Yes, I do.
10	The second question I have, which is	10	SUNGSOO KIM, AIA
11	not contained in the report, you had in both the	11	650 East Palisades Avenue \$8, Englewood Cliffs,
12	survey the slope rights for the State of New Jersey	12	New Jersey, having been duly sworn, testifies as
13	for Bergen Boulevard, which is a state highway.	13	follows:
14	Do you know to any extent those slope	14	MR. MACRI: Thank you.
15	rights affect the property, where the slope rights	15	Please state your full name for the
16	end, and how the slope rights would be affected by	16	record.
17	the proposed rear building?	17	MR. KIM: Sean Kim, K-I-M.
18	MR. SKRABLE: We've tried to be in	18	MR. PELLINO: Mr. Kim appeared
19	touch with DOT, one, because we're proposing our	19	previously.
20	stormwater outfall there, and also the question that	20	CHAIRMAN FERGUSON: Yes, he's
21	you just raised.	21	recognized.
22	I don't know if it's COVID or what.	22	We accept him as an expert in the field
23	It's literally a black hole right now. I can't get	23	of architecture.
24	anyone to respond.	24	MR. PELLINO: Thank you.
25	We've done phone calls, e-mails, all	25	CHAIRMAN FERGUSON: Speak up, Mr. Kim.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	98		100
1	kinds of stuff and can't reach anybody.	1	DIRECT EXAMINATION
2	But we're trying to do that. We	2	BY MR. PELLINO:
3	understand that that's something that would need to	3	<b>Q.</b> Mr. Kim, you have put a plan up on the
4	be cleared up.		
		4	easel, I see. That's your plan, I take it, sir?
5	MR. COLLAZUOL: Wouldn't the title	4 5	easel, I see. That's your plan, I take it, sir? A. Yes.
5 6		_	A. Yes. So plus we previously had this drawing
_	MR. COLLAZUOL: Wouldn't the title	5	A. Yes. So plus we previously had this drawing for the town. And the previous drawing is dated
6 7 8	MR. COLLAZUOL: Wouldn't the title report, when this property was taken possession of,	5 6 7 8	A. Yes. So plus we previously had this drawing for the town. And the previous drawing is dated May 24, 2021. This drawing was on September 10,
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	101			103
1	and the slope down, and three parking spaces.	1	fair to say?	
2	And this is the site elevation from	2	Α.	Right, the ground floor.
3	Morningside Lane. So you can see the relationship of	3		Actually, people call it the basement.
4	the building height between this house.	4	Because we	have the ground floor from one side of the
5	So we pretty much carried this height	5	plan.	
6	similarly in the street.	6	Q.	Are each of these the same for each
7	Q. Sean, if we can, let's deal with an	7	building.	
8	issue that was raised during Mr. Skrable's testimony.	8		Each of the three units in each
9	The suggestion from Mr. Simoff was that we consider	9	building, are	they pretty much same?
10	putting the garages for the units that face	10	Α.	Yeah, pretty much the same
11	Morningside to the rear rather than the front.	11	configuratio	on.
12	A. Yeah, we can.	12	Q.	In terms of configuration in terms of
13	I think we can have this access from	13	dimensions?	
14	the backside.	14	Α.	Yeah, right.
15	But the one is that we're going to have	15	Q.	Okay.
16	if you elevate this curb cut, we're not going to	16		Would you take us to the next level,
17	have two extra parking spaces for the front building.	17	please?	
18	So each unit is going to have two	18	Α.	The next layout is showing the ground
19	parking spaces and the guest parking space.	19	floor plan.	
20	<b>Q.</b> Where would that where would that	20		So we have two for the front
21	leave us in terms of compliance with the parking	21	building we	have two parking garages and two driveway
22	requirement?	22	parking spa	ices, the recreation room, stairs, storage
23	A. The parking requirement requires 15	23	for each un	it.
24	parking spaces.	24		And the backside we have two-car
25	So if you have two parking garages	25	garages, re	creation room, stairs for each unit.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAU	IRA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812			201-641-1812
	102			104
1	for each unit, then you're going to have 12 parking	1	Q.	But, again, if we follow the
2	spaces across the whole street.	2	suggestion, t	hose garages on the front units would be
3	So we are going to have 15 parking	3	flipped, corre	ect?
4	spaces.	4	А.	Right, yeah.
-		E		Okay.
5	Yeah, we will eliminate the required	5	Q.	
	Yeah, we will eliminate the required parking spaces.	6	Q.	The next floor, please?
5		5 6 7	Q. A.	The next floor, please? The next Sheet is A-4, showing the
5 6 7 8	parking spaces. <b>Q.</b> So we would no longer be over-parked, but we would meet the minimum of the Residential Site	7 8		The next Sheet is A-4, showing the
5 6 7 8 9	parking spaces. Q. So we would no longer be over-parked, but we would meet the minimum of the Residential Site Improvement Standards?	7	А.	The next Sheet is A-4, showing the
5 6 7 8 9 10	parking spaces. Q. So we would no longer be over-parked, but we would meet the minimum of the Residential Site Improvement Standards? A. Right.	7 8 9 10	A. second floor dining room,	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom
5 6 7 8 9 10 11	Q.So we would no longer be over-parked,but we would meet the minimum of the Residential SiteImprovement Standards?A.Right.Q.Would you explain to the board just the	7 8 9 10 11	A. second floor	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom
5 6 7 8 9 10 11 12	Q.So we would no longer be over-parked,but we would meet the minimum of the Residential SiteImprovement Standards?A.Right.Q.Would you explain to the board just theproposed layout, how each of these buildings is	7 8 9 10 11 12	A. second floor dining room, and stairs (ir	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration.
5 6 7 8 9 10 11 12 13	Q.       So we would no longer be over-parked,         but we would meet the minimum of the Residential Site         Improvement Standards?         A.       Right.         Q.       Would you explain to the board just the         proposed layout, how each of these buildings is         intended to function?	7 8 9 10 11 12 13	A. second floor dining room, and stairs (ir Q.	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back?
5 6 7 8 9 10 11 12 13 14	Q.So we would no longer be over-parked,but we would meet the minimum of the Residential SiteImprovement Standards?A.Right.Q.Would you explain to the board just theproposed layout, how each of these buildings isintended to function?A.This is the basement floor plan	7 8 9 10 11 12 13 14	A. second floor dining room, and stairs (ir Q. A.	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back? Yes, which is a similar layout.
5 6 7 8 9 10 11 12 13 14 15	Q.So we would no longer be over-parked,but we would meet the minimum of the Residential SiteImprovement Standards?A.Right.Q.Would you explain to the board just theproposed layout, how each of these buildings isintended to function?A.This is the basement floor plan(indicating).	7 8 9 10 11 12 13 14 15	A. second floor dining room, and stairs (in Q. A. Q.	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back? Yes, which is a similar layout. The next floor.
5 6 7 8 9 10 11 12 13 14 15 16	Q.So we would no longer be over-parked,but we would meet the minimum of the Residential SiteImprovement Standards?A.Right.Q.Would you explain to the board just theproposed layout, how each of these buildings isintended to function?A.This is the basement floor plan	7 8 9 10 11 12 13 14 15 16	A. second floor dining room, and stairs (ir Q. A.	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back? Yes, which is a similar layout.
5 6 7 8 9 10 11 12 13 14 15 16 17	Q.So we would no longer be over-parked,but we would meet the minimum of the Residential Sitebut we would meet the minimum of the Residential SiteImprovement Standards?A.Right.Q.Would you explain to the board just theproposed layout, how each of these buildings isintended to furtion?A.This is the basement floor plan(indicating).So we have a finished basement, stairs,a half bathroom for each unit, and storage.	7 8 9 10 11 12 13 14 15 16 17	A. second floor dining room, and stairs (ir Q. A. Q. A. Q. A.	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back? Yes, which is a similar layout. The next floor. This is the third floor plan. So there is a two three bedrooms,
5 6 7 8 9 10 11 12 13 14 15 16 17 18	Q.So we would no longer be over-parked,but we would meet the minimum of the Residential Sitebut we would meet the minimum of the Residential SiteImprovement Standards?A.Right.Q.Would you explain to the board just theproposed layout, how each of these buildings isintended to function?A.This is the basement floor plan(indicating).So we have a finished basement, stairs,a half bathrow for each unit, and storage.Q.Obviously if we went with the	7 8 9 10 11 12 13 14 15 16 17 18	A. second floor dining room, and stairs (in Q. A. Q. A. Q. A.	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back? Yes, which is a similar layout. The next floor. This is the third floor plan. So there is a two three bedrooms, oms, a closet, a stair for each unit
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Q.So we would no longer be over-parked,but we would meet the minimum of the Residential Sitebut we would meet the minimum of the Residential SiteImprovement Standards?A.Right.Q.Would you explain to the board just theproposed layout, how each of these buildings isintended to function?A.This is the basement floor plan(indicating).So we have a finished basement, stairs,a half bathroom for each unit, and storage.Q.Obviously if we went with theamendment, the garage would be flipped to the other	7 8 9 10 11 12 13 14 15 16 17 18 19	A. second floor dining room, and stairs (ir Q. A. Q. A. Q. A.	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back? Yes, which is a similar layout. The next floor. This is the third floor plan. So there is a two three bedrooms, oms, a closet, a stair for each unit
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	parking spaces. <ul> <li>Q. So we would no longer be over-parked, but we would meet the minimum of the Residential Site Improvement Standards?</li> <li>A. Right.</li> <li>Q. Would you explain to the board just the proposed layout, how each of these buildings is intended to function?</li> <li>A. This is the basement floor plan (indicating).</li> <li>So we have a finished basement, stairs, a half bathroom for each unit, and storage.</li> <li>Q. Obviously if we went with the amendment, the garage would be flipped to the other side?</li> </ul>	7 8 9 10 11 12 13 14 15 16 17 18 19 20	A. second floor dining room, and stairs (ir Q. A. Q. A. Q. A. two bathroo (indicating)	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back? Yes, which is a similar layout. The next floor. This is the third floor plan. So there is a two three bedrooms, oms, a closet, a stair for each unit So pretty much a similar layout.
