

I N D E X

2 WITNESS SWORN TESTIMONY

3 **Case No. 25-17**

4 **550 Bergen, LLC**

4 **550 Bergen Boulevard**

4 **Block 416, Lot 3** 5

5

6 **Case No. 25-18**

6 **Golan Shazo**

7 **145 Morningside Lane**

7 **Block 717, Lot 10** 7

8 **Case No. 25-09**

8 **Robert Lee**

9 **317 9th Street**

9 **Block 410, Lot 17** 11

10

11 **Case No. 26-01**

11 **Bryan Ryu**

12 **324 East Palisades Boulevard**

12 **Block 414, Lot 10** 14

E X H I B I T S

19 No. Description Ident/Evid

20 (No Exhibits Marked.)

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

BOROUGH OF PALISADES PARK  
ZONING BOARD OF ADJUSTMENT  
MONDAY, MAY 18, 2026  
7:12 p.m.

TRANSCRIPT OF  
PROCEEDINGS

3 ----- )

4 **Case No. 25-17** )

4 550 Bergen Boulevard )

5 550 Bergen Boulevard )

5 Block 416, Lot 3 )

6 **Case No. 25-18** )

6 Golan Shazo )

7 145 Morningside Lane )

7 Block 717, Lot 10 )

8 **Case No. 25-09** )

8 Robert Lee )

9 317 9th Street )

9 Block 410, Lot 17 )

10 **Case No. 26-01** )

10 Bryan Ryu )

11 324 East Palisades Boulevard )

11 Block 414, Lot 10 )

12 ----- )

B E F O R E:  
BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT  
THERE BEING PRESENT:

- 14 CHARLIE CHUNG, CHAIRMAN
- 15 SEONGHYE YOON, VICE CHAIRWOMAN (ABSENT)
- 16 ELEFTERIOS ELEFTERIOU, MEMBER
- 17 DAVID TERRANOVA, MEMBER
- 18 BRIAN KIM, MEMBER (ABSENT)
- 19 STEVEN BROGNA, MEMBER
- 20 AARON CHIESA, MEMBER (ABSENT)
- 21 SOPHIA KIM, ALTERNATE MEMBER 1 (ABSENT)
- 22 SOOKYUNG PARK, ALTERNATE MEMBER 2 (ABSENT)

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**CERTIFIED COURT REPORTERS**  
**201-641-1812**  
**LauraACaruccillc@gmail.com**

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 A P P E A R A N C E S:

2 TESTA & DeCARLO

3 BY: DIANE TESTA, ESQUIRE

3 865 Broad Avenue

4 Ridgefield, New Jersey 07657

4 Counsel for the Zoning Board of Adjustment

5 SOKOLICH & MACRI

6 BY: MARK J. SOKOLICH, ESQ.

6 1223 Anderson Avenue

7 Fort Lee, New Jersey 07024

7 (201) 224-4444

8 Counsel for the Applicant

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

12 REBEKAH KIM, BOARD SECRETARY

13 MICHAEL KAUKER, PP, AICP, BOARD PLANNER

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 MS. TESTA: Stand for the Pledge of

2 Allegiance.

3 (Whereupon, all rise for a recitation

4 of the Pledge of Allegiance.)

5 MS. TESTA: Roll call.

6 SECRETARY KIM: Mr. Chung?

7 CHAIRMAN CHUNG: Yeah, here.

8 SECRETARY KIM: Mrs. Yoon?

9 (No Response.)

10 SECRETARY KIM: Mr. Brogna?

11 MR. BROGNA: Here.

12 SECRETARY KIM: Mr. Chiesa?

13 (No Response.)

14 SECRETARY KIM: Mr. Elefteriou?

15 MR. ELEFTERIOU: Here.

16 SECRETARY KIM: Mr. Terranova?

17 MR. TERRANOVA: Here.

18 SECRETARY KIM: Mr. Sung?

19 (No Response.)

20 MS. TESTA: In accordance with the Open

21 Public Meetings Act, the notice of this meeting has

22 been posted on the Borough Bulletin Board.

