

I N D E X

1	2	3	4
WITNESS	SWORN	TESTIMONY	
Case No. 20-02			
Garden Meadow Developers			
265 Fourth Street			
Block 318; Lot 12			19
Case No. 20-08			
BBHJ, LLC			
203 Grand Avenue			
Block 111; Lot 23			20
Case No. 20-06			
Matthew S. & Anna K. Kim			
32 Brinkerhoff Terrace			
Block 214; Lot 4			22
STEVE COLLAZUOL, P.E.	25		33
MICHAEL KAUKER, P.P.	25		55
STEVEN L. KOESTNER, P.E.	26		
Direct Examination by Mr. Cereste			27
Board/Professional Questions			33
Public Questions	35		
Susan Brauer		35	
50 Henry Avenue			
YOUNGSAM YU, AIA	37		
Direct Examination by Mr. Cereste			38
Board/Professional Questions			45
DAVID SPATZ, P.P.	50		
Direct Examination by Mr. Cereste			50
Board/Professional Questions			56
Public Questions	57		
Susan Brauer		57	
50 Henry Avenue			
Marsha Schor			65
50 Henry Avenue			
EMILY KIM	67		67

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

BOROUGH OF PALISADES PARK
BOARD OF ADJUSTMENT
WEDNESDAY, JANUARY 11, 2021
7:00 p.m.

IN THE MATTER OF) TRANSCRIPT OF
APPLICATION:) REMOTE
) PROCEEDING

Case No. 20-02)
Garden Meadow Developers)
265 Fourth Street)
Block 318; Lot 12)

Case No. 20-06)
Matthew S. & Anna K. Kim)
32 Brinkerhoff Terrace)
Block 214; Lot 4)

Case No. 20-08)
BBHJ, LLC)
203 Grand Avenue)
Block 111; Lot 23)

Case No. 20-09)
Jack Sung An)
50 Broad Avenue)
Block 614; Lot 23)

B E F O R E:

JOSEPH FERGUSON, CHAIRMAN
PAUL ALBANESE, VICE CHAIRMAN (REMOTE)
DAVID TERRANOVA, MEMBER (ABSENT)
SEONGHYE YOON, MEMBER (ABSENT)
ELEFTERIOS ELEFTERIOU, MEMBER
VINCENT CARNOVALE, MEMBER
JOHN GRALA, MEMBER
STEVEN BROGNA, ALTERNATE MEMBER #1 (ABSENT)
CHARLIE CHUNG, ALTERNATE MEMBER #2
MICHAEL LEE, ALTERNATE MEMBER #3
GYUHO CHO, ALTERNATE MEMBER #4 (ABSENT)

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
CERTIFIED COURT REPORTERS
P.O. BOX 505
SADDLE BROOK, NJ 07663-0505
201-641-1812 (201) 843-0515 FAX
LauraACarucciLLC@gmail.com

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

I N D E X (continued)

1	2	3	4
WITNESS	SWORN	TESTIMONY	
Case No. 20-09			
Jack Sung An			
50 Broad Avenue			
Block 614; Lot 23			72
STEVEN L. KOESTNER, P.E.	73		
Direct Examination by Mr. Macri			74
Board/Professional Questions			78
Public Questions	80		
Susan Brauer		80	
50 Henry Avenue			
PETER CHANG SOO PARK	83		
Direct Examination by Mr. Macri			84
Board/Professional Questions			91
Public Questions			
Susan Brauer			
50 Henry Avenue			

E X H I B I T S

18	19	20	21
NO.	DESCRIPTION	PAGE	
A-1	Site Plan Sheet, dated October 1, 2020	74	
A-2	Rendering, dated October 8, 2020	84	

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

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

DIANE T. TESTA, ESQ.
Counsel for the Board of Adjustment

LAW OFFICE OF SAVARIO V. CERESTE

BY: SAVARIO V. CERESTE, ESQUIRE
1624 Center Avenue
Fort Lee, New Jersey 07024
Attorney for Applicant, Matthew S. & Anna K. Kim

MARC D. MACRI, P.C.
BY: MARC D. MACRI, ESQUIRE
2160 North Central Road
Fort Lee, New Jersey 07024
Attorney for Applicant, Jack Sung An

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

ELENI LAMBRINIDES
LAND USE SECRETARY

STEVE COLLAZUOL, P.E.
Board Engineer

JUDD A. ROCCIOLA, P.E.
Board Engineer

MICHAEL KAUKER, P.P.
Board Planner

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

5

07:06PM **1** CHAIRMAN FERGUSON: I'd like to call
 07:06PM **2** the meeting to order.
 07:06PM **3** Okay, flag salute.
 07:06PM **4** (Whereupon, all rise for a recitation
 07:06PM **5** of the Pledge of Allegiance.)
 07:06PM **6** CHAIRMAN FERGUSON: Okay.
 07:06PM **7** In accordance with the Open Public
 07:06PM **8** Meetings Act, notice of this meeting includes the
 07:06PM **9** information which has been posed on the borough
 07:07PM **10** bulletin board. Notice has been provided to the
 07:07PM **11** official borough newspaper and filed with the borough
 07:07PM **12** clerk's office.
 07:07PM **13** So roll call?
 07:07PM **14** MS. TESTA: Why don't we swear in.
 07:07PM **15** CHAIRMAN FERGUSON: Okay. First we're
 07:07PM **16** going to be swearing people in.
 07:07PM **17** MS. TESTA: And we have reappointments.
 07:07PM **18** We'll do them all together?
 07:07PM **19** CHAIRMAN FERGUSON: Yeah.
 07:07PM **20** MS. TESTA: We'll do it at one time.
 07:07PM **21** Okay, so Mr. Ferguson, John Grala,
 07:07PM **22** Vincent Carnovale, David Terranova, Michael Lee and
 07:07PM **23** Charlie Chung and Mr. Cho -- he's not here.
 07:07PM **24** Okay, can everybody stand that are
 07:07PM **25** being sworn in.

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

6

07:07PM **1** Vinny, you're going to be sworn in.
 07:07PM **2** MR. CARNOVALE: Me?
3 MS. TESTA: Yes.
4 MR. CARNOVALE: You sure?
5 MS. TESTA: I believe so. Well, we'll
6 swear you in.
7 (At this time in the proceeding,
8 Chairman Ferguson and Board Members Carnovale,
 07:07PM **9** Grala, Chung and Lee recite the Oath of Office.)
 07:07PM **10** MS. TESTA: Congratulations.
 07:09PM **11** CHAIRMAN FERGUSON: Okay.
 07:09PM **12** MS. TESTA: I guess the roll call.
 07:09PM **13** CHAIRMAN FERGUSON: Yes, roll call.
 07:07PM **14** MS. LAMBRINIDES: Mr. Ferguson.
 07:07PM **15** CHAIRMAN FERGUSON: Here.
 07:07PM **16** MS. LAMBRINIDES: Mr. Albanese?
 07:07PM **17** (No response.)
 07:07PM **18** CHAIRMAN FERGUSON: Mr. Albanese?
 07:07PM **19** VICE CHAIRMAN ALBANESE: Here.
20 MS. LAMBRINIDES: Mr. Terranova?
21 (No response.)
22 MS. LAMBRINIDES: Mr. Chung?
23 VICE CHAIRMAN ALBANESE: You can hear
24 me?
 07:07PM **25** MS. TESTA: Yes.

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

7

07:07PM **1** MR. CHUNG: Here.
2 MS. LAMBRINIDES: Ms. Yoon?
3 (No response.)
4 MS. LAMBRINIDES: Mr. Lefteriou?
5 MR. LEFTERIOU: Here.
6 MS. LAMBRINIDES: Mr. Grala?
7 MR. GRALA: Here.
 07:07PM **8** MS. LAMBRINIDES: Mr. Carnovale?
 07:07PM **9** MR. CARNOVALE: Here.
 07:07PM **10** MS. LAMBRINIDES: Mr. Lee?
 07:07PM **11** MR. LEE: Here.
 07:07PM **12** MS. LAMBRINIDES: Mr. Cho?
 07:07PM **13** (No response.)
 07:09PM **14** MS. LAMBRINIDES: Not here.
 07:09PM **15** Did I get everybody?
 07:09PM **16** Yes, right.
 07:09PM **17** CHAIRMAN FERGUSON: So here's the deal,
 07:09PM **18** how many members do we have here tonight? We got
 07:09PM **19** three -- six.
 07:09PM **20** MS. TESTA: And one online.
 07:09PM **21** CHAIRMAN FERGUSON: And one online,
 07:09PM **22** seven. Okay. So everybody is going to be voting
 07:10PM **23** tonight. So the new members, everybody votes.
 07:10PM **24** Okay. First thing we're going to do is
 07:10PM **25** have the elections for the board of adjustment.

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

8

07:10PM **1** MS. TESTA: Just read the open meeting
 07:10PM **2** statement.
 07:10PM **3** CHAIRMAN FERGUSON: I read it already.
 07:10PM **4** MS. TESTA: Oh, I'm sorry.
 07:10PM **5** CHAIRMAN FERGUSON: That's okay.
 07:10PM **6** So first is to appoint a Chairman. Can
 07:10PM **7** I get a motion for Chairman?
 07:10PM **8** MR. CARNOVALE: I make a motion to
 07:10PM **9** appoint Joe Ferguson as Chair.
 07:10PM **10** MR. GRALA: I'll second.
 07:10PM **11** CHAIRMAN FERGUSON: Any other
 07:10PM **12** nominations?
 07:10PM **13** MR. CARNOVALE: Yes, we have to
 07:10PM **14** nominate Vice Chair.
 07:10PM **15** MS. TESTA: No, no, we have to vote on
 07:10PM **16** this first.
 07:10PM **17** MR. CARNOVALE: Oh, I'm sorry.
 07:10PM **18** CHAIRMAN FERGUSON: So roll call vote.
 07:07PM **19** MS. LAMBRINIDES: Mr. Ferguson.
 07:07PM **20** CHAIRMAN FERGUSON: Yes.
 07:07PM **21** MS. LAMBRINIDES: Mr. Albanese?
 07:07PM **22** VICE CHAIRMAN ALBANESE: Yes.
 07:07PM **23** MS. LAMBRINIDES: Mr. Chung?
 07:07PM **24** MR. CHUNG: Yes.
 07:07PM **25** MS. LAMBRINIDES: Mr. Lefteriou?

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

9

07:07PM **1** MR. LETERIOU: Yes.

07:07PM **2** MS. LAMBRINIDES: Mr. Grala?

07:07PM **3** MR. GRALA: Yes.

07:07PM **4** MS. LAMBRINIDES: Mr. Carnovale?

07:07PM **5** MR. CARNOVALE: Yes.

07:07PM **6** MS. LAMBRINIDES: Mr. Lee?

07:07PM **7** MR. LEE: Yes.

07:10PM **8** CHAIRMAN FERGUSON: Okay. Next we have

07:10PM **9** an appointment for the Vice Chair.

07:10PM **10** MR. CARNOVALE: I make a motion we

07:11PM **11** appoint Pauly Albanese for Vice Chair.

07:11PM **12** CHAIRMAN FERGUSON: There's a motion.

07:11PM **13** I'll second the motion for Pauly.

07:11PM **14** Is there any nominations for the Vice

07:11PM **15** Chairman?

07:11PM **16** (No response.)

07:11PM **17** CHAIRMAN FERGUSON: Okay, roll call.

07:07PM **18** MS. LAMBRINIDES: Mr. Ferguson.

07:07PM **19** CHAIRMAN FERGUSON: Yes.

07:07PM **20** MS. LAMBRINIDES: Mr. Albanese?

07:07PM **21** VICE CHAIRMAN ALBANESE: Yes.

07:07PM **22** MS. LAMBRINIDES: Mr. Chung?

07:07PM **23** MR. CHUNG: Yes.

07:07PM **24** MS. LAMBRINIDES: Mr. Lefteriou?

07:07PM **25** MR. LETERIOU: Yes.

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

10

07:07PM **1** MS. LAMBRINIDES: Mr. Grala?

07:07PM **2** MR. GRALA: Yes.

07:07PM **3** MS. LAMBRINIDES: Mr. Carnovale?

07:07PM **4** MR. CARNOVALE: Yes.

07:07PM **5** MS. LAMBRINIDES: Mr. Lee?

07:07PM **6** MR. LEE: Yes.

07:11PM **7** CHAIRMAN FERGUSON: Okay. Now, we're

07:11PM **8** going to do our appointments. Do you have the

07:11PM **9** appointment list?

07:11PM **10** MS. TESTA: The secretary, right?

07:11PM **11** CHAIRMAN FERGUSON: Okay. I'd like to

07:11PM **12** nominate Eleni Lambrinides.

07:11PM **13** VICE CHAIRMAN ALBANESE: I'll second

07:11PM **14** that.

07:11PM **15** MS. TESTA: Okay. Paul second it.

07:11PM **16** CHAIRMAN FERGUSON: Okay. Roll call

07:11PM **17** for Eleni.

07:07PM **18** MS. LAMBRINIDES: Mr. Ferguson.

07:07PM **19** CHAIRMAN FERGUSON: Yes.

07:07PM **20** MS. LAMBRINIDES: Mr. Albanese?

07:07PM **21** VICE CHAIRMAN ALBANESE: Yes.

07:07PM **22** MS. LAMBRINIDES: Mr. Chung?

07:07PM **23** MR. CHUNG: Yes.

07:07PM **24** MS. LAMBRINIDES: Mr. Lefteriou?

07:07PM **25** MR. LETERIOU: Yes.

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

11

07:07PM **1** MS. LAMBRINIDES: Mr. Grala?

07:07PM **2** MR. GRALA: Yes.

07:07PM **3** MS. LAMBRINIDES: Mr. Carnovale?

07:07PM **4** MR. CARNOVALE: Yes.

07:07PM **5** MS. LAMBRINIDES: Mr. Lee?

07:07PM **6** MR. LEE: Yes.

07:12PM **7** CHAIRMAN FERGUSON: Okay. I'd like to

07:12PM **8** nominate Diane Testa as the board attorney.

07:12PM **9** Can I get a second?

07:12PM **10** MR. CARNOVALE: I second.

07:12PM **11** CHAIRMAN FERGUSON: Roll call.

07:07PM **12** MS. LAMBRINIDES: Mr. Ferguson.

07:07PM **13** CHAIRMAN FERGUSON: Yes.

07:07PM **14** MS. LAMBRINIDES: Mr. Albanese?

07:07PM **15** VICE CHAIRMAN ALBANESE: Yes.

07:07PM **16** MS. LAMBRINIDES: Mr. Chung?

07:07PM **17** MR. CHUNG: Yes.

07:07PM **18** MS. LAMBRINIDES: Mr. Lefteriou?

07:07PM **19** MR. LETERIOU: Yes.

07:07PM **20** MS. LAMBRINIDES: Mr. Grala?

07:07PM **21** MR. GRALA: Yes.

07:07PM **22** MS. LAMBRINIDES: Mr. Carnovale?

07:07PM **23** MR. CARNOVALE: Yes.

07:07PM **24** MS. LAMBRINIDES: Mr. Lee?

07:07PM **25** MR. LEE: Yes.

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

12

07:12PM **1** CHAIRMAN FERGUSON: Okay. I'd like to

07:12PM **2** appoint the engineer and that would be Collazuol and

07:12PM **3** Associates.

07:12PM **4** Can I get a second?

07:12PM **5** MR. CARNOVALE: I second.

07:12PM **6** CHAIRMAN FERGUSON: Roll call.

07:07PM **7** MS. LAMBRINIDES: Mr. Ferguson.

07:07PM **8** CHAIRMAN FERGUSON: Yes.

07:07PM **9** MS. LAMBRINIDES: Mr. Albanese?

07:07PM **10** VICE CHAIRMAN ALBANESE: Yes.

07:07PM **11** MS. LAMBRINIDES: Mr. Chung?

07:07PM **12** MR. CHUNG: Yes.

07:07PM **13** MS. LAMBRINIDES: Mr. Lefteriou?

07:07PM **14** MR. LETERIOU: Yes.

07:07PM **15** MS. LAMBRINIDES: Mr. Grala?

07:07PM **16** MR. GRALA: Yes.

07:07PM **17** MS. LAMBRINIDES: Mr. Carnovale?

07:07PM **18** MR. CARNOVALE: Yes.

07:07PM **19** MS. LAMBRINIDES: Mr. Lee?

07:07PM **20** MR. LEE: Yes.

07:12PM **21** CHAIRMAN FERGUSON: Okay. At the

07:12PM **22** present moment we don't have a traffic engineer.

07:12PM **23** I'll make a motion that we appoint

07:13PM **24** Kauker and Kauker as the planner for the board of

07:13PM **25** adjustment.

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

13

07:13PM **1** MR. CARNOVALE: I second.

07:13PM **2** CHAIRMAN FERGUSON: Roll call.

07:07PM **3** MS. LAMBRINIDES: Mr. Ferguson.

07:07PM **4** CHAIRMAN FERGUSON: Yes.

07:07PM **5** MS. LAMBRINIDES: Mr. Albanese?

07:07PM **6** VICE CHAIRMAN ALBANESE: Yes.

07:07PM **7** MS. LAMBRINIDES: Mr. Chung?

07:07PM **8** MR. CHUNG: Yes.

07:07PM **9** MS. LAMBRINIDES: Mr. Lefteriou?

07:07PM **10** MR. LEFTERIOU: Yes.

07:07PM **11** MS. LAMBRINIDES: Mr. Grala?

07:07PM **12** MR. GRALA: Yes.

07:07PM **13** MS. LAMBRINIDES: Mr. Carnovale?

07:07PM **14** MR. CARNOVALE: Yes.

07:07PM **15** MS. LAMBRINIDES: And Mr. Lee?

07:07PM **16** MR. LEE: Abstain.

07:14PM **17** CHAIRMAN FERGUSON: Okay.

07:14PM **18** Next we're going to set up the meeting

07:14PM **19** dates for next year. We already talked about this,

07:14PM **20** but it's going to be the same as last year, which

07:14PM **21** would be the third Monday of each month at 7:00,

07:14PM **22** except for President's Day and February the 22nd.

07:14PM **23** Can I get a motion?

07:14PM **24** MR. CARNOVALE: I make a motion.

07:14PM **25** CHAIRMAN FERGUSON: Second?

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

14

07:14PM **1** MR. LEFTERIOU: I'll second.

07:14PM **2** CHAIRMAN FERGUSON: Roll call.

07:07PM **3** MS. LAMBRINIDES: Mr. Ferguson.

07:07PM **4** CHAIRMAN FERGUSON: Yes.

07:07PM **5** MS. LAMBRINIDES: Mr. Albanese?

07:07PM **6** VICE CHAIRMAN ALBANESE: Yes.

07:07PM **7** MS. LAMBRINIDES: Mr. Chung?

07:07PM **8** MR. CHUNG: Yes.

07:07PM **9** MS. LAMBRINIDES: Mr. Lefteriou?

07:07PM **10** MR. LEFTERIOU: Yes.

07:07PM **11** MS. LAMBRINIDES: Mr. Grala?

07:07PM **12** MR. GRALA: Yes.

07:07PM **13** MS. LAMBRINIDES: Mr. Carnovale?

07:07PM **14** MR. CARNOVALE: Yes.

07:07PM **15** MS. LAMBRINIDES: Mr. Lee?

07:07PM **16** MR. LEE: Yes.

07:14PM **17** CHAIRMAN FERGUSON: Okay. Next, do we

07:15PM **18** have to pick a date?

07:15PM **19** MS. TESTA: February 22nd, right, is

07:15PM **20** that the date? Does that work for everybody? That

07:15PM **21** would the forth --

07:15PM **22** CHAIRMAN FERGUSON: Okay. Is everybody

07:15PM **23** on board for February 22nd next month, that's the

07:15PM **24** fourth Monday?

07:15PM **25** MR. GRALA: Good for me.

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

15

07:15PM **1** MR. LEFTERIOU: Yup.

07:15PM **2** CHAIRMAN FERGUSON: Okay. Do we have

07:15PM **3** to take a vote?

07:15PM **4** MS. TESTA: You should.

07:15PM **5** CHAIRMAN FERGUSON: Okay. I'll make a

07:15PM **6** motion that we meet February 22nd, 2021 at 7:00.

07:15PM **7** MR. CARNOVALE: I second the motion.

07:15PM **8** CHAIRMAN FERGUSON: Roll call.

07:07PM **9** MS. LAMBRINIDES: Mr. Ferguson.

07:07PM **10** CHAIRMAN FERGUSON: Yes.

07:07PM **11** MS. LAMBRINIDES: Mr. Albanese?

07:07PM **12** VICE CHAIRMAN ALBANESE: Yes.

07:07PM **13** MS. LAMBRINIDES: Mr. Chung?

07:07PM **14** MR. CHUNG: Yes.

07:07PM **15** MS. LAMBRINIDES: Mr. Lefteriou?

07:07PM **16** MR. LEFTERIOU: Yes.

07:07PM **17** MS. LAMBRINIDES: Mr. Grala?

07:07PM **18** MR. GRALA: Yes.

07:07PM **19** MS. LAMBRINIDES: Mr. Carnovale?

07:07PM **20** MR. CARNOVALE: Yes.

07:07PM **21** MS. LAMBRINIDES: Mr. Lee?

07:07PM **22** MR. LEE: Yes.

07:15PM **23** CHAIRMAN FERGUSON: Okay. I'll make a

07:15PM **24** motion to conclude the reorganization with a motion.

07:15PM **25** Can I get a second?

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

16

07:15PM **1** MR. CARNOVALE: I second.

07:15PM **2** CHAIRMAN FERGUSON: Roll call.

07:07PM **3** MS. LAMBRINIDES: Mr. Ferguson.

07:07PM **4** CHAIRMAN FERGUSON: Yes.

07:07PM **5** MS. LAMBRINIDES: Mr. Albanese?

07:07PM **6** VICE CHAIRMAN ALBANESE: Yes.

07:07PM **7** MS. LAMBRINIDES: Mr. Chung?

07:07PM **8** MR. CHUNG: Yes.

07:07PM **9** MS. LAMBRINIDES: Mr. Lefteriou?

07:07PM **10** MR. LEFTERIOU: Yes.

07:07PM **11** MS. LAMBRINIDES: Mr. Grala?

07:07PM **12** MR. GRALA: Yes.

07:07PM **13** MS. LAMBRINIDES: Mr. Carnovale?

07:07PM **14** MR. CARNOVALE: Yes.

07:07PM **15** MS. LAMBRINIDES: Mr. Lee?

07:07PM **16** MR. LEE: Yes.

07:16PM **17** CHAIRMAN FERGUSON: Okay. Can I get a

07:16PM **18** roll call to start the regular meeting?

07:16PM **19** MS. LAMBRINIDES: Are we going to do a

07:16PM **20** motion or just roll call attendance?

07:16PM **21** MS. TESTA: Just roll call.

07:07PM **22** MS. LAMBRINIDES: Okay. Mr. Ferguson.

07:07PM **23** CHAIRMAN FERGUSON: Yes.

07:07PM **24** MS. LAMBRINIDES: Mr. Albanese?

07:07PM **25** VICE CHAIRMAN ALBANESE: Yes.

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

07:07PM **1** MS. LAMBRINIDES: Mr. Chung?
 07:07PM **2** MR. CHUNG: Yes.
 07:07PM **3** MS. LAMBRINIDES: Mr. Lefteriou?
 07:07PM **4** MR. LEFTERIOU: Yes.
 07:07PM **5** MS. LAMBRINIDES: Mr. Grala?
 07:07PM **6** MR. GRALA: Yes.
 07:07PM **7** MS. LAMBRINIDES: Mr. Carnovale?
 07:07PM **8** MR. CARNOVALE: Yes.
 07:07PM **9** MS. LAMBRINIDES: Mr. Lee?
 07:07PM **10** MR. LEE: Yes.
 07:16PM **11** CHAIRMAN FERGUSON: Okay. We have one
 07:16PM **12** bill in front of us tonight that's for \$750.00 for
 07:16PM **13** the board attorney.
 07:16PM **14** Can I get a motion to pay the bills?
 07:16PM **15** MR. CARNOVALE: I make a motion.
 07:16PM **16** MR. LEFTERIOU: I second.
 07:16PM **17** CHAIRMAN FERGUSON: I'll second.
 07:16PM **18** Roll call.
 07:07PM **19** MS. LAMBRINIDES: Mr. Ferguson.
 07:07PM **20** CHAIRMAN FERGUSON: Yes.
 07:07PM **21** MS. LAMBRINIDES: Mr. Albanese?
 07:07PM **22** VICE CHAIRMAN ALBANESE: Yes.
 07:07PM **23** MS. LAMBRINIDES: Mr. Chung?
 07:07PM **24** MR. CHUNG: Yes.
 07:07PM **25** MS. LAMBRINIDES: Mr. Lefteriou?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

1 MS. LAMBRINIDES: Abstain.
2 MS. TEST: Abstain.
3 MR. CHUNG: Abstain.
4 MS. LAMBRINIDES: Mr. Lefteriou?
5 MR. LEFTERIOU: Yes.
6 MS. LAMBRINIDES: Mr. Grala?
7 MR. GRALA: Abstain.
 07:07PM **8** MS. LAMBRINIDES: Mr. Carnovale?
 07:07PM **9** MR. CARNOVALE: Yes.
 07:07PM **10** MS. LAMBRINIDES: Mr. Lee?
 07:07PM **11** MR. LEE: Abstain.
 07:17PM **12** CHAIRMAN FERGUSON: Okay. We have a
 07:18PM **13** couple of requests for adjournments, might as well
 07:18PM **14** take care of that.
 07:18PM **15** The first one will be Fourth Street.
 07:18PM **16** MS. TESTA: Right.
 07:18PM **17** CHAIRMAN FERGUSON: Okay. Case No.
 07:18PM **18** 20-02, Garden Meadow Developers, 265 Fourth Street,
 07:18PM **19** they requested that we postpone it to the next month.
 07:19PM **20** We will -- he doesn't have to advertise.
 07:19PM **21** Can I get a second?
 07:19PM **22** MR. LEFTERIOU: I'll second.
 07:19PM **23** CHAIRMAN FERGUSON: Roll call.
 07:07PM **24** MS. LAMBRINIDES: Mr. Ferguson.
 07:07PM **25** CHAIRMAN FERGUSON: Yes.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

07:07PM **1** MR. LEFTERIOU: Yes.
 07:07PM **2** MS. LAMBRINIDES: Mr. Grala?
 07:07PM **3** MR. GRALA: Yes.
 07:07PM **4** MS. LAMBRINIDES: Mr. Carnovale?
 07:07PM **5** MR. CARNOVALE: Yes.
 07:07PM **6** MS. LAMBRINIDES: Mr. Lee?
 07:07PM **7** MR. LEE: Yes.
 07:17PM **8** CHAIRMAN FERGUSON: Okay. We have
 07:17PM **9** minutes of the previous meeting. I'll move that we
 07:17PM **10** -- does anybody have any problems with the meeting --
 07:17PM **11** the previous meetings minutes?
 07:17PM **12** Everybody is okay with that?
 07:17PM **13** (No response.)
 07:17PM **14** CHAIRMAN FERGUSON: Can I get a second?
 07:17PM **15** MR. CARNOVALE: I second.
 07:17PM **16** CHAIRMAN FERGUSON: Roll call.
 07:17PM **17** MS. LAMBRINIDES: And, again, new
 07:17PM **18** members are going to abstain, right?
 07:17PM **19** MS. TESTA: Yes.
 07:07PM **20** MS. LAMBRINIDES: Mr. Ferguson.
 07:07PM **21** CHAIRMAN FERGUSON: Yes.
 07:07PM **22** MS. LAMBRINIDES: Mr. Albanese?
 07:07PM **23** VICE CHAIRMAN ALBANESE: Yes.
 07:07PM **24** MS. LAMBRINIDES: Mr. Chung?
 07:07PM **25** MR. CHUNG: Yes.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

07:07PM **1** MS. LAMBRINIDES: Mr. Albanese?
 07:07PM **2** VICE CHAIRMAN ALBANESE: Yes.
 07:07PM **3** MS. LAMBRINIDES: Mr. Chung?
 07:07PM **4** MR. CHUNG: Yes.
 07:07PM **5** MS. LAMBRINIDES: Mr. Lefteriou?
 07:07PM **6** MR. LEFTERIOU: Yes.
 07:07PM **7** MS. LAMBRINIDES: Mr. Grala?
 07:07PM **8** MR. GRALA: Yes.
 07:07PM **9** MS. LAMBRINIDES: Mr. Carnovale?
 07:07PM **10** MR. CARNOVALE: Yes.
 07:07PM **11** MS. LAMBRINIDES: Mr. Lee?
 07:07PM **12** MR. LEE: Yes.
 07:19PM **13** CHAIRMAN FERGUSON: Okay.
 07:19PM **14** MS. TESTA: I'll make the announcement.
 07:19PM **15** It's Garden Meadow Developers, 265 Fourth Street,
 07:19PM **16** Block 318, Lot 12 is being postponed from tonight to
 07:19PM **17** the February 22nd, 2021 meeting at 7 p.m.
 07:19PM **18** The meeting will be held virtually at
 07:19PM **19** the same call-in information. There will be no
 07:19PM **20** further notice provided by the applicant, this is the
 07:19PM **21** notice to the residents.
 07:19PM **22** CHAIRMAN FERGUSON: Okay. The other
 07:19PM **23** case is Case No. 20-08, BBHJ, LLC, 203 Grand Avenue,
 07:20PM **24** and this also requested an adjournment.
 07:20PM **25** There will be no further advertising

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

07:20PM 1 and I'll make that motion.

07:20PM 2 Can I get a second?

07:20PM 3 MR. CARNOVALE: I'll second.

07:20PM 4 CHAIRMAN FERGUSON: Roll call.

07:07PM 5 MS. LAMBRINIDES: Mr. Ferguson.

07:07PM 6 CHAIRMAN FERGUSON: Yes.

07:07PM 7 MS. LAMBRINIDES: Mr. Albanese?

07:07PM 8 VICE CHAIRMAN ALBANESE: Yes.

07:07PM 9 MS. LAMBRINIDES: Mr. Chung?

07:07PM 10 MR. CHUNG: Yes.

07:07PM 11 MS. LAMBRINIDES: Mr. Lefteriou?

07:07PM 12 MR. LEFTERIOU: Yes.

07:07PM 13 MS. LAMBRINIDES: Mr. Grala?

07:07PM 14 MR. GRALA: Yes.

07:07PM 15 MS. LAMBRINIDES: Mr. Carnovale?

07:07PM 16 MR. CARNOVALE: Yes.

07:07PM 17 MS. LAMBRINIDES: Mr. Lee?

07:07PM 18 MR. LEE: Yes.

07:20PM 19 CHAIRMAN FERGUSON: Okay.

07:20PM 20 MS. TESTA: Okay. So Case No. 20-08,

07:20PM 21 BBHJ, LLC, 203 Grand Avenue, Block 111, Lot 23 is

07:20PM 22 being adjourned tonight.

07:20PM 23 It will be listed on the February 22nd,

07:20PM 24 2021 agenda at 7 p.m. No further notice will be

07:20PM 25 provided to the public, this is the notice.

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

07:22PM 1 occupy the second floor of the unit.

07:22PM 2 The property is about 4200 square feet.

07:22PM 3 So this is a building where we have flats that are

07:22PM 4 five over five with reference to the building. We

07:22PM 5 have two bedrooms on each floor and two baths. The

07:22PM 6 lower level we can accommodate two garage spaces

07:22PM 7 interior and two exterior garage spaces.

07:22PM 8 So the building, itself, works for this

07:22PM 9 particular site. Most of the homes, if you take a

07:22PM 10 look at the exhibit I gave you, A-4, you can see that

07:22PM 11 all the homes going east are pretty much the standard

07:22PM 12 duplex homes, two-family homes.

07:22PM 13 So the proposed building is two-family,

07:22PM 14 which consists of flats, two flats. It's consistent

07:22PM 15 with the neighborhood scheme. So that what we're

07:22PM 16 proposing, I think, fits in nicely with the

07:22PM 17 neighborhood.

07:22PM 18 We have four exhibits this evening.

07:22PM 19 The four exhibits this evening, the first exhibit is

07:22PM 20 the site plan of Steven Koestner. It's dated August

07:23PM 21 18, was revised November 4, 2020, it consists of one

07:23PM 22 sheet.

07:23PM 23 We have the architectural plan, A-2,

07:23PM 24 which is three sheets and it's dated November 14th.

07:23PM 25 We have photographs of David Spatz, our

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

07:20PM 1 CHAIRMAN FERGUSON: Okay. So the first

07:20PM 2 case of the night -- there seems to be two cases on

07:20PM 3 for tonight.

07:20PM 4 The first case is Case No. 20-06, which

07:20PM 5 is Matthew and Anna Kim, 32 Brinkerhoff Terrace.

07:21PM 6 Do you want to put your appearance in

07:21PM 7 for us?

07:21PM 8 MR. CERESTE: Yes, Mr. Chairman and

07:21PM 9 Members of the Board, Saverio Cereste on behalf of

07:21PM 10 Matthew and Anna Kim.

07:21PM 11 If I may, I'd like to introduce the

07:21PM 12 application a little bit to you. Basically, it's a

07:21PM 13 two-family dwelling that we are proposing for this.

07:21PM 14 It's on the south side of Brinkerhoff at 32

07:21PM 15 Brinkerhoff Terrace.

07:21PM 16 We know from the plans that were

07:21PM 17 presented that there is an elevator from the building

07:21PM 18 that was designed for this building and the reason is

07:21PM 19 that the Kims are in their 80s and the building,

07:21PM 20 itself, is designed so to accommodate the Kims and

07:21PM 21 their age.

07:21PM 22 The building, itself, is going to be

07:21PM 23 occupied by the applicants. This is not being

07:21PM 24 presented for resale. The Kims are going to occupy

07:21PM 25 this house. The daughter, the daughter is going to

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

07:23PM 1 planner, he's going to present four photographs. And

07:23PM 2 A-4, which consists of a few photographs which I

07:23PM 3 presented and took of the site.

07:23PM 4 I believe that David Spatz had been

07:23PM 5 muted. I don't know if you can take him off of mute.

07:23PM 6 He's our planner, David Spatz.

07:23PM 7 MS. TESTA: Okay. What I'd like to do

07:23PM 8 first is our experts, I'll swear them in for the new

07:23PM 9 year before we start.

07:23PM 10 So, Steve Collazuol, and also, Mike

07:23PM 11 Kauker, are they on? And they can here me?

07:24PM 12 IT MODERATOR: Yeah.

07:24PM 13 Who's the first person?

07:24PM 14 MS. TESTA: Steve Collazuol. Steve

07:24PM 15 Collazuol's not on?

07:24PM 16 IT MODERATOR: He's not.

07:24PM 17 MS. TESTA: He should be on, right?

07:24PM 18 CHAIRMAN FERGUSON: He should be on.

07:24PM 19 IT MODERATOR: There's names of towns.

07:24PM 20 There's names of towns, like Jersey City, Fair Lawn

07:24PM 21 and stuff like that, but there's no one by that name.

07:24PM 22 (Whereupon, Ms. Testa calls

07:25PM 23 Mr. Collazuol.)

07:25PM 24 MS. TESTA: Okay, Steve?

