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BOROUGH OF PALISADES PARK
ZONING BOARD OF ADJUSTMENT
MONDAY, SEPTEMBER 21, 2026
7:02 p.m.

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Case No. 26-02

320 Bergen Boulevard Corp

345 Roff Ave

Block: 312, Lot: 13

Case No. 26-05

Kyongwoo Lee

544 Hillside Ave

Block: 213, Lot: 20

Case No. 26-07

Stella Park

529 Glen Ave

Block 317, Lot 16

Case No. 26-06

Inseuk Youn

207 Grand Ave

Block 111, Lot 22

TRANSCRIPT OF
PROCEEDING

B E F O R E:

BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT
THERE BEING PRESENT:

CHARLIE CHUNG, CHAIRMAN

SEONG HYE YOON, VICE CHAIRWOMAN

ELEFTERIOS ELEFTERIOU, MEMBER

DAVID TERRANOVA, MEMBER (ABSENT)

STEVEN BROGNA, MEMBER (ABSENT)

AARON CHIESA, MEMBER

JUSTIN SUNG, ALTERNATE MEMBER

LUIS CRESPO, ALTERNATE MEMBER

SEROM HONG, ALTERNATE MEMBER

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812
LauraACaruccilc@gmail.com

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

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

DIANE TESTA, ESQUIRE
Counsel for the Board of Adjustment

MARK SOKOLICH, ESQUIRE
1223 Anderson Avenue
Fort Lee, New Jersey 07024
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Counsel for Applicant, Case No. 26-05, Kyongwoo Lee;
Case No. 26-07, Stella Park; and Case No. 26-06,
Inseuk Youn

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

REBEKAH KIM, BOARD SECRETARY

NICKI LOULLOUDIS, PE, PP, CME, BOARD ENGINEER

MICHAEL KAUKER, PP, AICP, BOARD PLANNER

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

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I N D E X

WITNESS

SWORN

TESTIMONY

Case No. 26-02

320 Bergen Boulevard Corp

345 Roff Ave

Block: 312, Lot: 13

Case No. 26-05

Kyongwoo Lee

544 Hillside Ave

Block 213, Lot 20

YOON HO NAM, PE

Voir Dire Examination by Mr. Sokolich

Direct Examination by Mr. Sokolich

Board/Professional Questions

Mr. Kauker

Ms. Louloudis

Public Questions

Jay Won

David Lorenzo

HOJOON CHUNG

Voir Dire Examination by Mr. Sokolich

Direct Examination by Mr. Sokolich

Board/Professional Questions

Mr. Kauker

Ms. Louloudis

Public Questions

David Lorenzo

Jay Won

Case No. 26-07

Stella Park

529 Glen Ave

Block 317, Lot 16

VASSILIOS COCOROS, AIA

Voir Dire Examination by Mr. Sokolich

Direct Examination by Mr. Sokolich

Board/Professional Questions

Chairman Chung

Public Questions

David Lorenzo

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

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I N D E X (Continued)

WITNESS

SWORN

TESTIMONY

Case No. 26-06

Inseuk Youn

207 Grand Ave

Block 111, Lot 22

THOMAS W. SKRABLE, PE

Voir Dire Examination by Mr. Sokolich

Direct Examination by Mr. Sokolich

Board/Professional Questions

Mr. Kauker

Ms. Louloudis

Public Questions

David Lorenzo

MARTIN G. SANTINI, PP, FAIA

Direct Examination by Mr. Sokolich

Board/Professional Questions

Mr. Kauker

Public Questions

David Lorenzo

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

1	I N D E X (continued)		5
2	E X H I B I T S		
3	No.	Description Ident/Evid	
4	Case No. 26-05		
5	Kyongwoo Lee		
6	544 Hillside Ave		
7	Block 213, Lot 20		
8	A-1	Plan entitled "New Construction Duplex" 15	
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22	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		
23	201-641-1812		
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1	MS. TESTA: Please stand for the Pledge		7
2	of Allegiance.		
3	(Whereupon, all rise for the Recitation		
4	of the Pledge of Allegiance.)		
5	MS. TESTA: Roll call?		
6	BOARD SECRETARY KIM: Mr. Chung?		
7	CHAIRMAN CHUNG: Here.		
8	BOARD SECRETARY KIM: Ms. Yoon?		
9	VICE CHAIRWOMAN YOON: Here.		
10	BOARD SECRETARY KIM: Mr. Brogna?		
11	(No Response.)		
12	BOARD SECRETARY KIM: Mr. Chiesa?		
13	MR. CHIESA: Here.		
14	BOARD SECRETARY KIM: Mr. Elefteriou?		
15	MR. ELEFTERIOU: Here.		
16	BOARD SECRETARY KIM: Mr. Terranova?		
17	(No Response.)		
18	BOARD SECRETARY KIM: Mr. Sung?		
19	MR. SUNG: Here.		
20	BOARD SECRETARY KIM: Mr. Crespo?		
21	MR. CRESPO: Here.		
22	BOARD SECRETARY KIM: Ms. Hong?		
23	MS. HONG: Here.		
24	MS. TESTA: In accordance with the Open		
25	Public Meetings Act, notice of this meeting has been		
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		
	201-641-1812		

1	I N D E X (continued)		6
2	E X H I B I T S		
3	No.	Description Ident/Evid	
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5	Inseuk Youn		
6	207 Grand Ave		
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13	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		
14	201-641-1812		
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1	posted on the Borough's bulletin board. Notice has		8
2	been provided to at least two official Borough		
3	newspapers and filed with the Borough Clerk's office.		
4	Chairman, we need a motion to approve		
5	the minutes from the August 17th, 2026 meeting.		
6	CHAIRMAN CHUNG: I make a motion to		
7	approve that.		
8	Which one is this?		
9	MS. TESTA: August 17th.		
10	CHAIRMAN CHUNG: August 17th.		
11	Make a motion.		
12	MR. ELEFTERIOU: I'll second.		
13	CHAIRMAN CHUNG: Thank you, Lefty.		
14	BOARD SECRETARY KIM: Mr. Chung?		
15	CHAIRMAN CHUNG: Yes.		
16	BOARD SECRETARY KIM: Ms. Yoon?		
17	VICE CHAIRWOMAN YOON: Yes.		
18	BOARD SECRETARY KIM: Mr. Chiesa?		
19	MR. CHIESA: Yes.		
20	BOARD SECRETARY KIM: Mr. Elefteriou?		
21	MR. ELEFTERIOU: Yes.		
22	BOARD SECRETARY KIM: Mr. Sung?		
23	MR. SUNG: Yes.		
24	BOARD SECRETARY KIM: Mr. Crespo?		
25	MR. CRESPO: Yes.		
	LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.		
	201-641-1812		

9 1 BOARD SECRETARY KIM: Ms. Hong? 2 MS. HONG: Yes. 3 MS. TESTA: Okay. Chairman, we have no 4 bills and no resolutions this evening. 5 CHAIRMAN CHUNG: No bills and no 6 resolutions, beautiful. 7 MS. TESTA: We do have one request for 8 a postponement, that would be Case No. 26-02, 9 320 Bergen Boulevard Corp, 345 Roff Avenue, 10 Block 312, Lot 13. 11 The attorney has requested that this 12 matter be carried to the October meeting, which is 13 October 19th, the meeting and he's asking for no 14 further notice. 15 So if you want to approve that, we need 16 a motion and a second. 17 CHAIRMAN CHUNG: I'll make a motion to 18 approve that. 19 Second, please? 20 MR. ELEFTERIOU: I'll second. 21 CHAIRMAN CHUNG: Thank you, Lefty. 22 BOARD SECRETARY KIM: Mr. Chung? 23 CHAIRMAN CHUNG: Yes. 24 BOARD SECRETARY KIM: Ms. Yoon? 25 VICE CHAIRWOMAN YOON: Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	11 1 of the first public application this evening related 2 to 544 Hillside Avenue. Kyongwoo Lee is the name of 3 the applicant. 4 Just by way of housekeeping, I'm 5 presenting to your counsel the Affidavit of Service, 6 which includes proof of publication and proof of 7 certified mailing. 8 MS. TESTA: Okay. 9 The notice requirements seem to be in 10 order, so the board would have jurisdiction over this 11 matter. 12 MR. SOKOLICH: Thank you. 13 The application, just by way of brief 14 background, is an application to construct a 15 two-family duplex dwelling at the subject property, 16 which is also identified as Lot 20 in Block 213. 17 For purposes of presenting this 18 evening, we have both an architect and an engineer. 19 The engineer will be from Aligned Engineering Yoon Ho 20 Nam and the architect is Hojoon Chung. 21 This evening is Yom Kippur. David 22 Spatz is the planner on each of these applications. 23 So David is practicing the Jewish faith 24 and will not be in attendance this evening. I 25 couldn't even reach him today. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
10 1 BOARD SECRETARY KIM: Mr. Chiesa? 2 MR. CHIESA: Yes. 3 BOARD SECRETARY KIM: Mr. Elefteriou? 4 MR. ELEFTERIOU: Yes. 5 BOARD SECRETARY KIM: Mr. Sung? 6 MR. SUNG: Abstain. 7 BOARD SECRETARY KIM: Mr. Crespo? 8 MR. CRESPO: Yes. 9 BOARD SECRETARY KIM: Ms. Hong? 10 MS. HONG: Yes. 11 MS. TESTA: Okay. So Case No. 26-02, 12 which is 320 Bergen Boulevard Corp for property 13 located at 345 Roff Avenue, Block 312, Lot 13 is 14 being carried to the next meeting, which will be 15 October 19th, 2026 at 7 p.m. 16 No further notice will be provided to 17 the public. 18 Should we start? 19 CHAIRMAN CHUNG: Yes. 20 MS. TESTA: Case No. 26-05, 21 544 Hillside Avenue, Kyongwoo Lee. 22 (Whereupon, cellphone rings.) 23 MR. SOKOLICH: My wife calls me at the 24 worst possible time, Chairman, I apologize. 25 Good evening, Mark Sokolich on behalf LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	12 1 So I do not suspect, Diane, that he'll 2 be attending. 3 But, Chair, as we discussed, we'll see 4 how these applications go and we can take it from 5 there with your permission. 6 CHAIRMAN CHUNG: Yes, please. 7 MR. SOKOLICH: So unless you do not 8 require anything further from me, we would ask 9 Mr. Nam, please come forward. 10 And, Chairman, I would point out on 11 this application, and as Mr. Kauker just pointed out, 12 we're not seeking a D variance. 13 So on this one we may be able to 14 dispense with the testimony of Mr. Spatz. 15 CHAIRMAN CHUNG: Okay. 16 MR. SOKOLICH: But that, again, is up 17 to the discretion of the board. 18 I'm not being presumptuous. 19 CHAIRMAN CHUNG: Okay. Thanks. 20 MS. TESTA: Please raise your right 21 hand. 22 Do you swear -- do you swear the 23 testimony you will provide in this application will 24 be the truth, the whole truth and nothing but the 25 truth? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

13 1 MR. NAM: I do. 2 Y O O N H O N A M, PE 3 21 Grand Avenue, Suite 604B, Palisades Park, New 4 Jersey 07650, having been duly sworn, testifies 5 as follows: 6 MS. TESTA: Please state your name for 7 the record and spell your -- spell your name and your 8 business address. 9 MR. NAM: Yoon Ho Nam, Y-O-O-N H-O, 10 last name N-A-M. 11 My business address is 21 Grand Avenue, 12 Suite 604B, Palisades Park, New Jersey 07650. 13 MS. TESTA: Thank you. 14 VOIR DIRE EXAMINATION 15 BY MR. SOKOLICH: 16 Q. Now, Mr. Nam, you are a licensed 17 engineer? 18 A. Yes. 19 Q. Are you licensed in the state of New 20 Jersey? 21 A. Yes. 22 Q. For how long have you been licensed? 23 A. Eight years. 24 Q. Okay. Eight years, you said? 25 A. Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	15 1 Q. Did you familiarize yourself and study 2 the site plan ordinances here in Palisades Park? 3 A. Yes. 4 Q. And also the zoning ordinances? 5 A. Yes. 6 MR. SOKOLICH: Okay. So with Diane's 7 permission, the Chair's permission, I'd like to -- 8 now, all the pages -- all the stuff that we're about 9 to testify to were part of the application package 10 that we filed with the board, correct? 11 THE WITNESS: That's correct. 12 MR. SOKOLICH: All right. So I'm going 13 to mark the first one, Diane, with your permission as 14 A-1. 15 MS. TESTA: Yes, that's fine. 16 (Whereupon, Plan Entitled "New 17 Construction Duplex" is marked as Exhibit A-1 18 for identification.) 19 BY MR. SOKOLICH: 20 Q. So A-1 is a plan entitled New 21 Construction Duplex, no last revised date is evident. 22 It has an initial date of April 1, 23 2026. 24 You prepared it? 25 A. Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
14 1 Q. Have you testified before a zoning 2 board or a planning board? 3 A. In Palisades Park, yes. 4 Q. And your credentials have been accepted 5 as an expert in the field of engineering? 6 A. Yes. 7 Q. Are you excited about testifying 8 tonight? 9 (Laughter.) 10 MR. SOKOLICH: Chairman, we would offer 11 Mr. Nam as an expert, if that's okay with you. 12 CHAIRMAN CHUNG: Yes. 13 MR. SOKOLICH: Poor guy, just what he 14 needs, a wiseguy like me cross examining him. 15 DIRECT EXAMINATION 16 BY MR. SOKOLICH: 17 Q. So, Mr. Nam, just explain to the board 18 in your own words what was the scope of your 19 engagement, what was your purpose here. 20 Why were you hired? 21 A. To provide a site plan. So -- 22 Q. And in conjunction with that 23 assignment, did you conduct an inspection of the 24 property? 25 A. Yes, I did. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	16 1 Q. Could you talk about where this 2 property is, what the conditions are, what's on the 3 property now? 4 A. Okay. 5 The property is located at the corner 6 of Hillside Avenue and West Oakdene Avenue and the 7 lot size is about 70-feet-by-100-feet and this is 8 located -- the subject property is located within 9 AA Zone where one-and two-family residences is 10 permitted. 11 Q. And this is a corner lot, correct, 12 Mr. Nam? 13 A. Yes, that's correct. 14 Q. And the only road that -- the only -- 15 excuse me -- the two roads that front it is Hillside 16 Avenue and West Oakdene Avenue? 17 A. Yes. 18 Q. And what's the size of the property? 19 A. Size of the property is 70 on the 20 Hillside Avenue side and 100 feet on West Oakdene 21 Avenue. 22 Q. Okay. So, and what's on the property 23 now? 24 A. There's a two-and-a-half-story existing 25 building with detached garage. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