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	parking spaces.   Q. So we would no longer be over-parked,   but we would meet the minimum of the Residential Site   Improvement Standards?   A. Right.   Q. Would you explain to the board just the   proposed layout, how each of these buildings is   intended to function?   A. This is the basement floor plan   (indicating).   So we have a finished basement, stairs,   a half bathrow for each unit, and storage.   Q. Obviously if we went with the   amendment, the garage would be flipped to the other   side?	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	A. second floor dining room, and stairs (in Q. A. Q. A. two bathroo (indicating) Q.	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back? Yes, which is a similar layout. The next floor. This is the third floor plan. So there is a two three bedrooms, oms, a closet, a stair for each unit So pretty much a similar layout. Okay. The next sheet.
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	parking spaces.   Q. So we would no longer be over-parked,   but we would weet the minimum of the Residential Site   Improvement Standards?   A. Right.   Q. Would you explain to the board just the   proposed layout, how each of these buildings is   intended to function?   A. This is the basement floor plan   (indicating).   So we have a finished basement, stairs,   a half bathrow for each unit, and storage.   Q. Obviously if we went with the   amendment, the garage would be flipped to the other   side?   A.   Right.   So, basically, if you access this	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	A. second floor dining room, and stairs (ir Q. A. Q. A. Q. A. two bathroo (indicating)	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back? Yes, which is a similar layout. The next floor. This is the third floor plan. So there is a two three bedrooms, oms, a closet, a stair for each unit So pretty much a similar layout. Okay. The next sheet. So this is the elevation.
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	parking spaces. <ul> <li>Q. So we would no longer be over-parked,</li> <li>but we would meet the minimum of the Residential Site</li> <li>Improvement Standards?</li> <li>A. Right.</li> <li>Q. Would you explain to the board just the</li> <li>proposed layout, how each of these buildings is</li> <li>intended to function?</li> <li>A. This is the basement floor plan</li> <li>(indicating).</li> <li>So we have a finished basement, stairs,</li> <li>a half bathroom for each unit, and storage.</li> <li>Q. Obviously if we went with the</li> <li>amendment, the garage would be flipped to the other</li> <li>side?</li> <li>A. Right.</li> <li>So, basically, if you access this</li> <li>parking garage from the backside, then you're going</li> </ul>	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	A. second floor dining room, and stairs (in Q. A. Q. A. two bathroo (indicating) Q. A.	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back? Yes, which is a similar layout. The next floor. This is the third floor plan. So there is a two three bedrooms, oms, a closet, a stair for each unit So pretty much a similar layout. Okay. The next sheet. So this is the elevation. So, basically, we're going to use gray
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	parking spaces. <ul> <li>Q. So we would no longer be over-parked, but we would meet the minimum of the Residential Site Improvement Standards?</li> <li>A. Right.</li> <li>Q. Would you explain to the board just the proposed layout, how each of these buildings is intended to function?</li> <li>A. This is the basement floor plan (indicating).</li> <li>So we have a finished basement, stairs, a half bathroom for each unit, and storage.</li> <li>Q. Obviously if we went with the amendment, the garage would be flipped to the other side?</li> <li>A. Right. So, basically, if you access this parking garage for each unit.</li> </ul>	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	A. second floor dining room, and stairs (in Q. A. Q. A. two bathroo (indicating) Q. A. stucco and	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back? Yes, which is a similar layout. The next floor. This is the third floor plan. So there is a two three bedrooms, oms, a closet, a stair for each unit So pretty much a similar layout. Okay. The next sheet. So this is the elevation. So, basically, we're going to use gray siding for the exterior. This is the
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	<pre>parking spaces.     Q. So we would no longer be over-parked, but we would meet the minimum of the Residential Site Improvement Standards?     A. Right.     Q. Would you explain to the board just the proposed layout, how each of these buildings is intended to function?     A. This is the basement floor plan (indicating).     So we have a finished basement, stairs, a half bathroom for each unit, and storage.     Q. Obviously if we went with the amendment, the garage would be flipped to the other side?     A. Right.     So, basically, if you access this parking garage for each unit.     Q. So that's what I call the ground floor; </pre>	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	A. second floor dining room, and stairs (in Q. A. Q. A. two bathroo (indicating) Q. A. stucco and front elevat	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back? Yes, which is a similar layout. The next floor. This is the third floor plan. So there is a two three bedrooms, oms, a closet, a stair for each unit So pretty much a similar layout. Okay. The next sheet. So this is the elevation. So, basically, we're going to use gray siding for the exterior. This is the tion from Morningside Lane.
5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	parking spaces. <ul> <li>Q. So we would no longer be over-parked, but we would meet the minimum of the Residential Site Improvement Standards?</li> <li>A. Right.</li> <li>Q. Would you explain to the board just the proposed layout, how each of these buildings is intended to function?</li> <li>A. This is the basement floor plan (indicating).</li> <li>So we have a finished basement, stairs, a half bathroom for each unit, and storage.</li> <li>Q. Obviously if we went with the amendment, the garage would be flipped to the other side?</li> <li>A. Right. So, basically, if you access this parking garage for each unit.</li> </ul>	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	A. second floor dining room, and stairs (in Q. A. Q. A. two bathroo (indicating) Q. A. stucco and front elevat	The next Sheet is A-4, showing the plan. For each unit there is a living space, an eat-in kitchen, deck, a half-bathroom ndicating). That's also a similar configuration. Flipped front and back? Yes, which is a similar layout. The next floor. This is the third floor plan. So there is a two three bedrooms, oms, a closet, a stair for each unit So pretty much a similar layout. Okay. The next sheet. So this is the elevation. So, basically, we're going to use gray siding for the exterior. This is the

			T
		105	
1		And this is elevation from the backside	
2		ing. And this is the side elevations	
3 4	(indicating)		
4 5	Mouningoid	You can see the slope down from	
6	-	e Lane and the driveway and the slope down	
7	со вегуен во <b>Q</b> .	ulevard (indicating). Sean, I'm not sure if I caught it.	
8	ά.	The facades on these buildings, what	
9	material are		
10		The facade is going to have stucco,	
11		ding. Hardie board, yeah.	
12	Q.	Can you go to the next sheet?	
13	Q. A.	So the next sheet is showing all the	
14	side views of	5	
15	Side views of	And this is the side section	
16	(indicating)	So you can see the Morningside Lane,	
17		cture front side, and the driveway and	
18	the back of t		
19	the back of th	And you can see Bergen Boulevard	
20	(indicating).	, na you can bee beigen boulevalu	
21	(maleating)	So you can see the relationship between	
22	Morningside	and Bergen Boulevard and the two	
23	buildings.		
24	Q.	And, again, that shows the slope that	
25	is there?	·····, -····	
	LAU	IRA A. CARUCCI, C.S.R., R.P.R., L.L.C.	
		201-641-1812	
		100	
		106	
1	А.	Yeah, quite right.	
1 2	A. Q.		
_	-	Yeah, quite right.	
2	Q.	Yeah, quite right. Do we have another sheet?	
2 3	Q. A.	Yeah, quite right. Do we have another sheet? This is the last one.	
2 3 4	Q. A. Q.	Yeah, quite right. Do we have another sheet? This is the last one. Okay.	
2 3 4 5	Q. A. Q.	Yeah, quite right. Do we have another sheet? This is the last one. Okay. In terms of the size of each of these	
2 3 4 5 6	Q. A. Q. units, about I A.	Yeah, quite right. Do we have another sheet? This is the last one. Okay. In terms of the size of each of these how many square feet for each unit?	
2 3 4 5 6 7	Q. A. Q. units, about I A. floor kitche	Yeah, quite right. Do we have another sheet? This is the last one. Okay. In terms of the size of each of these how many square feet for each unit? So each unit for example, the second	
2 3 4 5 6 7 8	Q. A. Q. units, about I A. floor kitcher feet. And th	Yeah, quite right. Do we have another sheet? This is the last one. Okay. In terms of the size of each of these how many square feet for each unit? So each unit for example, the second in area, each unit has about 1,050 square	
2 3 4 5 6 7 8 9	Q. A. Q. units, about I A. floor kitcher feet. And th	Yeah, quite right. Do we have another sheet? This is the last one. Okay. In terms of the size of each of these how many square feet for each unit? So each unit for example, the second in area, each unit has about 1,050 square he smaller unit on the other is a typical	
2 3 4 5 6 7 8 9 10	Q. A. Q. units, about I A. floor kitcher feet. And th duplex hous	Yeah, quite right. Do we have another sheet? This is the last one. Okay. In terms of the size of each of these how many square feet for each unit? So each unit for example, the second in area, each unit has about 1,050 square he smaller unit on the other is a typical se (indicating). Okay. The total square footage for each unit?	
2 3 4 5 6 7 8 9 10 11 12 13	Q. A. Q. units, about I A. floor kitcher feet. And th duplex hous	Yeah, quite right. Do we have another sheet? This is the last one. Okay. In terms of the size of each of these how many square feet for each unit? So each unit for example, the second in area, each unit has about 1,050 square he smaller unit on the other is a typical se (indicating). Okay.	
2 3 4 5 6 7 8 9 10 11 12 13 14	Q. A. Q. units, about I A. floor kitcher feet. And th duplex hous Q.	Yeah, quite right. Do we have another sheet? This is the last one. Okay. In terms of the size of each of these how many square feet for each unit? So each unit for example, the second in area, each unit has about 1,050 square he smaller unit on the other is a typical se (indicating). Okay. The total square footage for each unit?	
