

1 BOROUGH OF PALISADES PARK
 2 ZONING BOARD OF ADJUSTMENT
 3 MONDAY, APRIL 20, 2026
 4 7:07 p.m.

5 -----
 6 **Case No. 25-18**)
 7 Golan Shazo)
 8 145 Morningside Lane)
 9 Block: 717, Lot: 10)
 10 **Case No. 25-17**)
 11 550 Bergen LLC)
 12 550 Bergen Blvd)
 13 Block: 416, Lot: 3)
 14 **Case No. 25-09**)
 15 Robert Lee)
 16 317 9th Street)
 17 Block 410, Lot 17)
 18 **Case No. 25-16**)
 19 Grand Kukbo NJ, Inc)
 20 71 Grand Ave, #102)
 21 Block 313, Lot 3)
 22 -----

TRANSCRIPT OF
 PROCEEDING

12 B E F O R E :

13 BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT
 14 THERE BEING PRESENT:

- 15 CHARLIE CHUNG, CHAIRMAN
- 16 SEONG HYE YOON, VICE CHAIRWOMAN
- 17 ELEFTERIOS ELEFTERIOU, MEMBER
- 18 DAVID TERRANOVA, MEMBER
- 19 BRIAN KIM, MEMBER (ABSENT)
- 20 STEVEN BROGNA, MEMBER
- 21 AARON CHIESA, MEMBER
- 22 SOPHIA KIM, ALTERNATE MEMBER
- 23 JUSTIN SUNG, ALTERNATE MEMBER (ABSENT)
- 24 SOOKYUNG PARK, ALTERNATE MEMBER (ABSENT)
- 25

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 201-641-1812

I N D E X

2	WITNESS	SWORN	TESTIMONY
3	Case No. 25-16		
4	Grand Kukbo NJ, Inc		
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6	Block 313, Lot 3		
7	Case No. 25-18		
8	Golan Shazo		
9	145 Morningside Lane		
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1 A P P E A R A N C E S :
 2 TESTA & DeCARLO
 3 BY: DIANE DECARLO, ESQUIRE
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 7
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 13 and Case No. 25-18, Golan Shazo, 145 Morningside Lane
 14
 15 CLEARY, GIACOBBE, ALFIERI, JACOBS, LLC
 16 BY: BRIAN M. CHEWCASKIE, ESQUIRE
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 22 LLC, 550 Bergen Blvd
 23
 24
 25

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

- 17 REBEKAH KIM, BOARD SECRETARY
- 18 CARL O'BRIEN, PE, PP, CME, CPWM, BOARD ENGINEER
- 19 MICHAEL KAUKER, PP, AICP, BOARD PLANNER

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I N D E X (continued)

2	WITNESS	SWORN	TESTIMONY
3	Appointment of Special Counsel		
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E X H I B I T S

15	No.	Description	Ident/Evid
16	Case No. 25-18		
17	Golan Shazo		
18	145 Morningside Lane		
19	Block 717, Lot 10		
20	A-5	Elevation, Site Plan and Zoning Information, Last Revised 4/08/26	10
21	A-6	Floor plans, Last Revised 4/08/26	13
22	A-7	Floor Plans, Last Revised 4/08/26	15
23			
24			
25			

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5

1 MS. DECARLO: Will everyone please
 2 stand for the Pledge of Allegiance?
 3 (Whereupon, all rise for a recitation
 4 of the Pledge of Allegiance.)
 5 MS. DECARLO: Secretary, please do the
 6 roll call.
 7 SECRETARY KIM: Mr. Chung?
 8 CHAIRMAN CHUNG: Yes, here.
 9 SECRETARY KIM: Ms. Yoon?
 10 VICE CHAIRMAN YOON: Yes.
 11 SECRETARY KIM: Mr. Brogna?
 12 MR. BROGNA: Here.
 13 SECRETARY KIM: Mr. Chiesa?
 14 MR. CHIESA: Yes.
 15 SECRETARY KIM: Mr. Elefteriou?
 16 MR. ELEFTERIOU: Here.
 17 SECRETARY KIM: Mr. Terranova?
 18 MR. TERRANOVA: Here.
 19 SECRETARY KIM: Ms. Park?
 20 (No Response.)
 21 SECRETARY KIM: Mr. Sung?
 22 (No Response.)
 23 SECRETARY KIM: Mrs. Kim?
 24 MS. S. KIM: Here.
 25 MS. DECARLO: In accordance with the
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6

1 Open Public Meetings Statement, in accordance with
 2 the Open Public Meetings Act, notice of this meeting
 3 has been posted on the Borough's bulletin board.
 4 Notice has been provided to at least
 5 two official Borough newspapers and filed with the
 6 Borough Clerk's office.
 7 Chairman, we need a motion and second
 8 to approve the minutes from the March 16th, 2026
 9 meeting.
 10 CHAIRMAN CHUNG: I'm going to make a
 11 motion to approve that one.
 12 Need a second.
 13 VICE CHAIRWOMAN YOON: I'll second it.
 14 CHAIRMAN CHUNG: Roll call, please.
 15 MS. DECARLO: Roll call.
 16 SECRETARY KIM: Mr. Chung?
 17 CHAIRMAN CHUNG: Yes.
 18 SECRETARY KIM: Ms. Yoon?
 19 VICE CHAIRMAN YOON: Yes.
 20 SECRETARY KIM: Mr. Brogna?
 21 MR. BROGNA: Yes.
 22 SECRETARY KIM: Mr. Chiesa?
 23 MR. CHIESA: Yes.
 24 SECRETARY KIM: Mr. Elefteriou?
 25 MR. ELEFTERIOU: Yes.
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1 SECRETARY KIM: Mr. Terranova?
 2 MR. TERRANOVA: Abstain.
 3 SECRETARY KIM: Mrs. Kim?
 4 MS. S. KIM: Abstain.
 5 MS. DECARLO: Next we have Case
 6 No. 25-16, property at 71 Grand Avenue, Number 102,
 7 Block 504, Lot 6.
 8 This a memorialization of a resolution
 9 approving the request to withdraw the application
 10 without prejudice.
 11 We need a motion and a second and roll
 12 call.
 13 CHAIRMAN CHUNG: I'll make a motion.
 14 VICE CHAIRWOMAN YOON: I'll second it.
 15 SECRETARY KIM: Mr. Chung?
 16 CHAIRMAN CHUNG: Yes.
 17 SECRETARY KIM: Ms. Yoon?
 18 VICE CHAIRMAN YOON: Yes.
 19 SECRETARY KIM: Mr. Brogna?
 20 MR. BROGNA: Yes.
 21 SECRETARY KIM: Mr. Chiesa?
 22 MR. CHIESA: Yes.
 23 SECRETARY KIM: Mr. Elefteriou?
 24 MR. ELEFTERIOU: Yes.
 25 SECRETARY KIM: Mr. Terranova?
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1 MR. TERRANOVA: Abstain.
 2 SECRETARY KIM: Mrs. Kim?
 3 MS. S. KIM: Abstain.
 4 MS. DECARLO: Okay.
 5 Our next case is Case No. 25-18,
 6 Applicant Golan Shazo, property at 145 Morningside
 7 Lane.
 8 MR. SOKOLICH: Good evening, Chairman,
 9 Counsel, Members of the Board, it's good to see you
 10 all again. Mark Sokolich on behalf of the Applicant
 11 Golan Shazo for property known as 145 Morningside
 12 Lane.
 13 If the board would indulge me, just by
 14 way of very brief background, this applicant was
 15 before the board at the last -- your last hearing
 16 back in March and about 75 percent through the
 17 application we had heard some concerns, heard some
 18 issues that were raised by the board and we
 19 collectively thought it would be prudent to revise
 20 the plans: Number one, to reflect some of the
 21 revisions that we had discussed; and, number two,
 22 incorporate some of the concerns that are in the
 23 board, so -- that were from the board, I should say.
 24 So for this evening's purposes we
 25 intend to present the testimony of Mr. Cocoros to
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1 show to you what those revision are.
2 We're hopeful that they meet with your
3 approval and then conclude with our planner, David
4 Spatz, if acceptable.

