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EXHIBITS

No.	Description	Ident/Evid
19	APPLICATION NO. 19-05	
20	NEW VISION DEVELOPERS, LLC	
21	A-1 Four photographs, one sheet	10
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LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C. 201-641-1812

07:03PM

BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT MONDAY, JUNE 17, 2019 COMMENCING AT 7:03 P.M.

IN THE MATTER OF: TRANSCRIPT OF PROCEEDINGS

APPLICATION NO. 19-03 ARDESHIR MOHTARAM 201 Fifth Street BLOCK 701; LOTS 12 & 12.01

APPLICATION NO. 19-08 108 Sunset Place, LLC 108 Sunset Place BLOCK 714; LOT 5

APPLICATION NO. 19-05 NEW VISION DEVELOPERS, LLC 40-48 Grand Avenue BLOCK 617; LOTS 1 & 32

BEFORE:

THE BOROUGH OF PALISADES PARK BOARD OF ADJUSTMENT THERE BEING PRESENT:

- JOSEPH FERGUSON, CHAIRMAN
PAUL ALBANESE, VICE CHAIRMAN
ANDY NAM, MEMBER
DAVID TERRANOVA, MEMBER
SEUNG YOON, MEMBER
VINCENT CARNOVALE, MEMBER
LEFTERI LEFTERIOU, MEMBER
SUK JUN MIN, ALTERNATE MEMBER

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

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APPEARANCES:

DIANE TESTA, ESQ. Counsel for the Board

MARC D. MACRI, P.C. BY: MARC D. MACRI, ESQ. 2160 North Central Road Fort Lee, New Jersey 07024 Counsel for New Vision Developers, LLC and 108 Sunset Place, LLC

ALSO PRESENT:

ELENI LAMBRINIDES, BOARD CLERK/SECRETARY
STEVEN COLLAZUOL, BOARD ENGINEER
MICHAEL KAUKER, BOARD PLANNER

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07:03PM 1 CHAIRMAN FERGUSON: Okay. We're going
07:03PM 2 to call the meeting to order.
07:03PM 3 (Whereupon, the Recitation of the
07:03PM 4 Pledge of Allegiance is held.)
07:03PM 5 CHAIRMAN FERGUSON: Roll call.
07:03PM 6 MS. LAMBRINIDES: Mr. Ferguson?
07:03PM 7 CHAIRMAN FERGUSON: Here.
07:03PM 8 MS. LAMBRINIDES: Mr. Albanese?
07:03PM 9 VICE CHAIRMAN ALBANESE: Here.
07:03PM 10 MS. LAMBRINIDES: Mr. Terranova?
07:03PM 11 MR. TERRANOVA: Here.
07:03PM 12 MS. LAMBRINIDES: Mr. Min?
07:03PM 13 MR. MIN: Here.
07:03PM 14 MS. LAMBRINIDES: Mr. Nam?
07:03PM 15 MR. NAM: Here.
07:03PM 16 MS. LAMBRINIDES: Ms. Yoon?
07:03PM 17 MS. YOON: Here.
07:03PM 18 MS. LAMBRINIDES: Mr. Carnovale?
07:03PM 19 MR. CARNOVALE: Here.
07:03PM 20 MS. LAMBRINIDES: Ms. Tarabocchia?
07:03PM 21 Mr. Lefteriou?
07:03PM 22 MR. LEFTERIOU: Here.
07:03PM 23 CHAIRMAN FERGUSON: Okay. First we are
07:03PM 24 going to pay some bills. We've got a bill from
07:03PM 25 Kauker & Kauker for 1330 and The Record for 87.95.

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07:03PM **1** And our attorney, one is for a thousand dollars and
 07:03PM **2** the other one is for 1150. If my math is good, it's
 07:03PM **3** 2250 -- 22 -- no, it's --
 07:03PM **4** MS. LAMBRINIDES: 2150.
 07:03PM **5** CHAIRMAN FERGUSON: -- 2150.
 07:03PM **6** Is there a motion to pay the bills?
 07:04PM **7** VICE CHAIRMAN ALBANESE: I make a
 07:04PM **8** motion we pay the bills.
 07:04PM **9** MR. TERRANOVA: Second.
 07:04PM **10** MR. CARNOVALE: Second.
 07:04PM **11** CHAIRMAN FERGUSON: Roll call.
 07:04PM **12** MS. LAMBRINIDES: Mr. Ferguson?
 07:04PM **13** CHAIRMAN FERGUSON: Yes.
 07:04PM **14** MS. LAMBRINIDES: Mr. Albanese?
 07:04PM **15** VICE CHAIRMAN ALBANESE: Yes.
 07:04PM **16** MS. LAMBRINIDES: Mr. Terranova?
 07:04PM **17** MR. TERRANOVA: Yes.
 07:04PM **18** MS. LAMBRINIDES: Mr. Min?
 07:04PM **19** MR. MIN: Yes.
 07:04PM **20** MS. LAMBRINIDES: Mr. Nam?
 07:04PM **21** MR. NAM: Yes.
 07:04PM **22** MS. LAMBRINIDES: Ms. Yoon?
 07:04PM **23** MS. YOON: Yes.
 07:04PM **24** MS. LAMBRINIDES: Mr. Carnovale?
 07:04PM **25** MR. CARNOVALE: Yes.

