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4 52 W. Harwood Terrace) TRANSCRIPT OF Block: 610; Lot: 10) PROCEEDINGS 5 Case No. 23-06)	7 Case No. 23-16
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Block: 601; Lot: 23.01) 7 Case No. 23-15 PRC Development Corp	9 Case No. 23-06
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07:01PM 1	CHAIRMAN FERGUSON: Okay. Before we	07:04PM 1	same say the same thing.
07:01PM 2	get started, I just want to make an announcement.	07:04PM 2	MS. TESTA: But the applicant is not
07:01PM 3	As you know, we all are mostly here for	07:04PM 3	here, he's the one who needs to hear it.
07:02PM 4	the case on so we are all supposed to have an	07:04PM 4	We cannot hear any comments unless the
07:02PM 5	application tonight about Columbia Avenue.	07:04PM 5	applicant is here and he's not here and the case is
07:02PM 6	Unfortunately, he submitted new plans	07:04PM 6	not being heard this evening.
07:02PM 7	to the board. The board got the plans last Friday.	07:04PM 7	MS. COMAS: Well, how will we know if
07:02PM 8	The law in the State of New Jersey is	07:04PM 8	the next meeting won't be postponed?
07:02PM 9	that the all the plans has to be in ten days	07:04PM 9	CHAIRMAN FERGUSON: Well, obviously
07:02PM 10	before the meeting because we want to give the public	07:04PM 10	we're going to send a letter demanding that he appear
07:02PM 11	a chance to look at the plans.	07:04PM 11	next
07:02PM 12	So, therefore, we are not going to hear	07:04PM 12	MS. TESTA: Right.
07:02PM 13	that case tonight.	07:04PM 13	And he was set to appear, but the
07:02PM 14	I apologize because I know you guys all	07:04PM 14	problem was the plans were not submitted in a timely
07:02PM 15	came to hear the case, but unfortunately, he did not	07:05PM 15	fashion, so the board could not hear the expert
07:03PM 16	put the plans in in a timely manner. And, therefore,	07:05PM 16	needs an opportunity to review it, the board members
07:03PM 17	we are not going to hear Columbia tonight.	07:05PM 17	and the public has the right to review it prior to
07:03PM 18	So if there's any you're all welcome	07:05PM 18	the meeting.
07:03PM 19	to stay if you want, but we are not going to hear	07:05PM 19	MS. COMAS: Well, all I could say is
07:03PM 20	Columbia tonight, we're going to hear it next and	07:05РМ 20	that
07:03PM 21	what is the	07:05PM 21	CHAIRMAN FERGUSON: I don't I don't
07:03PM 22	MS. TESTA: April 15th.	07:05PM 22	think it's fair myself, but, you know
07:03PM 23	CHAIRMAN FERGUSON: April 15th is the	07:05PM 23	MS. COMAS: No, but all right. I'll
07:03PM 24	next meeting.	07:05PM 24	just say the last thing. This
07:03PM 25	Any questions?	07:05PM 25	CHAIRMAN FERGUSON: We're not going to
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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,	6	1	hear comments about that case topight. I don't
07:03PM 1	Yes.	07:05PM 1	hear comments about that case tonight. I don't
07:03PM 2	Yes. MS. COMAS: Melanie Comas, 83 West	07:05PM 2	hear comments about that case tonight. I don't know I know it's unfair. I know people are upset.
07:03PM 2 07:03PM 3	Yes. MS. COMAS: Melanie Comas, 83 West Harwood Terrace.	07:05PM 2 07:05PM 3	hear comments about that case tonight. I don't know I know it's unfair. I know people are upset. The board is upset because we would
07:03PM 2 07:03PM 3 07:03PM 4	Yes. MS. COMAS: Melanie Comas, 83 West Harwood Terrace. Even though we're not, you know, going	07:05PM 2 07:05PM 3 07:05PM 4	hear comments about that case tonight. I don't know I know it's unfair. I know people are upset. The board is upset because we would like to get this thing going, but he's not here. We
07:03PM 2 07:03PM 3 07:03PM 4 07:03PM 5	Yes. MS. COMAS: Melanie Comas, 83 West Harwood Terrace. Even though we're not, you know, going to hear everything, you know, about these new plans,	07:05PM 2 07:05PM 3 07:05PM 4 07:05PM 5	hear comments about that case tonight. I don't know I know it's unfair. I know people are upset. The board is upset because we would like to get this thing going, but he's not here. We can't hear comments, period.
07:03PM 2 07:03PM 3 07:03PM 4 07:03PM 5 07:03PM 6	Yes. MS. COMAS: Melanie Comas, 83 West Harwood Terrace. Even though we're not, you know, going to hear everything, you know, about these new plans, but I still think that we're here, we should we're	07:05PM 2 07:05PM 3 07:05PM 4 07:05PM 5 07:05PM 6	hear comments about that case tonight. I don't know I know it's unfair. I know people are upset. The board is upset because we would like to get this thing going, but he's not here. We can't hear comments, period. All right. Let's call the meeting to
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07:03PM 2 07:03PM 3 07:03PM 4 07:03PM 5 07:03PM 6 07:03PM 7 07:03PM 8 07:03PM 9 07:04PM 10	Yes. MS. COMAS: Melanie Comas, 83 West Harwood Terrace. Even though we're not, you know, going to hear everything, you know, about these new plans, but I still think that we're here, we should we're going to express the same thing tonight as we will next week, because I don't think anything could be changed on those plans that would allow some monstrosity like this to be built.	07:05PM 2 07:05PM 3 07:05PM 4 07:05PM 5 07:05PM 6 07:05PM 7 07:05PM 8 07:05PM 9 07:05PM 10	hear comments about that case tonight. I don't know I know it's unfair. I know people are upset. The board is upset because we would like to get this thing going, but he's not here. We can't hear comments, period. All right. Let's call the meeting to order. MS. REBEKAH KIM: Mr. Ferguson? CHAIRMAN FERGUSON: Here. MS. REBEKAH KIM: Mr. Albanese?
07:03PM 2 07:03PM 3 07:03PM 4 07:03PM 5 07:03PM 6 07:03PM 7 07:03PM 8 07:03PM 9 07:04PM 10 07:04PM 11	Yes. MS. COMAS: Melanie Comas, 83 West Harwood Terrace. Even though we're not, you know, going to hear everything, you know, about these new plans, but I still think that we're here, we should we're going to express the same thing tonight as we will next week, because I don't think anything could be changed on those plans that would allow some monstrosity like this to be built. MS. TESTA: Okay. We can't hear	07:05PM 2 07:05PM 3 07:05PM 4 07:05PM 5 07:05PM 6 07:05PM 7 07:05PM 8 07:05PM 9 07:05PM 10 07:05PM 11	hear comments about that case tonight. I don't know I know it's unfair. I know people are upset. The board is upset because we would like to get this thing going, but he's not here. We can't hear comments, period. All right. Let's call the meeting to order. MS. REBEKAH KIM: Mr. Ferguson? CHAIRMAN FERGUSON: Here. MS. REBEKAH KIM: Mr. Albanese? (No Response.)
07:03PM 2 07:03PM 3 07:03PM 4 07:03PM 5 07:03PM 6 07:03PM 7 07:03PM 8 07:03PM 9 07:04PM 10 07:04PM 11	Yes. MS. COMAS: Melanie Comas, 83 West Harwood Terrace. Even though we're not, you know, going to hear everything, you know, about these new plans, but I still think that we're here, we should we're going to express the same thing tonight as we will next week, because I don't think anything could be changed on those plans that would allow some monstrosity like this to be built. MS. TESTA: Okay. We can't hear anything on the application tonight. The applicant's	07:05PM 2 07:05PM 3 07:05PM 4 07:05PM 5 07:05PM 6 07:05PM 7 07:05PM 8 07:05PM 10 07:05PM 11 07:05PM 12	hear comments about that case tonight. I don't know I know it's unfair. I know people are upset. The board is upset because we would like to get this thing going, but he's not here. We can't hear comments, period. All right. Let's call the meeting to order. MS. REBEKAH KIM: Mr. Ferguson? CHAIRMAN FERGUSON: Here. MS. REBEKAH KIM: Mr. Albanese? (No Response.) MS. REBEKAH KIM: Mr. Brogna?
07:03PM 2 07:03PM 3 07:03PM 4 07:03PM 5 07:03PM 6 07:03PM 7 07:03PM 8 07:03PM 9 07:04PM 10 07:04PM 11 07:04PM 12 07:04PM 13	Yes. MS. COMAS: Melanie Comas, 83 West Harwood Terrace. Even though we're not, you know, going to hear everything, you know, about these new plans, but I still think that we're here, we should we're going to express the same thing tonight as we will next week, because I don't think anything could be changed on those plans that would allow some monstrosity like this to be built. MS. TESTA: Okay. We can't hear anything on the application tonight. The applicant's attorney has requested because he didn't have enough	07:05PM 2 07:05PM 3 07:05PM 4 07:05PM 5 07:05PM 6 07:05PM 7 07:05PM 8 07:05PM 9 07:05PM 10 07:05PM 11 07:05PM 12 07:05PM 13	hear comments about that case tonight. I don't know I know it's unfair. I know people are upset. The board is upset because we would like to get this thing going, but he's not here. We can't hear comments, period. All right. Let's call the meeting to order. MS. REBEKAH KIM: Mr. Ferguson? CHAIRMAN FERGUSON: Here. MS. REBEKAH KIM: Mr. Albanese? (No Response.) MS. REBEKAH KIM: Mr. Brogna? MR. BROGNA: Here.
