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BOROUGH OF PALISADES PARK
ZONING BOARD OF ADJUSTMENT
MONDAY, FEBRUARY 26, 2024
COMMENCING AT 7:25 P.M.

Case No. 23-14)
DSN Homes LLC)
67 W. Harwood Terrace)
Block: 607; Lot: 37)
Case No. 23-10)
H. Distillery Inc.)
343 Bergen Boulevard)
Block: 424; Lot: 5)
Case No. 23-06)
Chris Kim)
19 W. Homestead Avenue)
Block: 601; Lot: 23.01)
Case No. 23-15)
DRC Development Corp)
35, 37 & 39 Columbia Avenue)
Block: 617; Lots: 21-23)
Case No. 23-16)
52 W Harwood Terrace)
Block: 610; Lot: 10)

B E F O R E:

BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT
THERE BEING PRESENT:

JOSEPH FERGUSON, CHAIRMAN
PAUL ALBANESE, VICE CHAIRMAN (ABSENT)
ELEFTERIOS ELEFTERIOU, MEMBER
DAVID TERRANOVA, MEMBER
JOHN GRALA, MEMBER
SEONGHYE YOON, MEMBER
BRIAN KIM, MEMBER
STEVEN BROGNA, ALTERNATE MEMBER 1 (ABSENT)
CHARLIE CHUNG, ALTERNATE MEMBER 2
ESTHER KIM, ALTERNATE MEMBER 3 (ABSENT)

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201-641-1812

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8	H Distillery Inc.		
9	343 Bergen Boulevard		10
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1 A P P E A R A N C E S:

2

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Counsel for the Board of Adjustment

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Counsel for the Applicants, DRC Development Corp. and
DSN Homes LLC

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13 A L S O P R E S E N T:

14 REBEKAH KIM, BOARD SECRETARY

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 25

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07:26PM 1 Okay. We're going to do the Pledge of
 07:26PM 2 Allegiance.
 07:26PM 3 (Whereupon, all rise for a recitation
 07:26PM 4 of the Pledge of Allegiance.)
 07:26PM 5 CHAIRMAN FERGUSON: Okay. The open
 07:26PM 6 meetings statement.
 07:26PM 7 "In accordance with the Open Public
 07:26PM 8 Meetings Act, notice of meeting has been
 07:26PM 9 posted on the borough bulletin board. Notice
 07:26PM 10 has been provided to at least two of the
 07:26PM 11 official borough newspapers and filed with the
 07:26PM 12 borough clerk's office."
 07:26PM 13 Okay. Next we're going to do approval
 07:26PM 14 of the previous meeting.
 07:27PM 15 Does anybody have any corrections?
 07:27PM 16 (No Response.)
 07:27PM 17 CHAIRMAN FERGUSON: No.
 07:27PM 18 Okay. Well, I have one quick one.
 07:27PM 19 On page 45, line 7, they have --
 07:27PM 20 instead of Route 46, they have Route 4, so if we
 07:27PM 21 could just correct that. And I'll make a motion to
 07:27PM 22 approve it with that --
 07:27PM 23 MS. TESTA: With that amendment.
 07:27PM 24 CHAIRMAN FERGUSON: With that
 07:27PM 25 amendment.

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07:25PM 1 CHAIRMAN FERGUSON: Okay. I'd like to
 07:25PM 2 call the meeting to order.
 07:25PM 3 Can I get a roll call?
 07:25PM 4 MS. REBEKAH KIM: Mr. Ferguson?
 07:25PM 5 CHAIRMAN FERGUSON: I'm here.
 07:25PM 6 MS. REBEKAH KIM: Mr. Albanese?
 07:25PM 7 (No Response.)
 07:25PM 8 MS. REBEKAH KIM: Mr. Brogna?
 07:25PM 9 (No Response.)
 07:25PM 10 MS. REBEKAH KIM: Mr. Elefteriou?
 07:25PM 11 MR. ELEFTERIOU: Here.
 07:25PM 12 MS. REBEKAH KIM: Mr. Grala?
 07:25PM 13 MR. GRALA: Here.
 07:25PM 14 MS. REBEKAH KIM: Mr. Kim?
 07:25PM 15 MR. KIM: Here.
 07:25PM 16 MS. REBEKAH KIM: Mr. Terranova?
 07:25PM 17 MR. TERRANOVA: Here.
 07:25PM 18 MS. REBEKAH KIM: Mr. Chung?
 07:25PM 19 MR. CHUNG: Here.
 07:25PM 20 MS. REBEKAH KIM: Mrs. Yoon?
 07:25PM 21 MS. YOON: Here.
 07:26PM 22 CHAIRMAN FERGUSON: Okay. The first
 07:26PM 23 thing we're going to do tonight is accept the minutes
 07:26PM 24 of the previous meeting.
 07:26PM 25 Oh, Pledge of Allegiance.

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07:27PM 1 Roll call.
 07:27PM 2 MS. TESTA: The second?
 07:27PM 3 MR. ELEFTERIOU: Second.
 07:27PM 4 MS. REBEKAH KIM: Mr. Ferguson?
 07:27PM 5 CHAIRMAN FERGUSON: Yes.
 07:27PM 6 MS. REBEKAH KIM: Mr. Elefteriou?
 07:27PM 7 MR. ELEFTERIOU: Yes.
 07:27PM 8 CHAIRMAN FERGUSON: Mr. Grala?
 07:27PM 9 MR. GRALA: Yes.
 07:27PM 10 MS. REBEKAH KIM: Mr. Kim?
 07:27PM 11 MR. KIM: Yes.
 07:27PM 12 MS. REBEKAH KIM: Mr. Terranova?
 07:27PM 13 MR. TERRANOVA: Yes.
 07:27PM 14 MS. REBEKAH KIM: Mr. Chung?
 07:27PM 15 MR. CHUNG: Yes.
 07:27PM 16 MS. REBEKAH KIM: Mrs. Yoon?
 07:27PM 17 MS. YOON: Yes.
 07:27PM 18 CHAIRMAN FERGUSON: Okay.
 07:27PM 19 Next we're going to pay some bills,
 07:27PM 20 which is Testa & Testa, \$1,728.75. The Record is
 07:28PM 21 118.52, and Kraut and Benson (phonetic) is 1465.
 07:28PM 22 MS. TESTA: Kauker.
 07:28PM 23 CHAIRMAN FERGUSON: Oh, Kauker, Kauker
 07:28PM 24 is 1465. And the Star Ledger is 135.26.
 07:28PM 25 So can we get a motion to pay the

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07:28PM 1 bills?
 07:28PM 2 MR. GRALA: I'll make a motion.
 07:28PM 3 CHAIRMAN FERGUSON: Okay.
 07:28PM 4 Second?
 07:28PM 5 MR. ELEFTERIOU: Second.
 07:28PM 6 CHAIRMAN FERGUSON: Okay. Roll call.
 07:28PM 7 MS. REBEKAH KIM: Mr. Ferguson?
 07:28PM 8 CHAIRMAN FERGUSON: Yes.
 07:28PM 9 MS. REBEKAH KIM: Mr. Elefteriou?
 07:28PM 10 MR. ELEFTERIOU: Yes.
 07:28PM 11 MS. REBEKAH KIM: Mr. Grala?
 07:28PM 12 MR. GRALA: Yes.
 07:28PM 13 MS. REBEKAH KIM: Mr. Kim?
 07:28PM 14 MR. KIM: Yes.
 07:28PM 15 MS. REBEKAH KIM: Mr. Terranova?
 07:28PM 16 MR. TERRANOVA: Yes.
 07:28PM 17 MS. REBEKAH KIM: Mr. Chung?
 07:28PM 18 MR. CHUNG: Yes.
 07:28PM 19 MS. REBEKAH KIM: Mrs. Yoon?
 07:28PM 20 MS. YOON: Yes.
 07:28PM 21 CHAIRMAN FERGUSON: Okay. Next we're
 07:28PM 22 going to have some -- so Case No. 23-14, DSN Homes,
 07:28PM 23 LLC, which is at 67 West Harwood Terrace, and that
 07:29PM 24 was -- that's a memorialization we heard last month.
 07:29PM 25 MS. TESTA: Right.

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07:29PM 1 Incorporated, 343 Bergen Boulevard, and that
 07:29PM 2 applicant has withdrawn his application.
 07:29PM 3 MS. TESTA: Right.
 07:29PM 4 So this is a resolution to permit the
 07:29PM 5 withdrawal without prejudice to the applicant.
 07:29PM 6 CHAIRMAN FERGUSON: Okay.
 07:29PM 7 Can I get a motion to put a
 07:30PM 8 memorialization.
 07:30PM 9 MR. GRALA: I'll make a motion.
 07:30PM 10 MR. ELEFTERIOU: Second.
 07:30PM 11 CHAIRMAN FERGUSON: Thank you.
 07:30PM 12 Roll call.
 07:30PM 13 MS. REBEKAH KIM: Mr. Ferguson?
 07:30PM 14 CHAIRMAN FERGUSON: Yes.
 07:30PM 15 MS. REBEKAH KIM: Mr. Elefteriou?
 07:30PM 16 MR. ELEFTERIOU: Yes.
 07:30PM 17 MS. REBEKAH KIM: Mr. Grala?
 07:30PM 18 MR. GRALA: Yes.
 07:30PM 19 MS. REBEKAH KIM: Mr. Kim?
 07:30PM 20 MR. KIM: Yes.
 07:30PM 21 MS. REBEKAH KIM: Mr. Terranova?
 07:30PM 22 MR. TERRANOVA: Yes.
 07:30PM 23 MS. REBEKAH KIM: Mr. Chung?
 07:30PM 24 MR. CHUNG: Yes.
 07:30PM 25 MS. REBEKAH KIM: Mrs. Yoon?

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07:29PM 1 This was the undersized lot and it's
 07:29PM 2 a -- the approval was to construct a two-family,
 07:29PM 3 three-story residential home.
 07:29PM 4 CHAIRMAN FERGUSON: Right.
 07:29PM 5 So I'll make a motion that we accept
 07:29PM 6 that -- we do that memorialization.
 07:29PM 7 Can we get a second?
 07:29PM 8 MR. GRALA: I'll second.
 07:29PM 9 CHAIRMAN FERGUSON: Okay. Roll call.
 07:29PM 10 MS. REBEKAH KIM: Mr. Ferguson?
 07:29PM 11 CHAIRMAN FERGUSON: Yes.
 07:29PM 12 MS. REBEKAH KIM: Mr. Elefteriou?
 07:29PM 13 MR. ELEFTERIOU: Yes.
 07:29PM 14 MS. REBEKAH KIM: Mr. Grala?
 07:29PM 15 MR. GRALA: Yes.
 07:29PM 16 MS. REBEKAH KIM: Mr. Kim?
 07:29PM 17 MR. KIM: Yes.
 07:29PM 18 MS. REBEKAH KIM: Mr. Terranova?
 07:29PM 19 MR. TERRANOVA: Yes.
 07:29PM 20 MS. REBEKAH KIM: Mr. Chung?
 07:29PM 21 MR. CHUNG: Yes.
 07:29PM 22 MS. REBEKAH KIM: Mrs. Yoon?
 07:29PM 23 MS. YOON: Yes.
 07:29PM 24 CHAIRMAN FERGUSON: Okay.
 07:29PM 25 Next is Case No. 23-10, H. Distillery,

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07:30PM 1 MS. YOON: Yes.
 07:30PM 2 CHAIRMAN FERGUSON: Okay.
 07:30PM 3 Now that -- the third case that was
 07:30PM 4 scheduled for tonight is Case No. 23-06 which is
 07:30PM 5 Chris Kim, 19 West Homestead Avenue and --
 07:30PM 6 MS. TESTA: We received correspondence
 07:30PM 7 from his attorney they are revising the plans.
 07:30PM 8 It's my understanding that the plans
 07:30PM 9 have been dropped off. I'm not sure if the office
 07:30PM 10 received them, but he's looking to come in in March.
 07:31PM 11 I ask that we could -- he's going to
 07:31PM 12 renounce, that was the requirement that the board has
 07:31PM 13 placed on him.
 07:31PM 14 So he's going to, of course, notice the
 07:31PM 15 public and also the newspaper and the mailing.
 07:31PM 16 CHAIRMAN FERGUSON: Okay.
 07:31PM 17 MS. TESTA: So.
 07:31PM 18 CHAIRMAN FERGUSON: I make that motion
 07:31PM 19 for the continuance.
 07:31PM 20 MR. ELEFTERIOU: Second.
 07:31PM 21 CHAIRMAN FERGUSON: Second.
 07:31PM 22 MS. REBEKAH KIM: Mr. Ferguson?
 07:31PM 23 CHAIRMAN FERGUSON: Yes.
 07:31PM 24 MS. REBEKAH KIM: Mr. Elefteriou?
 07:31PM 25 MR. ELEFTERIOU: Yes.

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07:31PM 1 MS. REBEKAH KIM: Mr. Grala?

07:31PM 2 MR. GRALA: Yes.

07:31PM 3 MS. REBEKAH KIM: Mr. Kim?

07:31PM 4 MR. KIM: Yes.

07:31PM 5 MS. REBEKAH KIM: Mr. Terranova?

07:31PM 6 MR. TERRANOVA: Yes.

07:31PM 7 MS. REBEKAH KIM: Mr. Chung?

07:31PM 8 MR. CHUNG: Yes.

07:31PM 9 MS. REBEKAH KIM: Mrs. Yoon?

07:31PM 10 MS. YOON: Yes.

07:31PM 11 MS. TESTA: Okay.

07:31PM 12 So that would be Case No. 23-06, Chris

07:31PM 13 Kim, 19 West Homestead Avenue, Block 601, Lot 23.01.

07:31PM 14 At the request of the applicant, it's

07:31PM 15 going to be carried to the March meeting, which I

07:31PM 16 believe is, I just want to check, March 18th at 2024

07:31PM 17 at 7:00 p.m.

07:31PM 18 The applicant will provide notice, but

07:31PM 19 with regards to this application, it's not to be

07:32PM 20 heard tonight.

07:32PM 21 CHAIRMAN FERGUSON: Okay. So that will

07:32PM 22 bring this up to the first case of the night.

07:32PM 23 We only have two cases on tonight; one

07:32PM 24 is large, the other one is small. I think I would

07:32PM 25 rather do the small one first so we don't get backed

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07:33PM 1 the Board.

07:33PM 2 For the record, my name is Marc Macri.

07:33PM 3 I represent the applicant who is the owner of 52 West

07:34PM 4 Harwood Terrace here in the borough.

07:34PM 5 We're here this evening seeking the

07:34PM 6 board's approval to construct a two-family home which

07:34PM 7 is commonly known as a six-over-six.

07:34PM 8 I have two witnesses this evening. I

07:34PM 9 have our architect, Mr. Vassilios Cocoros, and our

07:34PM 10 professional planner, Mr. David Spatz.

07:34PM 11 I have one item I'm going to be asked

07:34PM 12 to be marked as A-1, which I'll hand out now, but it

07:34PM 13 will be part of Mr. Spatz's testimony.

07:34PM 14 MS. TESTA: And I have reviewed the

07:34PM 15 proof of mailing and also the notice to the newspaper

07:34PM 16 and they're in compliance, so the board does have

07:34PM 17 jurisdiction on this matter.

07:34PM 18 CHAIRMAN FERGUSON: Okay.

07:34PM 19 MS. TESTA: Please raise your right

07:34PM 20 hand.

07:34PM 21 Do you swear the testimony you will

07:34PM 22 give in this application will be the truth, the whole

07:34PM 23 truth and nothing but the truth?

07:34PM 24 MR. COCOROS: I do.

07:34PM 25

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14

07:32PM 1 up.

07:32PM 2 So the case is 23-16, 52 West Harwood

07:32PM 3 Terrace. Okay. So I see a big crowd here tonight,

07:32PM 4 which is good to see.

07:32PM 5 I -- what we do here, so everybody can

07:32PM 6 understand, we -- the applicant will call a witness,

07:32PM 7 the witness will testify. The board asks questions,

07:33PM 8 our experts who are seated out in front will ask

07:33PM 9 questions, then we open it up to the public.

07:33PM 10 You can ask any questions that you want

07:33PM 11 about what he testified to.

07:33PM 12 Then they call another witness, maybe

07:33PM 13 another witness, same procedure.

07:33PM 14 At the end, after he puts his case on,

07:33PM 15 you can -- the audience will be given an opportunity

07:33PM 16 to talk about anything they want to talk about.

07:33PM 17 For instance, my property won't get

07:33PM 18 sun. There's too much problems with parking, so

07:33PM 19 forth, so forth, you know.

07:33PM 20 So at the end, you know, you all get an

07:33PM 21 opportunity to voice your concerns, if there is any.

07:33PM 22 So, Counsel, want to put your

07:33PM 23 appearance in?

07:33PM 24 MR. MACRI: Yes, thank you.

07:33PM 25 Good evening, Mr. Chairman, Members of

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07:34PM 1 VASSILIOS COCOROS, RA

07:40PM 2 467 Sylvan Avenue, Englewood Cliffs, New Jersey,

3 having been duly sworn, testifies as follows:

4 MS. TESTA: Please state your name for

5 the record.

6 MR. COCOROS: Sure.

7 Vassilios, V-A-S-S-I-L-I-O-S, Cocoros,

07:34PM 8 C-O-C-O-R-O-S, 467 Sylvan Avenue in Englewood Cliffs,

07:34PM 9 New Jersey 07632.

07:35PM 10 CHAIRMAN FERGUSON: Okay. He has been

07:35PM 11 here many times and we accept him as an expert.

07:35PM 12 MR. COCOROS: Thank you.

07:35PM 13 MR. MACRI: Thank you, Chairman.

07:35PM 14 DIRECT EXAMINATION

07:35PM 15 BY MR. MACRI:

07:35PM 16 Q. Mr. Cocoros, can you please describe

07:35PM 17 the structure which we propose to construct on the

07:35PM 18 property?

07:35PM 19 And before you begin testimony, if you

07:35PM 20 could just verify that there is only a powder room in

07:35PM 21 the basement and not a full bath?

07:35PM 22 A. Correct.

07:35PM 23 Q. Thank you.

07:35PM 24 A. And there's no balcony over the front

07:35PM 25 doors either.