23 Notice has been provided to at least

24 two official Borough newspapers and filed with the

25 Borough clerk's office.

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

5

1 Chairman, we need a motion to approve  
 2 the minutes from the April 20, 2026 meeting.  
 3 CHAIRMAN CHUNG: Okay.  
 4 It's 550 Bergen Boulevard.  
 5 No, Bergen LLC.  
 6 MS. TESTA: The minutes first.  
 7 CHAIRMAN CHUNG: Oh, minutes, okay.  
 8 All right. I make a motion to accept  
 9 the minutes.  
 10 MR. ELEFTERIOU: I second.  
 11 CHAIRMAN CHUNG: Thank you, Lefty.  
 12 Roll call.  
 13 SECRETARY KIM: Mr. Chung?  
 14 CHAIRMAN CHUNG: Yes. Yes.  
 15 SECRETARY KIM: Mr. Brogna?  
 16 MR. BROGNA: Here.  
 17 SECRETARY KIM: Mr. Elefteriou?  
 18 MR. ELEFTERIOU: Yes.  
 19 SECRETARY KIM: Mr. Terranova?  
 20 MR. TERRANOVA: Yes.  
 21 MS. TESTA: Okay.  
 22 And then we have bills. Court  
 23 stenographer in the amount of \$1,597.00; and legal  
 24 fees, Testa & DeCarlo in the amount of \$2,557.50.  
 25 We just need a motion to approve those.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

6

1 CHAIRMAN CHUNG: I make a motion to pay  
 2 those bills.  
 3 Can I have a second, please?  
 4 MR. ELEFTERIOU: I second.  
 5 CHAIRMAN CHUNG: Thank you, Lefty.  
 6 Roll call, please.  
 7 SECRETARY KIM: Mr. Chung?  
 8 CHAIRMAN CHUNG: Yes.  
 9 SECRETARY KIM: Mr. Brogna?  
 10 MR. BROGNA: Yes.  
 11 SECRETARY KIM: Mr. Elefteriou?  
 12 MR. ELEFTERIOU: Yes.  
 13 SECRETARY KIM: Mr. Terranova?  
 14 MR. TERRANOVA: Yes.  
 15 MS. TESTA: Okay.  
 16 And then, Chairman, we have a  
 17 memorialization of two resolutions from the  
 18 April 20th meeting.  
 19 The first is Case No. 25-17, 550 Bergen  
 20 LLC. This was previously approved by the Board for  
 21 40 units.  
 22 The applicant has decreased the units  
 23 to 34 units with seven of them being affordable  
 24 housing units, same variances as what was included in  
 25 the prior application.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

7

1 We just need a motion.  
 2 CHAIRMAN CHUNG: I make a motion to  
 3 approve that.  
 4 MR. ELEFTERIOU: I second.  
 5 CHAIRMAN CHUNG: Roll call, please.  
 6 SECRETARY KIM: Mr. Chung?  
 7 CHAIRMAN CHUNG: Yes.  
 8 SECRETARY KIM: Mr. Brogna?  
 9 MR. BROGNA: Yes.  
 10 SECRETARY KIM: Mr. Elefteriou?  
 11 MR. ELEFTERIOU: Yes.  
 12 SECRETARY KIM: Mr. Terranova?  
 13 MR. TERRANOVA: Abstain.  
 14 MS. TESTA: And then we have Case  
 15 No. 25-18, 145 Morningside Lane.  
 16 This property also had a prior approval  
 17 for seven-unit townhouses.  
 18 The applicant is now seeking to  
 19 construct a four-story, two-unit duplex on the one  
 20 lot. Height variance and variance for building  
 21 coverage and number of stories was required and the  
 22 Board approved it.  
 23 So we just need a motion.  
 24 CHAIRMAN CHUNG: With that, that  
 25 subbasement has to be eliminated.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