2 3 4 5 6 7 8 9 10 11 12 13 14 15	Q. A. Q. units, about I A. floor kitcher feet. And th duplex hous Q. A. Q.	Yeah, quite right. Do we have another sheet? This is the last one. Okay. In terms of the size of each of these how many square feet for each unit? So each unit for example, the second in area, each unit has about 1,050 square he smaller unit on the other is a typical se (indicating). Okay. The total square footage for each unit? Each unit has about 3,200 square feet.	
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	Q. A. Q. units, about 1 A. floor kitcher feet. And the duplex hous Q. A. Q. say a typical Park, one hall	Yeah, quite right. Do we have another sheet? This is the last one. Okay. In terms of the size of each of these how many square feet for each unit? So each unit for example, the second in area, each unit has about 1,050 square he smaller unit on the other is a typical se (indicating). Okay. The total square footage for each unit? Each unit has about 3,200 square feet. How does that compare to what I would	
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	Q. A. Q. units, about 1 A. floor kitcher feet. And the duplex hous Q. A. Q. say a typical Park, one hal A. we can go 1 go to 3,300 Q.	Yeah, quite right. Do we have another sheet? This is the last one. Okay. In terms of the size of each of these how many square feet for each unit? So each unit for example, the second in area, each unit has about 1,050 square he smaller unit on the other is a typical se (indicating). Okay. The total square footage for each unit? Each unit has about 3,200 square feet. How does that compare to what I would duplex structure here in Palisades If of the duplex? Yeah. A duplex, I think we have a variance so L,100 square feet for each floor, so we can square feet. So we're a little smaller than that?	
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	Q. A. Q. units, about I A. floor kitcher feet. And ti duplex hous Q. A. Q. say a typical Park, one hal A. we can go 1 go to 3,300 Q. A. Q.	Yeah, quite right. Do we have another sheet? This is the last one. Okay. In terms of the size of each of these how many square feet for each unit? So each unit for example, the second in area, each unit has about 1,050 square he smaller unit on the other is a typical se (indicating). Okay. The total square footage for each unit? Each unit has about 3,200 square feet. How does that compare to what I would duplex structure here in Palisades If of the duplex? Yeah. A duplex, I think we have a variance so square feet. So we're a little smaller than that? Yeah, pretty much. Because yeah, smaller. Okay. All right.	

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1	Sean?	
2	Α.	Yes.
3	Q.	Do you agree with the variances that
4	Mr. Skrable w	ent through?
5	А.	Yes.
6		So pretty much he called out our
7	variances.	
8	Vananceon	Basically we're going to have some
9	variances li	ke dwelling unit number, maximum four.
10	We have six.	ke dwelning unit number, maximum rour.
11		also maximum coverage. We require
12		
		Ve have 43.2 percent.
13		basically, this application comes
14		previous application, we did lose some
15	variances, like	
16	Q.	You heard Mr. Kauker say we've listed a
17	•	ance, technically it's a second a
18	front yard var	iance?
19	А.	Yeah.
20		It makes sense, because this is facing
21	Bergen Boul	evard. So it's pretty much (indicating).
22	Q.	We provide what, a little less than
23	10 feet to the	Morningside I mean to Bergen
24	Boulevard?	
25	Α.	Right.
	LAU	RA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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		100
1		We have 10 9.7; required is 20.
1 2		
-	further for thi	We have 10 9.7; required is 20.
2	further for thi	We have 10 9.7; required is 20. MR. PELLINO: I don't have anything
2 3	further for thi	We have 10 9.7; required is 20. MR. PELLINO: I don't have anything s witness, Mr. Chairman.
2 3 4	further for thi	We have 10 9.7; required is 20. MR. PELLINO: I don't have anything s witness, Mr. Chairman. CHAIRMAN FERGUSON: Okay.
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1	(indicating). Only the half of the building is	1	Do you want to swear him in?
2	basement.	2	MR. MACRI: Mr. Spatz, do you swear or
3	We have a recreation room, stair, and	3	affirm you testimony you'll provide this evening will
4	the storage, a half bathroom and a utility room.	4	be the truth, the whole truth, and nothing but the
5	MS. SCHOR: I think normally if you are	5	truth?
6	are you allowed to have bedrooms?	6	MR. SPATZ: Yes, I do.
7	MR. KIM: There's no bedrooms.	7	DAVID SPATZ, P.P.
8	MS. SCHOR: No bedrooms.	8	60 Friend Terrace, Harrington Park, New Jersey,
9	MR. KIM: Recreation.	9	having been duly sworn, testifies as follows:
10	MS. SCHOR: So when you walk in the	10	MR. MACRI: Please state your full name
11	front, what do you walk into, the first floor.	11	for the record.
12	MR. KIM: From Morningside Lane you're	12	MR. SPATZ: David Spatz, S-P-A-T-Z.
13	not going to see the basement.	13	MR. MACRI: Thank you.
14	This area is garage above this floor.	14	MR. SPATZ: You're welcome.
15	This is, I think, better to understand.	15	CHAIRMAN FERGUSON: Mr. Spatz has been
16	MS. SCHOR: In other words, the	16	here many times; we accept him.
17	basement is below that area.	17	MR. SPATZ: Thank you.
18	MR. KIM: So this is the basement.	18	Just to quickly go through the photo
19	This is Morningside Lane. The garage is here and	19	exhibit just to show what's here.
20	coming down (indicating).	20	The top row two photographs are to the
21	MS. SCHOR: So, in other words, to get	21	left and the center of the two dwellings that are on
22	to the basement, you would have to physically be in	22	the current property (indicating). You can see to
23	the house in order to get there.	23	the left of us is a newer two-family home
24	MR. KIM: Right.	24	(indicating).
25	We have stairs. We can come down to	25	The top right-hand photograph 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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1	the basement.	1	looking to the right of our property (indicating).
2	MS. SCHOR: Okay, thank you.	2	It's a series of two-family homes. Morningside is
3	CHAIRMAN FERGUSON: Okay, anybody else.	3	primarily developed with two-family homes.
4	Do you want to call your next witness?	4	The bottom left-land photograph is
5	MR. PELLINO: Yes. Thank you,	5	across the street.
6	Mr. Chairman.	6	Again another one, but this is really
7	Thank you, Mr. Kim.	7	just to show the height of it (indicating).
8	Oh, I don't think I did it. If I could	8	The center photograph at the bottom is
9	mark A-2, the architect's plan.	9	the rear of our property. That is a nine-unit
10	(Whereupon, Architectural Plan is	10	dwelling that fronts on Bergen Boulevard
11	marked as Exhibit A-2 for identification.)	11	(indicating).
12	MR. PELLINO: My next witness is our	12	Then the bottom right-hand photograph,
13 14	planner, Mr. David Spatz, who has previously been	13 14	that is the garage that is being removed as part of
14	recognized.	14	the construction that's going on. That will free up
15	CHAIRMAN FERGUSON: Absolutely.	15	a little bit of space, both to the rear as well as to
17	Hit the high points, David, and move this along.	10	the north (indicating). In terms of the variances, townhouses
18	MR. SPATZ: I have the photo exhibit.	18	are not permitted. There are six units where four
19	Let me just pass that around.	19	would be permitted on the property. We have that
20	I guess it's marked A-3. Just to	20	height variance, which is the other (d) variance.
21	quickly go through that.	21	And in the terms of (c) variances,
22	(Whereupon, Photoboard is marked as	22	building coverage. And that has been reduced since
23	Exhibit A-3 for identification.)	23	the original submission. And the variances: Front
24	MR. PELLINO: I think they want to	24	yard, which again has been increased. That's to the
25	swear you in.	25	rear of the property towards Bergen Boulevard. We've
			· · · · · · · · · · · · · · · · · · ·
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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

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1	eliminated with the modifications two variances.	1	structures around us are all much taller than what
2	Combined side yard has been eliminated.	2	exists on the property, similar in height to what
3	And most importantly actually, lot area	3	we're proposing. The height of the buildings is
4	per unit has been eliminated. The zone requires	4	really caused by the steep topography change, as was
5	2,500 square feet, and we are actually at 2,519	5	described by both the engineer and the architect.
6	square feet.	6	In terms of the bulk variance, the
7	So in terms of density, our large lot	7	height variance has been reduced and we've eliminated
8	allows the six units to still meet that density.	8	two variances for lot area per unit. And the side
9	Looking at our (d) variances, we do	9	yard, there will be additional landscaping, walls and
10	meet the purposes of zoning.	10	fencing provided on the site to buffer both the rear
11	Purpose A is the appropriate use of	11	of the property as well as the properties to the
12	land to promote public health, safety, morals and	12	side.
13	general welfare. I think we do.	13	The building directly behind us that
14	We're providing housing units, a little	14	fronts on Bergen Boulevard actually has nine units on
15	bit smaller housing units, which I think will be	15	a smaller piece of property.
16	certainly something that's a little bit different,	16	So in terms of density again and
17	but in a residential zone I think it's reasonable.	17	massing, we are similar to what's in the
18	Appropriate population densities, that	18	neighborhood.
19	is Purpose E.	19	Lastly, looking at the negative
20	Again, we have a conforming density on	20	criteria, I don't think there's anything that's
21	the property because we have a 15,000-square-foot	21	substantially negative. What we're proposing, I
22	lot, can support in terms of your ordinance the six	22	think is in character with the neighborhood, which
23	units.	23	has two-family dwellings and larger buildings on
24	Purpose I is promoting a desirable	24	smaller lots than us.
25	visual environment.	25	The setbacks are similar to what
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	114		116
1	And I believe that's being done. You	1	currently exists on the property as well as on the
2	have two older structures in a neighborhood of new	2	adjacent properties. Eliminating the garage to the
3	structures. We're providing new structures that fit	3	rear actually creates a larger rear and side yard
4	within the neighborhood in terms of the massing of	4	than what currently exists. There is enough parking to satisfy the six units. The improvements being
5 6	the building. Given the size of the property, our side yards are conforming so there is enough space	5	made to the circulation, I think certainly benefits
7	between the units and the adjacent properties.	0	
8		7	
		7	the neighborhood.