5 For the record there was some
6 additional green cards that were returned on this,
7 Diane, if I may?

8 As you can see I'm anxious to get rid
9 of that bulkiness from the file, so I'm sorry about
10 that.

11 But Chairman, with your permission,
12 we'd ask Mr. Cocoros --

13 CHAIRMAN CHUNG: Go ahead.

14 MS. DECARLO: Do you swear that the
15 truth you will give regarding this testimony is the
16 truth, the whole truth and nothing but the truth?

17 MR. COCOROS: I do.

18 VASSILIOS COCOROS, AIA
19 467 Sylvan Avenue, Englewood Cliffs, New Jersey
20 07632, having been duly sworn, testifies as
21 follows:

22 MS. DECARLO: Would you please state
23 your name, spell it and provide your business
24 address?

25 MR. COCOROS: Sure.

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1 and I believe we marked it as A-4 and I believe that
2 was the last exhibit that we had marked.

3 (Whereupon, Elevation, Site Plan and
4 Zoning Information, Last Revised April 8, 2026
5 is marked as Exhibit A-5 for identification.)

6 BY MR. SOKOLICH:

7 Q. So with the board's permission, I will
8 mark your plan as A-5.

9 If we have to mark any more, we will,
10 but A-5 is identified as elevation, site plan and
11 zoning information with a last revised date of
12 April 8, 2026?

13 A. Yes.

14 Q. Bill, wherever you think it's easiest
15 and simplest, if you can review what's different on
16 this plan marked as A-5 as distinguished from the
17 original iteration of what we presented.

18 A. Sure.

19 **On the A-1 sheet, which has the**
20 **elevations and the schematic site plan, basically**
21 **what was done is we reduced the height of the**
22 **building by taking one foot out of the first floor,**
23 **we're down to a typical 9-foot ceiling.**

24 **In addition to that, you can see on the**
25 **rear elevation we've reduced the mass of sort of**
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1 Vassilios, V-A-S-S-I-L-I-O-S, Cocoros,
2 C-O-C-O-R-O-S, VCA Group, LLC, 467 Sylvan Avenue,
3 Englewood Cliffs, New Jersey 07632.

4 MS. DECARLO: Thank you.

5 CHAIRMAN CHUNG: Thank you.

6 DIRECT EXAMINATION

7 BY MR. SOKOLICH:

8 Q. Bill, you are the architect that was
9 engaged by Mr. Shazo, correct?

10 A. Yes.

11 Q. And, in fact, you worked with him
12 throughout the process and you were in attendance at
13 the March meeting and testified before this board?

14 A. Yes.

15 Q. You recall some of the concerns that
16 were raised at that time?

17 A. Yes.

18 Q. So we have plans that are now depicted
19 on the tripod, which I trust depicts some of the
20 revisions that I alluded to earlier?

21 A. Yes.

22 MR. SOKOLICH: With that and with the
23 board's permission, Diane, I'm going to mark this as
24 A-5.

25 We had handed out the planning exhibit
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1 **penthouse structure at the roof deck level.**
2 **You can see the little hatched area**
3 **showing what was removed as far as the building goes.**

4 **If you're standing at the grade line, even closer to**
5 **the front, that portion of the building is kind of**
6 **recessed back, so you won't be able to really see.**

7 **You'll see just the soffit and the eave**
8 **of the roof when you're looking at it from the side**
9 **and even when you're looking at it from the front.**

10 **Well, actually the front is kind of**
11 **hidden because it's behind the main roof of the**
12 **building.**

13 **In the back you're basically going to**
14 **see the same thing, you'll see the edge of the roof**
15 **deck, glass railing and that's it and then the**
16 **penthouse, itself, it's setback pretty -- pretty far**
17 **back.**

18 **So that's as far as the changes in**
19 **regards to the building height and the building**
20 **volume of the penthouse level.**

21 **If you go to the right-hand side of the**
22 **sheet, I have my schematic site plan.**

23 **As per the previous meeting, we still**
24 **have to -- if this is approved, we still have to**
25 **submit an engineered site plan or engineered sewer**
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1 relocation plan, but just to show the concept I added
2 typical configuration that has been done in this area
3 before where you would have the four new manholes
4 that would accommodate the zigzag of the sewer line.

5 Like I said, once if this is approved,
6 we would have to have an engineered site plan by a PE
7 that would also have additional topography on that,
8 all the inverts, all the existing inverts, new
9 inverts and construction details for that proposed
10 sewer relocation.

11 In regards to the other changes, if you
12 go to Sheet A-2.

13 Q. Let me mark that for you, Bill.
14 So you call it A-2. We're going to
15 mark it for purposes of the application, with the
16 board's permission, as A-6.

17 It is entitled "Floor Plans," with a
18 last revised date of April 8, 2026?
19 (Whereupon, Floor Plans, Last Revised
20 April 8, 2026 is marked as Exhibit A-6 for
21 identification.)

22 THE WITNESS: Basically, on the left
23 side -- left side of the sheet is the left elevation.

24 As I mentioned before, that is really
25 to show the reduction of the first floor, which

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1 plan, as A-7.

2 I've initialed and dated them all
3 today, the 20th.

4 A-7 is also identified as "Floor Plans"
5 marked as A-3 by Billy with a last revised date of
6 April 8, 2026.

7 THE WITNESS: Correct.

8 (Whereupon, Floor Plans, Last Revised
9 April 8, 2026 is marked as Exhibit A-7 for
10 identification.)

11 BY MR. SOKOLICH:

12 Q. Thank you.

13 A. Sure.

14 Going from left to right, we have a
15 first floor plan which is the main living space.

16 The only change to that was really the
17 ceiling height. We brought it down to a typical
18 9 foot.

19 The second floor is the bedroom level,
20 that stayed the same.

21 Upstairs above that is the attic/roof
22 deck level where we have the finished area.

23 You can see the dashed area with a note
24 where the previous line of the building was which
25 kind of lined up with the edge of the outside wall.

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1 brings down the building height and you can see here
2 where we have the penthouse portion has been recessed
3 back, so you have a little bit of roof and you're not
4 having a direct wall all the way up on that portion
5 of the building.

6 The lower level plan, which is the
7 lowest level of the building, which kind of walks out
8 into the backyard portion, that was before had two
9 rooms set up and we cleaned it up, we just made one
10 big recreation room with a powder room, storage room
11 and the staircase up to the basement plan, which is
12 the ground floor plan if you're looking at it from
13 Morningside Lane. That pretty much stayed the same.
14 Utility room, powder room, home office, recreation
15 room and the sliding glass door out to the deck.
16 That deck is two levels off the ground floor level
17 and the main living level.

18 In addition to that, we have a small
19 patio area under that deck off the lower level that's
20 accessed by a sliding glass door.

21 If you go to sheet A-3.

22 BY MR. SOKOLICH:

23 Q. Your sheet A-3.

24 MR. SOKOLICH: And, Diane, with your
25 permission, I'm going to mark this plan, applicant's

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1 We've set them back in now
2 approximately 3 feet on each one, about 3-and-a-half
3 feet further in from the outside edge of the building
4 just to kind of break up that mass on the roof top
5 level.