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07:35PM 1 CHAIRMAN FERGUSON: Thank you.
 07:35PM 2 Thank you.
 07:35PM 3 THE WITNESS: Just to give you -- the
 07:35PM 4 property is located on the -- I guess it would be the
 07:35PM 5 south side of West Harwood Terrace. It's
 07:35PM 6 40-foot-wide-by-100-feet-deep, 4,000-square foot.
 07:35PM 7 It's a preexisting, nonconforming lot.
 07:35PM 8 In addition, the lot next to us, which
 07:35PM 9 is on the left of us, is 50-feet wide, and the lot
 07:35PM 10 that's to the right of us is 40-feet wide.
 07:35PM 11 So there's no chance of getting any
 07:35PM 12 additional property to make this a conforming lot.
 07:35PM 13 MS. TESTA: Can you just tell me the
 07:35PM 14 date of the plans, please?
 07:35PM 15 THE WITNESS: The initial date on these
 07:35PM 16 plans is 11/25/22, Last Revised 1/30/24.
 07:35PM 17 And it says "Zoning Board Review" and
 07:35PM 18 consists of Sheet A-1, Sheet A-2, and Sheet S-1.
 07:36PM 19 MS. TESTA: Thank you.
 07:36PM 20 THE WITNESS: You're welcome.
 07:36PM 21 CHAIRMAN FERGUSON: Okay.
 07:36PM 22 THE WITNESS: You can see your basic,
 07:36PM 23 garden variety six-over-six.
 07:36PM 24 The building, itself, we have a side
 07:36PM 25 yard setback of 3-and-a-half feet on each side, which
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07:37PM 1 first-floor plan, second-floor plan.
 07:37PM 2 You have a two-car garage and a two-car
 07:37PM 3 driveway in front.
 07:37PM 4 So, basically, each apartment gets two
 07:37PM 5 parking spaces; one on the interior, one on the
 07:37PM 6 driveway.
 07:37PM 7 You can see in the back, we have a
 07:37PM 8 staircase that brings you up to the first floor and
 07:37PM 9 the basement level.
 07:37PM 10 At the back, we have our typical
 07:37PM 11 basement with a home office, powder room, a closet,
 07:37PM 12 side door access, which also brings you to a walkway
 07:37PM 13 that brings you to the front, the driveway, and also
 07:37PM 14 to the back of the property.
 07:37PM 15 In addition, we do have a sliding glass
 07:37PM 16 door in the back that's off of the home office to
 07:37PM 17 provide direct access to the rear yard.
 07:37PM 18 In the middle, we have the first-floor
 07:37PM 19 plan which is the primary unit which is connected to
 07:37PM 20 that ground-floor basement space. It consists of a
 07:37PM 21 three-bedroom configuration; one being a master or a
 07:37PM 22 primary suite with it's own on-suite bathroom,
 07:37PM 23 oversize shower, toilet, double sink.
 07:37PM 24 And then we have two secondary bedrooms
 07:38PM 25 that share a hallway bathroom that consists of a
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07:36PM 1 is typical for these size lots and this configuration
 07:36PM 2 of building.
 07:36PM 3 The building, itself, is 57-feet deep,
 07:36PM 4 setback 20 feet from the front property line, which
 07:36PM 5 is in line with the average setbacks along West
 07:36PM 6 Harwood Terrace.
 07:36PM 7 It's a three-story structure consisting
 07:36PM 8 of two apartments; one being a primary, a main
 07:36PM 9 apartment that's connected to the basement level, and
 07:36PM 10 then the secondary unit is on the top floor.
 07:36PM 11 The units themselves -- it's an
 07:36PM 12 all-brick building. We do have bay windows in front
 07:36PM 13 through the rear, which would be either a stucco or a
 07:36PM 14 panelized system to break up the brick and the
 07:36PM 15 finishes.
 07:36PM 16 In addition, we have a roof canopy over
 07:36PM 17 the front doors. If you're coming up from the
 07:36PM 18 sidewalk, you have a staircase up to the first floor.
 07:36PM 19 There's a door on the left, a door on the right. The
 07:36PM 20 door on the left takes you up to the second-floor
 07:36PM 21 apartment, and the door on the right brings you to
 07:36PM 22 the first-floor apartment.
 07:36PM 23 There is Sheet A-2, which is the
 07:37PM 24 architectural plans, you have it set up, you can see
 07:37PM 25 it going from left to right, you have basement plan,
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07:38PM 1 shower/tub, toilet, lavatory.
 07:38PM 2 And then we also have a side-by-side
 07:38PM 3 laundry and a linen closet.
 07:38PM 4 In the front, we have living room,
 07:38PM 5 dining room connected to each other. Behind that we
 07:38PM 6 have a kitchen and eating area, that's basically an
 07:38PM 7 oval configuration.
 07:38PM 8 In addition to the -- on the first
 07:38PM 9 floor, we have a coat closet and a pantry off the
 07:38PM 10 kitchen, which then has a sliding glass door out to a
 07:38PM 11 deck in the backyard. The deck is basically a
 07:38PM 12 typical deck that we do on the six-over-sixes.
 07:38PM 13 The second floor is basically the same
 07:38PM 14 floor plan, except the staircase comes up from
 07:38PM 15 the first-floor landing, the vestibule up to where
 07:38PM 16 the dining room is.
 07:38PM 17 But we have the same amount of
 07:38PM 18 bedrooms, same amount of closets, same amount of
 07:38PM 19 kitchen eating area, and a wood deck in the back.
 07:38PM 20 So the building, itself, is your basic
 07:38PM 21 typical six-over-six. We're proposing
 07:38PM 22 33-feet-wide-by-57-feet-deep. The overall footprint
 07:39PM 23 is 1,881 square feet.
 07:39PM 24 The property, itself, previously did
 07:39PM 25 not have any stormwater management. We're proposing
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07:39PM 1 stormtech chambers or -- I'm sorry, coaltech chambers
 07:39PM 2 in the rear.
 07:39PM 3 In addition to that, we have a trench
 07:39PM 4 drain at the front since the driveway, itself, is
 07:39PM 5 slightly higher than the sidewalk. Any water running
 07:39PM 6 off from the driveway will be caught by this trench
 07:39PM 7 drain and then basically sent to the back where the
 07:39PM 8 retention system is.
 07:39PM 9 So right now, there's no stormwater
 07:39PM 10 management with regard to stormwater management and
 07:39PM 11 trench drain at the front to avoid any water coming
 07:39PM 12 from the house itself out to the sidewalk...
 07:39PM 13 MR. MACRI: Thanks, Mr. Cocoros.
 07:39PM 14 CHAIRMAN FERGUSON: Okay. Just a
 07:39PM 15 couple quick ones.
 07:39PM 16 THE WITNESS: Sure.
 07:39PM 17 CHAIRMAN FERGUSON: What's the size of
 07:39PM 18 those drains in the back?
 07:39PM 19 THE WITNESS: I got four units, they'll
 07:39PM 20 be 280 XLHB. They're set in a 10-foot-by-18-foot --
 07:40PM 21 they'll sit on top of a 10-foot-by-18-foot by a
 07:40PM 22 foot-and-a-half stone trench. And there's also about
 07:40PM 23 a foot of stone around each of them.
 07:40PM 24 The total area is approximately -- it's
 07:40PM 25 a 10-by-18 trench that basically has stone on the
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22

07:40PM 1 sides, 18 inch of stone on the bottom, which also
 07:40PM 2 helps with additional capacity.
 07:40PM 3 If this is approved, we would submit
 07:40PM 4 drainage calculations to the board engineer for his
 07:40PM 5 review and he will confirm that. You know, also, in
 07:40PM 6 addition to that, we will need a perc test to confirm
 07:40PM 7 that this system would work on the property, you
 07:40PM 8 know, given if there's any rocks or any bad soil
 07:40PM 9 underneath there, we would confirm that.
 07:40PM 10 CHAIRMAN FERGUSON: So is this the
 07:40PM 11 usual type of drainage that you --
 07:40PM 12 THE WITNESS: Yeah, typically.
 07:40PM 13 Some guys like concrete. A lot of the
 07:40PM 14 guys like the plastic. It's a little bit easier, you
 07:40PM 15 know, than bringing a big machine back there.
 07:40PM 16 So, plus, they could be a little
 07:40PM 17 shallower.
 07:40PM 18 CHAIRMAN FERGUSON: Okay. So you have
 07:41PM 19 worked with this before?
 07:41PM 20 THE WITNESS: Yes. Yeah, on the
 07:41PM 21 plastic tanks. Yeah, coaltech or stormtech. Some
 07:41PM 22 guys use a coaltech, some guys use a stormtech. And
 07:41PM 23 then the company gives us specifications which give
 07:41PM 24 the capacity based on the stone bed and the actual
 07:41PM 25 use themselves.
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07:41PM 1 CHAIRMAN FERGUSON: Okay. So the next
 07:41PM 2 question is, you know, the building coverage -- well,
 07:41PM 3 first of all, you have nine variances, right?
 07:41PM 4 THE WITNESS: I mean, it's kind of
 07:41PM 5 typical for the six-over-sixes.
 07:41PM 6 CHAIRMAN FERGUSON: Yeah, no, I get it.
 07:41PM 7 And so the ones that you look at the height of it,
 07:41PM 8 the height is only 31.
 07:41PM 9 THE WITNESS: The height is based on
 07:41PM 10 having the driveway slightly higher than the
 07:41PM 11 sidewalk.
 07:41PM 12 In addition to that, we're using
 07:41PM 13 existing grades, we're not artificially raising the
 07:41PM 14 grade plane.
 07:41PM 15 CHAIRMAN FERGUSON: Right, so
 07:41PM 16 that the --
 07:41PM 17 THE WITNESS: Yeah.
 07:41PM 18 And the other newer six-over-sixes in
 07:41PM 19 that area have basically the same configuration.
 07:42PM 20 CHAIRMAN FERGUSON: Okay. All right.
 07:42PM 21 Anybody else on the board have
 07:42PM 22 anything?
 07:42PM 23 (No Response.)
 07:42PM 24 CHAIRMAN FERGUSON: Steve, you have any
 07:42PM 25 comments?
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07:42PM 1 MR. COLLAZUOL: Yeah, you received our
 07:42PM 2 report, Bill, February 18th?
 07:42PM 3 THE WITNESS: Yes.
 07:42PM 4 MR. COLLAZUOL: On the grading is just
 07:42PM 5 asking you to check the slope and drain for that
 07:42PM 6 trench drain.
 07:42PM 7 You might have to have an additional
 07:42PM 8 draining system in the front yard based on the --
 07:42PM 9 THE WITNESS: To avoid deep --
 07:42PM 10 MR. COLLAZUOL: Yeah, if you could
 07:42PM 11 calculate the slope --
 07:42PM 12 THE WITNESS: Yeah, we could do an
 07:42PM 13 inverse on top of that, you know, to make it, you
 07:42PM 14 know --
 07:42PM 15 MR. COLLAZUOL: Yes, if you could check
 07:42PM 16 it out.
 07:42PM 17 And then just for the board also with
 07:42PM 18 respect to ground cover under landscape review, if
 07:42PM 19 you could just indicate what you're going to plant in
 07:42PM 20 the backyard, whether it's grass or shrubbery --
 07:42PM 21 THE WITNESS: The backyard would be
 07:42PM 22 grass and then we basically -- in the front would be
 07:42PM 23 grass also.
 07:42PM 24 MR. COLLAZUOL: So if you could just
 07:42PM 25 note that on the plans for the board approval,
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07:42PM 1 that --

07:42PM 2 THE WITNESS: Sure.

07:42PM 3 MR. COLLAZUOL: That's all I have.

07:42PM 4 Thank you.

07:42PM 5 CHAIRMAN FERGUSON: So you're going

07:42PM 6 to -- if he has any comments or concerns, you're

07:43PM 7 going to --

07:43PM 8 MR. MACRI: Yeah, we'll comply with the

07:43PM 9 requirements of the February 18th memorandum.

07:43PM 10 CHAIRMAN FERGUSON: Okay.

07:43PM 11 So now it opens up to the people in the

07:43PM 12 audience.

07:43PM 13 Have anybody here have any questions

07:43PM 14 about this project?

07:43PM 15 Yes, my friend, name and address,

16 please.

17 MR. BEERLE: Ernst Beerle, 329 East

18 Columbia.

19 THE COURT REPORTER: Can you spell your

20 last name, sir, please?

07:43PM 21 MR. BEERLE: Beerle, B-E-E-R-L-E.

07:43PM 22 THE COURT REPORTER: Thank you.

07:43PM 23 MR. BEERLE: Does this structure or

07:43PM 24 property comply to the Green Acre footage that's

07:43PM 25 supposed to happen?

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07:44PM 1 problems.

07:44PM 2 CHAIRMAN FERGUSON: Right.

07:44PM 3 We didn't approve that.

07:44PM 4 MR. BEERLE: Wow.

07:44PM 5 Then how did it get built?

07:44PM 6 CHAIRMAN FERGUSON: Planning board.

07:44PM 7 MR. BEERLE: Who?

07:44PM 8 CHAIRMAN FERGUSON: Planning board.

07:44PM 9 MR. BEERLE: Wow.

07:44PM 10 CHAIRMAN FERGUSON: All right. Anybody

07:44PM 11 else have anything?

07:44PM 12 (No Response.)

07:44PM 13 CHAIRMAN FERGUSON: Anybody else?

07:44PM 14 (No Response.)

07:44PM 15 CHAIRMAN FERGUSON: Okay.

07:44PM 16 Next witness.

07:44PM 17 Thank you.

07:44PM 18 MR. MACRI: Thank you.

07:45PM 19 I'll have David Spatz sworn in, our

07:45PM 20 professional planner.

07:45PM 21 CHAIRMAN FERGUSON: Okay.

07:45PM 22 MR. MACRI: A member of the public has

23 a comment.

24 CHAIRMAN FERGUSON: Oh, I'm sorry.

25 MS. TESTA: Okay. Bill just walked

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07:43PM 1 Because a lot of people are hardscaping

07:43PM 2 their property and water runoff is a major problem.

07:43PM 3 THE WITNESS: Well, that's why we have

07:43PM 4 the stormwater system. We also have a trench drain

07:43PM 5 to catch any water coming off the driveway.

07:43PM 6 You know, because that's -- the biggest

07:43PM 7 hardscape is the driveway, itself, and the building.

07:43PM 8 In the building, you have roof leaders

07:44PM 9 that are tied directly into the stormwater

07:44PM 10 containment system, which is basically if we get the

07:44PM 11 proper perc test, it will go into the ground.

07:44PM 12 MR. BEERLE: All right. But now is the

07:44PM 13 building, it's not too big? The Green Acre part is

07:44PM 14 proper in square footage?

07:44PM 15 THE WITNESS: I don't think we've ever

07:44PM 16 dealt with Green Acres on a two-family house.

07:44PM 17 MR. BEERLE: No?

07:44PM 18 Only on one-family houses.

07:44PM 19 CHAIRMAN FERGUSON: Say it again?

07:44PM 20 MR. BEERLE: On one-family houses?

07:44PM 21 Where does that --

07:44PM 22 THE WITNESS: I think it's for bigger

07:44PM 23 developments.

07:44PM 24 MR. BEERLE: Then the new building

07:44PM 25 that's down on Grand Avenue has big, big, big

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1 out, though.

2 MR. SOON KIM: Thank you, appreciate it

3 for the help of us.

4 THE COURT REPORTER: Sir, could you

5 just state and spell your name, please?

6 MR. SOON KIM: Yes.

07:45PM 7 My name is Soon Kim. I live in 5th

07:45PM 8 Street in Palisades Park and I heard -- I can't speak

07:45PM 9 English well. Somebody maybe translate for me.

07:45PM 10 CHAIRMAN FERGUSON: That's okay.

07:45PM 11 MR. SOON KIM: I saw that somebody else

07:45PM 12 for the Columbia Avenue, West Columbia Avenue, I

07:45PM 13 don't know, this is --

07:45PM 14 MS. TESTA: No, the next case.

07:45PM 15 MR. SOON KIM: Next one?

07:45PM 16 CHAIRMAN FERGUSON: The next case.

07:45PM 17 MR. SOON KIM: If you just give me a

07:45PM 18 chance, I can explain further what happened.

07:45PM 19 CHAIRMAN FERGUSON: Yeah, next case.

07:45PM 20 MS. TESTA: Please raise your right

07:45PM 21 hand.

07:45PM 22 Do you swear the testimony you will

07:45PM 23 provide in this application will be the truth, the

07:45PM 24 whole truth and nothing but the truth?

07:45PM 25 MR. SPATZ: Yes, I do.

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07:45PM 1 D A V I D S P A T Z, PP,
 08:08PM 2 60 Friend Terrace, Harrington Park, New Jersey,
 08:08PM 3 having been duly sworn, testifies as follows:
 08:08PM 4 MS. TESTA: State your name, please.
 07:46PM 5 MR. SPATZ: David Spatz, S-P-A-T-Z.
 07:46PM 6 MS. TESTA: Thank you.
 07:46PM 7 CHAIRMAN FERGUSON: Okay. David's been
 07:46PM 8 here many times also, so we accept him as a --
 07:46PM 9 MR. SPATZ: Thank you.
 07:46PM 10 MR. MACRI: Just for the record, I had
 07:46PM 11 handed out an exhibit of four photos, it's been
 07:46PM 12 marked A-1.
 07:46PM 13 (Whereupon, Four Photographs are marked
 07:46PM 14 as Exhibit A-1 for Identification.)
 07:46PM 15 DIRECT EXAMINATION
 07:46PM 16 BY MR. MACRI:
 07:46PM 17 Q. David, can you give testimony by
 07:46PM 18 describing what A-1 depicts?
 07:46PM 19 A. Certainly.
 07:46PM 20 The top left-hand photograph is of the
 07:46PM 21 subject property. It's a single-family home.
 07:46PM 22 Top right is looking to the right of
 07:46PM 23 our property. There's a single-family home.
 07:46PM 24 But then as you can see, a series of
 07:46PM 25 newer two-family homes at the bottom left is looking
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07:46PM 1 to the left of our property. It's a mix of one- and
 07:46PM 2 two-family homes.
 07:46PM 3 And then the final photograph, the
 07:46PM 4 bottom right is directly across the street from us,
 07:46PM 5 which are newer two-family homes.
 07:46PM 6 You just adopted a resolution this
 07:46PM 7 evening for a two-family home across the street from
 07:46PM 8 this and just a little bit up.
 07:46PM 9 There are also a couple of four-family
 07:46PM 10 homes across the street at well.
 07:46PM 11 So we're located in AA zone, which
 07:46PM 12 permits the two families. The lot is undersized in
 07:47PM 13 terms of lot area and lot width.
 07:47PM 14 There is one D variance and that is for
 07:47PM 15 building height. And then C variances for lot area
 07:47PM 16 per unit, side yards, rear yards, and then lot
 07:47PM 17 coverage is measured by percentage.
 07:47PM 18 So looking at our D variance, the
 07:47PM 19 height variance, I think the site is particularly
 07:47PM 20 well-suited for what we're proposing. It's located
 07:47PM 21 in the zone that permits two-family dwellings.
 07:47PM 22 The street contains a number of
 07:47PM 23 two-family dwellings, as well as several newer ones
 07:47PM 24 as described.
 07:47PM 25 And as I've indicated, there are also
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07:47PM 1 some four-unit dwellings on this property. So I
 07:47PM 2 think the site certainly fits in with a two-family.
 07:47PM 3 Looking at the purpose of the zone
 07:47PM 4 is stated in the Municipal Land Use Law which goes
 07:47PM 5 towards supporting the special reasons. You need a
 07:47PM 6 number of those purposes.
 07:47PM 7 Purpose A, which is promoting public
 07:47PM 8 health, safety, moral and general welfare.
 07:47PM 9 Purpose G is provision of sufficient
 07:47PM 10 space for a variety of uses. We have a two-family
 07:48PM 11 use within a two-family zone on a street that
 07:48PM 12 contains a number of two-families, so we certainly
 07:48PM 13 meet that purpose.
 07:48PM 14 And then lastly, Purpose I, which is
 07:48PM 15 promoting a desirable visual environment. The
 07:48PM 16 existing dwelling is only in fair condition. There's
 07:48PM 17 been a change undergoing on West Harwood with
 07:48PM 18 conversions to newer two-families, which is evidenced
 07:48PM 19 from the photograph.
 07:48PM 20 So the building has been designed to
 07:48PM 21 fit in with the neighborhood.
 07:48PM 22 Specifically in terms of the height,
 07:48PM 23 what we need to look at is whether the height is
 07:48PM 24 consistent with the neighborhood.
 07:48PM 25 So even though we need a height
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07:48PM 1 variance, again, the photos demonstrate that
 07:48PM 2 three-family -- three-story buildings is what is
 07:48PM 3 being constructed, all of two families that are in
 07:48PM 4 the photographs are all similar height to what we're
 07:48PM 5 proposing.
 07:48PM 6 So in terms of the height, we are
 07:48PM 7 consistent with the neighborhood.
 07:48PM 8 Looking at the bulk variances, the
 07:48PM 9 property, as was described, is undersized. The
 07:49PM 10 properties on either side of us are fully developed,
 07:49PM 11 so we can't acquire any land to make our property
 07:49PM 12 conforming, which is typical within this part of --
 07:49PM 13 on West Harwood.
 07:49PM 14 So in terms of the density on the
 07:49PM 15 property, we are again consistent with the
 07:49PM 16 neighborhood.
 07:49PM 17 The side yards themselves are slightly
 07:49PM 18 less than what is required, but that is caused by the
 07:49PM 19 fact that the property is narrower than what is
 07:49PM 20 required within the zone.
 07:49PM 21 The building has been designed a little
 07:49PM 22 bid wider to accommodate two cars within the garage,
 07:49PM 23 as well as two cars in the driveway.
 07:49PM 24 But, again, the side yard is, again,
 07:49PM 25 the photos demonstrate typical for the newer
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07:49PM **1 two-family homes.**
 07:49PM **2 In terms of lot coverage, we meet the**
 07:49PM **3 standard in terms of, as mentioned, in square feet,**
 07:49PM **4 it's just percentages that were over.**
 07:50PM **5 But, again, Mr. Cocoros described that**
 07:50PM **6 there are no drainage facilities currently on the**
 07:50PM **7 property, we are providing that so when the building**
 07:50PM **8 is slightly bigger, also caused by the undersized**
 07:50PM **9 nature of the lot, drainage facilities have been**
 07:50PM **10 developed on the property to contain all runoff**
 07:50PM **11 within the site, not having any impact on the**
 07:50PM **12 surrounding properties.**
 07:50PM **13 So I think the positive criteria is met**
 07:50PM **14 both by our D and C variances.**
 07:50PM **15 Lastly, to look at the negative**
 07:50PM **16 criteria, I don't think there is anything that is**
 07:50PM **17 substantially negative. We are consistent with the**
 07:50PM **18 neighborhood development in terms of the use, in**
 07:50PM **19 terms of our building height.**
 07:50PM **20 The massing of it, the setbacks are all**
 07:50PM **21 very similar. The removal -- there is a detached**
 07:50PM **22 garage at the rear of this property.**
 07:50PM **23 By removing that, we've actually**
 07:50PM **24 increased the rear yard and sides yard as it affects**
 07:50PM **25 the properties behind us and next to us, so that is**