	The modification that we talked about	8	the neighborhood. And on balance, I think positive
9	The modification that we talked about this evening, putting the driveways so that the	8 9	the neighborhood. And on balance, I think positive criteria are met for both the (d) and (c) variances.
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	117		119
1	through that analysis and try to subdivide the	1	CHAIRMAN FERGUSON: Okay.
2	property, you would create two 5,000-square-foot lots	2	So, Counsel, as you heard, our parking
3	that could accommodate two units each, but it would	3	and also may have some problems with the parking
4	be difficult.	4	layout. I'll leave it to you.
5	I mean, the third lot, if you carved up	5	If you want to call for a vote tonight,
6	the property, it would be somewhat oddly-shaped	6	we're glad to call for a vote.
7	because of the topographical constraints. It might	7	But I would give you the opportunity to
8	be difficult to accommodate another two units on the	8	to come back next meeting and explain the
9	property.	9	different parking thing.
10	I guess the question is whether or not	10	MR. PELLINO: Yes. Mr. Chairman, from
11	the site can accommodate, really, six units? I guess	11	what I understand speaking with our architect, we can
12	I don't really have a question.	12	reconfigure the parking so that the garages for the
13	The only thing I just wanted to bring	13	front building will be to the rear.
14	to the board's attention, they are proposing six	14	That would eliminate most of the curb
15	units in a AA zone. The AA zone obviously permits	15	cuts along Morningside, and I think be a benefit to
16	one- and two-family use.	16	the project.
17	So just one of the things I just wanted	17	So, yes, we would like to have the
18	to highlight for the zoning ordinance, the intent of	18	benefit of the opportunity to come back with that
19	the ordinance really is to preserve the one- and	19	revision.
20	two-family residential character of the neighborhood.	20	CHAIRMAN FERGUSON: Okay.
21	I know there's a multiple family that	21	So I just want to note for the record
22	exists, I guess, to the south of the property.	22	is there anybody in the audience from Morningside
23	But if you look primarily along	23	Lane?
24	Morningside, it's prominently one- and two-family	24	(No response.)
25	homes.	25	CHAIRMAN FERGUSON: Okay. No one in
	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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	118		120
	110		120
1	So those are just the things that I	1	the audience from Morningside Lane. Okay.
2	So those are just the things that I wanted to bring to the board's attention.	1 2	the audience from Morningside Lane. Okay. So I'll make a motion that we adjourn
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2 3 4	So those are just the things that I wanted to bring to the board's attention. One other thing with respect to the height of the structure. Do you know the height of	2 3 4	the audience from Morningside Lane. Okay. So I'll make a motion that we adjourn this until next month. MR. PELLINO: Yes, sir.
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	121		123
1	MS. KIM: Carnovale?	1	truth, the whole truth, and nothing but the truth?
2	MR. CARNOVALE: Yes.	2	MR. COCOROS: I do.
3	MS. KIM: Terranova?	3	VASSILIOS COCOROS, AIA
4	MR. TERRANOVA: Yes.	4	467 Sylvan Avenue, Englewood Cliffs, New Jersey,
5	MS. KIM: Yoon?	5	having been duly sworn, testifies as follows:
6	MS. YOON: Yes.	6	MS. TESTA: Please state your name for
7	MS. KIM: Brogna?	7	the record.
8	MR. BROGNA: Yes.	8	MR. COCOROS: Vassilios,
9	MS. KIM: Chung?	9	V-A-S-I-L-I-O-S; Cocoros, C-O-C-O-R-O-S, 467 Sylvan
10	MR. CHUNG: Yes.	10	Avenue, Englewood Cliffs, New Jersey 07632.
11	MR. GRALA: You missed me.	11	MS. TESTA: Thank you.
12	Yes.	12	CHAIRMAN FERGUSON: Okay.
13	MR. PELLINO: Thank you all. Have a	13	DIRECT EXAMINATION
14	good evening.	14	BY MR. MACRI:
15	(Whereupon, Ms. Testa returns to the	15	<b>Q.</b> Bill, before we begin, can you just
16	dais as the Palisades Park Zoning Board of	16	give the board the dimensions of the property?
17	Adjustment Attorney.)	17	A. Sure.
18	CHAIRMAN FERGUSON: Hal, you're not	18	The property, which is 60 Brinkerhoff
19	needed for this next one.	19	Terrace, is 40-feet-wide-by-117-feet deep, with a
20	If you want to take off, you're	20	total lot area of 4,680 square feet.
21	welcome.	21	<b>Q.</b> Bill, both properties to the left and
22	If you want to stay, we'd love to have	22	the right are developed, correct?
23	you.	23	A. Yes.
24	If you want to go, you can go because	24	<b>Q.</b> So we would not be able to acquire the
25	you're not needed. The other two guys are going to	25	additional properties?
	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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	122		124
1	stay, but you being the newbie	1	A. Correct.
2	MR. SIMOFF: Well, I'll just take a	2	The one to the left of us is an
3 4	look and then bolt.	3	oversized duplex I'm sorry, to the right of us.
4 5	CHAIRMAN FERGUSON: Okay, no problem.	_	Then there's an existing on the left-hand side. There's no other way to get any
6	Okay. MR. MACRI: Ready.	5	other property.
7	CHAIRMAN FERGUSON: Yeah, I'm ready.	7	So this is always going to be a
8	MR. MACRI: Okay.	8	40-by-100 lot I'm sorry 40-by-117 lot.
9	Good evening, Mr. Chairman, Members of	9	<b>Q.</b> Can you explain to the board what we're
10	the Board. My name is Marc Macri.	10	proposing to put on the property.
11	I represent New Vision Developers, LLC,	11	A. Sure.
12	the applicant in connection with the property located	12	We're proposing a new two-family
13	at 60 Brinkerhoff Terrace here in the borough.	13	dwelling on the property. The dwelling, itself,
14	We're here this evening requesting the	14	would be 33-feet-wide-by-68-feet-deep.
15	board's permission to demolish the existing dwelling	15	It's a 6-over-6 configuration basically
16	and construct what is commonly known as a 6-over-6	16	on three levels, where we have a ground/basement,
17	two-family dwelling.	17	that has a two-car garage at the front and a finished
18	I have two expert witnesses with me	18	basement behind that.
19	this evening.	19	Then the first floor is the primary
20	I have Mr. Bill Cocoros, our architect,	20	unit, and the second floor is the secondary unit.
21	and Mr. David Spatz, our professional planner.	21	Each one being a three-bedroom layout.
22	I'd like to begin by having our	22	Basically we are a typical 6-over-6.
23	architect sworn in.	23	These type of lots have been developed and the board
24	MS. TESTA: Do you swear that the	24	has approved previously.
25	testimony you will give this application will be the	25	<b>Q.</b> Bill, for the record, the ground level
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
		1	
	201-641-1812		201-641-1812

1			
	125	1	127 So I notice that the house is the
	only contains a half-bath.		
2	Is that correct?	2	house on your immediate right, if I'm looking at the
3	A. Correct.	3	house, it's also a big house.
4	Q. It's always good to check.	4	MR. COCOROS: Yes.
5	A. Correct.	5	CHAIRMAN FERGUSON: But I'm just a
6	<b>Q.</b> I believe just turn to A-2.	6	little concerned with the side yards. I would like
7	A. Going from left to right, we have the	7	to see the side yards get increased to 4 feet on each
8	basement, first floor, second floor, a basement.	8	side, which would mean you have to reduce the size of
9	Up here we have a garage in the front,	9	the house by whatever it takes to get there, correct?
10	a two-car garage, a two-car garage.	10	MR. COCOROS: Yeah.
11	We have a staircase up to the first	11	Right now we're 3-and-a-half. I guess
12	floor connected to the main apartment.	12	with if we do 6 inches on each side, that would be a
13	At the back we have the recreation	13	1-foot reduction.
14	room. You have utility rooms. We have a powder room	14	CHAIRMAN FERGUSON: You're amenable
15	(indicating).	15	with that?
16	Upstairs is the main apartment. We	16	MR. COCOROS: I'm good.
17	have living room, dining room in the front	17	CHAIRMAN FERGUSON: The other thing is
18	(indicating).	18	my usual question, you don't have no bathtubs in the
19	Then on the right-hand side we have the	19	basement, correct?
20	bedroom section. We have the primary bedroom in the	20	MR. COCOROS: Nope.
21	back with its own en suite bathroom, walk-in closets	21	CHAIRMAN FERGUSON: I'm glad. You're
22	(indicating).	22	learning. It took a while. It took like a year.
23	The secondary bedrooms share a hall	23	You've got decks in the back. You've
24	bathroom. Also there's a small powder room for	24	got a kitchen area.
25	guests off that hallway (indicating).	25	What is your front yardage?
20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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1		1	
2	At the left side, we have the main	2	MR. MACRI: Twenty-four. And it complies.
2	living space.	3	MR. COCOROS: Twenty-four.
4	As I said, living room, dining room in	4	And that lines up with the neighbors.
_			
	the front, kitchen, eat-in area, and it has a sliding	5	
5	glass door out to the deck in the back.	5	We do comply with the average.
6	glass door out to the deck in the back. The second floor is basically the same	6	We do comply with the average. CHAIRMAN FERGUSON: Your rear yard,
6 7	glass door out to the deck in the back. The second floor is basically the same layout; however, it's accessed via the entry platform	6 7	We do comply with the average. CHAIRMAN FERGUSON: Your rear yard, you've still got 25, correct?