07:25PM 25 MR. COLLAZUOL: Yes, can you hear me?

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

25

07:25PM **1** MS. TESTA: Yes, we can hear you.

07:25PM **2** And, Mike, you're on also, right?

07:25PM **3** MR. KAUKER: I'm on, yes.

07:25PM **4** MS. TESTA: Yes, okay.

07:25PM **5** MR. KAUKER: Can you hear me?

07:25PM **6** MS. TESTA: Yes.

07:25PM **7** I just want to swear you in for this

07:25PM **8** year. You've been appointed as the board experts in

07:25PM **9** both engineering and then Mike as a planner.

07:25PM **10** So if you'll both just stand, raise

07:26PM **11** your right hand, do you swear that the comments, the

07:26PM **12** professional opinion that you will provide to the

07:26PM **13** Board of Adjustment for the year 2021 will be the

14 truth, the whole truth and nothing but the truth, so

15 help you God?

16 MR. COLLAZUOL: I do.

17 STEVE COLLAZUOL, P.E.,

18 having been duly sworn, testifies as follows:

19 MR. KAUKER: I do.

20 MICHAEL KAUKER, P.P.,

21 having been duly sworn, testifies as follows:

22 MS. TESTA: Okay. Just identify

07:26PM **23** yourself for the record.

07:26PM **24** MR. KAUKER: Mike Kauker.

07:26PM **25** MR. COLLAZUOL: Steve Collazuol.

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

26

07:26PM **1** MS. TESTA: All right, thank you.

07:26PM **2** MR. COLLAZUOL: Thank you.

07:26PM **3** MR. KAUKER: Thank you.

07:26PM **4** CHAIRMAN FERGUSON: Do you want to call

07:26PM **5** your first witness?

07:26PM **6** MR. CERESTE: Yeah, I'll call my first

07:26PM **7** witness.

07:26PM **8** Just if I can lay out some of the

07:26PM **9** variances that are involved. We have some side yard

07:26PM **10** variances, coverage variance. Also, there's one

07:26PM **11** (d)(6) variance, which will require five affirmative

07:26PM **12** votes. That is the height of the building, it's

07:26PM **13** slightly over the 10 percent, so we would need five

07:26PM **14** affirmative votes for that variance.

07:26PM **15** I'll call my first witness, Steve

07:26PM **16** Koestner.

07:26PM **17** MS. TESTA: Please raise your right

07:27PM **18** hand.

07:27PM **19** Do you swear that the testimony you

07:27PM **20** will provide in this application will be the truth,

07:27PM **21** the whole truth and nothing but the truth so help you

07:27PM **22** God?

23 MR. KOESTNER: I do.

24 STEVEN KOESTNER,

25 61 Hudson Street, Hackensack, New Jersey 07601,
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

27

1 having been duly sworn, testifies as follows:

2 MS. TESTA: State your name for the

07:27PM **3** record, please.

07:27PM **4** MR. KOESTNER: Sure.

07:27PM **5** Steven L. Koestner, S-T-E-V-E-N

07:27PM **6** K-O-E-S-T-N-E-R, 61 Hudson Street in Hackensack, New

07:27PM **7** Jersey.

07:27PM **8** CHAIRMAN FERGUSON: Okay. Steve, have

07:27PM **9** you been before this board before?

07:27PM **10** MR. KOESTNER: I have -- I believe I

07:27PM **11** have several times.

07:27PM **12** If not this board, the planning board.

07:27PM **13** I've been in the room, but if you want to qualify me,

07:27PM **14** it's fine.

07:27PM **15** CHAIRMAN FERGUSON: Yeah.

07:27PM **16** DIRECT EXAMINATION

07:27PM **17** BY MR. CERESTE:

07:27PM **18** Q. Why don't you give us the benefit of

07:27PM **19** your education and licenses?

07:27PM **20** A. Certainly.

07:27PM **21** I'm a graduate of Clarkson College of

07:27PM **22** Technology in 1974 in civil and environmental

07:27PM **23** engineering.

07:27PM **24** I obtained my land surveyor license in

07:27PM **25** 1983 and my engineer's license in 1988.

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

28

07:27PM **1** I've testified before many boards in

07:27PM **2** and around Bergen County, Passaic, Hudson, Essex, et

07:27PM **3** cetera.

07:27PM **4** CHAIRMAN FERGUSON: Okay. We'll accept

07:27PM **5** him.

07:27PM **6** THE WITNESS: Thank you very much.

07:28PM **7** BY MR. CERESTE:

07:28PM **8** Q. Okay. Steve, would you like to refer

07:28PM **9** to A-1, which is your exhibit in the set? Do you

07:28PM **10** want to go over the existing conditions?

07:28PM **11** CHAIRMAN FERGUSON: Let me just caution

07:28PM **12** everybody. You got to speak up, because we don't

07:28PM **13** have microphone, so you got to -- higher.

07:28PM **14** BY MR. CERESTE:

07:28PM **15** Q. Steve, do you want to cover the

07:28PM **16** existing conditions to the board?

07:28PM **17** A. Certainly.

07:28PM **18** As you know, the property is located on

07:28PM **19** Brinkerhoff Terrace, not Brinkerhoff Avenue,

07:28PM **20** Brinkerhoff Terrace on the south side of the street,

07:28PM **21** 125 feet easterly of Highland Avenue.

07:28PM **22** The property has a frontage width of 40

07:28PM **23** feet and a depth of 106 feet on each side.

07:28PM **24** In the rear there is a small

07:28PM **25** right-of-way that exists and is used by several of

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

07:28PM **1** the adjoining property owners, but is not planned to
 07:28PM **2** be used by this owner.
 07:28PM **3** We propose -- and presently there's a
 07:28PM **4** two-and-a-half-story frame dwelling on the house,
 07:28PM **5** known as Number 32 Brinkerhoff Terrace. That is
 07:29PM **6** proposed to be removed and replaced with the
 07:29PM **7** two-story frame dwelling shown on our plan.
 07:29PM **8** There will be a two-car garage located
 07:29PM **9** in the front of that dwelling and a driveway also in
 07:29PM **10** the front of that garage.
 07:29PM **11** **Q.** Can that driveway accommodate
 07:29PM **12** additional vehicles?
 07:29PM **13** **A.** It could, yes.
 07:29PM **14** It's a two-car garage. It can
 07:29PM **15** accommodate two and then another two can be
 07:29PM **16** accommodated in the driveway in front of the house.
 07:29PM **17** **Q.** And if you could review the grade of
 07:29PM **18** the property?
 07:29PM **19** **A.** Certainly, yes.
 07:29PM **20** As you may know, this property slopes
 07:29PM **21** from east to west. Generally Brinkerhoff Terrace
 07:29PM **22** runs off from Broad Avenue down to Grand, it's a
 07:29PM **23** general slope.
 07:29PM **24** In the front the elevation is 74.71 at
 07:29PM **25** the end of the sidewalk, almost the same in the back.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

07:31PM **1** stone on the side and the 12 inches beneath as well
 07:31PM **2** to capture additional runoff.
 07:31PM **3** **Q.** Do you see any impact on adjoining
 07:31PM **4** properties with reference to this plan?
 07:31PM **5** **A.** No, I do not.
 07:31PM **6** As I said, the seepage pit would be
 07:31PM **7** designed to capture that additional runoff generated
 07:31PM **8** by this new structure.
 07:31PM **9** **Q.** Steve, if you could, review some of the
 07:31PM **10** site details with regard to retaining walls in the
 07:31PM **11** front?
 07:31PM **12** **A.** Certainly, yes.
 07:31PM **13** We do have a retaining wall on each
 07:31PM **14** side of the driveway as indicated on the plan, right
 07:31PM **15** and left. The elevation there is 73.75. The garage
 07:31PM **16** floor is 72.5, so a little over a foot in height at
 07:31PM **17** the corners of the house. And then the stairs that
 07:31PM **18** would have a small retaining wall also.
 07:31PM **19** **MR. CERESTE:** I have no further
 07:31PM **20** questions of the witness.
 07:31PM **21** **CHAIRMAN FERGUSON:** Is he going to go
 07:32PM **22** over the variances or somebody else?
 07:32PM **23** **MR. CERESTE:** I was going to go over
 07:32PM **24** the variances with the planner.
 07:32PM **25** **CHAIRMAN FERGUSON:** Okay, no problem.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

07:29PM **1** And, of course, it is lower as you get
 07:29PM **2** towards Highland. So what we propose to do is grade
 07:29PM **3** the properties slightly toward Brinkerhoff Terrace in
 07:30PM **4** the front portion. The main area will be graded
 07:30PM **5** towards the back and rear of the property and towards
 07:30PM **6** that 10-foot right-of-way along the rear property
 07:30PM **7** line.
 07:30PM **8** So any additional runoff not captured
 07:30PM **9** by the seepage pit would run out to the rear.
 07:30PM **10** **Q.** As far as the actual grade of the
 07:30PM **11** property, looks like it's responsibly flat?
 07:30PM **12** **A.** It is, yes.
 07:30PM **13** Like I said, it's virtually, flat from
 07:30PM **14** front to back on the east side. There is some pitch
 07:30PM **15** from east to west, approximately 74 down to 72, 71,
 07:30PM **16** about 2 to 3 feet of slope from east to west.
 07:30PM **17** **Q.** If you could, review the storm
 07:30PM **18** management plan for the site.
 07:30PM **19** **A.** Certainly, yeah.
 07:30PM **20** We do propose to put a seepage put in
 07:30PM **21** the rear yard. That would capture the runoff from
 07:30PM **22** the roof through the gutters and the liters. The
 07:31PM **23** size of that seepage pit is shown on the plan as
 07:31PM **24** 1,000 gallons. It is 6 feet in diameter and 6 feet
 07:31PM **25** in depth. It will be surrounded by 12 inches of

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

07:32PM **1** So basically it's a pretty
 07:32PM **2** straightforward deal.
 07:32PM **3** **MR. CERESTE:** Yes.
 07:32PM **4** **CHAIRMAN FERGUSON:** I do have some
 07:32PM **5** questions for the architect.
 07:32PM **6** Is he coming on later?
 07:32PM **7** **MR. CERESTE:** He's coming on next.
 07:32PM **8** **CHAIRMAN FERGUSON:** Okay. Does any
 07:32PM **9** board members have any questions for this individual?
 07:32PM **10** No?
 07:32PM **11** (No response.)
 07:32PM **12** **MR. CERESTE:** Thank you.
 07:32PM **13** **MS. TESTA:** Do you want to ask Steve?
 07:32PM **14** **CHAIRMAN FERGUSON:** Yeah, I want to ask
 07:32PM **15** Steve.
 07:32PM **16** Steve, are you with me? Steve?
 07:32PM **17** **MR. COLLAZUOL:** Hello.
 07:32PM **18** **CHAIRMAN FERGUSON:** Do you have any
 07:32PM **19** comments?
 07:32PM **20** Steve? Steve?
 07:32PM **21** **IT MODERATOR:** He's not muted.
 07:33PM **22** **CHAIRMAN FERGUSON:** Steve?
 07:33PM **23** **MR. COLLAZUOL:** Hello, can you hear me
 07:33PM **24** now?
 07:33PM **25** **CHAIRMAN FERGUSON:** Yeah, we can hear

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

07:33PM 1 you now.

07:33PM 2 MR. COLLAZUOL: Okay, somebody is

07:33PM 3 muting me over there.

07:33PM 4 Good evening, everyone. Happy New

07:33PM 5 Year.

07:33PM 6 I only have four points to reiterate

07:33PM 7 with respect to our report from November 11th and

07:33PM 8 that is that the rear yard drainage, Point No. 6.

07:33PM 9 Mr. Koestner, can you place a lawn

07:34PM 10 inlet elsewhere and not over the seepage pit, so that

07:34PM 11 the stormwater management system remains clean and

07:34PM 12 free of debris?

07:34PM 13 THE WITNESS: Can you repeat the

07:34PM 14 question, Steve?

07:34PM 15 MR. COLLAZUOL: Yes.

07:34PM 16 It's Item No. 6 in our November 11th

07:34PM 17 report on the first page that placing a lawn inlet

07:34PM 18 not over the seepage pit and be relocated away from

07:34PM 19 the pit, that is a low point and then direct that

07:34PM 20 into the seepage pit.

07:34PM 21 THE WITNESS: Yes, we can do that,

07:34PM 22 Steve, yes, Mr. Collazuol.

07:34PM 23 MR. COLLAZUOL: Okay, all right. The

07:34PM 24 second point I would like to bring up, on the second

07:34PM 25 page with regard to the water service, typically

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

07:36PM 1 that right-of-way and also to prevent water from

07:36PM 2 entering the property, yes.

07:36PM 3 MR. COLLAZUOL: Very good. Thank you.

07:36PM 4 And the last point is on that page,

07:36PM 5 Item No. 3, if you just add the note to the plan that

07:36PM 6 new curb and sidewalk along the entire frontage would

07:36PM 7 be placed along Brinkerhoff Terrace.

07:36PM 8 THE WITNESS: We could do that, also.

07:36PM 9 MR. COLLAZUOL: Very good. Thank you.

07:36PM 10 I have no further questions, Mr. Chairman.

07:36PM 11 CHAIRMAN FERGUSON: Okay. Thank you,

07:36PM 12 Steve.

07:36PM 13 MR. COLLAZUOL: Thank you.

07:36PM 14 CHAIRMAN FERGUSON: Anybody in the

07:36PM 15 audience listening in have any questions?

07:36PM 16 FEMALE ADIENCE MEMBER: Q and A session

07:36PM 17 has started.

07:36PM 18 (No response.)

07:36PM 19 CHAIRMAN FERGUSON: No? Okay.

07:37PM 20 Counsel, do you want to call your next witness?

07:37PM 21 MS. TESTA: Somebody has a question.

07:37PM 22 CHAIRMAN FERGUSON: What's the

07:37PM 23 question? Hello?

07:37PM 24 MS. BRAUER: Hello, yes, I have a

07:37PM 25 question.

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

07:34PM 1 water service and the sanitary sewer should be

07:34PM 2 separated by 10 feet (Audio Distortion) and encased

07:34PM 3 in concrete. And then you have a descending driveway

07:34PM 4 at the garage and you place both alongside the

07:34PM 5 dwelling and find them back one and a half feet of

07:35PM 6 separation.

07:35PM 7 Can you relocate the water or the

07:35PM 8 sanitary so that they meet the state requirement of

07:35PM 9 greater than 10 feet of separation.

07:35PM 10 THE WITNESS: Yes, we can find an

07:35PM 11 alternate location for either the water or the

07:35PM 12 sanitary to accommodate the 10-foot separation

07:35PM 13 requirement of Palisades Park, yes.

07:35PM 14 MR. COLLAZUOL: Very good.

07:35PM 15 The third point is under miscellaneous,

07:35PM 16 Number 1, the borough right-of-way that is used

07:35PM 17 regularly, our suggestion is to place a limit of

07:35PM 18 pavement to create a permanent border, such as a drop

07:35PM 19 curb along that line, not creating any blockage, but

07:35PM 20 to finish off the paved surface so it's aligned with

07:35PM 21 the lot line close to the rear property line.

07:36PM 22 THE WITNESS: Presently it's edge of

07:36PM 23 curb. There's no curb there now to prevent the

07:36PM 24 spillage of any overflow of water. So we could put a

07:36PM 25 curb along the property line to limit, set a limit on

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

07:37PM 1 Can you hear me?

07:37PM 2 CHAIRMAN FERGUSON: Sure.

07:37PM 3 Do you want to identify yourself?

07:37PM 4 MS. BRAUER: Hi, Susan here. Happy New

07:37PM 5 Year to everyone.

07:37PM 6 CHAIRMAN FERGUSON: Thank you. Thank

07:37PM 7 you.

07:37PM 8 MS. BRAUER: There's a lot of static

07:37PM 9 we're getting, so it's been difficult to hear a few

07:37PM 10 things.

07:37PM 11 Can you please -- can you please just

07:37PM 12 tell us how many bedrooms and bathrooms will be in

07:37PM 13 the residence?

07:37PM 14 MR. CERESTE: The architect will

07:37PM 15 testify.

07:37PM 16 MS. TESTA: Right, the architect is

07:37PM 17 going to testify next and they'll go over that.

07:38PM 18 MS. BRAUER: All right. And also the

07:38PM 19 height.

07:38PM 20 MR. CERESTE: He will also testify to

07:38PM 21 the elevations.

07:38PM 22 CHAIRMAN FERGUSON: Next witness.

07:38PM 23 MS. BRAUER: Okay.

07:38PM 24 CHAIRMAN FERGUSON: Can I get your name

07:38PM 25 and address there?

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

37

07:38PM 1 MS. BRAUER: Yes, it's 50 Henry Avenue.

07:38PM 2 CHAIRMAN FERGUSON: Okay, I got you.

07:38PM 3 MS. BRAUER: Can you please tell me who

07:38PM 4 the attorney is? We couldn't hear him very well.

07:38PM 5 MR. CERESTE: The attorney is Saverio

6 Cereste from Fort Lee.

7 MS. BRAUER: Oh, Mr. Cereste, okay,

8 thank you.

9 MR. CERESTE: You're welcome.

10 CHAIRMAN FERGUSON: All right.

11 MR. CERESTE: Do you want to swear the

07:38PM 12 witness in?

07:38PM 13 MS. TESTA: Yes.

07:38PM 14 Please raise your right hand. Do you

07:38PM 15 swear that the testimony you will give in this

07:38PM 16 application will be the truth, the whole truth and

07:38PM 17 nothing but the truth so help you God?

07:38PM 18 MR. YU: Yes, I do.

19 Y O U N G S A M Y U,

20 185 Bridge Plaza North, Suite 309, Fort Lee, New

21 Jersey, having been duly sworn, testifies as

22 follows:

23 MS. TESTA: Do you want to state your

24 name for the record, please, and just speak loud so

25 the people that are listening in can hear us.

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

38

1 MR. YU: Youngsam Yu, Y-O-U-N-G-S-A-M

2 Y-U.

07:39PM 3 CHAIRMAN FERGUSON: Okay. Have you

07:39PM 4 come before the board?

07:39PM 5 MR. YU: Not this board.

07:39PM 6 MR. CERESTE: I can qualify him.

07:39PM 7 DIRECT EXAMINATION

07:39PM 8 BY MR. CERESTE:

07:39PM 9 Q. Do you want to give us the benefit of

07:39PM 10 your education and licensing?

07:39PM 11 A. Yes.

07:39PM 12 I got my master's degree from the

07:39PM 13 University of Pennsylvania 2001. Since then I

07:39PM 14 registered and licensed in the State of New Jersey,

07:39PM 15 2004 and I testified at Cliffside Park and

07:39PM 16 Ridgefield.

07:39PM 17 Q. Yeah. Okay, Ridgefield, Cliffside

07:39PM 18 Park, okay.

07:39PM 19 CHAIRMAN FERGUSON: Okay, we'll accept

07:39PM 20 him.

07:39PM 21 MR. CERESTE: Okay, thank you.

07:39PM 22 BY MR. CERESTE:

07:39PM 23 Q. Young, if you could, referring to A-2,

07:39PM 24 this exhibit, could you discuss with the board the

07:39PM 25 proposal that we're presenting tonight?

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

39

07:39PM 1 A. Yes.

07:39PM 2 Should we start with A- --

07:39PM 3 CHAIRMAN FERGUSON: Whatever you want

07:39PM 4 to do.

07:39PM 5 THE WITNESS: -- -01? Three different

07:39PM 6 level layout.

07:39PM 7 So pretty much it's three levels. The

07:39PM 8 square footage is about 1820 square foot. The first

07:40PM 9 floor and the basement, we have a two-car garage

07:40PM 10 inside and the two-car garage outside.

07:40PM 11 Here we have a playroom and there's a

07:40PM 12 full bath as you can see and there's actually a chair

07:40PM 13 lift, this is for the vertical lift. These are

07:40PM 14 specific requests from my client and their ages are

07:40PM 15 over 85 years old, senior and there's specific

07:40PM 16 requests for the layout.

07:40PM 17 So if there's any emergency, something

07:40PM 18 happen to one of them, they probably don't have a

07:40PM 19 chance to go upstairs. So that's why we put the full

07:40PM 20 bath and I put the label as a playroom, so they might

07:40PM 21 spend more time in the base level when they park

07:40PM 22 their car, rather than go upstairs.

07:40PM 23 Q. You said there's a vertical lift?

07:40PM 24 A. Vertical lift, yes.

07:40PM 25 Q. From the lower level to where?

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

40

07:40PM 1 A. When they park a car, they can use a

07:41PM 2 lift to go upstairs, which is the first floor.

07:41PM 3 Q. Okay.

07:41PM 4 CHAIRMAN FERGUSON: Well, you want to

07:41PM 5 wait until the end and then we ask questions?

07:41PM 6 MR. CERESTE: It's up to you.

07:41PM 7 CHAIRMAN FERGUSON: Well, here's my --

07:41PM 8 as you know or maybe you don't know, the board does

07:41PM 9 not approve full baths in the basement.

07:41PM 10 However, if there's a handicap person

07:41PM 11 that's going to use that, I would be one board member

07:41PM 12 that would okay the application. The question is:

07:41PM 13 Is there a handicap person that's going to occupy

07:41PM 14 that bottom section.

07:41PM 15 MR. CERESTE: Well, I think he's got

07:41PM 16 limitations. I can't characterize him as handicap.

07:41PM 17 He's obviously not in a wheelchair, but they're just

07:41PM 18 elderly, that's the reason we have the vertical lift.

07:41PM 19 CHAIRMAN FERGUSON: And if he's not in

07:42PM 20 the basement, he would be -- he would reside on the

07:42PM 21 first floor?

07:42PM 22 MR. CERESTE: First floor is the main

07:42PM 23 living area.

07:42PM 24 CHAIRMAN FERGUSON: And the elevator

07:42PM 25 goes to the first floor and second floor or --

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

07:42PM **1** MR. CERESTE: Just to the first floor.
 07:42PM **2** The second floor will be occupied by his daughter.
 07:42PM **3** CHAIRMAN FERGUSON: By his daughter?
 07:42PM **4** MR. CERESTE: Emily.
 07:42PM **5** CHAIRMAN FERGUSON: So I guess what the
 07:42PM **6** determining factor is for me, is I'm a little
 07:42PM **7** concerned that we don't get an illegal third family
 07:42PM **8** in the basement. This is what I'm concerned about.
 07:42PM **9** Is there a door, a side door coming
 07:42PM **10** into the basement?
 07:42PM **11** MR. CERESTE: We can eliminate that,
 07:42PM **12** because I saw that.
 07:42PM **13** THE WITNESS: Yeah, the clients
 07:42PM **14** requested, but if there's any problem --
 07:42PM **15** MR. CERESTE: We can eliminate the
 07:42PM **16** door.
 07:42PM **17** THE WITNESS: We can eliminate the
 07:42PM **18** door.
 07:42PM **19** MR. CERESTE: The only access would be
 07:42PM **20** from the garage.
 07:42PM **21** CHAIRMAN FERGUSON: Yeah, I -- well, I
 07:42PM **22** don't know because of the fire codes, maybe if you
 07:42PM **23** can eliminate a second -- you might need a second
 07:43PM **24** egress in case of a fire.
 07:43PM **25** MR. CERESTE: Well, if it doesn't

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

07:44PM **1** **A.** And two baths.
 07:44PM **2** **Q.** Okay. And what is the square footage
 07:44PM **3** of each of those floor areas?
 07:44PM **4** **A.** It's very close.
 07:44PM **5** The basement is 1810 square foot. The
 07:44PM **6** other first and the second floor is 1819.
 07:44PM **7** **Q.** Okay. And what would be the elevations
 07:44PM **8** of the building?
 07:44PM **9** **A.** Yes, I may continue to the next page?
 07:44PM **10** MS. TESTA: Uh-huh.
 07:44PM **11** CHAIRMAN FERGUSON: Yeah.
 07:44PM **12** THE WITNESS: So Drawing No. A.02. So
 07:44PM **13** there are four elevations and the south one is
 07:44PM **14** Brinkerhoff.
 07:45PM **15** As you can see, there's two garages and
 07:45PM **16** there's two outside. And if we can talk about the
 07:45PM **17** height then, the lowest grade is 72.4 going up to the
 07:45PM **18** top of the ridge is 29 feet, 3 inches.
 07:45PM **19** BY MR. CERESTE:
 07:45PM **20** **Q.** 29 feet, 3 inches to the ridge?
 07:45PM **21** **A.** Yes, that's correct.
 07:45PM **22** **Q.** What about the other elevations?
 07:45PM **23** **A.** The other elevations, the west side of
 07:45PM **24** the house, there's a door from the outside towards
 07:45PM **25** the playroom.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

07:43PM **1** violate a code violation, we will eliminate the door.
 07:43PM **2** CHAIRMAN FERGUSON: Yeah, I would,
 07:43PM **3** because this would be --
 07:43PM **4** MR. CERESTE: We can check with the
 07:43PM **5** fire department.
 07:43PM **6** CHAIRMAN FERGUSON: Yeah, just if it
 07:43PM **7** needs it.
 07:43PM **8** All right, you want to continue?
 07:43PM **9** THE WITNESS: Yes.
 07:43PM **10** The first floor, there's two bedrooms
 07:43PM **11** and two bath. There's one kitchen, the small office
 07:43PM **12** space and a closet, et cetera and the living room
 07:43PM **13** space.
 07:43PM **14** And then these are occupied by my
 07:43PM **15** client, the senior and then the second floor is
 07:43PM **16** actually for the daughter. So this is a two-family
 07:43PM **17** and she can use the outside staircase, go up,
 07:44PM **18** straight up. And the second floor is the same square
 07:44PM **19** footage, 1819 square foot and there's two bedrooms
 07:44PM **20** and two baths, closet and the kitchen, the laundry
 07:44PM **21** room and the closet.
 07:44PM **22** **Q.** On the first floor living space for the
 07:44PM **23** seniors, how many bedrooms are we talking about?
 07:44PM **24** **A.** The first floor is a two-bedroom.
 07:44PM **25** **Q.** And how many baths?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

07:45PM **1** So we're going to eliminate this one
 07:45PM **2** and you can see the back of the house with the deck
 07:45PM **3** and the porch in front and this is the rear side of
 07:45PM **4** the house, there's the exit and entrance and there's
 07:45PM **5** a deck and the elevation is the same height. Pretty
 07:45PM **6** much the four sides of elevation shows 29 feet 3
 07:45PM **7** inches and this is the east side of the house, same
 07:46PM **8** as the front and the back.
 07:46PM **9** **Q.** Are there decks on this house?
 07:46PM **10** **A.** Yeah, there's decks. If we look at the
 07:46PM **11** side elevations, the two decks from the first floor
 07:46PM **12** and the second floor.
 07:46PM **13** **Q.** Okay. And what kind of veneer do we
 07:46PM **14** have on this?
 07:46PM **15** **A.** We have brick veneer.
 07:46PM **16** **Q.** All brick?
 07:46PM **17** **A.** All four sides of the house.
 07:46PM **18** **Q.** And what about the HVAC system, where
 07:46PM **19** is that located?
 07:46PM **20** **A.** We didn't put it for this drawing, but
 07:46PM **21** I would propose in a location under the back side of
 07:46PM **22** the house under the deck.
 07:46PM **23** **Q.** Okay. So the HVAC system would be
 07:46PM **24** located under the deck of the house?
 07:46PM **25** **A.** Yes.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

45

07:46PM **1** CHAIRMAN FERGUSON: Now, are you ready
 07:46PM **2** for some questions?
 07:46PM **3** No, why don't you finish and then we'll
 07:46PM **4** go into questions.
 07:46PM **5** MR. CERESTE: I don't think I have any
 07:46PM **6** more questions, so whatever questions you have.
 07:46PM **7** CHAIRMAN FERGUSON: Because I look at
 07:46PM **8** the picture, the one on the right-hand side on top,
 07:46PM **9** it looks like there's another -- above the door it
 07:47PM **10** looks like you have another, you know -- you know --
 07:47PM **11** no, no, I'm talking about in the front. Up in -- you
 07:47PM **12** see the front door in that picture? No, no, the
 07:47PM **13** other picture, this picture here.
 07:47PM **14** THE WITNESS: This one?
 07:47PM **15** CHAIRMAN FERGUSON: No, the one on the
 07:47PM **16** right-hand side on top.
 07:47PM **17** Now go to the next level, go up.
 07:47PM **18** MS. TESTA: Second floor.
 07:47PM **19** CHAIRMAN FERGUSON: Right. You see it
 07:47PM **20** between the first and second floor, there's a little
 07:47PM **21** thing? Right above the stairs, my friend.
 07:47PM **22** MS. LAMBRINIDES: Over the front door,
 07:47PM **23** Joe?
 07:47PM **24** CHAIRMAN FERGUSON: Over the front
 07:47PM **25** door.

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

46

07:47PM **1** MS. LAMBRINIDES: Over the front door
 07:47PM **2** there's something on top of that.
 07:47PM **3** CHAIRMAN FERGUSON: Yeah.
 07:47PM **4** MR. CERESTE: Is that a portico? In
 07:47PM **5** other words, what they want to know is whether this
 07:47PM **6** extension or articulation over here --
 07:47PM **7** THE WITNESS: You mean this one?
 07:47PM **8** MR. CERESTE: -- is a portico. What is
 07:47PM **9** it? How would you describe that?
 07:47PM **10** THE WITNESS: It's just the main design
 07:48PM **11** is to prevent from the a client to get wet.
 07:48PM **12** CHAIRMAN FERGUSON: Right.
 07:48PM **13** Is there a way to get from that second
 07:48PM **14** floor to come out to that thing? Is there a way --
 07:48PM **15** MS. LAMBRINIDES: It's not a balcony,
 07:48PM **16** right?
 07:48PM **17** CHAIRMAN FERGUSON: It's not a balcony.
 07:48PM **18** THE WITNESS: No.
 07:48PM **19** CHAIRMAN FERGUSON: So people don't
 07:48PM **20** have access to that?
 07:48PM **21** MR. CERESTE: No, it's --
 07:48PM **22** CHAIRMAN FERGUSON: It's strictly above
 07:48PM **23** the --
 07:48PM **24** THE WITNESS: Above the main entrance
 07:48PM **25** of the first floor.

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

47

07:48PM **1** CHAIRMAN FERGUSON: So people don't get
 07:48PM **2** wet?
 07:48PM **3** THE WITNESS: Yes, that's the only
 07:48PM **4** reason.
 07:48PM **5** CHAIRMAN FERGUSON: Okay. Now, let's
 07:48PM **6** go over the variances. Right? How many variances --
 07:48PM **7** you want to put the paper, flip the paper?
 07:48PM **8** Okay. So how many variances are you
 07:48PM **9** looking for? I just want to go over them.
 07:48PM **10** MR. CERESTE: We're going to have the
 07:48PM **11** planner.
 07:48PM **12** The planner is going to testify.
 07:48PM **13** CHAIRMAN FERGUSON: All right. As long
 07:48PM **14** as somebody is going to testify to it. The planner
 07:48PM **15** is going to do it?
 07:48PM **16** MR. CERESTE: Yeah, the planner is
 07:48PM **17** going to cover it, he's next on.
 07:48PM **18** CHAIRMAN FERGUSON: Okay, no problem.
 07:48PM **19** MR. CERESTE: I have no further
 07:49PM **20** questions of the witness.
 07:49PM **21** CHAIRMAN FERGUSON: Okay. Bear with
 07:49PM **22** me.
 07:49PM **23** Now, the second floor, you said that
 07:49PM **24** your -- is going to be their daughter on the second
 07:49PM **25** floor.

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

48

07:49PM **1** THE WITNESS: Yes.
 07:49PM **2** MR. CERESTE: That's correct.
 07:49PM **3** CHAIRMAN FERGUSON: And how many
 07:49PM **4** bedrooms are there on the second floor, two?
 07:49PM **5** THE WITNESS: There are two bedrooms.
 07:49PM **6** CHAIRMAN FERGUSON: Two bedrooms. And
 07:49PM **7** the daughter is single, married?
 07:49PM **8** MR. CERESTE: I think she's single.
 07:49PM **9** FEMALE AUDIENCE MEMBER: Single.
 07:49PM **10** Everybody, I'm single.
 07:49PM **11** (Laughter.)
 07:49PM **12** CHAIRMAN FERGUSON: By yourself?
 07:49PM **13** FEMALE AUDIENCE MEMBER: That's right.
 07:49PM **14** CHAIRMAN FERGUSON: Okay.
 07:49PM **15** So now, on the first floor you have two
 07:50PM **16** bathrooms with bathtubs in each one, correct?
 07:50PM **17** THE WITNESS: Yes.
 07:50PM **18** CHAIRMAN FERGUSON: And then on the
 07:50PM **19** second floor you got the same setup? You got --
 07:50PM **20** okay, scratch that. We're okay with that.
 07:50PM **21** All right. Any other board members
 07:50PM **22** have anything?
 07:50PM **23** MR. GRALA: Nothing.
 07:50PM **24** CHAIRMAN FERGUSON: No?
 07:50PM **25** Okay. Steve, do you have anything?

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

07:50PM **1** Steve?

07:50PM **2** MR. COLLAZUOL: No, nothing from me

07:50PM **3** with respect to architect.

07:50PM **4** Thank you.

07:50PM **5** CHAIRMAN FERGUSON: Okay. Thank you,

07:50PM **6** thank you.

07:50PM **7** All right. What's next?

07:50PM **8** MR. CERESTE: We have our planner David

07:50PM **9** Spatz.

07:50PM **10** CHAIRMAN FERGUSON: David? David?

07:50PM **11** David doesn't seem to be with us.

07:50PM **12** MR. CERESTE: He was muted.

07:50PM **13** MS. TESTA: Yeah.

07:50PM **14** IT MODERATOR: I'm sorry, what was the

07:50PM **15** name?

07:51PM **16** MR. CERESTE: David Spatz, S-P-A-T-Z.

07:51PM **17** MR. MACRI: Is he 201-564-7978 or

07:51PM **18** 201-936-7721?

07:51PM **19** IT MODERATOR: I got it. Yeah, it's

07:51PM **20** here.

07:51PM **21** MR. SPATZ: Hello.

07:51PM **22** MR. CERESTE: Hello, David, you're on?

07:51PM **23** MR. SPATZ: Yeah, I was just unmuted.

07:51PM **24** MS. TESTA: Please raise your right

07:51PM **25** hand.

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

07:52PM **1** The bottom left-hand photograph is

07:52PM **2** looking to the left of our property and it is a

07:52PM **3** series of all two-family homes, most of them newer

07:52PM **4** two-family homes.

07:52PM **5** And then the bottom right-hand

07:52PM **6** photograph is looking across the street, which is a

07:52PM **7** mixture of single-family homes and two-family homes.

07:52PM **8** So we're located in the AA zone, which

07:52PM **9** does permit two-families. The property does not

07:52PM **10** conform to the lot area and lot width requirements of

07:53PM **11** the zone, it's slightly undersized, but we do have

07:53PM **12** one (d) variance and that is for building height and

07:53PM **13** then we have (c) variances for lot coverage, lot area

07:53PM **14** per unit, side yard and then front yard.

07:53PM **15** So looking at the height variance, what

07:53PM **16** we need to look at is whether the height that we're

07:53PM **17** proposing is consistent with the neighborhood and I

07:53PM **18** believe it certainly is.