6 And that was the basic gist of all the
7 revisions.

8 Q. So based on your testimony concerning
9 the plans that we've marked as A-5, A-6 and A-7, this
10 depicts the revisions.

11 Now, I never like to say we only need
12 by way of variance, because there's always something
13 that we'll forget to point out, but what I would call
14 the major variance here still remains the height that
15 you depict on those plans, correct?

16 A. Yes.

17 I'm not a planner, but, you know, we've
18 done properties in that area and even on some -- some
19 of the steep situations like on Glen or Roff Avenue
20 where we have like 20, 30-foot drop-offs, this is one
21 of the biggest ones that we've dealt with.

22 Q. And that drop-off impacts how we
23 compute height for one simple reason, because it's an
24 averaging, correct?

25 A. Average grade.

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1 **Like I said, if you look at it from**
 2 **Morningside Lane, it looks like your typical --**
 3 **Q.** Which is the upper left picture of A-5?
 4 **A. Yes.**
 5 **And like I said, and part of it is**
 6 **like, you know, if this was like 20 years ago, we**
 7 **would have probably had the driveway go down 2, 3 --**
 8 **2, 3 feet at least, but now given, you know, the**
 9 **current climate and the storms we've been having, I**
 10 **know the board is reluctant on how --**
 11 **Q.** And like I asked you last time, Bill,
 12 if this were a perfectly flat piece of property, the
 13 subterranean floor or floors wouldn't be proposed by
 14 this applicant, correct?
 15 **A. Correct.**
 16 **Q.** And nor would a height variance be
 17 requested?
 18 **A. Correct.**
 19 **Q.** But because of this steep drop, which
 20 you see in the lower left-hand corner and
 21 approximately we'll conclude -- how many feet is that
 22 drop approximately?
 23 **A. 257 in the front and in the back it**
 24 **goes to 234, so --**
 25 **Q.** So about 25 feet?
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1 How does that relate to the -- because I know there's
 2 -- there are no properties in the rear.
 3 There's a property, but it's not --
 4 there's nothing on it. It's basically next to the
 5 street.
 6 THE WITNESS: It's about an 11-foot
 7 difference from in front of the building to the back
 8 corners or our building.
 9 The other properties are similar.
 10 However, the newer -- newer development along that
 11 portion of Morningside Lane basically from Route 5 up
 12 to, I think, Hillcrest are -- have a similar
 13 situation where we have a little bit of retaining
 14 wall to kind of stabilize the site to get at least
 15 the subbasement to kind of, you know, walk-out grade.
 16 So it kind of matches what's new. Some
 17 of the older houses were basically done where they
 18 basically had the same thing, a lot of times they
 19 were kind of precluded by doing the retaining walls
 20 because of the sewer that was there before.
 21 So, you know, in some cases the houses
 22 that are existing have more of a drop-off from their
 23 front down to their back corners.
 24 MR. KAUKER: So would you say the rear
 25 of this house would be at a higher elevation or a
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1 **A. Yes.**
 2 MR. SOKOLICH: Chairman, I rest.
 3 CHAIRMAN CHUNG: Thank you.
 4 Members, questions?
 5 (No Response.)
 6 CHAIRMAN CHUNG: No.
 7 (No Response.)
 8 Mike, anything?
 9 MR. KAUKER: What's the difference in
 10 the grade between the front and the rear of the
 11 building?
 12 THE WITNESS: It's about -- the front
 13 -- the rear -- the front and the rear of the
 14 building.
 15 MR. KAUKER: Yeah, what's the total
 16 elevation change?
 17 THE WITNESS: Yeah, let me double
 18 check.
 19 At the sidewalk or at the building
 20 corner?
 21 MR. KAUKER: I guess at the front of
 22 the building to the rear or the front property line
 23 to the rear.
 24 I'm just trying to get an idea.
 25 And then the follow-up question is:
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1 lower elevation than the properties to the left and
 2 the right.
 3 THE WITNESS: It would be similar,
 4 because, you know, what we're doing is we have a
 5 little bit of a retaining wall that's going to kind
 6 of terrace that backyard and that basically comes up
 7 to the -- to the level of the neighbors. You know,
 8 we try to keep it where it's not like -- you know,
 9 we're not putting immense retaining walls along the
 10 neighbor's properties and that's part of the reason
 11 why -- you know, we could have cheated a little bit
 12 as far as doing tiered retaining walls on the whole
 13 property which would have kind of created a side yard
 14 situation where the neighbor would be staring at a 4-
 15 or 5-foot high retaining wall.
 16 MR. KAUKER: Okay. So if you did a
 17 retaining wall in the back, it would require you to
 18 do retaining walls on the side as well?
 19 THE WITNESS: Yeah, if we wanted to
 20 break up that distance.
 21 MR. KAUKER: And that would be elevated
 22 above the neighboring properties.
 23 THE WITNESS: I think so, yeah, that
 24 was part of the issue.
 25 We've done it before and it kind of
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1 looks, you know...

2 MR. KAUKER: Was there any landscaping
3 -- landscaping proposed along -- you said there's
4 going to be a retaining wall in the back, right?
5 Because we know there's trees along Bergen Boulevard,
6 but they look like they're deciduous trees.

7 THE WITNESS: You know, we can do -- I
8 guess part of it has to do with the sewer plan. We
9 can see, we can probably put some landscaping for
10 their own purposes along the back retaining wall.

11 There is some room in the front corners
12 by the stairs for some plantings along the property
13 line, maybe about a 10-foot-by-30-inch-wide section
14 at the front left and right. You know, we can put
15 something to kind of dress that up a little bit.

16 And then the back, I mean, I don't
17 think we're going to even be touching that area in
18 the back, so that's going to remain kind of natural.

19 MR. KAUKER: Yeah, from a visual
20 standpoint, I think probably the -- I mean, obviously
21 you can have ornamental plantings in the front, but
22 maybe provide some sort of buffer along that wall in
23 the back.

24 Like I said, there is buffering, but it
25 looks like deciduous trees in the back. So it looks

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1 like during the winter months, that's going to be
2 visible.

3 THE WITNESS: Okay.

4 MR. SOKOLICH: We would stipulate to
5 that.

6 MR. KAUKER: That's all I have.

7 MR. O'BRIEN: Thank you, Chairman.
8 From an engineering perspective, you
9 said you were going to have an engineer --

10 THE WITNESS: Yeah, that's out of my
11 purview.

12 MR. O'BRIEN: All right. So there's
13 really three major things on the engineering side
14 that we're going to need addressed.

15 I'm okay with it being conditional upon
16 approval as long as it goes to the building
17 department, we'll deal with it there.

18 One of them will be -- and it's all
19 addressed in our letter. One of them is the
20 cut-and-fill calculations. How much soil will be
21 removed? How much soil will be brought in as a
22 result of this project? This way we balance the site
23 and see what we have there.

24 The other which was stated was the
25 sanitary sewer, how are you doing your sanitary sewer

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1 design connections, tie-ins?

2 We'll need to deal with all of that and
3 see what's going on there.

4 Right now it's just in a schematic
5 format. Ultimately what we'll need are the design
6 with the pipe size, the slopes, the invert
7 calculations, everything else so that we understand
8 where the -- how the flow of the sanitary sewer is
9 leaving the site.