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07:04PM **1** MR. LEFTERIOU: Yes.
 07:04PM **2** CHAIRMAN FERGUSON: Okay. So the first
 07:04PM **3** thing on the agenda tonight is 19-03, that would be
 07:05PM **4** 201 Fifth Street. At the last meeting we were -- we
 07:05PM **5** said that he would have to meet with our engineer to
 07:05PM **6** go over the plans. They did not do that, so I'm
 07:05PM **7** going to make a motion to --
 07:05PM **8** MS. TESTA: Table the resolution.
 07:05PM **9** CHAIRMAN FERGUSON: -- table the
 07:05PM **10** resolution to the next meeting.
 07:05PM **11** MR. CARNOVALE: I second.
 07:05PM **12** VICE CHAIRMAN ALBANESE: Second -- go
 07:05PM **13** ahead.
 07:05PM **14** CHAIRMAN FERGUSON: Roll call.
 07:05PM **15** MS. LAMBRINIDES: Mr. Ferguson?
 07:05PM **16** CHAIRMAN FERGUSON: Yes.
 07:05PM **17** MS. LAMBRINIDES: Mr. Albanese?
 07:05PM **18** VICE CHAIRMAN ALBANESE: Yes.
 07:05PM **19** MS. LAMBRINIDES: Mr. Terranova?
 07:05PM **20** MR. TERRANOVA: Yes.
 07:05PM **21** MS. LAMBRINIDES: Mr. Min?
 07:05PM **22** MR. MIN: Yes.
 07:05PM **23** MS. LAMBRINIDES: Mr. Nam?
 07:05PM **24** MR. NAM: Yes.
 07:05PM **25** MS. LAMBRINIDES: Ms. Yoon?

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07:04PM **1** MS. LAMBRINIDES: Mr. Lefteriou?
 07:04PM **2** MR. LEFTERIOU: Yes.
 07:04PM **3** CHAIRMAN FERGUSON: Okay. Next we have
 07:04PM **4** -- we all have copies of the transcript from the last
 07:04PM **5** meeting. Can I get a motion to approve the minutes
 07:04PM **6** of the last meeting?
 07:04PM **7** VICE CHAIRMAN ALBANESE: I make a
 07:04PM **8** motion we approve the minutes.
 07:04PM **9** MR. CARNOVALE: Second.
 07:04PM **10** CHAIRMAN FERGUSON: Roll call vote.
 07:04PM **11** MS. LAMBRINIDES: Mr. Ferguson?
 07:04PM **12** CHAIRMAN FERGUSON: Yes.
 07:04PM **13** MS. LAMBRINIDES: Mr. Albanese?
 07:04PM **14** VICE CHAIRMAN ALBANESE: Yes.
 07:04PM **15** MS. LAMBRINIDES: Mr. Terranova?
 07:04PM **16** MR. TERRANOVA: Yes.
 07:04PM **17** MS. LAMBRINIDES: Mr. Min?
 07:04PM **18** MR. MIN: Yes.
 07:04PM **19** MS. LAMBRINIDES: Mr. Nam?
 07:04PM **20** MR. NAM: Yes.
 07:04PM **21** MS. LAMBRINIDES: Ms. Yoon?
 07:04PM **22** MS. YOON: Yes.
 07:04PM **23** MS. LAMBRINIDES: Mr. Carnovale?
 07:04PM **24** MR. CARNOVALE: Yes.
 07:04PM **25** MS. LAMBRINIDES: Mr. Lefteriou?

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1 MS. YOON: Yes.
2 MS. LAMBRINIDES: Mr. Carnovale?
 07:05PM **3** MR. CARNOVALE: Yes.
 07:05PM **4** MS. LAMBRINIDES: Mr. Lefteriou?
 07:05PM **5** MR. LEFTERIOU: Yes.
 07:05PM **6** CHAIRMAN FERGUSON: Okay. Next is
 07:05PM **7** going to be Case No. 19-08, which would be 108 Sunset
 07:05PM **8** Place. It's a memorialization from the last meeting.
 07:05PM **9** Can I get a motion to memorialize?
 07:05PM **10** MR. CARNOVALE: I make a motion.
 07:05PM **11** VICE CHAIRMAN ALBANESE: Second.
 07:05PM **12** CHAIRMAN FERGUSON: Roll call vote.
 07:05PM **13** MS. LAMBRINIDES: Mr. Ferguson?
 07:05PM **14** CHAIRMAN FERGUSON: Yes.
 07:05PM **15** MS. LAMBRINIDES: Mr. Albanese?
 07:05PM **16** VICE CHAIRMAN ALBANESE: Yes.
 07:05PM **17** MS. LAMBRINIDES: Mr. Terranova?
 07:05PM **18** MR. TERRANOVA: Yes.
19 MS. LAMBRINIDES: Mr. Min?
20 MR. MIN: Yes.
21 MS. LAMBRINIDES: Mr. Nam?
22 MR. NAM: Yes.
23 MS. LAMBRINIDES: Ms. Yoon?
24 MS. YOON: Yes.
25 MS. LAMBRINIDES: Mr. Carnovale?