07:53PM **19** Our height is four-and-a-quarter feet

07:53PM **20** over what is permitted in terms of height as measured

07:53PM **21** in feet.

07:53PM **22** In terms of stories, we are conforming.

07:53PM **23** There is a slight slope to the property and that does

07:53PM **24** affect the height.

07:53PM **25** As the photographs clearly indicate,

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

07:51PM **1** Happy New Year, David.

07:51PM **2** Do you swear that the testimony that

07:51PM **3** you will give in this application will be the truth,

07:51PM **4** the whole truth and nothing but the truth, so help

07:51PM **5** you God?

07:51PM **6** MR. SPATZ: Yes, I do.

07:51PM **7** D A V I D S P A T Z,

07:51PM **8** 60 Friend Terrace, Harrington Park, New jersey,

07:51PM **9** having been duly sworn, testifies as follows:

07:51PM **10** MS. TESTA: Okay. State your name for

07:51PM **11** the record, please.

07:51PM **12** MR. SPATZ: David Spatz, S-P-A-T-Z.

07:52PM **13** CHAIRMAN FERGUSON: Okay. And David's

07:52PM **14** been here many times, so --

07:52PM **15** DIRECT EXAMINATION

07:52PM **16** BY MR. CERESTE:

07:52PM **17** Q. David, would you give us a brief

07:52PM **18** description of the existing conditions?

07:52PM **19** A. Yes. I understand a photo -- my photo

07:52PM **20** exhibit was provided and it's marked as A-3.

07:52PM **21** Looking at the photographs, the top

07:52PM **22** left-hand photograph is of the subject property. The

07:52PM **23** top right-hand photograph is looking to the right of

07:52PM **24** our property, it's a single-family home and then a

07:52PM **25** newer large two-family home.

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

07:53PM **1** all of the other new two-family homes are three

07:53PM **2** stories in height and are at least as tall as our,

07:53PM **3** some of them are even taller.

07:53PM **4** So I think that the height that we're

07:54PM **5** proposing is consistent with the neighborhood and I

07:54PM **6** think that variance can be granted.

07:54PM **7** So if we look at the bulk variances, we

07:54PM **8** have two preexisting bulk variances of lot area and

07:54PM **9** lot width.

07:54PM **10** Our lot depth does exceed what is

07:54PM **11** required within the zone.

07:54PM **12** Because we are undersized, we need to

07:54PM **13** look at whether any land can be acquired, we could

07:54PM **14** bring our lot into conformity and, again, as the

07:54PM **15** photographs show, the lots on either side are fully

07:54PM **16** developed and we cannot obtain any properties, make

07:54PM **17** us conforming without making them nonconforming.

07:54PM **18** So those two variances are preexisting

07:54PM **19** conditions.

07:54PM **20** The photographs show that all of the

07:54PM **21** other newer dwellings on Brinkerhoff all have similar

07:54PM **22** setbacks to what we're proposing. So there is no

07:54PM **23** impact on the streetscape.

07:54PM **24** In fact, we blend in very nicely with

07:55PM **25** the streetscape. There is a conforming amount of

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

07:55PM 1 parking within the dwelling and on the driveway in
 07:55PM 2 order to get the conforming parking. Within the
 07:55PM 3 building, it's a little bit wider. We are only
 07:55PM 4 1 foot short in terms of side yard.
 07:55PM 5 As it relates to the property to the
 07:55PM 6 right of us, their driveway is between our building
 07:55PM 7 and our property line and their dwelling.
 07:55PM 8 So in addition, it's 4 feet of setback,
 07:55PM 9 but there's an additional minimum of 10 feet between
 07:55PM 10 us and the adjoining building, so I don't think
 07:55PM 11 there's any impact from that.
 07:55PM 12 In terms of lot coverage, we exceed the
 07:55PM 13 lot coverage by only 164 square feet and this is also
 07:55PM 14 a result of the fact of the lot being slightly
 07:55PM 15 undersized. It's not the building that's causing it,
 07:55PM 16 it's the fact that the property, itself, is
 07:55PM 17 undersized.
 07:55PM 18 The building is actually quite modest
 07:55PM 19 as the architect discussed. Both units only contain
 07:55PM 20 two bedrooms.
 07:55PM 21 The engineer indicated that drainage
 07:56PM 22 facilities are being provided where none currently
 07:56PM 23 exists on the site and I think that this will all
 07:56PM 24 provide a positive impact.
 07:56PM 25 So, lastly, looking at the negative

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

07:57PM 1 Mr. Spatz. The back yard, how big is the rear yard?
 07:57PM 2 THE WITNESS: We have a 24-foot rear
 07:57PM 3 yard and the zone requires 27.18 feet, but that rear
 07:57PM 4 yard is because the lot, itself, is another 6 feet
 07:57PM 5 longer than what it's typically.
 07:57PM 6 So we're short by slightly over 3 feet
 07:57PM 7 in terms of rear yard setback.
 07:57PM 8 CHAIRMAN FERGUSON: Any board members
 07:57PM 9 have any questions for Mr. Spatz?
 07:57PM 10 (No response.)
 07:57PM 11 CHAIRMAN FERGUSON: No? Okay.
 07:57PM 12 MR. CERESTE: That's the case of the
 07:57PM 13 applicant.
 07:57PM 14 CHAIRMAN FERGUSON: Okay. So the only
 07:57PM 15 thing we have to do now is turn it back over to the
 07:57PM 16 public.
 07:57PM 17 MS. TESTA: And Mike Kauker.
 07:58PM 18 CHAIRMAN FERGUSON: I'm sorry, Mike,
 07:58PM 19 are you with us?
 07:58PM 20 MR. KAUKER: Yes, I am.
 07:58PM 21 CHAIRMAN FERGUSON: Do you have any
 07:58PM 22 comments for Mr. Spatz?
 07:58PM 23 MR. KAUKER: Not really.
 07:58PM 24 It's pretty straightforward. I think
 07:58PM 25 he covered the question that I was going to ask him,

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

07:56PM 1 criteria, I don't think there's anything that is
 07:56PM 2 substantially negative.
 07:56PM 3 We're in character with the surrounding
 07:56PM 4 neighborhood. The zone permits two families. The
 07:56PM 5 surrounding area on Brinkerhoff in this area is
 07:56PM 6 almost entirely developed with two families, so we're
 07:56PM 7 consistent. The setbacks are consistent with the
 07:56PM 8 existing dwelling as well. So we are continuing with
 07:56PM 9 the streetscape. Landscaping is being provided to
 07:56PM 10 provide some additional buffers.
 07:56PM 11 We have a conforming amount of parking
 07:56PM 12 on the site to serve the two units. A driveway
 07:56PM 13 currently exists on the property. At most there's a
 07:56PM 14 loss of one parking space on it and the width of our
 07:56PM 15 driveway is consistent with the other two-family
 07:56PM 16 dwellings. In terms of building height, we are
 07:56PM 17 certainly also consistent.
 07:56PM 18 So I believe that on balance, the
 07:56PM 19 positive impacts for what we're proposing far
 07:57PM 20 outweighs anything that might be considered negative
 07:57PM 21 and I believe that the variances could be granted.
 07:57PM 22 So that concludes my testimony. If
 07:57PM 23 there are any questions, I would be happy to answer
 07:57PM 24 them.

CHAIRMAN FERGUSON: I just have one,
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

07:58PM 1 I usually ask him and that is whether or not the
 07:58PM 2 building is consistent with the heights of the other
 07:58PM 3 buildings in the neighborhood and he did indicate
 07:58PM 4 that it was.
 07:58PM 5 So I really have nothing further,
 07:58PM 6 unless the board has any questions of myself.
 07:58PM 7 CHAIRMAN FERGUSON: No, I think we're
 07:58PM 8 good.
 07:58PM 9 Okay. So now we're going to turn it
 07:58PM 10 over to anybody that's listening in.
 07:58PM 11 MR. COLLAZUOL: Steve Collazuol.
 07:58PM 12 MS. TESTA: Steve Collazuol.
 07:58PM 13 CHAIRMAN FERGUSON: Oh, Steve?
 07:58PM 14 MS. TESTA: Yeah.
 07:58PM 15 CHAIRMAN FERGUSON: Go ahead.
 07:58PM 16 MR. COLLAZUOL: Can you hear me?
 07:58PM 17 CHAIRMAN FERGUSON: Yeah.
 07:58PM 18 MR. COLLAZUOL: Yeah, okay, just one
 07:58PM 19 question for Mr. Spatz.
 07:58PM 20 CHAIRMAN FERGUSON: Sure.
 07:58PM 21 MR. COLLAZUOL: He indicated that the
 07:58PM 22 height exceeded by four -- four-and-three-quarters
 07:58PM 23 feet.
 07:58PM 24 I'm looking at Mr. Koestner's table and
 07:58PM 25 it looks like it's only three-and-three-quarters feet

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

07:59PM **1** above what's required and it's 25 -- and you said
 07:59PM **2** it's 28.77 as proposed.
 07:59PM **3** Is that correct?
 07:59PM **4** THE WITNESS: I defer to the architect.
 07:59PM **5** What I have is that the proposed building is 29.25,
 07:59PM **6** where 25 is required. But -- but perhaps the
 07:59PM **7** architect has made some adjustments that I wasn't
 07:59PM **8** aware of or maybe I misinterpreted the height.
 07:59PM **9** MR. COLLAZUOL: (Audio Distortion) I
 07:59PM **10** would say that the engineer's plan did take the
 07:59PM **11** average grade computation and takes the architectural
 07:59PM **12** plan and does the calculations on his sheet.
 07:59PM **13** So I would say that the building height
 07:59PM **14** is actually less than what you indicated because it's
 07:59PM **15** shown on the engineer's plan all corrected.
 07:59PM **16** THE WITNESS: Okay. Then the variance
 07:59PM **17** is actually smaller than what I indicated.
 07:59PM **18** Thank you.
 07:59PM **19** MR. COLLAZUOL: Yes. Thank you.
 08:00PM **20** That's all, Joe.
 08:00PM **21** Thank you.
 08:00PM **22** CHAIRMAN FERGUSON: Okay. Now, we're
 08:00PM **23** looking for anybody that called in.
 08:00PM **24** MS. BRAUER: Hello.
 08:00PM **25** CHAIRMAN FERGUSON: Hello.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:01PM **1** MR. CERESTE: So access is from each
 08:01PM **2** bedroom; am I correct, access or no?
 08:01PM **3** MR. YU: Only the master suite, though,
 08:01PM **4** direct access from the bedroom towards the closet and
 08:01PM **5** then the bathroom, but the other bedroom number one,
 08:01PM **6** we actually have to go outside and have access for
 08:01PM **7** the bathroom.
 08:01PM **8** MR. CERESTE: Did you hear that? The
 08:01PM **9** second bedroom --
 08:01PM **10** MS. BRAUER: Okay.
 08:01PM **11** So one bathroom is off the master suite
 08:01PM **12** and the other is, I guess, off the hallway.
 08:01PM **13** Is that correct?
 08:01PM **14** MR. YU: That's correct.
 08:01PM **15** MR. CERESTE: That is correct.
 08:01PM **16** MS. BRAUER: Okay. And on the second
 08:01PM **17** floor, is it the same thing?
 08:01PM **18** MR. YU: The second floor, yes, a
 08:01PM **19** master suite for the daughter, yes, direct access
 08:01PM **20** from the bedroom to the bathroom.
 08:02PM **21** The other bedroom number one, yes, we
 08:02PM **22** have to go outside in front of the kitchen and
 08:02PM **23** there's sort of semi-hallway created by the kitchen
 08:02PM **24** and the bedroom and have access to the bathroom.
 08:02PM **25** MS. BRAUER: Okay. And then you have a

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:00PM **1** MS. BRAUER: Hi. Can you hear me?
 08:00PM **2** It's Susan Brauer.
 08:00PM **3** CHAIRMAN FERGUSON: Hey, Susan. We can
 08:00PM **4** hear you.
 08:00PM **5** MS. BRAUER: 50 Henry Avenue.
 08:00PM **6** It's so much easier when we are present
 08:00PM **7** and can see the plan, but I just have a few quick
 08:00PM **8** questions.
 08:00PM **9** On the bedrooms, on the first floor
 08:00PM **10** there's two bedrooms and two bathrooms?
 08:00PM **11** MR. CERESTE: That's correct.
 08:00PM **12** MR. YU: Yes.
 08:00PM **13** MS. BRAUER: Is it that each bedroom
 08:00PM **14** has its own bathroom?
 08:00PM **15** MR. CERESTE: Did you hear the
 08:00PM **16** question?
 08:00PM **17** MR. YU: No, not really.
 08:00PM **18** MR. CERESTE: She said does each
 08:00PM **19** bedroom have its own individual bathroom.
 08:00PM **20** MR. YU: On the first floor. On the
 08:00PM **21** first floor the one bedroom is a master bedroom.
 08:01PM **22** There's a master suite, so there's a double vanity
 08:01PM **23** with a bathtub and a toilet.
 08:01PM **24** And the other one is bedroom number one
 08:01PM **25** with a bathtub, a single vanity and a toilet.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:02PM **1** fifth bathroom off the back room in the basement, a
 08:02PM **2** full bathroom?
 08:02PM **3** MR. CERESTE: It's a full bathroom,
 08:02PM **4** yes?
 08:02PM **5** MR. YU: Yes, full bathroom in the
 08:02PM **6** basement.
 08:02PM **7** CHAIRMAN FERGUSON: Yes, the answer is
 08:02PM **8** yes.
 08:02PM **9** MS. BRAUER: Okay. If you have -- if
 08:02PM **10** you include the side door out of that back room, do
 08:02PM **11** you plan on -- well, putting a ramp from the front so
 08:02PM **12** if someone has to get out of that back room and you
 08:02PM **13** say it's an elderly person, there's a ramp there?
 08:03PM **14** MR. CERESTE: I'm not sure I understand
 08:03PM **15** your question, but we've agreed and stipulated that
 08:03PM **16** we'll eliminate the doorway --
 08:03PM **17** CHAIRMAN FERGUSON: She's talking about
 08:03PM **18** a ramp.
 08:03PM **19** MS. BRAUER: What's that, I'm sorry?
 08:03PM **20** MR. YU: Because of limited space, we
 08:03PM **21** don't have extra space to create a ramp.
 08:03PM **22** MR. CERESTE: I think she's talking
 08:03PM **23** about a ramp by the door.
 08:03PM **24** MS. TESTA: That's what it sounded
 08:03PM **25** like.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:03PM **1** MR. LEE: I think she's thinking like
 08:03PM **2** most of the duplexes have steps down into the
 08:03PM **3** basement door. Is it a flat -- if there was a door
 08:03PM **4** to be there, is it going to be flat to the ground or
 08:03PM **5** it actually steps down?
 08:03PM **6** MR. YU: Yes, from the outside.
 08:03PM **7** We don't have a ramp at this point, we
 08:03PM **8** have steps.
 08:03PM **9** MR. LEE: Steps going down?
 08:03PM **10** MR. YU: Yes.
 08:03PM **11** CHAIRMAN FERGUSON: You got that,
 08:03PM **12** Susan?
 08:03PM **13** MS. BRAUER: So you have steps?
 08:03PM **14** MR. YU: Yes.
 08:03PM **15** MS. BRAUER: Okay. So you have steps,
 08:03PM **16** okay. And you think -- well, do you plan to have the
 08:03PM **17** door under the front steps?
 08:03PM **18** MR. CERESTE: Door under the front
 08:04PM **19** steps?
 08:04PM **20** MS. BRAUER: Into that downstairs into
 08:04PM **21** the garage level.
 08:04PM **22** MR. YU: I'm pretty sure her question
 08:04PM **23** is --
 08:04PM **24** CHAIRMAN FERGUSON: How many doors are
 08:04PM **25** there to get to the ground level?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:05PM **1** MR. YU: That's correct.
 08:05PM **2** CHAIRMAN FERGUSON: So you got it, Sue?
 08:05PM **3** MS. BRAUER: I'm not sure.
 08:05PM **4** Can you just please repeat that, Joe.
 08:05PM **5** CHAIRMAN FERGUSON: Sure.
 08:05PM **6** There's three doors. One is in the
 08:05PM **7** back that leads only into the mechanical room. It
 08:05PM **8** doesn't go into the house at all.
 08:05PM **9** Then there's two doors on the side, one
 08:05PM **10** is from the garage where the cars are and then right
 08:05PM **11** next to it there's another door that leads into the
 08:05PM **12** back, the back room.
 08:05PM **13** That's the thing that we're going to
 08:05PM **14** check to see if it's okay with the fire department.
 08:05PM **15** My feeling is that you have to have two
 08:05PM **16** ways to get out, but I'm not an expert on fire code.
 08:05PM **17** So if the fire department says you can
 08:06PM **18** eliminate the door, then we can eliminate it, but I
 08:06PM **19** don't think you can. I think you need dual access to
 08:06PM **20** get out of the house in case of a fire, that's my own
 08:06PM **21** --
 08:06PM **22** MS. TESTA: Right.
 08:06PM **23** But it may be if the window -- do you
 08:06PM **24** have a rear window back there? If the window is
 08:06PM **25** large enough that somebody can get out.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:04PM **1** Just the one on the side and the main
 08:04PM **2** door is on top, is that it?
 08:04PM **3** MR. YU: There's just one on the side.
 08:04PM **4** On the west elevation, there's one door
 08:04PM **5** and there's a door for the garage to go outside.
 08:04PM **6** There's a door for the garage.
 08:04PM **7** CHAIRMAN FERGUSON: There's a door for
 08:04PM **8** the garage?
 08:04PM **9** MR. YU: Yes, and there's a door for
 08:04PM **10** the playroom.
 08:04PM **11** CHAIRMAN FERGUSON: For the playroom.
 08:04PM **12** MR. YU: On the back side of the house,
 08:04PM **13** there's a door for the mechanical room only.
 08:04PM **14** CHAIRMAN FERGUSON: Okay. But the back
 08:04PM **15** -- the mechanical room -- you can't get into the
 08:04PM **16** playroom from the mechanical room?
 08:04PM **17** MR. YU: No.
 08:04PM **18** CHAIRMAN FERGUSON: So strictly a door
 08:04PM **19** that goes into the mechanical room?
 08:04PM **20** MR. CERESTE: That's correct.
 08:04PM **21** CHAIRMAN FERGUSON: And then the side,
 08:04PM **22** you have a door that leads from where the cars are
 08:04PM **23** parked, that's one door and right next to it, there's
 08:04PM **24** another door that leads into that space, correct?
 08:05PM **25** MR. CERESTE: That's correct.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:06PM **1** MR. CARNOVALE: It's got to be an
 08:06PM **2** egress window.
 08:06PM **3** MS. TESTA: Yeah.
 08:06PM **4** MS. BRAUER: My understanding is if
 08:06PM **5** there's a window that's a specific size that the fire
 08:06PM **6** department will give you, that is considered egress.
 08:06PM **7** So then I would guess that a window
 08:06PM **8** that's a decent size, that would be considered a
 08:06PM **9** second egress as long as the fire department can get
 08:06PM **10** in and out by breaking a window, so you would not
 08:06PM **11** need a side door, which would extremely eliminate the
 08:06PM **12** possibility of an apartment.
 08:06PM **13** CHAIRMAN FERGUSON: Right.
 08:06PM **14** MS. TESTA: So you can stipulate that
 08:06PM **15** you'll out a window large enough in the rear?
 08:06PM **16** MR. CERESTE: Yes.
 08:06PM **17** MS. TESTA: For egress to satisfy the
 08:06PM **18** fire department?
 08:07PM **19** MR. CERESTE: Yes.
 08:07PM **20** CHAIRMAN FERGUSON: Okay. So we're
 08:07PM **21** going to eliminate the one door on the side, right,
 08:07PM **22** and you're going to put a window in the back?
 08:07PM **23** MR. YU: Egress window.
 08:07PM **24** CHAIRMAN FERGUSON: But you're all
 08:07PM **25** going to check with the fire department, correct?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:07PM **1** MR. YU: Yes.
 08:07PM **2** CHAIRMAN FERGUSON: Okay, Susan.
 08:07PM **3** MS. BRAUER: Just one real quick one.
 08:07PM **4** So there will be two elderly people downstairs and
 08:07PM **5** one single woman living upstairs?
 08:07PM **6** MR. CERESTE: That is correct.
 08:07PM **7** MS. BRAUER: It seems like an awful lot
 08:07PM **8** of bathrooms for just three people.
 08:07PM **9** It's just from what I've seen on my
 08:07PM **10** street alone, I've seen things like that being rented
 08:07PM **11** out constantly and that's just my opinion.
 08:07PM **12** Thank you.
 08:07PM **13** CHAIRMAN FERGUSON: Okay.
 08:07PM **14** Ms. BRAUER: Oh, hold on one minute, my
 08:07PM **15** sister has a question.
 08:07PM **16** CHAIRMAN FERGUSON: Sure. Name and
 08:07PM **17** address.
 08:07PM **18** MS. SCHOR: Marsha Schor, 50 Henry
 08:07PM **19** Avenue.
 08:07PM **20** CHAIRMAN FERGUSON: Hi, Marsha.
 08:07PM **21** MS. SCHOR: Happy New Year, everyone.
 08:07PM **22** I have a question. This really doesn't
 08:07PM **23** make sense to me. If you have four bedrooms
 08:08PM **24** upstairs, if you have to take a lift from the garage
 08:08PM **25** up to the first floor, how is a person going to go
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:09PM **1** to say.
 08:09PM **2** The owner of the property is going to
 08:09PM **3** come on now and answer your question.
 08:09PM **4** MS. TESTA: Okay. Please raise your
 08:09PM **5** right hand.
 08:09PM **6** Do you swear that the comments and the
 08:09PM **7** testimony that you will make in this application will
 08:09PM **8** be the truth, the whole truth and nothing but the
 08:09PM **9** truth, so help you God?
 08:09PM **10** MS. KIM: Yes.
E M I L Y K I M,
12 having been duly sworn, testifies as follows:
13 MS. TESTA: Can you state your name for
14 the record, please?
15 MS. SCHOR: I have a question --
16 CHAIRMAN FERGUSON: Wait a minute, wait
17 a minute.
18 MS. TESTA: We have the owner here.
19 CHAIRMAN FERGUSON: Go ahead.
20 MS. KIM: My name is Emily Kim. I'm
 08:10PM **21** the daughter of this two elderly couple who is going
 08:10PM **22** to occupy the second floor.
 08:10PM **23** I didn't realize this bathroom -- the
 08:10PM **24** only reason I requested is that my parents are 84 and
 08:10PM **25** 85 years old and naturally mistakes happen and at the
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:08PM **1** all the way back to the bathroom to take a bath down
 08:08PM **2** there? It just doesn't make sense. Think about it
 08:08PM **3** for a minute.
 08:08PM **4** MR. CARNOVALE: What happens if the
 08:08PM **5** lift breaks, what do you do?
 08:08PM **6** MR. YU: The lift is just for my
 08:08PM **7** clients' request just in case they get hurt.
 08:08PM **8** So it's not for them to use the lift
 08:08PM **9** every day, because their age is getting close to the
 08:08PM **10** age they are concerned themselves. So because if
 08:08PM **11** they decide to live here with the daughter upstairs,
 08:08PM **12** so they want to prepare for that.
 08:08PM **13** MS. SCHOR: I have another question.
 08:08PM **14** Eventually, you're going to have a caregiver there
 08:08PM **15** for one or for both of the people on the first floor?
 08:09PM **16** Which would mean that they would probably be
 08:09PM **17** downstairs, need a full bath.
 08:09PM **18** The point I'm trying to make is, if
 08:09PM **19** they're elderly, why should they go into a bathroom,
 08:09PM **20** take a bath down in the basement when you have two
 08:09PM **21** bathrooms and a lift on the first floor? It just
 08:09PM **22** doesn't make sense. No one is getting out of their
 08:09PM **23** car, going to the back and taking a bath.
 08:09PM **24** MS. KIM: If I may answer it?
 08:09PM **25** CHAIRMAN FERGUSON: She has something

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:10PM **1** same time my parents, especially my mother, she's
 08:10PM **2** very, very sensitive and high maintenance lady.
 08:10PM **3** So time to time she had a mistake and
 08:10PM **4** she also had a surgery on her bladder as well. So in
 08:10PM **5** order to -- that's why, you know, some emergency
 08:10PM **6** case, I just wanted to take her there and clean her
 08:10PM **7** up and then she can comfortably go upstairs. That
 08:10PM **8** was the only reason that I requested a full bath.
 08:10PM **9** CHAIRMAN FERGUSON: Okay.
 08:10PM **10** MS. SCHOR: Wouldn't you rather do that
 08:10PM **11** in a private bathroom upstairs right off the bedroom
 08:10PM **12** where they have to change clothing?
 08:11PM **13** MS. TESTA: I don't think any of this
 08:11PM **14** testimony is really necessary. We appreciate your
 08:11PM **15** comments, but it's up to the board whether or not
 08:11PM **16** they want to allow her to have a full bathroom
 08:11PM **17** downstairs.
 08:11PM **18** CHAIRMAN FERGUSON: Okay. Do you have
 08:11PM **19** any other questions?
 08:11PM **20** MS. SCHOR: Just one other question,
 08:11PM **21** please.
 08:11PM **22** CHAIRMAN FERGUSON: Sure.
 08:11PM **23** MS. SCHOR: On the second floor, are
 08:11PM **24** they going to have a balcony right above the front
 08:11PM **25** stairs?

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

69

08:11PM **1** CHAIRMAN FERGUSON: No.

08:11PM **2** MS. SCHOR: So there's no way for them

08:11PM **3** to get out to that?

08:11PM **4** CHAIRMAN FERGUSON: That's correct.

08:11PM **5** MS. SCHOR: All right, so they can't.

08:11PM **6** Thank you very much.

08:11PM **7** CHAIRMAN FERGUSON: Okay. Anybody

08:11PM **8** else?

08:11PM **9** Is there anyone else on?

08:11PM **10** (No response.)

08:11PM **11** CHAIRMAN FERGUSON: Okay. Nobody else

08:11PM **12** on.

08:11PM **13** Okay, you want to sum up, Counsel?

08:11PM **14** MR. CERESTE: Yes. Okay.

08:12PM **15** So, basically, this is an application

08:12PM **16** by the Kims. The Kims, it was testified extensively,

08:12PM **17** are an elderly couple. Their daughter is going to

08:12PM **18** occupy the second floor. The house, itself -- this

08:12PM **19** is a house that will 4250 square feet of land area.

08:12PM **20** So we're basically proposing five over five, these

08:12PM **21** are flats.

08:12PM **22** The house, itself, and its construction

08:12PM **23** is consistent with the neighborhood and if you look

08:12PM **24** east of this particular property, they're all

08:12PM **25** duplexes, they're all three-story buildings. This

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

70

08:12PM **1** house will fit very nicely into that area on the

08:12PM **2** south side of Brinkerhoff Terrace.

08:12PM **3** The accommodations, we do have a lift

08:12PM **4** going to the lower level, the first floor. So the

08:12PM **5** house, itself, basically is designed to accommodate

08:12PM **6** two elderly people with their daughter on the second

08:12PM **7** floor.

08:12PM **8** As I said, it's consistent with the

08:12PM **9** neighborhood scheme. I would ask the board for a

08:12PM **10** favorable approval for this application.

08:12PM **11** CHAIRMAN FERGUSON: Okay. So I'll make

08:13PM **12** a motion to approve the application with the fire

08:13PM **13** provisos. Number one, the side door be eliminated,

08:13PM **14** the back window will be enlarged if necessary for

08:13PM **15** egress, that's number one. Number two, we need

08:13PM **16** \$2,000.00 for the Tree Preservation Fund.

08:13PM **17** And then, you know, I can appreciate

08:13PM **18** the elevator being installed being handicap myself.

08:13PM **19** So I'm going to allow them to keep the bathroom down

08:13PM **20** below and also any questions that Steve had prior,

08:13PM **21** any of those comments will be included in the

08:14PM **22** application.

08:14PM **23** So I'll make that motion.

08:14PM **24** Can I get a second?

08:14PM **25** MR. CARNOVALE: I second.

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

71

08:14PM **1** CHAIRMAN FERGUSON: All right. This is

08:14PM **2** for approval.

08:14PM **3** Roll call.

07:07PM **4** MS. LAMBRINIDES: Mr. Ferguson.

07:07PM **5** CHAIRMAN FERGUSON: Yes.

07:07PM **6** MS. LAMBRINIDES: Mr. Albanese?

07:07PM **7** CHAIRMAN FERGUSON: Pauly?

07:07PM **8** (No response.)

07:07PM **9** MS. LAMBRINIDES: Mr. Chung?

07:07PM **10** MR. CHUNG: Yes.

07:07PM **11** MS. LAMBRINIDES: Mr. Lefteriou?

07:07PM **12** MR. LEFTERIOU: Yes.

07:07PM **13** MS. LAMBRINIDES: Mr. Grala?

07:07PM **14** MR. GRALA: Yes.

07:07PM **15** MS. LAMBRINIDES: Mr. Carnovale?

07:07PM **16** MR. CARNOVALE: Yes.

07:07PM **17** MS. LAMBRINIDES: Mr. Lee?

07:07PM **18** MR. LEE: Yes.

08:14PM **19** MR. CERESTE: Thank you very much.

08:14PM **20** CHAIRMAN FERGUSON: Okay. We're going

08:14PM **21** to take a five-minute break.

08:27PM **22** (Whereupon, a brief recess is held.)

08:27PM **23** CHAIRMAN FERGUSON: I'd like to call

08:27PM **24** the meeting back to order.

08:27PM **25** Roll call for attendance.

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

72

07:07PM **1** MS. LAMBRINIDES: Mr. Ferguson.

07:07PM **2** CHAIRMAN FERGUSON: Here.

07:07PM **3** MS. LAMBRINIDES: Mr. Albanese?

07:07PM **4** VICE CHAIRMAN ALBANESE: Here.

07:07PM **5** MS. LAMBRINIDES: Mr. Chung?

07:07PM **6** MR. CHUNG: Yes.

07:07PM **7** MS. LAMBRINIDES: Mr. Lefteriou?

07:07PM **8** MR. LEFTERIOU: Here.

07:07PM **9** MS. LAMBRINIDES: Mr. Grala?

07:07PM **10** MR. GRALA: Here.

07:07PM **11** MS. LAMBRINIDES: Mr. Carnovale?

07:07PM **12** MR. CARNOVALE: Here.

07:07PM **13** MS. LAMBRINIDES: Mr. Lee?

07:07PM **14** MR. LEE: Here.

08:27PM **15** CHAIRMAN FERGUSON: Okay. Counsel, do

08:27PM **16** you want to put your appearance in?

08:27PM **17** MR. MACRI: Good evening, Mr. Chairman,

08:27PM **18** Members of the Board, My name is Marc Macri.

08:27PM **19** I represent Mr. Jack An, the owner of

08:28PM **20** the property located at 50 Broad Avenue here in the

08:28PM **21** borough.

08:28PM **22** My client's intention is to construct a

08:28PM **23** new four-story mixed-use structure with -- excuse me

08:28PM **24** -- with three floors of residential and one floor of

08:28PM **25** commercial with parking in a rear.

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

08:28PM **1** With me this evening, I have four
 08:28PM **2** experts. I have Mr. Peter Park, Mr. Koestner and on
 08:28PM **3** video -- excuse me -- on telephone conference would
 08:28PM **4** be our professional planner Mr. Spatz, as well as our
 08:28PM **5** traffic expert, Mr. Lou Luglio.
 08:28PM **6** Now I'd like to begin our presentation
 08:28PM **7** by having Mr. Steven Koestner sworn in.
 08:28PM **8** CHAIRMAN FERGUSON: Sure.
 08:28PM **9** MS. TESTA: Please raise your right
 08:28PM **10** hand.
 08:28PM **11** Do you swear that the testimony that
 08:28PM **12** you will make in this application will be the truth,
 08:28PM **13** the whole truth and nothing but the truth, so help
 08:28PM **14** you God?
 08:28PM **15** MR. KOESTNER: Yes, I do.
 08:28PM **16** S T E V E N K O E S T N E R,
 08:28PM **17** 61 Hudson Street, Hackensack, New Jersey 07601,
 08:28PM **18** having been duly sworn, testifies as follows:
 08:28PM **19** MS. TESTA: State your name for the
 07:27PM **20** record, please.
 07:27PM **21** MR. KOESTNER: Steven L. Koestner,
 07:27PM **22** S-T-E-V-E-N K-O-E-S-T-N-E-R, 61 Hudson Street in
 07:27PM **23** Hackensack, New Jersey.
 08:29PM **24** MR. MACRI: Thank you.
 08:29PM **25** CHAIRMAN FERGUSON: We accept him.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

08:29PM **1** northeasterly corner.
 08:29PM **2** Presently the site is a vacant site
 08:30PM **3** being used right now for parking cars. There's
 08:30PM **4** basically nothing there.
 08:30PM **5** To the north there's an apartment
 08:30PM **6** building, brick apartment building, multi-story. And
 08:30PM **7** then to the east, a multifamily and then to the east
 08:30PM **8** on East Ruby Avenue, there's a residential structure,
 08:30PM **9** three-family residential structure.
 08:30PM **10** **Q.** What is our client's proposal?
 08:30PM **11** **A.** Our client proposes a four-story
 08:30PM **12** building, commercial along Broad Avenue with
 08:30PM **13** residential above. There will also be parking at
 08:30PM **14** grade, I'll call the first story is at grade
 08:30PM **15** basically underneath the residential portion of the
 08:30PM **16** building.
 08:30PM **17** **Q.** Okay. You said it's a four-story
 08:30PM **18** building.
 08:30PM **19** Can you go over our lighting details?
 08:30PM **20** **A.** Certainly.
 08:30PM **21** We have lighting on sheet, I believe
 08:31PM **22** it's five or six. I have to go to the back.
 08:31PM **23** The lighting and landscaping plan is on
 08:31PM **24** Sheet 3. Lighting is indicated along the north and
 08:31PM **25** easterly boundaries of the property. It's
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

08:29PM **1** MR. MACRI: Thank you.
 08:29PM **2** DIRECT EXAMINATION
 08:29PM **3** BY MR. MACRI:
 08:29PM **4** **Q.** Mr. Koestner, to your right are the
 08:29PM **5** plans that were submitted to the board in
 08:29PM **6** anticipation of this evening's application.
 08:29PM **7** Is that correct?
 08:29PM **8** **A.** That's correct.
 08:29PM **9** **Q.** Those are the same plans?
 08:29PM **10** **A.** These are the plans.
 08:29PM **11** MS. TESTA: Okay. Identify it by date,
 08:29PM **12** please.
 08:29PM **13** THE WITNESS: The plans are dated
 08:29PM **14** October 1st, 2020. That's the site plan sheet, Sheet
 08:29PM **15** one of six, the first sheet.
 08:29PM **16** MS. TESTA: Okay, we'll mark that A-1.
 08:29PM **17** (Whereupon, Site Plan Sheet, dated
 08:29PM **18** October 1, 2020 is marked as Exhibit A-1 for
 08:29PM **19** identification.)
 08:29PM **20** BY MR. MACRI:
 08:29PM **21** **Q.** Could you please explain to the board
 08:29PM **22** what currently exists on the property?
 08:29PM **23** **A.** Presently the lot -- the property is
 08:29PM **24** located -- that is the lot is located at the corner
 08:29PM **25** of Broad Avenue and Easy Ruby Avenue. That being the
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

08:31PM **1** bollard-type lighting and there's a detail on the
 08:31PM **2** left side of that sheet that shows there's eight
 08:31PM **3** bollard-type lighting at grade to light the parameter
 08:31PM **4** of the parking area beneath the building.
 08:31PM **5** There is also lighting within the
 08:31PM **6** ceiling of the building that would be on the
 08:31PM **7** architectural drawings as well.
 08:31PM **8** This plan also shows landscaping, three
 08:32PM **9** Zelkova-type trees along Broad Avenue frontage near
 08:32PM **10** the curb of Broad Avenue.
 08:32PM **11** **Q.** Can you go over our stormwater
 08:32PM **12** management sheet?
 08:32PM **13** **A.** Yes.
 08:32PM **14** Let's see, Sheet 2. Sheet 2 is the
 08:32PM **15** grading, drainage and utilities plan. If you'll
 08:32PM **16** notice in the middle of the lot, we have a system of
 08:32PM **17** five pipes 55 feet long, 24 inches in diameter.
 08:32PM **18** These pipes are connected to inlets
 08:32PM **19** around the parameter of the property, northerly
 08:32PM **20** parameter and easterly parameter and also the roof
 08:32PM **21** water. These pipes will collect the water and that
 08:32PM **22** water would be directed to a control box near East
 08:33PM **23** Ruby Avenue. That control box would have an orifice
 08:33PM **24** in it 3 inches in diameter so that the water would be
 08:33PM **25** released from the site slowly.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
201-641-1812

77

08:33PM **1** If it did fill up to a point, there

08:33PM **2** will be a 6-inch overflow, also a small orifice to

08:33PM **3** let that water overflow out into East Ruby Avenue and

08:33PM **4** into the storm sewer on East Ruby Avenue. So five

08:33PM **5** pipes under the parking lot, under the building to

08:33PM **6** collect the water, control box to hold the water back

08:33PM **7** and be released at a slow rate into the stormwater

08:33PM **8** system on East Ruby Avenue.