10 And the third one has to do with
11 stormwater management. I don't see any stormwater
12 management laid out.

13 THE WITNESS: That will be done by the
14 PE.

15 To me, it makes the most sense behind
16 that retaining wall to avoid any surcharge -- you
17 know to avoid any surcharge on the wall --

18 MR. O'BRIEN: Right.

19 THE WITNESS: And then that's also the
20 lowest point.

21 MR. O'BRIEN: So as part of our letter
22 we list a bunch of requirements that need to be done,
23 do some test pits so that we can make sure that the
24 soil can accept the stormwater.

25 I need the design calculations. We
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1 need to review that to make sure that everything can
2 be addressed there.

3 We don't want to have any of the roof
4 leaders or stormwater points of discharge to the
5 neighbor's property, keep it all on-site. That's
6 where the underground storage comes into play.

7 So these three aspects that I spelled
8 out are typical and we can handle it through the
9 building department once the applicant goes for his
10 building permits if the board agrees to that.

11 CHAIRMAN CHUNG: Thank you.

12 MR. O'BRIEN: Thank you.

13 MR. SOKOLICH: Thank you.

14 CHAIRMAN CHUNG: Anybody in the public?

15 Go ahead, sir.

16 MR. LORENZO: Dave Lorenzo, property
17 owner in Palisades Park.

18 Question for the architect, Billy,
19 what's the height of the building?

20 THE WITNESS: The height, which we got
21 from the four corners, I got 39-feet-9-inches,
22 39.75 feet.

23 MR. LORENZO: And number of stories.

24 THE WITNESS: It's a four-story
25 structure plus the attic/roof deck.

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1 MR. LORENZO: Four stories plus the
 2 attic.
 3 THE WITNESS: Yeah.
 4 MR. LORENZO: Okay.
 5 That's it.
 6 THE WITNESS: Thank you.
 7 CHAIRMAN CHUNG: That's it, sir.
 8 Anybody else? No?
 9 (No Response.)
 10 CHAIRMAN CHUNG: All right.
 11 MR. SOKOLICH: Chairman, I don't know
 12 if it's necessary, I didn't mean to interrupt, we did
 13 have planning testimony, which we could do briefly or
 14 we don't have to, but would you like to hear from
 15 Mr. Spatz briefly.
 16 CHAIRMAN CHUNG: Please, go ahead.
 17 MR. SOKOLICH: Thank you.
 18 If we can just have him sworn in and I
 19 will give you an abridged version.
 20 CHAIRMAN CHUNG: Yes, thank you.
 21 MS. DECARLO: Do you swear that the
 22 testimony you will provide with regard to this
 23 application is the truth, the whole truth and nothing
 24 but the truth?
 25 MR. SPATZ: Yes, I do.

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1 DIRECT EXAMINATION
 2 BY MR. SOKOLICH:
 3 Q. So your credentials have been accepted
 4 as a planner.
 5 When last we were before this board, we
 6 actually submitted your planning exhibit, which
 7 consists of four photographs?
 8 A. **Correct.**
 9 Q. And we marked it as A-4 because it was
 10 very helpful during the course of the other witness.
 11 A. **Right.**
 12 Q. So David, referring to the photos which
 13 you look as A-4, would you please provide your
 14 planning assessment?
 15 A. **Certainly.**
 16 **There's a series of four photographs.**
 17 **I hope the board still has that from the last**
 18 **meeting, but I'll just describe it anyway.**
 19 **The subject property is single-family**
 20 **home with a detached garage that slopes down towards**
 21 **the bottom, a significant drop-off with Bergen**
 22 **Boulevard to the rear.**
 23 **Originally the project had been**
 24 **approved for a seven-unit townhouse development with**
 25 **our property, as well as the property to the left,**

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1 D A V I D S P A T Z, PP
 2 60 Friend Terrace in Harrington Park, New Jersey,
 3 having been duly sworn, testifies as follows:
 4 MS. DECARLO: Please state your name,
 5 spelling it and provide your business address.
 6 MR. SPATZ: Certainly.
 7 David Spatz, S-P-A-T-Z. My business
 8 address is 60 Friend Terrace in Harrington Park, New
 9 Jersey.
 10 MS. DECARLO: Thank you.
 11 MR. SOKOLICH: Thank you.
 12 VOIR DIRE EXAMINATION
 13 BY MR. SOKOLICH:
 14 Q. David, you were the planner engaged by
 15 the applicant, correct?
 16 A. **Yes, I was.**
 17 Q. And as a matter of -- and your
 18 credentials have been accepted before this board as a
 19 planner in the past?
 20 A. **Many times.**
 21 MR. SOKOLICH: Chairman, I would offer
 22 Mr. Spatz as a planner.
 23 CHAIRMAN CHUNG: Yes.
 24 THE WITNESS: Thank you.
 25 MR. SOKOLICH: Thank you.

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1 **but we're just now focusing on our property with the**
 2 **two-family home.**
 3 **The properties to the north of us are a**
 4 **series of two-family homes.**
 5 **The properties to the left of us, with**
 6 **the exception of the single-family home directly next**
 7 **to us, are also a series of newer two-family homes.**
 8 **And then directly across the street**
 9 **also all two-family homes.**
 10 **So we're in the AA zone which permits**
 11 **two families. The lot, itself, conforms to the area**
 12 **width and depth requirements of the zone.**
 13 **There is one (d) variance which is for**
 14 **building height and then one (c) variance which is**
 15 **for building coverage as calculated in square feet,**
 16 **although we meet it in terms of percentage.**
 17 **So looking first at our (d) variance, I**
 18 **think the site is particularly well-suited for what**
 19 **we're proposing. The zone permits two families. The**
 20 **neighborhood is almost entirely two families.**
 21 **The lot, itself, is about 2500 square**
 22 **feet larger than what is required for two families.**
 23 **So we've certainly kept it within what**
 24 **the neighborhood looks like and designed a home that**
 25 **fits within the property. All of the setbacks are**

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1 conforming.

2 We do meet the purposes of zoning.

3 Purpose A, which is promoting the
4 public health, safety, morals and general welfare.

5 Eliminating a home that's in poor condition, the
6 detached garage, building a new home, which meets all
7 of the building codes and safety features of the
8 current building codes meets that standard.

9 Purpose E, for establishing appropriate
10 population densities. Again, proposing a two-family
11 in a two-family zone. And then lastly, for promoting
12 a desirable visual environment eliminating a home
13 that is in poor condition, getting rid of that
14 detached garage and building something that is
15 permitted within the zone and consistent with the
16 development that surrounds us on Morningside, I think
17 meets that standard.

18 In terms of the building height, what
19 we need to look at is consistency with the
20 neighborhood, and I believe we are.

21 All of the homes, as they face the
22 street, are three families on our -- three stories,
23 excuse me.

24 The homes on either side and all along
25 on that side of Morningside all have that steep

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1 slope.

2 So the rear of those properties are
3 taller than the front. Ours is deigned the same way.

4 The rear is the four stories in height,
5 but from the street level it's three stories.

6 So, again, it will fit in with all the
7 surrounding properties.

8 So I think the (d) variance can be
9 supported.

10 In terms of the (c) variance for
11 building coverage, we do meet your percentage
12 requirement for the zone, but we are about 100 or so
13 square feet over what the maximum square footage
14 percentage.

15 Drainage improvements were discussed
16 and will be the subject of an engineering submission.

17 So I think we can support that slightly
18 larger building and as I've noted we meet all of the
19 setback standards for -- for the zone and the height
20 is only a bit more than what is permitted.