17 1 Q. And that's all intended to be 2 demolished -- 3 A. That's correct. 4 Q. -- subject to the approval of the 5 board? 6 A. Uh-huh. 7 Q. Are there any environmental problems 8 that you're aware of, you might not be, but anything 9 we need to disclose to the board? 10 A. No. 11 Q. Any wetlands or anything like that that 12 we need to disclose? 13 A. No. 14 Q. I'm going to turn you, if I may, to 15 page 2. 16 MR. SOKOLICH: And, Diane, with your 17 permission, A-2. 18 MS. TESTA: Okay. 19 (Whereupon, Site Plan and Project 20 Information is marked as Exhibit A-2 for 21 identification.) 22 BY MR. SOKOLICH: 23 Q. Now, A-2, Mr. Nam, is entitled "Site 24 Plan and Project Information." 25 Again, no last revised date, but it is LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	19 1 Q. Okay. And both driveways face Hillside 2 Avenue, correct? 3 A. Yes. 4 Q. As far as side yards are concerned, are 5 there any side yard variances that are being sought? 6 A. No, we are trying to comply with the 7 side yard requirement. 8 So interior side yard requires 5 feet 9 where we're proposing 5.25 and West Oakdene Avenue is 10 also considered as the side yard on the frontage, so 11 15 feet is required, but we are proposing 15 feet. 12 Q. And this is a duplex-proposed dwelling, 13 correct? 14 A. That's correct. 15 Q. So there are two separate and 16 independent entrances? 17 A. Yes. 18 Q. And both of those entrances are 19 contained within your proposed footprint? What I 20 mean by that is the steps don't jet out into any side 21 yard, they stay even with the side of the building, 22 correct? 23 A. That's correct. 24 Q. Are there any other points of entrance 25 to this house, if you're walking that is? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
18 1 initially dated April 1, 2026. 2 You prepared this drawing? 3 A. Yes, I did. 4 Q. This was part of your application 5 package? 6 A. Uh-huh. 7 Q. So I'm going to ask you to please 8 carefully and in detail explain the site plan, the 9 setbacks, the ingress, egress, that type of thing. 10 A. Okay. This is our proposed building. 11 This is a three-story duplex building with a building 12 height of 30.5 feet. 13 The size of the building footprint is 14 about 50-feet-by-56.5-feet and drive access is 15 proposed to be on Hillside Avenue. 16 The width of curb cut on the driveway 17 is 18 feet and the existing condition doesn't have 18 any sidewalk on West Oakdene Avenue and the walkway 19 is located on Hillside Avenue, so we're proposing a 20 full 4-foot-wide concrete sidewalk along West Oakdene 21 Avenue to give a better access throughout the corner 22 lot. 23 Q. So the only access to this building for 24 cars would be Hillside Avenue, correct, Mr. Nam? 25 A. Yes, that's correct. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	20 1 A. There's a -- there's only a rear yard 2 stairs, access to the rear yard. 3 Q. Okay. 4 A. From the basement. 5 Q. For vehicular access, cars, they would 6 drive in into the driveway off of Hillside, correct? 7 A. That's correct. 8 Q. How many cars are in each garage? 9 A. There's a two-car garage. 10 Q. And then how many cars can you fit in 11 each driveway? 12 A. Two cars. 13 Q. So there would then be four on-site, if 14 you would, off-street parking spaces for each unit; 15 is that correct? 16 A. Yes, that's correct. 17 Q. Okay. 18 Talk about utilities if you would now. 19 You understand whatever you propose by way of 20 utilities, seepage, retaining, detention, so forth 21 and so on, that's subject to the board engineer's 22 approval, Colliers Engineering, you recognize that? 23 A. Yes, I recognize that. 24 Q. In fact, you acknowledge receipt of a 25 review letter from them, do you not? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

21 1 A. Yes. 2 Q. I believe you responded to that letter 3 point by point? 4 A. Uh-huh. 5 Q. So could you just describe your system, 6 if you would, briefly? 7 A. So, again, we are proposing a utility 8 facility on each dwelling unit. So each dwelling 9 unit will have it's own utilities, like sanitary 10 sewer, seepage pit for storm water management and gas 11 lines and water lines. 12 And each seepage pits has around 1900 13 gallons of capacity, so it can handle the entire roof 14 area with a design storm event. 15 So basically 2 inches per -- 16 THE COURT REPORTER: I'm sorry? 17 THE WITNESS: Yeah, so the proposed 18 seepage pit is enough to handle 2-inch waterfall 19 events. 20 BY MR. SOKOLICH: 21 Q. The what? 22 A. Two-inch waterfall, the storm water 23 design event. 24 Q. Just speak up and go slower for the 25 transcriber, okay? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	23 1 obstruction higher than 25 -- 18-inches height within 2 25 feet measured from corner of the property, the 3 right-of-way. 4 So basically this is a triangular zone 5 that prohibits any obstruction higher than 18 inches. 6 Q. Now, would the applicant be willing to 7 document that restriction into deed format and what I 8 mean by that is something that will be made a 9 permanent part of the record that would be recorded 10 with the county clerk's office, so if anybody were to 11 purchase this property, what have you, they will know 12 that this property is going to be subject to that 13 sight triangle. 14 Any objection to that? 15 A. No. 16 Q. All right. Because that's one sure 17 fire way of making sure that that's in -- that that 18 is enforced. 19 I -- and Colliers is here. They can 20 certainly comment on their own, but there was another 21 comment that there's the drop curb along West 22 Oakdene. The proposed top and bottom of curb 23 elevation should be provided and a road opening 24 permit will be required. 25 We acknowledge a road opening permit LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
22 1 A. Sure. 2 Q. So, Mr. Nam, in fact, Colliers was good 3 enough to do two review letters on this. They did 4 one on your initial submission and then they also did 5 one once you submitted your revised plans. You 6 acknowledge receipt of the Colliers letter of 7 July 27th, 2026? 8 A. Yeah, yeah. 9 Q. And then you also, the subsequent 10 letter of September 15, 2026? 11 A. Yes. 12 Q. Is there anything in any of the 13 Colliers letters that you're unable to comply with? 14 Is there anything that I would call 15 insurmountable? 16 A. We can comply with all the 17 requirements. 18 I want to address one of the 19 requirements. 20 Q. Please. 21 A. Regarding the sight triangle, so the 22 comment letter in Number 18, it asks about sight 23 triangle at the corner, specifically the stairs for 24 the left unit. 25 So the ordinance limits any planter or LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	24 1 will be required, correct? 2 A. Yeah, we acknowledge that. 3 Q. But these items that still remain 4 outstanding will be provided and we ask that the 5 board allow us to provide it during resolution 6 enforcement to make sure those conditions are 7 satisfied, correct? 8 A. Correct. 9 Q. Is there anything else that you would 10 like to add with respect to the site plan? 11 Now, I know we do have variances and I 12 believe Mr. Spatz is not going to be able to attend 13 tonight, but if you would just confirm the variances 14 that are being sought by the applicant? 15 A. Sure. 16 So I'll just go one by one. 17 Q. Please. 18 A. So -- 19 Q. Well, I can help you, if you don't 20 mind. So the front yard setback complies, correct? 21 A. Yes. 22 Q. Minimum lot area complies? 23 A. Yes. 24 Q. Minimum lot frontage complies? 25 A. Uh-huh. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

25

1 Q. Minimum side yard, both sides comply --

2 A. Right.

3 Q. -- correct? Notwithstanding the fact

4 that it's a corner lot and it's difficult to do.

5 The minimum rear yard, the requirement

6 is 25 and the request is 18-and-a-half, correct?

7 A. That's correct.

8 Q. So a variance is sought.

9 The maximum building height in this

10 zone is 28 feet. We're proposing 30.5, which is a

11 variance. However, it's a C variance because it

12 doesn't exceed the height by more than 10 percent,

13 correct?

14 A. That's correct.

15 Q. The maximum number of stories,

16 two-and-a-half, three are proposed.

17 Building coverage is 40 percent. We

18 are at 47.

19 But when you do it numerically, the

20 maximum, confirm this, is 2,820, we're proposing

21 3,315, correct?

22 A. Yes.

23 Q. And then finally there's a foundation

24 footprint maximum of 2500 square feet, we're at

25 3,145?

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

26

1 A. That's correct.

2 Q. Now, would you be able -- would it be a

3 fair statement to say that the coverage, but not only

4 coverage, the maximum footprint, that's a function of

5 the lot being oversized?

6 A. Yeah, and that's also including the

7 footprint of the stairs and porch on the front yard

8 and rear yard.

9 Q. So when you computed these figures,

10 whether you're supposed to or not by ordinance, you

11 took a conservative approach and you included all of

12 that?

13 A. Yeah, yeah, that's correct.

14 Q. You didn't unilaterally exclude

15 anything so as to make the argument that we comply?

16 A. Uh-huh.

17 Q. But, again, these are all variances of

18 the C variety, correct?

19 A. Yes.

20 Q. Now, you're familiar with the uses that

21 are on either side of this house?

22 A. Yes, it's a residential zone.

23 Q. And is our house -- it's going to sound

24 like a loaded question. If you don't understand it,

25 tell me.

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

27

1 But were the board to act favorably on

2 the application, would this house be strikingly

3 different than any of the other residences that are

4 next to it?

5 A. No, it's -- they have a really similar

6 configuration to, you know, duplex houses with the

7 similar widths of driveways and garage and the

8 stairways on the side or centers.

9 So they're like several duplex units

10 along this Hillside Avenue and also on West Oakdene

11 Avenue.

12 Q. And the height that's being sought,

13 which is only 2 feet, 2-and-a-half feet higher than

14 the maximum, is that consistent with or is it

15 inconsistent with the heights of the other duplexes

16 that are immediately adjacent?

17 A. I believe it's consistent.

18 Q. And as far as the rear yard is

19 concerned where we are sort from the rear yard

20 requirement, would that condition in your view have

21 an adverse impact on any of the adjacent properties?

22 A. I don't think there would be an adverse

23 impact. I tried to not alter any grading much

24 because we're keeping grading on the corner and the

25 rear side of the property.

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1 So drainage patterns, same thing, no

2 grading alterations, just, you know, installation of

3 the deck and the stairs.

4 Q. How about fencing and retaining walls,

5 any of that on site that you propose?

6 A. Yeah, actually there's a small -- well,

7 not a retaining wall, I would call it landscaping

8 wall, it's less than 2 foot height and --

9 Q. Where is that located?

10 A. Along the stairway here, because of the

11 grade change from Hillside Avenue to West Oakdene

12 Avenue, it's not easy to -- so we had to install the

13 low height retaining wall and if you're looking at

14 from Hillside Avenue, would have a small like 1 to

15 2 feet retaining wall, which is flush with the

16 adjacent grading.

17 And also we'll have stairs and

18 handrails alongside of the low height retaining wall.

19 Q. Thank you, Mr. Nam.

20 Is there anything else that you would

21 like to offer?

22 A. I think I've covered most of --

23 Q. Thank you.

24 MR. SOKOLICH: Mr. Chairman, I offer

25 Mr. Nam.

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29 1 CHAIRMAN CHUNG: Thank you. 2 Members, any questions? 3 (No Response.) 4 CHAIRMAN CHUNG: No? 5 All right, Mike, what do you got, 6 anything? 7 MR. KAUKER: Just if you could confirm 8 the driveway is going to meet the 9-by-18 9 requirement. 10 It looks like it does, but if you can 11 just confirm that. 12 THE WITNESS: Oh, yes, we have greater 13 than that. 14 MR. KAUKER: I'm sorry, you are the 15 architect or the engineer. 16 MR. SOKOLICH: Engineer. 17 MR. KAUKER: I have no other questions. 18 MS. LOULLOUDIS: My only question is if 19 you can just repeat what you were planning to do on 20 that stair. You were talking about deed restricting 21 it. 22 MR. SOKOLICH: The sight triangle. 23 MS. LOULLOUDIS: The sight triangle, 24 deed restricting it or -- 25 MR. SOKOLICH: The deed restriction, I LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	31 1 THE WITNESS: Yeah, from -- because of 2 grade changes, this sight triangle becomes a little 3 tricky. 4 So when you take an elevation from at 5 the West Oakdene Avenue, I have elevation of 103.3 6 where the highest of tread of stair elevation is 7 around 104.69, which is less than 18 inches 8 requirement, but -- 9 MR. SOKOLICH: I would not have come up 10 with that answer, but that's what engineers do, I 11 guess, so it sounded good. 12 BY MR. SOKOLICH: 13 Q. But also, just logically, the steps 14 start low and as they go up, they get higher, right? 15 So it might just be those remaining 16 steps. I don't know if that made any sense, but I 17 think that has something to do with it also? 18 A. And I want to add something that 19 there's a stop sign and stop line here, so a vehicle 20 will stop here and then those retaining wall -- the 21 landscaping wall and the stair will be outside of 22 starting sight distance, so you're not obstructing 23 anything from the view of the driver. 24 So all you're having, like, more than 25 18 inch looking from sight triangle here because of LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
30 1 can handle, Nicki. 2 Whatever you and the board impose on 3 this applicant, for example, no plantings to exceed 4 18 inches, no obstructions, no fencing in that area, 5 it has to remain unobstructed, whatever those 6 requirements are, I can file a deed from the owner to 7 the owner, file it with the recording office so that 8 any time anybody does a search of this property, 9 they're going to know that that site restriction 10 exists. 11 So if the property is sold, if the 12 property is conveyed 10 times over, each of those 13 owners will have to comply with that restriction. 14 MS. LOULLOUDIS: So what is the height 15 restriction that you would be putting on that. 16 MR. SOKOLICH: We defer to you and the 17 board. I believe Mr. Nam proposed it not to exceed 18 18 inches. 19 MS. LOULLOUDIS: Okay. Because I see 20 six risers in there, so that's my only -- my only 21 issue with that. 22 There's six risers, so if they're 23 7-inches high, you're looking at 42 inches. 24 Is that doable, technically doable to 25 keep it under 18? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	32 1 site constraints, elevation difference. 2 But you have a stopping point here that 3 clears drivers visibility. 4 Q. Mr. Nam, I think we may have -- it 5 might be okay from this angle, but not the other, but 6 so as to play it safe, would it not be fair to say 7 that not to exceed 18 inches and the exclusion to 8 that would be whatever treads exceed that 18-inch 9 height, would that be fair? 10 A. No, all the tread will be lower than 11 18 inches. 12 MR. SOKOLICH: That's our answer, 13 Ms. Louloudis. 14 MS. LOULLOUDIS: And the retaining wall 15 at that location would also be less than 18. 16 THE WITNESS: Yeah, that's -- that's 17 lower than this point. 18 MS. LOULLOUDIS: Thank you. 19 CHAIRMAN CHUNG: Thank you. Very good. 20 Thank you. 21 MR. KAUKER: One more follow-up 22 question. 23 So the treads in that location will be 24 less than 18 inches. 25 THE WITNESS: Yeah, from the center LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