08:33PM **9** **Q.** Mr. Koestner, Mr. Collazuol and

08:33PM **10** associates prepared the memorandum dated January 5th

08:33PM **11** of this year.

08:33PM **12** Have you had an opportunity to review

08:33PM **13** the report?

08:33PM **14** **A.** I have.

08:33PM **15** **Q.** Are you able to comply with his

08:33PM **16** requests?

08:33PM **17** **A.** Yes.

08:33PM **18** The requests seem normal engineering

08:33PM **19** type of requests. They don't appear to be onerous at

08:34PM **20** all and we can comply with these requests.

08:34PM **21** MR. MACRI: Okay.

08:34PM **22** Thank you very much.

08:34PM **23** Mr. Chairman, I have no further

08:34PM **24** questions of Mr. Koestner.

08:34PM **25** CHAIRMAN FERGUSON: Okay. So your

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

78

08:34PM **1** going -- I assume you're not going to talk about the

08:34PM **2** variances and number of stories and --

08:34PM **3** MR. MACRI: No.

08:34PM **4** CHAIRMAN FERGUSON: Okay. Steve, do

08:34PM **5** you have any questions as far as -- Steve?

08:34PM **6** MR. COLLAZUOL: Yes.

08:34PM **7** Can you hear me now?

08:34PM **8** CHAIRMAN FERGUSON: Yeah, I can hear

08:34PM **9** you.

08:34PM **10** MR. COLLAZUOL: Okay, good. Thank you.

08:34PM **11** Happy New Year.

08:34PM **12** Hello, Mr. Koestner. I have a

08:34PM **13** question. I think I heard Mr. Macri indicated that

08:34PM **14** you can comply with the report of January 5th.

08:34PM **15** MR. MACRI: That's correct.

08:34PM **16** THE WITNESS: Yes.

08:34PM **17** MR. COLLAZUOL: If that's the case, the

08:34PM **18** only other question is, Mr. Koestner, the stop sign

08:35PM **19** between the building --

08:35PM **20** THE COURT REPORTER: It's hard to

08:35PM **21** understand him.

08:35PM **22** THE WITNESS: Could you repeat the

08:35PM **23** question?

08:35PM **24** BY MR. MACRI:

08:35PM **25** **Q.** Is there stop signs inside the building

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

79

08:35PM **1** to direct the traffic?

08:35PM **2** **A.** The plan does not show, I believe, any

08:35PM **3** stop signs within the building, but certainly could

08:35PM **4** have a stop sign at the egress point of the building

08:35PM **5** on East -- from the parking area, rather, on East

08:35PM **6** Ruby Avenue, yes.

08:35PM **7** MR. COLLAZUOL: Okay. And it appears

08:35PM **8** that the wall in the northeast corner is the highest

08:35PM **9** wall, almost 10 feet in height, the wall is the

08:35PM **10** designed structurally sound and things like that have

08:35PM **11** to be protected and any possible permission with the

08:35PM **12** current owner their property would be necessary,

08:36PM **13** correct?

08:36PM **14** THE WITNESS: That is correct, yes.

08:36PM **15** MR. COLLAZUOL: Okay.

08:36PM **16** At this point, Chairman, I have no

08:36PM **17** further questions of Mr. Koestner.

08:36PM **18** CHAIRMAN FERGUSON: Okay. Any board

08:36PM **19** members have anything?

08:36PM **20** (No response.)

08:36PM **21** CHAIRMAN FERGUSON: No?

08:36PM **22** No board members?

08:36PM **23** (No response.)

08:36PM **24** CHAIRMAN FERGUSON: Okay. Anybody on

08:36PM **25** the -- calling in have any questions?

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

80

08:36PM **1** (No response.)

08:36PM **2** CHAIRMAN FERGUSON: No questions?

08:36PM **3** IT MODERATOR: There's one.

08:36PM **4** CHAIRMAN FERGUSON: Hello?

08:36PM **5** MS. BRAUER: Hello. Hi.

08:36PM **6** CHAIRMAN FERGUSON: Questions?

08:36PM **7** MS. BRAUER: Yes. Hi, it's Susan

08:36PM **8** Brauer.

08:36PM **9** CHAIRMAN FERGUSON: Hey, Susan.

08:36PM **10** MS. BRAUER: I believe that property

08:36PM **11** was formally a gas station at one point.

08:36PM **12** CHAIRMAN FERGUSON: That's true.

08:36PM **13** MS. BRAUER: Do we know if the tanks

08:37PM **14** were removed and if that's clean property?

08:37PM **15** CHAIRMAN FERGUSON: We're going to do

08:37PM **16** that next, Sue.

08:37PM **17** MS. BRAUER: Okay. Along with traffic

08:37PM **18** survey, et cetera?

08:37PM **19** CHAIRMAN FERGUSON: Right. I got you,

08:37PM **20** Susan.

08:37PM **21** MS. BRAUER: May I ask, Jack Sung An,

08:37PM **22** is he the sole owner of that property?

08:37PM **23** MR. MACRI: What was that? I'm sorry.

08:37PM **24** CHAIRMAN FERGUSON: Is he the sole

08:37PM **25** owner -- the only owner of the property?

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

81

08:37PM **1** MR. MACRI: Yes.

08:37PM **2** CHAIRMAN FERGUSON: The answer is:

08:37PM **3** Yes.

08:37PM **4** MS. BRAUER: Okay, thank you.

08:37PM **5** CHAIRMAN FERGUSON: Okay. Counsel, I

08:37PM **6** might as well bring it up now, I was going to do it a

08:37PM **7** little later, but I will now.

08:37PM **8** I think Susan was right, it was a gas

08:37PM **9** station, there were tanks. Obviously we're going to

08:37PM **10** want to see the plan that it was -- so can you

08:37PM **11** indicate to me --

08:37PM **12** MR. MACRI: My client advised that the

08:37PM **13** property was clean and a No Further Action letter was

08:38PM **14** issued by New Jersey Department of Environmental

08:38PM **15** Protection and what I'll do is -- I didn't handle the

08:38PM **16** purchase filing.

08:38PM **17** What I'll do is obtain it from my

08:38PM **18** client and I'll e-mail it to the board attorney and

08:38PM **19** then she'll circulate it amongst -- and board

08:38PM **20** secretary amongst the members.

08:38PM **21** CHAIRMAN FERGUSON: Okay. So your

08:38PM **22** representation is that they did do a cleanup, they

08:38PM **23** removed the tanks, they --

08:38PM **24** MR. MACRI: The letter shows the tanks

08:38PM **25** were removed and there's no further contamination on

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

82

08:38PM **1** the property.

08:38PM **2** CHAIRMAN FERGUSON: Okay. I just --

08:38PM **3** obviously I want to see that. So if you can get that

08:38PM **4** to the secretary and then we will be glad to take a

08:38PM **5** look at it.

08:38PM **6** Okay, Susan? They're going to send

08:38PM **7** that document over to us. Okay, Sue?

08:38PM **8** (No response.)

08:38PM **9** CHAIRMAN FERGUSON: All right.

08:38PM **10** Next case -- next person?

08:38PM **11** MR. MACRI: Next witness is Mr. Peter

08:39PM **12** Parker [sic], our architect.

08:39PM **13** CHAIRMAN FERGUSON: Okay.

08:39PM **14** MR. MACRI: I'm sorry, I said Peter

08:39PM **15** Parker, it's Peter Park.

08:39PM **16** CHAIRMAN FERGUSON: Have you ever

08:39PM **17** appeared before this board?

08:39PM **18** MR. PARK: Yes, I did.

08:39PM **19** CHAIRMAN FERGUSON: You did?

08:39PM **20** MR. PARK: In Palisades Park.

08:39PM **21** CHAIRMAN FERGUSON: This board?

08:39PM **22** MR. PARK: Yeah.

08:39PM **23** CHAIRMAN FERGUSON: Okay.

08:39PM **24** MS. TESTA: Okay, go ahead.

08:39PM **25** You want to ask him some questions and

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

83

08:39PM **1** then I'll swear him in.

08:39PM **2** MR. PARK: I studied architecture at

08:39PM **3** Harvard University and also studied architecture at

08:39PM **4** Pratt Institute, New York City.

08:39PM **5** And also I'm licensed for almost, like,

08:39PM **6** 10 years. So I'm recently new in New Jersey.

08:39PM **7** CHAIRMAN FERGUSON: Okay. We'll accept

08:39PM **8** him.

08:39PM **9** MS. TESTA: Your license is current?

08:39PM **10** MR. PARK: Yeah.

08:39PM **11** MS. TESTA: Okay. Raise your right

08:39PM **12** hand, please.

08:39PM **13** Do you swear that the testimony that

08:39PM **14** you will provide in this application will be the

08:39PM **15** truth, the whole truth and nothing but the truth, so

08:39PM **16** help you God?

08:39PM **17** MR. PARK: Yes. I do.

08:39PM **18** P E T E R C H A N G S O O P A R K ,

08:39PM **19** having been duly sworn, testifies as follows:

08:39PM **20** MS. TESTA: Just state your name for

08:39PM **21** the record, please.

08:39PM **22** MR. PARK: Peter, P-E-T-E-R, Chang Soo,

08:40PM **23** C-H-A-N-G S-O-O, P-A-R-K, Park.

08:40PM **24** MS. TESTA: Thank you.

08:40PM **25** CHAIRMAN FERGUSON: Okay.

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

84

08:40PM **1** MR. MACRI: Thank you.

08:40PM **2** DIRECT EXAMINATION

08:40PM **3** BY MR. MACRI:

08:40PM **4** Q. Mr. Park, to your left and to my right

08:40PM **5** is a rendering of the proposed property.

08:40PM **6** Is that correct?

08:40PM **7** A. Yes, it is.

08:40PM **8** Q. And that's the same rendering as what

08:40PM **9** the board --

08:40PM **10** A. Yes, it is.

08:40PM **11** Q. And behind it are plans that you

08:40PM **12** prepared --

08:40PM **13** A. Yes.

08:40PM **14** Q. -- for tonight's presentation?

08:40PM **15** A. Yes, it is.

08:40PM **16** Q. So if you can state the date, last

08:40PM **17** revision date out loud.

08:40PM **18** A. Yes.

08:40PM **19** Q. And then mark it as A-2.

08:40PM **20** A. That is October 8, 2020.

08:40PM **21** MR. MACRI: Counsel, can I have this

08:40PM **22** marked as A-2?

08:40PM **23** MS. TESTA: Yes, please.

08:40PM **24** (Whereupon, Rendering, dated October 8,

08:40PM **25** 2020 is marked as Exhibit A-2 for

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

08:40PM **1** identification.)

08:40PM **2** BY MR. MACRI:

08:40PM **3** **Q.** Mr. Park, can you please describe what

08:40PM **4** we're proposing and if you want to reference the

08:40PM **5** rendering so the board members can see what

08:40PM **6** exactly --

08:40PM **7** **A.** Yes.

08:40PM **8** The site is -- the corner site between

08:40PM **9** Broad Avenue and also Ruby Avenue, which means, kind

08:41PM **10** of, a gate of the Palisades Park. It's a major entry

08:41PM **11** point before the major highway and also local road.

08:41PM **12** So it is a very significant, important corner of the

08:41PM **13** lot.

08:41PM **14** So as the architect, how we can

08:41PM **15** represent the characteristic of this site with

08:41PM **16** Palisades Park?

08:41PM **17** So, actually, the owner wants to

08:41PM **18** develop this site as a mixed-use development. First

08:41PM **19** floor as retail, 3,350 square feet and then the

08:41PM **20** second and third has like, you know, residential

08:41PM **21** apartment. So based on that, there's a corner lot.

08:41PM **22** So Palisades Park is really diverse,

08:41PM **23** you know, socially economically diverse with young

08:41PM **24** and old and lots of different, you know, characters

08:41PM **25** and ethnic groups that live in there. So I just want

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:43PM **1** **A.** Z-103?

08:43PM **2** **Q.** Yes. Z-103 represents a typical floor

08:43PM **3** plan for the second, third and fourth floor?

08:43PM **4** **A.** Yes, it is.

08:43PM **5** **Q.** Would you mind going through the floor

08:43PM **6** plan so the board members know exactly what we're

08:43PM **7** proposing and where?

08:43PM **8** **A.** Yes, right.

08:43PM **9** So Z-103 is showing the floor plans.

08:43PM **10** So beginning point is the ground floor. As you can

08:43PM **11** see, the ground floor, there's Broad Avenue, Ruby

08:43PM **12** Avenue together.

08:43PM **13** So this vibrant corner becomes retail

08:43PM **14** spaces, so almost like 3,350 square feet and then the

08:43PM **15** residential entry lot is in Ruby, from Ruby Avenue

08:43PM **16** and then the parking lot is consists of.

08:44PM **17** So after that, the second and third and

08:44PM **18** fourth is apartment types, so consists of studio and

08:44PM **19** also one bedroom.

08:44PM **20** And also, if you see the left side,

08:44PM **21** there's a basement. So the basement is obviously

08:44PM **22** same size of the ground retail spaces. So it's

08:44PM **23** almost, like, 3,350 square feet.

08:44PM **24** So, basically, that's mostly, like, new

08:44PM **25** community spaces and also storage space to use.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:41PM **1** to more emphasize, you know, it's more of a

08:41PM **2** segmented, you know, the lot and then imply -- the

08:42PM **3** makes a different, you know, massing studies and also

08:42PM **4** imply to the different material into the, you know,

08:42PM **5** facade. So it gives -- the building, itself, is

08:42PM **6** really representing a lot of diversity and also

08:42PM **7** characteristic of Palisades Park, which is

08:42PM **8** emphasizing the corner in terms of architecture, you

08:42PM **9** know, vantage point of view.

08:42PM **10** So as I mentioned, the first floor is

08:42PM **11** retail and the second and third floors is a different

08:42PM **12** mixture of one bedroom and also studio apartments.

08:42PM **13** So --

08:42PM **14** BY MR. MACRI:

08:42PM **15** **Q.** Mr. Park, is each floor identical?

08:42PM **16** **A.** Yes, each floor is identical.

08:42PM **17** So that consists of six one-bedrooms

08:42PM **18** and also seven studios. So a total of 13 units per

08:42PM **19** floor. So total becomes 39, 39 units.

08:42PM **20** CHAIRMAN FERGUSON: So it's six?

08:42PM **21** THE WITNESS: Six one-bedrooms and

08:42PM **22** seven studios. So per floor, 13 units.

08:42PM **23** CHAIRMAN FERGUSON: Okay.

08:43PM **24** BY MR. MACRI:

08:43PM **25** **Q.** Mr. Park, if you can turn to Z-103.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:44PM **1** **Q.** The bottom right-hand corner, please

08:44PM **2** explain the layout.

08:44PM **3** **A.** Yeah.

08:44PM **4** So as you see the layout, we are

08:44PM **5** requesting -- there's a three-story building,

08:44PM **6** residential building in there.

08:44PM **7** So in order to put, you know, the

08:44PM **8** units, we are just setback this portion and also

08:44PM **9** there's another residential lot.

08:44PM **10** So we're just pushing the setback and

08:44PM **11** then put the different unit types, like one bedroom.

08:45PM **12** One bedroom is from 850 to 980 square feet and then

08:45PM **13** studio becomes 580 to 670 square feet.

08:45PM **14** So the mixture of different types of

08:45PM **15** units is layout alongside of the entire building,

08:45PM **16** then the different unit types requires different

08:45PM **17** windows. So as you see the rendering, as you see the

08:45PM **18** rendering, there's different types of units, like one

08:45PM **19** bedroom, studio, one bedroom, studio.

08:45PM **20** So a variety of different texture of

08:45PM **21** the window makes a different vibrant, you know,

08:45PM **22** elevation of feature into the building.

08:45PM **23** So what I'm saying is the elevation

08:45PM **24** study and also floor plan is synchronized each other

08:45PM **25** to make -- to set out this building's

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

89

08:46PM **1** characteristics.

08:46PM **2** **Q.** Staying on the bottom right, there's a

08:46PM **3** laundry room on each floor, correct?

08:46PM **4** **A.** Yes, yes, it is.

08:46PM **5** **Q.** And what's this service -- is that

08:46PM **6** where each unit will leave their refuse?

08:46PM **7** **A.** It depends on how they're going -- how

08:46PM **8** the owner will utilize, but supposedly it's like a

08:46PM **9** one bedroom and studio, small unit types.

08:46PM **10** So if they request, somehow, like, you

08:46PM **11** know, extra storage spaces, maybe owner can be

08:46PM **12** offered that one or it's really depends, but it's

08:46PM **13** mostly this is a central core in the area.

08:46PM **14** **Q.** I'm saying service area. Is that where

08:46PM **15** the garbage will be located?

08:46PM **16** **A.** Yes, yes, it is.

08:46PM **17** **Q.** Okay. And then can you explain what

08:46PM **18** the outside structure is going to be proposed of?

08:46PM **19** **A.** Yeah. Outside is -- the ground level

08:46PM **20** is steel, steel structure and then the second and

08:47PM **21** third and fourth is going to be, it's like a

08:47PM **22** wood-frame structure.

08:47PM **23** So that is what we are thinking of and

08:47PM **24** also material-wise I'm just thinking about the whole

08:47PM **25** literal material, like, you know, veneer, stone,

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

90

08:47PM **1** stucco and also the wood panel.

08:47PM **2** So this variety of mixture of materials

08:47PM **3** is really boosting up, you know, the characteristics

08:47PM **4** of this elevation feature of the building.

08:47PM **5** **Q.** I'll have you turn to go back to Z-103.

08:47PM **6** Can you explain the access to the parking?

08:47PM **7** **A.** Yes.

08:47PM **8** Parking is just two way. They

08:47PM **9** requested 24 feet.

08:47PM **10** So as you see, as you see the entry

08:47PM **11** point, the parking entry is here. So as they are

08:48PM **12** coming to the parking, they can go to the residential

08:48PM **13** lobby, this area or when they are -- there's one bus

08:48PM **14** stop in here.

08:48PM **15** So when they come from New York City or

08:48PM **16** local things, they -- they just will stop here and

08:48PM **17** then just walk in and going to, you know, this

08:48PM **18** elevator lobby, this residential lobby.

08:48PM **19** Yeah. As you see this rendering, you

08:48PM **20** can see that this -- this corner is a residential

08:48PM **21** lobby area. And this is a residential parking area.

08:48PM **22** So we are all emphasizing the Ruby area.

08:48PM **23** MR. MACRI: Okay. Thank you.

08:48PM **24** Mr. Chairman, no further questions for

08:48PM **25** Mr. Park.

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

91

08:48PM **1** CHAIRMAN FERGUSON: Okay. I just have

08:48PM **2** a few.

08:48PM **3** How many stores are on the bottom?

08:48PM **4** THE WITNESS: How many?

08:48PM **5** CHAIRMAN FERGUSON: Stores. On the

08:48PM **6** bottom, how many stores?

08:48PM **7** THE WITNESS: Oh, there's -- it

08:48PM **8** depends. Right now it's 3,350, maybe three different

08:49PM **9** --

08:49PM **10** MALE AUDIENCE MEMBER: Two.

08:49PM **11** THE WITNESS: Two stores.

08:49PM **12** CHAIRMAN FERGUSON: Two stores?

08:49PM **13** THE WITNESS: Two stores, yeah.

08:49PM **14** CHAIRMAN FERGUSON: Because if I look

08:49PM **15** at the picture, it looks like there's three doors.

08:49PM **16** THE WITNESS: Oh, that's a window

08:49PM **17** actually. So you see, you know, here (indicating).

08:49PM **18** There's three doors, but, you know, it

08:49PM **19** depends on the egress. So they might require two

08:49PM **20** means of egress.

08:49PM **21** So, you know, even if there is one

08:49PM **22** store, you know, they require the two exits. So it

08:49PM **23** depends on, you know, it might be changed a little

08:49PM **24** bit later.

08:49PM **25** CHAIRMAN FERGUSON: So you're telling

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

92

08:49PM **1** me there's going to be two stores there?

08:49PM **2** THE WITNESS: Two stores, yes.

08:49PM **3** CHAIRMAN FERGUSON: Right? Okay. The

08:49PM **4** second question is you talked about some storage in

08:49PM **5** the basement.

08:49PM **6** How do you get to the basement?

08:49PM **7** THE WITNESS: The basement, yes.

08:49PM **8** As you see here, there's a stair, so

08:49PM **9** you can see that, you know, the stair is connected

08:49PM **10** from the ground level to the basement.

08:49PM **11** CHAIRMAN FERGUSON: Okay. So you come

08:50PM **12** down those stairs and that's going to give you access

08:50PM **13** to a full basement?

08:50PM **14** THE WITNESS: Yes.

08:50PM **15** CHAIRMAN FERGUSON: Two stores in the

08:50PM **16** basement?

08:50PM **17** THE WITNESS: Yes.

08:50PM **18** CHAIRMAN FERGUSON: Do you have -- do

08:50PM **19** you have some separation between stores? Downstairs

08:50PM **20** I'm talking about.

08:50PM **21** THE WITNESS: Yeah, I mean, actually

08:50PM **22** store-wise, I mean, store-wise the owner wants to

08:50PM **23** develop the basement for one store or two stores. It

08:50PM **24** depends on his -- basically the plan. I mean, the --

08:50PM **25** MR. MACRI: If I can answer, it would

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

08:50PM 1 be a maximum of two stores. If one tenant comes in
 08:50PM 2 and wants the entire retail space, it would just be
 08:50PM 3 one tenant.
 08:50PM 4 CHAIRMAN FERGUSON: Okay. There won't
 08:50PM 5 be more than two?
 08:50PM 6 MR. MACRI: Yeah, a maximum of two
 08:50PM 7 commercial units.
 08:50PM 8 CHAIRMAN FERGUSON: There won't be more
 08:50PM 9 than two?
 08:50PM 10 MR. MACRI: Correct.
 08:50PM 11 THE WITNESS: So in order to respond to
 08:50PM 12 your question, so right now the stair is only
 08:50PM 13 connected to one store, as the engineer mentioned,
 08:50PM 14 that, you know, they cannot access it here, but it
 08:50PM 15 possibly we can switch the location of the store -- I
 08:50PM 16 mean, the stair, so they can share the stair.
 08:51PM 17 CHAIRMAN FERGUSON: Yeah, because I
 08:51PM 18 mean, if I owned the building, I would want to have
 08:51PM 19 -- you know, if I was storing stuff in the basement,
 08:51PM 20 I wouldn't want anybody -- you know, I wouldn't mind
 08:51PM 21 if they were to have it, so to have the whole thing,
 08:51PM 22 but that's up to him, what he wants to do.
 08:51PM 23 The other question, and I don't want
 08:51PM 24 want to get into parking today, because I don't have
 08:51PM 25 an expert here and I think we're going to need an

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:52PM 1 ways.
 08:52PM 2 In other words, I don't want a wall
 08:52PM 3 here where I can't see pedestrians up and down that,
 08:52PM 4 you know --
 08:53PM 5 THE WITNESS: There's actually, there's
 08:53PM 6 no wall to block, you know, the view, west side of
 08:53PM 7 Ruby Avenue, more so the other side as well.
 08:53PM 8 MALE AUDIENCE MEMBER: So you come out
 08:53PM 9 of the parking space --
 08:53PM 10 MR. MACRI: If you look at Z-103,
 08:53PM 11 between the exit of the parking lot and the sidewalk,
 08:53PM 12 there's three additional feet.
 08:53PM 13 So you drive 3 feet before you come to
 08:53PM 14 the point where it approaches the sidewalk.
 08:53PM 15 CHAIRMAN FERGUSON: Okay. Now, the
 08:53PM 16 other question is on the side of the building --
 08:53PM 17 MR. MACRI: On the Ruby side?
 08:53PM 18 CHAIRMAN FERGUSON: You know, on this
 08:53PM 19 side where you have the car parked, then the
 08:53PM 20 entrance.
 08:53PM 21 THE WITNESS: Yeah.
 08:53PM 22 CHAIRMAN FERGUSON: You're not going to
 08:53PM 23 allow cars parked there diagonally?
 08:53PM 24 In other words, you're not going to
 08:53PM 25 have -- you're not going to have cars parked --

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:51PM 1 expert, but the entrance in from the side, right, how
 08:51PM 2 -- is that -- the sidewalk is there along that side,
 08:51PM 3 I assume?
 08:51PM 4 THE WITNESS: Yes.
 08:51PM 5 CHAIRMAN FERGUSON: And how close to
 08:51PM 6 the entrance to the walkway?
 08:51PM 7 In other words, if somebody is walking
 08:51PM 8 down the walkway on the side, you know, what
 08:52PM 9 protection is that person going to have about cars
 08:52PM 10 coming in and out of the building.
 08:52PM 11 MR. MACRI: Mr. Collazuol recommended
 08:52PM 12 that we put in -- I'm sorry, on the prior
 08:52PM 13 application.
 08:52PM 14 Was it this application? On this
 08:52PM 15 application Mr. Collazuol asked that we put stop
 08:52PM 16 signs on the park -- on the driveway, driveway entry,
 08:52PM 17 on the drive aisle.
 08:52PM 18 CHAIRMAN FERGUSON: Right.
 08:52PM 19 MR. MACRI: We'll install stop signs.
 08:52PM 20 So if someone is exiting this parking lot, they're
 08:52PM 21 going to have to stop, check and make sure the
 08:52PM 22 sidewalk is clear before they go to into the street.
 08:52PM 23 CHAIRMAN FERGUSON: Okay. So I -- for
 08:52PM 24 when we go onto parking, if I'm coming out of the
 08:52PM 25 driveway, I want to make sure that I can see both

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:53PM 1 THE WITNESS: You mean, the street?
 08:53PM 2 CHAIRMAN FERGUSON: Yeah.
 08:53PM 3 In other words, not this way, this way.
 08:53PM 4 MALE AUDIENCE MEMBER: There's a fire
 08:54PM 5 hydrant.
 08:54PM 6 CHAIRMAN FERGUSON: My question is:
 08:54PM 7 There's no parking on the side of the building,
 08:54PM 8 that's the question?
 08:54PM 9 MR. MACRI: There's a curb.
 08:54PM 10 CHAIRMAN FERGUSON: Right. There's a
 08:54PM 11 curb, but there won't be any cars this way?
 08:54PM 12 MR. MACRI: That would be up to the
 08:54PM 13 borough to decide whether or not parking is going to
 08:54PM 14 be allowed, but I do believe there's a fire hydrant
 08:54PM 15 there which will prevent people from parking.
 08:54PM 16 CHAIRMAN FERGUSON: Okay. So here's --
 08:54PM 17 like I said, I don't want to get too deep into the
 08:54PM 18 parking, but, you know, just speaking for myself and
 08:54PM 19 the board, I got some serious problems with the
 08:54PM 20 parking, but I don't want to bring it up now because,
 08:54PM 21 you know -- so now the next question is --
 08:54PM 22 Steve, do you have anything for this --
 08:54PM 23 MR. COLLAZUOL: Talk about the tandem,
 08:54PM 24 there are tandem spaces. The drive aisle is 24 feet.
 08:54PM 25 I see on the plan that spaces are 18 feet.

LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.

201-641-1812

08:55PM 1 I presume they're 9 feet in width. I
 08:55PM 2 don't see on the plan the width of the parking
 08:55PM 3 spaces.
 08:55PM 4 Is that correct, Mr. Koestner?
 08:55PM 5 MR. KOESTNER: That's correct, 9 feet
 08:55PM 6 by 18 feet.
 08:55PM 7 MR. COLLAZUOL: I believe they comply.
 08:55PM 8 And my question also is: If the
 08:55PM 9 architect has the proper number of ADA spaces
 08:55PM 10 provided? They show one ADA space. That maybe
 08:55PM 11 close, I think that's sufficient. I just would ask
 08:55PM 12 that it be confirmed.
 08:55PM 13 THE WITNESS: Yes, there's only one
 08:55PM 14 ADA. I checked out in the New Jersey code and it
 08:55PM 15 requires one ADA space.
 08:55PM 16 MR. COLLAZUOL: Okay. Aside from stop
 08:55PM 17 signs, I have nothing further at this time.
 08:55PM 18 CHAIRMAN FERGUSON: Okay. So I wasn't
 08:55PM 19 going to get into this, but let me just for the
 08:55PM 20 record so you know where I'm going with this one.
 08:55PM 21 The borough ordinance does not permit dual parking
 08:56PM 22 spaces. And if I'm reading that right, and I might
 08:56PM 23 be reading it wrong, how is a person going to come in
 08:56PM 24 the driveway, park a car and then have another car
 08:56PM 25 parking behind them? How is that first car going to

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

08:57PM 1 MR. MACRI: We did put a lot of time
 08:57PM 2 into this. We're not putting any two bedrooms, we're
 08:57PM 3 limiting this to single bedrooms, as well as studios.
 08:57PM 4 We won't have impact on the school system, we won't
 08:57PM 5 an impact on the traffic in Broad Avenue.
 08:57PM 6 CHAIRMAN FERGUSON: Right. And I
 08:57PM 7 appreciate that.
 08:57PM 8 But, you know, just for me, it would
 08:57PM 9 seem like, you know, you're just short a lot of
 08:57PM 10 parking spaces and, you know, I appreciate the valet
 08:57PM 11 parking, but I think if you look at the number of
 08:57PM 12 apartments you have in the place, because I think he
 08:57PM 13 said 13 times 3 is 39, so you're going to have 39
 08:58PM 14 total apartments, some one family, some not and
 08:58PM 15 you're only showing -- what are you showing, 16.
 08:58PM 16 MR. MACRI: Nineteen.
 08:58PM 17 THE WITNESS: Nineteen.
 08:58PM 18 CHAIRMAN FERGUSON: Nineteen.
 08:58PM 19 So for me that's a concern, but I'm not
 08:58PM 20 going to get into it now because I'm just throwing
 08:58PM 21 them out there, because this way you can be prepared
 08:58PM 22 next time.
 08:58PM 23 When we have our expert here hopefully,
 08:58PM 24 we can, you know, go through it, you know.
 08:58PM 25 So do we have any other questions from

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

08:56PM 1 get out?
 08:56PM 2 MR. MACRI: Mr. An is proposing to do a
 08:56PM 3 valet service and what we may do is, they may put in
 08:56PM 4 a lift, which would double the amount of parking on
 08:56PM 5 the ground floor. There will 24-hour valet service.
 08:56PM 6 CHAIRMAN FERGUSON: I didn't see that
 08:56PM 7 in the --
 08:56PM 8 MR. MACRI: Mr. Chairman, that was
 08:56PM 9 something we discussed.
 08:56PM 10 CHAIRMAN FERGUSON: Okay. No problem.
 08:56PM 11 MR. MACRI: So what we'll do is when we
 08:56PM 12 come back again --
 08:56PM 13 CHAIRMAN FERGUSON: I got it.
 08:56PM 14 Now, the number of spaces that you have
 08:56PM 15 -- again, I don't want to go into it tonight, but,
 08:56PM 16 obviously, if I went by your numbers, your
 08:56PM 17 significantly short parking spaces.
 08:57PM 18 MR. MACRI: That's correct.
 08:57PM 19 We're trying -- we're not trying to
 08:57PM 20 attract someone who will be utilizing cars. We're
 08:57PM 21 trying to attract someone to come in who -- if
 08:57PM 22 somebody were to come to rent a unit here, they would
 08:57PM 23 be told whether or not they could have a vehicle.
 08:57PM 24 CHAIRMAN FERGUSON: Yeah, but, you know
 08:57PM 25 --

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

08:58PM 1 the board?
 08:58PM 2 MR. CARNOVALE: I do, Mr. Chairman.
 08:58PM 3 CHAIRMAN FERGUSON: Go ahead, my
 08:58PM 4 friend, go.
 08:58PM 5 MR. CARNOVALE: Okay. I want to touch
 08:58PM 6 on the entrance/exit on Ruby Avenue. I lost him
 08:58PM 7 there.
 08:58PM 8 Sir, I'll just call you Mr. Architect.
 08:58PM 9 THE WITNESS: Yeah.
 08:58PM 10 MR. CARNOVALE: The garage doors, how
 08:58PM 11 far are they in from the exterior of the building?
 08:58PM 12 THE WITNESS: How far? It's 3 feet
 08:58PM 13 setback from the --
 08:58PM 14 MR. CARNOVALE: Okay. How far is that
 08:59PM 15 garage door from the edge of the sidewalk?
 08:59PM 16 THE WITNESS: Edge of the sidewalk is
 08:59PM 17 --
 08:59PM 18 MR. CARNOVALE: Yeah, that would be the
 08:59PM 19 northerly edge of the sidewalk. The side closest to
 08:59PM 20 the building, because I can't pick that up here.
 08:59PM 21 MR. KOESTNER: The garage doors --
 08:59PM 22 MR. CARNOVALE: Yes, how far is the
 08:59PM 23 front of the garage door to the northerly side of the
 08:59PM 24 sidewalk.
 08:59PM 25 MR. KOESTNER: From the edge of the

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

101

08:59PM **1** sidewalk it would be 5 feet.

08:59PM **2** MR. CARNOVALE: So including the 3

08:59PM **3** foot, plus 2 foot before the bumper of the car

08:59PM **4** crosses the sidewalk?