21 So I think the positive criteria exists
22 for the (c) variance.

23 Looking at the negative criteria, I
24 don't think there is anything substantially negative.

25 We're reducing our project from an

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1 approved seven units down to two units which is
2 permitted and consistent with the neighborhood. The
3 setbacks are conforming, so I don't believe we have
4 any impact on light, air and open space.

5 As Mr. Cocoros described, there's a
6 significant drop-off to the rear of our property,
7 which -- because of the way it's calculated. We have
8 that height variance. To the rear of us there are no
9 structures. It's Bergen Boulevard and a wooded area
10 from there to our street, so we're not really having
11 any impact on light, air and open space and so on
12 balance, I think the positive criteria exists and it
13 far outweighs anything that might be considered
14 negative and I believe it's appropriate to grant the
15 variances.

16 MR. SOKOLICH: Thank you, David.

17 I offer Mr. Spatz, Mr. Chairman.

18 CHAIRMAN CHUNG: Thank you, sir.

19 Thank you.

20 Well, I do have a problem with the
21 lower basement.

22 You have two basements, right?

23 MR. SOKOLICH: Well, yeah, there's one
24 that's 50 percent subterranean and then there's one
25 directly above it.

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1 You're referring, obviously, to the
2 lowest level, correct, Chairman?

3 CHAIRMAN CHUNG: Yeah, lower -- yeah,
4 lower basement and then basement.

5 MR. COCOROS: That's below the garage
6 level.

7 That accesses out to the backyard.

8 MR. SOKOLICH: Which is presently
9 marked, Bill?

10 MR. COCOROS: The recreation room.

11 MR. SOKOLICH: For recreation room,
12 correct.

13 CHAIRMAN CHUNG: All right.

14 Bill, you said it was 25-foot
15 difference from the front of the house to the back of
16 the house or the front of the property to the back of
17 the property.

18 MR. COCOROS: No, the front of the
19 property to the back of the property.

20 From the front of the house to the back
21 of the house is about 11 feet.

22 CHAIRMAN CHUNG: Right, 11 feet, right.

23 MR. COCOROS: Yeah.

24 CHAIRMAN CHUNG: Thank you.

25 MR. COCOROS: That's when you get that

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1 full story like --
 2 CHAIRMAN CHUNG: Have you seen the
 3 house at 117 Morningside Lane? Similar to yours.
 4 MR. COCOROS: I would have to --
 5 CHAIRMAN CHUNG: Very similar to yours.
 6 MR. SOKOLICH: Billy, is the entire
 7 sublevel finished? It is not, correct? Under the
 8 garage, I believe is --
 9 MR. COCOROS: Well, there's a slab
 10 where the garage is, that's going to be a structural
 11 slap.
 12 MR. SOKOLICH: Understood.
 13 But below that structural slab, is
 14 there any square footage, livable square footage.
 15 MR. COCOROS: No. That's why it's
 16 reduced on that.
 17 CHAIRMAN CHUNG: All right.
 18 So the height won't change it, but if
 19 you eliminate the lower one, the retaining wall,
 20 eliminate that lower one, then I'm okay with that.
 21 MR. COCOROS: I mean, as far as, like I
 22 said, the only way I can see we eliminate it is we
 23 make an unfinished space, like a storage.
 24 CHAIRMAN CHUNG: That's fine.
 25 MR. COCOROS: You know, we have -- like

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1 I said, because to fill it --
 2 CHAIRMAN CHUNG: I can't see you with
 3 two basements.
 4 Pretty much your living space --
 5 MR. SOKOLICH: Chairman, even if we --
 6 even if we -- even if we -- whatever safeguards we
 7 need to put into that lower level as opposed to --
 8 we're going to have to build it anyway.
 9 It would just be a -- I don't mean to
 10 be argumentative with you.
 11 CHAIRMAN CHUNG: No, no, I understand.
 12 MR. COCOROS: Yeah, we've done it
 13 before where we basically have an unfinished space,
 14 you know, just like --
 15 MR. SOKOLICH: Never mind, I've been
 16 overruled.
 17 CHAIRMAN CHUNG: Then I might consider
 18 approving the application and, you know, it's up to
 19 the rest of the members, but willing to do that.
 20 MR. SOKOLICH: Yes.
 21 CHAIRMAN CHUNG: All right then, with
 22 the changes, I'll make a motion to approve the
 23 application.
 24 Roll call, please.
 25 SECRETARY KIM: Who was the second?

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1 CHAIRMAN CHUNG: I made a motion.
 2 You want to second it?
 3 VICE CHAIRWOMAN YOON: I'll second.
 4 SECRETARY KIM: Mr. Chung?
 5 CHAIRMAN CHUNG: I'm okay, yes.
 6 SECRETARY KIM: Ms. Yoon?
 7 VICE CHAIRMAN YOON: Yes.
 8 SECRETARY KIM: Mr. Brogna?
 9 MR. BROGNA: Yes.
 10 SECRETARY KIM: Mr. Chiesa?
 11 MR. CHIESA: Yes.
 12 SECRETARY KIM: Mr. Elefteriou?
 13 MR. ELEFTERIOU: Yes.
 14 SECRETARY KIM: Mr. Terranova?
 15 MR. TERRANOVA: Abstain.
 16 SECRETARY KIM: Mrs. Kim?
 17 MS. S. KIM: Abstain.
 18 CHAIRMAN CHUNG: Thank you.
 19 MR. SOKOLICH: Chairman, how many
 20 members are here voting?
 21 There are five affirmative votes needed
 22 for the variance relief.
 23 CHAIRMAN CHUNG: We have seven members.
 24 Right?
 25 Two, five, four, six, seven. We have

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1 seven.
 2 MR. SOKOLICH: Yeah, so the abstention
 3 is a no vote and the -- I'm sorry, I wasn't keeping
 4 count.
 5 There are five affirmative votes that
 6 are required for this approval.
 7 CHAIRMAN CHUNG: Right.
 8 There was five.
 9 MR. SOKOLICH: There were five?
 10 CHAIRMAN CHUNG: Yes.
 11 MR. SOKOLICH: Then I miscounted, I
 12 apologize.
 13 Thank you.
 14 I'm sorry for the --
 15 CHAIRMAN CHUNG: No problem.
 16 You got that, the five?
 17 SECRETARY KIM: Yes, five.
 18 MR. SOKOLICH: Thank you.
 19 Thank you, Chairman.
 20 Thank you, Members of the Board.
 21 We've built a beautiful house.
 22 CHAIRMAN CHUNG: Thank you.
 23 MS. DECARLO: Our next matter is
 24 property at 317 9th Street, Case No. 25-09.
 25 MR. SOKOLICH: Chairman, is it possible

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1 to take the next application, so I can confer with
 2 some of the objectors that are here?
 3 CHAIRMAN CHUNG: Sure, absolutely.
 4 Thank you.
 5 MR. SOKOLICH: If that's acceptable?
 6 MS. DECARLO: Certainly.
 7 CHAIRMAN CHUNG: Thank you.
 8 MR. SOKOLICH: Because based on --
 9 based on those conversations, we might be amending
 10 the plan and then I can --
 11 CHAIRMAN CHUNG: Okay.
 12 MR. SOKOLICH: Thank you, Chairman.
 13 Thank you, Board.
 14 MR. CHEWCASKIE: Thank you, Mark.
 15 MR. SOKOLICH: You're welcome, Brian.
 16 MS. DECARLO: The next matter is Case
 17 No. 25-17, 550 Bergen Boulevard, Block 416, Lot 3.
 18 MR. CHEWCASKIE: Good evening,
 19 Mr. Chairman, Members of the Board, for the record,
 20 Brian Chewcaskie; Cleary, Giacobbe, Alfieri, Jacobs.
 21 We were last here on March 16th. We
 22 had testimony from our engineer and our architect.
 23 The matter was carried for the board engineer to
 24 review.