8

1 MS. TESTA: Yes, yup, that's in the  
 2 resolution.  
 3 CHAIRMAN CHUNG: Thank you.  
 4 I make a motion to approve the  
 5 application.  
 6 MS. TESTA: We just need a second.  
 7 MR. ELEFTERIOU: I'll second.  
 8 SECRETARY KIM: Mr. Chung?  
 9 CHAIRMAN CHUNG: Yes.  
 10 SECRETARY KIM: Mr. Brogna?  
 11 MR. BROGNA: Yes.  
 12 SECRETARY KIM: Mr. Elefteriou?  
 13 MR. ELEFTERIOU: Yes.  
 14 SECRETARY KIM: Mr. Terranova?  
 15 MR. TERRANOVA: Abstain.  
 16 MS. TESTA: Okay.  
 17 CHAIRMAN CHUNG: All right. We're just  
 18 going to wait for Mr. Sokolich.  
 19 MR. ELEFTERIOU: No bills?  
 20 MS. TESTA: We did them.  
 21 CHAIRMAN CHUNG: Hi, Mike.  
 22 How are you doing?  
 23 MR. KAUKER: Good.  
 24 How are you?  
 25 CHAIRMAN CHUNG: Good.  
**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 MR. KAUKER: They were waiting on  
 2 something.  
 3 They were waiting for you guys to get a  
 4 quorum, I think.  
 5 MS. TESTA: We have a quorum, we just  
 6 don't have the five votes.  
 7 You want to tell them to come in and  
 8 then we can see what we want to do.  
 9 CHAIRMAN CHUNG: We can listen to it,  
 10 right?  
 11 MS. TESTA: Yeah, when Mark comes in,  
 12 I'll see what he wants to do.  
 13 MR. SOKOLICH: Chairman.  
 14 CHAIRMAN CHUNG: Yes, sir.  
 15 Talk to me.  
 16 MR. SOKOLICH: I have a feeling I know  
 17 what you're about to tell me.  
 18 CHAIRMAN CHUNG: Go ahead.  
 19 Tell me. You won't hurt my feelings.  
 20 MR. SOKOLICH: Sure, that works.  
 21 MS. TESTA: Right.  
 22 MR. SOKOLICH: I understand. It  
 23 happens.  
 24 This is a volunteer position and I  
 25 completely understand it.

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 MS. TESTA: As you know, you know, the  
 2 meeting is taken down verbatim. It's up to you how  
 3 you want to proceed.  
 4 MR. SOKOLICH: Well, both of these  
 5 applications, Counsel, require a use variance, and I  
 6 don't know what the practice is of Board Members to  
 7 listen to tapes here.  
 8 MS. TESTA: Right, or to read the  
 9 transcript.  
 10 MR. SOKOLICH: Or to read the  
 11 transcript.  
 12 And I mean, that a laborious task to  
 13 ask someone to do.  
 14 MS. TESTA: Right.  
 15 MR. SOKOLICH: And, frankly, some  
 16 don't.  
 17 And I'm not indicting, I'm just saying,  
 18 you know, I run into this where we put the testimony  
 19 in --  
 20 MS. TESTA: Yes.  
 21 CHAIRMAN CHUNG: Yes, go ahead.  
 22 MR. SOKOLICH: We put the testimony in  
 23 and then it's two, three months before the transcript  
 24 is read, right?  
 25 And I wouldn't want to put that

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 pressure on a volunteer Board Member and I wouldn't  
 2 want to make the client go through that either.  
 3 So the thought is -- let me confer.  
 4 MS. TESTA: Okay.  
 5 (Whereupon, off-the-record discussion  
 6 is held.)  
 7 MR. SOKOLICH: Just, Chairman, for the  
 8 record, you know, on this first application, we've  
 9 worked very diligently to assuage some of the  
 10 concerns of our immediate neighbors, both of whom are  
 11 here and both of whom are -- I don't want to use the  
 12 word supportive of the application, but are -- I  
 13 believe are going to represent to the board that many  
 14 of their concerns have been addressed.  
 15 I just only hope that those folks are  
 16 available at the next meeting also because this was  
 17 an important step for us, at least this first  
 18 application.  
 19 CHAIRMAN CHUNG: Right.  
 20 I apologize. Yeah.  
 21 MR. SOKOLICH: So I'm going to carry  
 22 it. Okay?  
 23 We're going to carry.  
 24 MS. TESTA: Okay.  
 25 So then we would need a motion from the