08:59PM **5** MR. KOESTNER: Total 5 feet from the

09:00PM **6** edge of the wall to the edge of the sidewalk.

09:00PM **7** MR. CARNOVALE: Okay. So if I'm

09:00PM **8** driving a large car, Cadillac or something, and I

09:00PM **9** stop at the 50 stop signs that you guys are going to

09:00PM **10** install there, don't you think that the bumper of my

09:00PM **11** car before my windshield gets to the point where I

09:00PM **12** can see somebody on the sidewalk, that I'm going to

09:00PM **13** hit those people?

09:00PM **14** MR. MACRI: If you came down the center

09:00PM **15** of the aisle, I don't think so.

09:00PM **16** MR. CARNOVALE: You lost me on that.

09:00PM **17** MR. MACRI: If you're going to exit,

09:00PM **18** you have 5 feet in front of you.

09:00PM **19** MR. CARNOVALE: Okay.

09:00PM **20** But what about, where's your

09:00PM **21** windshield, the hood of your car is going to be 4, 5,

09:00PM **22** 6 feet ahead of you.

09:00PM **23** So, in other words, I'm here, my bumper

09:00PM **24** is over there. By the time I get out where I can

09:00PM **25** look for people, my bumper already crossed the

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

102

09:00PM **1** sidewalk.

09:00PM **2** I mean, I'm not an engineer, but maybe

09:00PM **3** Mr. Collazuol can speak to that. That's just my

09:00PM **4** concern. You follow me? Mr. Chairman, do you follow

09:00PM **5** me on that.

09:01PM **6** CHAIRMAN FERGUSON: Yes, I follow you.

09:01PM **7** THE WITNESS: Also, another thing is

09:01PM **8** that as you see the rendering, there's an opening

09:01PM **9** that's kind of open --

09:01PM **10** MR. CARNOVALE: How far -- I got the

09:01PM **11** rendering.

09:01PM **12** MR. MACRI: Mr. Chairman, we're going

09:01PM **13** to put circular mirrors on the outside of the

09:01PM **14** driveway so when you're pulling out, you'll have a

09:01PM **15** complete view of what's going out.

09:01PM **16** MR. CARNOVALE: You would have to clear

09:01PM **17** 10 feet on either side of that door, so maybe you

09:01PM **18** could see --

09:02PM **19** MR. MACRI: We have 24 feet, so I think

09:02PM **20** it would be clear.

09:02PM **21** MR. CARNOVALE: You mean both -- the

09:02PM **22** entrance, that's 24-foot wide?

09:02PM **23** MR. MACRI: The drive aisle is 24-feet

09:02PM **24** wide.

09:02PM **25** MR. CARNOVALE: But still when you're

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

103

09:02PM **1** pulling out 24 feet or not 24 feet -- so you're

09:02PM **2** saying in that 24 feet, if somebody was in the

09:02PM **3** sidewalk, you would see them?

09:02PM **4** MR. MACRI: The garage is not solid.

09:02PM **5** MR. CARNOVALE: I'm sorry?

09:02PM **6** MR. MACRI: The garage is not solid.

09:02PM **7** If you look at the rendering.

09:02PM **8** MR. CARNOVALE: What do you mean it's

09:02PM **9** not solid? You lost me.

09:02PM **10** THE WITNESS: The wall is actually

09:02PM **11** open.

09:03PM **12** MR. CARNOVALE: Is Mr. Collazuol still

09:03PM **13** on there?

09:03PM **14** MS. TESTA: Yes.

09:03PM **15** MR. CARNOVALE: Steve?

09:03PM **16** MR. COLLAZUOL: Yes.

09:03PM **17** MR. CARNOVALE: Did you follow what I

09:03PM **18** was talking about?

09:03PM **19** Steve, it's me Vinny.

09:03PM **20** MR. COLLAZUOL: Yes.

09:03PM **21** MR. CARNOVALE: Okay. Steve, did you

09:03PM **22** hear what I said about this pulling out of the garage

09:03PM **23** versus the bumper is going to cross the sidewalk

09:03PM **24** before you have line of sight?

09:04PM **25** MR. COLLAZUOL: Yes, I did, Vinny, and

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

104

09:04PM **1** there's two things to think about. The door can be

09:04PM **2** recessed more within the lobby and setback further

09:04PM **3** and you could have a protected safety area with

09:04PM **4** bollards within and confined to the property before a

09:04PM **5** pedestrian reaches any danger zone.

09:04PM **6** The other thing, I know that the

09:04PM **7** sidewalk is not in a typical location for a borough

09:04PM **8** street. Usually you have the sidewalk 3 feet from

09:04PM **9** the curb and they have a 4-foot wall. Their sidewalk

09:04PM **10** looks like it's right on the street line. The

09:04PM **11** sidewalk is going to be replaced.

09:04PM **12** So I ask for the sidewalk to be placed

09:04PM **13** in a more typical location where the sidewalk would

09:04PM **14** be 3 feet from the street line and then together with

09:04PM **15** the bigger setback and doors, you might be able to

09:05PM **16** get 8 feet there or so for good protection of what

09:05PM **17** you're talking about.

09:05PM **18** MR. CARNOVALE: Hey, Steve, but they

09:05PM **19** would be allowed to realign that sidewalk with the

09:05PM **20** rest of Ruby Avenue?

09:05PM **21** MR. COLLAZUOL: Well --

09:05PM **22** MR. CARNOVALE: And what happens when

09:05PM **23** you get near the corner here of Broad and Ruby, that

09:05PM **24** sidewalk -- so you're saying -- what's the

09:05PM **25** right-of-way on Ruby?

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

105

09:05PM **1** I don't know, is it 10 feet?

09:05PM **2** MR. COLLAZUOL: It's shown as 50 feet.

09:05PM **3** MR. CARNOVALE: So what's the existing

09:05PM **4** right-of-way or town-owned property on Ruby? It's 10

09:05PM **5** feet, isn't it?

09:05PM **6** MR. COLLAZUOL: Typically 10 feet from

09:05PM **7** the curb to the street line.

09:05PM **8** MR. CARNOVALE: So could they move that

09:05PM **9** sidewalk out to 1 foot from the curb? But they're

09:05PM **10** going to have to jog --

09:05PM **11** MR. COLLAZUOL: Three or 2-and-a-half

09:05PM **12** feet make it 2 feet, sure.

09:05PM **13** MR. CARNOVALE: My thing was, Steve,

09:05PM **14** when I'm driving my car, by the time my windshield

09:05PM **15** where my big head is and I got to see people on the

09:05PM **16** left and right, my bumper crosses the sidewalk unless

09:05PM **17** you move the sidewalk, but that's not my fault.

09:06PM **18** You follow me, right?

09:06PM **19** MR. COLLAZUOL: It could be a

09:06PM **20** combination of both.

09:06PM **21** MR. CARNOVALE: Well, Steve, even if

09:06PM **22** you pull the garage door back 10 feet, it doesn't

09:06PM **23** matter.

09:06PM **24** It's -- in other words, I hate to say

09:06PM **25** this, I'll just say this, the whole side of the

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

106

09:06PM **1** building should be pushed in 5 or 10 feet, which I'm

09:06PM **2** -- it's not up to me, I didn't draw the blueprint.

09:06PM **3** You follow me, right?

09:06PM **4** MR. COLLAZUOL: Right. I'm saying not

09:06PM **5** the garage door, but the double doors shown for the

09:06PM **6** lobby entrance.

09:06PM **7** MR. CARNOVALE: Oh, and giving them

09:06PM **8** more -- yeah.

09:06PM **9** MR. COLLAZUOL: Space in front outside

09:06PM **10** the lobby.

09:06PM **11** MR. CARNOVALE: Right.

09:06PM **12** MR. COLLAZUOL: Where you would, you

09:06PM **13** know, be in the effected area with a couple of

09:06PM **14** bollards.

09:06PM **15** CHAIRMAN FERGUSON: All right. So --

09:07PM **16** MR. CARNOVALE: Just my contention is I

09:07PM **17** thing it's dangerous.

09:07PM **18** CHAIRMAN FERGUSON: No, I understand.

09:07PM **19** So you'll get together with your

09:07PM **20** architect and our engineer and see what you can work

09:07PM **21** out.

09:07PM **22** MR. MACRI: Absolutely.

09:07PM **23** CHAIRMAN FERGUSON: All right?

09:07PM **24** MR. MACRI: Yes.

09:07PM **25** CHAIRMAN FERGUSON: Okay.

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

107

09:07PM **1** Any of the board members have any

09:07PM **2** questions.

09:07PM **3** (No response.)

09:07PM **4** CHAIRMAN FERGUSON: Okay. So now we're

09:07PM **5** going to go to questions from the audience.

09:07PM **6** Are there any questions from the

09:07PM **7** audience?

09:07PM **8** (No response.)

09:07PM **9** CHAIRMAN FERGUSON: Any questions at

09:07PM **10** all?

09:07PM **11** IT MODERATOR: There's none right now.

09:07PM **12** CHAIRMAN FERGUSON: None right now?

09:07PM **13** Okay.

09:07PM **14** MR. MACRI: We'll stop here and we'll

09:07PM **15** carry to the 22nd of February, no further notice is

09:07PM **16** required.

09:07PM **17** Time is waived.

09:07PM **18** MS. TESTA: Correct. Make a motion.

09:07PM **19** CHAIRMAN FERGUSON: I'll make a motion

09:07PM **20** that we adjourn this meeting and resume next meeting

09:08PM **21** and you're going to have your parking experts?

09:08PM **22** MR. MACRI: He's actually on standby

09:08PM **23** now.

09:08PM **24** CHAIRMAN FERGUSON: I don't want to put

09:08PM **25** him on now because I don't have one here. All right?

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

108

09:08PM **1** MR. MACRI: All right. Thank you,

09:08PM **2** Chairman.

09:08PM **3** CHAIRMAN FERGUSON: I made a motion.

09:08PM **4** Can I get a second?

09:08PM **5** MR. GRALA: I second.

09:08PM **6** CHAIRMAN FERGUSON: Roll call.

09:08PM **7** MS. LAMBRINIDES: Mr. Ferguson.

09:08PM **8** Mr. Ferguson? Roll call, please.

09:07PM **9** CHAIRMAN FERGUSON: Yes.

09:07PM **10** MS. LAMBRINIDES: Mr. Albanese?

09:07PM **11** VICE CHAIRMAN ALBANESE: Yes.

09:07PM **12** MS. LAMBRINIDES: Mr. Chung?

09:07PM **13** MR. CHUNG: Yes.

09:07PM **14** MS. LAMBRINIDES: Mr. Lefteriou?

09:07PM **15** MR. LEFTERIOU: Yes.

09:07PM **16** MS. LAMBRINIDES: Mr. Grala?

09:07PM **17** MR. GRALA: Yes.

09:07PM **18** MS. LAMBRINIDES: Mr. Carnovale?

09:07PM **19** MR. CARNOVALE: Yes.

09:07PM **20** MS. LAMBRINIDES: Mr. Lee?

09:07PM **21** MR. LEE: Yes.

09:08PM **22** MS. TESTA: This case is going to be

09:08PM **23** continued on February 22nd, 2021 at 7 p.m. There

09:09PM **24** will be no further notice to the public and the

09:09PM **25** applicant waives any time constraints.

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

1 CHAIRMAN FERGUSON: Okay. Can I get a
 2 motion to adjourn?
 3 MR. CARNOVALE: I make a motion.
 4 CHAIRMAN FERGUSON: All in favor?
 5 (Whereupon, all present members respond
 6 in the affirmative.)
 7 CHAIRMAN FERGUSON: Thank you.
 8 (Whereupon, this meeting is concluded.
 9 Time noted: 9:09 p.m.)


10
11
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

CERTIFICATE

1
2
3
4 I, LAURA A. CARUCCI, C.C.R., R.P.R., a Notary
 Public of the State of New Jersey, Notary ID.
 #50094914, Certified Court Reporter of the State of
 5 New Jersey, and a Registered Professional Reporter,
 hereby certify that the foregoing is a verbatim
 6 record of the testimony provided under oath before
 any court, referee, board, commission or other body
 7 created by statute of the State of New Jersey.
 I am not related to the parties
 8 involved in this action; I have no financial
 interest, nor am I related to an agent of or employed
 9 by anyone with a financial interest in the outcome of
 this action.
 10 This transcript complies with
 regulation 13:43-5.9 of the New Jersey Administrative
 11 Code.

12
13
14
15
16
17
18
19
20
21
22
23
24
25



 LAURA A. CARUCCI, C.C.R., R.P.R.
 License #XI02050, and Notary Public
 of New Jersey #50094914, Notary
 Expiration Date December 3, 2023

Dated: January 31, 2021

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

#	2	3	670 [1] - 88:13	accept [4] - 28:4, 38:19, 73:25, 83:7	
#50094914 [2] - 110:4, 110:15 #X102050 [1] - 110:15	2 [6] - 1:20, 30:16, 76:14, 101:3, 105:12 2-and-a-half [1] - 105:11 20 [1] - 3:7 20-02 [3] - 1:5, 3:3, 19:18 20-06 [3] - 1:7, 3:8, 22:4 20-08 [4] - 1:10, 3:6, 20:23, 21:20 20-09 [2] - 1:12, 4:3 2001 [1] - 38:13 2004 [1] - 38:15 201 [1] - 1:25 201-564-7978 [1] - 49:17 201-641-1812 [1] - 1:25 201-936-7721 [1] - 49:18 2020 [7] - 4:20, 4:21, 23:21, 74:14, 74:18, 84:20, 84:25 2021 [6] - 1:2, 15:6, 20:17, 21:24, 25:13, 108:23 2023 [1] - 110:16 203 [4] - 1:11, 3:7, 20:23, 21:21 214 [2] - 1:9, 3:10 2160 [1] - 2:7 22 [1] - 3:10 22nd [8] - 13:22, 14:19, 14:23, 15:6, 20:17, 21:23, 107:15, 108:23 23 [5] - 1:11, 1:14, 3:7, 4:4, 21:21 24 [7] - 76:17, 90:9, 96:24, 102:19, 103:1, 103:2 24-foot [1] - 102:23 24-foot [2] - 55:2, 102:22 24-hour [1] - 98:5 25 [4] - 3:11, 3:12, 57:1, 57:6 26 [1] - 3:13 265 [4] - 1:6, 3:4, 19:18, 20:15 27 [1] - 3:13 27.18 [1] - 55:3 28.77 [1] - 57:2 29 [3] - 43:18, 43:20, 44:6 29.25 [1] - 57:5	3 [16] - 1:20, 30:16, 35:5, 43:18, 43:20, 44:6, 55:6, 75:24, 76:24, 95:13, 99:13, 100:12, 101:2, 104:8, 104:14, 110:16 3,350 [4] - 85:19, 87:14, 87:23, 91:8 309 [1] - 37:20 318 [3] - 1:6, 3:5, 20:16 32 [5] - 1:8, 3:9, 22:5, 22:14, 29:5 33 [2] - 3:11, 3:14 35 [2] - 3:14, 3:15 37 [1] - 3:16 38 [1] - 3:17 39 [4] - 86:19, 99:13	4 [6] - 1:9, 1:21, 3:10, 23:21, 53:8, 101:21 4-foot [1] - 104:9 40 [1] - 28:22 4200 [1] - 23:2 4250 [1] - 69:19 45 [1] - 3:17	7 7 [3] - 20:17, 21:24, 108:23 71 [1] - 30:15 72 [2] - 4:4, 30:15 72.4 [1] - 43:17 72.5 [1] - 31:16 73 [1] - 4:5 73.75 [1] - 31:15 74 [3] - 4:6, 4:20, 30:15 74.71 [1] - 29:24 78 [1] - 4:6 7:00 [3] - 1:2, 13:21, 15:6	access [12] - 41:19, 46:20, 59:1, 59:2, 59:4, 59:6, 59:19, 59:24, 63:19, 90:6, 92:12, 93:14 accommodate [6] - 22:20, 23:6, 29:11, 29:15, 34:12, 70:5 accommodated [1] - 29:16 accommodations [1] - 70:3 accordance [1] - 5:7 acquired [1] - 52:13 Act [1] - 5:8 action [2] - 110:8, 110:9 Action [1] - 81:13 actual [1] - 30:10 ADA [4] - 97:9, 97:10, 97:14, 97:15 add [1] - 35:5 addition [1] - 53:8 additional [7] - 29:12, 30:8, 31:2, 31:7, 53:9, 54:10, 95:12 address [2] - 36:25, 65:17 ADIENCE [1] - 35:16 adjoining [3] - 29:1, 31:3, 53:10 adjourn [2] - 107:20, 109:2 adjourned [1] - 21:22 adjournment [1] - 20:24 adjournments [1] - 19:13 Adjustment [2] - 2:2, 25:13 adjustment [2] - 7:25, 12:25 ADJUSTMENT [1] - 1:1 adjustments [1] - 57:7 Administrative [1] - 110:10 advertise [1] - 19:20 advertising [1] - 20:25 advised [1] - 81:12 affect [1] - 51:24 age [3] - 22:21, 66:9, 66:10 agenda [1] - 21:24 agent [1] - 110:8 ages [1] - 39:14 agreed [1] - 60:15 ahead [5] - 56:15,
\$					
\$2,000.00 [1] - 70:16 \$750.00 [1] - 17:12					
0					
01 [1] - 39:5 07024 [2] - 2:5, 2:8 07601 [2] - 26:25, 73:17 07663-0505 [1] - 1:24					
1		4	8		
1 [6] - 1:19, 4:20, 34:16, 53:4, 74:18, 105:9 1,000 [1] - 30:24 10 [12] - 26:13, 34:2, 34:9, 53:9, 79:9, 83:6, 102:17, 105:1, 105:4, 105:6, 105:22, 106:1 10-foot [2] - 30:6, 34:12 106 [1] - 28:23 11 [1] - 1:2 111 [3] - 1:11, 3:7, 21:21 11th [2] - 33:7, 33:16 12 [5] - 1:6, 3:5, 20:16, 30:25, 31:1 125 [1] - 28:21 13 [3] - 86:18, 86:22, 99:13 13:43-5.9 [1] - 110:10 14th [1] - 23:24 16 [1] - 99:15 1624 [1] - 2:4 164 [1] - 53:13 18 [3] - 23:21, 96:25, 97:6 1810 [1] - 43:5 1819 [2] - 42:19, 43:6 1820 [1] - 39:8 185 [1] - 37:20 19 [1] - 3:5 1974 [1] - 27:22 1983 [1] - 27:25 1988 [1] - 27:25 1st [1] - 74:14		5 [5] - 101:1, 101:5, 101:18, 101:21, 106:1 50 [15] - 1:13, 3:15, 3:18, 3:19, 3:21, 3:22, 4:4, 4:8, 4:11, 37:1, 58:5, 65:18, 72:20, 101:9, 105:2 505 [1] - 1:24 55 [2] - 3:12, 76:17 56 [1] - 3:19 57 [2] - 3:20, 3:20 580 [1] - 88:13 5th [2] - 77:10, 78:14	8 [4] - 4:21, 84:20, 84:24, 104:16 80 [2] - 4:7, 4:7 80s [1] - 22:19 83 [1] - 4:9 84 [3] - 4:9, 4:21, 67:24 843-0515 [1] - 1:25 85 [2] - 39:15, 67:25 850 [1] - 88:12	accept [4] - 28:4, 38:19, 73:25, 83:7 access [12] - 41:19, 46:20, 59:1, 59:2, 59:4, 59:6, 59:19, 59:24, 63:19, 90:6, 92:12, 93:14 accommodate [6] - 22:20, 23:6, 29:11, 29:15, 34:12, 70:5 accommodated [1] - 29:16 accommodations [1] - 70:3 accordance [1] - 5:7 acquired [1] - 52:13 Act [1] - 5:8 action [2] - 110:8, 110:9 Action [1] - 81:13 actual [1] - 30:10 ADA [4] - 97:9, 97:10, 97:14, 97:15 add [1] - 35:5 addition [1] - 53:8 additional [7] - 29:12, 30:8, 31:2, 31:7, 53:9, 54:10, 95:12 address [2] - 36:25, 65:17 ADIENCE [1] - 35:16 adjoining [3] - 29:1, 31:3, 53:10 adjourn [2] - 107:20, 109:2 adjourned [1] - 21:22 adjournment [1] - 20:24 adjournments [1] - 19:13 Adjustment [2] - 2:2, 25:13 adjustment [2] - 7:25, 12:25 ADJUSTMENT [1] - 1:1 adjustments [1] - 57:7 Administrative [1] - 110:10 advertise [1] - 19:20 advertising [1] - 20:25 advised [1] - 81:12 affect [1] - 51:24 age [3] - 22:21, 66:9, 66:10 agenda [1] - 21:24 agent [1] - 110:8 ages [1] - 39:14 agreed [1] - 60:15 ahead [5] - 56:15,	
		6	9		
		6 [6] - 30:24, 33:8, 33:16, 55:4, 101:22 6-inch [1] - 77:2 60 [1] - 50:8 61 [4] - 26:25, 27:6, 73:17, 73:22 614 [2] - 1:14, 4:4 65 [1] - 3:21 67 [2] - 3:23	9 [2] - 97:1, 97:5 91 [1] - 4:10 980 [1] - 88:12 9:09 [1] - 109:9	able [2] - 77:15, 104:15 ABSENT [4] - 1:17, 1:17, 1:19, 1:21 absolutely [1] - 106:22 abstain [6] - 13:16, 18:18, 19:1, 19:2, 19:7, 19:11 Abstain [1] - 19:3	
			A		
			A-1 [4] - 4:19, 28:9, 74:16, 74:18 A-2 [6] - 4:21, 23:23, 38:23, 84:19, 84:22, 84:25 A-3 [1] - 50:20 A-4 [2] - 23:10, 24:2 A.02 [1] - 43:12 AA [1] - 51:8 able [2] - 77:15, 104:15 ABSENT [4] - 1:17, 1:17, 1:19, 1:21 absolutely [1] - 106:22 abstain [6] - 13:16, 18:18, 19:1, 19:2, 19:7, 19:11 Abstain [1] - 19:3		

67:19, 82:24, 100:3, 101:22 AIA [1] - 3:16 aisle [4] - 94:17, 96:24, 101:15, 102:23 Albanese [20] - 6:16, 6:18, 8:21, 9:11, 9:20, 10:20, 11:14, 12:9, 13:5, 14:5, 15:11, 16:5, 16:24, 17:21, 18:22, 20:1, 21:7, 71:6, 72:3, 108:10 ALBANESE [20] - 1:16, 6:19, 6:23, 8:22, 9:21, 10:13, 10:21, 11:15, 12:10, 13:6, 14:6, 15:12, 16:6, 16:25, 17:22, 18:23, 20:2, 21:8, 72:4, 108:11 aligned [1] - 34:20 Allegiance [1] - 5:5 allow [3] - 68:16, 70:19, 95:23 allowed [2] - 96:14, 104:19 almost [6] - 29:25, 54:6, 79:9, 83:5, 87:14, 87:23 alone [1] - 65:10 alongside [2] - 34:4, 88:15 ALTERNATE [4] - 1:19, 1:20, 1:20, 1:21 alternate [1] - 34:11 amount [3] - 52:25, 54:11, 98:4 Anna [5] - 1:8, 2:5, 3:9, 22:5, 22:10 announcement [1] - 20:14 answer [6] - 54:23, 60:7, 66:24, 67:3, 81:2, 92:25 anticipation [1] - 74:6 apartment [5] - 64:12, 75:5, 75:6, 85:21, 87:18 apartments [3] - 86:12, 99:12, 99:14 appear [1] - 77:19 appearance [2] - 22:6, 72:16 appeared [1] - 82:17 Applicant [2] - 2:5, 2:8 applicant [3] - 20:20, 55:13, 108:25	applicants [1] - 22:23 APPLICATION [1] - 1:4 application [16] - 22:12, 26:20, 37:16, 40:12, 50:3, 67:7, 69:15, 70:10, 70:12, 70:22, 73:12, 74:6, 83:14, 94:13, 94:14, 94:15 appoint [5] - 8:6, 8:9, 9:11, 12:2, 12:23 appointed [1] - 25:8 appointment [2] - 9:9, 10:9 appointments [1] - 10:8 appreciate [4] - 68:14, 70:17, 99:7, 99:10 approaches [1] - 95:14 approval [2] - 70:10, 71:2 approve [2] - 40:9, 70:12 architect [12] - 32:5, 36:14, 36:16, 49:3, 53:19, 57:4, 57:7, 82:12, 85:14, 97:9, 100:8, 106:20 architectural [3] - 23:23, 57:11, 76:7 architecture [3] - 83:2, 83:3, 86:8 area [19] - 30:4, 40:23, 51:10, 51:13, 52:8, 54:5, 69:19, 70:1, 76:4, 79:5, 89:13, 89:14, 90:13, 90:21, 90:22, 104:3, 106:13 areas [1] - 43:3 articulation [1] - 46:6 aside [1] - 97:16 Associates [1] - 12:3 associates [1] - 77:10 assume [2] - 78:1, 94:3 attendance [2] - 16:20, 71:25 attorney [5] - 11:8, 17:13, 37:4, 37:5, 81:18 Attorney [2] - 2:5, 2:8 attract [2] - 98:20, 98:21 AUDIENCE [5] - 48:9, 48:13, 91:10, 95:8, 96:4 audience [3] - 35:15, 107:5, 107:7	Audio [2] - 34:2, 57:9 August [1] - 23:20 Avenue [39] - 1:11, 1:13, 2:4, 3:7, 3:15, 3:21, 3:22, 4:4, 4:8, 4:11, 20:23, 21:21, 28:19, 28:21, 29:22, 37:1, 58:5, 65:19, 72:20, 74:25, 75:8, 75:12, 76:9, 76:10, 76:23, 77:3, 77:4, 77:8, 79:6, 85:9, 87:11, 87:12, 87:15, 95:7, 99:5, 100:6, 104:20 average [1] - 57:11 aware [1] - 57:8 awful [1] - 65:7	59:5, 59:9, 59:20, 59:21, 59:24, 68:11, 86:12, 87:19, 88:11, 88:12, 88:19, 89:9 bedrooms [16] - 23:5, 36:12, 42:10, 42:19, 42:23, 48:4, 48:5, 48:6, 53:20, 58:9, 58:10, 65:23, 86:17, 86:21, 99:2, 99:3 begin [1] - 73:6 beginning [1] - 87:10 behalf [1] - 22:9 behind [2] - 84:11, 97:25 below [1] - 70:20 beneath [2] - 31:1, 76:4 benefit [2] - 27:18, 38:9 Bergen [1] - 28:2 between [7] - 45:20, 53:6, 53:9, 78:19, 85:8, 92:19, 95:11 big [2] - 55:1, 105:15 bigger [1] - 104:15 bill [1] - 17:12 bills [1] - 17:14 bit [3] - 22:12, 53:3, 91:24 bladder [1] - 68:4 bleak [1] - 71:21 blend [1] - 52:24 block [9] - 1:6, 1:9, 1:11, 1:14, 3:5, 3:7, 3:10, 4:4, 95:6 Block [2] - 20:16, 21:21 blockage [1] - 34:19 blueprint [1] - 106:2 BOARD [1] - 1:1 Board [8] - 2:2, 2:16, 2:17, 2:19, 6:8, 22:9, 25:13, 72:18 board [37] - 5:10, 7:25, 11:8, 12:24, 14:23, 17:13, 25:8, 27:9, 27:12, 28:16, 32:9, 38:4, 38:5, 38:24, 40:8, 40:11, 48:21, 55:8, 56:6, 68:15, 70:9, 74:5, 74:21, 79:18, 79:22, 81:18, 81:19, 82:17, 82:21, 84:9, 85:5, 87:6, 96:19, 100:1, 107:1, 110:6 Board/Professional [5] - 3:14, 3:17, 3:19, 4:6, 4:10	boards [1] - 28:1 body [1] - 110:6 bollard [2] - 76:1, 76:3 bollard-type [2] - 76:1, 76:3 bollards [2] - 104:4, 106:14 boasting [1] - 90:3 border [1] - 34:18 BOROUGH [1] - 1:1 borough [8] - 5:9, 5:11, 34:16, 72:21, 96:13, 97:21, 104:7 bottom [7] - 40:14, 51:1, 51:5, 88:1, 89:2, 91:3, 91:6 boundaries [1] - 75:25 box [3] - 76:22, 76:23, 77:6 BOX [1] - 1:24 Brauer [6] - 3:15, 3:20, 4:7, 4:11, 58:2, 80:8 BRAUER [32] - 35:24, 36:4, 36:8, 36:18, 36:23, 37:1, 37:3, 37:7, 57:24, 58:1, 58:5, 58:13, 59:10, 59:16, 59:25, 60:9, 60:19, 61:13, 61:15, 61:20, 63:3, 64:4, 65:3, 65:7, 65:14, 80:5, 80:7, 80:10, 80:13, 80:17, 80:21, 81:4 breaking [1] - 64:10 breaks [1] - 66:5 brick [3] - 44:15, 44:16, 75:6 Bridge [1] - 37:20 brief [2] - 50:17, 71:22 bring [4] - 33:24, 52:14, 81:6, 96:20 Brinkerhoff [16] - 1:8, 3:9, 22:5, 22:14, 22:15, 28:19, 28:20, 29:5, 29:21, 30:3, 35:7, 43:14, 52:21, 54:5, 70:2 Broad [12] - 1:13, 4:4, 29:22, 72:20, 74:25, 75:12, 76:9, 76:10, 85:9, 87:11, 99:5, 104:23 BROGNA [1] - 1:19 BROOK [1] - 1:24 buffers [1] - 54:10 building [45] - 22:17, 22:18, 22:19, 22:22, 23:3, 23:4, 23:8,
B				
balance [1] - 54:18 balcony [3] - 46:15, 46:17, 68:24 base [1] - 39:21 based [1] - 85:21 basement [20] - 39:9, 40:9, 40:20, 41:8, 41:10, 43:5, 60:1, 60:6, 61:3, 66:20, 87:21, 92:5, 92:6, 92:7, 92:10, 92:13, 92:16, 92:23, 93:19 bath [8] - 39:12, 39:20, 42:11, 66:1, 66:17, 66:20, 66:23, 68:8 bathroom [17] - 58:14, 58:19, 59:5, 59:7, 59:11, 59:20, 59:24, 60:1, 60:2, 60:3, 60:5, 66:1, 66:19, 67:23, 68:11, 68:16, 70:19 bathrooms [5] - 36:12, 48:16, 58:10, 65:8, 66:21 baths [5] - 23:5, 40:9, 42:20, 42:25, 43:1 bathtub [2] - 58:23, 58:25 bathtubs [1] - 48:16 BBHJ [4] - 1:10, 3:6, 20:23, 21:21 bear [1] - 47:21 becomes [3] - 86:19, 87:13, 88:13 bedroom [21] - 42:24, 58:13, 58:19, 58:21, 58:24, 59:2, 59:4,				