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### 6 board. Notice has been provided to at least two of ### 7 the borough newspapers and filled with the borough ### 7 the borough newspapers and filled with the borough ### 8 derive's office. ### 9 Okay. Steve, you want to lead us in ### 1	07,06РМ 4	accordance with the Open Public Meeting Act, notice		
### 7 ### borough newspapers and filed with the borough ### 8 clerk's office. ### 9 Okay, Stave, you want to lead us in ### 10 the fleg salute? ### 10 Mereupon, all rise for a recitation ### 11	07:06PM 5	of this meeting has been posted on the bulletin	07:07PM 5	
### Second 10 Clark's office. ### Second 10 Clark's office. ### Second 11 Clark's office. ### Second 12 Clark's office. ### Second 13 Clark's office. ### Second 13 Clark's office. ### Clark's office. ### Second 14 Clark's office. ### Second 15 Clark's office. ### Second 15 Clark's office. ### Second 16 Clark's office. ### Second 17 Clark's office. ### Second 17 Clark's office. ### Second 18 Clark's office. ### Second 19 Clark's office. ### Second 10 Clark's office. ### Second 11 Clark's office. ### Second 10 Clark's office. ### Second	07:06РМ 6	board. Notice has been provided to at least two of	07:07РМ 6	
Okay, Steve, you want to lead us in worms 9 MS. REBEKAH KIM: Mr. Chung? wars 10 the fleg salute? MR. GHUNG; Yes wars 10 MR. CHUNG; Yes wars 11 MR. REGGNA: Yup. (whereupon, all rise for a recitation of the Pledge of Alleigiance as led by Mr. Brogna; 15 CHAIRMAN FERGUSON: Okay. First we're organia 15 CHAIRMAN FERGUSON: Okay. First we're organia 16 wars 17 Kauker and Kauker professional planners wars 18 worms 19 And also the board lawyer has submitted \$770.00. MR. BROGNA: Till second the motion. CHAIRMAN FERGUSON: Okay, Roll call? MR. BROGNA: Till second. MR. REBEKAH KIM: Mr. Ferguson? MR. REBEKAH KIM: Mr. Ferguson? MR. REBEKAH KIM: Mr. Chung? MR. REGGNA: Till second. MR. REBEKAH KIM: Mr. Chung? MR. REBEKAH KIM: Mr. Chung? MR. REBEKAH KIM: Mr. Ferguson? MR. CHUNG; Yes. MS. YOON: Yes. CHAIRMAN FERGUSON: Okay. Roll call? MS. REBEKAH KIM: Mr. Grail? MS. REBEKAH KIM: Mr. Ferguson? MR. REGUSON: Tes. MS. REBEKAH KIM: Mr. Brogna? MR. REGUSON: Tes. MS. REBEKAH KIM: Mr. Grail? MS. REBEKAH KIM: Mr. Kim? MS. REBEKAH KIM: Mr. Chung? MS. REBEKAH KIM: Mr.	07:06PM 7	the borough newspapers and filed with the borough	07:07РМ 7	MS. REBEKAH KIM: Mr. Terranova?
the flag salute? MR. BROGNA: Yup. WR. Brogna. CHAIRMAN FERGUSON: Okay. First we're going to pay some bills. Kauker and kauker professional planners Kauker and kauker professional planners WR. BROGNA: Yll second the motion. WR. CHURG: Yes. WR. BROGNA: Yll second the motion. WR.	07:06PM 8	clerk's office.	07:07РМ 8	MR. TERRANOVA: Yes.
## 15 MR, BROGNA; Yup. Series 11 MR, BROGNA; Yup. Series 12 Whereupon, all rise for a recitation of the Pfedge of Allegiance as led by mr, Brogna.) Series 15 Grant Mr, Brogna.) Series 15 Series 16 Series 16 Series 16 Series 16 Series 17 Series 16 Series 17 Series 18 Series 19 Seri	07:06РМ 9	Okay. Steve, you want to lead us in	07:07РМ 9	MS. REBEKAH KIM: Mr. Chung?
### 12 (Whereupon, all rise for a recitation of the Piedge of Allegiance as led by Mr. Brogna.) Mr. Brogna.) Mr. Brogna.) Mr. Brogna.) Mr. Brogna.) Mr. Brogna.) GhalfMan FERGUSON: Okay. First we're going to pay some bills. Kauker and Kauker professional planners Kauker and Kauker professional planners warm. 15 Mr. Brogna.) And also the board lawyer has submitted from 15 plans in in a timely manner and, therefore, he's asking for an adjournment. Mr. BROGNA: Till second the motion. Gramu 22 Mr. BROGNA: Till second the motion. Gramu 23 CHAIRMAN FERGUSON: Okay. Roll call? Mr. BROGNA: Fill second the motion. CHAIRMAN FERGUSON: Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 10 Mr. REBEKAH KIM: Mr. Brogna? Mr. GRALA: Yes. Mr. REBEKAH KIM: Mr. Kim? Mr. GRALA: Yes. Mr. REBEKAH KIM: Mr. Kim? Mr. GRALA: Yes. Mr. REBEKAH KIM: Mr. Kim? Mr. GRALA: Yes. Mr. REBEKAH KIM: Mr. Chang? Mr. REBEKAH KIM: Mr. Grala? Mr. REBEKAH KIM: Mr. Chang? Mr. REBEKAH KIM: Mr. Chang? Mr. REBEKAH KIM: Mr. Chang? Mr. REBEKAH KIM: Mr. Syon? Mr. REBEKAH KIM: Mr. Chang? Mr. REBEKAH KIM: Mr. Syon? Mr. REBEKAH KIM:	07:06PM 10	the flag salute?	07:07PM 10	MR. CHUNG: Yes.
### 12 (Whereupon, all rise for a recitation of the Pledge of Allegiance as led by Mr. Brogna.) ### 15 CHAIRMAN FERGUSON: Okay. First we're going to pay some bills. ### 18 Submitted \$770.00. ### 19 And also the board lawyer has submitted warm 19 And also the board lawyer has submitted \$700.00. ### 19 And also the board lawyer has submitted warm 21 I make a motion we pay the bills. ### 19 And also the board lawyer has submitted warm 22 CHAIRMAN FERGUSON: Okay. Roll call? ### 22 MR. BROGNA: First second the motion. ### 23 CHAIRMAN FERGUSON: Okay. Roll call? ### 24 MS. REBEKAH KIM: Mr. Ferguson? ### 25 CHAIRMAN FERGUSON: Okay. Roll call? ### 26 MR. BROGNA: Piss. ### 27 LAURA A. CARUCC, C.S.R. R.P.R., L.L.C. ### 27 MR. BROGNA: Piss. ### 28 MR. REBEKAH KIM: Mr. Ferguson? ### 29 MR. REBEKAH KIM: Mr. Brogna? ### 30 MR. REBEKAH KIM: Mr. Brogna? ### 31 MR. REBEKAH KIM: Mr. Brogna? ### 42 MR. GRALA: Yes. ### 43 MR. GRALA: Yes. ### 45 CHAIRMAN FERGUSON: Okay. Roll call? ### 46 CHAIRMAN FERGUSON: Okay. Roll call? ### 47 MR. GRALA: Till second. ### 47 MR. GRALA: Till second. ### 47 MR. GRALA: Till second. ### 48 MR. GRALA: Till second. ### 47 MR. GRALA: Till second. ### 48 MR. GRALA: Till second. ### 49 MR. GRALA: Till second. ### 49 MR. GRALA: Till second. ### 49 MR. GRALA: Till second. ### 40 MR. GRALA: Till second. ### 41 MR. GRALA: Till second. ### 41 MR. GRALA: Till second. ### 42 MR. GRALA: Till second. ### 42 MR. GRALA: Till second. ### 42 MR. GRALA: Till second. ### 43 MR. GRALA: Till second. ### 44 MR. GRALA: Till second. ### 45 MR. GRALA: Till second. ### 46 MR. GRALA: Till second. ### 47 MR. GRALA: Till second. ### 47 MR. GRALA: Till second. ### 47 MR. GRALA: Till second. ### 48 MR. GRALA: Till second. ### 49 MR. GRALA: Till second. ### 49 MR. GRALA: Till second. ### 49 MR. GRALA: Till second.	07:06PM 11	MR. BROGNA: Yup.	07:08PM 11	MS. REBEKAH KIM: Mrs. Yoon?
Mr. Frogna.) Mr	07:06PM 12	(Whereupon, all rise for a recitation	07:08РМ 12	MS. YOON: Yes.
### 15 CHAIRMAN FERGUSON: Okay. First we're warm 16 going to pay some bills. ### 18 Kauker and Kauker professional planners warm 19 Submitted \$770.00. ### 19 And also the board lawyer has submitted \$770.00. ### 20 \$1,072.00. ### 21 CHAIRMAN FERGUSON: Okay. Roll call? ### 22 MR. BROGNA: I'll second the motion. ### 23 CHAIRMAN FERGUSON: Okay. Roll call? ### 24 MS. REBEKAH KIM: Mr. Ferguson? ### 25 CHAIRMAN FERGUSON: Okay. Roll call? ### 26 MR. BROGNA: I'll second. ### 27 MR. REBEKAH KIM: Mr. Ferguson? ### 27 CHAIRMAN FERGUSON: Okay. Roll call? ### 28 MR. REBEKAH KIM: Mr. Brogna? ### 29 MR. REBEKAH KIM: Mr. Grala? ### 3 MS. REBEKAH KIM: Mr. Kim? ### 4 MR. GRALA: Yes. ### 5 MS. REBEKAH KIM: Mr. Kim? ### 6 MR. Kim! Yes. ### 1 MS. REBEKAH KIM: Mr. Kim? ### 1 MS. REBEKAH KIM: Mr. Kim? ### 2 MR. GRALA: Yes. ### 3 MS. REBEKAH KIM: Mr. Kim? ### 4 MR. GRALA: Yes. ### 5 MS. REBEKAH KIM: Mr. Kim? ### 5 MS. REBEKAH KIM: Mr. Ferguson? ### 6 MR. Kim! Yes. ### 7 MS. REBEKAH KIM: Mr. Forgan? ### 7 MS. REBEKAH KIM: Mr. Chung? ### 10 MS. REBEKAH KIM: Mr. Chung? ### 11 MS. REBEKAH KIM: Mr. Chung? ### 12 MS. VOON: Yes. ### 13 MS. REBEKAH KIM: Mr. Chung? ### 14 MS. REBEKAH KIM: Mr. Chung? ### 15 MS. REBEKAH KIM: Mr. Chung? ### 15 MS. REBEKAH KIM: Mr. Chung? ### 16 MS. REBEKAH KIM: Mr. Chung? ### 17 MS. REBEKAH KIM: Mr. Chung? ### 18 MS. REBEKAH KIM: Mr. Chung? ### 19 MS. REBEKAH KIM: Mr. Chung?	07:06PM 13	of the Pledge of Allegiance as led by	07:08PM 13	CHAIRMAN FERGUSON: Okay. So the case
### 15 CHAIRMAN FERGUSON: Okay, First we're going to pay some bills. Kauker and Kauker professional planners with the going to pay some bills. Kauker and kauker professional planners with the going to pay some bills. Kauker and kauker professional planners with the going to pay some bills. Kauker and kauker professional planners with the going to pay some bills. Some 19	07:06PM 14	Mr. Brogna.)	07:08PM 14	that we're not going to hear tonight is DRC
### 16 going to pay some bills. ### 17 Kauker and Kauker professional planners ### 18 submitted \$77.00. ### 19 And also the board lawyer has submitted ### 19		CHAIRMAN FERGUSON: Okay. First we're	07:08РМ 15	Development Corp, 35, 37, 39 Columbia Avenue.