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 Board to carry application Case No. 25-09, Robert  
 2 Lee, 317 9th Street, Block 410, Lot 17 to the next  
 3 meeting, which is June 15th at 7 p.m.  
 4 MR. SOKOLICH: Without the necessity --  
 5 MS. TESTA: Yeah, without the necessity  
 6 --  
 7 MR. SOKOLICH: And we waive. We waive.  
 8 CHAIRMAN SOKOLICH: Thank you very  
 9 much.  
 10 MR. SOKOLICH: I'm sorry, Diane, that  
 11 date was?  
 12 MS. TESTA: The 15th, June 15th.  
 13 MR. SOKOLICH: June 15th.  
 14 CHAIRMAN CHUNG: I make a motion to  
 15 adjourn that.  
 16 MR. ELEFTERIOU: I second it.  
 17 CHAIRMAN CHUNG: Thank you, Lefty.  
 18 MS. TESTA: Roll call.  
 19 SECRETARY KIM: Mr. Chung?  
 20 CHAIRMAN CHUNG: Yes.  
 21 SECRETARY KIM: Mr. Brogna?  
 22 MR. BROGNA: Yes.  
 23 SECRETARY KIM: Mr. Elefteriou?  
 24 MR. ELEFTERIOU: Yes.  
 25 SECRETARY KIM: Mr. Terranova?

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
**201-641-1812**

1 MR. TERRANOVA: Yes.  
 2 MS. TESTA: Okay. And, Mayor, the same  
 3 with Case No. 26-01.  
 4 MR. SOKOLICH: Please, in re:  
 5 Application of Bryan Ryu, 324 East Palisade Avenue.  
 6 MS. TESTA: Okay.  
 7 So this will be carried to the  
 8 June 15th meeting, 2026, 7 p.m.  
 9 No further notice will be required of  
 10 the applicant and the applicant waives the time  
 11 constraints.  
 12 MR. SOKOLICH: We do, without notice.  
 13 You said that, right?  
 14 MS. TESTA: Yes, without notice, yup.  
 15 CHAIRMAN CHUNG: I make a motion to  
 16 adjourn that.  
 17 MR. ELEFTERIOU: I second.  
 18 CHAIRMAN CHUNG: Thank you, Lefty.  
 19 Roll call, please.  
 20 SECRETARY KIM: Mr. Chung?  
 21 CHAIRMAN CHUNG: Yes.  
 22 SECRETARY KIM: Mr. Brogna?  
 23 MR. BROGNA: Yes.  
 24 SECRETARY KIM: Mr. Elefteriou?  
 25 MR. ELEFTERIOU: Yes.

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
 201-641-1812


1 -- that's the second one, 324.  
 2 MS. TESTA: Yes, very good.  
 3 Thank you.  
 4 MR. SOKOLICH: Members of the Board,  
 5 thank you and we'll see you on June 15th.  
 6 CHAIRMAN CHUNG: Thank you very much.  
 7 I apologize.  
 8 Thank you.  
 9 MS. TESTA: Okay.  
 10 CHAIRMAN CHUNG: I make a motion to  
 11 adjourn.  
 12 MR. TERRANOVA: Second.  
 13 SECRETARY KIM: Mr. Chung?  
 14 CHAIRMAN CHUNG: Yes.  
 15 SECRETARY KIM: Mr. Brogna?  
 16 MR. BROGNA: Yes.  
 17 SECRETARY KIM: Mr. Elefteriou?  
 18 MR. ELEFTERIOU: Yes.  
 19 SECRETARY KIM: Mr. Terranova?  
 20 MR. TERRANOVA: Yes.  
 21 (Whereupon, this meeting is concluded.  
 22 Time noted: 7:23 p.m.)  
 23  
 24  
 25