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07:51PM **1 Even though you have a setback for**
 07:51PM **2 their second car, if they have it, you know, people**
 07:51PM **3 aren't going to do this back and forth, back and**
 07:52PM **4 forth. That car that's in the garage, it will take**
 07:52PM **5 up parking because it's not one house anymore.**
 07:52PM **6 And it may have four cars, it may have**
 07:52PM **7 five cars, it may have six cars, I don't know.**
 07:52PM **8 But that's the same problem we had with**
 07:52PM **9 the 67, that even though you say you have adequate**
 07:52PM **10 parking, it's only in that -- I forget what you call**
 07:52PM **11 it.**
 07:52PM **12 THE WITNESS: We do provide it.**
 07:52PM **13 We meet the Residential Site**
 07:52PM **14 Improvement Standards in terms of parking, the**
 07:52PM **15 situation in terms of backing cars out of the**
 07:52PM **16 driveway, to get cars out of the garage, which is**
 07:52PM **17 fairly typical for two-family garages.**
 07:52PM **18 What typically takes place is the**
 07:52PM **19 person who is going to be leaving earlier has the car**
 07:52PM **20 parked outside and so they, you know, the people who**
 07:52PM **21 live in the house, they understand their situation**
 07:52PM **22 and they lay out their cars in order to do that.**
 07:52PM **23 That goes with any --**
 07:53PM **24 MS. COMAS: The easiest thing to do, of**
 07:53PM **25 course, is to park on the street.**

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07:50PM **1 an improvement of it. There is a conforming amount**
 07:50PM **2 of parking being provided on-site.**
 07:51PM **3 So on balance, I think the positive**
 07:51PM **4 criteria is met, it far outweighs anything that could**
 07:51PM **5 be considered negative, and I believe it would be**
 07:51PM **6 appropriate to grant the variances.**
 07:51PM **7 So I'm open to any questions of the**
 07:51PM **8 board.**
 07:51PM **9 CHAIRMAN FERGUSON: I have -- does any**
 07:51PM **10 board members have any?**
 07:51PM **11 MR. KAUKER: I don't.**
 07:51PM **12 He covered the one question I typically**
 07:51PM **13 have related to height of the building, so I have**
 07:51PM **14 nothing else.**
 07:51PM **15 CHAIRMAN FERGUSON: Okay.**
 07:51PM **16 It's 31, right?**
 07:51PM **17 THE WITNESS: Correct.**
 07:51PM **18 CHAIRMAN FERGUSON: Okay. Anybody in**
 07:51PM **19 the audience have anything?**
 07:51PM **20 Yes, name and address.**
 07:51PM **21 MS. COMAS: Hi. Melanie Comas, 83 West**
 07:51PM **22 Harwood Terrace.**
 07:51PM **23 I asked the same question of the house**
 07:51PM **24 that's being built at 67 West Harwood Terrace. It's**
 07:51PM **25 a two-family. You have one garage for each family.**

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07:53PM **1 So all I'm saying is we're losing more**
 07:53PM **2 and more parking on the street.**
 07:53PM **3 CHAIRMAN FERGUSON: Okay. Anybody else**
 07:53PM **4 in the audience?**
 07:53PM **5 Yes, my friend, name and address.**
 07:53PM **6 MR. IM: Yes, Broad Avenue and Columbia**
 07:53PM **7 Avenue intersection area is the most heavy traffic**
 07:53PM **8 congestion area in Palisades.**
 07:53PM **9 This apartment building is right next**
 07:53PM **10 to the intersection area. This --**
 07:53PM **11 (Simultaneous Speaking.)**
 07:53PM **12 MS. TESTA: This is not -- that's**
 07:53PM **13 excuse me, sir, that's the next -- sir, that's the**
 07:53PM **14 next -- that's not this case.**
 07:53PM **15 MR. IM: And also all the sunlight, all**
 07:53PM **16 this neighborhood and obstruct view of the sky. That**
 07:53PM **17 could make bad influence to the people who living**
 07:53PM **18 there.**
 07:53PM **19 CHAIRMAN FERGUSON: Okay.**
 07:53PM **20 MR. IM: Our quality of life, all this**
 07:54PM **21 better.**
 07:54PM **22 I strongly oppose this construction**
 07:54PM **23 coming in our area.**
 07:54PM **24 CHAIRMAN FERGUSON: Okay. So that's**
 07:54PM **25 the next case. It's not this case. It's the next**

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07:54PM 1 case. It's the next case.
 07:54PM 2 MS. TESTA: This is Harwood Terrace.
 07:54PM 3 MR. MARCI: He likes Harwood Terrace.
 07:54PM 4 THE COURT REPORTER: Sir, can you just
 07:54PM 5 tell me what your name is, please?
 07:54PM 6 MS. TESTA: Your name.
 07:54PM 7 MR. IM: Hosoon Im, last name is I-M,
 07:54PM 8 34 West Ruby Avenue.
 07:54PM 9 CHAIRMAN FERGUSON: Okay.
 07:54PM 10 Thank you.
 07:54PM 11 MR. KIM: Sorry, quick question.
 07:54PM 12 CHAIRMAN FERGUSON: Sure. Sure.
 07:54PM 13 MR. KIM: You mentioned that the
 07:54PM 14 surrounding townhouse duplex -- I'm sorry,
 07:54PM 15 surrounding duplexes have similar height as what you
 07:54PM 16 are proposing.
 07:54PM 17 Is that a true statement? What's the
 07:54PM 18 height of the duplex?
 07:54PM 19 MR. SPATZ: They are similar in height.
 07:54PM 20 They are three-stories and over 30 feet. The new one
 07:55PM 21 that you just approved have a similar height as well.
 07:55PM 22 It is consistent with the neighborhood
 07:55PM 23 in terms of the height.
 07:55PM 24 MR. KIM: So you're not doing this kind
 07:55PM 25 of height for --

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07:55PM 1 MR. GRALA: I'll second.
 07:56PM 2 CHAIRMAN FERGUSON: John, second.
 07:56PM 3 Roll call.
 07:56PM 4 MS. REBEKAH KIM: Mr. Ferguson?
 07:56PM 5 CHAIRMAN FERGUSON: Yes.
 07:56PM 6 MS. REBEKAH KIM: Mr. Elefteriou?
 07:56PM 7 MR. ELEFTERIOU: Yes.
 07:56PM 8 MS. REBEKAH KIM: Mr. Grala?
 07:56PM 9 MR. GRALA: Yes.
 07:56PM 10 MS. REBEKAH KIM: Mr. Kim?
 07:56PM 11 MR. KIM: Yes.
 07:56PM 12 MS. REBEKAH KIM: Mr. Terranova?
 07:56PM 13 MR. TERRANOVA: Yes.
 07:56PM 14 MS. REBEKAH KIM: Mr. Chung?
 07:56PM 15 MR. CHUNG: Yes.
 07:56PM 16 MS. REBEKAH KIM: Mrs. Yoon?
 07:56PM 17 MS. YOON: Yes.
 07:56PM 18 CHAIRMAN FERGUSON: Okay.
 07:56PM 19 MR. MACRI: Thank you very much.
 07:56PM 20 CHAIRMAN FERGUSON: Thank you. Thank
 07:56PM 21 you. Good job.
 07:56PM 22 Let's hope the next one is that easy.
 07:56PM 23 Okay. We're going to call the next
 07:56PM 24 case then.
 07:56PM 25 And the next case is Case No. 23-15,

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07:55PM 1 THE WITNESS: Yeah.
 07:55PM 2 MR. KIM: Okay.
 07:55PM 3 CHAIRMAN FERGUSON: Okay.
 07:55PM 4 Anybody else have anything?
 07:55PM 5 (No Response.)
 07:55PM 6 CHAIRMAN FERGUSON: Okay. I've just
 07:55PM 7 got one question, an easy one. The people that own
 07:55PM 8 that house now, they're -- they live there now and
 07:55PM 9 they are building the house that's going up?
 07:55PM 10 MR. MACRI: Correct.
 07:55PM 11 CHAIRMAN FERGUSON: Okay. I just want
 07:55PM 12 to be sure.
 07:55PM 13 Okay. So I'm going to make a motion we
 07:55PM 14 move the application as submitted: \$2,000.00 to
 07:55PM 15 the Tree Preservation Fund. You will comply with
 07:55PM 16 all --
 07:55PM 17 MR. MACRI: The February comments, yes.
 07:55PM 18 CHAIRMAN FERGUSON: -- comments from
 07:55PM 19 our engineer?
 07:55PM 20 And, naturally, you'll be notifying the
 07:55PM 21 DPW of any --
 07:55PM 22 MR. MACRI: Correct.
 07:55PM 23 CHAIRMAN FERGUSON: Okay. I make a
 07:55PM 24 motion.
 07:55PM 25 Can I get a second?

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07:57PM 1 DRC Development. 37, 35, 39 West Columbia.
 07:57PM 2 MR. SOKOLICH: Chairman, good evening.
 07:57PM 3 CHAIRMAN FERGUSON: Good evening.
 07:57PM 4 MR. SOKOLICH: On behalf of the next
 07:57PM 5 application, DRC Development, for the record, Mark
 07:57PM 6 Sokolich. I represent DRC Development, the
 07:57PM 7 applicant.
 07:57PM 8 I would request the -- and just by way
 07:57PM 9 of housekeeping, when last we were here, we presented
 07:57PM 10 an affidavit of service, ample notice was provided
 07:57PM 11 pursuant to the Municipal Land Use Law.
 07:57PM 12 We did not renotece for this evening,
 07:57PM 13 tonight's evening, the date was announced at the last
 07:57PM 14 public hearing.
 07:57PM 15 But I would ask the board for their
 07:57PM 16 indulgences, as I had a very brief statement before
 07:57PM 17 we got started.
 07:57PM 18 CHAIRMAN FERGUSON: Sure.
 07:57PM 19 MR. SOKOLICH: So I don't know if we
 07:57PM 20 stressed this point enough when last we were here,
 07:57PM 21 but this application is pretty much like no other
 07:57PM 22 that this board has had, at least in recent past.
 07:58PM 23 We are aware that here in New Jersey,
 07:58PM 24 there's a constitutional mandate to provide
 07:58PM 25 affordable housing, to provide housing for folks that

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07:58PM 1 have low- and moderate-income housing.
 07:58PM 2 Here in Palisades Park, I believe this
 07:58PM 3 is set aside -- the ordinance reads up to 20 percent.
 07:58PM 4 Not many times do you hear applicants
 07:58PM 5 talk about or voluntarily offer, hey, we'll provide
 07:58PM 6 affordable housing in conjunction with our
 07:58PM 7 application.
 07:58PM 8 This applicant is proposing a 50-unit
 07:58PM 9 development, but part and parcel of that request is
 07:58PM 10 also a 20 percent set aside for affordable housing.
 07:58PM 11 So quick math, that would be a total of
 07:58PM 12 50 units, ten of those units would be reserved for
 07:58PM 13 folks that Palisades Park and every municipality in
 07:58PM 14 the State of New Jersey is obligated to provide
 07:58PM 15 affordable housing for low-, moderate-income
 07:58PM 16 families, number one.
 07:58PM 17 Number two, I think it behooves me to
 07:58PM 18 remind the board, the public, the applicant, that
 07:59PM 19 absent complete compliance with that Constitutional
 07:59PM 20 mandate, well, there are consequences. It's not a
 07:59PM 21 threat. I'm just talking about the law.
 07:59PM 22 And we're trying to avoid that and
 07:59PM 23 we're hoping that during the course of this
 07:59PM 24 application, the board takes into consideration that
 07:59PM 25 there are ten affordable -- low and affordable

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07:59PM 1 housing units that are proposed with this
 07:59PM 2 development.
 07:59PM 3 When last we were here, we started the
 07:59PM 4 testimony of Mr. Cocoros, the architect. We started
 07:59PM 5 with Bill because Mr. Koestner was not available on
 07:59PM 6 that evening. I've done this enough before this
 07:59PM 7 board that you know I always start with engineering
 07:59PM 8 testimony to create basically the frame of the
 07:59PM 9 application, and then the architect to create what's
 07:59PM 10 being built on the property, and then follow up with
 07:59PM 11 whatever supplemental testimony we may need.
 07:59PM 12 In this particular case, since we're
 07:59PM 13 talking about three single-family lots that we
 07:59PM 14 propose to merge and construct upon those lots
 08:00PM 15 50-unit, we present and shall present the testimony
 08:00PM 16 of Steve Koestner, a licensed site plan engineer.
 08:00PM 17 We'll follow up with brief supplemental
 08:00PM 18 testimony from Mr. Cocoros, the licensed architect.
 08:00PM 19 At the board's suggestion, which we
 08:00PM 20 were going to do anyway, we've engaged the services
 08:00PM 21 of Lou Luglio, a licensed traffic engineer, who will
 08:00PM 22 talk about the impact on traffic.
 08:00PM 23 And then finally, we'll conclude with
 08:00PM 24 Mr. David Spatz, who will also reinforce the
 08:00PM 25 constitutional importance and mandate about

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08:00PM 1 affordable housing and the obligation that we have
 08:00PM 2 here in the Borough of Palisades Park, the Borough of
 08:00PM 3 Fort Lee, the City of Camden, and every municipality
 08:00PM 4 in between.
 08:00PM 5 With that as a brief opening statement,
 08:00PM 6 Chairman, we thank you for your indulgences, we would
 08:00PM 7 ask Steve Koestner to be sworn in, our site plan
 08:00PM 8 engineer.
 08:00PM 9 CHAIRMAN FERGUSON: Well, just to be
 08:00PM 10 clear.
 08:00PM 11 MR. SOKOLICH: Yes, sir.
 08:00PM 12 CHAIRMAN FERGUSON: I understand all
 08:01PM 13 that -- the problem, and I think I talked about it a
 08:01PM 14 little bit last meeting, that the application is
 08:01PM 15 seven stories.
 08:01PM 16 MR. SOKOLICH: Understood.
 08:01PM 17 CHAIRMAN FERGUSON: In a one- and
 08:01PM 18 two-family area.
 08:01PM 19 Now, so I think the board is here to
 08:01PM 20 listen to the residents and make a determination what
 08:01PM 21 is good for the town.
 08:01PM 22 I understand what you're saying about
 08:01PM 23 affordable housing, I get it, but I think the board
 08:01PM 24 is more concerned with traffic, height, you know,
 08:01PM 25 so...

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08:01PM 1 MR. SOKOLICH: We're hoping, Chairman,
 08:01PM 2 if I may?
 08:01PM 3 CHAIRMAN FERGUSON: Yeah, sure.
 08:01PM 4 MR. SOKOLICH: With the full complement
 08:01PM 5 of experts that we have this evening, engineering,
 08:02PM 6 architectural, traffic engineer and planning, we're
 08:02PM 7 hoping that once we put forward our application that
 08:02PM 8 we'll reach the threshold that the board wants us to
 08:02PM 9 accomplish.
 08:02PM 10 I will also remind the Chair and
 08:02PM 11 members of the board of the following: I've never
 08:02PM 12 appeared before this board with a client that wasn't
 08:02PM 13 prepared to be malleable.
 08:02PM 14 And I hope you understand what I just
 08:02PM 15 said.
 08:02PM 16 CHAIRMAN FERGUSON: Yes, yes.
 08:02PM 17 MR. SOKOLICH: I -- I -- marching order
 08:02PM 18 for every applicant that I represent before this
 08:02PM 19 board and, quite frankly, any other board where any
 08:02PM 20 kind of type of conflict can appear, there's always a
 08:02PM 21 conversation about it's give and take at the board
 08:02PM 22 level --
 08:02PM 23 CHAIRMAN FERGUSON: Right.
 08:02PM 24 MR. SOKOLICH: -- and you need to be
 08:02PM 25 prepared to do so.