### Rauker and Kauker professional planners submitted syr0.00. ### 18 submitted \$770.00. ### 19 And also the board lawyer has submitted cores 19 Again, I apologize. It's not that the board doesn't want to hear it. It's that we can't board doesn't want to hear it. It's hot that the board doesn't want to hear it. It's hot that the board doesn't want to hear it. It's hot that the board doesn't want to hear it. It's hot		going to pay some bills.	07;08РМ 16	And as we stated before, he did not put
Submitted \$770.00. And also the board lawyer has submitted \$1,072.00. And also the board doesn't want to hear it. It's that we can't \$1,072.00. And also the board doesn't want to hear it. It's that we can't \$1,072.00. And also the board doesn't want to hear it. It's that we can't \$1,072.00. And also the board doesn't want to hear it. It's that we can't \$1,072.00. And also the motion. CHAIRMAN FERGUSON: Yes. LAURA A. CARUCCI, C.S.R., RP.R., LLC. 201-841-812 10 And MS, REBEKAH KIM: Mr. Brogna? And R. BROGNA: Yes. And MR. RGRALA: Yes. And MR. RGRALA: Yes. And R. BROGNA: Yes. And R. BROGN			07:08PM 17	his plans in in a timely manner and, therefore, he's
### And also the board lawyer has submitted ### 21			07:08PM 18	
### 20 \$1,072.00. ### 21 IT make a motion we pay the bills. ### 22 MR. BROGNA: I'll second the motion. ### 23 CHAIRMAN FERGUSON: Okay. Roll call? ### 24 MS. REBEKAH KIM: Mr. Ferguson? ### 25 CHAIRMAN FERGUSON: Okay. Roll call? ### 25 CHAIRMAN FERGUSON: Ves. ### 26 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. ### 27 MS. REBEKAH KIM: Mr. Brogna? ### 27 MS. REBEKAH KIM: Mr. Grala? ### 3 MS. REBEKAH KIM: Mr. Grala? ### 4 MR. GRALA: Yes. ### 4 MR. GRALA: Yes. ### 5 MS. REBEKAH KIM: Mr. Kim? ### 6 MR. KIM: Yes. ### 6 MR. KIM: Yes. ### 6 MR. KIM: Yes. ### 7 MS. REBEKAH KIM: Mr. Terranova? ### 8 MS. REBEKAH KIM: Mr. Chung? ### 10 MS. REBEKAH KIM: Mr. Syoon? ### 11 MS. REBEKAH KIM: Mr. Syoon? ### 11 MS. REBEKAH KIM: Mr. Syoon? ### 12 MS. REBEKAH KIM: Mr. Syoon? ### 13 CHAIRMAN FERGUSON: Okay. Now I think ### 10 MS. REBEKAH KIM: Mr. Syoon? ### 10 MS. REBEKAH KIM: Mr. Syoon? ### 11 MS. REBEKAH KIM: Mr. Syoon? ### 12 MS. REBEKAH KIM: Mr. Syoon? ### 13 CHAIRMAN FERGUSON: Okay. Now I think ### 14 We have a memorialization. ### 15 CHAIRMAN FERGUSON: Okay. Now I think ### 16 CHAIRMAN FERGUSON: Okay. Now I think ### 17 MS. REBEKAH KIM: Mr. Syoon? ### 17 MS. REBEKAH KIM: Mr. Syoon? ### 18 We have a memorialization. ### 17 MS. REBEKAH KIM: Mr. Syoon? ### 18 We have a memorialization. ### 17 MS. REBEKAH KIM: Mr. Syoon? ### 18 We have a memorialization. ### 17 MS. REBEKAH KIM: Mr. Syoon? ### 18 We have a memorialization. ### 17 MS. REBEKAH KIM: Mr. Syoon? ### 18 We have a memorialization. ### 19 MS. REBEKAH KIM: Mr. Syoon? ### 19 MS. REBEKAH KIM: Mr. Syoon? ### 19 MS. REBEKAH KIM: Mr. Syoon? ### 10			07:08PM 19	
### 27 I make a motion we pay the bills. ### 28 MR. BROGNA: I'll second the motion. ### 29 MS. REBEKAH KIM: Mr. Ferguson? ### 24 MS. REBEKAH KIM: Mr. Ferguson? ### 25 CHAIRMAN FERGUSON: Yes. ### 26 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. ### 27 MS. REBEKAH KIM: Mr. Brogna? ### 27 MS. REBEKAH KIM: Mr. Brogna? ### 3 MS. REBEKAH KIM: Mr. Brogna? ### 4 MS. REBEKAH KIM: Mr. Grala? ### 3 MS. REBEKAH KIM: Mr. Grala? ### 4 MS. REBEKAH KIM: Mr. Kim? ### 5 MS. REBEKAH KIM: Mr. Kim? ### 5 MS. REBEKAH KIM: Mr. Kim? ### 6 MR. KIM: Yes. ### 7 MS. REBEKAH KIM: Mr. Terranova? ### 8 MR. TERRANOVA: Yes. ### 10 MS. REBEKAH KIM: Mr. Chung? ### 10 MS. REBEKAH KIM: Mr. Chung? ### 11 MS. REBEKAH KIM: Mr. Soon? ### 12 MS. REBEKAH KIM: Mr. Soon? ### 13 MS. REBEKAH KIM: Mr. Soon? ### 14 MS. REBEKAH KIM: Mr. Soon? ### 15 MS. REBEKAH KIM: Mr. Chung? ### 16 MS. REBEKAH KIM: Mr. Soon? ### 17 MS. REBEKAH KIM: Mr. Soon? ### 18 MS. REBEKAH KIM: Mr. Soon? ### 19 MS. REBEKAH KIM: Mr. Terranova? ### 19 MS. REBEKAH KIM: Mr. Terranova? ### 10 MS. REBEKAH KIM: Mr. Terranova? ### 11 MS. REBEKAH KIM: Mr. Terranova? ### 12 MS. VOON: Yes. ### 13 MS. REBEKAH KIM: Mr. Soon? ### 14 MS. REBEKAH KIM: Mr. Terranova? ### 15 MS. REBEKAH KIM: Mr. Terranova? ### 16 MS. REBEKAH KIM: Mr. Terranova? ### 17 MS. REBEKAH KIM: Mr. Terranova? ### 18 MS. REBEKAH KIM: Mr. Terranova? ### 19 MS. REBEKAH KIM: Mr. Terranova? ### 10 MS. REBEKAH KIM: Mr. Terranova? ### 11 MS. REBEKAH KIM: Mr. Terranova? ### 12 MS. VOON: Yes. ### 13 MS. REBEKAH KIM: Mr. Terranova? ### 14 MS. REBEKAH KIM: Mr. Terranova? ### 15 MS. REBEKAH KIM: Mr. Terranova? ### 16 MR. CHUNG: Yes. ### 17 MS. REBEKAH KIM: Mr. Terranova? ### 17 MS. REBEKAH KIM: Mr. Terranova? ### 18 MS. REBEKAH KIM: Mr. Terranova? ### 19 MS. REBEKAH KIM: Mr. Terranova? ### 10 MS. REBEKAH KIM: Mr. Terranova? ### 10 MS. REBEKAH KIM: Mr. Terranova? ### 10 MS. REBEKAH KIM: Mr. Te				
### 22 NR. BROGNA: I'll second the motion. CHAIRMAN FERGUSON: Okay. Roll call? ### 23 CHAIRMAN FERGUSON: Okay. Roll call? ### MS. REBEKAH KIM: Mr. Ferguson? ### 24 MS. REBEKAH KIM: Mr. Ferguson? ### 25 CHAIRMAN FERGUSON: Okay. Roll call? ### 25 CHAIRMAN FERGUSON: Okay. Roll call? ### 25 CHAIRMAN FERGUSON: Okay. Roll call? ### 25 CHAIRMAN FERGUSON: Okay. Roll call. ### 25 MS. REBEKAH KIM: Mr. Brogna? ### 25 MS. REBEKAH KIM: Mr. Brogna? ### 2 MS. REBEKAH KIM: Mr. Grala? ### 2 MS. REBEKAH KIM: Mr. Grala? ### 3 MS. REBEKAH KIM: Mr. Kim? ### 3 MS. REBEKAH KIM: Mr. Kim? ### 4 MS. REBEKAH KIM: Mr. Terranova? ### 5 MS. REBEKAH KIM: Mr. Terranova? ### 5 MS. REBEKAH KIM: Mr. Terranova? ### 6 MR. KIM: Yes. ### 5 MS. REBEKAH KIM: Mr. Terranova? ### 6 MS. REBEKAH KIM: Mr. Chung? ### 7 MS. REBEKAH KIM: Mr. Chung? ### 8 MS. TEBEKAH KIM: Mr. Chung? ### 11 MS. REBEKAH KIM: Mr. Chung? ### 11 MS. REBEKAH KIM: Mr. Chung? ### 12 MS. YOON: Yes. ### 11 MS. REBEKAH KIM: Mr. Syoon? ### 12 MS. YOON: Yes. ### 11 MS. REBEKAH KIM: Mr. Syoon? ### 12 MS. YOON: Yes. ### 11 MS. REBEKAH KIM: Mr. Syoon? ### 12 MS. YOON: Yes. ### 11 MS. REBEKAH KIM: Mr. Chung? ### 12 MS. YOON: Yes. ### 12 MS. YOON: Yes. ### 13 MS. REBEKAH KIM: Mr. Chung? ### 14 We have a memorialization. ### 15 MS. TESTA: Right. ### 16 MS. TESTA: Right. ### 17 MS. REBEKAH KIM: Mr. Chung? ### 17 MS. REBEKAH KIM: Mr. Chung? ### 18 MS. TESTA: Right. ### 18 MS. TESTA: Right. ### 19 MS. REBEKAH KIM: Mr. Chung? ### 19 MS. REBEKAH KIM: Mr. Chung? ### 10 MS. REBEKAH KIM: Mr. Chung? ### 17 MS. REBEKAH KIM: Mr. Chung? ### 17 MS. REBEKAH KIM: Mr. Chung? ### 18 MS. TESTA: Right. ### 19 MS. REBEKAH KIM: Mr. Terranova? ### 19 MS. REBEKAH KIM: Mr. Terranova? ### 10 MS. TESTA: Right. ### 10 MS. TESTA: Right. ### 11 MS. REBEKAH KIM: Mr. Terranova? ### 12 MS. REBEKAH KIM: Mr. Terranova? ### 15 MS. TESTA: Right. ### 17 MS. REBEKAH KIM: Mr. Terranova? ### 18 MS. TESTA: Right. ### 19 MS. REBEKAH KIM: Mr. Terranova? ### 19 MS. REBEKAH KIM: Mr. Terranova? ### 10 MS. REBEKAH KIM: Mr. Terranova? ### 10				
CONTINUE 23 CHAIRMAN FERGUSON: Okay. Roll call? MS. REBEKAH KIM: Mr. Ferguson? CHAIRMAN FERGUSON: Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 TO TOWN 1 MS. REBEKAH KIM: Mr. Brogna? MR. BROGNA: Yes. CHAIRMAN FERGUSON: Yes. MS. REBEKAH KIM: Mr. Grala? MS. REBEKAH KIM: Mr. Kim? MS. REBEKAH KIM: Mr. Kim? MS. REBEKAH KIM: Mr. Kim? MS. REBEKAH KIM: Mr. Terranova? MS. REBEKAH KIM: Mr. Terranova? MS. REBEKAH KIM: Mr. Terranova? MS. REBEKAH KIM: Mr. Chung? MS. REBEKAH KIM: Mr. Mr. Chung? MS. REBEKAH KIM: Mr. Chung? MS. REBEKAH KIM: Mr. Chung? MS. REBEKAH KIM: Mr.	1			