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
 201-641-1812

1 SECRETARY KIM: Mr. Terranova?  
 2 MR. TERRANOVA: Yes.  
 3 MS. TESTA: Okay.  
 4 So Case No. 25-09, Robert Lee, 317 9th  
 5 Street, Block 410, Lot 17, is going to be carried to  
 6 the next regular meeting of the Board of Adjustment,  
 7 which is Monday, June 15th, 2026, at 7 p.m.  
 8 No further notice will be provided to  
 9 the public.  
 10 MR. SOKOLICH: Thank you, Chairman.  
 11 CHAIRMAN CHUNG: Mr. Mayor, we  
 12 apologize.  
 13 MR. SOKOLICH: No, no, nothing to  
 14 apologize about.  
 15 MS. TESTA: Case No. 26-01, Bryan Ryu,  
 16 324 East Palisades Boulevard, Block 414, Lot 10 also  
 17 is being carried to the next regularly scheduled  
 18 meeting of the Board of Adjustment, June 15th, 2026,  
 19 at 7 p.m.  
 20 No further notice will be provided to  
 21 the public. This is your notice for both of those  
 22 cases.  
 23 MR. SOKOLICH: Thank you, Chairman.  
 24 Thank you, Counsel.  
 25 Diane, may I hand in the affidavit for

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
 201-641-1812

1 C E R T I F I C A T E  
 2  
 3  
 4 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Remote  
 5 Online Notary Public, Notary ID. #1810618, Certified  
 6 Court Reporter of the State of New Jersey, and a  
 7 Registered Professional Reporter, hereby certify that  
 8 the foregoing is a verbatim record of the testimony  
 9 provided under oath before any court, referee, board,  
 10 commission or other body created by statute of the  
 11 State of New Jersey.  
 12 I am not related to the parties  
 13 involved in this action; I have no financial  
 14 interest, nor am I related to an agent of or employed  
 15 by anyone with a financial interest in the outcome of  
 16 this action.  
 17 This transcript complies with  
 18 regulation 13:43-5.9 of the New Jersey Administrative  
 19 Code.  
 20  
 21  
 22  
 23  
 24  
 25

  
 \_\_\_\_\_  
 LAURA A. CARUCCI, C.C.R., R.P.R.  
 License #XI02050, and RON Notary  
 Public Notary ID. #1810618, Notary  
 Expiration Date May 27, 2028