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07:05PM **1** MR. CARNOVALE: Yes.

07:05PM **2** MS. LAMBRINIDES: Mr. Lefteriou?

07:05PM **3** MR. LEFTERIOU: Yes.

07:06PM **4** CHAIRMAN FERGUSON: Okay. The next

07:06PM **5** case up is the one and only tonight, so hopefully we

07:06PM **6** get out of here early, Case No. 19-05, New Vision

7 Developers, 40-48 Grand Avenue.

8 Counsel, do you want to put your

9 appearance in?

10 MR. MACRI: Good evening, Mr. Chairman,

11 Members of the Board. My name is Marc Marci. I

12 represent New Vision Developers. They're the owners

13 of the property located at 40 Grand Avenue here in

14 the borough. We're here this evening seeking the

07:06PM **15** board's approval to construct a five-unit townhouse

07:06PM **16** development.

07:06PM **17** With me this evening I have two

07:06PM **18** experts, I have Mr. David Spatz, our professional

07:06PM **19** planner and Mr. Vassilios Cocoros.

07:06PM **20** Prior to the beginning of the meeting I

07:06PM **21** handed in our new notice and proof of service.

07:07PM **22** CHAIRMAN FERGUSON: Right.

07:07PM **23** MS. TESTA: Right. And it looks to be

07:07PM **24** in order. The board has jurisdiction.

07:07PM **25** MR. MACRI: In addition we handed out

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07:07PM **1** DIRECT EXAMINATION

07:07PM **2** BY MR. MACRI:

07:07PM **3** Q. Before you begin, can we just go

07:07PM **4** through the A-1 -- what has been marked as A-1? For

07:07PM **5** the record, you have a four-photo exhibit. Explain

07:07PM **6** to the board what -- the pictures you have, what it

07:07PM **7** depicts.

07:07PM **8** A. Right. This gives you a sense of the

07:07PM **9** surrounding area. The top left-hand photograph is of

07:08PM **10** the subject property taken from the opposite side of

07:08PM **11** Grand Avenue. The lot itself is vacant. The top

07:08PM **12** right-hand photograph is looking more up West Ruby.

07:08PM **13** There's a new two-family house directly next to us

07:08PM **14** and then a mixture of one and new two-family houses

07:08PM **15** as you go up West Ruby. The bottom left-hand

07:08PM **16** photograph is the opposite side of West Ruby and

07:08PM **17** Grand. There's a vacant lot with the landscaper

07:08PM **18** there. And then a series of new two-family homes

07:08PM **19** going up the hill on West Ruby. And then the final

07:08PM **20** shot is the bottom right-hand, which is from West

07:08PM **21** Ruby looking towards the south of the subject

07:08PM **22** property. You can see what is beyond our property.

07:08PM **23** So we're in a neighborhood that is a

07:08PM **24** mixture of one-and two-family homes, mostly newer

07:08PM **25** two-family homes. The opposite side of Grand Avenue

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07:07PM **1** one sheet with four photographs I'll have marked as

07:07PM **2** A-1.

07:07PM **3** CHAIRMAN FERGUSON: Okay.

07:07PM **4** (Whereupon, four photographs, one sheet

07:07PM **5** is received and marked as Exhibit A-1 for

07:07PM **6** identification.)

07:07PM **7** CHAIRMAN FERGUSON: All right. If you

07:07PM **8** want to put your first witness on.

07:07PM **9** MR. MACRI: I'll have Mr. David Spatz

07:07PM **10** sworn in.

07:07PM **11** MS. TESTA: Please raise your right

07:07PM **12** hand. Do you swear that the testimony you will give

07:07PM **13** in this application will be the truth, the whole

07:07PM **14** truth and nothing but the truth, so help you God?

07:07PM **15** MR. SPATZ: Yes, I do.

07:07PM **16** D A V I D S P A T Z,

07:07PM **17** having been duly sworn, testifies as follows:

07:07PM **18** MS. TESTA: State your name for the

07:07PM **19** record, please.

07:07PM **20** THE WITNESS: David Spatz, S-P-A-T-Z.

07:07PM **21** CHAIRMAN FERGUSON: Okay. Mr. Spatz

07:07PM **22** has been here many times. We're going to accept him

07:07PM **23** as an expert.

07:07PM **24** MR. MACRI: Thank you, Mr. Chairman.

07:07PM **25** THE WITNESS: Thank you.

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07:08PM **1** is industrially and commercially developed.

07:08PM **2** We're seeking approval to build a

07:08PM **3** mid-rise multi-family development with five units.

07:08PM **4** That is a permitted conditional use within the zone.

07:08PM **5** Not all conditions are met. So what we're seeking is

07:08PM **6** a (d)(3) conditional use variance. And then there

07:09PM **7** are a number of additions and I'll go through them as

07:09PM **8** part of the variance application.