<p>23:13, 26:12, 43:8, 51:12, 53:3, 53:6, 53:10, 53:15, 53:18, 54:16, 56:2, 57:5, 57:13, 75:6, 75:12, 75:16, 75:18, 76:4, 76:6, 77:5, 78:19, 78:25, 79:3, 79:4, 86:5, 88:5, 88:6, 88:15, 88:22, 90:4, 93:18, 94:10, 95:16, 96:7, 100:11, 100:20, 106:1</p> <p>building's [1] - 88:25</p> <p>buildings [2] - 56:3, 69:25</p> <p>bulk [2] - 52:7, 52:8</p> <p>bulletin [1] - 5:10</p> <p>bumper [6] - 101:3, 101:10, 101:23, 101:25, 103:23, 105:16</p> <p>bus [1] - 90:13</p> <p>BY [16] - 2:4, 2:7, 27:17, 28:7, 28:14, 38:8, 38:22, 43:19, 50:16, 74:3, 74:20, 78:24, 84:3, 85:2, 86:14, 86:24</p>	<p>1:18, 6:2, 6:4, 7:9, 8:8, 8:13, 8:17, 9:5, 9:10, 10:4, 11:4, 11:10, 11:23, 12:5, 12:18, 13:1, 13:14, 13:24, 14:14, 15:7, 15:20, 16:1, 16:14, 17:8, 17:15, 18:5, 18:15, 19:9, 20:10, 21:3, 21:16, 64:1, 66:4, 70:25, 71:16, 72:12, 100:2, 100:5, 100:10, 100:14, 100:18, 100:22, 101:2, 101:7, 101:16, 101:19, 102:10, 102:16, 102:21, 102:25, 103:5, 103:8, 103:12, 103:15, 103:17, 103:21, 104:18, 104:22, 105:3, 105:8, 105:13, 105:21, 106:7, 106:11, 106:16, 108:19, 109:3</p> <p>carry [1] - 107:15</p> <p>cars [8] - 62:22, 63:10, 75:3, 94:9, 95:23, 95:25, 96:11, 98:20</p> <p>CARUCCI [3] - 1:23, 110:3, 110:14</p> <p>case [20] - 1:5, 1:7, 1:10, 1:12, 3:3, 3:6, 3:8, 4:3, 19:17, 20:23, 22:2, 22:4, 41:24, 55:12, 63:20, 66:7, 68:6, 78:17, 82:10, 108:22</p> <p>Case [3] - 20:23, 21:20, 22:4</p> <p>cases [1] - 22:2</p> <p>causing [1] - 53:15</p> <p>caution [1] - 28:11</p> <p>ceiling [1] - 76:6</p> <p>Center [1] - 2:4</p> <p>center [1] - 101:14</p> <p>central [1] - 89:13</p> <p>Central [1] - 2:7</p> <p>CERESTE [64] - 2:3, 2:4, 22:8, 26:6, 27:17, 28:7, 28:14, 31:19, 31:23, 32:3, 32:7, 32:12, 36:14, 36:20, 37:5, 37:9, 37:11, 38:6, 38:8, 38:21, 38:22, 40:6, 40:15, 40:22, 41:1, 41:4, 41:11, 41:15,</p>	<p>41:19, 41:25, 42:4, 43:19, 45:5, 46:4, 46:8, 46:21, 47:10, 47:16, 47:19, 48:2, 48:8, 49:8, 49:12, 49:16, 49:22, 50:16, 55:12, 58:11, 58:15, 58:18, 59:1, 59:8, 59:15, 60:3, 60:14, 60:22, 61:18, 62:20, 62:25, 64:16, 64:19, 65:6, 69:14, 71:19</p> <p>Cereste [6] - 3:13, 3:17, 3:19, 22:9, 37:6, 37:7</p> <p>certainly [9] - 27:20, 28:17, 29:19, 30:19, 31:12, 51:18, 54:17, 75:20, 79:3</p> <p>Certified [1] - 110:4</p> <p>CERTIFIED [1] - 1:23</p> <p>certify [1] - 110:5</p> <p>cetera [3] - 28:3, 42:12, 80:18</p> <p>chair [1] - 39:12</p> <p>Chair [4] - 8:9, 8:14, 9:9, 9:11</p> <p>chairman [6] - 35:10, 77:23, 90:24, 100:2, 102:4, 102:12</p> <p>Chairman [9] - 6:8, 8:6, 8:7, 9:15, 22:8, 72:17, 79:16, 98:8, 108:2</p> <p>CHAIRMAN [272] - 1:16, 1:16, 5:1, 5:6, 5:15, 5:19, 6:11, 6:13, 6:15, 6:18, 6:19, 6:23, 7:17, 7:21, 8:3, 8:5, 8:11, 8:18, 8:20, 8:22, 9:8, 9:12, 9:17, 9:19, 9:21, 10:7, 10:11, 10:13, 10:16, 10:19, 10:21, 11:7, 11:11, 11:13, 11:15, 12:1, 12:6, 12:8, 12:10, 12:21, 13:2, 13:4, 13:6, 13:17, 13:25, 14:2, 14:4, 14:6, 14:17, 14:22, 15:2, 15:5, 15:8, 15:10, 15:12, 15:23, 16:2, 16:4, 16:6, 16:17, 16:23, 16:25, 17:11, 17:17, 17:20, 17:22, 18:8, 18:14, 18:16, 18:21, 18:23, 19:12, 19:17, 19:23, 19:25, 20:2, 20:13, 20:22,</p>	<p>21:4, 21:6, 21:8, 21:19, 22:1, 24:18, 26:4, 27:8, 27:15, 28:4, 28:11, 31:21, 31:25, 32:4, 32:8, 32:14, 32:18, 32:22, 32:25, 35:11, 35:14, 35:19, 35:22, 36:2, 36:6, 36:22, 36:24, 37:2, 37:10, 38:3, 38:19, 39:3, 40:4, 40:7, 40:19, 40:24, 41:3, 41:5, 41:21, 42:2, 42:6, 43:11, 45:1, 45:7, 45:15, 45:19, 45:24, 46:3, 46:12, 46:17, 46:19, 46:22, 47:1, 47:5, 47:13, 47:18, 47:21, 48:3, 48:6, 48:12, 48:14, 48:18, 48:24, 49:5, 49:10, 50:13, 54:25, 55:8, 55:11, 55:14, 55:18, 55:21, 56:7, 56:13, 56:15, 56:17, 56:20, 57:22, 57:25, 58:3, 60:7, 60:17, 61:11, 61:24, 62:7, 62:11, 62:14, 62:18, 62:21, 63:2, 63:5, 64:13, 64:20, 64:24, 65:2, 65:13, 65:16, 65:20, 66:25, 67:16, 67:19, 68:9, 68:18, 68:22, 69:1, 69:4, 69:7, 69:11, 70:11, 71:1, 71:5, 71:7, 71:20, 71:23, 72:2, 72:4, 72:15, 73:8, 73:25, 77:25, 78:4, 78:8, 79:18, 79:21, 79:24, 80:2, 80:4, 80:6, 80:9, 80:12, 80:15, 80:19, 80:24, 81:2, 81:5, 81:21, 82:2, 82:9, 82:13, 82:16, 82:19, 82:21, 82:23, 83:7, 83:25, 86:20, 86:23, 91:1, 91:5, 91:12, 91:14, 91:25, 92:3, 92:11, 92:15, 92:18, 93:4, 93:8, 93:17, 94:5, 94:18, 94:23, 95:15, 95:18, 95:22, 96:2, 96:6, 96:10, 96:16, 97:18, 98:6, 98:10, 98:13, 98:24, 99:6, 99:18, 100:3, 102:6, 106:15, 106:18, 106:23,</p>	<p>106:25, 107:4, 107:9, 107:12, 107:19, 107:24, 108:3, 108:6, 108:9, 108:11, 109:1, 109:4, 109:7</p> <p>chance [1] - 39:19</p> <p>Chang [1] - 83:22</p> <p>CHANG [2] - 4:9, 83:23</p> <p>change [1] - 68:12</p> <p>changed [1] - 91:23</p> <p>character [1] - 54:3</p> <p>characteristic [2] - 85:15, 86:7</p> <p>characteristics [2] - 89:1, 90:3</p> <p>characterize [1] - 40:16</p> <p>characters [1] - 85:24</p> <p>Charlie [1] - 5:23</p> <p>CHARLIE [1] - 1:20</p> <p>check [4] - 42:4, 63:14, 64:25, 94:21</p> <p>checked [1] - 97:14</p> <p>Cho [2] - 5:23, 7:12</p> <p>CHO [1] - 1:21</p> <p>Chung [20] - 5:23, 6:9, 6:22, 8:23, 9:22, 10:22, 11:16, 12:11, 13:7, 14:7, 15:13, 16:7, 17:1, 17:23, 18:24, 20:3, 21:9, 71:9, 72:5, 108:12</p> <p>CHUNG [20] - 1:20, 7:1, 8:24, 9:23, 10:23, 11:17, 12:12, 13:8, 14:8, 15:14, 16:8, 17:2, 17:24, 18:25, 19:3, 20:4, 21:10, 71:10, 72:6, 108:13</p> <p>circular [1] - 102:13</p> <p>circulate [1] - 81:19</p> <p>City [3] - 24:20, 83:4, 90:15</p> <p>civil [1] - 27:22</p> <p>Clarkson [1] - 27:21</p> <p>clean [4] - 33:11, 68:6, 80:14, 81:13</p> <p>cleanup [1] - 81:22</p> <p>clear [3] - 94:22, 102:16, 102:20</p> <p>clearly [1] - 51:25</p> <p>clerk's [1] - 5:12</p> <p>client [6] - 39:14, 42:15, 46:11, 75:11, 81:12, 81:18</p> <p>client's [2] - 72:22, 75:10</p>
C				
<p>C.C.R [2] - 110:3, 110:14</p> <p>C.S.R [1] - 1:23</p> <p>Cadillac [1] - 101:8</p> <p>calculations [1] - 57:12</p> <p>call-in [1] - 20:19</p> <p>cannot [2] - 52:16, 93:14</p> <p>capture [3] - 30:21, 31:2, 31:7</p> <p>captured [1] - 30:8</p> <p>car [16] - 29:8, 29:14, 39:9, 39:10, 39:22, 40:1, 66:23, 95:19, 97:24, 97:25, 101:3, 101:8, 101:11, 101:21, 105:14</p> <p>care [1] - 19:14</p> <p>caregiver [1] - 66:14</p> <p>Carnovale [20] - 5:22, 6:8, 7:8, 9:4, 10:3, 11:3, 11:22, 12:17, 13:13, 14:13, 15:19, 16:13, 17:7, 18:4, 19:8, 20:9, 21:15, 71:15, 72:11, 108:18</p> <p>CARNOVALE [67] -</p>				

<p>clients [1] - 41:13 clients' [1] - 66:7 Cliffside [2] - 38:15, 38:17 close [5] - 34:21, 43:4, 66:9, 94:5, 97:11 closest [1] - 100:19 closet [4] - 42:12, 42:20, 42:21, 59:4 clothing [1] - 68:12 Code [1] - 110:11 code [3] - 42:1, 63:16, 97:14 codes [1] - 41:22 COLLAZUOL [42] - 2:15, 3:11, 24:25, 25:16, 25:17, 25:25, 26:2, 32:17, 32:23, 33:2, 33:15, 33:23, 34:14, 35:3, 35:9, 35:13, 49:2, 56:11, 56:16, 56:18, 56:21, 57:9, 57:19, 78:6, 78:10, 78:17, 79:7, 79:15, 96:23, 97:7, 97:16, 103:16, 103:20, 103:25, 104:21, 105:2, 105:6, 105:11, 105:19, 106:4, 106:9, 106:12 Collazuol [13] - 12:2, 24:10, 24:14, 24:23, 25:25, 33:22, 56:11, 56:12, 77:9, 94:11, 94:15, 102:3, 103:12 Collazuol's [1] - 24:15 collect [2] - 76:21, 77:6 College [1] - 27:21 combination [1] - 105:20 comfortably [1] - 68:7 coming [6] - 32:6, 32:7, 41:9, 90:12, 94:10, 94:24 comments [6] - 25:11, 32:19, 55:22, 67:6, 68:15, 70:21 commercial [3] - 72:25, 75:12, 93:7 commission [1] - 110:6 community [1] - 87:25 complete [1] - 102:15 complies [1] - 110:10 comply [4] - 77:15, 77:20, 78:14, 97:7 computation [1] - 57:11</p>	<p>concern [2] - 99:19, 102:4 concerned [3] - 41:7, 41:8, 66:10 conclude [1] - 15:24 concluded [1] - 109:8 concludes [1] - 54:22 concrete [1] - 34:3 conditions [4] - 28:10, 28:16, 50:18, 52:19 conference [1] - 73:3 confined [1] - 104:4 confirmed [1] - 97:12 conform [1] - 51:10 conforming [5] - 51:22, 52:17, 52:25, 53:2, 54:11 conformity [1] - 52:14 congratulations [1] - 6:10 connected [3] - 76:18, 92:9, 93:13 considered [3] - 54:20, 64:6, 64:8 consistent [10] - 23:14, 51:17, 52:5, 54:7, 54:15, 54:17, 56:2, 69:23, 70:8 consists [6] - 23:14, 23:21, 24:2, 86:17, 87:16, 87:18 constantly [1] - 65:11 constraints [1] - 108:25 construct [1] - 72:22 construction [1] - 69:22 contain [1] - 53:19 contamination [1] - 81:25 contention [1] - 106:16 continue [2] - 42:8, 43:9 continued [2] - 4:1, 108:23 continuing [1] - 54:8 control [3] - 76:22, 76:23, 77:6 core [1] - 89:13 corner [11] - 74:24, 75:1, 79:8, 85:8, 85:12, 85:21, 86:8, 87:13, 88:1, 90:20, 104:23 corners [1] - 31:17 correct [28] - 43:21, 48:2, 48:16, 57:3, 58:11, 59:2, 59:13, 59:14, 59:15, 62:20,</p>	<p>62:24, 62:25, 63:1, 64:25, 65:6, 69:4, 74:7, 74:8, 78:15, 79:13, 79:14, 84:6, 89:3, 93:10, 97:4, 97:5, 98:18, 107:18 corrected [1] - 57:15 Counsel [2] - 2:2, 69:13 counsel [4] - 35:20, 72:15, 81:5, 84:21 County [1] - 28:2 couple [4] - 19:13, 67:21, 69:17, 106:13 course [1] - 30:1 Court [1] - 110:4 COURT [2] - 1:23, 78:20 court [1] - 110:6 cover [2] - 28:15, 47:17 coverage [4] - 26:10, 51:13, 53:12, 53:13 covered [1] - 55:25 create [2] - 34:18, 60:21 created [2] - 59:23, 110:7 creating [1] - 34:19 criteria [1] - 54:1 cross [1] - 103:23 crossed [1] - 101:25 crosses [2] - 101:4, 105:16 curb [11] - 34:19, 34:23, 34:25, 35:6, 76:10, 96:9, 96:11, 104:9, 105:7, 105:9 current [2] - 79:12, 83:9</p>	<p>DAVID [2] - 1:17, 3:18 David [13] - 5:22, 23:25, 24:4, 24:6, 49:8, 49:10, 49:11, 49:16, 49:22, 50:1, 50:12, 50:17 David's [1] - 50:13 deal [2] - 7:17, 32:2 debris [1] - 33:12 December [1] - 110:16 decent [1] - 64:8 decide [2] - 66:11, 96:13 deck [4] - 44:2, 44:5, 44:22, 44:24 decks [3] - 44:9, 44:10, 44:11 deep [1] - 96:17 defer [1] - 57:4 degree [1] - 38:12 Department [1] - 81:14 department [7] - 42:5, 63:14, 63:17, 64:6, 64:9, 64:18, 64:25 depth [3] - 28:23, 30:25, 52:10 descending [1] - 34:3 describe [2] - 46:9, 85:3 DESCRIPTION [1] - 4:18 description [1] - 50:18 design [1] - 46:10 designed [5] - 22:18, 22:20, 31:7, 70:5, 79:10 detail [1] - 76:1 details [2] - 31:10, 75:19 determining [1] - 41:6 develop [2] - 85:18, 92:23 developed [2] - 52:16, 54:6 Developers [4] - 1:5, 3:4, 19:18, 20:15 development [1] - 85:18 diagonally [1] - 95:23 diameter [3] - 30:24, 76:17, 76:24 DIANE [1] - 2:2 Diane [1] - 11:8 different [13] - 39:5, 85:24, 86:3, 86:4, 86:11, 88:11, 88:14, 88:16, 88:18, 88:20, 88:21, 91:8 difficult [1] - 36:9</p>	<p>DIRECT [5] - 27:16, 38:7, 50:15, 74:2, 84:2 Direct [5] - 3:13, 3:17, 3:19, 4:6, 4:9 direct [4] - 33:19, 59:4, 59:19, 79:1 directed [1] - 76:22 discuss [1] - 38:24 discussed [2] - 53:19, 98:9 Distortion [2] - 34:2, 57:9 diverse [2] - 85:22, 85:23 diversity [1] - 86:6 document [1] - 82:7 door [39] - 41:9, 41:16, 41:18, 42:1, 43:24, 45:9, 45:12, 45:22, 45:25, 46:1, 60:10, 60:23, 61:3, 61:17, 61:18, 62:2, 62:4, 62:5, 62:6, 62:7, 62:9, 62:13, 62:18, 62:22, 62:23, 62:24, 63:11, 63:18, 64:11, 64:21, 70:13, 100:15, 100:23, 102:17, 104:1, 105:22, 106:5 doors [9] - 61:24, 63:6, 63:9, 91:15, 91:18, 100:10, 100:21, 104:15, 106:5 doorway [1] - 60:16 double [3] - 58:22, 98:4, 106:5 down [12] - 29:22, 30:15, 61:2, 61:5, 61:9, 66:1, 66:20, 70:19, 92:12, 94:8, 95:3, 101:14 downstairs [5] - 61:20, 65:4, 66:17, 68:17, 92:19 drainage [3] - 33:8, 53:21, 76:15 draw [1] - 106:2 Drawing [1] - 43:12 drawing [1] - 44:20 drawings [1] - 76:7 drive [4] - 94:17, 95:13, 96:24, 102:23 driveway [14] - 29:9, 29:11, 29:16, 31:14, 34:3, 53:1, 53:6, 54:12, 54:15, 94:16, 94:25, 97:24, 102:14</p>
D				
<p>d(6) [1] - 26:11 danger [1] - 104:5 dangerous [1] - 106:17 Date [1] - 110:16 date [5] - 14:18, 14:20, 74:11, 84:16, 84:17 dated [8] - 4:19, 4:21, 23:20, 23:24, 74:13, 74:17, 77:10, 84:24 Dated [1] - 110:17 dates [1] - 13:19 daughter [12] - 22:25, 41:2, 41:3, 42:16, 47:24, 48:7, 59:19, 66:11, 67:21, 69:17, 70:6</p>				

<p>driving [2] - 101:8, 105:14 drop [1] - 34:18 dual [2] - 63:19, 97:21 duly [8] - 25:18, 25:21, 27:1, 37:21, 50:9, 67:12, 73:18, 83:19 duplex [1] - 23:12 duplexes [2] - 61:2, 69:25 dwelling [8] - 22:13, 29:4, 29:7, 29:9, 34:5, 53:1, 53:7, 54:8 dwellings [2] - 52:21, 54:16</p>	<p>90:4 elevations [6] - 36:21, 43:7, 43:13, 43:22, 43:23, 44:11 elevator [4] - 22:17, 40:24, 70:18, 90:18 eliminate [11] - 41:11, 41:15, 41:17, 41:23, 42:1, 44:1, 60:16, 63:18, 64:11, 64:21 eliminated [1] - 70:13 elsewhere [1] - 33:10 emergency [2] - 39:17, 68:5 Emily [2] - 41:4, 67:20 EMILY [1] - 3:23 emphasize [1] - 86:1 emphasizing [2] - 86:8, 90:22 employed [1] - 110:8 encased [1] - 34:2 end [2] - 29:25, 40:5 engineer [6] - 12:2, 12:22, 53:21, 93:13, 102:2, 106:20 Engineer [2] - 2:16, 2:17 engineer's [3] - 27:25, 57:10, 57:15 engineering [3] - 25:9, 27:23, 77:18 enlarged [1] - 70:14 entering [1] - 35:2 entire [3] - 35:6, 88:15, 93:2 entirely [1] - 54:6 entrance [7] - 44:4, 46:24, 94:1, 94:6, 95:20, 102:22, 106:6 entrance/exit [1] - 100:6 entry [5] - 85:10, 87:15, 90:10, 90:11, 94:16 Environmental [1] - 81:14 environmental [1] - 27:22 especially [1] - 68:1 ESQ [1] - 2:2 ESQUIRE [2] - 2:4, 2:7 Essex [1] - 28:2 et [3] - 28:2, 42:12, 80:18 ethnic [1] - 85:25 evening [5] - 23:18, 23:19, 33:4, 72:17, 73:1 evening's [1] - 74:6 eventually [1] - 66:14</p>	<p>exactly [2] - 85:6, 87:6 Examination [5] - 3:13, 3:17, 3:19, 4:6, 4:9 EXAMINATION [5] - 27:16, 38:7, 50:15, 74:2, 84:2 exceed [2] - 52:10, 53:12 exceeded [1] - 56:22 except [1] - 13:22 excuse [2] - 72:23, 73:3 exhibit [5] - 23:10, 23:19, 28:9, 38:24, 50:20 Exhibit [2] - 74:18, 84:25 exhibits [2] - 23:18, 23:19 existing [5] - 28:10, 28:16, 50:18, 54:8, 105:3 exists [4] - 28:25, 53:23, 54:13, 74:22 exit [3] - 44:4, 95:11, 101:17 exiting [1] - 94:20 exits [1] - 91:22 expert [5] - 63:16, 73:5, 93:25, 94:1, 99:23 experts [4] - 24:8, 25:8, 73:2, 107:21 Expiration [1] - 110:16 explain [4] - 74:21, 88:2, 89:17, 90:6 extension [1] - 46:6 extensively [1] - 69:16 exterior [2] - 23:7, 100:11 extra [2] - 60:21, 89:11 extremely [1] - 64:11</p>	<p>99:14 far [8] - 30:10, 54:19, 78:5, 100:11, 100:12, 100:14, 100:22, 102:10 fault [1] - 105:17 favor [1] - 109:4 favorable [1] - 70:10 FAX [1] - 1:25 feature [2] - 88:22, 90:4 February [8] - 13:22, 14:19, 14:23, 15:6, 20:17, 21:23, 107:15, 108:23 feet [60] - 23:2, 28:21, 28:23, 30:16, 30:24, 34:2, 34:5, 34:9, 43:18, 43:20, 44:6, 51:19, 51:21, 53:8, 53:9, 53:13, 55:3, 55:4, 55:6, 56:23, 56:25, 69:19, 76:17, 79:9, 85:19, 87:14, 87:23, 88:12, 88:13, 90:9, 95:12, 95:13, 96:24, 96:25, 97:1, 97:5, 97:6, 100:12, 101:1, 101:5, 101:18, 101:22, 102:17, 102:19, 103:1, 103:2, 104:8, 104:14, 104:16, 105:1, 105:2, 105:5, 105:6, 105:12, 105:22, 106:1 FEMALE [3] - 35:16, 48:9, 48:13 Ferguson [22] - 5:21, 6:8, 6:14, 8:9, 8:19, 9:18, 10:18, 11:12, 12:7, 13:3, 14:3, 15:9, 16:3, 16:22, 17:19, 18:20, 19:24, 21:5, 71:4, 72:1, 108:7, 108:8 FERGUSON [252] - 1:16, 5:1, 5:6, 5:15, 5:19, 6:11, 6:13, 6:15, 6:18, 7:17, 7:21, 8:3, 8:5, 8:11, 8:18, 8:20, 9:8, 9:12, 9:17, 9:19, 10:7, 10:11, 10:16, 10:19, 11:7, 11:11, 11:13, 12:1, 12:6, 12:8, 12:21, 13:2, 13:4, 13:17, 13:25, 14:2, 14:4, 14:17, 14:22, 15:2, 15:5, 15:8,</p>	<p>15:10, 15:23, 16:2, 16:4, 16:17, 16:23, 17:11, 17:17, 17:20, 18:8, 18:14, 18:16, 18:21, 19:12, 19:17, 19:23, 19:25, 20:13, 20:22, 21:4, 21:6, 21:19, 22:1, 24:18, 26:4, 27:8, 27:15, 28:4, 28:11, 31:21, 31:25, 32:4, 32:8, 32:14, 32:18, 32:22, 32:25, 35:11, 35:14, 35:19, 35:22, 36:2, 36:6, 36:22, 36:24, 37:2, 37:10, 38:3, 38:19, 39:3, 40:4, 40:7, 40:19, 40:24, 41:3, 41:5, 41:21, 42:2, 42:6, 43:11, 45:1, 45:7, 45:15, 45:19, 45:24, 46:3, 46:12, 46:17, 46:19, 46:22, 47:1, 47:5, 47:13, 47:18, 47:21, 48:3, 48:6, 48:12, 48:14, 48:18, 48:24, 49:5, 49:10, 50:13, 54:25, 55:8, 55:11, 55:14, 55:18, 55:21, 56:7, 56:13, 56:15, 56:17, 56:20, 57:22, 57:25, 58:3, 60:7, 60:17, 61:11, 61:24, 62:7, 62:11, 62:14, 62:18, 62:21, 63:2, 63:5, 64:13, 64:20, 64:24, 65:2, 65:13, 65:16, 65:20, 66:25, 67:16, 67:19, 68:9, 68:18, 68:22, 69:1, 69:4, 69:7, 69:11, 70:11, 71:1, 71:5, 71:7, 71:20, 71:23, 72:2, 72:15, 73:8, 73:25, 77:25, 78:4, 78:8, 79:18, 79:21, 79:24, 80:2, 80:4, 80:6, 80:9, 80:12, 80:15, 80:19, 80:24, 81:2, 81:5, 81:21, 82:2, 82:9, 82:13, 82:16, 82:19, 82:21, 82:23, 83:7, 83:25, 86:20, 86:23, 91:1, 91:5, 91:12, 91:14, 91:25, 92:3, 92:11, 92:15, 92:18, 93:4, 93:8, 93:17, 94:5, 94:18, 94:23, 95:15, 95:18, 95:22, 96:2,</p>
E		F		
<p>e-mail [1] - 81:18 easier [1] - 58:6 East [7] - 75:8, 76:22, 77:3, 77:4, 77:8, 79:5 east [9] - 23:11, 29:21, 30:14, 30:15, 30:16, 44:7, 69:24, 75:7 easterly [3] - 28:21, 75:25, 76:20 Easy [1] - 74:25 economically [1] - 85:23 edge [7] - 34:22, 100:15, 100:16, 100:19, 100:25, 101:6 education [2] - 27:19, 38:10 effected [1] - 106:13 egress [10] - 41:24, 64:2, 64:6, 64:9, 64:17, 64:23, 70:15, 79:4, 91:19, 91:20 eight [1] - 76:2 either [3] - 34:11, 52:15, 102:17 elderly [7] - 40:18, 60:13, 65:4, 66:19, 67:21, 69:17, 70:6 elections [1] - 7:25 ELEFTERIOS [1] - 1:18 ELEFTERIOU [1] - 1:18 ELENI [1] - 2:14 Eleni [2] - 10:12, 10:17 elevation [8] - 29:24, 31:15, 44:5, 44:6, 62:4, 88:22, 88:23,</p>		<p>facade [1] - 86:5 facilities [1] - 53:22 fact [3] - 52:24, 53:14, 53:16 factor [1] - 41:6 Fair [1] - 24:20 families [3] - 51:9, 54:4, 54:6 family [15] - 22:13, 23:12, 23:13, 41:7, 42:16, 50:24, 50:25, 51:3, 51:4, 51:7, 52:1, 54:15, 75:9,</p>		

<p>96:6, 96:10, 96:16, 97:18, 98:6, 98:10, 98:13, 98:24, 99:6, 99:18, 100:3, 102:6, 106:15, 106:18, 106:23, 106:25, 107:4, 107:9, 107:12, 107:19, 107:24, 108:3, 108:6, 108:9, 109:1, 109:4, 109:7</p> <p>few [4] - 24:2, 36:9, 58:7, 91:2</p> <p>fifth [1] - 60:1</p> <p>filed [1] - 5:11</p> <p>filing [1] - 81:16</p> <p>fill [1] - 77:1</p> <p>financial [2] - 110:8, 110:9</p> <p>fine [1] - 27:14</p> <p>finish [2] - 34:20, 45:3</p> <p>fire [14] - 41:22, 41:24, 42:5, 63:14, 63:16, 63:17, 63:20, 64:5, 64:9, 64:18, 64:25, 70:12, 96:4, 96:14</p> <p>first [40] - 5:15, 7:24, 8:6, 8:16, 19:15, 22:1, 22:4, 23:19, 24:8, 24:13, 26:5, 26:6, 26:15, 33:17, 39:8, 40:2, 40:21, 40:22, 40:25, 41:1, 42:10, 42:22, 42:24, 43:6, 44:11, 45:20, 46:25, 48:15, 58:9, 58:20, 58:21, 65:25, 66:15, 66:21, 70:4, 74:15, 75:14, 85:18, 86:10, 97:25</p> <p>fit [1] - 70:1</p> <p>fits [1] - 23:16</p> <p>five [10] - 23:4, 26:11, 26:13, 69:20, 71:21, 75:22, 76:17, 77:4</p> <p>five-minute [1] - 71:21</p> <p>flag [1] - 5:3</p> <p>flat [4] - 30:11, 30:13, 61:3, 61:4</p> <p>flats [4] - 23:3, 23:14, 69:21</p> <p>flip [1] - 47:7</p> <p>floor [58] - 23:1, 23:5, 31:16, 39:9, 40:2, 40:21, 40:22, 40:25, 41:1, 41:2, 42:10, 42:15, 42:18, 42:22, 42:24, 43:3, 43:6, 44:11, 44:12, 45:18, 45:20, 46:14, 46:25,</p>	<p>47:23, 47:25, 48:4, 48:15, 48:19, 58:9, 58:20, 58:21, 59:17, 59:18, 65:25, 66:15, 66:21, 67:22, 68:23, 69:18, 70:4, 70:7, 72:24, 85:19, 86:10, 86:15, 86:16, 86:19, 86:22, 87:2, 87:3, 87:5, 87:9, 87:10, 87:11, 88:24, 89:3, 98:5</p> <p>floors [2] - 72:24, 86:11</p> <p>follow [6] - 102:4, 102:6, 103:17, 105:18, 106:3</p> <p>follows [8] - 25:18, 25:21, 27:1, 37:22, 50:9, 67:12, 73:18, 83:19</p> <p>foot [8] - 31:16, 39:8, 42:19, 43:5, 53:4, 101:3, 105:9</p> <p>footage [3] - 39:8, 42:19, 43:2</p> <p>foregoing [1] - 110:5</p> <p>formally [1] - 80:11</p> <p>Fort [4] - 2:5, 2:8, 37:6, 37:20</p> <p>forth [1] - 14:21</p> <p>four [15] - 23:18, 23:19, 24:1, 33:6, 43:13, 44:6, 44:17, 51:19, 56:22, 65:23, 72:23, 73:1, 75:11, 75:17</p> <p>four-and-a-quarter [1] - 51:19</p> <p>four-and-three-quarters [1] - 56:22</p> <p>four-story [3] - 72:23, 75:11, 75:17</p> <p>Fourth [5] - 1:6, 3:4, 19:15, 19:18, 20:15</p> <p>fourth [4] - 14:24, 87:3, 87:18, 89:21</p> <p>frame [3] - 29:4, 29:7, 89:22</p> <p>free [1] - 33:12</p> <p>Friend [1] - 50:8</p> <p>friend [2] - 45:21, 100:4</p> <p>front [24] - 17:12, 29:9, 29:10, 29:16, 29:24, 30:4, 30:14, 31:11, 44:3, 44:8, 45:11, 45:12, 45:22, 45:24, 46:1, 51:14, 59:22, 60:11, 61:17,</p>	<p>61:18, 68:24, 100:23, 101:18, 106:9</p> <p>frontage [3] - 28:22, 35:6, 76:9</p> <p>full [10] - 39:12, 39:19, 40:9, 60:2, 60:3, 60:5, 66:17, 68:8, 68:16, 92:13</p> <p>fully [1] - 52:15</p> <p>Fund [1] - 70:16</p>	<p style="text-align: center;">G</p> <p>gallons [1] - 30:24</p> <p>garage [25] - 23:6, 23:7, 29:8, 29:10, 29:14, 31:15, 34:4, 39:9, 39:10, 41:20, 61:21, 62:5, 62:6, 62:8, 63:10, 65:24, 100:10, 100:15, 100:21, 100:23, 103:4, 103:6, 103:22, 105:22, 106:5</p> <p>garages [1] - 43:15</p> <p>garbage [1] - 89:15</p> <p>Garden [4] - 1:5, 3:4, 19:18, 20:15</p> <p>gas [2] - 80:11, 81:8</p> <p>gate [1] - 85:10</p> <p>general [1] - 29:23</p> <p>generally [1] - 29:21</p> <p>generated [1] - 31:7</p> <p>glad [1] - 82:4</p> <p>God [7] - 25:15, 26:22, 37:17, 50:5, 67:9, 73:14, 83:16</p> <p>grade [8] - 29:17, 30:2, 30:10, 43:17, 57:11, 75:14, 76:3</p> <p>graded [1] - 30:4</p> <p>grading [1] - 76:15</p> <p>graduate [1] - 27:21</p> <p>GRALA [23] - 1:19, 7:7, 8:10, 9:3, 10:2, 11:2, 11:21, 12:16, 13:12, 14:12, 14:25, 15:18, 16:12, 17:6, 18:3, 19:7, 20:8, 21:14, 48:23, 71:14, 72:10, 108:5, 108:17</p> <p>Grala [20] - 5:21, 6:9, 7:6, 9:2, 10:1, 11:1, 11:20, 12:15, 13:11, 14:11, 15:17, 16:11, 17:5, 18:2, 19:6, 20:7, 21:13, 71:13, 72:9, 108:16</p>	<p>Grand [5] - 1:11, 3:7, 20:23, 21:21, 29:22</p> <p>granted [2] - 52:6, 54:21</p> <p>greater [1] - 34:9</p> <p>ground [8] - 61:4, 61:25, 87:10, 87:11, 87:22, 89:19, 92:10, 98:5</p> <p>groups [1] - 85:25</p> <p>guess [4] - 6:12, 41:5, 59:12, 64:7</p> <p>gutters [1] - 30:22</p> <p>guys [1] - 101:9</p> <p>GYUHO [1] - 1:21</p>	<p>32:23, 35:23, 35:24, 49:21, 49:22, 57:24, 57:25, 80:4, 80:5</p> <p>Hello [1] - 78:12</p> <p>help [7] - 25:15, 26:21, 37:17, 50:4, 67:9, 73:13, 83:16</p> <p>Henry [8] - 3:15, 3:21, 3:22, 4:8, 4:11, 37:1, 58:5, 65:18</p> <p>hereby [1] - 110:5</p> <p>hi [5] - 36:4, 58:1, 65:20, 80:5, 80:7</p> <p>high [1] - 68:2</p> <p>higher [1] - 28:13</p> <p>highest [1] - 79:8</p> <p>Highland [2] - 28:21, 30:2</p> <p>highway [1] - 85:11</p> <p>hit [1] - 101:13</p> <p>hold [2] - 65:14, 77:6</p> <p>home [2] - 50:24, 50:25</p> <p>homes [9] - 23:9, 23:11, 23:12, 51:3, 51:4, 51:7, 52:1</p> <p>hood [1] - 101:21</p> <p>hopefully [1] - 99:23</p> <p>house [20] - 22:25, 29:4, 29:16, 31:17, 43:24, 44:2, 44:4, 44:7, 44:9, 44:17, 44:22, 44:24, 62:12, 63:8, 63:20, 69:18, 69:19, 69:22, 70:1, 70:5</p> <p>Hudson [5] - 26:25, 27:6, 28:2, 73:17, 73:22</p> <p>hurt [1] - 66:7</p> <p>HVAC [2] - 44:18, 44:23</p> <p>hydrant [2] - 96:5, 96:14</p>
			<p style="text-align: center;">H</p> <p>Hackensack [4] - 26:25, 27:6, 73:17, 73:23</p> <p>half [2] - 29:4, 34:5</p> <p>hallway [2] - 59:12, 59:23</p> <p>hand [14] - 25:11, 26:18, 37:14, 45:8, 45:16, 49:25, 50:22, 50:23, 51:1, 51:5, 67:5, 73:10, 83:12, 88:1</p> <p>handicap [4] - 40:10, 40:13, 40:16, 70:18</p> <p>handle [1] - 81:15</p> <p>Happy [2] - 33:4, 65:21</p> <p>happy [4] - 36:4, 50:1, 54:23, 78:11</p> <p>hard [1] - 78:20</p> <p>Harrington [1] - 50:8</p> <p>Harvard [1] - 83:3</p> <p>hate [1] - 105:24</p> <p>head [1] - 105:15</p> <p>hear [18] - 6:23, 24:25, 25:1, 25:5, 32:23, 32:25, 36:1, 36:9, 37:4, 37:25, 56:16, 58:1, 58:4, 58:15, 59:8, 78:7, 78:8, 103:22</p> <p>heard [1] - 78:13</p> <p>height [18] - 26:12, 31:16, 36:19, 43:17, 44:5, 51:12, 51:15, 51:16, 51:19, 51:20, 51:24, 52:2, 52:4, 54:16, 56:22, 57:8, 57:13, 79:9</p> <p>heights [1] - 56:2</p> <p>held [2] - 20:18, 71:22</p> <p>hello [10] - 32:17,</p>		
			<p style="text-align: center;">I</p> <p>ID [1] - 110:4</p> <p>identical [2] - 86:15, 86:16</p> <p>identification [2] - 74:19, 85:1</p> <p>identify [3] - 25:22, 36:3, 74:11</p> <p>illegal [1] - 41:7</p> <p>impact [6] - 31:3, 52:23, 53:11, 53:24, 99:4, 99:5</p> <p>impacts [1] - 54:19</p> <p>imply [2] - 86:2, 86:4</p>		