Dated: 6-6-26

**LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.**  
 201-641-1812



<b>ESQUIRE</b> [1] - 2:2 <b>Exhibits</b> [1] - 3:20 <b>Expiration</b> [1] - 16:16	8:23, 9:1 <b>KIM</b> [38] - 1:18, 1:21, 2:12, 4:6, 4:8, 4:10, 4:12, 4:14, 4:16, 4:18, 5:13, 5:15, 5:17, 5:19, 6:7, 6:9, 6:11, 6:13, 7:6, 7:8, 7:10, 7:12, 8:8, 8:10, 8:12, 8:14, 12:19, 12:21, 12:23, 12:25, 13:20, 13:22, 13:24, 14:1, 15:13, 15:15, 15:17, 15:19	5:7, 5:9 <b>MONDAY</b> [1] - 1:2 <b>Monday</b> [1] - 14:7 <b>months</b> [1] - 10:23 <b>Morningside</b> [3] - 1:6, 3:6, 7:15 <b>motion</b> [12] - 5:1, 5:8, 5:25, 6:1, 7:1, 7:2, 7:23, 8:4, 11:25, 12:14, 13:15, 15:10 <b>MR</b> [54] - 4:11, 4:15, 4:17, 5:10, 5:16, 5:18, 5:20, 6:4, 6:10, 6:12, 6:14, 7:4, 7:9, 7:11, 7:13, 8:7, 8:11, 8:13, 8:15, 8:19, 8:23, 9:1, 9:13, 9:16, 9:20, 9:22, 10:4, 10:10, 10:15, 10:22, 11:7, 11:21, 12:4, 12:7, 12:10, 12:13, 12:16, 12:22, 12:24, 13:1, 13:4, 13:12, 13:17, 13:23, 13:25, 14:2, 14:10, 14:13, 14:23, 15:4, 15:12, 15:16, 15:18, 15:20 <b>MS</b> [30] - 4:1, 4:5, 4:20, 5:6, 5:21, 6:15, 7:14, 8:1, 8:6, 8:16, 8:20, 9:5, 9:11, 9:21, 10:1, 10:8, 10:14, 10:20, 11:4, 11:24, 12:5, 12:12, 12:18, 13:2, 13:6, 13:14, 14:3, 14:15, 15:2, 15:9	<b>O</b>	<b>re</b> [1] - 13:4 <b>read</b> [3] - 10:8, 10:10, 10:24 <b>REBEKAH</b> [1] - 2:12 <b>recitation</b> [1] - 4:3 <b>record</b> [3] - 11:5, 11:8, 16:5 <b>referee</b> [1] - 16:6 <b>Registered</b> [1] - 16:5 <b>regular</b> [1] - 14:6 <b>regularly</b> [1] - 14:17 <b>regulation</b> [1] - 16:10 <b>related</b> [2] - 16:7, 16:8 <b>Remote</b> [1] - 16:3 <b>Reporter</b> [2] - 16:4, 16:5 <b>REPORTERS</b> [1] - 1:24 <b>represent</b> [1] - 11:13 <b>require</b> [1] - 10:5 <b>required</b> [2] - 7:21, 13:9 <b>resolution</b> [1] - 8:2 <b>resolutions</b> [1] - 6:17 <b>Response</b> [3] - 4:9, 4:13, 4:19 <b>Ridgefield</b> [1] - 2:3 <b>rise</b> [1] - 4:3 <b>Robert</b> [4] - 1:8, 3:8, 12:1, 14:4 <b>roll</b> [6] - 4:5, 5:12, 6:6, 7:5, 12:18, 13:19 <b>RON</b> [1] - 16:15 <b>run</b> [1] - 10:18 <b>Ryu</b> [4] - 1:10, 3:11, 13:5, 14:15
<b>F</b>	<b>L</b>		<b>P</b>	
<b>feelings</b> [1] - 9:19 <b>fees</b> [1] - 5:24 <b>filed</b> [1] - 4:24 <b>financial</b> [2] - 16:8, 16:9 <b>first</b> [4] - 5:6, 6:19, 11:8, 11:17 <b>five</b> [1] - 9:6 <b>folks</b> [1] - 11:15 <b>foregoing</b> [1] - 16:5 <b>Fort</b> [1] - 2:6 <b>four</b> [1] - 7:19 <b>four-story</b> [1] - 7:19 <b>frankly</b> [1] - 10:15	<b>L.L.C</b> [1] - 1:24 <b>laborious</b> [1] - 10:12 <b>Lane</b> [3] - 1:6, 3:6, 7:15 <b>LAURA</b> [3] - 1:24, 16:3, 16:14 <b>LauraACaruccillc@gmail.com</b> [1] - 1:25 <b>least</b> [2] - 4:23, 11:17 <b>Lee</b> [5] - 1:8, 2:6, 3:8, 12:2, 14:4 <b>Lefty</b> [4] - 5:11, 6:5, 12:17, 13:18 <b>legal</b> [1] - 5:23 <b>License</b> [1] - 16:15 <b>listen</b> [2] - 9:9, 10:7 <b>LLC</b> [3] - 3:3, 5:5, 6:20		<b>p.m</b> [6] - 1:2, 12:3, 13:8, 14:7, 14:19, 15:22 <b>Palisade</b> [1] - 