07:09PM **9** With a conditional use where you don't

07:09PM **10** meet all the permits, you don't have to have the same

07:09PM **11** level of special reasons testimony, because the use

07:09PM **12** is already considered permitted within the zone, but

07:09PM **13** what you have to look at is whether where it does not

07:09PM **14** meet the ordinance, what impact that has on the

07:09PM **15** property and then the surrounding properties.

07:09PM **16** So looking at the bulk variances, the

07:09PM **17** lot is undersized as it relates to and both in terms

07:09PM **18** of lot area and lot depth as it relates to the

07:09PM **19** mid-rise multi-family use.

07:09PM **20** The properties as can be seen from the

07:09PM **21** photographs are fully developed on either side of our

07:09PM **22** property. So we can't actually inquire property in

07:10PM **23** order to make our lots conforming without making

07:10PM **24** those lots non-conforming and that has an impact on

07:10PM **25** the rest of the development of the site.

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07:10PM 1 One more item that Mr. Cocoros will
 07:10PM 2 discuss in greater detail is the initial submission
 07:10PM 3 had driveways off of Grand Avenue and then two
 07:10PM 4 driveways off of West Ruby. What has been done in
 07:10PM 5 this submission is the building has been moved closer
 07:10PM 6 to Grand Avenue eliminating those driveways and then
 07:10PM 7 a driveway goes off of West Ruby to the rear of our
 07:10PM 8 property to provide access to interior garages.

07:10PM 9 What that also serves to do is it pulls
 07:10PM 10 the building further away from that newer two-family
 07:10PM 11 home on West Ruby that you can see in the top two
 07:10PM 12 photographs and that creates a greater setback on
 07:10PM 13 that.

07:10PM 14 The setbacks that we are providing are
 07:10PM 15 similar to what is existing on Grand and West Ruby in
 07:10PM 16 terms of their side yards, rear yards and front
 07:10PM 17 yards.

07:11PM 18 The building that we're proposing meets
 07:11PM 19 the height limitation both in terms of stories and
 07:11PM 20 building height and provides a conforming amount of
 07:11PM 21 parking. So the building certainly fits in within
 07:11PM 22 the neighborhood, has limited impact. There are no
 07:11PM 23 other additional (d) variances that we're seeking,
 07:11PM 24 just the coverage and the setback.

07:11PM 25 As can be shown on the plan, we're

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07:12PM 1 that are required for the board's edification?

07:12PM 2 THE WITNESS: Certainly.

07:12PM 3 MR. KAUKER: With respect to a (d)(3)

07:12PM 4 use variance one of the things the applicant must
 07:12PM 5 show is that notwithstanding the deviations that the
 07:12PM 6 site must still be able to accommodate the use, the
 07:12PM 7 way that the ordinance is written, all of the bulk
 07:12PM 8 requirements are considered conditions for that
 07:12PM 9 conditional use. So the applicant must show that the
 07:12PM 10 site can accommodate the proposed use even though it
 07:12PM 11 does not meet all of those requirements.

07:12PM 12 THE WITNESS: Certainly, I'll go
 07:12PM 13 through them and they are on the site plan. There's
 07:13PM 14 a table on the site plan.

07:13PM 15 So we have -- the lot is undersized.
 07:13PM 16 15,000 square feet is what is required for a mid-rise
 07:13PM 17 multi-family. We're a little less than 7500 square
 07:13PM 18 feet. So about half of what is required.

07:13PM 19 Lot depth, it's an irregularly-shaped
 07:13PM 20 lot and it's the smallest. We are at 75 -- 65.7 feet
 07:13PM 21 in depth where 100 feet is required. Building
 07:13PM 22 coverage, that's the gross footprint, 60 percent is
 07:13PM 23 what is permitted within the zone where it's 60.96,
 07:13PM 24 so we're about 80 square feet over what is permitted
 07:13PM 25 for the coverage.

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07:11PM 1 providing 15 parking spaces where 11 parking spaces
 07:11PM 2 are required, which exceeds what is required by the
 07:11PM 3 Residential Site Improvement Standards, as well as
 07:11PM 4 the municipal ordinance.

07:11PM 5 And looking at the negative criteria, I
 07:11PM 6 don't think there's anything that can be considered
 07:11PM 7 significantly negative. It is a use that fits within
 07:11PM 8 the zone, fits within the development that's taking
 07:11PM 9 place in the surrounding area. There's a conforming
 07:11PM 10 amount of parking being provided. There's
 07:11PM 11 landscaping to beautify the property. Setback has
 07:11PM 12 been increased to the one adjacent two-family home to
 07:11PM 13 our site. Driveways on Grand have been eliminated.

07:12PM 14 So on balance, I would think that the
 07:12PM 15 positive impact of what we're proposing far outweighs
 07:12PM 16 anything that would be considered negative and I
 07:12PM 17 think the variances could be granted.

07:12PM 18 MR. MACRI: Thank you, Mr. Spatz.