<p>important [1] - 85:12 IN [1] - 1:3 inches [7] - 30:25, 31:1, 43:18, 43:20, 44:7, 76:17, 76:24 include [1] - 60:10 included [1] - 70:21 includes [1] - 5:8 including [1] - 101:2 indicate [3] - 51:25, 56:3, 81:11 indicated [7] - 31:14, 53:21, 56:21, 57:14, 57:17, 75:24, 78:13 indicating [1] - 91:17 individual [2] - 32:9, 58:19 information [2] - 5:9, 20:19 inlet [2] - 33:10, 33:17 inlets [1] - 76:18 inside [2] - 39:10, 78:25 install [2] - 94:19, 101:10 installed [1] - 70:18 Institute [1] - 83:4 intention [1] - 72:22 interest [2] - 110:8, 110:9 interior [1] - 23:7 introduce [1] - 22:11 involved [2] - 26:9, 110:8 issued [1] - 81:14 IT [8] - 24:12, 24:16, 24:19, 32:21, 49:14, 49:19, 80:3, 107:11 Item [2] - 33:16, 35:5 itself [9] - 22:20, 22:22, 23:8, 53:16, 55:4, 69:18, 69:22, 70:5, 86:5</p>	<p>jog [1] - 105:10 JOHN [1] - 1:19 John [1] - 5:21 JOSEPH [1] - 1:16 JUDD [1] - 2:17</p> <p style="text-align: center;">K</p> <p>Kauker [5] - 12:24, 24:11, 25:24, 55:17 KAUKER [10] - 2:18, 3:12, 25:3, 25:5, 25:19, 25:20, 25:24, 26:3, 55:20, 55:23 keep [1] - 70:19 Kim [6] - 1:8, 2:5, 3:9, 22:5, 22:10, 67:20 KIM [4] - 3:23, 66:24, 67:10, 67:20 Kims [5] - 22:19, 22:20, 22:24, 69:16 kind [3] - 44:13, 85:9, 102:9 kitchen [4] - 42:11, 42:20, 59:22, 59:23 known [1] - 29:5 Koestner [14] - 23:20, 26:16, 27:5, 33:9, 73:2, 73:7, 73:21, 74:4, 77:9, 77:24, 78:12, 78:18, 79:17, 97:4 KOESTNER [13] - 3:13, 4:5, 26:23, 27:4, 27:6, 27:10, 73:15, 73:21, 73:22, 97:5, 100:21, 100:25, 101:5 Koestner's [1] - 56:24</p>	<p>12:19, 13:3, 13:5, 13:7, 13:9, 13:11, 13:13, 13:15, 14:3, 14:5, 14:7, 14:9, 14:11, 14:13, 14:15, 15:9, 15:11, 15:13, 15:15, 15:17, 15:19, 15:21, 16:3, 16:5, 16:7, 16:9, 16:11, 16:13, 16:15, 16:19, 16:22, 16:24, 17:1, 17:3, 17:5, 17:7, 17:9, 17:19, 17:21, 17:23, 17:25, 18:2, 18:4, 18:6, 18:17, 18:20, 18:22, 18:24, 19:1, 19:4, 19:6, 19:8, 19:10, 19:24, 20:1, 20:3, 20:5, 20:7, 20:9, 20:11, 21:5, 21:7, 21:9, 21:11, 21:13, 21:15, 21:17, 45:22, 46:1, 46:15, 71:4, 71:6, 71:9, 71:11, 71:13, 71:15, 71:17, 72:1, 72:3, 72:5, 72:7, 72:9, 72:11, 72:13, 108:7, 108:10, 108:12, 108:14, 108:16, 108:18, 108:20 Lambrinides [1] - 10:12 land [3] - 27:24, 52:13, 69:19 LAND [1] - 2:14 landscaping [3] - 54:9, 75:23, 76:8 large [4] - 50:25, 63:25, 64:15, 101:8 last [3] - 13:20, 35:4, 84:16 lastly [1] - 53:25 laughter [1] - 48:11 laundry [2] - 42:20, 89:3 LAURA [3] - 1:23, 110:3, 110:14 LauraACarucciLLC @gmail.com [1] - 1:25 LAW [1] - 2:3 Lawn [1] - 24:20 lawn [2] - 33:9, 33:17 lay [1] - 26:8 layout [5] - 39:6, 39:16, 88:2, 88:4, 88:15 leads [4] - 62:22,</p>	<p>62:24, 63:7, 63:11 least [1] - 52:2 leave [1] - 89:6 LEE [21] - 1:20, 7:11, 9:7, 10:6, 11:6, 11:25, 12:20, 13:16, 14:16, 15:22, 16:16, 17:10, 18:7, 19:11, 20:12, 21:18, 61:1, 61:9, 71:18, 72:14, 108:21 Lee [24] - 2:5, 2:8, 5:22, 6:9, 7:10, 9:6, 10:5, 11:5, 11:24, 12:19, 13:15, 14:15, 15:21, 16:15, 17:9, 18:6, 19:10, 20:11, 21:17, 37:6, 37:20, 71:17, 72:13, 108:20 left [8] - 31:15, 50:22, 51:1, 51:2, 76:2, 84:4, 87:20, 105:16 left-hand [2] - 50:22, 51:1 Lefteriou [18] - 7:4, 8:25, 9:24, 10:24, 11:18, 12:13, 13:9, 14:9, 15:15, 16:9, 17:3, 17:25, 19:4, 20:5, 21:11, 71:11, 72:7, 108:14 LEFTERIOU [22] - 7:5, 9:1, 9:25, 10:25, 11:19, 12:14, 13:10, 14:1, 14:10, 15:1, 15:16, 16:10, 17:4, 17:16, 18:1, 19:5, 19:22, 20:6, 21:12, 71:12, 72:8, 108:15 less [1] - 57:14 letter [2] - 81:13, 81:24 level [10] - 23:6, 39:6, 39:21, 39:25, 45:17, 61:21, 61:25, 70:4, 89:19, 92:10 levels [1] - 39:7 license [3] - 27:24, 27:25, 83:9 License [1] - 110:15 licensed [2] - 38:14, 83:5 licenses [1] - 27:19 licensing [1] - 38:10 lift [13] - 39:13, 39:23, 39:24, 40:2, 40:18, 65:24, 66:5, 66:6, 66:8, 66:21, 70:3, 98:4 light [1] - 76:3</p>	<p>lighting [7] - 75:19, 75:21, 75:23, 75:24, 76:1, 76:3, 76:5 limit [3] - 34:17, 34:25 limitations [1] - 40:16 limited [1] - 60:20 limiting [1] - 99:3 line [10] - 30:7, 34:19, 34:21, 34:25, 53:7, 103:24, 104:10, 104:14, 105:7 list [1] - 10:9 listed [1] - 21:23 listening [3] - 35:15, 37:25, 56:10 literal [1] - 89:25 liters [1] - 30:22 live [2] - 66:11, 85:25 living [4] - 40:23, 42:12, 42:22, 65:5 LLC [4] - 1:10, 3:6, 20:23, 21:21 lobby [7] - 90:13, 90:18, 90:21, 104:2, 106:6, 106:10 local [2] - 85:11, 90:16 located [9] - 28:18, 29:8, 44:19, 44:24, 51:8, 72:20, 74:24, 89:15 location [5] - 34:11, 44:21, 93:15, 104:7, 104:13 look [13] - 23:10, 44:10, 45:7, 51:16, 52:7, 52:13, 69:23, 82:5, 91:14, 95:10, 99:11, 101:25, 103:7 looking [9] - 47:9, 50:21, 50:23, 51:2, 51:6, 51:15, 53:25, 56:24, 57:23 looks [6] - 30:11, 45:9, 45:10, 56:25, 91:15, 104:10 loss [1] - 54:14 lost [3] - 100:6, 101:16, 103:9 Lou [1] - 73:5 loud [2] - 37:24, 84:17 low [1] - 33:19 lower [4] - 23:6, 30:1, 39:25, 70:4 lowest [1] - 43:17 Luglio [1] - 73:5</p>
<p style="text-align: center;">J</p> <p>Jack [5] - 1:13, 2:8, 4:3, 72:19, 80:21 January [2] - 77:10, 78:14 jersey [1] - 50:8 Jersey [17] - 2:5, 2:8, 24:20, 26:25, 27:7, 37:21, 38:14, 73:17, 73:23, 81:14, 83:6, 97:14, 110:4, 110:5, 110:7, 110:10, 110:15 Joe [4] - 8:9, 45:23, 57:20, 63:4</p>	<p style="text-align: center;">L</p> <p>L.L.C [1] - 1:23 label [1] - 39:20 lady [1] - 68:2 LAMBRINIDES [137] - 2:14, 6:14, 6:16, 6:20, 6:22, 7:2, 7:4, 7:6, 7:8, 7:10, 7:12, 7:14, 8:19, 8:21, 8:23, 8:25, 9:2, 9:4, 9:6, 9:18, 9:20, 9:22, 9:24, 10:1, 10:3, 10:5, 10:18, 10:20, 10:22, 10:24, 11:1, 11:3, 11:5, 11:12, 11:14, 11:16, 11:18, 11:20, 11:22, 11:24, 12:7, 12:9, 12:11, 12:13, 12:15, 12:17,</p>			<p style="text-align: center;">M</p> <p>MACRI [52] - 2:6, 2:7, 49:17, 72:17, 73:24,</p>

<p>74:1, 74:3, 74:20, 77:21, 78:3, 78:15, 78:24, 80:23, 81:1, 81:12, 81:24, 82:11, 82:14, 84:1, 84:3, 84:21, 85:2, 86:14, 86:24, 90:23, 92:25, 93:6, 93:10, 94:11, 94:19, 95:10, 95:17, 96:9, 96:12, 98:2, 98:8, 98:11, 98:18, 99:1, 99:16, 101:14, 101:17, 102:12, 102:19, 102:23, 103:4, 103:6, 106:22, 106:24, 107:14, 107:22, 108:1</p> <p>Macri [4] - 4:6, 4:9, 72:18, 78:13</p> <p>mail [1] - 81:18</p> <p>main [5] - 30:4, 40:22, 46:10, 46:24, 62:1</p> <p>maintenance [1] - 68:2</p> <p>major [2] - 85:10, 85:11</p> <p>MALE [3] - 91:10, 95:8, 96:4</p> <p>management [3] - 30:18, 33:11, 76:12</p> <p>Marc [1] - 72:18</p> <p>MARC [2] - 2:6, 2:7</p> <p>mark [2] - 74:16, 84:19</p> <p>marked [4] - 50:20, 74:18, 84:22, 84:25</p> <p>married [1] - 48:7</p> <p>Marsha [3] - 3:21, 65:18, 65:20</p> <p>massing [1] - 86:3</p> <p>master [5] - 58:21, 58:22, 59:3, 59:11, 59:19</p> <p>master's [1] - 38:12</p> <p>material [3] - 86:4, 89:24, 89:25</p> <p>material-wise [1] - 89:24</p> <p>materials [1] - 90:2</p> <p>MATTER [1] - 1:3</p> <p>matter [1] - 105:23</p> <p>Matthew [5] - 1:8, 2:5, 3:9, 22:5, 22:10</p> <p>maximum [2] - 93:1, 93:6</p> <p>Meadow [4] - 1:5, 3:4, 19:18, 20:15</p> <p>mean [11] - 46:7, 66:16, 92:21, 92:22, 92:24, 93:16, 93:18,</p>	<p>96:1, 102:2, 102:21, 103:8</p> <p>means [2] - 85:9, 91:20</p> <p>measured [1] - 51:20</p> <p>mechanical [5] - 62:13, 62:15, 62:16, 62:19, 63:7</p> <p>meet [2] - 15:6, 34:8</p> <p>meeting [13] - 5:2, 5:8, 8:1, 13:18, 16:18, 18:9, 18:10, 20:17, 20:18, 71:24, 107:20, 109:8</p> <p>meetings [1] - 18:11</p> <p>Meetings [1] - 5:8</p> <p>member [1] - 40:11</p> <p>MEMBER [15] - 1:17, 1:17, 1:18, 1:18, 1:19, 1:19, 1:20, 1:20, 1:21, 35:16, 48:9, 48:13, 91:10, 95:8, 96:4</p> <p>Members [3] - 6:8, 22:9, 72:18</p> <p>members [13] - 7:18, 7:23, 18:18, 32:9, 48:21, 55:8, 79:19, 79:22, 81:20, 85:5, 87:6, 107:1, 109:5</p> <p>memorandum [1] - 77:10</p> <p>mentioned [2] - 86:10, 93:13</p> <p>Michael [1] - 5:22</p> <p>MICHAEL [4] - 1:20, 2:18, 3:12, 25:20</p> <p>microphone [1] - 28:13</p> <p>middle [1] - 76:16</p> <p>might [9] - 19:13, 39:20, 41:23, 54:20, 81:6, 91:19, 91:23, 97:22, 104:15</p> <p>Mike [5] - 24:10, 25:2, 25:9, 55:17, 55:18</p> <p>mike [1] - 25:24</p> <p>mind [2] - 87:5, 93:20</p> <p>minimum [1] - 53:9</p> <p>minute [5] - 65:14, 66:3, 67:16, 67:17, 71:21</p> <p>minutes [2] - 18:9, 18:11</p> <p>mirrors [1] - 102:13</p> <p>miscellaneous [1] - 34:15</p> <p>misinterpreted [1] - 57:8</p> <p>mistake [1] - 68:3</p>	<p>mistakes [1] - 67:25</p> <p>mixed [2] - 72:23, 85:18</p> <p>mixed-use [2] - 72:23, 85:18</p> <p>mixture [4] - 51:7, 86:12, 88:14, 90:2</p> <p>MODERATOR [8] - 24:12, 24:16, 24:19, 32:21, 49:14, 49:19, 80:3, 107:11</p> <p>modest [1] - 53:18</p> <p>moment [1] - 12:22</p> <p>Monday [2] - 13:21, 14:24</p> <p>month [3] - 13:21, 14:23, 19:19</p> <p>most [4] - 23:9, 51:3, 54:13, 61:2</p> <p>mostly [2] - 87:24, 89:13</p> <p>mother [1] - 68:1</p> <p>motion [23] - 8:7, 8:8, 9:10, 9:12, 9:13, 12:23, 13:23, 13:24, 15:6, 15:7, 15:24, 16:20, 17:14, 17:15, 21:1, 70:12, 70:23, 107:18, 107:19, 108:3, 109:2, 109:3</p> <p>move [3] - 18:9, 105:8, 105:17</p> <p>MR [347] - 6:2, 6:4, 7:1, 7:5, 7:7, 7:9, 7:11, 8:8, 8:10, 8:13, 8:17, 8:24, 9:1, 9:3, 9:5, 9:7, 9:10, 9:23, 9:25, 10:2, 10:4, 10:6, 10:23, 10:25, 11:2, 11:4, 11:6, 11:10, 11:17, 11:19, 11:21, 11:23, 11:25, 12:5, 12:12, 12:14, 12:16, 12:18, 12:20, 13:1, 13:8, 13:10, 13:12, 13:14, 13:16, 13:24, 14:1, 14:8, 14:10, 14:12, 14:14, 14:16, 14:25, 15:1, 15:7, 15:14, 15:16, 15:18, 15:20, 15:22, 16:1, 16:8, 16:10, 16:12, 16:14, 16:16, 17:2, 17:4, 17:6, 17:8, 17:10, 17:15, 17:16, 17:24, 18:1, 18:3, 18:5, 18:7, 18:15, 18:25, 19:3, 19:5, 19:7, 19:9, 19:11, 19:22, 20:4,</p>	<p>20:6, 20:8, 20:10, 20:12, 21:3, 21:10, 21:12, 21:14, 21:16, 21:18, 22:8, 24:25, 25:3, 25:5, 25:16, 25:19, 25:24, 25:25, 26:2, 26:3, 26:6, 26:23, 27:4, 27:10, 27:17, 28:7, 28:14, 31:19, 31:23, 32:3, 32:7, 32:12, 32:17, 32:23, 33:2, 33:15, 33:23, 34:14, 35:3, 35:9, 35:13, 36:14, 36:20, 37:5, 37:9, 37:11, 38:6, 38:8, 38:21, 38:22, 40:6, 40:15, 40:22, 41:1, 41:4, 41:11, 41:15, 41:19, 41:25, 42:4, 43:19, 45:5, 46:4, 46:8, 46:21, 47:10, 47:16, 47:19, 48:2, 48:8, 48:23, 49:2, 49:8, 49:12, 49:16, 49:17, 49:21, 49:22, 49:23, 50:6, 50:12, 50:16, 55:12, 55:20, 55:23, 56:11, 56:16, 56:18, 56:21, 57:9, 57:19, 58:11, 58:12, 58:15, 58:17, 58:18, 58:20, 59:1, 59:3, 59:8, 59:14, 59:15, 59:18, 60:3, 60:5, 60:14, 60:20, 60:22, 61:1, 61:6, 61:9, 61:10, 61:14, 61:18, 61:22, 62:3, 62:9, 62:12, 62:17, 62:20, 62:25, 63:1, 64:1, 64:16, 64:19, 64:23, 65:1, 65:6, 66:4, 66:6, 69:14, 70:25, 71:10, 71:12, 71:14, 71:16, 71:18, 71:19, 72:6, 72:8, 72:10, 72:12, 72:14, 72:17, 73:15, 73:21, 73:24, 74:1, 74:3, 74:20, 77:21, 78:3, 78:6, 78:10, 78:15, 78:17, 78:24, 79:7, 79:15, 80:23, 81:1, 81:12, 81:24, 82:11, 82:14, 82:18, 82:20, 82:22, 83:2, 83:10, 83:17, 83:22, 84:1, 84:3, 84:21, 85:2, 86:14, 86:24, 90:23, 92:25, 93:6, 93:10, 94:11,</p>	<p>94:19, 95:10, 95:17, 96:9, 96:12, 96:23, 97:5, 97:7, 97:16, 98:2, 98:8, 98:11, 98:18, 99:1, 99:16, 100:2, 100:5, 100:10, 100:14, 100:18, 100:21, 100:22, 100:25, 101:2, 101:5, 101:7, 101:14, 101:16, 101:17, 101:19, 102:10, 102:12, 102:16, 102:19, 102:21, 102:23, 102:25, 103:4, 103:5, 103:6, 103:8, 103:12, 103:15, 103:16, 103:17, 103:20, 103:21, 103:25, 104:18, 104:21, 104:22, 105:2, 105:3, 105:6, 105:8, 105:11, 105:13, 105:19, 105:21, 106:4, 106:7, 106:9, 106:11, 106:12, 106:16, 106:22, 106:24, 107:14, 107:22, 108:1, 108:5, 108:13, 108:15, 108:17, 108:19, 108:21, 109:3</p> <p>MS [247] - 5:14, 5:17, 5:20, 6:3, 6:5, 6:10, 6:12, 6:14, 6:16, 6:20, 6:22, 6:25, 7:2, 7:4, 7:6, 7:8, 7:10, 7:12, 7:14, 7:20, 8:1, 8:4, 8:15, 8:19, 8:21, 8:23, 8:25, 9:2, 9:4, 9:6, 9:18, 9:20, 9:22, 9:24, 10:1, 10:3, 10:5, 10:10, 10:15, 10:18, 10:20, 10:22, 10:24, 11:1, 11:3, 11:5, 11:12, 11:14, 11:16, 11:18, 11:20, 11:22, 11:24, 12:7, 12:9, 12:11, 12:13, 12:15, 12:17, 12:19, 13:3, 13:5, 13:7, 13:9, 13:11, 13:13, 13:15, 14:3, 14:5, 14:7, 14:9, 14:11, 14:13, 14:15, 14:19, 15:4, 15:9, 15:11, 15:13, 15:15, 15:17, 15:19, 15:21, 16:3,</p>
--	--	---	---	--

16:5, 16:7, 16:9, 16:11, 16:13, 16:15, 16:19, 16:21, 16:22, 16:24, 17:1, 17:3, 17:5, 17:7, 17:9, 17:19, 17:21, 17:23, 17:25, 18:2, 18:4, 18:6, 18:17, 18:19, 18:20, 18:22, 18:24, 19:1, 19:2, 19:4, 19:6, 19:8, 19:10, 19:16, 19:24, 20:1, 20:3, 20:5, 20:7, 20:9, 20:11, 20:14, 21:5, 21:7, 21:9, 21:11, 21:13, 21:15, 21:17, 21:20, 24:7, 24:14, 24:17, 24:24, 25:1, 25:4, 25:6, 25:22, 26:1, 26:17, 27:2, 32:13, 35:21, 35:24, 36:4, 36:8, 36:16, 36:18, 36:23, 37:1, 37:3, 37:7, 37:13, 37:23, 43:10, 45:18, 45:22, 46:1, 46:15, 49:13, 49:24, 50:10, 55:17, 56:12, 56:14, 57:24, 58:1, 58:5, 58:13, 59:10, 59:16, 59:25, 60:9, 60:19, 60:24, 61:13, 61:15, 61:20, 63:3, 63:22, 64:3, 64:4, 64:14, 64:17, 65:3, 65:7, 65:18, 65:21, 66:13, 66:24, 67:4, 67:10, 67:13, 67:15, 67:18, 67:20, 68:10, 68:13, 68:20, 68:23, 69:2, 69:5, 71:4, 71:6, 71:9, 71:11, 71:13, 71:15, 71:17, 72:1, 72:3, 72:5, 72:7, 72:9, 72:11, 72:13, 73:9, 73:19, 74:11, 74:16, 80:5, 80:7, 80:10, 80:13, 80:17, 80:21, 81:4, 82:24, 83:9, 83:11, 83:20, 83:24, 84:23, 103:14, 107:18, 108:7, 108:10, 108:12, 108:14, 108:16, 108:18, 108:20, 108:22	<p>muted [3] - 24:5, 32:21, 49:12</p> <p>muting [1] - 33:3</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name [12] - 24:21, 27:2, 36:24, 37:24, 49:15, 50:10, 65:16, 67:13, 67:20, 72:18, 73:19, 83:20</p> <p>names [2] - 24:19, 24:20</p> <p>naturally [1] - 67:25</p> <p>near [3] - 76:9, 76:22, 104:23</p> <p>necessary [3] - 68:14, 70:14, 79:12</p> <p>need [9] - 26:13, 41:23, 51:16, 52:12, 63:19, 64:11, 66:17, 70:15, 93:25</p> <p>needs [1] - 42:7</p> <p>negative [3] - 53:25, 54:2, 54:20</p> <p>neighborhood [8] - 23:15, 23:17, 51:17, 52:5, 54:4, 56:3, 69:23, 70:9</p> <p>New [24] - 2:5, 2:8, 26:25, 27:6, 33:4, 36:4, 37:20, 38:14, 50:1, 50:8, 65:21, 73:17, 73:23, 78:11, 81:14, 83:4, 83:6, 90:15, 97:14, 110:4, 110:5, 110:7, 110:10, 110:15</p> <p>new [9] - 7:23, 18:17, 24:8, 31:8, 35:6, 52:1, 72:23, 83:6, 87:24</p> <p>newer [3] - 50:25, 51:3, 52:21</p> <p>newspaper [1] - 5:11</p> <p>next [23] - 9:8, 13:18, 13:19, 14:17, 14:23, 19:19, 32:7, 35:20, 36:17, 36:22, 43:9, 45:17, 47:17, 49:7, 62:23, 63:11, 80:16, 82:10, 82:11, 96:21, 99:22, 107:20</p> <p>nicely [3] - 23:16, 52:24, 70:1</p> <p>night [1] - 22:2</p> <p>nineteen [3] - 99:16, 99:17, 99:18</p> <p>NJ [1] - 1:24</p> <p>NO [1] - 4:18</p>	<p>nobody [1] - 69:11</p> <p>nominate [3] - 8:14, 10:12, 11:8</p> <p>nominations [2] - 8:12, 9:14</p> <p>nonconforming [1] - 52:17</p> <p>none [3] - 53:22, 107:11, 107:12</p> <p>normal [1] - 77:18</p> <p>north [2] - 75:5, 75:24</p> <p>North [2] - 2:7, 37:20</p> <p>northeast [1] - 79:8</p> <p>northeasterly [1] - 75:1</p> <p>northerly [3] - 76:19, 100:19, 100:23</p> <p>Notary [4] - 110:3, 110:4, 110:15, 110:15</p> <p>note [1] - 35:5</p> <p>noted [1] - 109:9</p> <p>nothing [12] - 25:14, 26:21, 37:17, 48:23, 49:2, 50:4, 56:5, 67:8, 73:13, 75:4, 83:15, 97:17</p> <p>notice [9] - 5:8, 5:10, 20:20, 20:21, 21:24, 21:25, 76:16, 107:15, 108:24</p> <p>November [4] - 23:21, 23:24, 33:7, 33:16</p> <p>Number [3] - 29:5, 34:16, 70:15</p> <p>number [9] - 58:24, 59:5, 59:21, 70:13, 70:15, 78:2, 97:9, 98:14, 99:11</p> <p>numbers [1] - 98:16</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>Oath [1] - 6:9</p> <p>oath [1] - 110:6</p> <p>obtain [2] - 52:16, 81:17</p> <p>obtained [1] - 27:24</p> <p>obviously [5] - 40:17, 81:9, 82:3, 87:21, 98:16</p> <p>occupied [3] - 22:23, 41:2, 42:14</p> <p>occupy [5] - 22:24, 23:1, 40:13, 67:22, 69:18</p> <p>October [6] - 4:20, 4:21, 74:14, 74:18, 84:20, 84:24</p> <p>OF [5] - 1:1, 1:1, 1:3,</p>	<p>2:3</p> <p>offered [1] - 89:12</p> <p>OFFICE [1] - 2:3</p> <p>office [2] - 5:12, 42:11</p> <p>Office [1] - 6:9</p> <p>official [1] - 5:11</p> <p>old [3] - 39:15, 67:25, 85:24</p> <p>one [71] - 5:20, 7:20, 7:21, 17:11, 19:15, 23:21, 24:21, 26:10, 34:5, 39:18, 40:11, 42:11, 43:13, 44:1, 45:8, 45:14, 45:15, 46:7, 48:16, 51:12, 54:14, 54:25, 56:18, 58:21, 58:24, 59:5, 59:11, 59:21, 62:1, 62:3, 62:4, 62:23, 63:6, 63:9, 64:21, 65:3, 65:5, 65:14, 66:15, 66:22, 68:20, 70:13, 70:15, 72:24, 74:15, 80:3, 80:11, 86:12, 86:17, 86:21, 87:19, 88:11, 88:12, 88:18, 88:19, 89:9, 89:12, 90:13, 91:21, 92:23, 93:1, 93:3, 93:13, 97:10, 97:13, 97:15, 97:20, 99:14, 107:25</p> <p>one-bedrooms [2] - 86:17, 86:21</p> <p>onerous [1] - 77:19</p> <p>online [2] - 7:20, 7:21</p> <p>Open [1] - 5:7</p> <p>open [3] - 8:1, 102:9, 103:11</p> <p>opening [1] - 102:8</p> <p>opinion [2] - 25:12, 65:11</p> <p>opportunity [1] - 77:12</p> <p>order [6] - 5:2, 53:2, 68:5, 71:24, 88:7, 93:11</p> <p>ordinance [1] - 97:21</p> <p>orifice [2] - 76:23, 77:2</p> <p>outcome [1] - 110:9</p> <p>outside [12] - 39:10, 42:17, 43:16, 43:24, 59:6, 59:22, 61:6, 62:5, 89:18, 89:19, 102:13, 106:9</p> <p>outweighs [1] - 54:20</p> <p>overflow [3] - 34:24, 77:2, 77:3</p> <p>own [3] - 58:14, 58:19,</p>	<p>63:20</p> <p>owned [2] - 93:18, 105:4</p> <p>owner [12] - 29:2, 67:2, 67:18, 72:19, 79:12, 80:22, 80:25, 85:17, 89:8, 89:11, 92:22</p> <p>owners [1] - 29:1</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>P.C [1] - 2:6</p> <p>P.E [6] - 2:15, 2:17, 3:11, 3:13, 4:5, 25:17</p> <p>p.m [5] - 1:2, 20:17, 21:24, 108:23, 109:9</p> <p>P.O [1] - 1:24</p> <p>P.P [4] - 2:18, 3:12, 3:18, 25:20</p> <p>PAGE [1] - 4:18</p> <p>page [4] - 33:17, 33:25, 35:4, 43:9</p> <p>Palisades [6] - 34:13, 82:20, 85:10, 85:16, 85:22, 86:7</p> <p>PALISADES [1] - 1:1</p> <p>panel [1] - 90:1</p> <p>paper [2] - 47:7</p> <p>parameter [4] - 76:3, 76:19, 76:20</p> <p>parents [2] - 67:24, 68:1</p> <p>park [8] - 39:21, 40:1, 84:4, 85:3, 86:15, 86:25, 94:16, 97:24</p> <p>Park [13] - 34:13, 38:15, 38:18, 50:8, 73:2, 82:15, 82:20, 83:23, 85:10, 85:16, 85:22, 86:7, 90:25</p> <p>PARK [10] - 1:1, 4:9, 82:18, 82:20, 82:22, 83:2, 83:10, 83:17, 83:22, 83:23</p> <p>parked [4] - 62:23, 95:19, 95:23, 95:25</p> <p>Parker [2] - 82:12, 82:15</p> <p>parking [34] - 53:1, 53:2, 54:11, 54:14, 72:25, 75:3, 75:13, 76:4, 77:5, 79:5, 87:16, 90:6, 90:8, 90:11, 90:12, 90:21, 93:24, 94:20, 94:24, 95:9, 95:11, 96:7, 96:13, 96:15, 96:18, 96:20, 97:2, 97:21,</p>
---	--	---	---	---

<p>97:25, 98:4, 98:17, 99:10, 99:11, 107:21</p> <p>particular [2] - 23:9, 69:24</p> <p>parties [1] - 110:7</p> <p>Passaic [1] - 28:2</p> <p>PAUL [1] - 1:16</p> <p>paul [1] - 10:15</p> <p>Pauly [3] - 9:11, 9:13, 71:7</p> <p>paved [1] - 34:20</p> <p>pavement [1] - 34:18</p> <p>pay [1] - 17:14</p> <p>pedestrian [1] - 104:5</p> <p>pedestrians [1] - 95:3</p> <p>Pennsylvania [1] - 38:13</p> <p>people [12] - 5:16, 37:25, 46:19, 47:1, 65:4, 65:8, 66:15, 70:6, 96:15, 101:13, 101:25, 105:15</p> <p>per [3] - 51:14, 86:18, 86:22</p> <p>percent [1] - 26:13</p> <p>perhaps [1] - 57:6</p> <p>permanent [1] - 34:18</p> <p>permission [1] - 79:11</p> <p>permit [2] - 51:9, 97:21</p> <p>permits [1] - 54:4</p> <p>permitted [1] - 51:20</p> <p>person [8] - 24:13, 40:10, 40:13, 60:13, 65:25, 82:10, 94:9, 97:23</p> <p>Peter [5] - 73:2, 82:11, 82:14, 82:15, 83:22</p> <p>PETER [2] - 4:9, 83:22</p> <p>photo [2] - 50:19</p> <p>photograph [4] - 50:22, 50:23, 51:1, 51:6</p> <p>photographs [7] - 23:25, 24:1, 24:2, 50:21, 51:25, 52:15, 52:20</p> <p>pick [2] - 14:18, 100:20</p> <p>picture [5] - 45:8, 45:12, 45:13, 91:15</p> <p>pipes [4] - 76:17, 76:18, 76:21, 77:5</p> <p>pit [7] - 30:9, 30:23, 31:6, 33:10, 33:18, 33:19, 33:20</p> <p>pitch [1] - 30:14</p> <p>place [4] - 33:9, 34:4, 34:17, 99:12</p> <p>placed [2] - 35:7,</p>	<p>104:12</p> <p>placing [1] - 33:17</p> <p>Plan [2] - 4:19, 74:17</p> <p>plan [26] - 23:20, 23:23, 29:7, 30:18, 30:23, 31:4, 31:14, 35:5, 57:10, 57:12, 57:15, 58:7, 60:11, 61:16, 74:14, 75:23, 76:8, 76:15, 79:2, 81:10, 87:3, 87:6, 88:24, 92:24, 96:25, 97:2</p> <p>planned [1] - 29:1</p> <p>planner [1] - 12:24, 24:1, 24:6, 25:9, 31:24, 47:11, 47:12, 47:14, 47:16, 49:8, 73:4</p> <p>Planner [1] - 2:19</p> <p>planning [1] - 27:12</p> <p>plans [7] - 22:16, 74:5, 74:9, 74:10, 74:13, 84:11, 87:9</p> <p>playroom [6] - 39:11, 39:20, 43:25, 62:10, 62:11, 62:16</p> <p>Plaza [1] - 37:20</p> <p>Pledge [1] - 5:5</p> <p>plus [1] - 101:3</p> <p>Point [1] - 33:8</p> <p>point [16] - 33:19, 33:24, 34:15, 35:4, 61:7, 66:18, 77:1, 79:4, 79:16, 80:11, 85:11, 86:9, 87:10, 90:11, 95:14, 101:11</p> <p>points [1] - 33:6</p> <p>porch [1] - 44:3</p> <p>portico [2] - 46:4, 46:8</p> <p>portion [3] - 30:4, 75:15, 88:8</p> <p>posed [1] - 5:9</p> <p>positive [2] - 53:24, 54:19</p> <p>possibility [1] - 64:12</p> <p>possible [1] - 79:11</p> <p>possibly [1] - 93:15</p> <p>postpone [1] - 19:19</p> <p>postponed [1] - 20:16</p> <p>Pratt [1] - 83:4</p> <p>preexisting [2] - 52:8, 52:18</p> <p>prepare [1] - 66:12</p> <p>prepared [3] - 77:10, 84:12, 99:21</p> <p>present [4] - 12:22, 24:1, 58:6, 109:5</p> <p>presentation [2] - 73:6, 84:14</p>	<p>presented [3] - 22:17, 22:24, 24:3</p> <p>presenting [1] - 38:25</p> <p>presently [4] - 29:3, 34:22, 74:23, 75:2</p> <p>Preservation [1] - 70:16</p> <p>President's [1] - 13:22</p> <p>presume [1] - 97:1</p> <p>pretty [6] - 23:11, 32:1, 39:7, 44:5, 55:24, 61:22</p> <p>prevent [4] - 34:23, 35:1, 46:11, 96:15</p> <p>previous [2] - 18:9, 18:11</p> <p>private [1] - 68:11</p> <p>problem [4] - 31:25, 41:14, 47:18, 98:10</p> <p>problems [2] - 18:10, 96:19</p> <p>proceeding [1] - 6:7</p> <p>PROCEEDING [1] - 1:4</p> <p>professional [2] - 25:12, 73:4</p> <p>Professional [1] - 110:5</p> <p>proper [1] - 97:9</p> <p>properties [3] - 30:3, 31:4, 52:16</p> <p>property [38] - 23:2, 28:18, 28:22, 29:1, 29:18, 29:20, 30:5, 30:6, 30:11, 34:21, 34:25, 35:2, 50:22, 50:24, 51:2, 51:9, 51:23, 53:5, 53:7, 53:16, 54:13, 67:2, 69:24, 72:20, 74:22, 74:23, 75:25, 76:19, 79:12, 80:10, 80:14, 80:22, 80:25, 81:13, 82:1, 84:5, 104:4, 105:4</p> <p>proposal [2] - 38:25, 75:10</p> <p>propose [4] - 29:3, 30:2, 30:20, 44:21</p> <p>proposed [6] - 23:13, 29:6, 57:2, 57:5, 84:5, 89:18</p> <p>proposes [1] - 75:11</p> <p>proposing [10] - 22:13, 23:16, 51:17, 52:5, 52:22, 54:19, 69:20, 85:4, 87:7, 98:2</p> <p>protected [2] - 79:11, 104:3</p>	<p>protection [2] - 94:9, 104:16</p> <p>Protection [1] - 81:15</p> <p>provide [5] - 25:12, 26:20, 53:24, 54:10, 83:14</p> <p>provided [8] - 5:10, 20:20, 21:25, 50:20, 53:22, 54:9, 97:10, 110:6</p> <p>provisos [1] - 70:13</p> <p>Public [7] - 3:14, 3:20, 4:7, 4:10, 5:7, 110:4, 110:15</p> <p>public [3] - 21:25, 55:16, 108:24</p> <p>pull [1] - 105:22</p> <p>pulling [3] - 102:14, 103:1, 103:22</p> <p>purchase [1] - 81:16</p> <p>pushed [1] - 106:1</p> <p>pushing [1] - 88:10</p> <p>put [18] - 22:6, 30:20, 34:24, 39:19, 39:20, 44:20, 47:7, 64:22, 72:16, 88:7, 88:11, 94:12, 94:15, 98:3, 99:1, 102:13, 107:24</p> <p>putting [2] - 60:11, 99:2</p>	<p>raise [7] - 25:10, 26:17, 37:14, 49:24, 67:4, 73:9, 83:11</p> <p>ramp [6] - 60:11, 60:13, 60:18, 60:21, 60:23, 61:7</p> <p>rate [1] - 77:7</p> <p>rather [3] - 39:22, 68:10, 79:5</p> <p>reaches [1] - 104:5</p> <p>read [2] - 8:1, 8:3</p> <p>reading [2] - 97:22, 97:23</p> <p>ready [1] - 45:1</p> <p>real [1] - 65:3</p> <p>realign [1] - 104:19</p> <p>realize [1] - 67:23</p> <p>really [9] - 55:23, 56:5, 58:17, 65:22, 68:14, 85:22, 86:6, 89:12, 90:3</p> <p>reappointments [1] - 5:17</p> <p>rear [15] - 28:24, 30:5, 30:6, 30:9, 30:21, 33:8, 34:21, 44:3, 55:1, 55:2, 55:3, 55:7, 63:24, 64:15, 72:25</p> <p>reason [5] - 22:18, 40:18, 47:4, 67:24, 68:8</p> <p>recently [1] - 83:6</p> <p>recess [1] - 71:22</p> <p>recessed [1] - 104:2</p> <p>recitation [1] - 5:4</p> <p>recite [1] - 6:9</p> <p>recommended [1] - 94:11</p> <p>record [9] - 25:23, 27:3, 37:24, 50:11, 67:14, 73:20, 83:21, 97:20, 110:6</p> <p>refer [1] - 28:8</p> <p>referee [1] - 110:6</p> <p>reference [3] - 23:4, 31:4, 85:4</p> <p>referring [1] - 38:23</p> <p>refuse [1] - 89:6</p> <p>regard [2] - 31:10, 33:25</p> <p>Registered [1] - 110:5</p> <p>registered [1] - 38:14</p> <p>regular [1] - 16:18</p> <p>regularly [1] - 34:17</p> <p>regulation [1] - 110:10</p> <p>reiterate [1] - 33:6</p> <p>related [2] - 110:7, 110:8</p> <p>relates [1] - 53:5</p>
Q				
<p>qualify [2] - 27:13, 38:6</p> <p>quarter [1] - 51:19</p> <p>quarters [2] - 56:22, 56:25</p> <p>Questions [9] - 3:14, 3:14, 3:17, 3:19, 3:20, 4:6, 4:7, 4:10, 4:10</p> <p>questions [30] - 31:20, 32:5, 32:9, 35:10, 35:15, 40:5, 45:2, 45:4, 45:6, 47:20, 54:23, 55:9, 56:6, 58:8, 68:19, 70:20, 77:24, 78:5, 79:17, 79:25, 80:2, 80:6, 82:25, 90:24, 99:25, 107:2, 107:5, 107:6, 107:9</p> <p>quick [2] - 58:7, 65:3</p> <p>quite [1] - 53:18</p>				
R				
<p>R.P.R [3] - 1:23, 110:3, 110:14</p>				