13:5 <b>PALISADES</b> [2] - 1:1, 1:12 <b>Palisades</b> [3] - 1:10, 3:11, 14:16 <b>PARK</b> [3] - 1:1, 1:12, 1:22 <b>parties</b> [1] - 16:7 <b>pay</b> [1] - 6:1 <b>PLANNER</b> [1] - 2:13 <b>Pledge</b> [2] - 4:1, 4:4 <b>position</b> [1] - 9:24 <b>posted</b> [1] - 4:22 <b>PP</b> [1] - 2:13 <b>practice</b> [1] - 10:6 <b>PRESENT</b> [1] - 1:13 <b>pressure</b> [1] - 11:1 <b>previously</b> [1] - 6:20 <b>proceed</b> [1] - 10:3 <b>PROCEEDINGS</b> [1] - 1:3 <b>Professional</b> [1] - 16:5 <b>property</b> [1] - 7:16 <b>provided</b> [4] - 4:23, 14:8, 14:20, 16:6 <b>public</b> [2] - 14:9, 14:21 <b>Public</b> [3] - 4:21, 16:4, 16:15 <b>put</b> [3] - 10:18, 10:22, 10:25	
<b>G</b>	<b>M</b>		<b>Q</b>	
<b>Golan</b> [2] - 1:6, 3:6 <b>guys</b> [1] - 9:3	<b>MACRI</b> [1] - 2:5 <b>Mark</b> [1] - 9:11 <b>MARK</b> [1] - 2:5 <b>Marked</b> [1] - 3:20 <b>MAY</b> [1] - 1:2 <b>Mayor</b> [1] - 13:2 <b>mayor</b> [1] - 14:11 <b>mean</b> [1] - 10:12 <b>meeting</b> [10] - 4:21, 5:2, 6:18, 10:2, 11:16, 12:3, 13:8, 14:6, 14:18, 15:21 <b>Meetings</b> [1] - 4:21 <b>Member</b> [1] - 11:1 <b>MEMBER</b> [7] - 1:16, 1:17, 1:18, 1:19, 1:20, 1:21, 1:22 <b>Members</b> [2] - 10:6, 15:4 <b>memorialization</b> [1] - 6:17 <b>MICHAEL</b> [1] - 2:13 <b>Mike</b> [1] - 8:21 <b>minutes</b> [4] - 5:2, 5:6,		<b>quorum</b> [2] - 9:4, 9:5	
<b>H</b>			<b>R</b>	
<b>hand</b> [1] - 14:25 <b>height</b> [1] - 7:20 <b>held</b> [1] - 11:6 <b>hereby</b> [1] - 16:5 <b>Hi</b> [1] - 8:21 <b>hope</b> [1] - 11:15 <b>housing</b> [1] - 6:24 <b>hurt</b> [1] - 9:19			<b>R.P.R</b> [3] - 1:24, 16:3, 16:14	
<b>I</b>		<b>N</b>		
<b>ID</b> [2] - 16:4, 16:15 <b>Ident/Evid</b> [1] - 3:19 <b>immediate</b> [1] - 11:10 <b>important</b> [1] - 11:17 <b>included</b> [1] - 6:24 <b>indicting</b> [1] - 10:17 <b>interest</b> [2] - 16:8, 16:9 <b>involved</b> [1] - 16:8		<b>necessity</b> [2] - 12:4, 12:5 <b>need</b> [6] - 5:1, 5:25, 7:1, 7:23, 8:6, 11:25 <b>neighbors</b> [1] - 11:10 <b>New</b> [5] - 2:3, 2:6, 16:4, 16:7, 16:10 <b>newspapers</b> [1] - 4:24 <b>next</b> [4] - 11:16, 12:2, 14:6, 14:17 <b>Notary</b> [5] - 16:4, 16:15, 16:15 <b>noted</b> [1] - 15:22 <b>nothing</b> [1] - 14:13 <b>notice</b> [8] - 4:21, 4:23, 13:9, 13:12, 13:14, 14:8, 14:20, 14:21 <b>number</b> [1] - 7:21		
<b>J</b>				
<b>Jersey</b> [5] - 2:3, 2:6, 16:4, 16:7, 16:10 <b>June</b> [7] - 12:3, 12:12, 12:13, 13:8, 14:7, 14:18, 15:5				
<b>K</b>				
<b>KAUKER</b> [3] - 2:13,				
			<b>S</b>	
			<b>scheduled</b> [1] - 14:17 <b>second</b> [10] - 5:10, 6:3, 6:4, 7:4, 8:6, 8:7, 12:16, 13:17, 15:1, 15:12 <b>SECRETARY</b> [36] - 2:12, 4:6, 4:8, 4:10, 4:12, 4:14, 4:16, 4:18, 5:13, 5:15, 5:17, 5:19, 6:7, 6:9, 6:11, 6:13, 7:6, 7:8, 7:10, 7:12, 8:8, 8:10, 8:12, 8:14, 12:19, 12:21, 12:23, 12:25, 13:20, 13:22, 13:24, 14:1, 15:13, 15:15, 15:17, 15:19 <b>see</b> [3] - 9:8, 9:12, 15:5 <b>seeking</b> [1] - 7:18 <b>SEONGHYE</b> [1] - 1:15	