07:12PM 19 CHAIRMAN FERGUSON: Anybody on the
 07:12PM 20 board have any questions?

07:12PM 21 (No response.)

07:12PM 22 CHAIRMAN FERGUSON: Do our experts have
 07:12PM 23 any comments?

07:12PM 24 MR. KAUKER: Yeah, just a couple of
 07:12PM 25 comments. Could you just go over the bulk variances

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07:13PM 1 Impervious coverage, 80 percent is
 07:13PM 2 permitted, we are at 93.23 percent and that's caused
 07:13PM 3 by the fact that we shoved the building closer to
 07:13PM 4 Grand Avenue which creates the driveway along the
 07:13PM 5 rear. That's additional paving, but it makes a
 07:13PM 6 better circulation pattern and certainly less impact
 07:13PM 7 on the surrounding neighborhoods.

07:13PM 8 Front yard, again, because we are now
 07:14PM 9 closer to Grand Avenue. Again, the site is
 07:14PM 10 irregular. The closest we are is 0.17 feet. The
 07:14PM 11 furthest we are away, which is closer to the corner,
 07:14PM 12 we're at 7.51 feet. Left side yard, 5 feet is
 07:14PM 13 permitted. We're at 1.33 feet at its narrowest
 07:14PM 14 point, that is to the south. The right side yard is
 07:14PM 15 -- we are at 3.5 where 5 feet is permitted. The rear
 07:14PM 16 yard, 25 feet is required. We're at 24.48 at it's
 07:14PM 17 widest point. 17.06 feet at it's narrowest point and
 07:14PM 18 that's along the northern portion of the property
 07:14PM 19 along West Ruby.

07:14PM 20 And those are the only variances.

07:14PM 21 Building height, in terms of stories and feet is
 07:14PM 22 conforming. Parking is conforming.

07:14PM 23 So looking at the impact and whether
 07:14PM 24 the property can support what we're doing and that
 07:15PM 25 the variances that we're seeking do not have a

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07:15PM 1 negative impact, I think that they do not in terms of
 07:15PM 2 the coverage, the additional coverage. Impervious
 07:15PM 3 coverage is caused by the improved site design by
 07:15PM 4 putting the driveway to the rear, which gives an
 07:15PM 5 increased setback and a better impact on traffic in
 07:15PM 6 the surrounding area.
 07:15PM 7 Additionally, all drainage will be
 07:15PM 8 handled on the property. There will be additional
 07:15PM 9 landscaping. There's a conforming amount of parking.
 07:15PM 10 So even though the building itself exceeds what is
 07:15PM 11 permitted within the zone in terms of coverage and
 07:15PM 12 setbacks, the issues of impact in terms of drainage,
 07:15PM 13 parking, the aesthetics in terms of the landscaping
 07:15PM 14 are all addressed by what we're doing and the design
 07:15PM 15 has a better impact on what was initially proposed
 07:15PM 16 and the impacts on the adjacent properties has been
 07:16PM 17 reduced by what we're proposing.
 07:16PM 18 MR. KAUKER: Just one other, and I
 07:16PM 19 don't know if you had a chance to look at our
 07:16PM 20 memorandum, but there was an additional variance
 07:16PM 21 related to open space. The conditional use
 07:16PM 22 requirements, they require the applicant to provide a
 07:16PM 23 minimum of 20 percent open space and then there's a
 07:16PM 24 further requirement that at least 50 percent of the
 07:16PM 25 required rear yard and 20 percent of the required

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07:17PM 1 along West Ruby Avenue.
 07:17PM 2 CHAIRMAN FERGUSON: Yes.
 07:17PM 3 THE WITNESS: Yes.
 07:17PM 4 MR. KAUKER: One of the curbcuts with
 07:17PM 5 respect to the driveway access and the vehicles in
 07:17PM 6 the rear, it's kind of narrow. So there should be
 07:17PM 7 some testimony provided as to the adequacy of
 07:17PM 8 vehicles being able to, you know, get in and out of
 07:17PM 9 the property safely and efficiently.
 07:17PM 10 In addition to that, one of the things
 07:17PM 11 that I did mention was with respect to the building
 07:17PM 12 orientation. Obviously at least it appears to me
 07:17PM 13 that when you look at the revised plans that were
 07:18PM 14 provided, Grand Avenue really is the front of the
 07:18PM 15 property. You should have a building that appears to
 07:18PM 16 be a front so it has a desirable aesthetic impact on
 07:18PM 17 Grand Avenue and fits in with the desired scheme.
 07:18PM 18 If you look at the proposed
 07:18PM 19 architectural plans, and obviously you have three
 07:18PM 20 units that are oriented toward Grand Avenue, but it
 07:18PM 21 appears that those -- it's the rear facade of the
 07:18PM 22 building, then you have the other two units that are
 07:18PM 23 oriented toward West Ruby as well. So that's just
 07:18PM 24 something for the board to consider.
 07:18PM 25 CHAIRMAN FERGUSON: Well, as you