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List         The sum of the status of the section of the people who buy these houses, thir main space, three, kind is like that durbursmit.         MR. COCIA2UDL: Reconfigure if           9 foot? You can't lower that to 8.         And the other item is that, Brinkerhoff           1 meets easily thill         Sample who buy these houses, the main main space, three, kind is like that durbursmit.           6 The house next - you run a slight hill         Sample who buy these houses as the table higher than we are are.           9 This also under the duplex requirement.         The same thing with the house next to us, it would be the first easiling for a small spatcit chamber in the driveway?           10 the same thing with the house houses as the rist hat correct?         The same thing with the house houses as the way to low at it whout affecting the trans on way to low at it whout affecting the trans on way to low at it whous a first in the main the driveway.           11 the bit higher than the accurate?         That's all have, Mr. Coll AZUDI: Yee.           12 offic. And the 9 foot calling is a nice configuration.         The way to say it whout affecting the trans of the acutence?           12 orinfiguration.         The way Rescale UNOP Since and the driveway.           13 wranne, we would be a fine way to say it whout a fine driveway.         That's all have, Mr. Coll AZUDI: Yee.           12 offic. And the 9 foot calling is a nice configuration.         That's all have, Mr. Coll AZUDI: Yee.           10 offic. And the 9 foot calling is a nine configuration.         That's all have, Mr.		400		404	
2       9 fool? You can't lower that to 8.       2       necessary.         3       MR. COCOROS: I mean, on the main unit, the people who huy these houses, their main space, they, kind of, like that adjustment.       1       Control of the that adjustment.         4       The thouse next to us is quite a bit higher than we are are as inclusion the diversary line and perhaps put a small system in the front for that ther hord.       5       the thouse next to us is quite a bit higher than we are are us, it would be thing the the diversary line and perhaps put a small system in the front for that ther hord.       6       the thouse next to us is quite a bit higher than we are are use is an end system in the front for that ther hord.       6       there house, ext to us is quite a bit higher than we are are use is a small system in the form the diversary? A small plastic chamber in the driveway?         1       there's no way to lower in without affecting the the shouse as the use in unoff than lam -       1       1         2       CHAIRMAN FERGUSON: Yeah. But Tim more chare wark is set up right now, were a LAUR A CARUCC (C S.R.,	4	129 But is there a structural reason for	4	131 MD. COLLAZIJOL - Decembrizine it	
3       MR. COCORDS: I mean, on the main unit, the people who buy these houses, their main space, they, find of, like that algustment.       3       Ind the other item is that. Enterhord the nouse next or us algust half so the house next or us algust half so the house next or us algust half as new house next or us algust half as the house next or us, it would be the diverse next or us, it would be there's nothing in Britkerhoff Arenue to to staft the water frame in the diverse next or us the use the diverse next or us the next algustment.         10       Even though we're asking for a the diverse next is with the house next to us, it would be there's nothing in Britkerhoff Arenue to to staft the water frame there way its area.         11       but under the diverse? there's nothing in Britkerhoff Arenue to to staft.         12       CHAIRNAN FERGUSON: So you're saying the angle is a nice configure way to lower it without alfecting the runneft.       13         13       water concert?       14         14       MR. COCORDS: In nean, the runoff part configure way to lower it without all more concerned with the noth and it main - sale is out of the ground completaly so.       14         24       Interes of the ground completal so.       24         25       MR. COCORDS: On, seah.       24         30       CHAIRNAN FERGUSO	_			-	
4       the project who buy these houses, their main space, they, kind of, like that adjustment.       4       Terrace there is no storm drainage, add you've got         5       the house next to us is quite a bit higher than we are are.       5       the draways pitched down. If you can provide a         6       The same thigh with the house next to us is quitere abit higher than we are are.       6       the draways pitched down. If you can provide a         7       as the house next to us is quitere abit higher than we are are.       8       6       the draways pitched down. If you can provide a         8       ore.       18       asmall system in the front for that trench drain.       8         9       Basically it would be a small like, a       asmall system in the draway?       8         11       built onder the duplor requirement.       9       Basically it would be asmall like, a         13       variance, we would be in line with those houses as       16       there's no thing in Brinkerhoff Avenue to catch the         14       far as height would go.       ChAIRMAN FERGUSON: So you're saying the adjust chamber and the weak.       17       That's all have.         15       ChAIRMAN FERGUSON: Yeah. But I'm more care and the there's nothing in Brinkerhoff Avenue to catch the adjust wat.       16       Water Schues and the adjust wat.         16       there's nothing in Brinkerhoff Avenue to care.       1					
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8     are.     8     MR. COCOROS: Clay,       9     The same thing with the house next to us, it would be that uplex requirement.     9     Basically it would be samall like,       11     built under the duplex requirement.     10     a small pleabt chamber in the driveway? A small pleabt chamber in the driveway? A small       12     Even though we're asking for a variance, we would be in line with those houses as for a shight would go.     11       13     Variance, we would be in line with those houses as for a shight would go.     13       14     Far as height would go.     14       15     CHAIRMAN FERGUSON: So you're saying there's no way to lower it without affecting the runoff.     14       16     Inter's no way to lower it without affecting the runoff.     16       17     Inter's no way to lower it without affecting the runoff.     16       18     Is that correct?     16       19     MR. COCOROS: On, yeah.     20       20     CHAIRMAN FERGUSON: Yeah. But 'I'm more i LAURA & CARUCCI, C.S.R. R.P.R., L.C. 201-641-1812     23       21     CHAIRMAN FERGUSON: Yeah.     24       23     Thank you.     23       24     MR. COCOROS: On, yeah.     25       25     The way it's set up right now, we're a is die is out of the ground completely so     26       24     Do you want to put your nest witness     70 <t< th=""><th>_</th><th>, 5</th><th></th><th></th></t<>	_	, 5			
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11       built under the duplex requirement.       11       plastic chamber in the driveway like a precast         12       Even through we're asking for a       13       Martance, we would be in the with those houses as         14       far as height would go.       14       Something to accommodate that. Because         15       CHAIRMAN FERCUSON: So you're saying       16       Water from the driveway.         16       there's no way to lower it without affecting the       17       That's all I have, Mr. Chairman.         16       is that correct?       17       That's all I have, Mr. Chairman.       18         17       munoff than I an       20       Anybody in the audience?       20         20       CHAIRMAN FERGUSON: Yeah. But I'm more       22       CHAIRMAN FERGUSON: No.       23         23       CHAIRMAN FERGUSON: Yeah. But I'm more       24       Next Witness.       24         24       MR, COCOROS: On yeah.       24       Next Witness.       25         25       The way it's set up right now, we're a       24       Next Witness.       26         26       MR, COCOROS: On yeah.       24       Next Witness.       27         26       MR CACRICCI, C.S.R., R.P.R., LL.C.       20/44/18/12       20/44/18/12         21       Itue t	-	It's also under the duplex requirement.	9	•	
12       Even though we're asking for a       12       fiberglass trench drain?         13       variance, we would be in line with those houses as       13       MR. COLLAZUOL: Yes.         14       far as height would go.       13       MR. COLLAZUOL: Yes.         15       CHAIRMAN FERGUSON: So you're saying       15       there's nothing in Brinkerhoft Avenue to catch the         16       there's nothing in Brinkerhoft Avenue to catch the       water from the drine?       16         14       Is that correct?       17       That's all I have, Mr. Chairman.       18         17       onfiguration.       18       Thank you.       19       CHAIRMAN FERGUSON: Yeah. But I'm more         12       onfiguration.       12       (No response.)       22       CHAIRMAN FERGUSON: No.         23       connegred with the runoff than 1 am -       23       Thank you.       24       Next witness.         25       The way it's set up right now, we're a       24       Next witness.       25       MR. COCOROS: Chy, weh.       26       MR. MACRI: Mark Called Stewalk. The one       17       Professional Planner.       21       201-641-1812       132         14       Ithey is hight whan FERGUSON: Ckay.       18       God to see you.       20       CHAIRMAN FERGUSON: Hight Mr. Spatz.			10		
13       variance, we would be in line with those houses as far as height would go.       13       MR. COLLAZUOL: Yes.         14       far as height would go.       5       CHAIRMAN FERGUSON: So you're saying there's nothing in Brinkerhoff Arenue to catch the weater from the driveray.         15       CHAIRMAN FERGUSON: So you're saying there's nothing in Brinkerhoff Arenue to catch the weater from the driveray.         16       Is that correct?       16         17       runoff.       Is that correct?       17         18       Is that correct?       18       That's all 1 have, Mr. Chairman.         19       MR. COCOROS: I mean, the runoff part of the far an m.       20       CHAIRMAN FERGUSON: Okay, thank you.         20       oft.t. And the 9-fot ceilings is a nice       20       CHAIRMAN FERGUSON: No.         21       Configuration.       21       (No response.)       22         22       CHAIRMAN FERGUSON: Yeah. But I'm more taits dewalk. The one side is out of the ground completery so       25       MR. ACARUCCI, C.S.R., R.P.R., L.L.C.         21       Ittle bit higher than the actual sidewalk. The one side is out of the ground completery so       3       3       CHAIRMAN FERGUSON: Okay.         2       CHAIRMAN FERGUSON: Chay.       3       6 Codo to see you.       3       3         3       CHAIRMAN FERGUSON: Way and mombers?		built under the duplex requirement.	11		
14       far as height would go.       14       Something to accommodate that. Because         15       CHAIRMAN FERGUSON: So you're saying       15       there's nothing in Brinkenhold Neuro to catch the         17       runoff.       17       That's all have, with Chairman.       18         18       Lis that correct?       19       MR. COCOROS: I mean, the runoff part       19       ChAIRMAN FERGUSON: Yeah. But I'm more         20       orifiguration.       22       CHAIRMAN FERGUSON: Yeah. But I'm more       23       ChAIRMAN FERGUSON: No.         23       Concerned with the runoff than I am       23       Thank you.       24       Next witness.         24       MR. COCOROS: Ch, yeah.       24       Next witness.       25       The way I's set up right now, we're a       26       MR. MACRI: CharRAN FERGUSON: No.       26       MR. MACRI. CharRAN FERGUSON: Hi, Mr. Spatz.       30         25       The way I's set up right now, we're a       10       120       132       132         16       MR. ACARUCCI, CS.R. R.P.R., LLC.       201-641-1812       20       201-641-1812       132         16       MR. MACRI: Do you want to open to any members?       10       CHAIRMAN FERGUSON: Hi, Mr. Spatz.       30       God to see you.       14       Sord to see you.       132	12	Even though we're asking for a	12	fiberglass trench drain?	