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08:02PM 1 And I can only say to the Chair that
 08:02PM 2 this applicant is prepared to do so.
 08:02PM 3 CHAIRMAN FERGUSON: Okay. I appreciate
 08:02PM 4 that.
 08:02PM 5 Now --
 08:02PM 6 MR. SOKOLICH: I hope I didn't say too
 08:02PM 7 much, but I just want to be clear about that.
 08:02PM 8 CHAIRMAN FERGUSON: I just have -- at
 08:02PM 9 the last meeting, Mr. Cocoros was here and he had an
 08:03PM 10 opportunity to talk a little bit about the parking
 08:03PM 11 underneath and above.
 08:03PM 12 And I've just got some questions about
 08:03PM 13 Cocoros's testimony. You want to --
 08:03PM 14 MR. SOKOLICH: Chairman, I will do
 08:03PM 15 whatever you want me to. I can only say that
 08:03PM 16 Mr. Cocoros was put in an unfair position at the last
 08:03PM 17 meeting.
 08:03PM 18 CHAIRMAN FERGUSON: Okay.
 08:03PM 19 MR. SOKOLICH: He was providing site
 08:03PM 20 plan testimony, which quite frankly is within the
 08:03PM 21 purview of his expertise, but the expert really most
 08:03PM 22 equipped to respond to that and the parking questions
 08:03PM 23 and concerns you have is Mr. Koestner, who's to my
 08:03PM 24 immediate right.
 08:03PM 25 CHAIRMAN FERGUSON: Okay.

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08:04PM 1 been here a couple times before and we're going to
 08:04PM 2 accept him as an expert.
 08:04PM 3 MR. SOKOLICH: Thank you.
 08:04PM 4 And I'm sorry about the engineering
 08:04PM 5 crack.
 08:04PM 6 DIRECT EXAMINATION
 08:04PM 7 BY MR. SOKOLICH:
 08:04PM 8 Q. Okay. So just very quick so we keep
 08:04PM 9 our record straight, in a sentence or two, what was
 08:04PM 10 the scope and purpose of your engagement by DRC?
 08:04PM 11 A. **The scope and purpose of the engagement**
 08:04PM 12 **from DRC is to prepare a site plan of the site, show**
 08:04PM 13 **the existing conditions, the proposed conditions with**
 08:04PM 14 **the apartment building, access to and from the site,**
 08:04PM 15 **utility connections to the site, drainage, lighting**
 08:04PM 16 **and landscaping as well.**
 08:04PM 17 Q. Understood. Thank you.
 08:04PM 18 It was a great response to that
 08:04PM 19 question, number one?
 08:04PM 20 Number two --
 08:04PM 21 MR. SOKOLICH: Diane, I'm sorry, I
 08:04PM 22 don't know where we left off as far as exhibits. I
 08:05PM 23 could jump to A-10, if that might make some sense.
 08:05PM 24 Billy, you had four, I believe?
 08:05PM 25 MR. COCOROS: No, I think it was

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08:03PM 1 MR. SOKOLICH: So I think, unless the
 08:03PM 2 Chair directs me otherwise, the questions you're
 08:03PM 3 going to have about parking probably will be better
 08:03PM 4 responded to by this engineer-looking guy here to my
 08:03PM 5 right.
 08:03PM 6 CHAIRMAN FERGUSON: Okay.
 08:03PM 7 MR. SOKOLICH: So if you're okay with
 08:03PM 8 that, we ask that he be sworn in.
 08:03PM 9 Thank you, Chairman.
 08:03PM 10 MS. TESTA: Please raise your right
 08:03PM 11 hand.
 08:03PM 12 Do you swear the testimony you will
 08:04PM 13 provide in this application will be the truth, the
 08:04PM 14 whole truth, and nothing but the truth?
 08:04PM 15 MR. KOESTNER: I do.
 08:04PM 16 STEVEN KOESTNER, LS, PE
 08:04PM 17 61 Hudson Street, Hackensack, New Jersey, having
 08:04PM 18 been duly sworn, testifies as follows:
 08:04PM 19 MS. TESTA: Please state your name for
 08:04PM 20 the record.
 08:04PM 21 MR. KOESTNER: Certainly.
 08:04PM 22 Steven L. Koestner. S-T-E-V-E-N,
 08:04PM 23 K-O-E-S-T-N-E-R, 61 Hudson Street, Hackensack, New
 08:04PM 24 Jersey.
 08:04PM 25 CHAIRMAN FERGUSON: Okay. And he has

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08:05PM 1 more -- a total of eight.
 08:05PM 2 MS. TESTA: A total of eight.
 08:05PM 3 MR. SOKOLICH: We marked a total of
 08:05PM 4 eight? I'm sorry, so start at A-10 or start at A-9?
 08:05PM 5 MS. TESTA: Start at 9.
 08:05PM 6 MR. SOKOLICH: A-9?
 08:05PM 7 MS. TESTA: Yeah.
 08:05PM 8 MR SOKOLICH: You got it.
 08:05PM 9 (Whereupon, Site Plans Last Revised
 08:05PM 10 2/15/2024 is marked as Exhibit A-9 for
 08:05PM 11 identification.)
 08:05PM 12 BY MR. SOKOLICH:
 08:05PM 13 Q. So I'm going to -- Steve, as you go
 08:05PM 14 along, I'm going to mark your plans.
 08:05PM 15 But all the plans, so I don't have to
 08:05PM 16 interrupt you at each page, we're going to use your
 08:05PM 17 set of engineering plans as your outline for your
 08:05PM 18 testimony here this evening.
 08:05PM 19 A. **Fine.**
 08:05PM 20 Q. We're going to mark your first plan as
 08:05PM 21 A-9 and that is your cover sheet.
 08:05PM 22 It is signed by you. It is last
 08:05PM 23 revised February 15th of 2024?
 08:05PM 24 The plans that we're about to attest to
 08:05PM 25 were submitted to this board in advance of this

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08:05PM **1** hearing in accordance with the Municipal Land Use
 08:05PM **2** Law, correct?
 08:05PM **3** **A. Correct.**
 08:05PM **4** **Q.** Okay. Number one.
 08:05PM **5** And they were, I believe, also posted,
 08:06PM **6** if I'm not mistaken?
 08:06PM **7** **A. Yes.**
 08:06PM **8** **Q.** And each of the plans that we're about
 08:06PM **9** to talk to were either prepared by you personally or
 08:06PM **10** under your direct supervision?
 08:06PM **11** **A. That is correct.**
 08:06PM **12** **Q.** And I presume that you've conducted
 08:06PM **13** physical inspections of the site?
 08:06PM **14** **A. Yes.**
 08:06PM **15** **Q.** And you've familiarized yourself, as
 08:06PM **16** you always are, with the site plan and zoning
 08:06PM **17** ordinances here in Palisades Park?
 08:06PM **18** **A. Correct.**
 08:06PM **19** **Q.** With A-9, if you could describe the
 08:06PM **20** existing conditions?
 08:06PM **21** **A. Sure.**
 08:06PM **22** **The property is located on the**
 08:06PM **23** **northerly side of West Columbia Avenue.**
 08:06PM **24** **Actually, part of it on the ramp**
 08:06PM **25** **approaching Route 46 West that as you come off of**

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08:07PM **1** by the way, with regard to existing conditions, are
 08:07PM **2** there any extenuating circumstance -- are you aware
 08:07PM **3** of any environmental problems at this site?
 08:07PM **4** **A. I am not.**
 08:07PM **5** **Q.** Any emerging remediation or anything of
 08:07PM **6** that nature that has to take place?
 08:07PM **7** **A. None.**
 08:07PM **8** **Q.** Wetlands?
 08:07PM **9** **A. No.**
 08:07PM **10** **Q.** So there are none of those extenuating
 08:07PM **11** circumstances.
 08:07PM **12** (Whereupon, Site Grading Plan Lower
 08:07PM **13** Level is marked as Exhibit A-10 for
 08:07PM **14** identification.)
 08:07PM **15** BY MR. SOKOLICH:
 08:07PM **16** **Q.** We've now marked your next plan as
 08:07PM **17** A-10, which you entitled Site Grading Plan Lower
 08:07PM **18** Level.
 08:07PM **19** And just so that the board can
 08:07PM **20** understand these plans best, when we talk about lower
 08:08PM **21** level, we're talking about the uttermost lowest
 08:08PM **22** level, correct?
 08:08PM **23** **A. Correct.**
 08:08PM **24** **Q.** There are two levels of parking. So
 08:08PM **25** the next page is going to deal with the next level of

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08:06PM **1** **Broad Avenue, as you know, you make a right-hand turn**
 08:06PM **2** **and before you know, we're on Route 46 West and you**
 08:06PM **3** **continue straight, you continue onto West Columbia**
 08:06PM **4** **Avenue, and this property shares both of those**
 08:06PM **5** **approaches.**
 08:06PM **6** **The property, itself, if I could --**
 08:06PM **7** **Q.** You know what, stay on the second
 08:06PM **8** sheet. Stay on A-9 for one second. We're talking
 08:07PM **9** about three separate and distinct lots that are
 08:07PM **10** proposed to be merged, correct?
 08:07PM **11** **A. We are.**
 08:07PM **12** **Q.** And those are all --
 08:07PM **13** **A. Lots 21, 22 and 23 and Block 617.**
 08:07PM **14** **Q.** And they're all accessed the same way
 08:07PM **15** off of West Columbia?
 08:07PM **16** **A. Off of West Columbia Avenue, yes.**
 08:07PM **17** **Q.** Okay. And they are depicted in the
 08:07PM **18** cross-hatched area in green here, correct?
 08:07PM **19** **A. Yes, in the lower left-hand corner**
 08:07PM **20** **cross-hatched green.**
 08:07PM **21** **Q.** And your A-9 also has a photo of the
 08:07PM **22** site and in the upper right-hand Zoning Schedule,
 08:07PM **23** which we'll get to a little deeper into the
 08:07PM **24** application.
 08:07PM **25** All right, Steve, now turning to -- and

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08:08PM **1** parking?
 08:08PM **2** **A. Yes -- on the following page.**
 08:08PM **3** **At this page, Sheet 2 of 6, we call the**
 08:08PM **4** **lower level. The other we -- that you approach and**
 08:08PM **5** **enter this parking garage from the lowest portion of**
 08:08PM **6** **the property which is the westerly side.**
 08:08PM **7** **And there are two entrances, one on the**
 08:08PM **8** **easterly side, one on the west, and each of the sides**
 08:08PM **9** **has the ground -- what I call the ground-level**
 08:08PM **10** **entrance, the westerly side, the lower-level**
 08:08PM **11** **entrance.**
 08:08PM **12** **And each are similar in terms of the**
 08:08PM **13** **shape and size, the number of cars they possess to**
 08:08PM **14** **park, but we propose to have 26 parking spaces on**
 08:08PM **15** **this lower level.**
 08:08PM **16** **The lower level will also have the**
 08:08PM **17** **drainage system beneath it, obviously, as well as a**
 08:08PM **18** **electrical utility room, and elevators which would**
 08:09PM **19** **bring you up to the living space above.**
 08:09PM **20** **Q.** I know that you have -- you depict
 08:09PM **21** landscaping, you depict lighting, but that's on a
 08:09PM **22** subsequent plan, correct?
 08:09PM **23** **A. It is, yeah.**
 08:09PM **24** **Q.** It will better explain it then.
 08:09PM **25** **A. Yeah.**

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08:09PM 1 Q. So the primary -- now, the egress and
 08:09PM 2 ingress that you point out on what we're looking at
 08:09PM 3 as A-10, are they both in and out or are they for one
 08:09PM 4 exclusive way?
 08:09PM 5 A. **Yeah, in and out on the westerly side**
 08:09PM 6 **of the property on this lower level.**
 08:09PM 7 Q. Okay. And on this lower level there,
 08:09PM 8 as you point out, there's also rooms and areas that
 08:09PM 9 service the entire proposed building, whether it's
 08:09PM 10 elevator, the trash room, utility room, vestibule
 08:09PM 11 sprinkler room, water-meter room, which I believe is
 08:09PM 12 required by code?
 08:09PM 13 A. **Yes.**
 08:09PM 14 Q. But you also have those round circles
 08:09PM 15 which we're presuming are inlets and pits of some
 08:09PM 16 nature. Would you just talk a little bit about the
 08:09PM 17 utilities that you propose?
 08:09PM 18 A. **Certainly.**
 08:09PM 19 **The -- we do have drainage structures**
 08:09PM 20 **beneath the building that's shown in the lower level,**
 08:10PM 21 **the circular areas, and those are seepage pits,**
 08:10PM 22 **they're 4-by-8 in dimension, each unit containing**
 08:10PM 23 **1500 gallons of water. That water would generally**
 08:10PM 24 **come from the roof and be piped down through the**
 08:10PM 25 **building into those chambers.**

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08:11PM 1 engineering review, it's going to go through a
 08:11PM 2 battery of reviews by the Borough of Palisades Park
 08:11PM 3 and in particular, Mr. Collazuol.
 08:11PM 4 We do agree, on behalf of the
 08:11PM 5 applicant, that any suggestion his office makes, in
 08:11PM 6 fact, would be incorporated into these plans,
 08:11PM 7 correct?
 08:11PM 8 A. **Yes.**
 08:11PM 9 Q. And any action -- any action this board
 08:11PM 10 takes on whatever iteration of this application they
 08:11PM 11 vote on, a condition of that action would in fact be,
 08:11PM 12 and we agree, to comply with Mr. Collazuol's
 08:11PM 13 conditions?
 08:11PM 14 A. **I would expect that, yes.**
 08:11PM 15 Q. I want to talk a little bit now about
 08:11PM 16 setbacks and then I want to get into parking a little
 08:11PM 17 bit.
 08:11PM 18 So this is the lowest level. We have
 08:11PM 19 our utilities, we have other rooms that service the
 08:11PM 20 building in and out off of West Columbia and in and
 08:11PM 21 out --
 08:11PM 22 A. **Yes.**
 08:11PM 23 Q. Okay. So both off of West Columbia?
 08:11PM 24 A. **Correct.**
 08:11PM 25 Q. But if you could just talk a little bit

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08:10PM 1 **If any water happened to get into this**
 08:10PM 2 **lower level, there are inlets along that center of**
 08:10PM 3 **that drive aisle.**
 08:10PM 4 Q. There are inlets in front of the
 08:10PM 5 ingress and egress as well, correct?
 08:10PM 6 A. **As well, yeah.**
 08:10PM 7 Q. Do they feed into those containers as
 08:10PM 8 well?
 08:10PM 9 A. **They would as well feed into those if**
 08:10PM 10 **any water would come into the trench drains in the**
 08:10PM 11 **front.**
 08:10PM 12 Q. Is there any stormwater management of
 08:10PM 13 any nature on-site now to speak of?
 08:10PM 14 A. **None that I'm aware of.**
 08:10PM 15 Q. Okay. So --
 08:10PM 16 A. **Generally, single-family homes,**
 08:10PM 17 **two-family homes would not have that in the era they**
 08:10PM 18 **were built.**
 08:10PM 19 Q. And I'm not suggesting it's a lot or
 08:10PM 20 it's a little, but whatever water then hits that
 08:10PM 21 ground, it's not managed?
 08:10PM 22 A. **Correct.**
 08:10PM 23 Q. Right. Here, it's fully managed.
 08:10PM 24 Now, very important question. This is
 08:10PM 25 a large project. It's going to go through

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08:11PM 1 about parking, Steve.
 08:11PM 2 A. **Certainly.**
 08:11PM 3 **I neglected to mention the size of the**
 08:11PM 4 **property. It is 200 feet in width at a right angle**
 08:12PM 5 **width. The frontage is a little more than that**
 08:12PM 6 **because of the nature of the shape of the building,**
 08:12PM 7 **rather the front of the property.**
 08:12PM 8 **But basically 200-foot wide, 100-feet**
 08:12PM 9 **deep on the westerly side, and almost 50 feet in**
 08:12PM 10 **depth on the easterly side.**
 08:12PM 11 **As I said in parking, the access is**
 08:12PM 12 **from this westerly drive aisle. It's pretty simple:**
 08:12PM 13 **You drive into the building, make your turn, you can**
 08:12PM 14 **park. There's five parking spaces along the west**
 08:12PM 15 **property line, as many parking spaces along the**
 08:12PM 16 **northerly property line, I'll call it, and then there**
 08:12PM 17 **are two parking adjacent to the utility and trash**
 08:12PM 18 **room.**
 08:12PM 19 **There are two handicap parking spaces**
 08:12PM 20 **adjacent to the elevators, and one other regular**
 08:12PM 21 **space adjacent to the ADA parking space adjacent to**
 08:12PM 22 **the same elevators.**
 08:12PM 23 Q. So, I'm sorry, Steve, so if one were to
 08:13PM 24 drive their vehicle into this lot, they'll park.
 08:13PM 25 We're also agreeing that all spaces are designated

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08:13PM 1 there, assigned to the occupants, correct?

08:13PM 2 A. **Correct.**

08:13PM 3 Q. They would park and then they would

08:13PM 4 find their way over to the vestibule and enter from

08:13PM 5 within the building.

08:13PM 6 Before I forget, if you're a pedestrian

08:13PM 7 coming to this building, if you're a visitor, if you

08:13PM 8 walk there, whatever, where is that person going?

08:13PM 9 A. **He would probably enter into the front**

08:13PM 10 **here on the ground level.**

08:13PM 11 Q. Into the area you're calling the

08:13PM 12 vestibule which would be, I guess, a well-decorated,

08:13PM 13 nice entry point for the building?

08:13PM 14 A. **Correct, correct, yes, right near the**

08:13PM 15 **center.**

08:13PM 16 **Okay. And then the utility room, all**

08:13PM 17 **the utilities, of course, would be connected at that**

08:13PM 18 **point.**

08:13PM 19 **And we're going to size the sanitary**

08:13PM 20 **sewer lateral to collaborate that of adequate**

08:13PM 21 **diameter to handle the anticipated runoff. We'll do**

08:13PM 22 **that in conjunction with the borough engineer's**

08:13PM 23 **request, as well as gas and water connection would be**

08:13PM 24 **in that same general area as well.**

08:13PM 25 Q. This building is sprinklered, correct?

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08:14PM 1 **Sheet 3. I think it's maybe a little clearer.**

08:14PM 2 Q. That would be the perfect time, then,

08:14PM 3 to go there. Give me the next page. Perfect.

08:14PM 4 So we're going to mark this page,

08:14PM 5 before you get started, as A-11. This sheet by you

08:14PM 6 is entitled Site Grading Ground Level.

08:14PM 7 (Whereupon, Site Grading Ground Level

08:14PM 8 is marked as Exhibit A-11 for identification.)

08:14PM 9 BY MR. SOKOLICH:

08:15PM 10 Q. Now, again, it's a little confusing

08:15PM 11 because there's actually something lower than ground

08:15PM 12 level with these plans, but the lowest level is this

08:15PM 13 pink and the ground level is directly above. Well,

08:15PM 14 for me it's confusing. I'm sorry.

08:15PM 15 A. **I think so.**

08:15PM 16 Q. So I asked you a question as to

08:15PM 17 distinguishing between where the edge of the parking

08:15PM 18 lot is and where the edge of the building is.