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07:16PM 1 front yard should be landscaped with a mixture of
 07:16PM 2 trees, shrubs. So I think that -- and obviously
 07:16PM 3 there's no open space provided on the property and I
 07:16PM 4 don't think you meet the landscaping requirement
 07:16PM 5 either. So that would be an additional three
 07:16PM 6 variances.
 07:16PM 7 THE WITNESS: Correct. I hadn't seen
 07:16PM 8 your report, but again, in the initial submission
 07:16PM 9 with the building set back a little bit further, it
 07:16PM 10 has the ability to provide some landscaping along
 07:16PM 11 Grand Avenue, as well as along with the rear, but
 07:16PM 12 with the newer submission, the driveway along the
 07:16PM 13 rear property line provides better circulation, but
 07:17PM 14 of course the impact from that is that we're not able
 07:17PM 15 to provide the type of open space that would be there
 07:17PM 16 for a mid-rise multi-family. But, again, I think
 07:17PM 17 that providing the amount of parking that we're
 07:17PM 18 providing and the improved circulation off-site, I
 07:17PM 19 think balances the lack of landscaping that we can
 07:17PM 20 provide.
 07:17PM 21 MR. KAUKER: And just some other things
 07:17PM 22 for the board's edification from a planning
 07:17PM 23 standpoint to consider. I don't know if Mr. Spatz or
 07:17PM 24 Mr. Cocoros would address these issues, but with
 07:17PM 25 respect to obviously we still have three curbcuts

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07:18PM 1 probably know, the last meeting, we got a report from
 07:18PM 2 Judd Rocciola, and of course he couldn't be here
 07:18PM 3 tonight, but -- and he was -- he was not going to
 07:18PM 4 recommend in the strongest terms any driveways onto
 07:18PM 5 Grand Avenue.
 07:18PM 6 MR. KAUKER: No, I'm not recommending
 07:18PM 7 it. What I'm saying from an architectural standpoint
 07:18PM 8 to have the building facade appear more as a front.
 07:18PM 9 You can still have the garages. I think that
 07:18PM 10 actually it's a good idea having that one driveway
 07:19PM 11 off West Ruby accessing the rear of the building.
 07:19PM 12 CHAIRMAN FERGUSON: Right. But if you
 07:19PM 13 drove down Grand Avenue, you would see a lot of
 07:19PM 14 houses or buildings the same --
 07:19PM 15 MR. KAUKER: Right.
 07:19PM 16 CHAIRMAN FERGUSON: -- as this one's
 07:19PM 17 going to be.
 07:19PM 18 MR. KAUKER: Right. It's just
 07:19PM 19 something I wanted to bring to the board's attention.
 07:19PM 20 CHAIRMAN FERGUSON: No, I understand.
 07:19PM 21 MR. KAUKER: Because you're going to
 07:19PM 22 have basically a rear building facade fronting on
 07:19PM 23 Grand.
 07:19PM 24 CHAIRMAN FERGUSON: Yeah, I understand.
 07:19PM 25 THE WITNESS: Mr. Cocoros is going to

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07:19PM **1** address the facade of the building.

07:19PM **2** CHAIRMAN FERGUSON: You know, it was my

07:19PM **3** intent and Mr. Rocciola's attempt to get rid of those

07:19PM **4** driveways on Grand Avenue.

07:19PM **5** MR. KAUKER: Oh, no, I a hundred

07:19PM **6** percent agree. Yeah, I think it's a good thing the

07:19PM **7** driveway is over there.

07:19PM **8** CHAIRMAN FERGUSON: And there's

07:19PM **9** probably going to be a tradeoff, but, you know --

07:19PM **10** MR. KAUKER: Well, what I'm saying is

07:19PM **11** they can still --

07:19PM **12** MS. LAMBRINIDES: Make it look nice.

07:19PM **13** CHAIRMAN FERGUSON: Right.

07:19PM **14** MR. KAUKER: Right.

07:19PM **15** CHAIRMAN FERGUSON: Okay. Anybody else

07:19PM **16** have anything?

17 (No response.)

18 CHAIRMAN FERGUSON: Okay. Counsel, do

19 you want to call your next witness?

20 MR. MACRI: At this time I'll have Mr.

21 Cocoros sworn in.

22 MS. TESTA: Okay. Do you swear that

23 the testimony you will give in this application will

24 be the truth, the whole truth and nothing but the

25 truth, so help you God?

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1 MR. COCOROS: I do.

2 VASSILIOS COCOROS,

3 467 Sylvan Avenue, Englewood Cliffs, New Jersey

4 07632, having been duly sworn, testifies as

5 follows:

6 MS. TESTA: Please state your name,

7 spell it for the record.

8 THE WITNESS: Sure. Vassilios,

9 V-A-S-S-I-L-I-O-S Cocoros, C-O-C-O-R-O-S, 467 Sylvan

07:20PM **10** Avenue, Englewood Cliffs, New Jersey 07632.

07:20PM **11** CHAIRMAN FERGUSON: Mr. Cocoros is here

07:20PM **12** too often, so we'll accept him as an expert.