<p>released [2] - 76:25, 77:7</p> <p>relocate [1] - 34:7</p> <p>relocated [1] - 33:18</p> <p>remains [1] - 33:11</p> <p>REMOTE [2] - 1:4, 1:16</p> <p>removed [4] - 29:6, 80:14, 81:23, 81:25</p> <p>rendering [9] - 84:5, 84:8, 85:5, 88:17, 88:18, 90:19, 102:8, 102:11, 103:7</p> <p>Rendering [2] - 4:21, 84:24</p> <p>rent [1] - 98:22</p> <p>rented [1] - 65:10</p> <p>reorganization [1] - 15:24</p> <p>repeat [3] - 33:13, 63:4, 78:22</p> <p>replaced [2] - 29:6, 104:11</p> <p>report [4] - 33:7, 33:17, 77:13, 78:14</p> <p>REPORTER [1] - 78:20</p> <p>Reporter [2] - 110:4, 110:5</p> <p>REPORTERS [1] - 1:23</p> <p>represent [2] - 72:19, 85:15</p> <p>representation [1] - 81:22</p> <p>representing [1] - 86:6</p> <p>represents [1] - 87:2</p> <p>request [2] - 66:7, 89:10</p> <p>requested [6] - 19:19, 20:24, 41:14, 67:24, 68:8, 90:9</p> <p>requesting [1] - 88:5</p> <p>requests [7] - 19:13, 39:14, 39:16, 77:16, 77:18, 77:19, 77:20</p> <p>require [3] - 26:11, 91:19, 91:22</p> <p>required [4] - 52:11, 57:1, 57:6, 107:16</p> <p>requirement [2] - 34:8, 34:13</p> <p>requirements [1] - 51:10</p> <p>requires [3] - 55:3, 88:16, 97:15</p> <p>resale [1] - 22:24</p> <p>reside [1] - 40:20</p> <p>residence [1] - 36:13</p>	<p>residential [13] - 72:24, 75:8, 75:9, 75:13, 75:15, 85:20, 87:15, 88:6, 88:9, 90:12, 90:18, 90:20, 90:21</p> <p>residents [1] - 20:21</p> <p>respect [2] - 33:7, 49:3</p> <p>respond [2] - 93:11, 109:5</p> <p>response [17] - 6:17, 6:21, 7:3, 7:13, 9:16, 18:13, 32:11, 35:18, 55:10, 69:10, 71:8, 79:20, 79:23, 80:1, 82:8, 107:3, 107:8</p> <p>responsibly [1] - 30:11</p> <p>rest [1] - 104:20</p> <p>result [1] - 53:14</p> <p>resume [1] - 107:20</p> <p>retail [5] - 85:19, 86:11, 87:13, 87:22, 93:2</p> <p>retaining [3] - 31:10, 31:13, 31:18</p> <p>review [4] - 29:17, 30:17, 31:9, 77:12</p> <p>revised [1] - 23:21</p> <p>revision [1] - 84:17</p> <p>ridge [2] - 43:18, 43:20</p> <p>Ridgefield [2] - 38:16, 38:17</p> <p>right-hand [5] - 45:8, 45:16, 50:23, 51:5, 88:1</p> <p>right-of-way [6] - 28:25, 30:6, 34:16, 35:1, 104:25, 105:4</p> <p>rise [1] - 5:4</p> <p>Road [1] - 2:7</p> <p>road [1] - 85:11</p> <p>ROCCIOLA [1] - 2:17</p> <p>roll [23] - 5:13, 6:12, 6:13, 8:18, 9:17, 10:16, 11:11, 12:6, 13:2, 14:2, 15:8, 16:2, 16:18, 16:20, 16:21, 17:18, 18:16, 19:23, 21:4, 71:3, 71:25, 108:6, 108:8</p> <p>roof [2] - 30:22, 76:20</p> <p>room [13] - 27:13, 42:12, 42:21, 60:1, 60:10, 60:12, 62:13, 62:15, 62:16, 62:19, 63:7, 63:12, 89:3</p> <p>Ruby [19] - 74:25,</p>	<p>75:8, 76:23, 77:3, 77:4, 77:8, 79:6, 85:9, 87:11, 87:15, 90:22, 95:7, 95:17, 100:6, 104:20, 104:23, 104:25, 105:4</p> <p>run [1] - 30:9</p> <p>runoff [4] - 30:8, 30:21, 31:2, 31:7</p> <p>runs [1] - 29:22</p>	<p>see [36] - 23:10, 31:3, 39:12, 43:15, 44:2, 45:12, 45:19, 58:7, 63:14, 76:14, 81:10, 82:3, 85:5, 87:11, 87:20, 88:4, 88:17, 90:10, 90:19, 90:20, 91:17, 92:8, 92:9, 94:25, 95:3, 96:25, 97:2, 98:6, 101:12, 102:8, 102:18, 103:3, 105:15, 106:20</p> <p>seem [3] - 49:11, 77:18, 99:9</p> <p>seepage [7] - 30:9, 30:20, 30:23, 31:6, 33:10, 33:18, 33:20</p> <p>segmented [1] - 86:2</p> <p>semi [1] - 59:23</p> <p>semi-hallway [1] - 59:23</p> <p>send [1] - 82:6</p> <p>senior [2] - 39:15, 42:15</p> <p>seniors [1] - 42:23</p> <p>sense [3] - 65:23, 66:2, 66:22</p> <p>sensitive [1] - 68:2</p> <p>SEONGHYE [1] - 1:17</p> <p>separated [1] - 34:2</p> <p>separation [4] - 34:6, 34:9, 34:12, 92:19</p> <p>series [1] - 51:3</p> <p>serious [1] - 96:19</p> <p>serve [1] - 54:12</p> <p>service [6] - 33:25, 34:1, 89:5, 89:14, 98:3, 98:5</p> <p>session [1] - 35:16</p> <p>set [4] - 13:18, 28:9, 34:25, 88:25</p> <p>setback [7] - 53:8, 55:7, 88:8, 88:10, 100:13, 104:2, 104:15</p> <p>setbacks [2] - 52:22, 54:7</p> <p>setup [1] - 48:19</p> <p>seven [3] - 7:22, 86:18, 86:22</p> <p>several [2] - 27:11, 28:25</p> <p>sewer [2] - 34:1, 77:4</p> <p>share [1] - 93:16</p> <p>sheet [7] - 23:22, 57:12, 74:14, 74:15, 75:21, 76:2, 76:12</p> <p>Sheet [6] - 4:19, 74:14, 74:17, 75:24,</p>	<p>76:14</p> <p>sheets [1] - 23:24</p> <p>short [4] - 53:4, 55:6, 98:17, 99:9</p> <p>show [4] - 52:15, 52:20, 79:2, 97:10</p> <p>showing [3] - 87:9, 99:15</p> <p>shown [5] - 29:7, 30:23, 57:15, 105:2, 106:5</p> <p>shows [4] - 44:6, 76:2, 76:8, 81:24</p> <p>sic [1] - 82:12</p> <p>side [43] - 22:14, 26:9, 28:20, 28:23, 30:14, 31:1, 31:14, 41:9, 43:23, 44:3, 44:7, 44:11, 44:21, 45:8, 45:16, 51:14, 52:15, 53:4, 60:10, 62:1, 62:3, 62:12, 62:21, 63:9, 64:11, 64:21, 70:2, 70:13, 76:2, 87:20, 94:1, 94:2, 94:8, 95:6, 95:7, 95:16, 95:17, 95:19, 96:7, 100:19, 100:23, 102:17, 105:25</p> <p>sides [2] - 44:6, 44:17</p> <p>sidewalk [28] - 29:25, 35:6, 94:2, 94:22, 95:11, 95:14, 100:15, 100:16, 100:19, 100:24, 101:1, 101:4, 101:6, 101:12, 102:1, 103:3, 103:23, 104:7, 104:8, 104:9, 104:11, 104:12, 104:13, 104:19, 104:24, 105:9, 105:16, 105:17</p> <p>sight [1] - 103:24</p> <p>sign [2] - 78:18, 79:4</p> <p>significant [1] - 85:12</p> <p>significantly [1] - 98:17</p> <p>signs [6] - 78:25, 79:3, 94:16, 94:19, 97:17, 101:9</p> <p>similar [1] - 52:21</p> <p>single [9] - 48:7, 48:8, 48:9, 48:10, 50:24, 51:7, 58:25, 65:5, 99:3</p> <p>single-family [2] - 50:24, 51:7</p> <p>sister [1] - 65:15</p>
S				
<p>S-P-A-T-Z [2] - 49:16, 50:12</p> <p>SADDLE [1] - 1:24</p> <p>safety [1] - 104:3</p> <p>salute [1] - 5:3</p> <p>sanitary [3] - 34:1, 34:8, 34:12</p> <p>satisfy [1] - 64:17</p> <p>SAVARIO [2] - 2:3, 2:4</p> <p>Saverio [2] - 22:9, 37:5</p> <p>saw [1] - 41:12</p> <p>scheme [2] - 23:15, 70:9</p> <p>school [1] - 99:4</p> <p>SCHOR [9] - 65:18, 65:21, 66:13, 67:15, 68:10, 68:20, 68:23, 69:2, 69:5</p> <p>Schor [2] - 3:21, 65:18</p> <p>scratch [1] - 48:20</p> <p>second [58] - 8:10, 9:13, 10:13, 10:15, 11:9, 11:10, 12:4, 12:5, 13:1, 13:25, 14:1, 15:7, 15:25, 16:1, 17:16, 17:17, 18:14, 18:15, 19:21, 19:22, 21:2, 21:3, 23:1, 33:24, 40:25, 41:2, 41:23, 42:15, 42:18, 43:6, 44:12, 45:18, 45:20, 46:13, 47:23, 47:24, 48:4, 48:19, 59:9, 59:16, 59:18, 64:9, 67:22, 68:23, 69:18, 70:6, 70:24, 70:25, 85:20, 86:11, 87:3, 87:17, 89:20, 92:4, 108:4, 108:5</p> <p>SECRETARY [1] - 2:14</p> <p>secretary [3] - 10:10, 81:20, 82:4</p> <p>section [1] - 40:14</p>				

<p>Site [2] - 4:19, 74:17 site [15] - 23:9, 23:20, 24:3, 30:18, 31:10, 53:23, 54:12, 74:14, 75:2, 76:25, 85:8, 85:15, 85:18 six [6] - 7:19, 74:15, 75:22, 86:17, 86:20, 86:21 size [4] - 30:23, 64:5, 64:8, 87:22 slight [1] - 51:23 slightly [5] - 26:13, 30:3, 51:11, 53:14, 55:6 slope [3] - 29:23, 30:16, 51:23 slopes [1] - 29:20 slow [1] - 77:7 slowly [1] - 76:25 small [5] - 28:24, 31:18, 42:11, 77:2, 89:9 smaller [1] - 57:17 socially [1] - 85:23 sole [2] - 80:22, 80:24 solid [3] - 103:4, 103:6, 103:9 someone [4] - 60:12, 94:20, 98:20, 98:21 Soo [1] - 83:22 SOO [2] - 4:9, 83:23 sorry [9] - 8:4, 8:17, 49:14, 55:18, 60:19, 80:23, 82:14, 94:12, 103:5 sort [1] - 59:23 sound [1] - 79:10 sounded [1] - 60:24 south [4] - 22:14, 28:20, 43:13, 70:2 space [13] - 42:12, 42:13, 42:22, 54:14, 60:20, 60:21, 62:24, 87:25, 93:2, 95:9, 97:10, 97:15, 106:9 spaces [14] - 23:6, 23:7, 87:14, 87:22, 87:25, 89:11, 96:24, 96:25, 97:3, 97:9, 97:22, 98:14, 98:17, 99:10 SPATZ [5] - 3:18, 49:21, 49:23, 50:6, 50:12 Spatz [11] - 23:25, 24:4, 24:6, 49:9, 49:16, 50:12, 55:1, 55:9, 55:22, 56:19, 73:4</p>	<p>speaking [1] - 96:18 specific [3] - 39:14, 39:15, 64:5 spend [1] - 39:21 spillage [1] - 34:24 square [14] - 23:2, 39:8, 42:18, 42:19, 43:2, 43:5, 53:13, 69:19, 85:19, 87:14, 87:23, 88:12, 88:13 stair [5] - 92:8, 92:9, 93:12, 93:16 staircase [1] - 42:17 stairs [4] - 31:17, 45:21, 68:25, 92:12 stand [2] - 5:24, 25:10 standard [1] - 23:11 standby [1] - 107:22 start [3] - 16:18, 24:9, 39:2 started [1] - 35:17 state [8] - 27:2, 34:8, 37:23, 50:10, 67:13, 73:19, 83:20, 84:16 State [4] - 38:14, 110:4, 110:4, 110:7 statement [1] - 8:2 static [1] - 36:8 station [2] - 80:11, 81:9 statute [1] - 110:7 staying [1] - 89:2 steel [2] - 89:20 steps [8] - 61:2, 61:5, 61:8, 61:9, 61:13, 61:15, 61:17, 61:19 Steve [35] - 24:10, 24:14, 24:24, 25:25, 26:15, 27:8, 28:8, 28:15, 31:9, 32:13, 32:15, 32:16, 32:20, 32:22, 33:14, 33:22, 35:12, 48:25, 49:1, 56:11, 56:12, 56:13, 70:20, 78:4, 78:5, 96:22, 103:15, 103:19, 103:21, 104:18, 105:13, 105:21 STEVE [3] - 2:15, 3:11, 25:17 STEVEN [5] - 1:19, 3:13, 4:5, 27:5, 73:22 Steven [4] - 23:20, 27:5, 73:7, 73:21 still [2] - 102:25, 103:12 stipulate [1] - 64:14 stipulated [1] - 60:15</p>	<p>stone [2] - 31:1, 89:25 stop [13] - 78:18, 78:25, 79:3, 79:4, 90:14, 90:16, 94:15, 94:19, 94:21, 97:16, 101:9, 107:14 storage [3] - 87:25, 89:11, 92:4 store [6] - 91:22, 92:22, 92:23, 93:13, 93:15 store-wise [2] - 92:22 stores [12] - 91:3, 91:5, 91:6, 91:11, 91:12, 91:13, 92:1, 92:2, 92:15, 92:19, 92:23, 93:1 stories [3] - 51:22, 52:2, 78:2 storing [1] - 93:19 storm [2] - 30:17, 77:4 stormwater [3] - 33:11, 76:11, 77:7 story [9] - 29:4, 29:7, 69:25, 72:23, 75:6, 75:11, 75:14, 75:17, 88:5 straight [1] - 42:18 straightforward [2] - 32:2, 55:24 Street [9] - 1:6, 3:4, 19:15, 19:18, 20:15, 26:25, 27:6, 73:17, 73:22 street [9] - 28:20, 51:6, 65:10, 94:22, 96:1, 104:8, 104:10, 104:14, 105:7 streetscape [3] - 52:23, 52:25, 54:9 strictly [2] - 46:22, 62:18 structurally [1] - 79:10 structure [7] - 31:8, 72:23, 75:8, 75:9, 89:18, 89:20, 89:22 stucco [1] - 90:1 studied [2] - 83:2, 83:3 studies [1] - 86:3 studio [6] - 86:12, 87:18, 88:13, 88:19, 89:9 studios [3] - 86:18, 86:22, 99:3 study [1] - 88:24 stuff [2] - 24:21, 93:19 subject [1] - 50:22 submitted [1] - 74:5 substantially [1] -</p>	<p>54:2 Sue [3] - 63:2, 80:16, 82:7 sufficient [1] - 97:11 suggestion [1] - 34:17 Suite [1] - 37:20 suite [4] - 58:22, 59:3, 59:11, 59:19 sum [1] - 69:13 Sung [4] - 1:13, 2:8, 4:3, 80:21 supposedly [1] - 89:8 surface [1] - 34:20 surgery [1] - 68:4 surrounded [1] - 30:25 surrounding [2] - 54:3, 54:5 survey [1] - 80:18 surveyor [1] - 27:24 Susan [14] - 3:15, 3:20, 4:7, 4:11, 36:4, 58:2, 58:3, 61:12, 65:2, 80:7, 80:9, 80:20, 81:8, 82:6 swear [13] - 5:14, 6:6, 24:8, 25:7, 25:11, 26:19, 37:11, 37:15, 50:2, 67:6, 73:11, 83:1, 83:13 swearing [1] - 5:16 switch [1] - 93:15 SWORN [2] - 3:2, 4:2 sworn [11] - 5:25, 6:1, 25:18, 25:21, 27:1, 37:21, 50:9, 67:12, 73:7, 73:18, 83:19 synchronized [1] - 88:24 system [6] - 33:11, 44:18, 44:23, 76:16, 77:8, 99:4</p>	<p>22:5, 22:15, 28:19, 28:20, 29:5, 29:21, 30:3, 35:7, 50:8, 70:2 Terranova [2] - 5:22, 6:20 TERRANOVA [1] - 1:17 TEST [1] - 19:2 Testa [2] - 11:8, 24:22 TESTA [68] - 2:2, 5:14, 5:17, 5:20, 6:3, 6:5, 6:10, 6:12, 6:25, 7:20, 8:1, 8:4, 8:15, 10:10, 10:15, 14:19, 15:4, 16:21, 18:19, 19:16, 20:14, 21:20, 24:7, 24:14, 24:17, 24:24, 25:1, 25:4, 25:6, 25:22, 26:1, 26:17, 27:2, 32:13, 35:21, 36:16, 37:13, 37:23, 43:10, 45:18, 49:13, 49:24, 50:10, 55:17, 56:12, 56:14, 60:24, 63:22, 64:3, 64:14, 64:17, 67:4, 67:13, 67:18, 68:13, 73:9, 73:19, 74:11, 74:16, 82:24, 83:9, 83:11, 83:20, 83:24, 84:23, 103:14, 107:18, 108:22 testified [3] - 28:1, 38:15, 69:16 testifies [8] - 25:18, 25:21, 27:1, 37:21, 50:9, 67:12, 73:18, 83:19 testify [5] - 36:15, 36:17, 36:20, 47:12, 47:14 TESTIMONY [2] - 3:2, 4:2 testimony [9] - 26:19, 37:15, 50:2, 54:22, 67:7, 68:14, 73:11, 83:13, 110:6 texture [1] - 88:20 THE [52] - 1:3, 28:6, 33:13, 33:21, 34:10, 34:22, 35:8, 39:5, 41:13, 41:17, 42:9, 43:12, 45:14, 46:7, 46:10, 46:18, 46:24, 47:3, 48:1, 48:5, 48:17, 55:2, 57:4, 57:16, 74:13, 78:16, 78:20, 78:22, 79:14, 86:21, 91:4, 91:7,</p>
T				
<p>table [1] - 56:24 tall [1] - 52:2 taller [1] - 52:3 tandem [2] - 96:23, 96:24 tanks [4] - 80:13, 81:9, 81:23, 81:24 Technology [1] - 27:22 telephone [1] - 73:3 tenant [2] - 93:1, 93:3 terms [7] - 51:20, 51:22, 53:4, 53:12, 54:16, 55:7, 86:8 Terrace [12] - 1:8, 3:9,</p>	<p>22:5, 22:15, 28:19, 28:20, 29:5, 29:21, 30:3, 35:7, 50:8, 70:2 Terranova [2] - 5:22, 6:20 TERRANOVA [1] - 1:17 TEST [1] - 19:2 Testa [2] - 11:8, 24:22 TESTA [68] - 2:2, 5:14, 5:17, 5:20, 6:3, 6:5, 6:10, 6:12, 6:25, 7:20, 8:1, 8:4, 8:15, 10:10, 10:15, 14:19, 15:4, 16:21, 18:19, 19:16, 20:14, 21:20, 24:7, 24:14, 24:17, 24:24, 25:1, 25:4, 25:6, 25:22, 26:1, 26:17, 27:2, 32:13, 35:21, 36:16, 37:13, 37:23, 43:10, 45:18, 49:13, 49:24, 50:10, 55:17, 56:12, 56:14, 60:24, 63:22, 64:3, 64:14, 64:17, 67:4, 67:13, 67:18, 68:13, 73:9, 73:19, 74:11, 74:16, 82:24, 83:9, 83:11, 83:20, 83:24, 84:23, 103:14, 107:18, 108:22 testified [3] - 28:1, 38:15, 69:16 testifies [8] - 25:18, 25:21, 27:1, 37:21, 50:9, 67:12, 73:18, 83:19 testify [5] - 36:15, 36:17, 36:20, 47:12, 47:14 TESTIMONY [2] - 3:2, 4:2 testimony [9] - 26:19, 37:15, 50:2, 54:22, 67:7, 68:14, 73:11, 83:13, 110:6 texture [1] - 88:20 THE [52] - 1:3, 28:6, 33:13, 33:21, 34:10, 34:22, 35:8, 39:5, 41:13, 41:17, 42:9, 43:12, 45:14, 46:7, 46:10, 46:18, 46:24, 47:3, 48:1, 48:5, 48:17, 55:2, 57:4, 57:16, 74:13, 78:16, 78:20, 78:22, 79:14, 86:21, 91:4, 91:7,</p>			

<p>91:11, 91:13, 91:16, 92:2, 92:7, 92:14, 92:17, 92:21, 93:11, 94:4, 95:5, 95:21, 96:1, 97:13, 99:17, 100:9, 100:12, 100:16, 102:7, 103:10</p> <p>themselves [1] - 66:10</p> <p>thinking [3] - 61:1, 89:23, 89:24</p> <p>third [8] - 13:21, 34:15, 41:7, 85:20, 86:11, 87:3, 87:17, 89:21</p> <p>three [20] - 7:19, 23:24, 39:5, 39:7, 52:1, 56:22, 56:25, 63:6, 65:8, 69:25, 72:24, 75:9, 76:8, 88:5, 91:8, 91:15, 91:18, 95:12, 105:11</p> <p>three-and-three-quarters [1] - 56:25</p> <p>three-family [1] - 75:9</p> <p>three-story [2] - 69:25, 88:5</p> <p>throwing [1] - 99:20</p> <p>today [1] - 93:24</p> <p>together [4] - 5:18, 87:12, 104:14, 106:19</p> <p>toilet [2] - 58:23, 58:25</p> <p>tonight [8] - 7:18, 7:23, 17:12, 20:16, 21:22, 22:3, 38:25, 98:15</p> <p>tonight's [1] - 84:14</p> <p>took [1] - 24:3</p> <p>top [7] - 43:18, 45:8, 45:16, 46:2, 50:21, 50:23, 62:2</p> <p>total [4] - 86:18, 86:19, 99:14, 101:5</p> <p>touch [1] - 100:5</p> <p>toward [1] - 30:3</p> <p>towards [5] - 30:2, 30:5, 43:24, 59:4</p> <p>town [1] - 105:4</p> <p>town-owned [1] - 105:4</p> <p>towns [2] - 24:19, 24:20</p> <p>traffic [5] - 12:22, 73:5, 79:1, 80:17, 99:5</p> <p>TRANSCRIPT [1] - 1:3</p> <p>transcript [1] - 110:10</p> <p>Tree [1] - 70:16</p>	<p>trees [1] - 76:9</p> <p>true [1] - 80:12</p> <p>truth [21] - 25:14, 26:20, 26:21, 37:16, 37:17, 50:3, 50:4, 67:8, 67:9, 73:12, 73:13, 83:15</p> <p>trying [4] - 66:18, 98:19, 98:21</p> <p>turn [4] - 55:15, 56:9, 86:25, 90:5</p> <p>two [70] - 22:2, 22:13, 23:5, 23:6, 23:7, 23:12, 23:13, 23:14, 29:4, 29:7, 29:8, 29:14, 29:15, 39:9, 39:10, 42:10, 42:11, 42:16, 42:19, 42:20, 42:24, 43:1, 43:15, 43:16, 44:11, 48:4, 48:5, 48:6, 48:15, 50:25, 51:3, 51:4, 51:7, 51:9, 52:1, 52:8, 52:18, 53:20, 54:4, 54:6, 54:12, 54:15, 58:10, 63:9, 63:15, 65:4, 66:20, 67:21, 70:6, 70:15, 90:8, 91:10, 91:11, 91:12, 91:13, 91:19, 91:22, 92:1, 92:2, 92:15, 92:23, 93:1, 93:5, 93:6, 93:9, 99:2, 104:1</p> <p>two-and-a-half-story [1] - 29:4</p> <p>two-bedroom [1] - 42:24</p> <p>two-car [4] - 29:8, 29:14, 39:9, 39:10</p> <p>two-families [1] - 51:9</p> <p>two-family [10] - 22:13, 23:12, 23:13, 42:16, 50:25, 51:3, 51:4, 51:7, 52:1, 54:15</p> <p>two-story [1] - 29:7</p> <p>type [4] - 76:1, 76:3, 76:9, 77:19</p> <p>types [6] - 87:18, 88:11, 88:14, 88:16, 88:18, 89:9</p> <p>typical [3] - 87:2, 104:7, 104:13</p> <p>typically [3] - 33:25, 55:5, 105:6</p>	<p>44:21, 44:22, 44:24, 61:17, 61:18, 77:5, 110:6</p> <p>underneath [1] - 75:15</p> <p>undersized [4] - 51:11, 52:12, 53:15, 53:17</p> <p>unit [7] - 23:1, 51:14, 88:11, 88:16, 89:6, 89:9, 98:22</p> <p>units [9] - 53:19, 54:12, 86:18, 86:19, 86:22, 88:8, 88:15, 88:18, 93:7</p> <p>University [2] - 38:13, 83:3</p> <p>unless [2] - 56:6, 105:16</p> <p>unmuted [1] - 49:23</p> <p>up [22] - 13:18, 28:12, 33:24, 40:6, 42:17, 42:18, 43:17, 45:11, 45:17, 65:25, 68:7, 68:15, 69:13, 77:1, 81:6, 90:3, 93:22, 95:3, 96:12, 96:20, 100:20, 106:2</p> <p>upstairs [8] - 39:19, 39:22, 40:2, 65:5, 65:24, 66:11, 68:7, 68:11</p> <p>USE [1] - 2:14</p> <p>utilities [1] - 76:15</p> <p>utilize [1] - 89:8</p> <p>utilizing [1] - 98:20</p>	<p>versus [1] - 103:23</p> <p>vertical [4] - 39:13, 39:23, 39:24, 40:18</p> <p>vibrant [2] - 87:13, 88:21</p> <p>Vice [4] - 8:14, 9:9, 9:11, 9:14</p> <p>VICE [20] - 1:16, 6:19, 6:23, 8:22, 9:21, 10:13, 10:21, 11:15, 12:10, 13:6, 14:6, 15:12, 16:6, 16:25, 17:22, 18:23, 20:2, 21:8, 72:4, 108:11</p> <p>video [1] - 73:3</p> <p>view [3] - 86:9, 95:6, 102:15</p> <p>VINCENT [1] - 1:18</p> <p>Vincent [1] - 5:22</p> <p>Vinny [3] - 6:1, 103:19, 103:25</p> <p>violate [1] - 42:1</p> <p>violation [1] - 42:1</p> <p>virtually [2] - 20:18, 30:13</p> <p>vote [3] - 8:15, 8:18, 15:3</p> <p>votes [3] - 7:23, 26:12, 26:14</p> <p>voting [1] - 7:22</p>	<p>wheelchair [1] - 40:17</p> <p>whole [10] - 25:14, 26:21, 37:16, 50:4, 67:8, 73:13, 83:15, 89:24, 93:21, 105:25</p> <p>wide [2] - 102:22, 102:24</p> <p>wider [1] - 53:3</p> <p>width [6] - 28:22, 51:10, 52:9, 54:14, 97:1, 97:2</p> <p>window [13] - 63:23, 63:24, 64:2, 64:5, 64:7, 64:10, 64:15, 64:22, 64:23, 70:14, 88:21, 91:16</p> <p>windows [1] - 88:17</p> <p>windshield [3] - 101:11, 101:21, 105:14</p> <p>wise [3] - 89:24, 92:22</p> <p>witness [9] - 26:5, 26:7, 26:15, 31:20, 35:20, 36:22, 37:12, 47:20, 82:11</p> <p>WITNESS [52] - 3:2, 4:2, 28:6, 33:13, 33:21, 34:10, 34:22, 35:8, 39:5, 41:13, 41:17, 42:9, 43:12, 45:14, 46:7, 46:10, 46:18, 46:24, 47:3, 48:1, 48:5, 48:17, 55:2, 57:4, 57:16, 74:13, 78:16, 78:22, 79:14, 86:21, 91:4, 91:7, 91:11, 91:13, 91:16, 92:2, 92:7, 92:14, 92:17, 92:21, 93:11, 94:4, 95:5, 95:21, 96:1, 97:13, 99:17, 100:9, 100:12, 100:16, 102:7, 103:10</p> <p>woman [1] - 65:5</p> <p>wood [2] - 89:22, 90:1</p> <p>wood-frame [1] - 89:22</p> <p>words [7] - 46:5, 94:7, 95:2, 95:24, 96:3, 101:23, 105:24</p> <p>works [1] - 23:8</p>
W				
<p>wait [3] - 40:5, 67:16</p> <p>waived [1] - 107:17</p> <p>waives [1] - 108:25</p> <p>walk [1] - 90:17</p> <p>walking [1] - 94:7</p> <p>walkway [2] - 94:6, 94:8</p> <p>wall [10] - 31:13, 31:18, 79:8, 79:9, 95:2, 95:6, 101:6, 103:10, 104:9</p> <p>walls [1] - 31:10</p> <p>wants [4] - 85:17, 92:22, 93:2, 93:22</p> <p>water [13] - 33:25, 34:1, 34:7, 34:11, 34:24, 35:1, 76:21, 76:22, 76:24, 77:3, 77:6</p> <p>ways [2] - 63:16, 95:1</p> <p>WEDNESDAY,</p> <p>JANUARY [1] - 1:2</p> <p>welcome [1] - 37:9</p> <p>west [6] - 29:21, 30:15, 30:16, 43:23, 62:4, 95:6</p> <p>wet [2] - 46:11, 47:2</p>				
V				
<p>vacant [1] - 75:2</p> <p>vale [3] - 98:3, 98:5, 99:10</p> <p>vanity [2] - 58:22, 58:25</p> <p>vantage [1] - 86:9</p> <p>variance [7] - 26:10, 26:11, 26:14, 51:12, 51:15, 52:6, 57:16</p> <p>variances [13] - 26:9, 26:10, 31:22, 31:24, 47:6, 47:8, 51:13, 52:7, 52:8, 52:18, 54:21, 78:2</p> <p>variety [2] - 88:20, 90:2</p> <p>vehicle [1] - 98:23</p> <p>vehicles [1] - 29:12</p> <p>veneer [3] - 44:13, 44:15, 89:25</p> <p>verbatim [1] - 110:5</p>				
U				
<p>under [9] - 34:15,</p>				
Y				
<p>Y-U [1] - 38:2</p> <p>yard [11] - 26:9, 30:21, 33:8, 51:14, 53:4, 55:1, 55:3, 55:4, 55:7</p>				

Year [5] - 33:5, 36:5,
 50:1, 65:21, 78:11
year [6] - 13:19, 13:20,
 24:9, 25:8, 25:13,
 77:11
years [3] - 39:15,
 67:25, 83:6
YOON [1] - 1:17
Yoon [1] - 7:2
York [2] - 83:4, 90:15
Young [1] - 38:23
young [1] - 85:23
YOUNGSAM [2] -
 3:16, 38:1
Youngsam [1] - 38:1
yourself [3] - 25:23,
 36:3, 48:12
YU [24] - 3:16, 37:18,
 38:1, 38:5, 58:12,
 58:17, 58:20, 59:3,
 59:14, 59:18, 60:5,
 60:20, 61:6, 61:10,
 61:14, 61:22, 62:3,
 62:9, 62:12, 62:17,
 63:1, 64:23, 65:1,
 66:6
Yu [1] - 38:1
yup [1] - 15:1

Z

Z-103 [6] - 86:25, 87:1,
 87:2, 87:9, 90:5,
 95:10
Zelkova [1] - 76:9
Zelkova-type [1] -
 76:9
zone [6] - 51:8, 51:11,
 52:11, 54:4, 55:3,
 104:5