25 So what we did is that after the
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1 meeting, we submitted our documents and also the 2021
 2 plans and resolutions that this board granted.
 3 We also provided an architectural plan
 4 and a response to the letter from the prior board
 5 engineer Pennoni.
 6 We did receive a report from
 7 Mr. O'Brien. No issue with providing what is
 8 required, in addition to what we said we would do
 9 with Pennoni.

10 We have one witness this evening, it's
 11 Anthony Kurus. He is an engineer and he's also a
 12 professional planner from Neglia.

13 So unless there are any engineering
 14 questions, I'll just have him go over the planning
 15 briefly, Mr. Chairman, if that's appropriate.

16 CHAIRMAN CHUNG: Yes.

17 MR. CHEWCASKIE: Thank you.

18 If I can have Mr. Kurus sworn in.

19 MS. DECARLO: Do you swear that the
 20 testimony you will provide during this application is
 21 the truth, the whole truth and nothing but the truth?
 22 MR. KURUS: I do, yes.

23 ANTHONY KURUS, PE, PP, CME
 24 34 Park Avenue, Lyndhurst, New Jersey, having
 25 been duly sworn, testifies as follows:

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1 MS. DECARLO: Please state your name,
 2 spelling it and your business address.
 3 MR. KURUS: Sure.
 4 It's Anthony Kurus, spelled K-U-R-U-S.
 5 Business address, Neglia Group, 34 Park Avenue,
 6 Lyndhurst.
 7 Licensed professional engineer,
 8 licensed professional planner in the State of New
 9 Jersey. Both licenses are current and in good
 10 standing.

11 VOIR DIRE EXAMINATION

12 BY MR. CHEWCASKIE:

13 Q. And Mr. Kurus, just briefly for the
 14 board, the benefit of your education and experience,
 15 please.

16 A. Sure.

17 **Bachelor's degree of engineering from**
 18 **Villanova University, master's degree from Stevens**
 19 **Institute.**

20 **I represent numerous planning and**
 21 **zoning boards throughout northern New Jersey.**

22 **I've actually appeared before this**
 23 **board during the prior application in 2020 and 2021.**
 24 **I was accepted as an expert both in engineering and**
 25 **planning for that application.**

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1 MR. CHEWCASKIE: Mr. Chairman, I would
 2 submit Mr. Kurus as an expert in both fields.

3 MS. DECARLO: Yes, approved.

4 MR. CHEWCASKIE: Thank you.

5 DIRECT EXAMINATION

6 BY MR. CHEWCASKIE:

7 Q. Mr. Kurus, as indicated, we did receive
 8 a report from Colliers Engineering, correct?

9 A. Yes, we did.

10 Q. And you had an opportunity to review
 11 that report?

12 A. I did.

13 Q. And based upon that review, is there
 14 anything in that report that requires a comment by
 15 you or that the applicant will comply and that's
 16 something that can be done as a condition of
 17 approval?

18 A. Sure.

19 **We can comply with this report.**
 20 **Some of the items, I think, have been**
 21 **addressed. There's some others that we will address.**
 22 **We have no issues complying with this**
 23 **report.**

24 Q. Now, it's my understanding when I
 25 reviewed the Colliers report that was drafted by

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1 Mr. O'Brien, there was some questions raised with
2 regard to the stormwater system.
3 It's my understanding that you've
4 provided certain drainage reports and stormwater
5 calculations, but if necessary, those will be revised
6 to accommodate any questions, concerns or comments
7 that Mr. O'Brien had, correct?

8 **A. Yes, we will.**

9 MR. CHEWCASKIE: Okay. Mr. Chairman,
10 I'll segue into planning then, with your permission.

11 CHAIRMAN CHUNG: Yes.

12 BY MR. CHEWCASKIE:

13 **Q.** Mr. Kurus, you testified with respect
14 to this application -- well, with respect to this
15 property back in 2001 [sic], correct?

16 **A. Yes.**

17 **Q.** And there was a resolution of approval
18 that was granted and subsequently extended by this
19 board, am I correct?

20 **A. Yes.**

21 **Q.** Now, based upon the variances that were
22 granted in 2001 and those that are being requested as
23 part of this application now in 2026, have there been
24 any changes to what has previously been approved?

25 **A. There have been no new variances**

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1 **created, no changes to the existing variances that**
2 **were granted.**

3 **Q.** Okay. And in that regard is there
4 anything that has changed in the character of the
5 neighborhood that would alter your testimony from
6 2021 with respect to the variance relief that was
7 granted?

8 **A. Based upon my most recent site visit,**
9 **no, the character of the neighborhood is the same as**
10 **-- same as previously testified to.**

11 **Q.** Okay.

12 **A. Generally.**

13 **Q.** Now, in addition, the other part of the
14 negative criteria is the impact on the Master Plan or
15 zoning ordinance for the community.

16 In this instance, the Master Plan has,
17 in fact, been amended to recommend this area for
18 multifamily housing, correct?

19 **A. That's correct.**

20 **Q.** And that has been recommended to be
21 inclusionary development, meaning that there would be
22 affordable housing provided?

23 **A. That's correct.**

24 **Citing the Master Plan, Housing Element**
25 **and Fair Share Plan last dated June 2nd, 2005, this**

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1 **specific property was listed as part of the borough's**
2 **plan for providing inclusionary housing and this --**
3 **the proposal that we're here with will provide the**
4 **inclusionary housing in accordance with the borough's**
5 **latest Master Plan and Housing Element.**

6 **Q.** And it's my understanding the last
7 approval was for 40 units which did not include any
8 affordable housing.

9 This is for 34 units, which will
10 provide with seven affordable housing units, correct?

11 **A. That's correct.**

12 **Q.** And that will be a benefit to the
13 community to advance the affordable housing needs of
14 Palisades Park?

15 **A. Absolutely.**

16 **Q.** Okay. Do you wish to add anything else
17 to your testimony?

18 **A. I think you hit it.**

19 **I guess referring to the -- referring**
20 **to the planner's report, I want to say that the site**
21 **-- the site's particularly suited for the use.**

22 **We've already been granted that (d)(1)**
23 **use variance. The project as a whole will promote**
24 **the general welfare because the site is particularly**
25 **suited.**

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1 **I think the project, you know, advances**
2 **Purposes A, E and I of the Municipal Land Use Law.**
3 **Purpose E being providing appropriate**
4 **density that will benefit the wellbeing of the**
5 **community. I think by providing those affordable**
6 **units, we are going to be benefiting the community.**
7 **The site, itself, there's no parking variance. We**
8 **have all our parking provided on the property. We're**
9 **going to meet parking.**

10 **And Purpose I is to promote that**
11 **desirable visual environment which we had testified**
12 **previously to. The site is currently vacant. It's**
13 **in need of a redevelopment project such as this one.**

14 **As far as negative criteria, I don't**
15 **see any substantial detriment to the public good.**

16 **Again, it's consistent with the Master**
17 **Plan. We're meeting parking.**

18 **We're going to be providing stormwater**
19 **management.**

20 **We're going to be cleaning the property**
21 **up. I don't see any -- any substantial impairment to**
22 **the intent and purpose of the zone plan.**