### Action	1			•
CHAIRMAN FERGUSON: Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 10 12 13 14 15 15 15 15 15 16 17 17 17 18 17 18 18 19 19 10 10 11 12 13 14 15 15 15 15 15 16 17 17 17 18 18 18 19 19 10 10 11 12 12 13 14 15 15 15 15 15 15 16 17 17 18 18 18 18 18 18 18 18	1			
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812 10 STOTIFY 1 MS. REBEKAH KIM: Mr. Brogna? 2 MR. BROGNA: Yes. 3 MS. REBEKAH KIM: Mr. Grala? 4 MR. GRALA: Yes. 5 MS. REBEKAH KIM: Mr. Kim? 5 MS. REBEKAH KIM: Mr. Kim? 6 MR. KIM: Yes. 6 MR. KIM: Yes. 7 MS. REBEKAH KIM: Mr. Terranova? 8 MR. TERRANOVA: Yes. 7 MS. REBEKAH KIM: Mr. Chung? 8 MS. REBEKAH KIM: Mr. Chung? 9 MS. REBEKAH KIM: Mr. Kim? 9 MS. REBEKAH KIM: Mr. Chung? 9 MS. REBEKAH KIM: Mr. Chung? 9 MS. REBEKAH KIM: Mr. Chung? 9 MS. REBEKAH KIM: Mr. Terranova? 10 MR. KIM: Yes. 11 MS. REBEKAH KIM: Mr. Chung? 12 MS. YOON: Yes. 13 CHAIRMAN FERGUSON: Okay. Now I think we have a memorialization. 14 MS. TESTA: Right. 15 MS. TESTA: Right. 16 MS. TESTA: Right. 17 MS. REBEKAH KIM: Mr. Chung? 18 MS. TESTA: Right. 18 MS. TESTA: Right. 19 MS. TESTA: Right. 19 MS. REBEKAH KIM: Mr. Chung? 19 MS. REBEKAH KIM: Mr. Chung? 10 MR. CHUNG: Yes. 11 MS. REBEKAH KIM: Mr. Terranova? 12 MS. REBEKAH KIM: Mr. Terranova? 13 MS. REBEKAH KIM: Mrs. Yoon? 14 MS. REBEKAH KIM: Mrs. Yoon? 15 MS. REBEKAH KIM: Mrs. Yoon? 16 MS. YOON: Yes. 17 MS. REBEKAH KIM: Mr. Terranova? 18 MS. TESTA: Right. 18 MS. TESTA: Right. 19 MS. REBEKAH KIM: Mr. Chung? 19 MS. REBEKAH KIM: Mr. Chung? 10 MR. CHUNG: Yes. 11 MS. REBEKAH KIM: Mr. Terranova? 12 MS. REBEKAH KIM: Mr. Terranova? 13 MS. REBEKAH KIM: Mrs. Yoon? 14 MS. REBEKAH KIM: Mrs. Yoon? 15 MS. REBEKAH KIM: Mr. Terranova? 16 MS. YOON: Yes. 17 MS. REBEKAH KIM: Mr. Terranova? 18 MS. REBEKAH KIM: Mr. Terranova? 19 MS. REBEKAH KIM: Mr. Terranova? 10 MR. KIM: Yes. 20 MS. REBEKAH KIM: Mr. Terranova? 21 MS. REBEKAH KIM: Mr. Terranova? 22 MS. REBEKAH KIM: Mr. Terranova? 23 MS. REBEKAH KIM: Mr. Terranova? 24 MS. REBEKAH KIM: Mr. Terranova? 25 CHAIRMAN FERGUSON: Okay. Now I think 26 MS. YOON: Yes. 27 MS. REBEKAH KIM: Mr. Terranova? 28 MS. REBEKAH KIM: Mr. Terranova? 29 MS. REBEKAH KIM: Mr. Terranova? 20 MS. REBEKAH KIM: Mr. Terranova? 20 MS. REBEKAH KIM: Mr. Terranova? 20 MS. REBEKAH KIM: Mr. Terranova? 21 MS. REBEKAH KIM: Mr. Terranova? 22 MS. REBEKAH KIM: Mr. Terran	1	_		
10	07:07PM 23		07.557 W 20	
10 10 12 12 13 14 15 15 15 15 16 16 16 16 16 16 16 16 16 16 16 16 16				
1 MS. REBEKAH KIM: Mr. Brogna? 2 MR. BROGNA: Yes. 3 MS. REBEKAH KIM: Mr. Grala? 4 MR. GRALA: Yes. 5 MS. REBEKAH KIM: Mr. Kim? 5 MS. REBEKAH KIM: Mr. Kim? 6 MR. KIM: Yes. 6 MR. KIM: Yes. 7 MS. REBEKAH KIM: Mr. Terranova? 8 MS. REBEKAH KIM: Mr. Terranova? 8 MS. REBEKAH KIM: Mr. Terranova? 8 MS. REBEKAH KIM: Mr. Chung? 9 MS. REBEKAH KIM: Mr. Chung? 9 MS. REBEKAH KIM: Mr. Chung? 10 MR. CHUNG: Yes. 11 MS. REBEKAH KIM: Mr. Syon? 12 MS. YOON: Yes. 13 CHAIRMAN FERGUSON: Okay. Now I think we have a memorialization. 14 We have a memorialization. 15 MS. TESTA: Right. 16 CHAIRMAN FERGUSON: Okay. Now I think we have a memorialization is \$2 West Harwood Terrace. We heard it last night — last week, we voted in favor of it, and now we're doing a memorialization. 16 MS. REBEKAH KIM: Mr. Ferguson? 17 MS. REBEKAH KIM: Mr. Chung? 18 It last night — last week, we voted in favor of it, and now we're doing a memorialization. 18 MS. REBEKAH KIM: Mr. Ferguson? 29 MS. REBEKAH KIM: Mr. Chung? 20 And I'll make a motion that we make the memorialization. 20 And I'll make a motion that we make the memorialization. 21 MS. REBEKAH KIM: Mr. Ferguson? 22 MS. REBEKAH KIM: Mr. Ferguson? 23 Okay. All right. 24 MS. REBEKAH KIM: Mr. Ferguson? 25 CHAIRMAN FERGUSON: Yes. 26 CHAIRMAN FERGUSON: Yes. 27 CHAIRMAN FERGUSON: Yes. 28 CHAIRMAN FERGUSON: Okay. So that's Case No. 23-15, DRC Development Corp., at the request of rooms 22 Okay. All right. 29 Okay. All right. 20 Okay. All right. 21 CHAIRMAN FERGUSON: Yes. 22 Okay. All right. 23 Okay. All right. 24 Okay. All right. 25 Okay. All right. 26 Okay. All right. 27 Okay. All right. 28 Okay. All right. 29 Okay. All right. 20 Okay. All right. 21 Okay. All right. 22 Okay. All right.				12
### 2 MR. BROGNA: Yes. ### 3 MS. REBEKAH KIM: Mr. Grala? ### 3 MS. REBEKAH KIM: Mr. Grala? ### 4 MR. GRALA: Yes. ### 4 MR. GRALA: Yes. ### 5 MS. REBEKAH KIM: Mr. Kim? ### 5 MS. REBEKAH KIM: Mr. Kim? ### 5 MS. REBEKAH KIM: Mr. Kim? ### 6 MR. KIM: Yes. ### 6 MR. KIM: Yes. ### 7 MS. REBEKAH KIM: Mr. Terranova? ### 7 MS. REBEKAH KIM: Mr. Terranova? ### 8 MR. TERRANOVA: Yes. ### 7 MS. REBEKAH KIM: Mr. Chung? ### 8 MR. TERRANOVA: Yes. ### 9 MS. REBEKAH KIM: Mr. Chung? ### 9 MS. REBEKAH KIM: Mr. Chung? ### 10 MR. CHUNG: Yes. ### 10 MR. CHUNG: Yes. ### 11 MS. REBEKAH KIM: Mr. Yoon? ### 12 MS. YOON: Yes. ### 12 MS. YOON: Yes. ### 14 We have a memorialization. ### 14 MS. REBEKAH KIM: Mr. Chung? ### 15 MS. TESTA: Right. ### 17 MS. REBEKAH KIM: Mr. Chung? ### 18 MS. REBEKAH KIM: Mr. Chung? ### 17 MS. REBEKAH KIM: Mr. Chung? ### 18 MS. REBEKAH KIM: Mr. Chung? ### 19 MS. REBEKAH KIM: Mr. Chung? ### 19 MS. REBEKAH KIM: Mr. Chung? ### 17 MS. REBEKAH KIM: Mr. Chung? ### 18 MS. REBEKAH KIM: Mr. Chung? ### 19 MS. REBEKAH KIM: Mr. Chung? ### 17 MS. REBEKAH KIM: Mr. Chung? ### 18 MS. REBEKAH KIM: Mr. Chung? ### 17 MS. REBEKAH KIM: Mr. Chung? ### 18 MS. REBEKAH KIM: Mr. Chung? ### 19 MS. REBEKAH KIM: Mr. Chung? ### 19 MS. REBEKAH KIM: Mr. Chung? ### 10 MS. REBEKAH KIM: Mr. Chung? ### 11 MS. REBEKAH KIM: Mr. Chung? ### 12 MS. REBEKAH KIM: Mr. Chung? ### 14 MS. REBEKAH KIM: Mr. Chung? ### 15 MS. REBEKAH KIM: Mr. Chung? ### 16 MS. REBEKAH KIM: Mr. Chung? ### 17 MS. REBEKAH KIM: Mr. Chung? ### 17 MS. REBEKAH KIM: Mr. Chung? ### 18 MS. REBEKAH KIM: Mr. Chung? ### 19 MS. REBEKAH KIM: Mr. Chung? ### 10 MS. REBEKAH KIM: Mr. Chun				·
## A MR. GRALA: Yes. ## A MR. GRALA: Yes. ## A MR. GRALA: Yes. ## A CHAIRMAN FERGUSON: Yes. ## A CHAIRMAN FERGUSON: Yes. ## A MR. BEBEKAH KIM: Mr. Kim? ## A MR. BEBEKAH KIM: Mr. Terranova? ## A MR. BEBEKAH KIM: Mr. Terranova? ## A MR. BEBEKAH KIM: Mr. Terranova? ## A MR. BEBEKAH KIM: Mr. Grala? ## A MR. GRALA: Yes. ## A MR. CHUNG: Yes. ## A MR. CHUNG: Yes. ## A MR. CHUNG: Yes. ## A MR	07:07PM 1	MS. REBEKAH KIM: Mr. Brogna?	07:08PM 1	
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	13		15
07:09PM 1	19 West Homestead Avenue.	07:11PM 1	record, please.
07:09PM 2	How you doing, my friend? You want to	07:11PM 2	MR. KOESTNER: Certainly.