07:20PM **13** THE WITNESS: And on time too this

07:20PM **14** time.

07:20PM **15** MS. LAMBRINIDES: And he has an easel,

07:20PM **16** too.

07:20PM **17** MR. MACRI: Thank you, Mr. Chairman.

07:20PM **18** DIRECT EXAMINATION

07:20PM **19** BY MR. MACRI:

07:20PM **20** Q. Mr. Cocoros, to your right are the

07:20PM **21** plans submitted to the board in anticipation of this

07:20PM **22** evening's application; is that correct?

07:20PM **23** A. Correct.

07:20PM **24** Q. The last revised date, please?

07:20PM **25** A. This was last revised 6/3/19 and the

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07:20PM **1** revisions were based on the last meeting's comments

07:20PM **2** as far as reorienting the driveways.

07:20PM **3** CHAIRMAN FERGUSON: Right.

07:20PM **4** A. So we're still a five-unit count.

07:20PM **5** MS. TESTA: Do you want to mark it as

07:20PM **6** A-2?

07:20PM **7** MR. MACRI: A-2, yeah.

07:20PM **8** (Whereupon, plans, date revised 6/3/19

07:20PM **9** is received and marked as Exhibit A-2 for

07:20PM **10** identification.)

07:21PM **11** BY MR. MACRI:

07:21PM **12** Q. Mr. Cocoros, can you please describe to

07:21PM **13** the board what we're proposing to construct on the

07:21PM **14** property?

07:21PM **15** A. As previously proposed, it's a

07:21PM **16** five-unit townhouse configuration, five-unit dwelling

07:21PM **17** in a townhouse configuration. It's basically two

07:21PM **18** units oriented off of West Ruby Avenue and the three

07:21PM **19** other units, which are oriented, not really Grand

07:21PM **20** Avenue, but oriented from the -- I guess from front

07:21PM **21** to back, Grand Avenue where they run from east to

07:21PM **22** west. However, they have access from a driveway at

07:21PM **23** the back that is for the three units.

07:21PM **24** We've set it up where we have the

07:21PM **25** driveway, two covered parking spaces and a garage for

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07:21PM **1** each unit. So we're able to park three cars per

07:21PM **2** unit. So we can provide required parking without

07:21PM **3** having to park on the driveway area.

07:22PM **4** The units that are oriented off of Ruby

07:22PM **5** are set up with a two-car driveway and a one-car

07:22PM **6** garage each. So each unit that we're proposing has

07:22PM **7** three-car parking in the realistic fashion.

07:22PM **8** What we've also done is even though we

07:22PM **9** have the driveway orientation from the back of the

07:22PM **10** property for the three units, which are A, B, C, D

07:22PM **11** and E, we have it set where at the front -- we also

07:22PM **12** have a couple of doors along Grand Avenue to help

07:22PM **13** make the elevation look like the front of the

07:22PM **14** building so it doesn't look like a typical, like a

07:22PM **15** back end. So we tried to align certain windows where

07:22PM **16** we centered them. We tried to also have a small

07:22PM **17** balcony above it so when you look at it, it's not

07:22PM **18** just a blank facade along Grand Avenue.

07:22PM **19** In addition, we have a setback -- I

07:22PM **20** mean, a left elevation, which is looking south on

07:22PM **21** West Ruby where you have the front of the building

07:22PM **22** also there. What we've done is we saw-toothed the

07:22PM **23** building to follow the irregular front lot line along

07:23PM **24** Grand Avenue so it's not one long wall. It's

07:23PM **25** basically cut corners, setback, so it's not one

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07:23PM 1 continuous wall along the street. So we did try to
 07:23PM 2 break it up with each unit having a little bit more
 07:23PM 3 of a setback than the other.
 07:23PM 4 The same thing we did in the back where
 07:23PM 5 the units themselves setback as you get towards West
 07:23PM 6 Ruby Avenue. It's a three-level configuration. Each
 07:23PM 7 one of the units is a three-bedroom. However, the
 07:23PM 8 basements, since we have the two-car parking area and
 07:23PM 9 one-car garage are smaller than a typical duplex
 07:23PM 10 unit. So it's a typical half duplex configuration
 07:23PM 11 for each unit; however, it's a smaller footprint on
 07:23PM 12 the basement and the footprints for the units above
 07:23PM 13 are a little smaller. So the units themselves will
 07:23PM 14 be an alternative to a typical duplex.
 07:23PM 15 CHAIRMAN FERGUSON: Right.
 07:23PM 16 THE WITNESS: Given it's location, but
 07:23PM 17 it's kind of a compromised location, we feel that
 07:23PM 18 it's a nice fit where a building could have gone
 07:24PM 19 here, but we think that the townhouse appearance will
 07:24PM 20 be more in line with the newer duplex that's to the
 07:24PM 21 east of us that's approximately a story higher than
 07:24PM 22 we are, because the street itself has quite a bit of
 07:24PM 23 a drop-off from the -- I guess it would be the upper
 07:24PM 24 left, we have 106 at the sidewalk and at the bottom
 07:24PM 25 we have a hundred. So it's a good 6-foot difference