23 **That's all I have.**

24 MR. CHEWCASKIE: Thank you, Mr. Kurus.

25 Mr. Chairman, Mr. Kurus.

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1 CHAIRMAN CHUNG: Okay.
 2 Thank you, sir. Thank you.
 3 All right. Members, any questions on
 4 this?
 5 (No Response.)
 6 CHAIRMAN CHUNG: No.
 7 (No Response.)
 8 CHAIRMAN CHUNG: All right. Then we'll
 9 go to the professionals.
 10 MR. KAUKER: Yeah, just to point out
 11 and reiterate, I don't recall if you mentioned it or
 12 not, but obviously this development is going to be
 13 proposing seven affordable housing units. That
 14 actually is part of the borough's Round 3 and 4
 15 Housing Element and Fair Share Plan.
 16 And so just to clarify, there are two
 17 (d) variances that are being requested, a (d)(1) and
 18 then also the (d)(6).
 19 So just to make sure the board is aware
 20 of that.
 21 And then -- but I have no questions.
 22 MR. O'BRIEN: As far as engineering
 23 goes, thank you, Chairman, similar to the last
 24 application, cut fill calcs, sanitary sewer,
 25 stormwater management, those three things are the
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1 major ones.
 2 We can deal with them conditioned upon
 3 approval through the building department.
 4 CHAIRMAN CHUNG: All right.
 5 MR. CHEWCASKIE: Mr. Chairman, that's
 6 our case.
 7 Briefly, if you -- I don't know if
 8 there's any members of the public that would like to
 9 --
 10 CHAIRMAN CHUNG: Yes, I'm going to ask
 11 right now.
 12 Questions from the public.
 13 (No Response.)
 14 CHAIRMAN CHUNG: Anybody in the public?
 15 No?
 16 (No Response.)
 17 CHAIRMAN CHUNG: All right.
 18 MR. CHEWCASKIE: Mr. Chairman, just
 19 briefly, as indicated, this project was approved
 20 before back in 2001 [sic]. It's been extended --
 21 CHAIRMAN CHUNG: I was here, yes.
 22 MR. CHEWCASKIE: The variances haven't
 23 changed and it's gotten better because you have the
 24 affordable units, so that's our case.
 25 CHAIRMAN CHUNG: Thank you.
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1 I think I accept the application since
 2 you have seven affordable housing.
 3 MR. CHEWCASKIE: Correct.
 4 CHAIRMAN CHUNG: Thank you.
 5 Any particular room, the bedrooms,
 6 single?
 7 MR. CHEWCASKIE: It will -- it will be
 8 divided. We have the three bedrooms, the two
 9 bedrooms and the one bedrooms as required.
 10 CHAIRMAN CHUNG: Are they the same as
 11 our apartments?
 12 MR. CHEWCASKIE: Yes.
 13 CHAIRMAN CHUNG: These are apartments,
 14 right?
 15 MR. CHEWCASKIE: Yeah.
 16 CHAIRMAN CHUNG: Same size ones.
 17 MR. CHEWCASKIE: Yeah.
 18 They might be a little smaller but
 19 there's no big difference.
 20 MR. KAUKER: Mr. Chairman, there are
 21 standards they have to comply with.
 22 CHAIRMAN CHUNG: All right.
 23 Thank you, sir.
 24 All right. Since we approved it, I was
 25 here, 2021 for 40 units, we approved it and they come
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1 back with 34 plus you're providing seven affordable
 2 housing, right?
 3 MR. CHEWCASKIE: That's correct.
 4 CHAIRMAN CHUNG: So I can't see why not
 5 approving.
 6 I'm going to accept this application to
 7 approve it.
 8 All right. Second, please?
 9 MR. ELEFTERIOU: Second.
 10 CHAIRMAN CHUNG: Second, thank you,
 11 Lefty.
 12 SECRETARY KIM: Mr. Chung?
 13 CHAIRMAN CHUNG: Yes.
 14 SECRETARY KIM: Ms. Yoon?
 15 VICE CHAIRMAN YOON: Yes.
 16 SECRETARY KIM: Mr. Brogna?
 17 MR. BROGNA: Yes.
 18 SECRETARY KIM: Mr. Chiesa?
 19 MR. CHIESA: Yes.
 20 SECRETARY KIM: Mr. Elefteriou?
 21 MR. ELEFTERIOU: Yes.
 22 SECRETARY KIM: Mr. Terranova?
 23 MR. TERRANOVA: No.
 24 SECRETARY KIM: Mrs. Kim?
 25 MS. S. KIM: Yes.
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1 MR. CHEWCASKIE: Thank you for your
 2 consideration.
 3 Have a good evening.
 4 CHAIRMAN CHUNG: Thank you.
 5 We still got one more.
 6 MS. DECARLO: Next we have several
 7 bills that we will need to approve.
 8 One is to USA Today, The Record in the
 9 amount of \$65.20. The next is to Laura Carucci, one
 10 invoice in the amount of \$801.50, a second in the
 11 amount of \$793.00. Third vendor, Kauker & Kauker,
 12 totaling -- one totalling \$70.00, a second totalling
 13 \$420.00, a third totalling \$630.00 and a fourth
 14 totaling \$3500.00.
 15 We need a motion and a second, please,
 16 to approve these bills.
 17 CHAIRMAN CHUNG: I make a motion to
 18 approve the bills.
 19 Second?
 20 MR. ELEFTERIOU: Second.
 21 CHAIRMAN CHUNG: Thank you, Lefty.
 22 SECRETARY KIM: Mr. Chung?
 23 CHAIRMAN CHUNG: Yes.
 24 SECRETARY KIM: Ms. Yoon?
 25 VICE CHAIRMAN YOON: Yes.

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1 SECRETARY KIM: Mr. Brogna?
 2 MR. BROGNA: Yes.
 3 SECRETARY KIM: Mr. Chiesa?
 4 MR. CHIESA: Yes.
 5 SECRETARY KIM: Mr. Elefteriou?
 6 MR. ELEFTERIOU: Yes.
 7 SECRETARY KIM: Mr. Terranova?
 8 MR. TERRANOVA: Yes.
 9 SECRETARY KIM: Mrs. Kim?
 10 MS. S. KIM: Yes.
 11 CHAIRMAN CHUNG: All right.
 12 MS. DECARLO: Next --
 13 CHAIRMAN CHUNG: Board Members, all the
 14 members have a copy of this, we're going to hire a
 15 special attorney for a lawsuit.
 16 MS. DECARLO: Next we need a motion and
 17 a second for the appointment for special attorney for
 18 the zoning litigation. The attorney's name is Angelo
 19 Auteri, A-U-T-E-R-I.
 20 We need a motion and the second,
 21 please.
 22 CHAIRMAN CHUNG: I'll make a motion to
 23 hire the attorney for litigation.
 24 Second, please?
 25 VICE CHAIRWOMAN YOON: I'll second.