08:15PM 19 A. **Yeah, the heavy line which would be the**

08:15PM 20 **edge of the parking lot on the northern side of the**

08:15PM 21 **property, there's a heavy dotted line, that would**

08:15PM 22 **represent the edge of the building above, again, on**

08:15PM 23 **the northerly side.**

08:15PM 24 Q. And could you quantify it in feet?

08:15PM 25 A. **Quantify the --**
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08:14PM 1 A. **Yes.**

08:14PM 2 Q. Are the parking areas sprinklered?

08:14PM 3 A. **I'd have to check with the architect on**

08:14PM 4 **that.**

08:14PM 5 Q. They are.

08:14PM 6 A. **That is correct, yes.**

08:14PM 7 Q. They are.

08:14PM 8 So all of the safety precautions, both

08:14PM 9 from a suppression and detection standpoint, would

08:14PM 10 have to meet code and that will be incorporated in

08:14PM 11 this building, correct?

08:14PM 12 A. **Yes.**

08:14PM 13 Q. Okay. If you could get a little bit

08:14PM 14 into setbacks. Now, just so everybody understands

08:14PM 15 the plan, there's a dark line that -- thank you --

08:14PM 16 that surrounds the building.

08:14PM 17 And you actually see the cars in light

08:14PM 18 font or ink, if you will, because if you're looking

08:14PM 19 down at this building, this black line isn't actually

08:14PM 20 the entire building that rises from the ground,

08:14PM 21 correct?

08:14PM 22 A. **That's right.**

08:14PM 23 Q. It's actually this dotted line? If you

08:14PM 24 can point that out --

08:14PM 25 A. **And I'd like to show that on the**
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08:15PM 1 Q. The width. How far is the building

08:15PM 2 from all points on the property?

08:15PM 3 A. **Okay.**

08:15PM 4 Q. The setback, building versus parking,

08:15PM 5 if you can.

08:15PM 6 A. **Yes, the building proper, that is the**

08:15PM 7 **livable area is 10 feet from the easterly property**

08:15PM 8 **line, livable area.**

08:15PM 9 **Again, this dotted heavy line along the**

08:15PM 10 **westerly side, that is 10 feet from the westerly**

08:16PM 11 **property line.**

08:16PM 12 **There's a little jut out here for a**

08:16PM 13 **stairwell and that would be 5 feet from the westerly**

08:16PM 14 **property line. And that more or less lines up with**

08:16PM 15 **the parking area beneath it.**

08:16PM 16 **Same with the stairwell here, that**

08:16PM 17 **would be 5 feet where it jogs out to the property**

08:16PM 18 **line.**

08:16PM 19 **For the most part, the livable area,**

08:16PM 20 **the place where you have your apartments are 10 feet**

08:16PM 21 **from the northerly rear boundary line.**

08:16PM 22 Q. Yeah, I'm sorry, when I had reviewed

08:16PM 23 the plans, I thought it was like 13. Isn't it a

08:16PM 24 little bit more than ten?

08:16PM 25 A. **I have ten.**
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08:16PM 1 Q. You have ten. Okay. I think in --

08:16PM 2 A. **Oh, I'm sorry, yeah, yeah, you're**

08:16PM 3 **absolutely correct. At that point in the rear,**

08:16PM 4 **there's an 8-foot jog in, so it would be five plus**

08:16PM 5 **eight is 13.**

08:16PM 6 Q. It actually depends on where you're

08:16PM 7 looking on the plan, so you're right. We're both

08:16PM 8 right.

08:16PM 9 So 13, but there's some slight

08:16PM 10 variation, obviously where the entry where steps are,

08:16PM 11 it's going to be a little less because taking the

08:17PM 12 most conservative measurement, you're actually

08:17PM 13 measuring from that first step?

08:17PM 14 A. **We are.**

08:17PM 15 Q. Okay. So on this page, which is the

08:17PM 16 floor above that lower level, we again start to see

08:17PM 17 rooms that are for purposes of serving an entry point

08:17PM 18 and as for servicing the building, just briefly go

08:17PM 19 through what's on that level?

08:17PM 20 A. **Sure.**

08:17PM 21 **Your basic main lobby here near the**

08:17PM 22 **center of the building. There's several sets of**

08:17PM 23 **stairs and a platform which would enter the building**

08:17PM 24 **proper and, again, near the center of the site.**

08:17PM 25 Q. And the entry point to this, what we're
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08:18PM 1 Q. Understood.

08:18PM 2 A. **-- as the utility rooms.**

08:18PM 3 Q. And how many parking spaces on this

08:18PM 4 level, if you know?

08:18PM 5 A. **Twenty-six as well.**

08:18PM 6 Q. Twenty-six as well. A total of 52, if

08:18PM 7 I'm counting correctly.

08:18PM 8 In fact, in actual spaces, that doesn't

08:18PM 9 include an EV credit as of yet?

08:18PM 10 A. **Correct.**

08:18PM 11 (Whereupon, Lighting and Landscape Plan

08:18PM 12 Lower Level is marked as Exhibit A-12 for

08:18PM 13 identification.)

08:18PM 14 BY MR. SOKOLICH:

08:18PM 15 Q. I'm going to mark the next page as A --

08:18PM 16 the next page as A-12, Lighting and Landscape Plan

08:18PM 17 Lower Level.

08:18PM 18 Now, again, lower level is the lowest

08:18PM 19 level of this project. This has a date of

08:18PM 20 February 14, 2024.

08:18PM 21 Steve, briefly, if you could just talk

08:18PM 22 about the thoughts behind the lighting and

08:18PM 23 landscaping.

08:18PM 24 And here, too, is subject to comment

08:19PM 25 from any borough official, correct?
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08:17PM 1 calling ground level is where?

08:17PM 2 A. **Ground-level entry point is on the**

08:17PM 3 **easterly, near the easterly property line on the**

08:17PM 4 **eastern side of the property.**

08:17PM 5 **So the upper level or the ground level,**

08:17PM 6 **you'll enter on the right side of the building. The**

08:17PM 7 **lower level, you enter on the left side of the**

08:17PM 8 **building.**

08:17PM 9 Q. Are these ramps one in the same from

08:17PM 10 the ones we saw from the prior page?

08:18PM 11 A. **Yes. Yeah, this would be the ramp**

08:18PM 12 **going down under. This would be the ramp going to**

08:18PM 13 **the ground level.**

08:18PM 14 Q. Understood.

08:18PM 15 And, again, designated parking,

08:18PM 16 correct?

08:18PM 17 A. **Yes.**

08:18PM 18 Q. Okay. And there's no utilities to

08:18PM 19 speak of on this page because, obviously, they're

08:18PM 20 down below?

08:18PM 21 A. **Yes.**

08:18PM 22 **You have the one utility room here**

08:18PM 23 **we're showing in the lower right-hand corner of the**

08:18PM 24 **ground level that basically, I think they're the**

08:18PM 25 **same --**
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08:19PM 1 A. **Yes.**

08:19PM 2 **And we show -- this is basically the**

08:19PM 3 **lighting under or over the parking lot, let's call**

08:19PM 4 **it, the interior of the parking lot area.**

08:19PM 5 **You'll notice there's a G, an**

08:19PM 6 **octagonal-shaped G throughout that area. Those are**

08:19PM 7 **the ceiling lights that are shown in the upper**

08:19PM 8 **right-hand corner of Sheet 4.**

08:19PM 9 **And there are 19 lights scattered**

08:19PM 10 **throughout that floor of parking, that lower level of**

08:19PM 11 **parking to have adequate lights for the building and**

08:19PM 12 **for the parking areas.**

08:19PM 13 **There's also lighting on the outside of**

08:19PM 14 **the building. And that -- those are shown as, let's**

08:19PM 15 **see, D and W, M, and those are over the entrances. P**

08:19PM 16 **as well.**

08:19PM 17 **So we cover that lighting on each of**

08:19PM 18 **those levels. And on the next sheet, it would have**

08:20PM 19 **the lighting for the upper level.**

08:20PM 20 Q. No problem.

08:20PM 21 And is there appropriate shielding in

08:20PM 22 place to make sure that the spillover from lighting

08:20PM 23 isn't adversely affecting any adjacent properties?

08:20PM 24 A. **There would be, yes.**

08:20PM 25 Q. Of most concern of the residential
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08:20PM 1 dwelling to the rear, is there any lighting to speak
 08:20PM 2 of that would in any way serve as a nuisance to those
 08:20PM 3 residents?
 08:20PM 4 **A. Well, there would be some small**
 08:20PM 5 **lighting here. And it may be shown on the**
 08:20PM 6 **architect's plan, I haven't checked, but over the**
 08:20PM 7 **entrances, entrance area here and here, as well as**
 08:20PM 8 **here, but those would be shielded, so they wouldn't**
 08:20PM 9 **disturb any...**
 08:20PM 10 **Q.** But the dominant lighting is going to
 08:20PM 11 be for the entry points where you would walk in?
 08:20PM 12 **A. Correct, yes.**
 08:20PM 13 **Q.** And would it be a fair statement to say
 08:20PM 14 that to the rear and to the sides where we abut
 08:20PM 15 residential properties, safeguards are in place to
 08:20PM 16 make sure the impact is minimal?
 08:20PM 17 **A. Limited lighting, correct.**
 08:20PM 18 **Q.** Okay. And, also, as far as landscaping
 08:20PM 19 is concerned, again, if there are any species or they
 08:20PM 20 want -- the board would want a more robust landscape
 08:20PM 21 or less or a particular species, in fact, the
 08:21PM 22 applicant would comply?
 08:21PM 23 **A. Right.**
 08:21PM 24 **And we do show landscaping,**
 08:21PM 25 **obviously this here by the green color along the**

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08:22PM 1 **Q.** But, again, all of those species are
 08:22PM 2 subject to final review and modification if required
 08:22PM 3 by the board, correct?
 08:22PM 4 **A. Correct.**
 08:22PM 5 **Q.** And where you show landscaping, this is
 08:22PM 6 above the lower level, it's difficult to envision.
 08:22PM 7 Can I presume there's no landscaping below it?
 08:22PM 8 That's where the -- it fills in the void?
 08:22PM 9 **A. This would be the ground level.**
 08:22PM 10 **As you go from east to west, the ground**
 08:22PM 11 **does drop down Columbia Avenue, and that grade is**
 08:22PM 12 **following and that landscaping would be at grade --**
 08:22PM 13 **Q.** Understood. Understood.
 08:22PM 14 **A. -- as you traverse from east to west.**
 08:22PM 15 **Q.** Understood. Understood.
 08:22PM 16 Your last page, which I don't think we
 08:22PM 17 need to mark is Soil Erosion, which we won't get
 08:22PM 18 into.
 08:22PM 19 I'm going to flip you back now, if I
 08:22PM 20 may, just for a few final questions to what we've
 08:22PM 21 marked as A-10, which is entitled Site Grading Plan
 08:22PM 22 Lower Level, which is really, I guess, your site
 08:22PM 23 plan, that in conjunction with A-11, but A-10 for
 08:22PM 24 now.

Now, Steve, do you have an opinion from
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08:21PM 1 **northeasterly corner, northwesterly corner, as well**
 08:21PM 2 **as it's scattered throughout -- I'll use that word --**
 08:21PM 3 **the front of the building to enhance the visual**
 08:21PM 4 **appearance of the building as well.**
 08:21PM 5
 08:21PM 6 (Whereupon, Lighting and Landscape Plan
 08:21PM 7 Ground Level is marked as Exhibit A-13 for
 08:21PM 8 identification.)
 08:21PM 9 BY MR. SOKOLICH:
 08:21PM 10 **Q.** Again, moving right along, I'm going to
 08:21PM 11 now turn you to the next page, which I'm going to
 08:21PM 12 mark as A-13, with the board's permission. This is
 08:21PM 13 Lighting and Landscape Plan Ground Level?
 08:21PM 14 **A. Yes.**
 08:21PM 15 **Q.** So now this is directly above and now
 08:21PM 16 this is the one --
 08:21PM 17 **A. Right, ground level being the easterly**
 08:21PM 18 **side, the right-hand side of the building entrance,**
 08:21PM 19 **and again -- excuse me -- 19 to lighting in the**
 08:21PM 20 **ceiling, lights in the ceiling to light that parking**
 08:21PM 21 **area.**
 08:21PM 22 **And we do call out the landscaping**
 08:21PM 23 **legend on this plan. We have juniper, five juniper**
 08:21PM 24 **plants, 32 cornflower plants, and ten colored**
 08:22PM 25 **midjewel-type plants as well.**

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08:22PM 1 an engineering standpoint, I don't want you to depart
 08:23PM 2 from your level of expertise, but do you have an
 08:23PM 3 opinion as to whether or not the ingress, the egress,
 08:23PM 4 the way the building is laid out from an engineering
 08:23PM 5 standpoint is one that is, one, functional,
 08:23PM 6 sufficient, safe and doable?
 08:23PM 7 **A. I think it's very functional and**
 08:23PM 8 **efficient. It provides access from either side of**
 08:23PM 9 **the site of the lot, itself. The spaces, the parking**
 08:23PM 10 **spaces are typical size parking spaces and adequate,**
 08:23PM 11 **9-by-18. The aisle width's adequate.**
 08:23PM 12 **So to provide access to those parking**
 08:23PM 13 **spaces. You'll notice the columns are not included.**
 08:23PM 14 **There's a space for the columns so we don't have to**
 08:23PM 15 **worry about going in and out in between columns and**
 08:23PM 16 **stuffing a vehicle there.**
 08:23PM 17 **So I think it's pretty -- it's a**
 08:23PM 18 **well-done parking layout.**
 08:23PM 19 **Q.** Steve, other than total parking, if I'm
 08:24PM 20 not mistaken, are there any other RSIS waivers that
 08:24PM 21 are being sought? The cartway width is adequate,
 08:24PM 22 correct?
 08:24PM 23 **A. Yes.**
 08:24PM 24 **Q.** The spaces, I believe, and size are
 08:24PM 25 adequate. The number is another issue, but I'm

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08:24PM 1 talking about site plan waivers.
 08:24PM 2 A. Yes, we have none.
 08:24PM 3 Q. Okay. Which I think is good news.
 08:24PM 4 And you've already testified to the
 08:24PM 5 fact that handicap parking will be prominently placed
 08:24PM 6 in close proximity to the front entrance?
 08:24PM 7 A. Correct.
 08:24PM 8 Q. Is there -- and talk about sidewalks.
 08:24PM 9 Are new sidewalks proposed?
 08:24PM 10 A. There are existing sidewalks there that
 08:24PM 11 would be replaced as required.
 08:24PM 12 Q. Understood.
 08:24PM 13 It's a new building, so they'll be new
 08:24PM 14 sidewalks.
 08:24PM 15 And -- so, also, what about utilities?
 08:24PM 16 Are they above, below, or we don't know that yet?
 08:24PM 17 A. I would think they'll be below ground.
 08:24PM 18 Q. All new?
 08:24PM 19 A. All new, right.
 08:24PM 20 Q. Is there anything else that you would
 08:24PM 21 like to add before I release you to the board?
 08:24PM 22 A. I think we covered it pretty good.
 08:24PM 23 Q. Thank you.
 08:25PM 24 A. The only thing we didn't talk about,
 08:25PM 25 the front yard here, we have -- let's see. We have

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08:26PM 1 to 46? Let me explain to you a little bit better.
 08:26PM 2 One of my concerns is if a car comes
 08:26PM 3 out from the easterly parking area, what's to stop
 08:26PM 4 them from going to the right, cut across traffic, and
 08:26PM 5 go right onto 46?
 08:26PM 6 THE WITNESS: I think it would lend
 08:26PM 7 itself, actually, it would lend itself to get onto 46
 08:26PM 8 from the easterly approach. It's far enough up the
 08:26PM 9 hill.
 08:26PM 10 CHAIRMAN FERGUSON: That far up?
 08:26PM 11 THE WITNESS: It's far -- yes, it's far
 08:26PM 12 up the hill. It's far enough up the hill that it
 08:26PM 13 will lend itself to go onto Route 46 west at that
 08:26PM 14 point.
 08:26PM 15 CHAIRMAN FERGUSON: So my parking
 08:26PM 16 expert is at a previous engagement, he's not here
 08:26PM 17 tonight.
 08:26PM 18 So, obviously, he's going to raise some
 08:27PM 19 questions when he comes up.
 08:27PM 20 THE WITNESS: And we do have a parking
 08:27PM 21 expert as well.
 08:27PM 22 CHAIRMAN FERGUSON: Yeah, I know.
 08:27PM 23 You're going to need him and he would -- I would
 08:27PM 24 suggest that maybe your parking expert should be
 08:27PM 25 maybe next time, Counselor.

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08:25PM 1 3.67 at the closest point in the lower right-hand
 08:25PM 2 corner and that's the southeasterly corner of
 08:25PM 3 the property.
 08:25PM 4 Okay. And then we go -- as you go into
 08:25PM 5 the west and that is in the -- 10 feet off of the
 08:25PM 6 front at that point.
 08:25PM 7 Q. Thank you, Steve.
 08:25PM 8 MR. SOKOLICH: Chairman, I offer
 08:25PM 9 Mr. Koestner.
 08:25PM 10 CHAIRMAN FERGUSON: All right. So --
 08:25PM 11 MR. SOKOLICH: Would you -- Chairman,
 08:25PM 12 do you want me to go through all of these witnesses,
 08:25PM 13 would that be simpler?
 08:25PM 14 CHAIRMAN FERGUSON: No.
 08:25PM 15 MR. SOKOLICH: Okay. Okay.
 08:25PM 16 CHAIRMAN FERGUSON: I hear what you're
 08:25PM 17 saying, though.
 08:25PM 18 The -- so, first of all, number one on
 08:25PM 19 this is the entrance to Route 46.
 08:25PM 20 As you know, Columbia comes down and
 08:25PM 21 it's like a lake. You could go up 46 or you could go
 08:26PM 22 down to Grand Avenue, correct.
 08:26PM 23 THE WITNESS: Correct.
 08:26PM 24 CHAIRMAN FERGUSON: Okay. Where is
 08:26PM 25 this building situated as with regard to the entrance

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08:27PM 1 MR. SOKOLICH: I think the next witness
 08:27PM 2 to go where perhaps you want us to go will be
 08:27PM 3 critically important because, remember, Steve is the
 08:27PM 4 framework of this place, Cocoros is what's going to
 08:27PM 5 be built on it.
 08:27PM 6 CHAIRMAN FERGUSON: Right. Okay.
 08:27PM 7 MR. SOKOLICH: And I agree with you,
 08:27PM 8 Chairman, I'm sorry, because if a very material
 08:27PM 9 modification is made, I'm not saying it is, I'm not
 08:27PM 10 saying it's being asked for, I'm not saying it's
 08:27PM 11 agreed to, but let's presume it is, the subsequent
 08:27PM 12 expert testimony would only make sense to testify to
 08:27PM 13 the revised plan.
 08:27PM 14 CHAIRMAN FERGUSON: Okay. So on the
 08:27PM 15 easterly entrance, I notice that -- I reviewed the
 08:28PM 16 transcripts and I noticed that going in, it's 24 feet
 08:28PM 17 and then you're going to have a gate.
 08:28PM 18 Now, if you can't answer it, I guess we
 08:28PM 19 can ask Mr. Cocoros when he comes up.
 08:28PM 20 THE WITNESS: He knows more about that.
 08:28PM 21 CHAIRMAN FERGUSON: All right. No
 08:28PM 22 problem.
 08:28PM 23 So, then, where exactly is the ramp?
 08:28PM 24 Is there a ramp connecting the bottom one to the top
 08:28PM 25 one?