33 1 point of the driveway where the sight triangle 2 starts. 3 MR. KAUKER: Isn't it measured at that 4 location, though. 5 THE WITNESS: Yeah, the -- 6 MR. KAUKER: I just want to make sure 7 of that because it might be safer if you just 8 requested a variance for that. 9 I understand the justification, you're 10 saying that it's lower, but and I'm trying to look up 11 the ordinance provisions right now. 12 MR. SOKOLICH: See, I agree with you, 13 Mike. 14 BY MR. SOKOLICH: 15 Q. I think that if you take a physical -- 16 and I'm no engineer, Mr. Nam, I'm about to prove 17 that. 18 But I think if you take a physical 19 measurement from the bottom of the tread alongside 20 the tread to the highest tread that's within that 21 triangle, that tape measure is going to reveal 22 something higher than 18 inches and I think that's 23 what Mr. Kauker's point is. 24 You're using these topographic points 25 to suggest that when you do the math, nothing in here LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	35 1 something different, if it exceeds the 18 inches as 2 measured, they'd have to come back anyway and you 3 guys would be allowed to use that. 4 And it is a part of the site plan, but, 5 Diane, I don't know how you feel about that. 6 MS. TESTA: I'm fine with that, I would 7 defer to you. 8 I do agree. 9 MR. SOKOLICH: So we will ask to the 10 extent necessary, we will ask for variance relief. 11 MR. KAUKER: I think that would cover 12 it. 13 MR. SOKOLICH: We have no objection to 14 that. 15 MR. KAUKER: I think there is a 16 justification based upon what he explained. The 17 intent of the ordinance would be met. 18 MS. TESTA: You're good with that, 19 Mark? 20 MR. SOKOLICH: Yup, we're fine with 21 that, absolutely. 22 We offered it and we appreciate the 23 fact that it was pointed out to us, because we 24 certainly wouldn't want to get something approved 25 that didn't have the right variance relief and then LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
34 1 is going to be lower than 18 inches because the 2 lowest point and the highest point, it's all -- all 3 the improvements are within that range, so it's not 4 going to exceed 18 inches? 5 I think what we need to say is that we 6 are going to deed restrict that sight triangle and 7 the exclusion, if any, would be the limited treads 8 that would exceed the 18 inches, but in fairness, 9 that's at the back end of this triangle, correct? 10 A. Correct. 11 MR. SOKOLICH: So, Mike, I think that's 12 what we would like to offer for the record. 13 If there's a variance required, we'll 14 ask for it, but we would ask that those few treads 15 that may exceed 18 inches be excluded from the sight 16 triangle requirement. 17 MR. KAUKER: Yeah, I think either way 18 you do it, even if you got a variance, they would be 19 exceeded because that's what's shown on the plan, but 20 I just want to make sure that you're comfortable -- 21 MR. SOKOLICH: Got it, we acknowledge 22 it. 23 MR. KAUKER: I mean, I think either way 24 it covers the Borough and the board because, you 25 know, if they come in in the future and decided to do LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	36 1 get stuck and have to come back here on an emergent 2 basis. 3 I think the Chairman is going to open 4 to the public. 5 CHAIRMAN CHUNG: Yeah, we're going to 6 open up to the public. 7 Anybody in the public want to say 8 something? Please come up. 9 MR. WON: Come up right here. 10 CHAIRMAN CHUNG: Yes, right here. 11 Thank you very much. 12 Go ahead. 13 MS. TESTA: If you could just state 14 your name and address, please. 15 MR. WON: Sure. 16 So my name is Jay Won. 17 I'm the property owner at 538 Hillside 18 Avenue. So it's the house immediately adjacent to 19 the development that's being proposed here at 20 544 Hillside. 21 And I do have some real concerns about 22 the specific impacts of -- 23 MS. TESTA: At this point it would just 24 be questions to the engineer. 25 There will be a point later for LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

37 1 comments. 2 MR. WON: -- these variances on my 3 property and the surrounding neighborhood and I would 4 like your answers to my questions addressed on the 5 record, please. 6 So the first question has to do with, 7 well, what exactly is being proposed here? 8 I mean, so notwithstanding the fact 9 that you've indicated this is a two-family duplex, so 10 we'll skip that part. 11 What's the total square footage? I 12 would like you to indicate one more time the exact 13 number of dwelling units, the number of bedrooms, 14 what's the overall building footprint. 15 So that's the first question. 16 Question Number 2 is -- 17 MR. SOKOLICH: Well, go one at a time. 18 MS. TESTA: Yeah. 19 MR. SOKOLICH: So he can respond to 20 you. 21 MR. WON: Okay. 22 MR. SOKOLICH: As far as, sir, the 23 number of bedrooms, that's architect, he's the next 24 witness. 25 But questions you can ask -- answer, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	39 1 house could be built in conformity with the zoning 2 ordinance, correct? 3 THE WITNESS: Yes, that's correct. 4 MR. SOKOLICH: But why -- why did the 5 -- why is the applicant asking for something larger 6 than that which is required, if you know? 7 THE WITNESS: Yeah, I think that -- I 8 think the architect may have a better answer. 9 MR. WON: They just want a bigger 10 house. 11 MR. SOKOLICH: No, he didn't say that. 12 He said the next witness. 13 MR. WON: What's the most likely 14 answer. 15 MR. SOKOLICH: He's not going to guess. 16 I wouldn't allow him to. 17 MR. WON: But you have indicated the 18 fact that this project could be designed to comply 19 with the 40 percent coverage, yes. 20 MR. SOKOLICH: That he said yes. 21 MR. WON: Correct. 22 I would like that to go on the record, 23 please. 24 Why does it -- next question, why does 25 it need to be three stories? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
38 1 rather, what's the size of the footprint. 2 THE WITNESS: It's 50 by 56.5, so 3 building footprint is about 2825. 4 MR. SOKOLICH: Got it. 5 And just to confirm, unconditionally 6 how many units are proposed here. 7 THE WITNESS: Two. 8 MR. WON: Okay. 9 MR. SOKOLICH: And I don't mean to 10 interrupt you, but if it's for the next witness, I'll 11 let you know that and then I'll ask him when he comes 12 back. 13 MR. WON: Appreciate that. 14 Okay. The next question has to do with 15 why does the building need to be this large? 16 What is the specific reason as to you 17 guys require a 47 percent building coverage when the 18 municipal ordinance clearly permits only 40 percent, 19 that's the limit? 20 Could the proposed project be designed 21 to comply with the 40 percent coverage requirement? 22 Why is this variance necessary, other 23 than perhaps they just want a bigger house? 24 MR. SOKOLICH: So I'm not sure this is 25 the right witness, but Mr. Nam, in fairness, the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	40 1 Could the same project be designed 2 within the 28-foot and two-and-a-half-story limit? 3 MR. SOKOLICH: If you're not 4 comfortable answering, Mr. Nam, just say so and it 5 will go to the next witness, if he knows. 6 MR. WON: Let the man answer the 7 question. 8 MR. SOKOLICH: No, no, it's my witness, 9 I'll -- 10 MR. WON: It's qualified to answer, 11 right. 12 MR. SOKOLICH: It's no different than 13 your house, right? 14 How many stories are you? 15 MR. WON: You've qualified, you've 16 offered this man as an expert to be able to answer 17 those questions, so let the man answer it. 18 MR. SOKOLICH: I'll direct my witness. 19 Thank you. 20 You won't. Thank you. 21 If he's not comfortable or if it 22 exceeds the scope of his expertise, he's not going to 23 answer it, bottom line. 24 MR. WON: Let the man speak then. 25 MR. SOKOLICH: Mr. Nam, if you're LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

41 1 comfortable answering, please do. 2 If not, please don't. 3 THE WITNESS: Yeah, I'll defer this 4 answer to the architect. 5 MR. WON: Okay. 6 So the next question has to do with 7 proximity to my property. I guess the question -- 8 the reason for reducing the rear setback from 25 feet 9 limit to 18.5 feet and could the building be moved 10 forward to maintain the required 25-foot setback? 11 How many feet will the proposed 12 building actually be from my property line and my 13 house? 14 THE WITNESS: I'm sorry, I'm not 15 understanding the question, so... 16 BY MR. SOKOLICH: 17 Q. Mr. Nam, let me ask you more simply, 18 are there any side yard variances that are being 19 requested? 20 A. No, we are complying with the side yard 21 variance -- the size yard requirement. 22 Q. Okay. 23 MR. WON: So the question once again 24 was: How many feet will the proposed building 25 actually be from my property line and my existing LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	43 1 it from the roof area. 2 So we are proposing two seepage pits, 3 which is about 3800 gallons and this is more than 4 what the ordinance requires. 5 MR. WON: So the drainage and 6 stormwater analysis has been performed. 7 THE WITNESS: Yeah. 8 MR. WON: Okay. How will they ensure 9 that stormwater won't be running off -- the 10 stormwater running off won't be directed towards my 11 property? 12 And can I please see a copy of that 13 report as well. 14 THE WITNESS: Yeah, I can provide you 15 an extra copy. 16 MR. WON: Yes, please. 17 THE WITNESS: Yeah, and the water 18 collected by a seepage pit will infiltrate into the 19 ground, but anything over the surcharge is the 20 seepage pit, it will be discharged from the overflow 21 Ts and flow to -- sheet flows towards Hillside 22 Avenue. 23 So there won't be any water discharging 24 onto your property or negatively impacting -- 25 MR. WON: Can you explain more clearly LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
42 1 house. 2 THE WITNESS: From the property line, 3 5.25 feet where 5 feet is required and from the 4 building, 11.85 feet from your building to proposed 5 building. 6 MR. WON: Okay. What will I actually 7 see from my house? Can you show me the -- 8 MR. SOKOLICH: That's architect who's 9 next. 10 He has elevations. 11 MR. WON: Sure. 12 What about privacy, windows, balconies, 13 decks, are there openings that will be facing my 14 property? 15 What measures are being proposed and 16 will be taken to prevent direct views into any house 17 and backyard. 18 MR. SOKOLICH: Architect. 19 MR. WON: Okay. What about drainage 20 and stormwater? I mean, with the proposed increase 21 in building coverage, grading, the retaining wall, 22 all the rest of it, where will the additional 23 stormwater go. 24 THE WITNESS: Yes, stormwater will be 25 -- the seepage pit will collect stormwater, collect LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	44 1 how the drainage will work and where the water will 2 discharge. 3 THE WITNESS: Water will be collected 4 by this stormwater seepage pit. 5 This is the round-shape concrete ring 6 with the stones, so that the water collects here will 7 be controlled the volume and then it infiltrates in a 8 way that we test the soil, so -- and anything that 9 overflows would be discharged to the overflow and 10 overflow Ts and then discharge onto the street. 11 MR. WON: Okay. 12 I'll move onto my next -- next question 13 which has to do with the retaining wall. 14 What's the proposed height and what is 15 the maximum -- what's the maximum height currently 16 permitted? 17 THE WITNESS: Currently -- we are 18 proposing less than 2 feet. 19 MR. WON: Okay. 20 THE WITNESS: Retaining wall. 21 So I would call it landscape wall 22 instead of retaining wall, it's low height. 23 MR. WON: What construction impacts 24 should I expect while the excavation is happening? 25 How close will the excavation be in LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

45 1 relation to my property and my house. 2 THE WITNESS: So the excavation will be 3 starting from the line of existing building 4 footprint. 5 There will be excavating and the 6 footprint of the building and make a support as 7 needed on the side yard so that it doesn't impact our 8 soil or retaining -- 9 MR. WON: How would -- how would you 10 ensure that it won't be impacting my house and my 11 property while that's going on? Or analysis supports 12 that opinion. 13 THE WITNESS: So -- 14 MR. WON: So there is no analysis and 15 there is no backup there. 16 THE WITNESS: We can provide a backup 17 with supplemental excavation plans and anything that 18 would be -- 19 MR. WON: You've indicated that while 20 the excavation is going on there won't be negative 21 impact on my property and my house, but you're not 22 able to talk about the supporting analysis to back up 23 that opinion, so to me that sounds like there's no 24 analysis. 25 MR. SOKOLICH: That's argumentative. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	47 1 existing zoning requirements and at least reduces the 2 requested variances, particularly the building 3 coverage, height and the rear setback. 4 MR. SOKOLICH: Asked and answered. 5 MR. WON: That sums up my questions. 6 Thank you. 7 CHAIRMAN CHUNG: Thank you. 8 Anyone else? 9 Yeah, please come up. 10 MR. LORENZO: David Lorenzo, property 11 owner in Palisades Park, multiple addresses. 12 CHAIRMAN CHUNG: Thank you, Dave. 13 MR. LORENZO: Just -- good evening, 14 everybody, good to see you. 15 A couple of questions, Mr. Sokolich, 16 the engineer opened up the door, so I'm going to walk 17 right in it. He said that the maximum lot coverage 18 is 2500 square feet, but it's -- I'm sorry, what is 19 the maximum lot coverage for this property? 20 THE WITNESS: Maximum lot coverage is 21 40 percent. 22 MR. LORENZO: No, no, what is the size 23 of the property? 24 THE WITNESS: The 7,051 square foot. 25 MR. LORENZO: 7,000 square feet? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
46 1 Whatever is customary in connection 2 with the construction of a one- and two-family house 3 will be taking place at this address subject, of 4 course, to the board. 5 He explained to you there will be 6 excavation, there will be framing, there will be 7 sheathing, how long that takes, I'm not an expert in 8 that field, but you're going to reach a point where 9 70 percent of the time -- 10 MR. WON: You're a lawyer. 11 Are you an architect? Are you an -- 12 THE COURT REPORTER: One at a time, 13 please. 14 MR. SOKOLICH: I'm going to respond to 15 you. 16 MS. TESTA: Yes. 17 MR. WON: So I would like to -- 18 MR. SOKOLICH: And you're not going to 19 trick my witness. 20 MR. WON: I would like to see -- I 21 would like to see that analysis, please. 22 I guess this is my final question, 23 which is: Can this be made smaller? 24 Has the applicant considered a design 25 that complies with the municipal ordinances, the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	48 1 THE WITNESS: Yeah. 2 MR. LORENZO: And you said that the 3 proposed house would be 3145 square feet; is that 4 correct? 5 THE WITNESS: Maximum coverage we 6 propose is 3315 -- 7 MR. LORENZO: 3315. 8 THE WITNESS: Yeah, 3315. 9 MR. LORENZO: What's permitted by code? 10 THE WITNESS: 2820.40 square feet. 11 MR. LORENZO: 28 or 2500. 12 THE WITNESS: 2800. 13 MR. LORENZO: Okay. And the side yards 14 are how big? 15 THE WITNESS: The side -- you mean, 16 side yard setback? 17 MR. LORENZO: Side yard setback. 18 THE WITNESS: Yeah, we're proposing 19 5.25 where 5 feet -- 20 THE COURT REPORTER: Where 5, what? 21 THE WITNESS: 5.25 feet where 5 feet is 22 required. 23 MR. LORENZO: And where are you getting 24 those side yard setbacks from. 25 THE WITNESS: From the schedule from LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

49 1 zoning. 2 MR. LORENZO: Are you aware that as the 3 engineer when you review these plans that the borough 4 had adopted a -- did a review of the master plan in 5 2024? 6 THE WITNESS: No, I did not. 7 MR. LORENZO: And during that master 8 plan review, they touched on a bunch of things, but 9 one of them was no changes to the duplex ordinance, 10 which this is a duplex; are you aware of that? 11 THE WITNESS: No. 12 MR. LORENZO: No? 13 And then that the variance that you're 14 seeking are all in -- not in comport -- comport with 15 the new master plan reexamination; are you aware of 16 that as well, it's a variance that you're seeking. 17 THE WITNESS: I'm not -- 18 MR. LORENZO: So the size of the house 19 is not conforming for no specific reasons other than 20 you want a bigger house. 21 MR. SOKOLICH: This is the engineer, 22 Dave. 23 MR. LORENZO: Mark, he opened the door, 24 I walked in. 25 MR. SOKOLICH: Then walk back out LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	51 1 MR. SOKOLICH: We call the architect, 2 please. 3 CHAIRMAN CHUNG: Thank you. 4 MS. TESTA: Please raise your right 5 hand. 6 Do you swear the testimony you will 7 provide in this application will be the truth, the 8 whole truth and nothing but the truth? 9 MR. CHUNG: Yes, I do. 10 H O J O O N C H U N G, AIA 11 21 Grand Avenue, Unit 604B, Palisades Park, New 12 Jersey 07650, having been duly sworn, testifies 13 as follows: 14 MS. TESTA: Please state your name and 15 your business address for the record spelling your 16 name, please? 17 MR. CHUNG: Okay. 18 My name is Hojoon Chung, H-O-J-O-O-N, 19 last name Chung, C-H-U-N-G. 20 And my address is 21 Grand Avenue, 21 604B, Palisades Park, New Jersey. 22 CHAIRMAN CHUNG: Thank you. 23 VOIR DIRE EXAMINATION 24 BY MR. SOKOLICH: 25 Q. Your chosen profession, what do you do LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
50 1 because he's the engineer, he's a gentleman, he -- 2 MR. LORENZO: Duly noted, duly noted. 3 I'm objecting to the application and 4 take further action. 5 MR. WON: Sorry, one more. 6 With respect to the process, what are 7 the next steps from here and to the extent that I 8 would like to continue to express my concerns and 9 opposition to this project and the variances. What 10 are the remaining timelines? What are the deadlines? 11 How do I go about expressing my 12 concerns from between now and this project 13 potentially happening? 14 MS. TESTA: You'll have an opportunity 15 -- at the end of the case you'll have an opportunity 16 to make general comments. 17 Right now the only comments are 18 actually questions to what the expert that's before 19 the board. 20 CHAIRMAN CHUNG: All right. Thank you. 21 Anyone else? 22 (No Response.) 23 CHAIRMAN CHUNG: No, okay. 24 MS. TESTA: Next witness. 25 CHAIRMAN CHUNG: Next witness. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	52 1 for a living? 2 A. Working as an architect. 3 Q. And for how long have you -- are you 4 licensed? 5 A. Yes. 6 Q. In New Jersey? 7 A. Yes. 8 Q. For how long? 9 A. Since 2007. 10 Q. Have you testified before planning 11 boards and zoning boards before? 12 A. Yes, I did. 13 Q. Have your credentials been accepted as 14 an architect before those boards? 15 A. Yes. 16 Q. Have you had an opportunity as an 17 architect in the past to design a single-or a 18 two-family residence? 19 A. Yes, I did. 20 Q. Have you designed single-and two-family 21 residences here in Palisades Park? 22 A. Yes. 23 Q. Have you ever appeared before this 24 board before? 25 A. Yes, I did. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