15       CHAIRMAN FERGUSON: So you're saying there's no way to lower it without affecting the there's no way to lower it without affecting the trunoff.       15       there's no way to lower it without affecting the water from the driveway. Thate all have, Mr. Chairman.         18       Is that correct?       18       Thank you.         19       MR. COCOROS: I mean, the runoff part configuration.       19       CHAIRMAN FERGUSON: Okay, thank you.         20       of it. And the 9-foot ceilings is a nice configuration.       20       Anybody in the audience?         21       configuration.       10       Anybody in the audience?         22       CHAIRMAN FERGUSON: Yeah. But I'm more at with set up inforw, we're a 24       23       Thank you.         23       The way if's set up inforw, we're a 24       24       NR. MACRI: Wr. David Spatz, our         24       MR. COCOROS ('S.S.R., R.P.R., LLC. 201-641-1812       201-641-1812       122         10       Title bit higher than the actual sidewalk. The one side is out of the ground completely so… or ?       3       Good to see you.       3         3       CHAIRMAN FERGUSON: Clay, a Do you want to put your next witness       6       CHAIRMAN FERGUSON: You're been swom         6       MR. MACRI: Do you want to open to p upbile?       MR. SPATZ: There's a photo schibit.       1         9       <	13	variance, we would be in line with those houses as	13	MR. COLLAZUOL: Yes.	
16       there's no way to lower it without affecting the runoff.         17       runoff.         18       Is that correct?         19       MR. COCOROS: I mean, the runoff part configuration.       17         20       of it. And the 9-foot cellings is a nice concerned with the runoff than I am       20         21       COLAIRMAN FERGUSON: Yeah. But I'm more concerned with the runoff than I am       22         23       CONDECK, S.R., R.P.R., LLC.       23         24       MR. COCOROS: On, yeah.       24         25       The way it's set up right now, we're a LAURA A. CARUCCI, C.S.R., R.P.R., LLC.       20         20       CHAIRMAN FERGUSON: Okay.       24         25       On you want to put your next witness       25         3       CHAIRMAN FERGUSON: Okay.       26         4       Do you want to put your next witness       5         5       on?       3         6       MR. MACRI: Do you want to open to public?       7         7       MR. SCOLAZUON: Yes, two things.       6         16       MR. COLAZUON: Yes, two things.       12         17       MR. COLAZUON: Yes, two things.       13         18       CHAIRMAN FERGUSON: It's getting late.       14         19       No ques	14	far as height would go.	14	Something to accommodate that. Because	
17       runoff.       17       That's all I have, Mr. Chairman.         18       Is that correct?       18       Thank you.         19       MR. COCOROS: I mean, the runoff part       18       Thank you.         20       of it. And the 9-foot cellings is a nice       20       Anybody in the audience?         21       configuration.       20       Anybody in the audience?         22       CHAIRMAN FERGUSON: Yeah. But I'm more       23       Thank you.         23       concerned with the runoff than I am       23       Thank you.         24       MR. COCOROS: On, yeah.       24       Next withess.       25         24       MR. COCOROS: On, yeah.       24       Next withess.       25         25       The way it's set up right now, we're a side is out of the ground completely so       25       MR. MACRI: Wr. David Spatz, our         24       Da You want to put your next witness       3       God to see you.       10         3       CHAIRMAN FERGUSON: Clasy,       3       God to see you.       4       Long time no see.         5       on?       6       CHAIRMAN FERGUSON: I'm sorry. Expert?       8       Again, the hour is late.         9       UN oresponse.)       MR. COLAZUOL: Yee, two things.       11	15	CHAIRMAN FERGUSON: So you're saying	15	there's nothing in Brinkerhoff Avenue to catch the	
18       Is that correct?       18       Thank you.         19       MR. COCOROS: I mean, the runoff part       19       CHAIRMAN FERGUSON: Okay, thank you.         20       oft it. Anthe 9-foot cellings is a nice       20       Anybody in the audience?         21       configuration.       22       CHAIRMAN FERGUSON: Yeah. But I'm more       23       Thank you.         23       CHAIRMAN FERGUSON: Yeah. But I'm more       23       Thank you.       24         24       MR. COCOROS: On, yeah.       24       Next witness.       25         25       The way it's set up right now, we're a       LAURA A. CARUCCI, C.S.R. R.P.R., L.L.C.       201-641-1812       102         25       oft it. Any and to put your wet withess       1       Professional Planner.       2       CHAIRMAN FERGUSON: Hi, Mr. Spatz.         3       CHAIRMAN FERGUSON: Cokay.       3       Good to see you.       1       102         4       Do you want to put your next witness       5       6       MR. SPATz: I'the seen a while.       6         5       on?       MS. TESTA: You're still under oath.       11       10       N's TESTA: You're still under oath.         11       (No response.)       10       CHAIRMAN FERGUSON: I'm sorry. Expert?       8       Again, the houri is late. <th>16</th> <th>there's no way to lower it without affecting the</th> <th>16</th> <th>water from the driveway.</th>	16	there's no way to lower it without affecting the	16	water from the driveway.	
19       MR. COCOROS: I mean, the runoff part       19       CHAIRMAN FERGUSON: Okay, thank you.         20       of it. And the 9-foot cellings is a nice       20       Anybody in the audience?         21       configuration.       21       (No response.)         22       CHAIRMAN FERGUSON: Yeah. But I'm more       23       CHAIRMAN FERGUSON: No.         23       COCOROS: On, yeah.       24       Next witness.         24       MR. COCOROS: On, yeah.       25       MR. MACRI: C.S.R. R.P.R., LLC.         201-641-1812       201-641-1812       201-641-1812         201       Ittle bit higher than the actual sidewalk. The one       10       Professional Planner.         2       side is out of the ground completely so       3       Good to see you.       10         3       CHAIRMAN FERGUSON: Okay.       3       Good to see you.       11       In already.         4       Do you want to put your next witness       4       Long time no see.       5       on?       11       in already.         5       on?       Im already.       8       Again, the hour is late.       9       MR. SPAT2: I hear you.       11         11       (No response.)       Im already.       13       OF Fiend Tarrace, Harrington Park, New Jersey,       14	17	runoff.	17	That's all I have, Mr. Chairman.	
20       of it. And the 9-foot ceilings is a nice       20       Anybody in the audience?         21       configuration.       21       (No response.)         22       CHAIRMAN FERGUSON: Yeah. But I'm more       23       CHAIRMAN FERGUSON: No.         23       concerned with the runoff than I am       23       Thank you.         24       MR. COCOROS: Oh, yeah.       24       Next witness.         25       The way it's set up right now, we're a       25       MR. MACRI: Mr. David Spatz, our         LAURA A. CARUCCI, C.S.R, R.P.R., LLC.         20         20         130         130         132         130         130         130         130         130         130         130         130         14         14         14         14         15         16         17         18         19       No questions on that:	18	Is that correct?	18	Thank you.	
21       configuration.       21       (No response.)         22       CHAIRMAN FERGUSON: Yeah. But I'm more concerned with the runoff than 1 am       23       Thank you.         24       MR. COCOROS: Oh, yeah.       23       Thank you.         25       The way it's set up right now, we're a LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.       23       MR. MACRI: Mr. David Spatz, our         26       LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.       24       Next witness.         26       D. You want to completely so       100       1         3       CHAIRMAN FERGUSON: Key.       3       Good to see you.         4       Do you want to put your next witness       5       MR. SPATZ: 1's been a while.         5       On?       6       CHAIRMAN FERGUSON: Ckay.       3       Good to see you.       3         6       MR. MACRI: Do you want to open to public?       MR. SPATZ: 1's been a while.       6       CHAIRMAN FERGUSON: You've been swom         7       in already.       8       Again, the hour is late.       9       MR. SPATZ: 1's been a while.         10       CHAIRMAN FERGUSON: Board members?       10       MR. SPATZ: Thank you.       11         11       (No response.)       9       MR. SPATZ: There's a photo exhibit         12       CHA	19	MR. COCOROS: I mean, the runoff part	19	CHAIRMAN FERGUSON: Okay, thank you.	
22       CHAIRMAN FERGUSON: Yeah. But I'm more concerned with the runoff than I am       22       CHAIRMAN FERGUSON: No.         24       MR. COCCROS: Oh, yeah.       23       Thank you.         25       The way it's set up right now, we're a LAURA A. CARUCCI, C.S.R, R.P.R, L.L.C. 201-641-1812       25       MR. MACRI: Mr. David Spatz, our LAURA A. CARUCCI, C.S.R, R.P.R, L.L.C. 201-641-1812         26       1       Professional Planner.       23       CHAIRMAN FERGUSON: Hi, Mr. Spatz.         3       CHAIRMAN FERGUSON: Okay,       4       Long time no see.       5         5       on?       6       CHAIRMAN FERGUSON: Okay,       4       Long time no see.         5       on?       6       CHAIRMAN FERGUSON: Okay,       4       Long time no see.         6       MR. MACRI: Do you want to open to       7       in already.       3       Again, the hour is late.         9       (No response.)       10       MR. SPATZ: Thank you.       11       MR. SPATZ: Unary you.         12       CHAIRMAN FERGUSON: It's getting late.       3       6       MR. SPATZ: Thank you.         13       Yes, Steve.       16       MR. COLLAZUOL: You testified you'll       17       MR. COLLAZUOL: You testified you'll         16       MR. COLLAZUOL: You testified you'll       17       MR. COLLAZUOL:	20	of it. And the 9-foot ceilings is a nice	20	Anybody in the audience?	