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08:26PM **1** MR. COCOROS: No.

08:26PM **2** CHAIRMAN FERGUSON: No.

08:26PM **3** So if you're on the bottom, you cannot

08:26PM **4** get up to the next level?

08:26PM **5** THE WITNESS: There is not a ramp

08:26PM **6** between the lower and the upper. The only access

08:26PM **7** between the two would be Columbia Avenue.

08:26PM **8** MR. SOKOLICH: But someone walking

08:26PM **9** through stairs or elevators -- yes, vehicles cannot

08:26PM **10** get from ramp to ramp.

08:26PM **11** CHAIRMAN FERGUSON: Yeah, okay. Yeah,

08:26PM **12** no, I understand.

08:26PM **13** So you're saying, then, that if

08:29PM **14** you're -- if I'm coming in through the easterly,

08:29PM **15** let's stick with the east, right, you come in, you go

08:29PM **16** over by the cars, you come across, right, can you get

08:29PM **17** to the cars on the other side?

08:29PM **18** THE WITNESS: Yes, you can drive in.

08:29PM **19** CHAIRMAN FERGUSON: Go ahead.

08:29PM **20** THE WITNESS: Traverse across the

08:29PM **21** structure and park on the other side as well.

08:29PM **22** CHAIRMAN FERGUSON: Right.

08:29PM **23** And then if you're leaving.

08:29PM **24** THE WITNESS: If you were leaving,

08:29PM **25** you'd turn your car around and drive back out the

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08:30PM **1** in the B-2 zone?

08:30PM **2** THE WITNESS: No, it's near the B-2

08:30PM **3** zone, but it's not in the B-2.

08:30PM **4** MR. SOKOLICH: This is actually in a

08:30PM **5** multifamily overlay, Chairman. I mean, it's

08:30PM **6** single-family, two-family zones, but this is actually

08:30PM **7** an overlay district that this is part of.

08:30PM **8** CHAIRMAN FERGUSON: But didn't we have

08:30PM **9** this discussion last meeting?

08:30PM **10** MR. KAUKER: Actually, I believe it's

08:30PM **11** just outside of that district. That district, I

08:31PM **12** believe, is on the east side, East Columbia, not West

08:31PM **13** Columbia.

08:31PM **14** MR. SOKOLICH: I didn't read it that

08:31PM **15** way in the ordinance, but, okay. And I didn't mean

08:31PM **16** to revisit it.

08:31PM **17** CHAIRMAN FERGUSON: No, no, no, I'm

08:31PM **18** not -- I'm just -- I'm just --

08:31PM **19** MR. SOKOLICH: I got it. Thank you for

08:31PM **20** that opportunity. I'll double-check.

08:31PM **21** And thank you, Mr. Kauker.

08:31PM **22** MR. KAUKER: I'll double-check as well.

08:31PM **23** CHAIRMAN FERGUSON: Okay. So that's

08:31PM **24** that. Now, I've got some questions for Cocoros,

08:31PM **25** Mr. Cocoros, only because he did a presentation last

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08:29PM **1** same way you came in.

08:29PM **2** CHAIRMAN FERGUSON: Now, on the other

08:29PM **3** side, where does -- now, that one is going to the top

08:29PM **4** level?

08:29PM **5** THE WITNESS: Let's see. The easterly

08:29PM **6** side goes to the top level.

08:29PM **7** CHAIRMAN FERGUSON: Okay.

08:29PM **8** MR. SOKOLICH: What we called ground

08:29PM **9** level on the plans.

08:29PM **10** CHAIRMAN FERGUSON: It goes to the

08:29PM **11** lower level?

08:29PM **12** THE WITNESS: Yes.

08:29PM **13** CHAIRMAN FERGUSON: Now, next one is, I

08:30PM **14** notice over here you have all these little things.

08:30PM **15** What are these little things, just so I understand

08:30PM **16** it?

08:30PM **17** THE WITNESS: In the lower left-hand

08:30PM **18** corner of the first sheet, we have our zoning key map

08:30PM **19** and that represents the various -- the red

08:30PM **20** crosshatch, I presume you're referring to, Chairman?

08:30PM **21** CHAIRMAN FERGUSON: The red one right

08:30PM **22** there.

08:30PM **23** THE WITNESS: Those are the B-2 zoning

08:30PM **24** district areas.

08:30PM **25** CHAIRMAN FERGUSON: Okay. So this is

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08:31PM **1** meeting.

08:31PM **2** MR. SOKOLICH: I got him on deck.

08:31PM **3** CHAIRMAN FERGUSON: No, no, no.

08:31PM **4** You're not done yet.

08:31PM **5** So any board members have anything?

08:31PM **6** Any board members have anything?

08:31PM **7** Steve, you have anything?

08:31PM **8** MR. COLLAZUOL: Chairman and Board, we

08:31PM **9** received these plans last week and didn't do a

08:31PM **10** thorough review based on timeframe, but I do have a

08:31PM **11** couple of questions, if that's all right?

08:31PM **12** CHAIRMAN FERGUSON: Yeah, sure.

08:32PM **13** MR. COLLAZUOL: Steve, on Sheet 2,

08:32PM **14** lower level, you have a detail -- you did mention

08:32PM **15** that there's going to be four 8-foot diameter dry

08:32PM **16** wells connected.

08:32PM **17** The details shows a variety. The first

08:32PM **18** one is 1500 gallons in the detail, the second one is

08:32PM **19** 500, third one is 500, and the fourth one is 1,000.

08:32PM **20** So I assume that that's just a

08:32PM **21** typographical situation there.

08:32PM **22** THE WITNESS: They're all -- they

08:32PM **23** should be all four-by-eights, like the one on the

08:32PM **24** left-hand side there, and there are eight. There are

08:32PM **25** eight dry wells.

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08:32PM 1 MR. COLLAZUOL: Thank you.

08:32PM 2 Based on the design that you and

08:32PM 3 Mr. Cocoros have, typically for a small project,

08:32PM 4 there's consideration that the soils aren't suitable

08:32PM 5 for a detention system -- a retention system, excuse

08:32PM 6 me. There's availability for an alternative drainage

08:32PM 7 design.

08:32PM 8 And I do notice there's a catch basin

08:33PM 9 shown on the site plan, it says 5952.

08:33PM 10 So would you consider thinking about an

08:33PM 11 alternate drainage design that would be relocated

08:33PM 12 should that be -- pose a problem in the future if the

08:33PM 13 soils were unsuitable for retention and percolation?

08:33PM 14 It would probably affect handicap

08:33PM 15 spaces. And I would suggest that it be close to the

08:33PM 16 elevator shafts, possibly, if they had to be

08:33PM 17 relocated.

08:33PM 18 THE WITNESS: Yes, if we had an issue

08:33PM 19 with the percolations, all that, we certainly would

08:33PM 20 consider those alternatives.

08:33PM 21 MR. COLLAZUOL: Not to jump around, but

08:33PM 22 you mentioned that there's 52 spaces and the plans

08:33PM 23 indicate 26 on each level. And you do show three EVs

08:33PM 24 and I think they were shown in other locations. So

08:33PM 25 your zoning indicates there's 58 spaces.

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08:35PM 1 spaces per unit or 50 spaces.

08:35PM 2 When you sum the three figures, you

08:35PM 3 come up with 95 spaces that are required.

08:35PM 4 MR. SOKOLICH: Thank you, Steve.

08:35PM 5 Sorry.

08:35PM 6 MR. COLLAZUOL: No, that's quite all

08:35PM 7 right.

08:35PM 8 Now, just a point of clarification with

08:35PM 9 respect to your lighting and landscaping plan for the

08:35PM 10 board's information on perhaps Sheet 4, the lighting

08:35PM 11 plan, you show these numbers at the entrance, 7.5,

08:35PM 12 6.8, and then you have these lines.

08:35PM 13 So these lines represent the lighting

08:35PM 14 intensity; is that correct?

08:35PM 15 THE WITNESS: Yes, that's the intensity

08:35PM 16 at those spots.

08:35PM 17 MR. COLLAZUOL: Okay. I would defer to

08:35PM 18 Mr. Simoff when he reviews the plans and the traffic,

08:36PM 19 of course, but there may be some comments that he

08:36PM 20 might have about entrance and exits, right-turn-in

08:36PM 21 only, right-turn-out only. He may request a turning

08:36PM 22 movement at each of them, like you said, Joe, about

08:36PM 23 the gate at the exit, which I would just defer to him

08:36PM 24 on those items.

08:36PM 25 MR. SOKOLICH: And we represent,
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08:34PM 1 THE WITNESS: Correct.

08:34PM 2 MR. COLLAZUOL: So that would be

08:34PM 3 that --

08:34PM 4 MR. SOKOLICH: That takes into account

08:34PM 5 the EVs. So 52 actual, six EV.

08:34PM 6 MR. COLLAZUOL: Okay.

08:34PM 7 MR. SOKOLICH: And I will tell you

08:34PM 8 Mr. Collazuol, I am a little remiss in not asking,

08:34PM 9 one, about the parking requirements, proposed versus

08:34PM 10 required.

08:34PM 11 But, Steve, if you don't mind me

08:34PM 12 jumping in, would you just spend a minute and talk

08:34PM 13 about what's required versus what's proposed?

08:34PM 14 THE WITNESS: Certainly, yeah, on the

08:34PM 15 first sheet --

08:34PM 16 MR. SOKOLICH: Sorry, Steve.

08:34PM 17 MR. COLLAZUOL: That's quite all right.

08:34PM 18 THE WITNESS: Sheet A-1, Sheet 1 of 6,

08:34PM 19 I think it's A-9, we have 58 spaces proposed. And I

08:34PM 20 said with the EV credit, if you go through the

08:34PM 21 requirement based on the number of units, the type of

08:34PM 22 units.

08:34PM 23 We have five studio units would require

08:34PM 24 1.8 per unit or nine spaces; 20 one-bedroom units at

08:35PM 25 1.8 spaces or 36 spaces; 25 two-bedroom units at two

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08:36PM 1 Chairman, that all experts will be at all hearings.

08:36PM 2 So that whoever the board needs, we'll get.

08:36PM 3 CHAIRMAN FERGUSON: Oh, okay. Good.

08:36PM 4 MR. COLLAZUOL: Thank you.

08:36PM 5 CHAIRMAN FERGUSON: No problem.

08:36PM 6 MR. SOKOLICH: Thank you,

08:36PM 7 Mr. Collazuol.

08:36PM 8 CHAIRMAN FERGUSON: All right. We're

08:36PM 9 going to now open it up to the audience.

08:36PM 10 And we'll go to you first because you

08:36PM 11 got up and said something, then we'll go to you. So

08:36PM 12 name and address.

08:36PM 13 MR. SOKOLICH: Can I -- just the public

08:36PM 14 be reminded that we have four witnesses and his area

08:36PM 15 is site plan, not so much building, not so much

08:36PM 16 traffic, not so much density.

08:36PM 17 CHAIRMAN FERGUSON: I get it, but I

08:36PM 18 think this is going to be difficult.

08:36PM 19 MR. SOKOLICH: Understood, understood.

08:37PM 20 CHAIRMAN FERGUSON: Your name and

08:37PM 21 address.

08:37PM 22 MR. SOON KIM: My name is Soon Kim,

08:37PM 23 S-O-O-N, K-I-M. I live on 5th Street.

08:37PM 24 CHAIRMAN FERGUSON: Okay.

08:37PM 25 MR. SOON KIM: I live here about over

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08:37PM 1 20 -- you know, about 25 years.
 08:37PM 2 CHAIRMAN FERGUSON: Okay.
 08:37PM 3 MR. SOON KIM: Long time, but that time
 08:37PM 4 is not many trips in this area or Broad Avenue even,
 08:37PM 5 you know, for the -- sometimes -- I don't speak --
 08:37PM 6 some lady, she can have -- you know, for instance,
 08:37PM 7 for the Leonia, there is no two-family, only one --
 08:37PM 8 but Palisades Park very small, very, very small area
 08:37PM 9 town. They have so many two-duplex house.
 08:37PM 10 So when you -- you know, you have a car
 08:37PM 11 or some friend to come in here, sometimes they clean
 08:37PM 12 up for the Friday and then Thursday, they have a
 08:38PM 13 change. It's -- we have no space, no room.
 08:38PM 14 CHAIRMAN FERGUSON: Right.
 08:38PM 15 MR. SOON KIM: So we have -- Palisades
 08:38PM 16 Park is too many for the duplex, too many, because,
 08:38PM 17 otherwise, if we have two duplex here and here, you
 08:38PM 18 cannot park in between for their house.
 08:38PM 19 And also, I think for the building for
 08:38PM 20 the -- that's what I know exactly for the 3 feet for
 08:38PM 21 the boundary to the building, I think just 3 feet,
 08:38PM 22 but they even -- you saw many house for the duplex
 08:38PM 23 house, they have some stairway further this side
 08:38PM 24 house and that side house, that's very narrow.
 08:38PM 25 So we can parking further up there.

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08:40PM 1 the people in the house, right, they don't want to
 08:40PM 2 move cars.
 08:40PM 3 So what they do is they park in the
 08:40PM 4 street and then that helps with the parking. They
 08:40PM 5 don't want to move cars all around. They want to --
 08:40PM 6 right?
 08:40PM 7 So what do you do? You tell them,
 08:40PM 8 listen, you know, you've got two parking spaces, use
 08:40PM 9 them, but you can't make them use them. So if
 08:40PM 10 everybody would use their garage and their, you
 08:40PM 11 know --
 08:40PM 12 MR. SOON KIM: The street.
 08:40PM 13 CHAIRMAN FERGUSON: -- you would have a
 08:40PM 14 lot better.
 08:40PM 15 But I do agree with you that there's
 08:41PM 16 been a lot of building in town and, yeah.
 08:41PM 17 MR. SOON KIM: I'm sorry, but who are
 08:41PM 18 parking for the one, two or, for instance, one to two
 08:41PM 19 duplex house, there's no problem.
 08:41PM 20 So even you saw going up that street
 08:41PM 21 2nd Street, 3rd Street, something like that, very,
 08:41PM 22 very -- duplex is too much. So how can we get
 08:41PM 23 parking?
 08:41PM 24 CHAIRMAN FERGUSON: Right.
 08:41PM 25 MR. SOON KIM: No parking in this area.

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08:38PM 1 And the plus, this area -- I'm sorry, for this
 08:38PM 2 building, but they said we -- what is this, maybe --
 08:39PM 3 I see here many, 50 for the 50-unit, they going to be
 08:39PM 4 50-unit -- if there 50-unit, wouldn't you have
 08:39PM 5 only -- what is it -- two car, for instance, if
 08:39PM 6 they're 50, how many cars? Hundred car. They come
 08:39PM 7 every day, every people coming out for Broad Avenue,
 08:39PM 8 how do you further so many traffic light?
 08:39PM 9 So that times about 20 years ago, they
 08:39PM 10 have a very quiet town. This town is very good
 08:39PM 11 quality town, but so many duplex house, so you can't
 08:39PM 12 even park.
 08:39PM 13 CHAIRMAN FERGUSON: Right.
 08:39PM 14 Well, let me just say a couple things.
 08:39PM 15 Number one, I've been in town 53 years.
 08:39PM 16 So, you know, I've seen the town change from where it
 08:39PM 17 was and where it is now, right?
 08:39PM 18 MR. SOON KIM: Yeah, I understand that.
 08:40PM 19 CHAIRMAN FERGUSON: Okay. So the
 08:40PM 20 problem is -- not the problem, but if you have a
 08:40PM 21 duplex, and this is off subject, if you have a
 08:40PM 22 duplex, right, you get two cars in, two cars out,
 08:40PM 23 right?
 08:40PM 24 MR. SOON KIM: Yeah, I understand.
 08:40PM 25 CHAIRMAN FERGUSON: The problem is that

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08:41PM 1 And even they have 50-unit build up, then we --
 08:41PM 2 MR. SOKOLICH: Questions, Chairman?
 08:41PM 3 CHAIRMAN FERGUSON: I understand.
 08:41PM 4 Yeah. All right, he's done.
 08:41PM 5 Now, where's my other friend? Okay.
 08:41PM 6 What's your name?
 08:41PM 7 Remember, we're only talking about what
 08:41PM 8 this gentleman said.
 08:41PM 9 MR. SOKOLICH: Just the engineer.
 08:41PM 10 MR. IM: As he explained.
 08:41PM 11 MS. TESTA: Can I have your name?
 08:41PM 12 MR. IM: I-M is my last name, 34 West
 08:42PM 13 Ruby Avenue.
 08:42PM 14 THE COURT REPORTER: What's your first
 08:42PM 15 name? What's your first name?
 08:42PM 16 MR. IM: H-O-S-O-O-N.
 08:42PM 17 THE COURT REPORTER: Thank you.
 08:42PM 18 MR. IM: Yes. Yeah, like he explained
 08:42PM 19 about the traffic thing, that Broad Avenue and
 08:42PM 20 Columbus Avenue, that intersection area is most heavy
 08:42PM 21 traffic area in whole Palisades Park.
 08:42PM 22 CHAIRMAN FERGUSON: Right.
 08:42PM 23 MR. IM: And this apartment is right
 08:42PM 24 next to the intersection area, that could make more
 08:42PM 25 worse about the traffic.