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1 CHAIRMAN CHUNG: Thank you.
 2 SECRETARY KIM: Mr. Chung?
 3 CHAIRMAN CHUNG: Yes.
 4 SECRETARY KIM: Ms. Yoon?
 5 VICE CHAIRMAN YOON: Yes.
 6 SECRETARY KIM: Mr. Brogna?
 7 MR. BROGNA: Yes.
 8 SECRETARY KIM: Mr. Chiesa?
 9 MR. CHIESA: Yes.
 10 SECRETARY KIM: Mr. Elefteriou?
 11 MR. ELEFTERIOU: Yes.
 12 SECRETARY KIM: Mr. Terranova?
 13 MR. TERRANOVA: Yes.
 14 SECRETARY KIM: Mrs. Kim?
 15 MS. S. KIM: Yes.
 16 (Whereupon, a short recess is held.)
 17 MR. SOKOLICH: I'm hoping that this is
 18 good news for you.
 19 CHAIRMAN CHUNG: Okay.
 20 MR. SOKOLICH: So there are objectors,
 21 direct next-door neighbor to the application that's
 22 next on your agenda. They're lovely people.
 23 I also happen to have a very
 24 accommodating applicant. They've been speaking
 25 outside for the last hour with the architect and

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1 there are considerable number of changes that the
 2 applicant is able to do to assuage many of their
 3 concerns, not all of them, but many of them.
 4 We'd ask for the -- we'd ask for the
 5 opportunity to carry, re-file some revisions and then
 6 present at the next meeting, if that's acceptable to
 7 the board?
 8 CHAIRMAN CHUNG: That's fine.
 9 MR. ANASTASIO: Excuse me, with all due
 10 respect, I'm an objector also.
 11 THE COURT REPORTER: Sir, please state
 12 your name.
 13 Sir, please state your name.
 14 MR. ANASTASIO: Oh, I'm sorry, my name
 15 is Angelo Anastasio and my wife is the owner of
 16 318 8th Street.
 17 We live directly behind the proposed
 18 property.
 19 I've been here every -- every month,
 20 every third Monday since December without any
 21 warning, I was here basically.
 22 Now you're asking if somebody is trying
 23 to do something and nobody wants to hear what I have
 24 to say.
 25 MR. SOKOLICH: That could not be

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1 further from the truth.
 2 If you give me your number, I will work
 3 with you also.
 4 We just only had contact information
 5 for this objector.
 6 If you --
 7 MR. ANASTASIO: I've been here --
 8 MR. SOKOLICH: This is not --
 9 Mr. Anastasio, please, I'm not -- I
 10 wish you would have introduced yourself to me at one
 11 of the meetings previously, because I would have been
 12 --
 13 MR. ANASTASIO: This is the first time
 14 I'm involved in a process like this.
 15 MR. SOKOLICH: I understand, I
 16 understand.
 17 MR. ANASTASIO: And I don't know what
 18 the process requires, but I felt bad with all bad
 19 weather I was here Mondays and I was patiently
 20 waiting.
 21 MR. SOKOLICH: I understand.
 22 I do, I understand.
 23 Again, we think that we can make some
 24 pretty sizeable changes and we're hoping that we're
 25 able to do that.

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1 I'll also get you a copy of the plans
 2 if you'd like. I'll introduce you to the architect.
 3 As a matter of fact, we're all still
 4 here.
 5 If there's specific complaints that we
 6 can address --
 7 MR. ANASTASIO: No, I would like them
 8 to address their complaints. I don't want to --
 9 they're right next door.
 10 MR. SOKOLICH: I got it.
 11 I understand.
 12 MR. ANASTASIO: I got to meet them last
 13 --
 14 MR. SOKOLICH: If you would like to
 15 meet with the -- I'm sorry, Chairman.
 16 But if you would like to meet with the
 17 architect without the other objector, I could do that
 18 too now, if that's what you would like, otherwise we
 19 can meet some other time.
 20 MR. ANASTASIO: That's fine.
 21 I'll meet another time. I'll give you
 22 my contact information.
 23 MR. SOKOLICH: If you sit tight --
 24 yeah, sit tight one second.
 25 MR. ANASTASIO: Sorry about that.

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1 CHAIRMAN CHUNG: No problem.
 2 MR. SOKOLICH: You're not familiar with
 3 the process, I get it.
 4 MS. DECARLO: Sir, what's your address,
 5 please.
 6 MR. ANASTASIO: 318 8th Street.
 7 MS. DECARLO: 318 8th Street.
 8 MR. ANASTASIO: My wife is the owner of
 9 that property and it's exactly right behind the
 10 proposed --
 11 CHAIRMAN CHUNG: Behind it? Okay. I
 12 got you. I know where it is.
 13 Thank you, sir.
 14 MR. ANASTASIO: You're welcome.
 15 CHAIRMAN CHUNG: Thank you.
 16 All right. Go ahead, sir.
 17 MR. SOKOLICH: It's a request to carry,
 18 Chairman, without re-notice.
 19 When is the next meeting date.
 20 MS. DECARLO: The next meeting date is
 21 May 18th.
 22 MR. SOKOLICH: May 18th.
 23 MS. DECARLO: And the applicant waives
 24 the time constraints.
 25 MR. SOKOLICH: We do, we do.

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1 MS. DECARLO: So we need a motion and a
 2 second to carry Case No. 25-09, Robert Lee, 317 9th
 3 Street to the next meeting, which is May 18th, 2026
 4 at 7 p.m., no further notice required by the
 5 applicant who also waives the time constraint.
 6 CHAIRMAN CHUNG: Thank you.
 7 I make a motion to carry this.
 8 MR. ELEFTERIOU: I'll second.
 9 CHAIRMAN CHUNG: Thank you, Lefty.
 10 Roll call.
 11 SECRETARY KIM: Mr. Chung?
 12 CHAIRMAN CHUNG: Yes.
 13 SECRETARY KIM: Ms. Yoon?
 14 VICE CHAIRMAN YOON: Yes.
 15 SECRETARY KIM: Mr. Brogna?
 16 MR. BROGNA: Yes.
 17 SECRETARY KIM: Mr. Chiesa?
 18 MR. CHIESA: Yes.
 19 SECRETARY KIM: Mr. Elefteriou?
 20 MR. ELEFTERIOU: Yes.
 21 SECRETARY KIM: Mr. Terranova?
 22 MR. TERRANOVA: Yes.
 23 SECRETARY KIM: Mrs. Kim?
 24 MS. S. KIM: Yes.
 25 MR. SOKOLICH: Chairman, Members of the

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1 Board, thank you.
 2 CHAIRMAN CHUNG: Thank you very much.
 3 MR. SOKOLICH: Goodnight.
 4 See you on the 18th.
 5 Goodnight guys.
 6 MS. DECARLO: Case No. 25-09, Robert
 7 Lee, 317 9th Street is, therefore, being carried to
 8 May 18th, 2026. No further notice. This is your
 9 notice.
 10 CHAIRMAN CHUNG: Thank you very much,
 11 members and --
 12 MS. DECARLO: We need a motion to
 13 adjourn and a second.
 14 CHAIRMAN CHUNG: I'll make a motion.
 15 MR. ELEFTERIOU: Second.
 16 CHAIRMAN CHUNG: Thanks, Lefty.
 17 SECRETARY KIM: Mr. Chung?
 18 CHAIRMAN CHUNG: Yes.
 19 SECRETARY KIM: Ms. Yoon?
 20 VICE CHAIRMAN YOON: Yes.
 21 SECRETARY KIM: Mr. Brogna?
 22 MR. BROGNA: Yes.
 23 SECRETARY KIM: Mr. Chiesa?
 24 MR. CHIESA: Yes.
 25 SECRETARY KIM: Mr. Elefteriou?

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C E R T I F I C A T E

I, LAURA A. CARUCCI, C.C.R., R.P.R., a Remote Online Notary Public of the State of Florida, Notary ID. #1810618, 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 Florida Notary Public #1810618, Notary
 Expiration Date May 27, 2028

Dated: 5-6-26

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1 MR. ELEFTERIOU: Yes.
 2 SECRETARY KIM: Mr. Terranova?
 3 MR. TERRANOVA: Yes.
 4 SECRETARY KIM: Mrs. Kim?
 5 MS. S. KIM: Yes.
 6 CHAIRMAN CHUNG: Thank you, all.
 7 Members, thank you.
 8 (Whereupon, this meeting is concluded.
 9 Time noted: 7:56 p.m.)

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