07:09PM 3	be put an appearance in?	07:11PM 3	Steven L. Koestner, S-T-E-V-E-N,
07:09PM 4	MR. GIBLIN: Yes.	07:11PM 4	K-O-E-S-T-N-E-R, 61 Hudson Street, Hackensack, New
07:09PM 5	Good evening, Mr. Chairman, Members of	07:11PM 5	Jersey.
07:09PM 6	the Board, my name is Brian Giblin, Jr., here on	07:11PM 6	CHAIRMAN FERGUSON: And he's been here
-	behalf of the applicant Chris Kim with respect to	07:11PM 7	many times, so we're going to accept him as a
	19 West Homestead.	07:11PM 8	professional in the field.
	CHAIRMAN FERGUSON: Okay. And how many	07:11PM 9	MR. GIBLIN: Thank you, Mr. Chairman.
07:09PM 9	witnesses?	07:11PM 10	MR. KOESTNER: Thank you, Chairman.
07:09PM 10	MR. GIBLIN: We have three witnesses.	07:11PM 11	DIRECT EXAMINATION
07:09PM 11 07:09PM 12	CHAIRMAN FERGUSON: How many?	07:11PM 12	BY MR. GIBLIN:
	MR, GIBLIN: Three.	07:11PM 13	Q. Mr. Koestner, do you recall appearing
07:09PM 13	CHAIRMAN FERGUSON: Three, okay.	07:11PM 14	before this board some time ago with a four-unit
	MR. GIBLIN: Three professional	07:11PM 15	application?
07:09PM 15	· · · · · · · · · · · · · · · · · · ·	07:11PM 16	A. I have, yes.
07:09PM 16	witnesses.	07:11PM 17	Q. And have you since have you since
07:09PM 17	CHAIRMAN FERGUSON: Okay.	07:12PM 18	amended those plans to reflect a three-unit
07:09PM 18	MS. TESTA: Your proof of mailing. MR. GIBLIN: I'm sorry?	07:12PM 18	application?
07:09РМ 19	MS. TESTA: Your proof of mailing.	07:12PM 20	A. Yes, I have.
07:10PM 20	MR. GIBLIN: Yes.	07:12PM 20	Q. And would you kindly go through the
07:10PM 21		07:12PM 21	updated and amended plans and what is different from
07:10PM 22	So if the board will recall, we were	07:12PM 22	the prior, four-unit application to this current
07:10PM 23	actually in front of the board a few months ago with	07:12PM 23	unit three-unit as it stands?
07:10PM 24	an application that has since been amended.	07:12PM 24	A. Certainly.
07:10PM 25	After some discussions with the board	07:12PM 23	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		201-641-1812
	201-641-1812		207 011 1072
	1.4		16
	14	07:42DM 1	16 Yeah, the plans have been amended. A
07:10PM 1	attorney, we agreed that renoticing everyone within a	07:12PM 1	Yeah, the plans have been amended. A
07:10PM 2	attorney, we agreed that renoticing everyone within a 200-foot list would be necessary.	07:12PM 2	Yeah, the plans have been amended. A new site plan dated February 14th, 2024. Previously
07:10PM 2 07:10PM 3	attorney, we agreed that renoticing everyone within a 200-foot list would be necessary. CHAIRMAN FERGUSON: Correct.	07:12PM 2 07:12PM 3	Yeah, the plans have been amended. A new site plan dated February 14th, 2024. Previously we had four units front to back on this site known as
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			19
4	17 A. Yeah.	07:16PM 1	We have 16 CULTEC recharger chambers,
07:13PM 1	A. Yeah. As I said, we did widen this drive	07:16PM 2	the Model 280. They are designed in such a manner to
07:13PM 2	aisle and also provided these turning radius for a	07:16PM 3	handle the increase in runoff generated not only from
07:13PM 3		07:16PM 4	the roof area, but also from the parking lot as well.
07:13PM 4	typical vehicle entering the parking lot. This turning radius is for the ADA	07:16PM 5	And there is a trench drain at the
07:13PM 5			entrance to the site to capture any water that would
07:13PM 6	handicap parking space and other turning radius that	_	be running down the driveway towards the street, West
07:13PM 7	shows entry into the garage.	07:16PM 8	Homestead Avenue.
07:13PM 8	Q. So, previously, a variance was	07:16PM 9	Q. And were you able could you just
07:13PM 9	requested for parking.	07:16PM 10	quickly discuss the snow removal on the site, how you
07:13PM 10	Under this current design, there is no	07:16PM 10	see snow being removed from the premises as you
07:13PM 11	parking variance that's being requested; is that	07:16PM 11	currently see it?
07:14PM 12	correct?	07:16PM 12	A. What we've done is now there's
07:14PM 13	A. I believe that's correct.	07:16PM 13	additional spaces here. We still have an area in the
07:14PM 14	Q. All right.	07:16PM 14	rear we could put accumulated snow, plow snow that
07:14PM 15	A. We had six spaces proposed in parking,	07:16PM 15	in, as well as an area in the front for any excess
07:14PM 16	six spaces are proposed with the, I believe with the	07:16PM 17	snow that couldn't be plowed from the site.
07:14PM 17	parking of the town. By RSIS, there's eight spaces	07:16PM 17	MR. GIBLIN: I have nothing further for
07:14PM 18	required. O. So there was also a concern with	07:17PM 18	this witness, Koestner, Mr. Chairman.
07:14PM 19		07:17PM 13	CHAIRMAN FERGUSON: Well, I do
07:14PM 20 07:14PM 21	respect to cars entering and exiting the driveway, which I understand has been widened to allow for an	07:17PM 21	appreciate the changes that you made, I do.
07:14PM 21	easier turning point radius for the cars.	07:17PM 22	Are you I don't know what three
07:14PM 22	A. Yes.	07:17PM 23	witnesses who made this box, Steve?
07:14PM 24	Q. But some of the light pollution that	07:17PM 24	MR. GIBLIN: I don't know what you're
07:14PM 24	was going to possibly impact the adjacent property	07:17PM 25	referring to, Mr. Chairman.
07.14FW 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	18		20
07:14PM 1	18	07:17PM 1	20 CHAIRMAN FERGUSON: Right here
07:14PM 1		07:17PM 1	
_	owner to the left and also in the back, could you		CHAIRMAN FERGUSON: Right here
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	21		23
07:18PM 1	doesn't so you're adding another variance or	07:21PM 1	Now, I guess if you take that out of
07:18PM 2	MR. GIBLIN: It was in the application	07:21PM 2	the first floor, you might be able to get to it, but
07:18PM 3	and in the notice; however, it just appears on the	07:21PM 3	the ordinance requires or the RSIS requires seven
07:18PM 4	CHAIRMAN FERGUSON: Okay. It's in the	07:21PM 4	parking spaces and you have eight, so you have to
07:18PM 5	notice?	07:21PM 5	take one the parking space in the back just
07:18PM 6	MR. GIBLIN: Yes.	07:21PM 6	doesn't work.
07:18PM 7	MS. TESTA: It is in the notice, yeah.	07:21PM 7	THE WITNESS: I think we could add a
07:18PM 8	They specifically mentioned use variance, so they	07:21PM 8	turnaround area there and I'll speak to the architect
07:18PM 9	meet the qualifications.	07:21PM 9	about the garage because we could make the garage
07:18PM 10	CHAIRMAN FERGUSON: Okay. So the only	07:21PM 10	wider to accommodate a turning
07:18PM 11	thing I have to say is that, you know, I've been on	07:21PM 11	MR. SIMOFF: Yeah, because the turning
07:18PM 12	the board a lot of years and I've been Chairman for	07:21PM 12	template that you have takes up more than half the
07:18PM 13	four.	07:21PM 13	garage.
07:18PM 14	And one thing that this board doesn't	07:21PM 14	THE WITNESS: So if we widen the
07:18PM 15	do, and I hope it will continue, is it's a one- and	07:21PM 15	garage, I think we could enhance that turning and
07:18PM 16	two-family zone, we don't like putting three families	07:21PM 16	maneuverability area.
07:18PM 17	in a two-family zone. It's not the way Palisades	07:21PM 17	MR. SIMOFF: But the parking space
07:18PM 17	Park was built. Two families, two-family zone, two	07:22PM 18	outside in the back doesn't work.
07:19PM 18	families.	07:22PM 19	THE WITNESS: So we have two, four,
07:19PM 19	Now, I know that you have a driveway	07:22PM 20	six seven. And there's seven required by RSIS?
1	that runs down existing there's a driveway with a	07:22PM 21	MR. SIMOFF: Yeah, it comes to 7.2,
07:19PM 21		07:22PM 21	which you can round down.
07:19PM 22	garage in the back. I assume you're taking that	07:22PM 22	THE WITNESS: We could possibly
07:19PM 23	garage down?	07:22PM 24	eliminate the spot.
07:19PM 24	MR. GIBLIN: That's correct.	07:22PM 2-7	MR. GIBLIN: So eliminate the spot in
07:19PM 25	CHAIRMAN FERGUSON: Okay. So but	07:22PM ZJ	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		201-641-1812
	201-641-1812		
	22		24
07:19PM 1	I'm still uneasy and I want to hear from my parking	07:22PM 1	the back of the rear yard and it will still comply
07:19РМ 1 07:19РМ 2	I'm still uneasy and I want to hear from my parking expert who will tell me if this meets the required	07:22PM 2	the back of the rear yard and it will still comply with the parking and would give you additional room,
١ .	I'm still uneasy and I want to hear from my parking expert who will tell me if this meets the required radius of the of the turn.	07:22PM 2 07:22PM 3	the back of the rear yard and it will still comply with the parking and would give you additional room, so to speak, in the garage spots themselves; is that
07:19PM 2	I'm still uneasy and I want to hear from my parking expert who will tell me if this meets the required radius of the of the turn. So you're on.	07:22PM 2 07:22PM 3 07:22PM 4	the back of the rear yard and it will still comply with the parking and would give you additional room, so to speak, in the garage spots themselves; is that correct if we I'm sorry, Mr. Chairman, let me
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1	25		27
07:23PM 1	Could you say that one more time?	07:25PM 1	MR. COLLAZUOL: I would defer to
07:23PM 2	MR. SIMOFF: Trash.	07:25PM 2	Mr. Kauker, but I believe a variance is required for
07:23PM 3	MR. GIBLIN: Trash.	07:25PM 3	building height as 25 is required and it's showing
07;23PM 4	MR. SIMOFF: And service vehicle	07:25PM 4	27.95.
07:23PM 5	deliveries.	07:25PM 5	So I'll let him speak to that a little
07:23PM 6	MR. GIBLIN: Yeah, sure.	07:25PM 6	later on, because your planner probably will talk
07:23PM 7	THE WITNESS: I've been informed the	07:25PM 7	about that as well.
07:23PM 8	trash would be carted to the street on collection	07:25PM 8	THE WITNESS: We're showing 27.95 feet
07:23PM 9	day.	07:25PM 9	for the building height.