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08:42PM 1 And, also, that high-rise building is
 08:42PM 2 obstruct a view of the sky and brought sunlight.
 08:42PM 3 That could make bad influence to the people who live
 08:42PM 4 all that area.
 08:42PM 5 CHAIRMAN FERGUSON: Right.
 08:42PM 6 MR. IM: Yes, that could lower our
 08:42PM 7 quality of life. Yeah, that's why I am very much
 08:42PM 8 opposed to this construction coming in.
 08:42PM 9 CHAIRMAN FERGUSON: Okay. Now, do you
 08:43PM 10 have a -- so what is your objection? What is it,
 08:43PM 11 that quality of life?
 08:43PM 12 MR. SOKOLICH: Traffic?
 08:43PM 13 MR. IM: Not to approve all this
 08:43PM 14 variance. Yeah, just -- yeah, existing zoning is
 08:43PM 15 good.
 08:43PM 16 CHAIRMAN FERGUSON: Okay.
 08:43PM 17 MR. SOKOLICH: Thank you.
 08:43PM 18 CHAIRMAN FERGUSON: Who is next?
 08:43PM 19 Yes, my friend, name and address.
 08:43PM 20 MR. BEERLE: Ernst Beerle, 329 East
 08:43PM 21 Columbia Avenue.
 08:43PM 22 CHAIRMAN FERGUSON: Oh, okay.
 08:43PM 23 MR. BEERLE: I'm trying to visualize
 08:43PM 24 where this piece of property is.
 08:43PM 25 And, yes, parking is a major, major
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08:44PM 1 real quick?
 08:44PM 2 Yes, my friend.
 08:44PM 3 MR. NICHOLAS: My name is Archie
 08:44PM 4 Nicholas (phonetic), 55 West Columbia Avenue.
 5 THE COURT REPORTER: Can you say your
 6 name one more time?
 7 MR. NICHOLAS: Archie Nicholas, 55 West
 8 Columbia Avenue.
 9 THE COURT REPORTER: Thank you.
 08:44PM 10 MR. NICHOLAS: I wasn't at the first
 08:44PM 11 meeting. I know I'm a little bit off the subject
 08:44PM 12 right now, but I don't know how long the construction
 08:44PM 13 is going to take.
 08:44PM 14 So I live -- when I take Broad Avenue,
 08:44PM 15 there's a little bit delay. And if somebody is in
 08:44PM 16 the turning lane and they don't want to move to do
 08:44PM 17 that right on red, I get stuck there for like at
 08:45PM 18 least seven, eight minutes.
 08:45PM 19 So I'm thinking, you know, however long
 08:45PM 20 it's going to take for the construction, you know,
 08:45PM 21 just to turn and to get to my house is going the take
 08:45PM 22 me a very long time.
 08:45PM 23 So I don't know how long it's going to
 08:45PM 24 take them to build everything because they're saying
 08:45PM 25 they're going underground and, you know, I think it's
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08:43PM 1 issue in this town. Where it used to be 30 cars on a
 08:43PM 2 street, now there's only six.
 08:43PM 3 CHAIRMAN FERGUSON: I agree.
 08:43PM 4 MR. BEERLE: Because the driveways of
 08:43PM 5 these duplexes are so wide, the owners of the
 08:43PM 6 duplexes don't have steering wheels on their cars
 08:43PM 7 where they can make a narrow driveway so they can
 08:43PM 8 have more parking in the street.
 08:44PM 9 CHAIRMAN FERGUSON: Right.
 08:44PM 10 No, I agree.
 08:44PM 11 MR. BEERLE: Why are there so many --
 08:44PM 12 how much space are you guys going to use and how many
 08:44PM 13 parking spots are you going to take away on this
 08:44PM 14 project?
 08:44PM 15 MR. SOKOLICH: So we have the
 08:44PM 16 traffic -- Steve, if you can answer it, please do.
 08:44PM 17 If you can't, we have a traffic engineer on deck.
 08:44PM 18 It's a great question. Talk about the
 08:44PM 19 net result of what we're planning on versus what
 08:44PM 20 we're taking away. We will respond to it with a
 08:44PM 21 witness from now, not this one.
 08:44PM 22 MR. BEERLE: All right. Okay.
 08:44PM 23 MR. SOKOLICH: Sorry.
 08:44PM 24 CHAIRMAN FERGUSON: Okay.
 08:44PM 25 Anybody else would like to address this
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08:45PM 1 going to be a big mess just to get on my block.
 08:45PM 2 CHAIRMAN FERGUSON: Right.
 08:45PM 3 MR. NICHOLAS: I understand parking is
 08:45PM 4 a problem, but that's going to be in the future.
 08:45PM 5 CHAIRMAN FERGUSON: Right.
 08:45PM 6 MR. NICHOLAS: I'm talking about now, I
 08:45PM 7 think it's going to be a big problem just to get on
 08:45PM 8 that block.
 08:45PM 9 CHAIRMAN FERGUSON: Yeah.
 08:45PM 10 MR. SOMERS: Yeah, hi.
 08:45PM 11 This is Steve Somers (phonetic), 49
 08:45PM 12 West Columbia Avenue.
 08:45PM 13 I reside in Palisades Park since 2003.
 08:45PM 14 This is the first time I'm here at a meeting. I'm
 08:45PM 15 hearing what the conversation is, I see these guys
 08:45PM 16 brought paperwork here, and I don't know what to say.
 08:45PM 17 You know what, you guys represent
 08:45PM 18 Palisades Park. Mr. Chair, I see the counsel and
 08:45PM 19 mayor here. You know how the Palisades Park system
 08:45PM 20 works. You know, that I know, like he says, once you
 08:45PM 21 make a right turn on Broad Avenue, you make a left
 08:46PM 22 turn to go Route 46 West, right, it's going to be a
 08:46PM 23 massive disaster. Okay?
 08:46PM 24 Everybody can -- I'm not here to make
 08:46PM 25 any objection, okay, but you guys make duplex, maybe
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08:46PM 1 triplex, I don't care, but seven floors and 50
 08:46PM 2 residents?
 08:46PM 3 Come on. Give me a break. Give me a
 08:46PM 4 break, guys.
 08:46PM 5 But that does not make sense.
 08:46PM 6 CHAIRMAN FERGUSON: Right.
 08:46PM 7 No, listen to me, right, the board --
 08:46PM 8 an application comes in, right? The board has to
 08:46PM 9 hear it. They have to hear it. If -- we might not
 08:46PM 10 be in favor of it.
 08:46PM 11 MR. SOKOLICH: And I have to present
 08:46PM 12 it.
 08:46PM 13 CHAIRMAN FERGUSON: But we have to hear
 08:46PM 14 it, that's what's going on.
 08:46PM 15 MR. SOMERS: I don't know --
 08:46PM 16 (Simultaneous Speaking.)
 08:46PM 17 CHAIRMAN FERGUSON: We can't because --
 08:46PM 18 MR. SOMERS: I see paperwork, I see
 08:46PM 19 1400 pages.
 08:46PM 20 CHAIRMAN FERGUSON: My friend, listen
 08:47PM 21 to me. I have an attorney that sits next to me.
 08:47PM 22 I'm telling you we have to hear the
 08:47PM 23 case, because if you don't hear -- let's just say
 08:47PM 24 their traffic engineer, right? They go to court then
 08:47PM 25 and they say, hey, we didn't put all of our witnesses

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08:47PM 1 MS. WON-YOON: I have a question. What
 08:48PM 2 kind of -- what type of unit is it? Is it like one
 08:48PM 3 bedroom?
 08:48PM 4 MR. SOKOLICH: There are, to be exact,
 08:48PM 5 there are nine studios, very small apartments, 36
 08:48PM 6 one-bedrooms -- excuse me, where am I here, Steve --
 08:48PM 7 excuse me, five studios, 20 one-bedrooms and 25
 08:48PM 8 two-bedrooms.
 08:48PM 9 MS. WON-YOON: So I'm sure that there
 08:48PM 10 are children living in this, you know, the unit,
 08:48PM 11 right?
 08:48PM 12 MR. SOKOLICH: We don't anticipate a
 08:48PM 13 lot of children, ma'am, because there's a minimal
 08:48PM 14 amount of amenities in proximity, mass
 08:48PM 15 transportation. We anticipate more of a professional
 08:48PM 16 young adult.
 08:48PM 17 MS. WON-YOON: That's what you expect
 08:48PM 18 now. That doesn't mean that's how it will be after
 08:48PM 19 --
 08:48PM 20 MR. SOKOLICH: No, it doesn't. You're
 08:48PM 21 right.
 08:48PM 22 MS. WON-YOON: We have a school,
 08:48PM 23 children -- it's so crowded in the school.
 08:48PM 24 So besides the parking lot, the parking
 08:48PM 25 issue and traffic, there's a school issue.

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08:47PM 1 on and you denied us before you heard from our
 08:47PM 2 witnesses.
 08:47PM 3 Am I correct?
 08:47PM 4 MR. SOKOLICH: Correct, absolutely.
 08:47PM 5 CHAIRMAN FERGUSON: So I have to
 08:47PM 6 listen.
 08:47PM 7 MR. SOKOLICH: But, Chairman, and
 08:47PM 8 Members of the -- we're listening too --
 08:47PM 9 MR. SOMERS: I understand you're
 08:47PM 10 listening. I came here for the parking problem. I
 08:47PM 11 think parking is a problem here.
 08:47PM 12 MR. SOKOLICH: Like I said, we're
 08:47PM 13 hearing it too.
 08:47PM 14 MR. SOMERS: I mean, the traffic. I
 08:47PM 15 know Palisades Park, and you guys should too. I
 08:47PM 16 mean, this is crazy.
 08:47PM 17 CHAIRMAN FERGUSON: It is.
 08:47PM 18 Yes.
 08:47PM 19 MS. WON-YOON: I'm Youbing Won-Yoon,
 08:47PM 20 268 Highland Avenue.
 08:47PM 21 MS. TESTA: Could you spell your name,
 08:47PM 22 please?
 08:47PM 23 MS. WON-YOON: Yes. Y-O-U-B-I-N-G.
 08:47PM 24 Last name is W-O-N-Y-O-O-N.
 08:47PM 25 CHAIRMAN FERGUSON: Okay.

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08:48PM 1 So at the school, they actually had to
 08:49PM 2 close down library to make the classroom.
 08:49PM 3 Can you believe it?
 08:49PM 4 CHAIRMAN FERGUSON: What was that?
 08:49PM 5 MS. WON-YOON: The high school actually
 08:49PM 6 close down the library to make that the classroom and
 08:49PM 7 that's the reality of Palisades Park school system.
 08:49PM 8 MR. SOKOLICH: Understood.
 08:49PM 9 CHAIRMAN FERGUSON: No, I understand,
 08:49PM 10 but let me just say one thing to you and then we'll
 08:49PM 11 move on.
 08:49PM 12 This is a zoning board. It has to do
 08:49PM 13 with land use, right? We are not allowed to take --
 08:49PM 14 correct me if I'm wrong.
 08:49PM 15 MS. TESTA: You're correct.
 08:49PM 16 CHAIRMAN FERGUSON: That we cannot
 08:49PM 17 consider the school, the impact on the school. We
 08:49PM 18 have to -- we have to make the decision on land use,
 08:49PM 19 right?
 08:49PM 20 So when they're allowed to talk about
 08:50PM 21 schools or in our decisions, we can't say, oh, it's a
 08:50PM 22 problem with the schools. We can't do it.
 08:50PM 23 And it also goes with, just so you
 08:50PM 24 know, let's say pipes, like sewage, right? I've been
 08:50PM 25 on --

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08:50PM 1 MR. SOKOLICH: That's infrastructure.

08:50PM 2 A board can't deny based on those reasons because

08:50PM 3 it's something that a municipality is supposed to

08:50PM 4 provide.

08:50PM 5 But we're listening, Chairman. I don't

08:50PM 6 have any more to tell you. We're listening.

08:50PM 7 CHAIRMAN FERGUSON: Thank you, ma'am.

08:50PM 8 Okay. Who's next?

08:50PM 9 (No Response.)

08:50PM 10 CHAIRMAN FERGUSON: Nobody?

08:50PM 11 Oh, yes.

08:50PM 12 MR. CHUN: Hi, my name's Steven Chun,

08:50PM 13 22 West Ruby Avenue.

08:50PM 14 THE COURT REPORTER: Sir, could you

08:50PM 15 just stand up and spell your name, please?

08:50PM 16 MR. CHUN: Sure, yeah.

17 So I actually purchased the home --

18 MS. TESTA: Could you just spell your

19 last name, please?

20 MR. CHUN: C-H-U-N. First name with a

21 V.

22 THE COURT REPORTER: Thank you.

23 MS. TESTA: Thank you.

24 MR. CHUN: Yeah.

08:50PM 25 So I purchased a home, 22 West Ruby

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08:51PM 1 MS. LEE: Hi, Michelle Lee.

08:51PM 2 I'm living at 45 West Columbia Avenue.

08:51PM 3 THE COURT REPORTER: Say your name one

08:51PM 4 more time.

08:52PM 5 MS. LEE: Michelle Lee, 45 Unit C, West

08:52PM 6 Columbia Avenue, which is right next to huge, big

08:52PM 7 building.

08:52PM 8 Our West Columbia is all houses with

08:52PM 9 west side view. Okay?

08:52PM 10 So in the morning time, any bit of

08:52PM 11 light all the way from the back and then like

08:52PM 12 especially my house, I have a big window left side

08:52PM 13 which is all day, you know, sunny.

08:52PM 14 But now build huge building block all

08:52PM 15 suns and now I have a tiny sun and night, you know.

08:52PM 16 And also, people don't notice, I've

08:52PM 17 been living at this house seven years. Okay? Any

08:52PM 18 problem on the big road, they block 456 -- 46, the

08:52PM 19 Route 46, the exit, police block it.

08:52PM 20 And then people, all other people has

08:53PM 21 to go to go Grand Avenue.

08:53PM 22 It's going to be huge traffic with the,

08:53PM 23 like, huge, big building, so many living in there.

08:53PM 24 And then construction, six month, one year, I don't

08:53PM 25 know how long. I can't believe, you know, people

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08:50PM 1 Avenue, in 2020.

08:50PM 2 Since then, I've gotten married, had a

08:51PM 3 kid, so I've -- I've actually -- I purchased it as an

08:51PM 4 investment property, so I have tenants there.

08:51PM 5 And so my concern is when it's being

08:51PM 6 built, the noise pollution, the dust pollution, once

08:51PM 7 it's actually built, the sunlight, and I'm sure

08:51PM 8 you've got seven stories, people looking into the

08:51PM 9 backyards now, right?

08:51PM 10 So I'm not alone in this. So it's at

08:51PM 11 least five units that's directly affected probably on

08:51PM 12 the sides as well.

08:51PM 13 So my concern is, like, what are you

08:51PM 14 guys going to do about the privacy and, I guess --

08:51PM 15 yeah, that's my main concern.

08:51PM 16 CHAIRMAN FERGUSON: Okay. Again, we

08:51PM 17 have to hear it. We're not saying we're going to

08:51PM 18 pass it, we're not going to pass it. We're just --

08:51PM 19 have to hear it.

08:51PM 20 Who else? Anybody else?

08:51PM 21 MS. COMAS: Yes.

08:51PM 22 CHAIRMAN FERGUSON: Okay. No, there's

08:51PM 23 a couple more.

08:51PM 24 Lady in the back, yeah, name and

08:51PM 25 address?

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08:53PM 1 thinking build up that type of huge building right in

08:53PM 2 front of Route 46.

08:53PM 3 CHAIRMAN FERGUSON: Right.

08:53PM 4 MS. LEE: And then even I've been

08:53PM 5 talking with -- behind this tree, they block the west

08:53PM 6 side view, then only sun, little bit of sun in the

08:53PM 7 morning and then no sun at all.

08:53PM 8 CHAIRMAN FERGUSON: Right.

08:53PM 9 MS. LEE: It doesn't make any sense to

08:53PM 10 me especially.

08:53PM 11 And, also, sometimes any water causing

08:53PM 12 like a problem on Grand Avenue, they block Grand

08:53PM 13 Avenue also.

08:53PM 14 So, so much trouble, you know, here and

08:53PM 15 there, block Route 46 or block Grand Avenue.

08:53PM 16 And also turn from the Broad Avenue,

08:53PM 17 exactly what he says, from the Broad Avenue going to

08:54PM 18 my house, I'm right next to right in front of the

08:54PM 19 Route 46.

08:54PM 20 It takes five minutes to get to my

08:54PM 21 house from the signal. It doesn't make any sense,

08:54PM 22 especially like after 4:00 p.m.

08:54PM 23 But with that building and

08:54PM 24 construction, I can't live there.

08:54PM 25 MR. SOKOLICH: Okay.

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08:54PM **1** CHAIRMAN FERGUSON: Okay.

08:54PM **2** MS. LEE: I don't think so.

08:54PM **3** CHAIRMAN FERGUSON: So, you know, just,

08:54PM **4** again, let me go through this. We're not making

08:54PM **5** statements now, that comes at the end.

08:54PM **6** If you have questions about this

08:54PM **7** person's testimony -- expert, that's what you ask.

08:54PM **8** At the end, all those comments that we just heard, we

08:54PM **9** can hear them again.

08:54PM **10** But you have to wait till the end and

08:54PM **11** then we would, you know, we're glad to listen to

08:54PM **12** them.

08:54PM **13** So, Counsel.

08:54PM **14** MR. SOKOLICH: Yes.

08:54PM **15** CHAIRMAN FERGUSON: Let me just say a

08:54PM **16** couple things. I don't know about how many people

08:54PM **17** you have planned.

08:55PM **18** MR. SOKOLICH: I'm hoping that we can

08:55PM **19** at least get to Mr. Cocoros for five minutes.

08:55PM **20** CHAIRMAN FERGUSON: Is Cocoros next up?

08:55PM **21** MR. SOKOLICH: Yes.

08:55PM **22** CHAIRMAN FERGUSON: Okay.

08:55PM **23** MR. SOKOLICH: Because I think that's

08:55PM **24** where --

08:55PM **25** CHAIRMAN FERGUSON: Yeah, that's okay.

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09:05PM **1** MS. REBEKAH KIM: Mr. Kim?

09:05PM **2** MR. KIM: Here.

09:05PM **3** MS. REBEKAH KIM: Mr. Terranova?

09:05PM **4** MR. TERRANOVA: Here.

09:05PM **5** MS. REBEKAH KIM: Mr. Chung?

09:05PM **6** MR. CHUNG: Here.

09:05PM **7** MS. REBEKAH KIM: Mrs. Yoon?

09:05PM **8** MS. YOON: Here.

09:05PM **9** MS. TESTA: Okay.

09:05PM **10** Mr. Cocoros, you were sworn in at the

09:05PM **11** last meeting, you're still sworn in.

09:05PM **12** VASSILIOS COCOROS, RA

07:40PM **13** 467 Sylvan Avenue, Englewood Cliffs, New Jersey,

07:40PM **14** having been duly sworn, testifies as follows:

09:05PM **15** MR. SOKOLICH: So, Chairman, just by

09:05PM **16** way of background, at the first hearing of this

09:05PM **17** application, we had presented Mr. Cocoros. He

09:05PM **18** provided most of his architectural testimony.

09:05PM **19** We also asked Bill to wear two hats

09:05PM **20** that night and we spoke about the architectural site

09:05PM **21** plan and provided some of that, which has since been

09:05PM **22** replaced and supplemented by Mr. Koestner.

09:05PM **23** I know that the board and in particular

09:05PM **24** the Chair indicated a desire to confer with

09:05PM **25** Mr. Cocoros.

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08:55PM **1** MR. SOKOLICH: Okay.

08:55PM **2** CHAIRMAN FERGUSON: Do you want to take

08:55PM **3** a break?

08:55PM **4** THE COURT REPORTER: I'm okay.

08:55PM **5** CHAIRMAN FERGUSON: You're okay?

08:55PM **6** Any board members want to take a break?

08:55PM **7** Okay. We're going to take a

08:55PM **8** five-minute break.

08:55PM **9** (Whereupon, a brief recess is held from

09:04PM **10** 8:55 p.m. to 9:04 p.m.)

09:04PM **11** CHAIRMAN FERGUSON: Okay. You ready?

09:04PM **12** Let's go, guys. Take it outside if you could.

09:04PM **13** MR. SOKOLICH: Thank you, Chairman.

09:04PM **14** Without any further ado, we recall

09:04PM **15** Mr. Cocoros.

09:04PM **16** He was sworn in; is that still good,

09:04PM **17** Counsel.

09:04PM **18** MS. TESTA: That's good, but we need a

09:04PM **19** roll call.

09:05PM **20** MS. REBEKAH KIM: Mr. Ferguson?

09:05PM **21** CHAIRMAN FERGUSON: I'm here.