23       concerned with the runoff than I am       23       Thank you.         24       MR. COCOROS: Oh, yeah.       24       Next witness.         25       The way it's set up right now, we're a       24       Next witness.         26       LAURA A. CARUCCI, C.S.R., R.P.R., LL.C.       201-641-1812       201-641-1812         10       10       Professional Planner.       213         11       Ittle bit higher than the actual sidewalk. The one       2       CHAIRMAN FERGUSON: Okay.       3         3       CHAIRMAN FERGUSON: Okay.       3       Good to see you.       3       3         4       Do you want to put your next witness       5       6       MR. SPATZ: It's been a while.       6         5       on?       6       CHAIRMAN FERGUSON: The sorry. Expert?       8       Again, the hour is late.       9         9       (No response.)       9       MR. SPATZ: Thear you.       11       MR. SPATZ: Thear you.         12       CHAIRMAN FERGUSON: It's getting late.       13       60 Friend Terrace, Harrington Park, New Jersey,         14       MR. COCLAZUOL: Yes, two things.       14       having been previously sworn, continues to         15       Mr. COCLAZUOL: Yes, two things.       16       MR. SPATZ: There's a photo exhibit	21	configuration.	21	(No response.)	
24       MR. COCOROS: Oh, yeah.       24       Next witness.         25       The way it's set up right now, we're a       25       MR. MACRI: Mr. David Spatz, our         2       21.641.7812       1201.641.7812       1201.641.7812         1       little bit higher than the actual sidewalk. The one       30       CHAIRMAN FERGUSON: Okay.       3       Good to see you.       120         3       CHAIRMAN FERGUSON: Okay.       3       Good to see you.       3       Good to see you.         4       Do you want to put your next witness       6       MR. SPAT2: I's been a while.       6         6       MR. MACRI: Do you want to open to       6       CHAIRMAN FERGUSON: You've been sworn         7       public?       8       Again, the hour is late.       9         9       (No response.)       9       MR. SPAT2: I hear you.       11         11       (No response.)       12       D A VI D S P AT Z, P.P.       13       60 Friend Terrace, Harrington Park, New Jersey,         14       MR. COLLAZUOL: Yes, two things.       14       having been previously sworn, continues to       15         15       MR. COLLAZUOL: You testified you'll       17       being passed around. It's late.       18         16       MR. COCOROS: Sure.       14       <	22	CHAIRMAN FERGUSON: Yeah. But I'm more	22	CHAIRMAN FERGUSON: No.	
25       The way it's set up right now, we're a       25       MR. MACRI: Mr. David Spatz, our         LAURA A. CARUCCI, C.S.R, R.P.R, LL.C.       201-641-1812       201-641-1812         10       10       120         1       little bit higher than the actual sidewalk. The one       3       CHAIRMAN FERGUSON: Okay.       3         3       CHAIRMAN FERGUSON: Okay.       3       Good to see you.       3         4       Do you want to put your next witness       5       MR. SPATZ: It's been a while.       CHAIRMAN FERGUSON: You've been sworn         6       MR. MACRI: Do you want to open to       6       CHAIRMAN FERGUSON: You've been sworn         7       public?       8       Again, the hour is late.       9         9       (No response.)       10       CHAIRMAN FERGUSON: It's getting late.       12       D A V I D S P A T Z, P.P.         11       (No response.)       11       MR. SCOCOROS: Yes.       13       60 Friend Terace, Harrington Park, New Jersey,         14       MR. COLLAZUOL: Yes, two things.       14       having been previously sworn, continues to         15       MR. COLLAZUOL: Yes, two things.       15       testify as follows:         16       MR. COLLAZUOL: You testified you'll       16       MR. SPATZ: There's a photo exhibit         1	23	concerned with the runoff than I am	23	Thank you.	
LAURA A. CRUCCI, 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       132         1       11       10       10       132         1       11       10       10       132         1       11       11       Professional Planner.       132         3       CHAIRMAN FERGUSON: Okay.       3       Good to see you.       10         6       MR. MACRI: Do you want to put your next witness       6       CHAIRMAN FERGUSON: You've been sworn         7       public?       8       Again, the hour is late.         9       (No response.)       9       MR. SPATZ: I hear you.         10       CHAIRMAN FERGUSON: I'm sorry. Expert?       8       Again, the hour is late.         9       (No response.)       9       MR. SPATZ: I hear you.         12       CHAIRMAN FERGUSON: I's getting late.       12       D A V I D S P A TZ. P.P.         13       Yes, Steve.       13       60 Friend Terrace, Harrington Park, New Jersey,         14       MR. COCLAZUOL: Yes, two things.       14       having been previously sworn, continues to         15       MR. COCLAZUOL: You testified you'll       15       testify as follows:         15       MR. COCLAZUOL: You testified you'll       18 <t< th=""><th>24</th><th>MR. COCOROS: Oh, yeah.</th><th>24</th><th>Next witness.</th></t<>	24	MR. COCOROS: Oh, yeah.	24	Next witness.	
201-641-1812     201-641-1812       1     11     12     130     132       1     11     11     Professional Planner.     132       2     3     CHAIRMAN FERGUSON: Okay.     2     God to see you.       4     Do you want to put your next witness     4     Long time no see.       5     on?     5     MR. SPATZ: It's been a while.       6     MR. MACRI: Do you want to open to     6     CHAIRMAN FERGUSON: You've been swom       7     public?     7     in already.       8     CHAIRMAN FERGUSON: I'm sorry. Expert?     8     Again, the hour is late.       9     OC HAIRMAN FERGUSON: Board members?     10     MS. STESTA: You're still under oath.       11     (No response.)     11     MR. SPATZ: Thark you.       12     CHAIRMAN FERGUSON: It's getting late.     12     DA VI D S P A T Z, P.P.       13     Yes, Steve.     13     60 Friend Terrace, Harrington Park, New Jersey,       14     MR. COLLAZUOL: Yes, two things.     14     having been previously swom, continues to       15     Mr. Cocoros, have you seen the report?     15     testify as foliows:       16     MR. COLLAZUOL: You tstified you'll     17     being passed around. It's late.       17     MR. COLLAZUOL: You tstified you'll     17     being	25	The way it's set up right now, we're a	25	MR. MACRI: Mr. David Spatz, our	
1301321little bit higher than the actual sidewalk. The one side is out of the ground completely so1323CHAIRMAN FERGUSON: Okay.24Do you want to put your next witness35on?36MR. MACRI: Do you want to open to public?39(No response.)69(No response.)910CHAIRMAN FERGUSON: I'm sorry. Expert? 9911(No response.)912CHAIRMAN FERGUSON: I's getting late.13Yes, Steve.14MR. COLLAZUOL: Yes, two things.15Mr. COCOROS: Yes.16MR. COLLAZUOL: You testified you'll the report, your drainage system in the rear, it's a lit the report, your drainage system in the rear, it's a lit the report, your drainage system in the rear, it's a lit the report, your drainage system in the rear, it's a lit the report, your drainage system in the rear, it's a lit the report, your drainage system in the rear, it's a lit the report, your drainage system in the rear, it's a lit the report, your drainage system in the rear, it's a lit the report, your drainage system in the rear, it's a lit the report, your drainage system in the rear, it's a lit the octose to the neighboring property lines.25MR. COCOROS: Sure. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-181220LAURA 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.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	
1       little bit higher than the actual sidewalk. The one side is out of the ground completely so       1       Professional Planner.         2       side is out of the ground completely so       2       CHAIRMAN FERGUSON: Hi, Mr. Spatz.         3       CHAIRMAN FERGUSON: Okay.       3       God to see you.         4       Do you want to put your next witness       6       MR. SPATZ: It's been a while.         6       MR. MACRI: Do you want to open to public?       6       CHAIRMAN FERGUSON: You've been sworn         7       public?       7       in already.         8       CHAIRMAN FERGUSON: I'm sorry. Expert?       8       Again, the hour is late.         9       (No response.)       9       MR. SPATZ: I hear you.         11       (No response.)       9       MR. SPATZ: Thank you.         12       CHAIRMAN FERGUSON: It's getting late.       12       D A V I D S P A T Z, P.P.         13       Yes, Steve.       13       60 Friend Terrace, Harrington Park, New Jersey, a having been previously sworn, continues to         15       MR. COLLAZUOL: You testified you'll       17       MR. COLLAZUOL: You testified you'll         16       MR. COLLAZUOL: You testified you'll       17       being passed around. It's late.         18       Let's start on this. So it's a Google       map phot		201-641-1812		201-641-1812	
2       side is out of the ground completely so       2       CHAIRMAN FERGUSON: Hi, Mr. Spatz.         3       CHAIRMAN FERGUSON: Okay.       3       Good to see you.         4       Do you want to put your next witness       6       Good to see you.         5       on?       6       Long time no see.         6       MR. MACRI: Do you want to open to       6       CHAIRMAN FERGUSON: You've been sworn         7       public?       7       in already.         8       CHAIRMAN FERGUSON: I'm sorry. Expert?       8       Again, the hour is late.         9       (No response.)       9       MR. SPATZ: I hear you.         11       (No response.)       11       MR. SPATZ: Thank you.         12       CHAIRMAN FERGUSON: It's getting late.       12       D A V I D S P A T Z, P.P.         13       Yes, Steve.       13       60 Friend Terrace, Harrington Park, New Jersey,         14       MR. COLLAZUOL: Yes, two things.       15       testify as follows:         16       MR. COLLAZUOL: You testified you'll       17       MR. COLLAZUOL: You testified you'll       17         18       comply with the conditions of the report.       18       Let's start on this. So it's a Google         19       No questions on that.       19 <t< th=""><th></th><th>130</th><th></th><th>132</th></t<>		130		132	
3       CHAIRMAN FERGUSON: Okay,         4       Do you want to put your next witness         5       on?         6       MR. MACRI: Do you want to open to         7       public?         8       CHAIRMAN FERGUSON: I'm sorry. Expert?         9       (No response.)         10       CHAIRMAN FERGUSON: I'm sorry. Expert?         9       (No response.)         10       CHAIRMAN FERGUSON: It's getting late.         11       (No response.)         12       CHAIRMAN FERGUSON: It's getting late.         13       Yes, Steve.         14       MR. COLCAZUOL: Yes, two things.         15       Mr. COCOROS: Yes.         16       MR. COLLAZUOL: You testified you'll         16       MR. COCOROS: Yes.         17       MR. COLLAZUOL: You testified you'll         18       comply with the conditions of the report.         19       No questions on that.         19       No questions on that.         10       I would ask you, although it's not in         12       I would ask you, although it's not in         14       the report, your drainage system in the rear, it's a         16       MR. COCOROS: Sure.         17       MR. COCOROS: S	1	little bit higher than the actual sidewalk. The one	1	Professional Planner.	