53 1 Q. Were your credentials accepted then 2 when you presented on behalf of other applicants? 3 A. Yes. 4 MR. SOKOLICH: Chairman. 5 CHAIRMAN CHUNG: Thank you. 6 MR. SOKOLICH: Thank you. We offer -- 7 MS. TESTA: Yes, he's accepted as an 8 expert. 9 MR. SOKOLICH: Thank you. 10 DIRECT EXAMINATION 11 BY MR. SOKOLICH: 12 Q. So Mr. Chung, as I asked Mr. Nam, what 13 is the -- what was the scope of your engagement? Why 14 were you hired by this applicant? 15 Without even referring to plans, what 16 was your job? 17 A. Okay. To design the duplex house for 18 my client. 19 Q. And you inspected the property, 20 correct? 21 A. Yes. 22 Q. Take a look at adjacent uses also? 23 A. Right. 24 Q. So turn me to the first page of your 25 architectural plans, if you would. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	55 1 A. Yes. 2 Q. And you heard from of the questions 3 that were asked by the objector? 4 A. I did. 5 Q. Try to over as much of that as you can, 6 otherwise we'll ask that of you at the end. 7 A. Okay. 8 Q. Referring to what we've marked as A-3, 9 if you would please describe the improvements that 10 are proposed by this applicant. 11 A. Okay. 12 So we are proposing a three-story 13 duplex house, starting from the -- 14 THE COURT REPORTER: I'm sorry, please 15 speak up. 16 THE WITNESS: Yes. 17 THE COURT REPORTER: Thank you. 18 THE WITNESS: I'll try. 19 From the basement, Unit A and Unit B 20 are identically the same. 21 So basement is 1412.5 square feet. And 22 the first floor is 1449.33 square foot. And second 23 floor is the same as the first floor, 1449.33. 24 So the total of the first floor and 25 second floor would be 2898.66 square foot for each LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
54 1 Now, all the plans that we're about to 2 talk about were submitted to this board in advance of 3 the hearing, correct? 4 A. Yes. 5 Q. So I'm going to mark it, before you 6 start talking about it, as A-3, I'm going to initial 7 it, date it today the 21st of September. 8 I'm referring to plans that you 9 entitled "Project Information and Basement Plan" with 10 a date of August 20, 2026 with no last revised date. 11 You prepared this plan? 12 A. Yes. 13 (Whereupon, Plan Entitled "Project 14 Information and Basement Plan," dated 15 August 20, 2026 is marked as Exhibit A-3 for 16 identification.) 17 BY MR. SOKOLICH: 18 Q. All the plans that you're about to talk 19 about were prepared by you? 20 A. Yes. 21 Q. Or under your direct supervision? 22 A. Correct. 23 Q. So starting wherever you deem most -- 24 and you were present during Mr. Nam's testimony, 25 correct? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	56 1 unit. 2 So going from the basement plan, as 3 you're approaching to the garage, there are entry 4 steps going up to the first floor and there are a 5 two-car garage with 22-feet-6-inches wide and there 6 is a mechanical room -- 7 THE COURT REPORTER: I'm sorry, there 8 is a, what? 9 THE WITNESS: Mechanical room. 10 MR. SOKOLICH: Mechanical room. 11 THE WITNESS: Elevator, stair and there 12 is a powder room we are proposing and we are actually 13 proposing an entertainment room on the rear side. 14 And going up the first floor -- 15 MR. SOKOLICH: Let me just mark this. 16 So we're going to mark this page with 17 the board's permission as A-4 and this is dated 18 August 20, 2026, no last revised date. 19 It is entitled -- where's your title, 20 excuse me -- "Proposed Basement and First Floor 21 Plan." 22 (Whereupon, Plan Entitled "Proposed 23 Basement and First Floor Plan," dated 24 August 20, 2026 is marked as Exhibit A-4 for 25 identification.) LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

57 1 BY MR. SOKOLICH: 2 Q. So from that basement level, we either 3 go up the stairs inside or we go up the stairs 4 outside to get to this next level, correct? 5 A. Yes, that's correct. 6 So on the first floor there is an entry 7 door and then there is a living room and moving into 8 the bathrooms and stairs in the middle and there's an 9 elevator with a guest bedroom and then kitchen and 10 small dining, a family room in the rear side and the 11 rear proposed outdoor deck on the rear side outside, 12 it will be 10-feet-by-7-feet-6. 13 We tried to make it small, but usable 14 space. 15 Q. Go ahead. 16 A. And going to the second floor, we are 17 proposing three bedrooms with two full bathrooms and 18 one laundry. 19 So footprint of bedrooms is it's going 20 to be four bedrooms and three full bathrooms and one 21 powder room. 22 And on this elevation -- 23 Q. As A-5, you're now going to talk about 24 plans entitled "Exterior Elevations," dated 25 August 20, 2026, again, prepared by you, correct? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	59 1 Is it brick? Any thoughts? 2 A. Okay. Front side we are proposing 3 bricks with aluminum panel and accent wood panel, but 4 on the two sides and the rear side we are proposing 5 stucco finish. 6 Q. So there will be a combination of 7 things? 8 A. Yes. 9 Q. Okay. Go bottom to the rear, if you 10 would, just describe that if you would. 11 A. Yeah. 12 So on the rear side we are also 13 proposing an outdoor deck area, 14 10-foot-by-7-feet-6-inches. 15 Q. And when you're looking at this 16 residence from the rear, at least to this untrained 17 eye, it would appear that it's a two-story dwelling, 18 correct? 19 A. Yes, that's correct. 20 Q. Why is that? 21 A. Because front side is pretty much open 22 to the basement clearly, but this grading is going 23 up. 24 So when you reach to the rear side, 25 actually basement is imbedded underground. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
58 1 A. Yes. 2 (Whereupon, Plan Entitled "Exterior 3 Elevations," dated August 20, 2026 is marked 4 as Exhibit A-5 for identification.) 5 THE WITNESS: So the basement -- 6 BY MR. SOKOLICH: 7 Q. So let me -- let me interrupt you. 8 It's self explanatory. Talk to me about in the upper 9 left-hand corner, the front of the house is depicted, 10 correct? 11 A. Yes. 12 Q. And is that where you also disclosed 13 what the proposed height of this residence is? 14 A. Correct. 15 Q. And what is the proposed height based 16 on your understanding of the ordinance definition? 17 A. Based on the ordinance we came up with 18 30-foot-6-inch height. 19 Q. So the house that we're proposing 20 before this board is depicted at front elevation, 21 your upper left-hand corner of what we've marked as 22 A-5, that is the residence essentially, correct? 23 A. Yes. 24 Q. What about the exterior treatment, what 25 do you propose? Is it stucco? Is it Hardie board? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	60 1 Q. How high is that deck off the ground 2 level? 3 A. It's not that high. 4 Q. That's why I'm asking. 5 A. 1-foot-6 -- I want to say no more than 6 3 feet. 7 Q. So you're talking about this high off 8 that ground level and when you're from the rear, it 9 would be a fair statement to say you're looking at a 10 two-story residence? 11 A. Yes. 12 Q. Okay. So you know that there was an 13 objector present and they were concerned about what 14 type of privacy would be impacted. 15 What -- 16 MR. SOKOLICH: Sir, what was your 17 address again, I'm sorry. 18 MR. WON: 538 Hillside. 19 BY MR. SOKOLICH: 20 Q. 538 Hillside, I believe 538 Hillside 21 would be -- will be facing, what you're calling, the 22 right-side elevation? 23 A. Yes. 24 Q. Can you describe that for us for the 25 record? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

61 1 A. Okay. 2 We will try to make the windows not too 3 big. Looking at the bedrooms -- 4 THE COURT REPORTER: I'm sorry, please 5 speak up, sir. 6 THE WITNESS: Looking at the bedrooms, 7 there are one, two, three windows, but these are not 8 the big ones, but we need a big one in the middle, 9 though, because we need an egress window. 10 So we use the 5 foot -- 5-foot-6-inch 11 on the window there, but we will install the blinds 12 and try not to look at the house as much as possible. 13 Q. Okay. And on the other side that you 14 call the left-side elevation, pretty standard there, 15 pretty typical and common to what's on the right 16 side, correct? 17 A. Yes, the same, just reversed. 18 Q. Okay. And what's the exterior 19 treatment on the side elevations and the rear, is it 20 any different than the front or it is a combination 21 of masonry product again? 22 A. It's like stucco finish with a wood 23 panel. 24 Q. Okay. Now, questions were asked of the 25 prior witness. I don't know if you can answer this, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	63 1 We are trying to keep within the 2 variance, C variance. 3 Q. Okay. Is there any livable space 4 that's proposed over that top floor? 5 Are there any decks, anything like that 6 that we're proposing here? 7 A. No. 8 Q. So it's just those barely three story 9 in the front and two story to the rear? 10 A. Right, correct. 11 Q. Okay. Anything else you would like to 12 add? 13 A. Not -- 14 Q. I'll conform with you also the request 15 is for two families, correct, not three or nothing in 16 excess, it's for two families? 17 A. Yes, two families. 18 Q. Thank you. 19 Anything else you would like to add? 20 A. Actually I brought the rendering. 21 Q. Please, turn it, turn it. 22 So this is a rendering for presentation 23 purposes. Allow me to just quickly mark it. 24 MR. SOKOLICH: This is A-6 dated 25 August 20, 2026. It's entitled "Exterior Rendering." LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
62 1 otherwise we have to wait for our planner, but the 2 question was whether or not this house could be build 3 variance free, correct? And I believe it could be. 4 A. It's possible. 5 Q. It's possible? 6 A. Uh-huh. 7 Q. But the house that's designed is built 8 a little bigger because we're trying to take into 9 consideration the excessive side yard for the corner 10 lot, correct, that we comply with -- 11 A. Correct. 12 Q. -- and other architectural 13 considerations? 14 But do you have an opinion as to 15 whether or not if this house were approved by this 16 board, whether or not this would dwarf any adjacent 17 houses or houses in the residence -- in the area or 18 is this consistent with other duplexes in the 19 immediate vicinity? 20 A. Yes, this house is a little wider 21 compared to other house might be, but at the same 22 time we are trying to keep the height no more than 30 23 inches higher, that's one thing and then we are 24 increasing the rear side, yeah, but I think it's not 25 too much. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	64 1 (Whereupon, Exterior Rendering, dated 2 August 20, 2026 is marked as Exhibit A-6 for 3 identification.) 4 BY MR. SOKOLICH: 5 Q. So before you get into it, let me just 6 confirm, is this drawn to scale and what I mean by 7 that is it -- 8 A. Proportionately. 9 Q. It's proportionate, correct? 10 A. Yes. 11 Q. And I know that the materials may vary, 12 but is this a fair -- is this a fair depiction of 13 what you're contemplating as far as exterior -- 14 A. Yes. 15 Q. -- façade? 16 A. That's correct. 17 Q. Go ahead. 18 A. Okay. So we are proposing stucco 19 overall, but in the front side we are putting a 20 masonry wall and then stucco on the right side, left 21 side and then aluminum panels accent. 22 THE COURT REPORTER: I'm sorry, I can't 23 hear you. 24 I'm going to have to move closer. I 25 can't hear him. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

65 1 BY MR. SOKOLICH: 2 Q. You've got to speak up so we can -- 3 MS. TESTA: Yeah. 4 THE COURT REPORTER: I really can't 5 hear him. 6 BY MR. SOKOLICH: 7 Q. It would be best -- it would be best to 8 just go slow and loudly, okay? 9 MR. SOKOLICH: Sorry about that. 10 (Whereupon, a brief recess is taken.) 11 MR. SOKOLICH: I'm sorry. 12 Thank you. 13 THE WITNESS: We tried to make the 14 masonry wall on the front and then stucco on the side 15 and rear and then aluminum panels as an accent, as 16 well as wood panels in the center. And this is the 17 rear side view showing a low fence. 18 Actually, this is an existing fence. 19 And we are trying to show this stucco finishes with a 20 wood accent wall. 21 BY MR. SOKOLICH: 22 Q. Anything else you would like to add? 23 A. That's it. 24 Q. Thank you. 25 MR. SOKOLICH: Chairman, we offer our LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	67 1 MR. SOKOLICH: It looks sparing. 2 MR. KAUKER: You have that wall kind of 3 coming from the stairs. 4 CHAIRMAN CHUNG: Thank you, Mike. 5 Engineer? 6 MS. LOULLOUDIS: Just one quick one. 7 The elevator that you're proposing, is that -- where 8 is the motor? 9 Where are the controls for that going 10 to be located? 11 THE WITNESS: It's -- we might need an 12 elevator room in the basement. 13 It's a small one, residential size, so 14 it's not going to be an issue. 15 MS. LOULLOUDIS: And then is there a 16 fireplace proposed? There's something on the first 17 floor plan. I don't quite know -- 18 THE WITNESS: No -- 19 MS. LOULLOUDIS: There's some line work 20 in front of the stairs. 21 Right, go to the left, yup. 22 MR. KAUKER: It looks like -- 23 MS. LOULLOUDIS: Those, those there. 24 THE WITNESS: This one is just electric 25 for fireplace. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
66 1 architect, Mr. Chung. 2 CHAIRMAN CHUNG: Thank you. 3 Thank you, Mr. Chung, thank you. 4 Questions, members? 5 (No Response.) 6 CHAIRMAN CHUNG: No? All right. 7 Mike? 8 MR. KAUKER: Yeah, I just have one 9 comment. 10 Looking at that elevation I would 11 propose potentially because you're looking at -- 12 stick to that elevation, you can have a better view, 13 but on the left side of the structure because you're 14 facing the public street like some sort of 15 landscaping to kind of break that up a little bit 16 from the street, that's what I would recommend. 17 CHAIRMAN CHUNG: Thank you, Mike. 18 MR. KAUKER: And that's my only 19 comment. 20 I think that would look nice. 21 MR. SOKOLICH: And comply with the 22 sight triangle. 23 MR. KAUKER: And comply with the sight 24 triangle, yes. 25 CHAIRMAN CHUNG: Thank you. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	68 1 MS. LOULLOUDIS: Electrical and what's 2 right above that. 3 THE WITNESS: Right above is a TV. 4 MS. LOULLOUDIS: I mean, further up. 5 THE WITNESS: Oh, here? This is a 6 cabinet. 7 MS. LOULLOUDIS: What is it? 8 THE WITNESS: Cabinets. 9 MS. LOULLOUDIS: Oh, cabinets, okay. 10 THE WITNESS: Cabinets. 11 MS. LOULLOUDIS: I wasn't sure. 12 Thank you. 13 That's all I have. 14 CHAIRMAN CHUNG: Thank you. Thank you, 15 Mr. Chung. 16 Thank you. 17 All right. We'll open up to the 18 public. 19 Please, anybody from the public. 20 MR. LORENZO: Yeah, just one question 21 again. 22 CHAIRMAN CHUNG: Yeah, please come up. 23 MR. LORENZO: Mr. Hojoon, the stairs, 24 are they projecting into the right-of-way of the 25 front yard, into the front yard and your front LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