09:05PM **22** MS. REBEKAH KIM: Mr. Elefteriou?

09:05PM **23** MR. ELEFTERIOU: Here.

09:05PM **24** MS. REBEKAH KIM: Mr. Grala?

09:05PM **25** MR. GRALA: Here.

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09:05PM **1** He is here and he's been present during

09:05PM **2** all the comments.

09:05PM **3** CHAIRMAN FERGUSON: Okay. Good.

09:05PM **4** So, Mr. Cocoros, are you ready for some

09:05PM **5** questions or --

09:05PM **6** MR. COCOROS: Yes.

09:05PM **7** CHAIRMAN FERGUSON: Okay. So on the

09:05PM **8** east part of the application, you at the previous

09:06PM **9** meeting, it's on page 48, you said -- you started

09:06PM **10** with 20, an entrance, and then you corrected

09:06PM **11** yourself, no, it's 24.

09:06PM **12** MR. COCOROS: Let me confirm that.

09:06PM **13** That's on the upper -- upper parking lot?

09:06PM **14** CHAIRMAN FERGUSON: Right, right,

09:06PM **15** right.

09:06PM **16** This is the -- so the question is this:

09:06PM **17** If it's 20 or if it's 24, as you indicated last

09:06PM **18** meeting.

09:06PM **19** MR. COCOROS: Right here, this is

09:06PM **20** the -- let me get to the other one.

09:06PM **21** So we basically have a 20- -- we have a

09:06PM **22** 24-foot, 1-and-three-eighth-inch curb cut along that

09:06PM **23** portion of West Colombia.

09:06PM **24** CHAIRMAN FERGUSON: Right.

09:06PM **25** MR. COCOROS: Then we have, I think a

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09:06PM **1** 18-foot-wide garage door that will create that -- you

09:06PM **2** know, that you basically turn to come into the

09:06PM **3** parking area. The parking area, drive aisle at that

09:07PM **4** closest point there is 22-foot-2-inch, and then it

09:07PM **5** goes to a width of 24-foot-4-inches.

09:07PM **6** CHAIRMAN FERGUSON: Right.

09:07PM **7** So at the last meeting, you told me

09:07PM **8** that 24, you told me that gate that's going run

09:07PM **9** across 20.

09:07PM **10** So my question was going to be, what

09:07PM **11** happened to the other 4 -- the other 4 feet?

09:07PM **12** MR. COCOROS: Okay. You do a gate -- a

09:07PM **13** gate, it's usually about 20 feet, because if you go a

09:07PM **14** little wider --

09:07PM **15** CHAIRMAN FERGUSON: That's okay. But

09:07PM **16** what happened to the other 4 feet?

09:07PM **17** MR. COCOROS: You have about 2 feet on

09:07PM **18** each side of the, you know, the drive aisle. And

09:07PM **19** then you have about 2 feet in from -- you know, from

09:07PM **20** the actual, you know, paved area.

09:07PM **21** CHAIRMAN FERGUSON: But what happens if

09:07PM **22** a car is coming in and a car has to get out?

09:07PM **23** MR. COCOROS: I mean, it's, you know,

09:07PM **24** we could widen that opening if we had to or create --

09:07PM **25** CHAIRMAN FERGUSON: You get what I'm

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09:07PM **1** saying?

09:07PM **2** MR. COCOROS: Yeah, I understand.

09:07PM **3** I mean, one way to help stop that is

09:07PM **4** let's say if we go with two 10-foot openings or with

09:08PM **5** a 12-foot opening or 11-foot openings and a pier in

09:08PM **6** the middle to kind of have a dividing area so, you

09:08PM **7** know, that people know that they have to -- kind of

09:08PM **8** like stay on their lane.

09:08PM **9** CHAIRMAN FERGUSON: Yeah, I think that

09:08PM **10** would be, you know, worthwhile.

09:08PM **11** I'm not going to get into the

09:08PM **12** turnaround radius because I'm going to wait for my

09:08PM **13** expert to come.

09:08PM **14** But just for my own edification, if

09:08PM **15** you're driving down the long list of cars, right, you

09:08PM **16** park, and then do you have enough radius, turning

09:08PM **17** radius to --

09:08PM **18** MR. COCOROS: Yes, we have it set up

09:08PM **19** basically on the closest point, we have

09:08PM **20** 24-foot-2-inches.

09:08PM **21** And then where the handicap spaces are,

09:08PM **22** we have 3 feet of a striped area, so people can walk

09:08PM **23** from the handicap spaces to the lobby.

09:08PM **24** And then we have 23 feet to the actual

09:08PM **25** column itself. And the parking spaces are

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09:09PM **1** 18-foot-deep-by-9-wide, and then we'll basically have

09:09PM **2** them set up either 27-foot bays or 18-foot bays.

09:09PM **3** And then between those bays, we have a

09:09PM **4** 16-inch column that's basically probably an 8-inch

09:09PM **5** steel beam, that's wrapped with a fire-rated

09:09PM **6** enclosure, and then you'll have the concrete, like,

09:09PM **7** enclosure at the bottom for people not to hit the

09:09PM **8** steel.

09:09PM **9** CHAIRMAN FERGUSON: Okay.

09:09PM **10** So like I said, I'm going to wait for

09:09PM **11** my expert to come in and, you know, to do all that.

09:09PM **12** I just have a couple things.

09:09PM **13** Number one, I think we're going to need

09:09PM **14** some more escrow, because I'm sure there's going to

09:09PM **15** be some more questions. So what do you think, Diane,

09:09PM **16** 3,000, 5,000?

09:09PM **17** MS. TESTA: Four-thousand.

09:09PM **18** CHAIRMAN FERGUSON: Four-thousand.

09:09PM **19** She's compromising.

09:09PM **20** MR. SOKOLICH: Done.

09:09PM **21** It will be delivered tomorrow,

09:09PM **22** Chairman.

09:09PM **23** CHAIRMAN FERGUSON: Yeah. And the

09:09PM **24** other thing is you're going to be here next meeting?

09:10PM **25** MR. COCOROS: Yes.

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09:10PM **1** CHAIRMAN FERGUSON: So, any other board

09:10PM **2** members have anything?

09:10PM **3** MR. TERRANOVA: Yeah, I have a couple.

09:10PM **4** CHAIRMAN FERGUSON: Yeah.

09:10PM **5** MR. TERRANOVA: You said there's going

09:10PM **6** to be a gate. Is it both entrances to the parking?

09:10PM **7** MR. COCOROS: Yeah, probably a roll-up

09:10PM **8** gate, either, like, a see-through steel, you know,

09:10PM **9** it's really just to protect the parking spaces on the

09:10PM **10** inside, you know, from any, you know, people breaking

09:10PM **11** in or anything.

09:10PM **12** MR. TERRANOVA: But it's going to be

09:10PM **13** open all the time? They could just drive in, drive

09:10PM **14** out? They don't have, like, a security that's going

09:10PM **15** to, like, they have to wait for --

09:10PM **16** MR. COCOROS: I think in some cases,

09:10PM **17** they might have a badge that comes with the, you

09:10PM **18** know, that basic program for the unit that could open

09:10PM **19** up the gate -- you know, open up the gate itself.

09:10PM **20** MR. TERRANOVA: So it's going to be a

09:10PM **21** gate that goes up and down?

09:10PM **22** MR. COCOROS: Correct.

09:10PM **23** MR. TERRANOVA: So if they sit there,

09:10PM **24** how long are they going to have to wait for the gate

09:10PM **25** to open up?

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09:10PM **1** MR. COCOROS: I think it's more than,
 09:10PM **2** you know, more than a minute. It's almost like a
 09:10PM **3** garage door.
 09:10PM **4** MR. TERRANOVA: All right. So that is
 09:10PM **5** a very well-traveled road and you're going to have --
 09:10PM **6** even if you have two cars waiting there, they're
 09:10PM **7** going to be in the street waiting for the -- for it
 09:10PM **8** to open up, no?
 09:11PM **9** MR. COCOROS: I mean, for the upper
 09:11PM **10** area, what we could do is we could set the -- you
 09:11PM **11** know, leave two of the spaces on the outside portion,
 09:11PM **12** let's say, then have the gate more internally so
 09:11PM **13** there's room for a car.
 09:11PM **14** MR. TERRANOVA: So there's more room
 09:11PM **15** for at least a couple of cars to get in and they
 09:11PM **16** won't back up traffic onto one of the worst roads in
 09:11PM **17** Palisades Park.
 09:11PM **18** MR. SOKOLICH: For queueing, in other
 09:11PM **19** words.
 09:11PM **20** MR. TERRANOVA: Yeah, just to get into
 09:11PM **21** the location. Then it's got to open and close, and
 09:11PM **22** then the next car's got to come in and it's got to
 09:11PM **23** open again and close.
 09:11PM **24** MR. COCOROS: I mean, the other option
 09:11PM **25** is --

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09:12PM **1** Q. Okay.
 09:12PM **2** And I trust that that would probably be
 09:12PM **3** by way of some sort of a modification downward, in
 09:12PM **4** all probability?
 09:12PM **5** A. **Correct.**
 09:12PM **6** **And, you know, I don't want to shoot**
 09:12PM **7** **off, you know, from the hip and say something now,**
 09:12PM **8** **but I'd rather sit down with the client and come up**
 09:12PM **9** **with a meaningful revision that, you know, will**
 09:12PM **10** **hopefully alleviate some of the concerns of the**
 09:12PM **11** **public and the board.**
 09:12PM **12** MR. SOKOLICH: And that's why,
 09:12PM **13** Chairman, I would suggest we'll have Mr. Cocoros at
 09:12PM **14** the next meeting, but he's now going to start talking
 09:12PM **15** about plans that are going to be materially altered,
 09:12PM **16** that's why we're not going to get to those next two
 09:12PM **17** witnesses.
 09:12PM **18** CHAIRMAN FERGUSON: Okay. So he --
 09:12PM **19** MR. SOKOLICH: We're done. I just
 09:12PM **20** wanted to get that point on the record.
 09:12PM **21** CHAIRMAN FERGUSON: Okay.
 09:12PM **22** Any board members have anything?
 09:12PM **23** (No Response.)
 09:12PM **24** CHAIRMAN FERGUSON: Anything from you
 09:12PM **25** guys?

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09:11PM **1** MR. SOKOLICH: We got it. We'll -- we
 09:11PM **2** have a lot to do in the --
 09:11PM **3** MR. TERRANOVA: Understood.
 09:11PM **4** I'm just -- it's just.
 09:11PM **5** MR. SOKOLICH: Thank you for that
 09:11PM **6** question.
 09:11PM **7** CHAIRMAN FERGUSON: Okay.
 09:11PM **8** MR. SOKOLICH: Chairman, I got a quick
 09:11PM **9** one of Mr. Cocoros, if I may.
 09:11PM **10** CHAIRMAN FERGUSON: Sure, why not?
 09:11PM **11** DIRECT EXAMINATION
 09:11PM **12** BY MR. SOKOLICH:
 09:11PM **13** Q. Bill, you were present during the
 09:11PM **14** course of the public comment, correct?
 09:11PM **15** A. **Yes.**
 09:11PM **16** Q. You've also had the opportunity to hear
 09:11PM **17** from the board and I guess, lack of a better term,
 09:11PM **18** weigh the sentiment?
 09:11PM **19** A. **Correct.**
 09:11PM **20** Q. Is it your intention to confer with the
 09:12PM **21** applicant in this intervening period to talk about
 09:12PM **22** maybe potential modifications to the plans to make
 09:12PM **23** some of this more appealing, more palatable, and to
 09:12PM **24** respond to some of the concerns we heard tonight?
 09:12PM **25** A. **Yes.**

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09:12PM **1** MR. KAUKER: Nothing.
 09:12PM **2** MR. COLLAZUOL: No.
 09:13PM **3** CHAIRMAN FERGUSON: Okay. Yes, we got
 09:13PM **4** one.
 09:13PM **5** MR. BEERLE: Yes, please.
 09:13PM **6** I don't know if it's the right time to
 09:13PM **7** ask the question. If this whole thing gets approved,
 09:13PM **8** the parking spaces at the lower levels, the parking
 09:13PM **9** spaces, are they going to be included in the rent or
 09:13PM **10** do the people have a choice of not renting a car
 09:13PM **11** space?
 09:13PM **12** CHAIRMAN FERGUSON: That's not up to
 09:13PM **13** us.
 09:13PM **14** MR. BEERLE: Okay.
 09:13PM **15** CHAIRMAN FERGUSON: Because --
 09:13PM **16** MR. BEERLE: You know why I'm asking
 09:13PM **17** you, right?
 09:13PM **18** MR. SOKOLICH: Yeah, I do, I do.
 09:13PM **19** So the only -- there's at least one
 09:13PM **20** parking space assigned to every unit that's in this
 09:13PM **21** building, whether they want it, don't want it, there
 09:13PM **22** will be a space assigned to each unit.
 09:13PM **23** So someone can't, for example, park on
 09:13PM **24** the street, give up their spot and rent it out
 09:13PM **25** themselves or something like that.

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09:13PM 1 MR. BEERLE: Okay.

09:13PM 2 MR. SOKOLICH: But I understood your

09:13PM 3 question.

09:13PM 4 MR. BEERLE: Okay. That's --

09:13PM 5 MS. TESTA: So we would need a motion

09:13PM 6 to carry this matter to the March 18th hearing.

09:13PM 7 CHAIRMAN FERGUSON: Okay. I'll make a

09:13PM 8 motion to carry.

09:13PM 9 MS. TESTA: No further notice by the

09:13PM 10 applicant.

09:13PM 11 CHAIRMAN FERGUSON: No further notice.

09:13PM 12 MS. TESTA: And the applicant waives

09:13PM 13 the time constraints?

09:13PM 14 MR. SOKOLICH: We do. We do, Counsel.

09:14PM 15 Chairman, Members of the Board,

09:14PM 16 Experts, Public, thank you very much.

09:14PM 17 Goodnight.

09:14PM 18 CHAIRMAN FERGUSON: Roll call.

09:14PM 19 MR. GRALA: Second.

09:14PM 20 MS. REBEKAH KIM: Mr. Ferguson?

09:14PM 21 CHAIRMAN FERGUSON: Yes.

09:14PM 22 MS. REBEKAH KIM: Mr. Elefteriou?

09:14PM 23 MR. ELEFTERIOU: Yes.

09:14PM 24 MS. REBEKAH KIM: Mr. Grala?

09:14PM 25 MR. GRALA: Yes.

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09:15PM 1 MS. TESTA: We have to give the

09:15PM 2 applicant an opportunity to try to --

09:15PM 3 MS. COMAS: So why don't -- why didn't

09:15PM 4 you let me speak?

09:15PM 5 CHAIRMAN FERGUSON: Because you had the

09:15PM 6 opportunity before.

09:15PM 7 MS. COMAS: Well, you called up one

09:15PM 8 person twice.

09:15PM 9 CHAIRMAN FERGUSON: My friend, listen

09:15PM 10 to me, you can't ask -- you can't make statements

09:15PM 11 now. You've got to ask specific questions.

09:15PM 12 MS. COMAS: Well, I have specific

09:15PM 13 questions.

09:15PM 14 CHAIRMAN FERGUSON: Well, yeah, but you

09:15PM 15 had the opportunity to do it, you didn't do it.

09:15PM 16 MS. COMAS: Well, I had my hand up.

09:15PM 17 CHAIRMAN FERGUSON: Listen, you know, I

09:15PM 18 appreciate you come every meeting, but listen, they

09:15PM 19 will come back next meeting. We'll see who else --

09:15PM 20 right? I mean, I don't know what to tell you.

09:15PM 21 MS. COMAS: Well, what did I come here

09:15PM 22 for then?

09:15PM 23 CHAIRMAN FERGUSON: I don't know. I

09:15PM 24 have no idea why.

09:15PM 25 MS. COMAS: Other people were saying

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09:14PM 1 MS. REBEKAH KIM: Mr. Kim?

09:14PM 2 MS. TESTA: We're doing roll call.

09:14PM 3 MS. COMAS: You're ending the --

09:14PM 4 MS. TESTA: Yes, the meeting.

09:14PM 5 MS. COMAS: Why? I wanted to speak.

09:14PM 6 MS. TESTA: The applicant is making

09:14PM 7 some modifications.

09:14PM 8 He's requested to come back.

09:14PM 9 MS. COMAS: But I have an opinion.

09:14PM 10 MS. TESTA: Yeah, this is not the part

09:14PM 11 for the opinion. The opinion is given at the end

09:14PM 12 after the application --

09:14PM 13 MS. COMAS: No, but everybody else --

09:14PM 14 whoever raised their hand got to say what they said.

09:14PM 15 MS. TESTA: Right.

09:14PM 16 You also had an opportunity, but

09:14PM 17 the meeting is being carried to --

09:14PM 18 MS. COMAS: I have a lot of things to

09:14PM 19 say.

09:14PM 20 MS. TESTA: -- March 18th at 7:00 p.m.

09:14PM 21 The applicant is making some changes, so rather

09:15PM 22 than --

09:15PM 23 MS. COMAS: The change, I don't care

09:15PM 24 what he makes. He's not going to do anything to

09:15PM 25 improve the situation.

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09:15PM 1 things.

09:15PM 2 MS. TESTA: We're in the midst of a

09:15PM 3 roll call, so we have to continue with that.

09:16PM 4 CHAIRMAN FERGUSON: Okay. Can --

09:16PM 5 MS. COMAS: You did this on purpose,

09:16PM 6 didn't you?

09:16PM 7 MS. TESTA: Not at all.

09:16PM 8 MS. COMAS: Yes, you did, because I had

09:16PM 9 my hand up.

09:16PM 10 MS. REBEKAH KIM: Mr. Terranova?

09:16PM 11 MR. TERRANOVA: Yes.

09:16PM 12 MS. REBEKAH KIM: Mr. Chung?

09:16PM 13 MR. CHUNG: Yes.

09:16PM 14 MS. REBEKAH KIM: Mrs. Yoon?

09:16PM 15 MS. YOON: Yes.

09:16PM 16 MS. TESTA: So, again, this matter is

09:16PM 17 being carried at the request of the applicant to

09:16PM 18 March 18th, 2024, at 7:00 p.m. He's going to come

09:16PM 19 back with some changes. Changes will have to be ten

09:16PM 20 days before. The changes will be at borough hall ten

09:16PM 21 days before if anybody want to look at them.

09:16PM 22 Motion to adjourn.

09:16PM 23 MR. ELEFTERIOU: Aye.

09:16PM 24 (Whereupon, this meeting is concluded.

09:16PM 25 Time noted: 9:17 p.m.)

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CERTIFICATE

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I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary Public of the State of New Jersey, Notary ID. #50094914, Certified Court Reporter of the State of New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim record of the testimony provided under oath before any court, referee, board, commission or other body created by statute of the State of New Jersey.

I am not related to the parties involved in this action; I have no financial interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of this action.

This transcript complies with regulation 13:43-5.9 of the New Jersey Administrative Code.

LAURA A. CARUCCI, C.C.R., R.P.R.
License #XI02050, and Notary Public
of New Jersey #50094914, Notary
Expiration Date December 3, 2026

Dated: _____

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