07:23PM 10	CHAIRMAN FERGUSON: Who is going to	07:25PM 10	MR. COLLAZUOL: Yeah, I think the
07:23PM 11	cart it?	07:25PM 11	requirement is 25, not 28, because this is a
07:23PM 12	THE WITNESS: The tenants or the owners	07:26РМ 12	non-duplex.
07:23PM 13	of whatever this is.	07:26PM 13	That's all I have for right now,
07:23PM 14	CHAIRMAN FERGUSON: So you're going to	07:26PM 14	Chairman.
07:23PM 15	have the tenants from these three areas bring it to	07:26PM 15	CHAIRMAN FERGUSON: Okay. Okay.
07:23PM 16	the curb and take it back?	07:26PM 16	Any other oh, before we go, is there
07:23PM 17	THE WITNESS: Yes, correct.	07:26PM 17	anybody in the audience who would like to question
07:23PM 18	CHAIRMAN FERGUSON: All right. Just a	07:26PM 18	this individual about testimony that he gave?
07:23PM 19	comment because I'm handicapped. You got the	07:26PM 19	(No Response.)
07:23PM 13	handicapped spot up in front, but if there's a	07:26PM 20	CHAIRMAN FERGUSON: No.
07:24PM 21	handicapped person in Number 3, that's a long walk	07:26PM 21	Okay. Call your next witness.
07:24PM 22	from the front to the back if you're handicapped.	07:26PM 22	MR. GIBLIN: Thank you.
07:24PM 23	So I don't think you can, you know,	07:26PM 23	I'm going to call Hojoon, please, the
07:24PM 24	it's just you have a handicap there, which is good,	07:26PM 24	applicant's architect.
07:24PM 25	but I don't know how a handicapped person is going to	07:26PM 25	MS. TESTA: Okay. Please raise your
07.24FWI 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	26		28
07:24PM 1	get to the third building is my observation.	07:26PM 1	right hand.
		U1.20FW	right handi
07:24PM 2	-	07:26PM 2	Do you swear the testimony you will
07:24PM 2	THE WITNESS: Again, if you put it in		-
07:24PM 3	-	07:26PM 2	Do you swear the testimony you will
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	29		31
07:27PM 1	Is that correct?	07:30PM 1	THE WITNESS: Minimum intensity of the
07:27PM 2	A. Yes.	07;30PM 2	light of the wall and there will be patio space and
07:27PM 3	Q. And could you tell the board, go into	07:30PM 3	then HVAC unit on the rear side.
07:27PM 4	the changes that occurred from the prior application	07;30PM 4	So the last the elevation, this
07:27PM 5	to now this amended application?	07:30PM 5	Number 2 is the front entrance area. So you see the
07:27PM 6	A. Okay.	07:30PM 6	garage doors, the entry, entrance doors and then two
07:27PM 7	So as is shown on the plan, we changed	07:30PM 7	floors above are the rooftop units.
07:27PM 8	it from four units to three-unit residential. And as	07:30PM 8	And pretty much that's it for the
07:27PM 9	shown in the area calculation, Unit A and C are	07:30PM 9	changes.
07:27PM 10	exactly the same size as shown on here.	07:31PM 10 07:31PM 11	BY MR. GIBLIN:
07:27PM 11	Ground floor is 1418, first floor is		Q. Okay. And can you address the height?
07:27PM 12	1529, and second floor is also 1529. And the rooftop	07:31PM 12 07:31PM 13	Where how tall is the building?
07:28PM 13	is 284, so 4700	07:31PM 13	A. Based on the average grade, you came up 27-feet-11-and-a-half inches.
07:28PM 14	THE COURT REPORTER: Just one second.	07:31PM 14 07:31PM 15	Q. Okay. And does that comply with the
07:28PM 15	You're competing with the audience, so could you just	07:31PM 15	does that comply are we seeking a variance
16	speak a little bit louder?	l	. ,
17	And rooftop is 284, so 47	07:31PM 17 07:31PM 18	for height? A. Yes.
18	THE WITNESS:	07:31PM 10	Q. Can you also there was a concern
19	Four-thousand-seven-hundred-fifty-eight square foot	07:31PM 19	raised, I just want to confirm there are no full
20	floor.	07:31PM 20	bathrooms on the bottom floor.
07:28PM 21	And in the middle ground floor is 1416	07:31PM 21	Is that correct?
07:28PM 22	and first floor is 1475.	07:31PM 22	A. That's correct.
07:28PM 23	Second floor is 1475 and rooftop is	07:31PM 23	Q. And there was also a previous concern
07:28PM 24	284.	07:31PM 24	raised about the number of bedroom units. How many
07:28PM 25	So total became 4650 square foot.	07:31PM 23	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812		201-641-1812
	201-041-1812		32
07:28PM 1	So as shown on this ground floor there	07:31PM 1	bedrooms are in each unit?
07:28PM 2	are two-car garage. We have 20-feet wide garage	07:31PM 2	A. Now we have four units four
07:28PM 3	inside, but if we need, we can extend the size for	07:31PM 3	bedrooms.
07:29PM 4	the better parking circulation.	07:31PM 4	Q. Four bedrooms in each unit.
07:29PM 5	And as you going in, there is a stair	07:31PM 5	MR. GIBLIN: Thank you.
07:29PM 6	going up and then on the backside, there would be	07:31PM 6	That's all I have, Mr. Chairman.
07:29PM 7	powder room without the shower. And there would be a	07:31PM 7	CHAIRMAN FERGUSON: Okay.
07:29PM 8	parlor with a wet bar and entertainment room and	07:31PM 8	So I'm sorry, I couldn't hear, what was
07:29PM 9	access to the rear sides of the house.	07:31PM 9	the height of the building? The height of the
07:29PM 10	And first floor, as you coming up to	07:31PM 10	building?
07:29PM 11	the first floor, essentially inside you have kitchen	07:31PM 11	THE WITNESS: Yes,
07:29PM 12	and living room or dining area in the one space and	07:32PM 12	27-feet-11-and-a-half inches.
07:29PM 13	then there will be one powder room, one bathroom and	07:32PM 13	CHAIRMAN FERGUSON: Okay. So
07:29PM 14	then a guest bedroom, a smaller bedroom area.	07:32PM 14	THE WITNESS: Less than 28 feet.
07:29PM 15	And as you're going up to the second	07:32РМ 15	CHAIRMAN FERGUSON: Right, less than
07:29PM 16	floor, there will be three bedrooms with a three	07:32РМ 16	28. Let me behind the garages
07;29PM 17	bedrooms space.	07:32PM 17	THE WITNESS: Yes.
07:29PM 18	And as you coming up to the last floor,	07:32РМ 18	CHAIRMAN FERGUSON: you have space,
07:30PM 19	which is rooftop unit, you're going to have a bump	07:32PM 19	I assume? I can't hear.
07:30PM 20	out with a stair coming up. And then each door	07:32PM 20	THE WITNESS: Yes.
07:30РМ 21	you're going to have a minimum of	07:32PM 21	CHAIRMAN FERGUSON: Now, you have a
07:30PM 22	THE COURT REPORTER: I'm sorry, you're	07;32PM 22	powder room, I assume?
07:30PM 23	going to have a minimum?	07:32PM 23	THE WITNESS: Yes.
07:30PM 24	CHAIRMAN FERGUSON: You're going to	07:32PM 24	CHAIRMAN FERGUSON: No bathtubs, no
07:30РМ 25	have to speak up, my friend.	07:32PM 25	showers?
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
			8 of 23 sheets

	33		35
07:32PM 1	THE WITNESS: No bath, no shower.	07:34PM 1	units and then just open space with a stairs. CHAIRMAN FERGUSON: When you say a
07:32PM 2	CHAIRMAN FERGUSON: If I was coming in	07:34PM 2	bulkhead, can a person can you put a person up in
07:32PM 3	into Unit C, right, how would I get to the second		the bulkhead?
07:32PM 4	floor?	-	THE WITNESS: Yeah, height is 7-feet
07:32PM 5	THE WITNESS: From the entrance door as		high.
07:32PM 6	you're coming in, there is a stair going up on the	_	CHAIRMAN FERGUSON: Right.
07:32PM 7	left side. CHAIRMAN FERGUSON: Right. Unit C,	_	So could you make another floor out of
07:32PM 8		07:34PM 8	that bulkhead.
07:32PM 9	same thing?	07:34PM 3	THE WITNESS: More than 7 feet?
07 32PM 10	THE WITNESS: Same thing. CHAIRMAN FERGUSON: Right.	07:34PM 10	CHAIRMAN FERGUSON: Well, small, but
07:32PM 11	So the doors are all on the garage	07:34PM 12	you could if you could find a small person, you
07:32PM 12 07:32PM 13	THE WITNESS: Yes.	07:34PM 13	could put him up there?
07:32PM 13 07:32PM 14	CHAIRMAN FERGUSON: right?	07:35PM 14	MR. GIBLIN: How big is the area that's
07:32PM 14 07:32PM 15	THE WITNESS: Yes.	07:35PM 15	enclosed with the bulkhead?
07:32PM 15	CHAIRMAN FERGUSON: All right.	07:35PM 16	THE WITNESS: Yes, 9-feet-8-by-15-feet.
07:33PM 17	Any board members have anything?	07:35PM 17	MR. GIBLIN: Okay.
07:33PM 17 07:33PM 18	(No Response.)	07:35PM 18	And what's going to go in there?
07:33PM 18 07:33PM 19	CHAIRMAN FERGUSON: Any experts have	07:35PM 19	THE WITNESS: Technically, it's
07:33PM 19	anything?	07:35PM 20	nothing, just the storage space and probably keep the
07:33PM 20	MR. COLLAZUOL: We're just considering	07;35PM 21	tables for the outside.
07:33PM 21	the bulkhead that they show on the roof, it appears	07:35PM 22	MR. GIBLIN: Okay.
07:33PM 23	there's access to the roof from the bulkhead and it's	07:35PM 23	CHAIRMAN FERGUSON: Okay. But my
07:33PM 24	another 8-and-a-half foot in height, and I'm just	07:35PM 24	counselor has pointed out that it's 10 feet, not
07:33PM 25	checking to see if it's included, which it appears	07:35PM 25	8 feet.
01.557 111 = 5	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	34		36
1	5.		93
07:33PM 1	I'm assuming that would be the 36.5-foot height from	07:35PM 1	THE WITNESS: Okay. The height?
07:33PM 1		07:35PM 1	
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07:33PM 2	I'm assuming that would be the 36.5-foot height from average grade, these are variance intensity	07:35PM 2	THE WITNESS: Okay. The height? MS. TESTA: No, the size. CHAIRMAN FERGUSON: The size. MS. TESTA: The size of the bulkhead,
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07:36PM 2 it? 07:37PM 2 07:36PM 3 MR. GIBLIN: It's at 19 West Homestead, 07:37PM 3 profession 07:36PM 4 that's the street address. 07:37PM 4 07:36PM 5 MS. COMAS: Nineteen? 07:37PM 5 hand. 07:36PM 6 The other one, was it previous to this, 07:37PM 6 07:36PM 7 the other one. 07:37PM 7 give in t	onal planner.