69 1 setback. 2 THE WITNESS: Yes. 3 MR. LORENZO: They are. 4 THE WITNESS: Yes. 5 MR. LORENZO: So they would be on the 6 right-of-way of the property of the Borough. 7 THE WITNESS: I'm not sure how far is 8 it from the property line, but this the front side. 9 MR. LORENZO: Correct. 10 THE WITNESS: And we are proposing the 11 stair right here. 12 MR. LORENZO: Yeah, and the terminus of 13 those stairs, the first step, where would that end 14 up, would that be inside or outside the Borough 15 right-of-way. 16 THE WITNESS: Outside. 17 MR. LORENZO: So it's on your property, 18 it's not on the Borough right -- 19 THE WITNESS: Yeah. 20 CHAIRMAN CHUNG: Thank you, David. 21 Thank you. 22 Thank you. 23 Anyone else? Please come up. 24 MR. WON: Yeah, so I -- sorry. 25 So I do want to circle back to my LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	71 1 down. So -- 2 MR. WON: So everything you just told 3 me indicates the fact that they just want a bigger 4 house. 5 THE WITNESS: No, not just bigger 6 house, because they need to park without any trouble 7 at the same time because they are aging and they 8 cannot drive very well. 9 MR. WON: So I find that response bad 10 for me, because of my parents -- my grandparents 11 retired -- 12 MR. SOKOLICH: Chairman, these are 13 questions. 14 MS. TESTA: Right. 15 MR. SOKOLICH: These are questions or 16 these are arguments. 17 MS. TESTA: It's time to question, it's 18 not discussions. 19 Ask him a question. 20 MR. WON: Go ahead. 21 Is that it? 22 So the next question is: You've -- I 23 think you've indicated that the building is wider 24 width wise, you said that in your statement and that 25 there would be a large window to the side. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
70 1 question about the size of the building. Okay? 2 Why does this building have to be so 3 large? The variance being requested is 47 percent 4 versus the ordinance -- ordinance limit being 5 40 percent -- 40 percent permitted, so it's a 6 20 percent increase. 7 THE WITNESS: Right. 8 MR. WON: Why is the variance 9 necessary? 10 THE WITNESS: Variance wise we are 11 talking about, I guess, 250 for each house -- 12 MR. WON: Right. 13 THE WITNESS: We're talking about, but 14 I mean currently it's not here, so I'm not clear I 15 can tell you, but in my opinion one of the reasons 16 could be the client is aging and he's looking to 17 retire the space to live with and also -- that's why 18 he also needs enough space to live with, not just 19 because of the living space like such as for us, like 20 garage we have 22-feet wide garage for two cars 21 compared to other duplex it's like 18 feet or 17 22 feet. 23 So we need more space, the garage 24 space. And also we need the space for the elevator 25 because he needs an elevator definitely to go up and LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	72 1 How can you be sure that this large 2 window won't be intruding on my privacy. 3 THE WITNESS: Which one -- there's one 4 window that needs to be large -- 5 THE COURT REPORTER: I'm still having 6 trouble hearing you. 7 BY MR. SOKOLICH: 8 Q. You got to speak louder, please. 9 MS. TESTA: Yeah. 10 THE WITNESS: On this side I made one 11 large window because this needs to be an egress 12 window, so that's why I made it, but the other 13 windows we can shrink down and we can discuss with 14 you. 15 MR. WON: So how many windows are on 16 that side? 17 THE WITNESS: One, two, three, four, 18 five, six, seven, eight. 19 MR. WON: That's a lot of windows. 20 THE WITNESS: I mean, we can work it 21 out from this, if you really -- I mean, we are not 22 trying to violate the building code or the zoning 23 code or anything. 24 MR. WON: Well, I mean, a house that 25 large, it comes with a lot of windows, I guess. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

73 1 I want to circle back to your point 2 about -- and I think the lawyer, the attorney tried 3 to emphasize on this point as well, is that I think 4 you've tried to make a point that looking from the 5 rear this property or this building would look like a 6 two-story building. 7 Who would actually be looking at this 8 house from the rear? 9 THE WITNESS: This one? I mean -- 10 MR. WON: Who would be looking at this 11 house from the rear. 12 MR. SOKOLICH: If you can't answer it, 13 just say you can't answer it. We're making the point 14 it's lower than the front. 15 MR. WON: Have you been to this 16 property? 17 THE WITNESS: Yes, I looked at it from 18 the outside. 19 MR. WON: Right. 20 THE WITNESS: It looks like two-story 21 from the rear side. 22 MR. WON: So there's -- so there's a 23 great big tree in the rear of that house, probably 24 the tallest in Palisades Park, okay? Nobody will be 25 looking at this building from the rear. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	75 1 rendering. This is your house. 2 MR. WON: Doesn't look like my house. 3 THE WITNESS: We made a box to see the 4 height variance, but I mean -- 5 MR. WON: So even in your diagram my 6 house is completely in the shade of that house and 7 even in your diagram the spacing between the project 8 and my house is de minimus, would you agree. 9 THE WITNESS: Here. 10 MR. WON: Yes. 11 THE WITNESS: Side -- well, the side 12 should not be an issue, because no variance on that 13 side. 14 MR. WON: Okay, easy for you to say, 15 right. 16 THE WITNESS: Yes, we are following the 17 code. 18 MR. WON: Again, the proposed project 19 is 20 percent larger versus the ordinance limit, 20 right. 21 THE WITNESS: Right. 22 MR. WON: That's just a fact. Those 23 are my questions. 24 Thank you. 25 CHAIRMAN CHUNG: Thank you. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
74 1 MR. SOKOLICH: Wouldn't you be looking 2 at it from the rear? 3 MR. WON: All the people that would be 4 looking at this property would be from the front. 5 MR. SOKOLICH: But wouldn't you be 6 looking at it from the rear. 7 MR. WON: I'm asking your witness a 8 question, okay. 9 All the people that would be looking at 10 this house would be looking at the house from the 11 façade from the front. 12 THE WITNESS: Uh-huh. 13 MR. WON: Looking at it from the front, 14 from the Hillside Avenue side, this would look like a 15 three-story building. 16 THE WITNESS: Yes. 17 MR. WON: Yes, because it's so tall. 18 THE WITNESS: We are over 19 2-feet-6-inches taller. 20 MR. WON: Okay. What will actually -- 21 what will I actually be seeing from my house? 22 Can you speak to the actual visual 23 representation from my property looking towards the 24 proposed project. 25 THE WITNESS: We tried to make a LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	76 1 Anyone else? 2 (No Response.) 3 CHAIRMAN CHUNG: No, all right. 4 MR. SOKOLICH: Chairman. 5 CHAIRMAN CHUNG: Yes, go ahead. 6 MR. SOKOLICH: As I've indicated at the 7 outset, Mr. Spatz is celebrating his faith this 8 evening, so we do not have planning. 9 As the evening progressed, I realized 10 more and more we need planning to respond to some of 11 the questions that are being raised, but also I think 12 can give the applicant an opportunity to go back and 13 maybe look at a couple of things. 14 CHAIRMAN CHUNG: Thank you. 15 MR. SOKOLICH: So we would ask that the 16 application be carried to the next available meeting 17 of the board without the necessity of re-notice, 18 please. 19 CHAIRMAN CHUNG: Yes. 20 MS. TESTA: So that would be 21 October 19th. 22 So we would need a motion consenting to 23 the continuation of this case to October 19th with no 24 further notice from the applicant. 25 CHAIRMAN CHUNG: I make a motion to LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

77 1 carry that. 2 Can I have a second, please? 3 VICE CHAIRWOMAN YOON: I'll second it. 4 CHAIRMAN CHUNG: Thank you. 5 Roll call. 6 BOARD SECRETARY KIM: Mr. Chung? 7 CHAIRMAN CHUNG: Yes. 8 BOARD SECRETARY KIM: Ms. Yoon? 9 VICE CHAIRWOMAN YOON: Yes. 10 BOARD SECRETARY KIM: Mr. Chiesa? 11 MR. CHIESA: Yes. 12 BOARD SECRETARY KIM: Mr. Elefteriou? 13 MR. ELEFTERIOU: Yes. 14 BOARD SECRETARY KIM: Mr. Sung? 15 MR. SUNG: Yes. 16 BOARD SECRETARY KIM: Mr. Crespo? 17 MR. CRESPO: Yes. 18 BOARD SECRETARY KIM: Ms. Hong? 19 MS. HONG: Yes. 20 MS. TESTA: Okay. 21 Counsel, this matter is being to the 22 October 19th, 2026 meeting at 7 p.m., no further 23 notice will be provided to the public. 24 MR. SOKOLICH: Do you want five 25 minutes? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	79 1 MR. SOKOLICH: Thank you, Chairman. 2 Counsel. 3 MS. TESTA: Thank you. 4 Chairman, the notice service seems to 5 be in order, so the board does have jurisdiction with 6 the publication and the mailing. 7 MR. SOKOLICH: Thank you, Counsel. 8 MS. TESTA: Please raise your right 9 hand. 10 Do you swear the testimony you'll 11 provide in this application will be the truth, the 12 whole truth and nothing but the truth? 13 MR. COCOROS: I do. 14 V A S S I L I O S C O C O R O S, AIA 15 467 Sylvan Avenue, Englewood Cliffs, New Jersey 16 07632, having been duly sworn, testifies as 17 follows: 18 MS. TESTA: Please state your name and 19 business address. 20 MR. COCOROS: Sure. 21 Vassilios, V-A-S-S-I-L-I-O-S, Cocoros, 22 C-O-C-O-R-O-S, 467 Sylvan Avenue, Englewood Cliffs, 23 New Jersey 07632. 24 CHAIRMAN CHUNG: Thank you. 25 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
78 1 THE COURT REPORTER: Just a minute. 2 Thank you. 3 (Whereupon, a brief recess is taken.) 4 MS. TESTA: Mark, do you want to do 5 207 Grand next or -- 6 MR. SOKOLICH: You know what, I have 7 Mr. Cocoros. 8 Billy, are you here? 9 MS. TESTA: He was. 10 MR. ELEFTERIOU: He's in the hallway. 11 MS. TESTA: There he is. 12 MR. SOKOLICH: We have Billy on -- 13 Chairman, I'd like to get him released if I can. 14 MS. TESTA: Yes. 15 MR. SOKOLICH: He's on 529 Glen. 16 Is that possible. 17 CHAIRMAN CHUNG: Glen, sure, no 18 problem. 19 MS. TESTA: Yes. 20 MR. SOKOLICH: And I think this will be 21 shorter, because we're going to stop for Mr. Spatz 22 again. 23 CHAIRMAN CHUNG: Right. 24 MS. TESTA: Okay. Case No. 26-07, 25 Stella Park, 529 Glen Avenue, Block 317, Lot 16. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	80 1 2 VOIR DIRE EXAMINATION 3 BY MR. SOKOLICH: 4 Q. Bill, I believe you've been here 5 before. 6 A. Yes. 7 Q. Is that a fair statement? 8 A. Yes, sir. 9 Q. And I trust that your license remains 10 in good standing? 11 A. Yes. 12 MR. SOKOLICH: Chairman, I would offer 13 Mr. Cocoros as an expert. 14 MS. TESTA: Yes. 15 CHAIRMAN CHUNG: Please, thank you. 16 DIRECT EXAMINATION 17 BY MR. SOKOLICH: 18 Q. So, Bill, as I ask all witnesses. I 19 know you're used to me by now, what was your job, 20 what were you hired to do? 21 A. Sure. 22 Design a side-by-side two-family 23 dwelling, which is a permitted use on the existing 24 property, which is oversized in nature. 25 It is 50 feet frontage on Glen Avenue LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

81 1 and it's 120-feet deep. 2 There's also a topographic issue with 3 the property dropping off almost 20 feet in the back, 4 which is the condition for most of the properties in 5 that portion of Roff Avenue, which is the dead-end 6 off of Edsall Boulevard. 7 We are on the west side of the street, 8 which is the downhill side and that's typical on that 9 whole hill. 10 Q. What's on the property now, Bill? 11 A. Existing dwelling on the property. 12 We're proposing to demolish it and construct a 13 side-by-side two-family dwelling that's similar to 14 development in that area on similar lots on Roff, 15 Glen and other streets in that area. 16 Q. And we're in the AA zone, correct? 17 A. Yes, which is a two-family zone. 18 Q. Okay. 19 A. 50-by-100. 20 (Whereupon, Elevations and Site Plan is 21 marked as Exhibit A-1 for identification.) 22 BY MR. SOKOLICH: 23 Q. And I've taken the liberty of marking 24 your first drawing A-1. You entitle it "Elevations 25 and Site Plan." LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	83 1 off by almost two stories from the front to back and 2 also have a small -- a retaining wall along the back 3 that we would provide engineering plans for the 4 retaining wall with calculations to help level off 5 the property which is a similar tactic used on other 6 properties along that portion of the hill. 7 Q. Let's go back to your architectural 8 site plan. Two-car garage, two cars in the driveway? 9 A. Yes, the driveway and the garage is 10 your typical configuration that is allowed by the 11 Borough in regards to parking for each side unit. 12 Q. Are there any setback variances being 13 sought with this configuration? 14 What I mean by "setback" is, are there 15 side yard variances being sought? 16 A. No, no side yard, no rear yard, no 17 front yard. 18 Q. So the building foundation is basically 19 where it belongs, correct? 20 A. Yes. 21 Q. I'm not talking about size yet, I'm 22 just talking about proximity to the property line. 23 A. Correct. 24 Q. Okay. I noticed just stay on this site 25 as far as utilities, do we propose any or are we LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
82 1 It has a last revised date of 2 August 24th, 2026, prepared by you, correct? 3 A. Yes. 4 Q. All the plans we're going to talk about 5 were prepared by you, correct? 6 A. Yes. 7 Q. So wherever you deem most appropriate, 8 I'd like you to start with the architectural site 9 plan and just talk about where the building is 10 situated and ingress and egress. 11 A. Sure. 12 On the schematic site, which basically 13 the placement of the building on the property, it is 14 setback 25 feet, which is the required front yard 15 setback, we have a 6-foot side yard setback on either 16 side. 17 In the back we have a 25-foot rear yard 18 setback. 19 So the building, itself, is 20 38-feet-wide-by-70-feet-deep. 21 Q. Which is oversized in nature, correct, 22 Bill? 23 A. Yes, it's a four-story configuration, 24 three stories in the front and four stories in the 25 back and that's a function of the property dropping LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	84 1 going to defer to whatever the board engineer 2 suggests and/or reviews? 3 A. Yes, the site plan is going to be done 4 by Steve Collazuol because he did the one next door, 5 so he's familiar with the properties in this area. 6 Q. So then there's nothing to present and 7 we acknowledge that whatever comments we receive from 8 Colliers, were the board to act favorably, the 9 applicant would comply with? 10 A. Yes. 11 Just to give a general idea, you know, 12 I have the general locations of the retaining walls 13 and we also have the AC units down below in the 14 middle of the dwelling. 15 Q. So, Bill, when I look at the front 16 elevation versus the rear elevation, you could see 17 that there's a market difference and that's because 18 of the difference in topography from front to rear, 19 correct? 20 A. Yes, there's also a cross pitch too 21 from left to right. 22 Q. I think you're going to hear some 23 concern about this many stories, but I think we'll 24 get to that once we get there. 25 And as far as your side yard -- as far LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