<p><b>seven</b> [2] - 6:23, 7:17  <b>seven-unit</b> [1] - 7:17  <b>Shazo</b> [2] - 1:6, 3:6  <b>SOKOLICH</b> [23] - 2:5, 2:5, 9:13, 9:16, 9:20, 9:22, 10:4, 10:10, 10:15, 10:22, 11:7, 11:21, 12:4, 12:7, 12:8, 12:10, 12:13, 13:4, 13:12, 14:10, 14:13, 14:23, 15:4  <b>Sokolich</b> [1] - 8:18  <b>someone</b> [1] - 10:13  <b>SOOKYUNG</b> [1] - 1:22  <b>SOPHIA</b> [1] - 1:21  <b>sorry</b> [1] - 12:10  <b>stand</b> [1] - 4:1  <b>State</b> [2] - 16:4, 16:7  <b>statute</b> [1] - 16:6  <b>stenographer</b> [1] - 5:23  <b>step</b> [1] - 11:17  <b>STEVEN</b> [1] - 1:19  <b>stories</b> [1] - 7:21  <b>story</b> [1] - 7:19  <b>Street</b> [4] - 1:8, 3:9, 12:2, 14:5  <b>subbasement</b> [1] - 7:25  <b>sung</b> [1] - 4:18  <b>supportive</b> [1] - 11:12  <b>SWORN</b> [1] - 3:2</p>	<p><b>THERE</b> [1] - 1:13  <b>three</b> [1] - 10:23  <b>townhouses</b> [1] - 7:17  <b>TRANSCRIPT</b> [1] - 1:3  <b>transcript</b> [4] - 10:9, 10:11, 10:23, 16:10  <b>two</b> [4] - 4:24, 6:17, 7:19, 10:23  <b>two-unit</b> [1] - 7:19</p>
<b>T</b>	<b>U</b>
	<p><b>under</b> [1] - 16:6  <b>unit</b> [2] - 7:17, 7:19  <b>units</b> [4] - 6:21, 6:22, 6:23, 6:24  <b>up</b> [1] - 10:2</p>
	<b>V</b>
	<p><b>variance</b> [3] - 7:20, 10:5  <b>variances</b> [1] - 6:24  <b>verbatim</b> [2] - 10:2, 16:5  <b>VICE</b> [1] - 1:15  <b>volunteer</b> [2] - 9:24, 11:1  <b>votes</b> [1] - 9:6</p>
	<b>W</b>
	<p><b>wait</b> [1] - 8:18  <b>waiting</b> [2] - 9:1, 9:3  <b>waive</b> [2] - 12:7  <b>waives</b> [1] - 13:10  <b>wants</b> [1] - 9:12  <b>WITNESS</b> [1] - 3:2  <b>word</b> [1] - 11:12  <b>works</b> [1] - 9:20</p>
	<b>Y</b>
	<p><b>YOON</b> [1] - 1:15  <b>Yoon</b> [1] - 4:8  <b>yup</b> [2] - 8:1, 13:14</p>
	<b>Z</b>
	<p><b>Zoning</b> [1] - 2:4  <b>ZONING</b> [1] - 1:1</p>
<p><b>tapes</b> [1] - 10:7  <b>task</b> [1] - 10:12  <b>TERRANOVA</b> [10] - 1:17, 4:17, 5:20, 6:14, 7:13, 8:15, 13:1, 14:2, 15:12, 15:20  <b>Terranova</b> [8] - 4:16, 5:19, 6:13, 7:12, 8:14, 12:25, 14:1, 15:19  <b>TESTA</b> [32] - 2:2, 2:2, 4:1, 4:5, 4:20, 5:6, 5:21, 6:15, 7:14, 8:1, 8:6, 8:16, 8:20, 9:5, 9:11, 9:21, 10:1, 10:8, 10:14, 10:20, 11:4, 11:24, 12:5, 12:12, 12:18, 13:2, 13:6, 13:14, 14:3, 14:15, 15:2, 15:9  <b>Testa</b> [1] - 5:24  <b>testimony</b> [3] - 10:18, 10:22, 16:5  <b>TESTIMONY</b> [1] - 3:2</p>	