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O7.36PM 6 The other one, was it previous to this, O7.36PM 7 the other one. O7.37PM 6 O7.37PM 7 give in t	MS. TESTA: Please raise your right
o7.36PM 7 the other one.	Do you swear the testimony you will
or.sor in y crite out of the	his application will be the truth, the whole
07:35PM 8 MR. GIBLIN: I'm not sure what the 07:37PM 8 truth, ar	nd nothing but the truth?
O II	MR. SPATZ: Yes, I do.
U.Sorm D Stile one that yet is in any	S P A T Z, PP, AICP
	end Terrace, Harrington Park, New Jersey,
Visit in English that it are a second to the	g been duly sworn, testifies as follows:
0.30**** 12	MS. TESTA: State your name for the
0,555 iii	
	MR. SPATZ: David Spatz, S-P-A-T-Z. My
	address is 60 Friend Terrace in Harrington
07.30FM #8	
07.50*(1)	CHAIRMAN FERGUSON: Mr. Spatz has been
U.SOPWI 10	ny times, more times than me probably, so we
	im as an expert.
or:sepm 21 I couldn't hear. I thought it was	MR. SPATZ: Thank you.
07:38PM 22 another 07:38PM 22	MR. GIBLIN: Thank you, Mr. Chairman.
diadril 22 direction	EXAMINATION
07:38PM 24 lurking in the back, maybe you could 07:38PM 24 BY MR. (
07.30FW Z-T Idiking III Zile Besty III.e. yet	Mr. Spatz, you were involved and gave
07,30FW 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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38	40
от:зерм 1 sir. от:зерм 1 or issued	d a report with respect to the previous
	on when it was a four-unit application.
O7:38PM 3 MAYOR KIM: I'm a taxpayer. 07:38PM 3	Is that correct?
	Yes, I provided testimony at the
07:36PM 5 So when you get back to being the official mayor 07:38PM 5 previous	s hearing on these four units.
07:36PM 6 MAYOR KIM: Yes, sir. 07:38PM 6	I provided a photo exhibit at that time
	testimony in support of the variances that we
o7:37PM 8 arrange for a microphone down over here.	eeking.
9 MAYOR KIM: We just noticed in our 07.38PM 9	2. Can you now discuss if there have been
07:37PM 10 workshop that the microphone is missing over there.	nges to your conclusions, given that the size
07:37PM 11 A couple of microphones are missing, I already talked 07:38PM 11 of the pl	roject and the number of units has been
o7:37PM 12 to the city manager to replace them.	?
07:37PM 13 CHAIRMAN FERGUSON: So you will do 07:38PM 13	. Certainly.
07:37PM 14 that? 07:38PM 14	You know, as we know, we took one unit
U.STEM 10	uced the size of the building, so now I have
07:37PM 16 there in front 07:38PM 16 three u	
07:37PM 17 CHAIRMAN FERGUSON: Yeah, over here. 07:38PM 17	As I noted the last meeting, the
3.57 M 10	y currently contains three units, so there's
07:37PM 19 on that. 07:38PM 19 no incre	ease in the number of units on the property.
State and the st	nsity is not increasing.
07:37PM 21 MAYOR KIM: Thank you. 07:38PM 21	We do have an oversized lot. We're
O7.37PM 22 Yeah, but that mike has disappeared, so O7.38PM 22 nearly	10,000 square foot in size were 5,000 is
07:37PM 23 we're going find out where that went. We don't have 07:38PM 23 require	
o7:37PM 24 security cameras right now, so.	So our lot area per unit where your
district and the second	ice would require 2500 square feet per unit,
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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07;39РМ 1	we're at 3200-square-feet per unit.	07:41PM 1	separation is from the rear yard of the multifamily
07:39PM 2	So the three units certainly fits on	07:41PM 2	building directly behind us.
07:39PM 3	the property. There's no increase in density. And	07:41PM 3	In terms of the side yard, in order to
07:39PM 4	in terms of the lot area per unit, we are more than	07:41PM 4	get a wider driveway to help improve access to the
07:39PM 5	conforming, equal to the other properties around us.	07:41PM 5	garages, we're a little bit closer to the property to
07:39РМ 6	I'll note that just a little bit down	07:41PM 6	the east than we were before, but we still need a
07:39PM 7	the block to the west of us there is an eight-unit	07:41PM 7	variance for that.
07:39PM 8	building on a little bit bigger site, their lot area	07:41PM 8	And then the last C variance is for lot
07:39PM 9	per unit is about 1500 square feet.	07.41PM 9	coverage, 40 percent is permitted. Our prior
07:39PM 10	So we're more than twice the lot area	07:41PM 10	application was at 60 percent. We are now at
07:39PM 11	per unit or half the density of that development.	07:41PM 11	45.96 percent, so we do need still need a
07:39РМ 12	So I think that certainly we can	07:41PM 12	variance, but we are significantly less coverage than
07:39PM 13	support the use variance, the neighborhood contains a	07:41PM 13	what was originally provided and I think that the
07:39PM 14	number of two families, there's that eight-unit that	07:42PM 14	C variances can be justified as well.
07:39PM 15	I indicated. Just to the east of our property we're	07:42PM 15	In terms of the negative criteria, I
07:39PM 16	into the commercial zone.	07:42PM 16	don't think what we're proposing is substantially
07:39РМ 17	Directly behind us is a five-story,	07;42PM 17	negative, it certainly is a significant improvement
07:39PM 18	multifamily building that fronts on Henry.	07:42PM 18	over the prior submission. The density is now
07:39РМ 19	There are other multifamily buildings	07:42PM 19	similar to what is on the property, significantly
07:39PM 20	directly behind us on the southern side of Henry	07:42PM 20	less density than what is permitted within the zone.
07:40PM 21	Street.	07:42PM 21	The setbacks are only slightly off what is permitted.
07:40PM 22	So in terms of the use, it certainly, I	07:42PM 22	The front is conforming, the rear yard is improved
07:40PM 23	think, fits in with the neighborhood and certainly	07:42PM 23	over the prior submission.
07:40PM 24	the property can support that.	07:42PM 24	So on balance, I think that the changes
07:40PM 25	The other D variance that was discussed	07:42PM 25	that were made to the application make it a superior
07.407111 = 0	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812		201-641-1812
	42		44
07:40PM 1	this evening is in terms of height and that's because	07:42PM 1	application to what was previously submitted. I
07:40PM 2	your duplex ordinance only allows 25 feet in height	07:42PM 2	think the positive criteria is met and far outweighs
07:40PM 3	and we are slightly above that, although it doesn't	07:42PM 3	anything that could be considered negative and I
07:40PM 4	become a D variance.	07:42PM 4	believe both the D and C variances can be approved.
07:40PM 5	Again, I think the height is consistent	07:42PM 5	CHAIRMAN FERGUSON: Okay.
07:40PM 6	with the neighborhood. Directly behind us is a	07:42PM 6	Just so I'm sure you know, all
07:40PM 7	five-story building, so we're significantly smaller	07:43PM 7	applications stand on its own.
07:40PM 8	than that.	07:43PM 8	So in other words, what's down the
07:40PM 9	The other older buildings are similar	07:43PM 9	street, across the street, like, this is the one
07:40PM 10	in height to us. All of the new two-family buildings	07:43PM 10	we're
07:40PM 11	that have been developed, particularly those that are	07:43PM 11	THE WITNESS: Correct.
07:40PM 12	directly across the street all exceed 30 feet in	07:43PM 12	I'm not suggesting that you need to
07:40PM 13	height.	07:43PM 13	approve this because there are other ones, but just
07:40PM 14	In terms of the height, we are	07.43PM 14	that we are consistent with the neighborhood.
07:40PM 15	consistent with the neighborhood even though we do	07:43PM 15	CHAIRMAN FERGUSON: Okay.
07:40PM 16	need that variance.	07:43PM 16	THE WITNESS: And in terms of density,
07:40PM 17	In terms of the C variances, we've	07:43PM 17	we are consistent with the neighborhood, but, yes,
07:40PM 18	eliminated the front yard variance by reducing the	07:43PM 18	there's no they're all looked at on their own
07:41PM 19	building size by getting rid of one unit, so we now	07:43PM 19	merits based on the particular piece of property,
07:41PM 20	have a conforming front yard that provides a	07:43PM 20	absolutely.
07:41PM 21	consistent streetscape.	07;43PM 21	CHAIRMAN FERGUSON: I appreciate that.
07:41PM 22	The rear yard although we need a	07:43PM 22	Any board members have anything?
07:41PM 23	variance, has been increased. Prior to this, we were	07:43PM 23	(No Response.)
07:41PM 24	a 12-foot rear yard. We now have a 16-foot rear	07:43PM 24	CHAIRMAN FERGUSON: Mr. Kauker?
07:41PM 25	yard. So that has increased the separation, that	07:43PM 25	MR. KAUKER: Yeah, a couple questions.
1	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
1	LAUNA A. CANGCOI, C.C.N., N.J. IN., L.L.C.	1	

			47
	45		board, obviously the length of the building you need
07:43РМ 1	It looks like Mr. Spatz had gone over all the	07:45PM 1	to take that into consideration in terms of its
07:43PM 2	required variances.	07:45PM 2	impact on the adjoining property, given the fact that
07:43PM 3	I do concur with the C variances that	07:45PM 3	it's only 3-and-a-half feet and it is 99 feet, as
07:43PM 4	are required. The D-1 use variance is required as	07:45PM 4 07:45PM 5	compared to, let's say, a two-family home, that might
07:43PM 5	well. The D-6 height obviously is required. I do check the ordinance and confirmed	07:45PM 6	be a lot less.
07:43PM 6	there is no exclusion for those I believe they	07:45PM 7	CHAIRMAN FERGUSON: Correct.
07:43PM 7		07:45PM 8	MR. KAUKER: Then you talked about the
07:43PM 8	call them bulkheads, but I don't know if they're really bulkheads or not, so those would be included	07:45PM 9	other I think you mentioned before that there were
07:43PM 9 07:43PM 10	in the height requirement.	07:46PM 10	other three-family homes on the street?
07:43PM 10 07:43PM 11	CHAIRMAN FERGUSON: Correct.	07:46PM 11	THE WITNESS: There are.
07:43PM 11 07:43PM 12	MR. KAUKER: Okay. So it's another	07.46PM 12	It's primarily two families. Several
07:43PM 12 07:43PM 13	8 feet, so what does that make it 8-and-a-half feet	07:46PM 13	lots to the west of us, there is on a very similar
07:43PM 13	above the 27.97, so about 35 feet or something like	07:46PM 14	design with the building turned vertical to the
07:43PM 14 07:44PM 15	that.	07:46PM 15	street, there's an eight-unit building on a
07:44PM 15	So Steve just confirmed that it's 36.5.	07:46PM 16	12,000-square-foot site and that is greater density
	And I don't know the amount of area	07:46PM 17	than what we have, but the block is primarily two
07:44PM 17	that those occupy on the top of the building, but it	07:46PM 18	families. The newer ones are two family, some of the
07:44PM 18 07:44PM 19	seems it might not be half, but it might be close to	07:46PM 19	older ones are still single families, yes.