85 1 as your, excuse me, your left elevation, pretty 2 standard and customary, correct? 3 A. Correct. 4 Q. Okay. 5 Just confirming with the board prior to 6 the application, but is there any type of alleviating 7 this so there isn't a four-story look in the rear? 8 A. We can probably put another retaining 9 wall and just make this -- on a previous application 10 where we had this configuration, the board 11 recommended we just make that a storage -- almost a 12 crawl space and not have it as occupiable space. 13 Q. Okay. 14 A. So, you know, we can help, you know, 15 eliminate or at least bring it down to a half a story 16 reduction in the back when you're looking at it from 17 -- looking east from the back of the property. 18 Q. I'll let the board raise that, but I 19 just wanted to make sure that they were aware it was 20 in our thought process. 21 I'm going to turn you to what we'll 22 mark as -- 23 MR. SOKOLICH: Oh, sorry, what we'll 24 mark as A-2. 25 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	87 1 subbasement, which I guess will be removed, you know, 2 I guess we'll get the board's direction, that will be 3 removed. 4 Basically have a basement or ground 5 floor that is connected to the garage, first floor 6 living space. 7 Second level is the bedroom level and 8 above that we have a finished attic, because we do 9 have a nice view out the back towards the -- towards 10 the west. 11 We're proposing a small room and a roof 12 deck up above, but, however, we set it up where most 13 of it is in the back and the front is set up with a 14 -- just a regular standard roof. 15 Q. Turning you, Bill, to what we'll mark 16 as A-3, we now get into the floor plans, correct? 17 A. Correct. 18 (Whereupon, Floor Plans are marked as 19 Exhibit A-3 for identification.) 20 BY MR. SOKOLICH: 21 Q. So starting at the lowest level, which 22 I believe you depict as basement, indicate what that 23 would be. 24 A. That's basically the basement, the 25 basement ground floor where you're coming in from the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
86 1 2 (Whereupon, Right Elevation and Lower 3 Basement Floor Plans are marked as Exhibit A-2 4 for identification.) 5 BY MR. SOKOLICH: 6 Q. And, again, Bill, I believe this page 7 best shows the topographic drop, correct? 8 A. Yes. 9 BY MR. SOKOLICH: 10 Q. Again, your A-2 is entitled -- where 11 are we, Bill, I can never find it -- "Right Elevation 12 and Lower Basement Floor Plans." 13 A. Correct. 14 Q. What does this represent? 15 A. This represents on the left-hand side 16 of the drawing, left middle basically the right 17 elevation which is on the north side of the property 18 as you're looking at it from Roff Avenue -- I'm 19 sorry, Glen Avenue. 20 The -- you can see we're stepping the 21 existing grade down and you can see the retaining 22 walls along the -- along the back part of the 23 property to kind of help level it off because we do 24 have a 20-foot difference from front to back. 25 We have it set up were we have the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	88 1 garage. 2 The driveway in the front, two cars 3 each side. The garage behind that. Utility room off 4 of the garage. And then we have a hallway that 5 brings you into the stairs that bring you up to the 6 main living level and behind that we have a 7 recreation room, home office, bathroom, I guess which 8 will be changed to a powder room, a little laundry 9 and a coat closet and that's connected by a staircase 10 up to the main living space. 11 In addition to this, we have -- you can 12 see the staircase that come up from the, I guess, 13 walkway sidewalk level on Glen Avenue. 14 So the main living space, we have a 15 living room, we're calling it a family room, dining 16 room and an eating area in the back. 17 There's a deck off of the back that's 18 basically two levels, one off the ground floor level 19 behind the recreation room and one behind the kitchen 20 out the back of the property. 21 In addition, you can see the front 22 corner we have a coat closet, a covered entry 23 platform with stairs that come down to the sidewalk 24 level. 25 So the access to the main living level LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

89 1 is basically from the interior staircase and also 2 from the staircase on the outside to a covered 3 platform to a front door. 4 Q. Excellent. 5 Bill, I'm going to flip you to the next 6 page. We're going to mark with the board's -- which 7 we're going to mark with the board's permission as 8 A-4. And this -- these are, excuse me, plans that -- 9 and these are plans that are entitled "Second and 10 Attic Floor Plans." 11 (Whereupon, Second and Attic Floor 12 Plans are marked as Exhibit A-4 for 13 identification.) 14 MR. SOKOLICH: Thank you, Bill. 15 THE WITNESS: The way this was set up, 16 we have a four-bedroom configuration of the oversized 17 nature of the lot. 18 We have a front bedroom that has an 19 on-suite, two closets. Behind that we have two 20 secondary bedrooms that share a hall bathroom, each 21 one having their own closet. 22 In the back we have a master, a primary 23 suite with their own closets. A master or en suite 24 -- I mean, a primary bathroom with a freestanding 25 tub, nice size shower, toilet alcove and two -- a LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	91 1 And, you know, there's a house that's 2 -- I know it's its own application, but the house 3 next door has a similar configuration and there's one 4 on Morningside that has the same configuration as 5 this one here because they have similar topography 6 and similar lot size. 7 Q. But the challenge here is the slope of 8 a pretty dramatic topography from front to rear, 9 correct? 10 A. Yes. 11 Q. Thank you. 12 Is there anything else that you would 13 like to add? 14 A. No. 15 MR. SOKOLICH: Mr. Chairman, I offer 16 Mr. Cocoros. 17 CHAIRMAN CHUNG: Thank you. 18 MR. SOKOLICH: And, unfortunately, I 19 will have to come back with Mr. Spatz. I'm sorry, 20 Chairman. 21 CHAIRMAN CHUNG: Thank you. All right. 22 Thank you. 23 Questions from members, any questions? 24 (No Response.) 25 CHAIRMAN CHUNG: No? Okay. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
90 1 vanity with two sinks. 2 And then behind that since we have a 3 view, we're up high, we have the master bedroom with 4 a small bay window just to break up the space in the 5 back. 6 Above that we have our attic level, 7 which we're calling a roof deck, we have a den, 8 finished attic area, hallway and a bathroom. 9 However, on a previous application that 10 was similar to this, the board made us reduce the 11 size of the finished attic and make it into a den, 12 make it less -- less of the space in addition to 13 making that bathroom a powder room which would help 14 minimize the overall impact. 15 Q. Now, Bill, you understand -- I know we 16 didn't go through variances with you and I didn't 17 beleaguer the board with that either because we are 18 going to unfortunately have to defer until the next 19 meeting for Mr. Spatz's testimony, but is there 20 anything else that you would like to add with respect 21 to your architectural? 22 You do acknowledge receipt, I believe, 23 of both the Colliers letter and Kauker on this, 24 correct? 25 A. Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	92 1 Mike? 2 MR. KAUKER: I have no questions. 3 MS. LOULLOUDIS: No, I don't. 4 CHAIRMAN CHUNG: How about open to the 5 public. 6 Anybody? 7 (No Response.) 8 CHAIRMAN CHUNG: No. 9 MR. LORENZO: I just got one question. 10 CHAIRMAN CHUNG: Yeah, go ahead, sir. 11 MR. LORENZO: David Lorenzo. 12 Mr. Sokolich, Mr. Cocoros, same 13 question, are you aware of the zoning changes in the 14 master plan reevaluation in 2024? 15 THE WITNESS: No. 16 MR. LORENZO: Is the board aware of the 17 changes to the master plan in 2024? 18 CHAIRMAN CHUNG: Uh-huh. 19 MR. LORENZO: You are? Okay. 20 So what would be the reasons then 21 behind granting the variances for -- 22 THE WITNESS: Well, the primary is the 23 height and the -- you know, the primary variance is 24 the height with the topographic difference and 25 providing a positive pitch in the driveway. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

93 1 There's no way we can get anywhere 2 close to even within 10 percent. 3 MR. LORENZO: So that would be the 4 height. What about the coverage? 5 THE WITNESS: Coverage, you know, it's 6 basic configuration, you know, similar to what was 7 approved. 8 This was the client's wish list as far 9 as the development they wanted to do. 10 MR. LORENZO: But it's not in 11 conformance with the master plan. 12 THE WITNESS: No, we're doing 13 10 percent over the 44 percent. 14 MR. LORENZO: Okay, good enough. 15 THE WITNESS: Thank you. 16 CHAIRMAN CHUNG: Thank you, Dave. 17 Thank you. 18 All right. Anybody else? 19 (No Response.) 20 CHAIRMAN CHUNG: No? Okay. 21 MR. SOKOLICH: Chairman, thank you. 22 CHAIRMAN CHUNG: Thank you, sir. 23 MR. SOKOLICH: We would ask the board 24 for its indulgences and also carry this until -- 25 CHAIRMAN CHUNG: I have one question LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	95 1 CHAIRMAN CHUNG: Thank you, Lefty. 2 Roll call, please. 3 BOARD SECRETARY KIM: Mr. Chung? 4 CHAIRMAN CHUNG: Yes. 5 BOARD SECRETARY KIM: Ms. Yoon? 6 VICE CHAIRWOMAN YOON: Yes. 7 BOARD SECRETARY KIM: Mr. Chiesa? 8 MR. CHIESA: Yes. 9 BOARD SECRETARY KIM: Mr. Elefteriou? 10 MR. ELEFTERIOU: Yes. 11 BOARD SECRETARY KIM: Mr. Sung? 12 MR. SUNG: Yes. 13 BOARD SECRETARY KIM: Mr. Crespo? 14 MR. CRESPO: Yes. 15 BOARD SECRETARY KIM: Ms. Hong? 16 MS. HONG: Yes. 17 MS. TESTA: Okay. 18 So Case No. 26-07, Stella Park, 529 19 Glen Avenue is being carried to the October 19th, 20 2026 meeting at 7 p.m. 21 No further notice will be provided to 22 the public. 23 CHAIRMAN CHUNG: Thank you. 24 MS. TESTA: Five-minute break. 25 CHAIRMAN CHUNG: Yeah, sure. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
94 1 for you, Bill. 2 MR. SOKOLICH: Yes, please. 3 CHAIRMAN CHUNG: The house, is it the 4 one to the right or left when you're facing the 5 house? 6 THE WITNESS: I guess this is 529. I 7 guess it will be the house to the -- 8 CHAIRMAN CHUNG: Left. 9 THE WITNESS: Left, yeah because 525 -- 10 CHAIRMAN CHUNG: The vacant lot. 11 THE WITNESS: Yeah, that's 525. 12 CHAIRMAN CHUNG: All right, thank you. 13 THE WITNESS: Thank you. 14 MS. TESTA: Okay. 15 So the applicant is requesting that 16 this matter be continued to the October 19th meeting, 17 no further notice to the public. 18 We just need a motion for that, 19 Chairman. 20 CHAIRMAN CHUNG: I'll make a motion to 21 carry this to next month. 22 MS. TESTA: And no further notice. 23 CHAIRMAN CHUNG: No further notice. 24 Second? 25 MR. ELEFTERIOU: I'll second it. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	96 1 (Whereupon, a brief recess is taken.) 2 MS. TESTA: Ready to begin? 3 MR. SOKOLICH: We are. 4 MS. TESTA: Okay. Roll call, roll 5 call, please. 6 BOARD SECRETARY KIM: Mr. Chung? 7 CHAIRMAN CHUNG: Yes, here. 8 BOARD SECRETARY KIM: Ms. Yoon? 9 VICE CHAIRWOMAN YOON: Yes. 10 BOARD SECRETARY KIM: Mr. Chiesa? 11 MR. CHIESA: Yes. 12 BOARD SECRETARY KIM: Mr. Elefteriou? 13 MR. ELEFTERIOU: Yes, here. 14 BOARD SECRETARY KIM: Mr. Sung? 15 MR. SUNG: Here. 16 BOARD SECRETARY KIM: Mr. Crespo? 17 MR. CRESPO: Here. 18 BOARD SECRETARY KIM: Ms. Hong? 19 MS. HONG: Here. 20 MS. TESTA: So this is Case No. 26-06, 21 Inseuk Youn, 207 Grand Avenue. 22 MR. SOKOLICH: Thank you, Chairman. 23 For the record, Mark Sokolich again. 24 Hope you're not tired of me yet. 25 I represent the next applicant before LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

97 1 you, for the record, Inseuk Youn regarding the 2 premises at 207 Grand Avenue. 3 The application is engineering and 4 architectural tonight. We will be as expeditious as 5 we can. 6 And, again, Mr. Spatz is our planner, 7 so we have the -- what I'll call the Yom Kippur 8 request at the end of this application. 9 But I will try to get through 10 engineering and architectural as quickly as I can. 11 We would just ask Mr. Skrable to be sworn in. 12 MS. TESTA: Yes. 13 Do you swear the testimony you'll give 14 in this application will be the truth, the whole 15 truth and nothing but the truth? 16 MR. SKRABLE: I do. 17 T H O M A S S K R A B L E, PE 18 65 Ramapo Valley Road, Mahwah, New Jersey, having 19 been duly sworn, testifies as follows: 20 MS. TESTA: Please state your name for 21 the record and your business address. 22 MR. SKRABLE: Tom Skrable, "S" as in 23 Sam -K-R-A-B as in boy-L-E. 24 Business address, 65 Ramapo Valley Road 25 in Mahwah. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	99 1 was probably at least a year ago, maybe two. 2 Q. And your credentials were accepted 3 then, right, Tom? 4 A. Yes. 5 Q. And I'm sure you've testified before 6 dozens of boards in Bergen County; would that be a 7 fair statement? 8 A. Yes. 9 Q. And your credentials were accepted 10 before those boards? 11 A. Yes. 12 Q. In the area of site plan engineering 13 and what you're about to testify to? 14 A. Yes. 15 MR. SOKOLICH: Chairman, you're okay. 16 CHAIRMAN CHUNG: Yes. 17 MS. TESTA: Yes. 18 MR. SOKOLICH: Thank you. 19 CHAIRMAN CHUNG: Thank you. 20 DIRECT EXAMINATION 21 BY MR. SOKOLICH: 22 Q. So, Mr. Skrable, good evening. It's 23 gotten a little later, so we can go through this. 24 MR. SOKOLICH: I just want to mark for 25 identification, A-1, a copy of what you've entitled LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
98 1 MS. TESTA: And, Chairman, I has an 2 opportunity to review the proof of service and the 3 board does have jurisdiction. 4 Everything's been done in a timely 5 manner. 6 CHAIRMAN CHUNG: Okay. 7 MR. SOKOLICH: Thank you. 8 VOIR DIRE EXAMINATION 9 BY MR. SOKOLICH: 10 Q. Tom, thank you for making the journey 11 from Mahwah. I know that's another country from East 12 Bergen. If you could just give the board a little 13 bit about your background. 14 A. Sure. 15 A bachelor's in civil engineering from 16 the University of Delaware in 1987. Been practicing 17 since. I got my engineer's license, my professional 18 engineer's license in New Jersey in 1992. Testified 19 before many boards in northern New Jersey -- northern 20 New Jersey, southern New York State. I've been a 21 municipal engineer in a couple different 22 municipalities throughout the years. 23 I'm currently the board and municipal 24 engineer in the Borough of Old Tappan, New Jersey. 25 I have testified before this board. It LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	100 1 -- where am I, Tom? 2 You call it soil erosion and sediment 3 control plan for the proposed duplex, but I believe 4 it has other information on it that you're going to 5 speak to. You prepared the plan. 6 A. Yes. 7 (Whereupon, Soil Erosion and Sediment 8 Control Plan for the proposed duplex is marked 9 as Exhibit A-1 for identification.) 10 BY MR. SOKOLICH: 11 Q. All the plans we're going to talk about 12 tonight, I believe it might just be this one, were 13 prepared by you? 14 A. Yes. 15 Q. Okay. So just some background 16 questions. You've conducted an inspection of the 17 property, I trust? 18 A. Yes. 19 Q. And you're familiar with the 20 neighborhood? 21 A. Yes. 22 Q. A little bit based on your review. 23 Obviously you familiarized yourself 24 with the site plan and zoning ordinances here in 25 Palisades Park? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