4       Do you want to put your next witness       4       Long time no see.         5       on?       5       MR. SPATZ: It's been a while.         6       MR. MACRI: Do you want to open to       7       in already.         7       public?       7       in already.         8       CHAIRMAN FERGUSON: I'm sorry. Expert?       8       Again, the hour is late.         9       (No response.)       9       MR. SPATZ: I hear you.         10       CHAIRMAN FERGUSON: Board members?       10       MS. TESTA: You're still under oath.         11       (No response.)       11       MR. SPATZ: Thank you.         12       CHAIRMAN FERGUSON: It's getting late.       12       D A V I D S P A T Z, P.P.         13       Yes, Steve.       13       60 Friend Terrace, Harrington Park, New Jersey, having been previously sworn, continues to         15       Mr. COCCOROS: Yes.       16       MR. SPATZ: There's a photo exhibit         16       MR. COLLAZUOL: You testified you'll       17       being passed around. It's late.         18       cuert's start on this. So it's a Google       map photo.         20       I would ask you, although it's not in       20       Our property is directly in the center         21       the report, your drainage system in the rear, it's a	2	side is out of the ground completely so	2	CHAIRMAN FERGUSON: Hi, Mr. Spatz.	
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	100		40-
	133		135
1	The use is permitted within the zone.	1	granted. So any questions, I'll be happy to answer
2	We have only one (d) variance; that is the building	2	them.
3	height. And then (c) variances for building	3	CHAIRMAN FERGUSON: Any questions from
4	coverage, lot area per unit, and side yards.	4	the board?
5	The height variance, the photograph, I	5	(No response.)
6	can certainly demonstrate the height of the newer	6	CHAIRMAN FERGUSON: Any questions from
7	two-family home directly adjacent to us.	7	no, no questions?
8	You can also see the slope of the	8	MR. SIMOFF: I have nothing.
9	property. The property to the left of us is at a	9	CHAIRMAN FERGUSON: He doesn't have any
10	higher elevation. It will be similar in height to	10	questions.
11	ours. The property to the right of us is a much	11	MR. SPATZ: It's a good night.
12	taller three-story building.	12	CHAIRMAN FERGUSON: Anybody from the
13	So I think the height certainly fits in	13	audience?
14	as consistent with the neighborhood. It's also	14	Counsel, do you want to sum up?
15	consistent with the other two-families.	15	MR. MACRI: Yes, Mr. Chairman.
16	In terms of the bulk variances, they're	16	I just want to go over it. We're
17	really all caused by the fact that we have an	17	stipulating to a right side yard and a left side yard
18	undersized lot. It's only 40-feet wide. The lot	18	of 4 feet. Our combined side yard will also be
19	coverage, the side yards are and the lot per unit	19	8 feet.
20	are all really affected by the undersized nature of	20	You heard the testimony of our
21	the property. We discussed earlier this evening that	21	experts. Mr. David Spatz laid out the reasons why
22	the side yards will be increased to 4 feet so they're	22	you can permit the variances we seek. Based upon the
23	only 1 feet short.	23	reasons he provided, I'm asking the board to vote in
24	The photograph, again, demonstrates	24	favor of this application.
25	that that matches the side yard to the right of us	25	CHAIRMAN FERGUSON: Okay.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	134		136
1	(indicating).	1	The side yard, and you're going to two
2	(indicating). The side yard to the left is wider of	2	The side yard, and you're going to two donate \$2,000.00 to the Tree Preservation Fund.
2 3	(indicating). The side yard to the left is wider of course because of the driveway (indicating).	2 3	The side yard, and you're going to two donate \$2,000.00 to the Tree Preservation Fund. MR. MACRI: You love that.
2 3 4	(indicating). The side yard to the left is wider of course because of the driveway (indicating). But at least we're consistent with the	2 3 4	The side yard, and you're going to two donate \$2,000.00 to the Tree Preservation Fund. MR. MACRI: You love that. Thank you.
2 3 4 5	(indicating). The side yard to the left is wider of course because of the driveway (indicating). But at least we're consistent with the neighborhood. Again, you can see that from both the	2 3 4 5	The side yard, and you're going to two donate \$2,000.00 to the Tree Preservation Fund. MR. MACRI: You love that. Thank you. CHAIRMAN FERGUSON: I'll make a motion
2 3 4 5 6	(indicating). The side yard to the left is wider of course because of the driveway (indicating). But at least we're consistent with the neighborhood. Again, you can see that from both the structures on either side of us (indicating).	2 3 4 5 6	The side yard, and you're going to two donate \$2,000.00 to the Tree Preservation Fund. MR. MACRI: You love that. Thank you. CHAIRMAN FERGUSON: I'll make a motion to accept the application with the changes.
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2 3 4 5 7 8 9 10 11 12 13 14 15 16	(indicating). The side yard to the left is wider of course because of the driveway (indicating). But at least we're consistent with the neighborhood. Again, you can see that from both the structures on either side of us (indicating). As was mentioned earlier, they are developed so we can't acquire any other property to make our lot bigger to eliminate some of those variances. That certainly affects the coverage as well. The building has been sized to meet the size of the property. If we were a full-sized lot, we'd really be fully conforming in terms of all of the setbacks and coverage. In terms of the negative criteria, I	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	The side yard, and you're going to two donate \$2,000.00 to the Tree Preservation Fund. MR. MACRI: You love that. Thank you. CHAIRMAN FERGUSON: I'll make a motion to accept the application with the changes. VICE CHAIRMAN ALBANESE: Second. CHAIRMAN FERGUSON: Second. Roll call. MS. KIM: Ferguson? CHAIRMAN FERGUSON: Yes. MS. KIM: Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. KIM: Elefteriou? MR. ELEFTERIOU: Yes. MS. KIM: Carnovale?
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 7	(indicating). The side yard to the left is wider of course because of the driveway (indicating). But at least we're consistent with the neighborhood. Again, you can see that from both the structures on either side of us (indicating). As was mentioned earlier, they are developed so we can't acquire any other property to make our lot bigger to eliminate some of those variances. That certainly affects the coverage as well. The building has been sized to meet the size of the property. If we were a full-sized lot, we'd really be fully conforming in terms of all of the setbacks and coverage. In terms of the negative criteria, I don't believe there's anything substantially	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	The side yard, and you're going to two donate \$2,000.00 to the Tree Preservation Fund. MR. MACRI: You love that. Thank you. CHAIRMAN FERGUSON: I'll make a motion to accept the application with the changes. VICE CHAIRMAN ALBANESE: Second. CHAIRMAN FERGUSON: Second. Roll call. MS. KIM: Ferguson? CHAIRMAN FERGUSON: Yes. MS. KIM: Albanese? VICE CHAIRMAN ALBANESE: Yes. MS. KIM: Elefteriou? MR. ELEFTERIOU: Yes. MS. KIM: Carnovale? MR. CARNOVALE: Yes.
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1	MS. KIM: Chung?
2	MS. TESTA: We don't need him.
3	We have seven.
4	
-	MR. MACRI: Thank you very much.
5	CHAIRMAN FERGUSON: Thank you.
6	I make a motion to adjourn.
7	MR. CARNOVALE: Second.
8	(Whereupon, the meeting is concluded.
9	Time noted: 9:13 p.m.)
10	Time Hoted. 3.15 p.m.)
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	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812
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1	
1	138 CERTIFICATE
2	CERTIFICATE
2 3	C E R T I F I C A T E I, RONDA L. REINSTEIN, a Certified Court
2	C E R T I F I C A T E I, RONDA L. REINSTEIN, a Certified Court Reporter of the State of New Jersey, authorized to
2 3	C E R T I F I C A T E I, RONDA L. REINSTEIN, a Certified Court
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2 3 4 5	C E R T I F I C A T E I, RONDA L. REINSTEIN, a Certified Court Reporter of the State of New Jersey, authorized to administer oaths pursuant to R.S.41:2-2, do hereby
2 3 4 5 6	C E R T I F I C A T E I, RONDA L. REINSTEIN, a Certified Court Reporter of the State of New Jersey, authorized to administer oaths pursuant to R.S.41:2-2, do hereby certify that the foregoing is a true and accurate
2 3 4 5 6 7 8	C E R T I F I C A T E I, RONDA L. REINSTEIN, a Certified Court Reporter of the State of New Jersey, authorized to administer oaths pursuant to R.S.41:2-2, do hereby certify that the foregoing is a true and accurate transcript of the testimony as taken stenographically by and before me at the time, place and on the date
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