07:44PM 19	it in terms of the percentage.	07:46PM 20	MR. KAUKER: Okay. And that's on West
07:44PM 20 07:44PM 21	The one question I had I actually	07:46PM 21	Homestead?
07:44PM 21	had two questions, but with respect to the length of	07:46PM 22	THE WITNESS: It is on West Homestead
07:44PM 22 07:44PM 23	the building, I believe it's 99 feet in length from	07:46PM 23	it's about five lots to the west is a multifamily
07:44PM 24	the front to the back; is that correct?	07:46PM 24	building.
07:44PM 25	MR, GIBLIN: Correct.	07:46PM 25	MR. KAUKER: Okay.
07.44PW 20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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07:44PM 1	THE WITNESS: I'll have to double check	07:46PM 1	THE WITNESS: It's, like, a slightly
07:44PM 2	that. Yes.	07:46PM 2	over a 12,000-square-foot lot. It might be just
07:44PM 3	MR. KAUKER: Okay. So in your opinion,	07:46PM 3	outside of the 200-foot radius, yes, that's possible.
07:44PM 4	is that consistent with the other buildings in the	07:46РМ 4	MR. KAUKER: Okay. All right. I have
07:44PM 5	neighborhood in terms of length? Because most of the	07:46PM 5	no other questions.
07:44PM 6	street I think is comprised of primarily one- and	07:46PM 6	CHAIRMAN FERGUSON: Okay. Anybody in
07:44PM 7	two-family homes.	07:46PM 7	the audience have any questions?
07:44PM 8	THE WITNESS: Correct, it's it is	07:46PM 8	Yes, Mayor.
07:44РМ 9	deeper than the two-family homes, the one- and	07:46РМ 9	MAYOR KIM: I think you guys made a
07:44PM 10	two-family homes, it's consistent with the size of	07;46РМ 10	very good judgment about the access with the
07:44PM 11	the eight-unit multifamily building that's to the	07:47PM 11	handicaps and the trash can.
07:44PM 12	rear of us, certainly consistent with the commercial	07:47PM 12	I really appreciate you guys diligently
07:45PM 13	building because of the the property is deeper	07:47PM 13	and carefully working on this development. So I
07:45PM 14	rather than wider, so it made sense to put the three	07:47PM 14	appreciate your service.
07:45PM 15	units in vertical to the street than what we have.	07:47PM 15	Thank you.
07:45PM 16	So the building, itself, is wider in	07:47PM 16	CHAIRMAN FERGUSON: Okay. You want to
07:45PM 17	terms of going deep into the property. In terms of	07:47РМ 17	sum up, my friend?
07:45PM 18	the three units if it were turned on its side, it	07:47PM 18	MR. GIBLIN: Sure.
07:45PM 19	would be the same. So it's not the number of units	07:47PM 19	So thank you all very much. I think
07:45PM 20	that creates that.	07;47PM 20	that the applicant has demonstrated that he certainly
07:45РМ 21	And we do have a conforming front yard.	07:47PM 21	has heard all of the concerns that have previously
07:45PM 22	We thought it was important to have a consistent	07:47PM 22	been raised by the board and the current application
07:45PM 23	streetscape on West Homestead.	07:47PM 23	is a much less intense use than that which was
07:45PM 24	MR. KAUKER: So in terms of the impact,	07:47PM 24	previously submitted.
07:45PM 25	and I think I've talked about this before with the	07:47PM 25	And, Mr. Chairman, as you said, each
	LAUDA A CADUCOL COD DDD LLC		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	l	201-641-1812

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	49	4	51		
07:47PM 1	application is to be kind of judged on their own	07:49PM 1	CHAIRMAN FERGUSON: Yes.		
07;47PM 2	merits. And I think what makes this one	07:49PM 2	MS. REBEKAH KIM: Mr. Brogna?		
07:47PM 3	distinguishable besides what the planner Mr. Spatz	07:49РМ 3	MR. BROGNA: Abstain.		
07:47PM 4	said is that, and I could have the owner testify to	07:49PM 4	MS. REBEKAH KIM: Mr. Grala?		
07/47PM 5	this, there's actually three families living there	07:49PM 5	MR. GRALA: Yes.		
07:47PM 6	now and as of 2007, there have been three meters	07:49PM 6	MS. REBEKAH KIM: Mr. Kim? MR. KIM: Yes.		
07:47PM 7	installed by PSE&G.	07:49PM 7			
07:47PM 8	So it seemed like the intent as of	07:49PM 8	MS. REBEKAH KIM: Mr. Terranova?		
07:47PM 9	2007, was for this to be a three family, which is how	07:49PM 9	MR. TERRANOVA: Yes.		
07:48РМ 10	10 it currently exists.		MS. REBEKAH KIM: Mr. Chung? MR. CHUNG: Yes.		
07:48PM 11					
07:48PM 12	·		MS. REBEKAH KIM: Mrs. Yoon?		
07:48PM 13	makes it susceptible to and what we would hope is the		MS, YOON: Yes.		
07:48PM 14	board allowing or approving both the use variance and	07:49PM 14	CHAIRMAN FERGUSON: Okay. I'll		
07:48PM 15	the two C variances for the lot coverage and the rear	07:49PM 15	entertain a motion to adjourn.		
07:48PM 16	yard setback.	07:49PM 16	MS. MARTTINI: No, I want to talk yet,		
07:48PM 17	CHAIRMAN FERGUSON: Okay.	07:49PM 17	not about that.		
07:48PM 18	Does anybody have out here have any	07:49PM 18	CHAIRMAN FERGUSON: No? What do you		
07:48РМ 19	questions about anything about this application?	07:49PM 19	want to talk about?		
07:48PM 20	(No Response.)	07:49PM 20	MS. MARTTINI: They told me to come		
07:48PM 21	CHAIRMAN FERGUSON: No?	07:49РМ 21	here. I want to talk about my house up on Bergen		
07:48PM 22	Okay. So I'm going to make a motion	07:50PM 22	Boulevard.		
07:48PM 23	that we deny the application as submitted.	07:50PM 23	MS, TESTA: No.		
07:48PM 24	Can I get a second?	07:50PM 24	CHAIRMAN FERGUSON: No.		
07:48PM 25	MR. BROGNA: Second.	07:50PM 25	MS. MARTTINI: What?		
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.			
	201-641-1812		201-641-1812		
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	50		52		
07:48PM 1	CHAIRMAN FERGUSON: Roll call?	07:50PM 1	CHAIRMAN FERGUSON: No.		
07:48PM 2	CHAIRMAN FERGUSON: Roll call? MS. REBEKAH KIM: Mr. Ferguson?	07:50PM 2	CHAIRMAN FERGUSON: No. MS. MARTTINI: I can't say anything?		
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	53		55		
07:50PM 1	zoning board, it is a past case that's passed. She's	07:52PM 1	rectify it, absolutely, but I think she's here		
07:50PM 2	talking about the Bergen Boulevard.	07:52PM 2	MS. TESTA: Correct, and the building		
07:50PM 3	MS. TESTA: Right, but this board	07:52PM 3	department could stop it and the applicant would then		
07:50PM 4	doesn't have jurisdiction. Once it's been approved	07:52PM 4	have to come back and notice everybody if they're		
07:50PM 5	unless there's an issue, then the building department	07:52PM 5	making changes.		
07:50PM 6	would get involved and send it back to us if they're	07:52PM 6	MAYOR KIM: Absolutely, but I don't		
07:50PM 7	making any changes, but	07:52PM 7	think she's here for the changes. If I could speak		
07:51PM 8	MS. MARTTINI: There's issues.	07:52PM 8	on her behalf, when she came to us, how could you let		
07:51PM 9	MAYOR KIM: Right, absolutely,	07:52PM 9	such a big building apartment come in at a one-family		
07:51PM 10	absolutely. I think she was in the wrong venue. I	07:52PM 10	unit? How was		
07:51PM 11	told her to come to the right venue. This is the	07:52PM 11	MS. TESTA: Again, it's putting this		
07:51PM 12	right venue and it is it's been approved and she	07:52PM 12	board, you know		
07:51PM 13	could always ask hey, how did you approve that or	07:52PM 13	MAYOR KIM: So I said you're in the		
07;51PM 14	whatever.	07:52PM 14	wrong venue, please go to the zoning board, that's		
07:51PM 15	MS. TESTA: No, because again, that	07:52PM 15	all I could do, that's all.		
07:51PM 16	might have been a different board and it really	16	MS. TESTA: Okay.		
07 51PM 17	this board is not once a case	17	THE COURT REPORTER: Ma'am, can I have		
07:51PM 18	MAYOR KIM: Wait, I thought it was	18	your name, please?		
07:51PM 19	approved by the zoning board.	19	MS. MARTTINI: Loretta Marttini.		
07:51PM 20	MS. MARTTINI: It was approved here.	20	THE COURT REPORTER: Martini like the		
07:51PM 21	MS. TESTA: It was approved, I don't	21	drink?		
07:51PM 22	know how many years ago, it's different members.	07:52PM 22	MS. MARTTINI: M-A-R-T-T-I-N-I.		
07:51PM 23	MS. MARTTINI: Two years.	07:52PM 23	THE COURT REPORTER: Thank you.		
07:51PM 24	MAYOR KIM: That's fine. She's here	07:52PM 24	CHAIRMAN FERGUSON: Okay. I make a		
07:51PM 25	not to argue, but ask questions. It's up to the	07:52PM 25	motion to adjourn.		
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		
1			201-641-1812		
	201-641-1812		201-041-1012		
	201-041-1012		56		
07:51PM 1		07:52PM 1	56 MR. BROGNA: I second.		
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	SERTIFICATE 57
1 2	CERTIFICATE
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•	I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary
4	Public of the State of New Jersey, Notary ID.
_	#50094914, Certified Court Reporter of the State of
5	New Jersey, and a Registered Professional Reporter, hereby certify that the foregoing is a verbatim
6	record of the testimony provided under oath before
•	any court, referee, board, commission or other body
7	created by statute of the State of New Jersey.
	I am not related to the parties
8	involved in this action; I have no financial
9	interest, nor am I related to an agent of or employed by anyone with a financial interest in the outcome of
9	this action.
10	This transcript complies with
	regulation 13:43-5.9 of the New Jersey Administrative
11	Code.
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14	- XVI
4=	AURA A. CARUCCI, C.C.R., R.P.R.
15	icense #XIO2050, and Notary Public
16	Expiration Date December 3, 2026
	1/01/24
17	Dated: 4/01/24
40	N
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20	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
	201-641-1812

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