101 1 A. Yes. 2 Q. And just as I ask all witnesses, the 3 scope of your engagement, why were you hired? 4 A. Hired to do a site plan to show zoning, 5 grading, drainage, utilities, typical site plan, site 6 improvements. 7 Q. Standard operating procedure. 8 Tom, wherever you deem it most 9 advisable on A-1, please if you would direct the 10 board and the public and proceed with your testimony. 11 A. Sure. 12 So everything on the drawing in the 13 lighter tone, the light gray tone, that's the 14 existing information. So there's an existing, I'll 15 call it a two-story frame dwelling with a detached 16 garage. All of that is proposed to be demolished. 17 There's a small retaining wall in the 18 rear that is proposed to remain. So we're going to 19 demolish what's there now and build basically a 20 side-by-side two-family home. 21 The zoning table is located on the, I 22 would call, upper right of the drawing just below the 23 area map. We're a 5,000-square-foot lot, 50-by-100 24 on, what I'll call, the west side of Grand Avenue. 25 It's a gently sloping lot. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	103 1 detail. 2 As far as storm water management goes, 3 we're collecting the entire roof area and the 4 driveway area, collecting the driveway via trench 5 drain at the right-of-way line. 6 We do have a positive pitch from the 7 garage doors out to the street. So we're able to 8 collect all of that and we're showing it in seepage 9 pits in the rear. 10 After reviewing your engineer's letter, 11 there were some questions about overflows and the 12 survival of that rear retaining wall. 13 So what I'm going to suggest tonight 14 and what you'll see on a subsequent submission will 15 be that the seepage pits will be moved to underneath 16 the driveway so that the trench drains then become 17 the lowest point on the system, so that should the 18 seepage pits fill up during an exceptionally large 19 storm, the overflow would be from those trench drains 20 back into the street and there won't be any effect on 21 any of the neighboring properties. 22 Q. Tom, as far as the -- where the 23 building is situated, vehicular ingress is through 24 the two driveways that are noted off of Grand Avenue? 25 A. Yes, that's the only access and each LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
102 1 The elevations range from about 31 or 2 32 in the front at the street to 28 or 29 in the back 3 of the property, so just over 2 percent, a very 4 gentle slope. 5 We are proposing some variances. There 6 were different, I guess, interpretations of where to 7 take the setbacks from. Your engineer's letter, 8 Colliers letter pointed out that we should be 9 measuring not to the foundation wall, but to the 10 overhangs. I believe your planner's letter used the 11 same numbers that we have on the drawing, which are 12 to the foundation wall, but just so it's clear, the 13 23-foot front yard is a variance either way, that's 14 to the foundation wall. If you measure to the 15 overhang, that 23 becomes 21 feet. And then both 16 side yards, we're measuring 6 feet to the foundation 17 wall. That's what's shown on the drawing. 18 But, again, 2-foot overhangs. So the 19 side yard setbacks would be 4 feet even. So I guess 20 to be safe, those are additional variances that we 21 should be requesting or increased variances that we 22 should be requesting. 23 And the other variance that we're 24 asking for is the number of stories and the building 25 height, which the architect will get into in more LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	104 1 unit has a two-car garage and the driveways are wide 2 enough to fit two more vehicles. 3 So you've basically got two indoor and 4 two outdoor spaces for each of the units. 5 Q. Okay. And as far as engineering and 6 utilities are concerned, you do acknowledge receipt 7 of correspondence from Colliers Engineering and 8 design, dated July 27, 2026, correct? 9 A. Yes. 10 Q. And I know you've had an opportunity to 11 review it. Is there anything in the letter, I don't 12 want to beleague the point, and they're here and 13 they can certainly ask you these questions, but is 14 there anything in the letter that you find to be 15 unachievable or insurmountable that the applicant 16 can't comply with? 17 A. No, we can comply with all of the 18 comments in the letter. 19 Q. So any action this board would take, if 20 it were subject to the Colliers' letter, there 21 shouldn't be any impediment to being able to comply, 22 correct? 23 A. No. 24 I would say just to take it a little -- 25 one step further, none of the comments affect the LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

105 1 layout that you're looking at. 2 So that would be the same with the 3 exception of the seepage pits moving that I just 4 mentioned. 5 Q. Understood. 6 Any topographic condition? Does the 7 topographic condition on the site impact the property 8 at all? 9 A. No. 10 Again, it's relatively flat, 2 or 11 3 percent slope from front to back. 12 Q. Okay. 13 And is there anything else that you 14 would like to add with respect to engineering 15 concerning this application? 16 A. Each unit will have its own separate 17 underground utilities. I don't think I mentioned 18 that. 19 Q. Thank you. 20 And as far as the -- I know that the 21 condensers are shown or the air conditioning units 22 are shown to the rear of the property centrally 23 located, correct? 24 A. Yes. 25 Q. If requested, the applicant would LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	107 1 garage. 2 Q. Uh-huh. 3 A. The driveway runs all the way to the 4 back because that's where the detached garage is. 5 So our impervious coverage is very 6 similar and there's no storm water attenuation now and 7 we're proposing both the roof and the driveway, so it 8 will definitely be an improvement from a storm water 9 standpoint. 10 Q. Okay. Anything else you would like to 11 add? 12 A. No. 13 MR. SOKOLICH: Okay. Thank you. 14 Mr. Chairman, we offer Mr. Skrable. 15 CHAIRMAN CHUNG: Thank you. 16 All right. 17 Members, have any questions? 18 (No Response.) 19 CHAIRMAN CHUNG: No? Okay. 20 How about you, Mike? 21 MR. KAUKER: I was just looking at the 22 ordinance requirement with respect to projections in 23 the yard, Mr. Skrable was talking about and it was 24 identified in Colliers, but I can't see anything. 25 There's certain building elements that LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
106 1 include some sort of sound attenuation if that was a 2 concern of the board, correct? 3 A. Yes. 4 Q. The decks, the proposed decks that are 5 off the rear, are they only accessible from within 6 the unit, if you know? 7 A. Yes. 8 Q. Yes -- 9 A. They're only accessible from within. 10 Q. So no -- 11 A. No stairs. There's small patio areas 12 underneath. 13 Q. Got it. 14 A. So that would be from the first level 15 and then the decks are on the second level. 16 Q. To your knowledge is there any 17 stormwater management system on site now? 18 A. No. 19 Q. Okay. 20 So the one that we're proposing with a 21 zero runoff to meet the standards that are 22 promulgated by the state, I guess I'm going to say 23 has to be better than what exists now, correct? 24 A. Yeah, there's a lot of impervious area 25 on the lot. There's the home, there's the detached LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	108 1 are permitted to project, but I don't think this 2 would be considered one of those and that's, just for 3 your edification, Section 300-11, general exceptions. 4 So, yeah, I think the Colliers' letter 5 would be right and they would need a variance based 6 upon those dimensions. 7 THE WITNESS: That was our intent to 8 amend the application. 9 MR. KAUKER: I knew there was something 10 in there, but I didn't know if it would -- I mean, I 11 don't think this would be considered a bay window or 12 anything like that. It's more of a larger structure, 13 so... 14 THE WITNESS: I think historically the 15 interpretation at the building department level might 16 have been different, but I think that's where the 17 confusion -- my part anyway -- came from. 18 MR. SOKOLICH: But at ground level, 19 Tom, we comply? 20 THE WITNESS: Yes. 21 MR. SOKOLICH: On the first floor? 22 THE WITNESS: Yes. 23 MR. SOKOLICH: It's only the bump-outs 24 once you get to that next level, correct? 25 THE WITNESS: Correct. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

109 1 MR. KAUKER: I have nothing else. 2 THE WITNESS: And you don't comply, you 3 -- those are the numbers that you see on the drawing. 4 MR. KAUKER: Right. 5 THE WITNESS: So the foundation is 6 6 feet off the side yards, each side yard, so we 7 would still need a variance for the -- is that true? 8 I thought that was called out as a variance. 9 MR. KAUKER: Well, you're coming back 10 next meeting anyway, so we can have time to -- 11 THE WITNESS: Oh, I'm sorry, I'm 12 looking at the Colliers' letter which assumes the 13 numbers are less than what I'm showing. 14 So we will amend the application to 15 show those revised numbers. 16 But to go back to your question, Mark, 17 yes, the foundation complies. 18 BY MR. SOKOLICH: 19 Q. Understood, I understand. 20 A. On the sides. 21 Q. I wasn't clear with my question, I 22 apologize. 23 A. We said it a couple different ways 24 already. 25 CHAIRMAN CHUNG: Okay. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	111 1 like, 29.2, 27.6. 2 So it's a few feet over the 100. 3 MR. LORENZO: And it's a relatively 4 flat lot. 5 THE WITNESS: Yes. 6 MR. LORENZO: And correct me if I'm 7 wrong, there's existing one curb cut there now. 8 THE WITNESS: Yes. 9 MR. LORENZO: Okay. 10 So in a duplex we require two curb cuts 11 or an enlargement of that curb cut. 12 THE WITNESS: One large one, yeah. 13 MR. LORENZO: So would that require DOT 14 approval. 15 THE WITNESS: I'm assuming it would. 16 MR. LORENZO: State highway. 17 THE WITNESS: Yeah. That was part of 18 our scope of work to do that. 19 MR. LORENZO: Do you know if that's 20 been applied for. 21 THE WITNESS: Has not. 22 MR. LORENZO: Has not been? Okay. 23 Thank you very much. 24 CHAIRMAN CHUNG: Thank you. 25 Anybody else? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
110 1 Do you have anything? 2 MS. LOULLOUDIS: Yes, I just wanted to 3 say for the record, the July 27th letter states that 4 no drainage calculations were provided, but there are 5 drainage calcs. 6 And we take no exception to them. 7 They're shown on the right side of the drawing that 8 Tom is presenting. 9 So those calculations show adequate 10 storage. I just wanted to correct that. 11 CHAIRMAN CHUNG: Okay. 12 THE WITNESS: Thank you. 13 CHAIRMAN CHUNG: Thank you. 14 We'll open up to the public. 15 Come up, Dave, please. 16 MR. LORENZO: Mr. Lorenzo, David 17 Lorenzo, Palisades Park. 18 Mr. Skrable, just one question, you 19 testified that the property has a gentle slope from 20 front to rear from 28 to 32? 21 THE WITNESS: Yeah, those are average 22 numbers. The existing grades, again, are in that 23 lighter tone. 24 So kind of in the middle of the lot 25 we're at 32.1 in the front, in the back we're at, LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	112 1 (No Response.) 2 CHAIRMAN CHUNG: No one else from the 3 public? No. 4 (No Response.) 5 CHAIRMAN CHUNG: All right. 6 MS. TESTA: Next witness. 7 MR. SOKOLICH: Thank you, Chairman. 8 If you can give me 10 more minutes, 9 I'll call the architect and we can conclude where we 10 concluded the last two, if that's okay. 11 Thank you. 12 MS. TESTA: Please raise your right 13 hand. 14 Do you swear the testimony you'll 15 provide in this application will be the truth, the 16 whole truth and nothing but the truth? 17 MR. SANTINI: Absolutely do. 18 M A R T I N S A N T I N I, PP, FAIA 19 560 Sylvan Avenue, Englewood Cliffs, New Jersey, 20 having been duly sworn, testifies as follows: 21 MS. TESTA: Your name, please. 22 THE WITNESS: Martin Santini. My 23 office address is 560 Sylvan Avenue in Englewood 24 Cliffs, New Jersey. 25 I'm a licensed architect, a licensed LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

113 1 professional planner in the State of New Jersey. I 2 also hold several other licenses in five or six 3 eastern states. 4 I've appeared before many planning 5 boards and zoning boards in the State of New Jersey 6 and also in superior court I have testified. 7 CHAIRMAN CHUNG: Thank you. 8 MS. TESTA: We accept as an expert. 9 MR. SOKOLICH: Thank you. 10 DIRECT EXAMINATION 11 BY MR. SOKOLICH: 12 Q. So, Martin, you've been accepted as an 13 expert in the field of architecture, no surprise. 14 Thank you, thank you. 15 So as I ask everybody, Martin, why were 16 you hired? What was your job? 17 A. My job and my partner back there, we 18 are hired by Mr. Youn to create an 19 aesthetically-pleasing residential duplex on this 20 property at 207 Grand Avenue. 21 Q. And you personally inspected the 22 property, correct? 23 A. Absolutely. 24 Q. You familiarized yourself with the 25 adjacent uses? LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	115 1 property taken from Grand Avenue and the second 2 photograph is an aerial photograph illustrating the 3 characteristics of the double A zone neighborhood 4 with the subject property being just slightly one 5 property north of Henry Street. 6 This project also includes some of the 7 information, the zoning information, the zoning data 8 that we have. There are several variances as you 9 heard Mr. Skrable just describe. This diagram also 10 consists of his site plan that he prepared, but we 11 always like to propose and put the site plan on our 12 diagrams for clarity purposes. 13 Q. Very helpful. As far as -- stay there 14 for one second, Martin, I'm sorry. 15 As far as the existing conditions, I 16 believe there's a picture of the house. Just 17 describe what's there and what the applicant's 18 intentions are? 19 A. Right now there is a 20 two-and-a-half-story house that's outdated. 21 There is a two-car garage to the rear 22 of the property and that will be demolished as well 23 as with the existing outdated two-family or 24 single-family house. 25 Q. And you were present during Tom's LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
114 1 A. Yes, I have. 2 Q. You are aware and referred to not only 3 the site plan ordinances here in Palisades Park, but 4 also the zoning ordinances? 5 A. Yes, absolutely correct. 6 Q. You've acknowledged receipt, I believe, 7 of a couple reports on this one, the Colliers 8 Engineering report and the Kauker planning report? 9 A. Both, I received both. 10 Q. Thank you. 11 So I've premarked as A-2 your plan that 12 you entitled "Project Information Site Plan." 13 It has a last revised date of May 8, 14 2026, prepared by you, correct? 15 A. Yes, that's correct. 16 (Whereupon, Project Information Site 17 Plan, Last Revised May 8, 2026 is marked as 18 Exhibit A-2 for identification.) 19 BY MR. SOKOLICH: 20 Q. Wherever you're most comfortable, if 21 you would bring the board through what that depicts. 22 A. Sure. 23 So this diagram, which is our A-1 of 4, 24 the very top indicates the two photographs that we 25 have. One photograph to the left is of the subject LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	116 1 testimony, correct? 2 A. Yes. 3 Q. Okay. Anything else you would like to 4 -- now, staying on that page, I'm story, the zoning 5 schedule, I don't think, because we didn't know at 6 the time, points out a couple of variances, but we 7 since have amended to include those side yards for 8 the bump-outs? 9 A. Yes, that's exactly correct to the 10 projections rather than the foundation wall as 11 Mr. Skrable testified to. 12 Q. Correct, and rightfully so. 13 A. Yes. 14 Q. So we're appreciative of that being 15 pointed out. 16 So there's a couple more yeses on 17 there, but we just wanted to point that out. We 18 didn't want to be deceptive in any way? 19 I think we're done with this page? 20 A. Yes, we are. 21 Q. We'll turn to the next page, which is 22 A-3. 23 (Whereupon, Garage and Ground Floor 24 Plan, Second Floor Plan, Last Revised May 8, 25 2026 is marked as Exhibit A-3 for LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

117 1 identification.) 2 BY MR. SOKOLICH: 3 Q. Now, this is the first page that starts 4 talking about what's proposed to go on inside this 5 house. You call it A-2. I've marked it as A-3? 6 A. That's fine. 7 Q. Garage and ground floor plan, second 8 floor plan and it is last revised May 8, 2026. 9 Starting at the lowest level, Martin, 10 if you would. 11 A. Yes. The lowest level consists of the 12 two-car garage. Each unit will have two cars indoors 13 and as well as two cars that would be parked on the 14 driveway. 15 This plan consists of a finished 16 basement and recreation room approximately 487 square 17 feet. There's a study, there is a bathroom, there's 18 a mechanical room, there's a stair access that goes 19 up, the communicating stair that goes up to the other 20 levels that we are proposing. 21 The garage area is 390 square feet. 22 There is a side entrance off each side to each unit 23 where one could come out of the driveway and enter 24 into the side part of the residential unit. 25 The second plan, the second floor plan LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	119 1 and in that area it's really -- that's a -- 2 A. Very difficult. 3 Q. Right, it's difficult and that's the 4 living room? 5 A. Right. 6 Q. So I think board has seen that before. 7 I leave that to their judgement, but I just wanted to 8 point that out. 9 May I move onto the next page? 10 A. Absolutely. 11 MR. SOKOLICH: I'm going to mark as A-5 12 what you've entitled as "Third Floor Plan, Rooftop 13 Plan," it's A-3 on your plan, but A-5 for 14 identification purposes. 15 (Whereupon, Third Floor Plan, Rooftop 16 Plan is marked as Exhibit A-5 for 17 identification.) 18 BY MR. SOKOLICH: 19 Q. If you can review the third floor and 20 the top floor. 21 A. Now, the third floor is a very well 22 designed and laid out floor plan with a minimal 23 amount of circulation space, interior circulation 24 space. The front of the building which faces Grand 25 Avenue will have the primary bedrooms and the primary LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
118 1 is what we call the living area plan. There is a 2 stair that goes up to a landing, an entrance 3 vestibule, there's a closet and then directly across 4 is the powder room. This floor is an open floor plan 5 with an eat in kitchen, the dining or family room 6 that can be located at this location and a very nice 7 large living room. 8 This plan is 1,047 square feet for each 9 of the two units that we have. 10 There's also a wood deck as you heard 11 that was accessible only from the interior of the 12 eat-in area or the kitchen area as I call it. 13 Q. No stairs going down to the rear yard, 14 nothing like that? 15 A. No stairs. 16 Q. Okay. Just because the board is going 17 to ask, these stairs are bumped out a bit and I trust 18 that's so as to preserve frankly some living area 19 within the unit, correct? 20 A. Exactly, to give it a little more 21 architectural character in the interior as just not 22 being a box, a cookie-cutter kind of box inside. 23 Q. Because if you move that entirely in, 24 that's 3 or 4 feet that you take away already from a 25 narrow 17-foot and change. So we can go down to 13 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	120 1 bathroom and the primary walk-in closet. There's 2 also in the circulation space an area for a washer 3 and dryer. 4 Q. Hey, Martin, I don't mean to interrupt 5 you, but you used a term that I'm not familiar with 6 and I think it's very -- I think it's great. Where 7 you were efficient with the circulation space, what 8 does that mean? 9 A. Well, it means that we provide more 10 interior space to the bedrooms as opposed to making 11 wider corridors where it's just complete circulation 12 space. So it's a good sense of design and planning 13 from an interior point of view. 14 Q. So the space that the occupant would 15 use and rely on, i.e. the bedroom, the master 16 bedroom, the bathrooms, if you will, they're afforded 17 a bit more space, you're not widening the place that 18 much, but you're limiting the circulation which makes 19 perfect sense? 20 A. Exactly. 21 Q. Thank you. 22 A. Thank you for that clarification. 23 And also there is a large bathroom with 24 double sinks. So the two bedrooms, presumably 25 children's bedrooms would be able to -- each one LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

121 1 would have their own sink in this plan layout. 2 The top floor, we call the rooftop 3 plan, is an exercise recreation room that's 4 approximately 304 square feet. It opens up out into 5 the roof terrace, which is 250 square feet. 6 The roof terrace will have an 7 enclosure, railing enclosure for safety purposes. 8 And this rooftop recreation room will 9 have a bathroom as well. 10 It is important to note that this 11 space, the rooftop space is only approximately 12 27 percent of the total area of a typical part of the 13 plan. 14 Q. If you would turn to the next page, I 15 apologize. 16 A. That's okay. 17 Q. I'm going to mark this as A-6 and I 18 believe this is the last page. 19 No, I'm sorry, excuse me, A-6 where we 20 finally see your elevation. You call it A-4. It's 21 called "Exterior Elevation?" 22 So, Martin, if you would, wherever you 23 want to begin on A-6. 24 (Whereupon, Exterior Elevations are 25 marked as Exhibit A-6 for identification.) LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	123 1 tone to give it a little interest visually from -- 2 for this particular façade. 3 The rear façade, which is directly 4 below the front façade, indicates the balcony off of 5 the living room, dining room portion or the kitchen 6 portion and then there is also a sliding glass door 7 from the study that goes down the grade a couple of 8 steps down. 9 Again, this area will be the white 10 Hardie Plank or we may use an EIFS, which is the 11 exterior insulated finish system, E-I-F-S is what 12 it's called. 13 The balance of the façade has breaks. 14 That's where you heard Mr. Skrable talk about the 15 overhangs. 16 If this portion of the building on the 17 north side elevation is at zero, these two forms are 18 punched out 2 feet, so they project, it gives a 19 little shadow line, it gives a little architectural 20 character and it just breaks up the massive form for 21 this residential duplex and it's the same thing with 22 the left side elevation, it's exactly the same thing. 23 And what we feel what we have done is to create an 24 image that is aesthetically pleasing and it actually 25 speaks to one of the purposes of zoning, which is to LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
122 1 THE WITNESS: I am going to begin on 2 the front elevation, which we typically do, because 3 -- 4 BY MR. SOKOLICH: 5 Q. Please. 6 A. -- that is the one that is the visual 7 presence to your community and we have prepared this 8 with a great sense of aesthetic consideration. 9 The form of all of the facades really 10 depict the function of the interior, the uses that go 11 on on the interior. So I'd like to start with the 12 top elevation. 13 Q. Please. 14 A. You see that we have the two-car 15 garage. On the side is the stair that leads up to 16 the living room floor, I'll call it and we have a 17 combination of windows. 18 There is the proposed materials would 19 be a Hardie Plank material for the body of the 20 building. We'll also have brick as the base, the 21 dark gray brick, which I think will be very 22 complementary and then one of the features of the 23 façade other than the black window frames and glass, 24 which is typical today, is that we are emphasizing a 25 vertical element that is a vertical Hardie Plank wood LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	124 1 create a desirable visual environment and that's what 2 I think we did for this project. 3 Q. Martin, from the front elevation, 4 you're not going to be able to see the rooftop deck; 5 is that a fair statement? 6 A. No, absolutely. 7 Q. So this lightly-shaded area while it 8 looks like this other floor that everybody is going 9 to be staring at, it is situated to the rear of the 10 property -- 11 A. Absolutely. 12 This is -- this is the portion that is 13 the asphalt shingle roof that is just a light portion 14 that you would see and it would be very much out of a 15 person's cone of vision quite frankly. 16 Q. Understood. 17 And as far as the exterior façade 18 that's concerned, I don't know if you testified to 19 that, could you just describe maybe some of the 20 materials you're considering? 21 A. I already described it, but that's 22 okay. 23 Q. Is it consistent on the side 24 elevations? 25 A. It's consistent on the side elevations. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

125 1 There may be a color variation where we might take 2 this piece and do a different color of the same 3 material. We're proposing either a white Hardie 4 Plank, which is a horizontal cementitious member or 5 it might be the white EIFS and then maybe the center 6 portion is colored with a gray tone to match the 7 aesthetics of the windows, the front façade and I 8 think that the articulation that we have proposed for 9 the façade is very well-balanced and masked and is 10 complementary to not only the existing duplex that's 11 on the corner of Grand and Henry, but also the 12 materials are pretty much similar of what you see 13 being built in your community today. 14 Q. So I have a feeling I know the answer 15 to this question, but I'm going to ask it anyway and 16 get it on the record. 17 This is truly an improvement 18 aesthetically over what exists now? 19 A. Absolutely. 20 Q. And I ask that because you're a planner 21 also and that is a purpose of zoning; is it not? 22 A. Absolutely, yes. 23 Q. And that I believe is what some people 24 would consider a special reason? 25 A. Yes. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	127 1 MR. LORENZO: David Lorenzo, Palisades 2 Park. 3 Mr. Santini, you testified that the 4 building has a side yard variance? 5 THE WITNESS: Yes. 6 MR. LORENZO: And what is that side 7 yard variance. 8 THE WITNESS: We're illustrating it at 9 6 feet on your zoning table. That will be corrected 10 to reflect the projections, the overhang projections, 11 so that variance will be down to 4 feet. 12 MR. LORENZO: Okay. And the project -- 13 are you familiar with the height ordinance of 14 Palisades Park for a duplex. 15 THE WITNESS: Yes. 16 MR. LORENZO: And what is that. 17 THE WITNESS: 28 feet. 18 MR. LORENZO: And what's the height of 19 your -- 20 THE WITNESS: 38-feet-6-inches. 21 MR. LORENZO: So what's the reason for 22 the -- 23 THE WITNESS: We feel that this site 24 could support the increase in the area that we are 25 proposing. We do not have a footprint variance. I LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
126 1 Q. Which would be the advancement of a 2 purpose of zoning and that's one of many. 3 So we've gone through the exterior. 4 We've gone through the interior. We've gone through 5 the façade, the layout of the residence. 6 Is there anything else, Martin, that 7 you would like to add at this later hour to the 8 board? 9 A. Actually, I don't believe there is. I 10 think I've covered all the bases for this project and 11 we respectfully request your indulgence in asking me 12 any kind of questions you might have or if anybody in 13 the audience has any questions. 14 MR. SOKOLICH: Thank you, Martin. 15 Chairman, we offer Mr. Santini. 16 CHAIRMAN CHUNG: Thank you, thank you. 17 All right. Members, have any 18 questions? 19 (No Response.) 20 CHAIRMAN CHUNG: No? Mike. 21 MR. KAUKER: I have no questions. 22 MS. LOULLOUDIS: No questions. 23 CHAIRMAN CHUNG: I'd like to open up to 24 the public. 25 Please, Dave, come up. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	128 1 believe our footprint is 1950 square feet where your 2 ordinance allows 2500 square feet and I believe this 3 site can support this particular project and the size 4 of this project. 5 MR. LORENZO: And the order for the 6 duplex of Palisades Park is 28 feet, two-and-a-half 7 stories. 8 THE WITNESS: Yes. 9 MR. LORENZO: The current existing 10 structure that's there now is. 11 THE WITNESS: Two-and-a-half stories. 12 MR. LORENZO: Okay. And last but not 13 least, are you familiar with the Borough's 14 reexamination plan that was conducted in 2024. 15 THE WITNESS: I know about it. I have 16 not read about it, read it thoroughly. 17 MR. LORENZO: So you wouldn't know if 18 this is in conformance with that. 19 THE WITNESS: I believe that we are in 20 conformance with a majority of the elements for the 21 AA zone and I do believe that the variances that we 22 are requesting have been depicted. 23 MR. LORENZO: So if I was to say that 24 the master plan examination didn't touch on the 25 duplex ordinance and left it as it is with no LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

129 1 requirements and changes to that ordinance, that 2 these would not be in conformance with that master 3 plan review, would you be familiar with that or not. 4 THE WITNESS: I am not. 5 MR. LORENZO: Okay. That's it. No 6 further questions. 7 CHAIRMAN CHUNG: Thank you. 8 MR. SOKOLICH: Chairman, I have no 9 further witnesses, but I do have Mr. Spatz. 10 MS. TESTA: Yes. 11 MR. SOKOLICH: And if we go until 12 midnight, Yom Kippur will be over with and I can get 13 him in here quick. 14 (Laughter.) 15 CHAIRMAN CHUNG: It's a good idea, but 16 I don't -- 17 MR. SOKOLICH: I don't think so. 18 No takers? Sorry to have taken so 19 long, I apologize, but we would ask that this be 20 carried. 21 MS. TESTA: We'll need a motion then to 22 carry this matter to October 19th, 2026 at 7 p.m., no 23 further notice required of the applicant. 24 CHAIRMAN CHUNG: I'll make a motion to 25 carry to the next meeting. LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	131 1 MS. TESTA: Make a motion to adjourn. 2 CHAIRMAN CHUNG: I'll make a motion to 3 adjourn. 4 Second? 5 MR. ELEFTERIOU: Second. 6 CHAIRMAN CHUNG: Thank you, Lefty. 7 MS. TESTA: All in favor? 8 (Whereupon, all members respond in the 9 affirmative.) 10 (Whereupon, the meeting is concluded. 11 Time noted: 9:09 p.m.) 12 13 14 15 16 17 18 19 20 21 22 23 24 25 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812
130 1 MR. ELEFTERIOU: I'll second it. 2 CHAIRMAN CHUNG: Thank you, Lefty. 3 MS. TESTA: Roll call, please. 4 BOARD SECRETARY KIM: Mr. Chung? 5 CHAIRMAN CHUNG: Yes. 6 BOARD SECRETARY KIM: Ms. Yoon? 7 VICE CHAIRWOMAN YOON: Yes. 8 BOARD SECRETARY KIM: Mr. Chiesa? 9 MR. CHIESA: Yes. 10 BOARD SECRETARY KIM: Mr. Elefteriou? 11 MR. ELEFTERIOU: Yes. 12 BOARD SECRETARY KIM: Mr. Sung? 13 MR. SUNG: Yes. 14 BOARD SECRETARY KIM: Mr. Crespo? 15 MR. CRESPO: Yes. 16 BOARD SECRETARY KIM: Ms. Hong? 17 MS. HONG: Yes. 18 MR. SOKOLICH: Chairman, Members of the 19 Board, Professionals, goodnight, good seeing you all 20 again. We'll see you on October 19th. 21 MS. TESTA: Very good. 22 MR. SOKOLICH: Thank you. 23 CHAIRMAN CHUNG: Thank you. 24 MS. TESTA: Any other business? 25 (No Response.) LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812	132 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 of the State of Florida, Notary 6 ID. #1810618, Certified Court Reporter of the State 7 of New Jersey, and a Registered Professional 8 Reporter, hereby certify that the foregoing is a 9 verbatim record of the testimony provided under oath 10 before any court, referee, board, commission or other 11 body created by statute of the 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 Florida Notary Public #1810618, Notary Expiration Date May 27, 2028 17 Dated: _____ 18 19 20 21 22 23 24 25 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

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