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07:25PM 1 Like I said, when the -- this developer
 07:25PM 2 here has done some nice stuff in town where we're
 07:25PM 3 going to be going for a more modern look on all
 07:25PM 4 facades, so it's not your typical duplex.
 07:25PM 5 CHAIRMAN FERGUSON: You're done?
 07:25PM 6 MR. MACRI: I'm done.
 07:25PM 7 CHAIRMAN FERGUSON: Okay. I've got
 07:25PM 8 some questions. The first concern I have is the
 07:26PM 9 house that's going to be immediately west of this, so
 07:26PM 10 when you're going up Ruby, is there a fence that
 07:26PM 11 you're going to run along the property? Because I --
 07:26PM 12 THE WITNESS: I think there's a fence.
 07:26PM 13 There's a vinyl fence on top.
 07:26PM 14 CHAIRMAN FERGUSON: -- want to make sure
 07:26PM 15 it doesn't get lights in that piece of property.
 07:26PM 16 THE WITNESS: Right now, like I said,
 07:26PM 17 there's an existing retaining wall that's about 3 or
 07:26PM 18 4 feet, let's say 3 feet high and there's also a
 07:26PM 19 vinyl fence on top of that. So we're going to have a
 07:26PM 20 2-foot strip of like -- of a grass to a curb with
 07:26PM 21 plantings and there's a 6-inch drop. So the -- let's
 07:26PM 22 say the headlights will be just below the wall line.
 07:26PM 23 There's also an existing vinyl fence that's along
 07:26PM 24 that property. So there will be no lights going into
 07:26PM 25 the basement of that and plus that basement is going

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07:24PM 1 down the street and however, there is about a 4-foot
 07:24PM 2 retaining wall that holds up the property behind us.
 07:24PM 3 So we're a good 10 feet lower at the driveway level
 07:24PM 4 than the duplex behind us.
 07:24PM 5 BY MR. MACRI:
 07:24PM 6 Q. Stay on the first page, please. Billy,
 07:24PM 7 stay on the first page.
 07:24PM 8 There's a comment regarding the curbcut
 07:24PM 9 to access the rear units?
 07:24PM 10 A. Yes.
 07:24PM 11 Q. Can you go over the width?
 07:24PM 12 A. We have a 16-foot wide curbcut. And
 07:24PM 13 then actually it gets a little bit wider as you go
 07:24PM 14 towards the back. However, we do have a 12-foot
 07:25PM 15 point where the AC unit will be located where it gets
 07:25PM 16 wider. So it's only for three units in the back, so
 07:25PM 17 it would have to be done where you just have a little
 07:25PM 18 more caution pulling in and out as far as the ingress
 07:25PM 19 and egress. It's only for three units, though. So I
 07:25PM 20 think it could be accommodated.
 07:25PM 21 If it was like, let's say, like an
 07:25PM 22 apartment building, it would be a little more
 07:25PM 23 difficult. Where I think here, since we're limited
 07:25PM 24 in the amount of units that are accessing it, I think
 07:25PM 25 it could still work.

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07:26PM 1 to be about 5 feet higher than what we have our
 07:26PM 2 driveway at because of the retaining wall.
 07:26PM 3 CHAIRMAN FERGUSON: So the property
 07:26PM 4 west of you is not going to get any --
 07:26PM 5 THE WITNESS: I think it's east, it's
 07:26PM 6 going towards the city.
 07:26PM 7 CHAIRMAN FERGUSON: It's going towards
 07:27PM 8 the city?
 07:27PM 9 THE WITNESS: Yes.
 07:27PM 10 CHAIRMAN FERGUSON: Okay. The other
 07:27PM 11 thing is I'm a little concerned with the last --
 07:27PM 12 VICE CHAIRMAN ALBANESE: Unit.
 07:27PM 13 CHAIRMAN FERGUSON: -- unit. Thank you,
 07:27PM 14 Paul.
 07:27PM 15 Do you think somebody coming out
 07:27PM 16 backing out into that is going to have enough space
 07:27PM 17 to maneuver up?
 07:27PM 18 THE WITNESS: It's 23 feet. Let's say
 07:27PM 19 22 feet to the curb. We also have a 2-foot overhang.
 07:27PM 20 A typical driveway is 24 feet. Like I said, this is
 07:27PM 21 a limited use, so I think even at 22 feet it could be
 07:27PM 22 done. You know, the person -- you know, most of the
 07:27PM 23 people now are driving smaller cars so it could be
 07:27PM 24 accommodated.
 07:27PM 25 CHAIRMAN FERGUSON: Let me ask you a

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07:27PM 1 question, though. Could you -- talking about the
 07:27PM 2 last unit, don't shrink it. Can you move that last
 07:27PM 3 unit up without coming too close to the sidewalk? I
 07:28PM 4 don't want to do anything with the sidewalk.
 07:28PM 5 THE WITNESS: Honestly, it's kind of
 07:28PM 6 tight, so I have the platform and the corner of the
 07:28PM 7 building, I have it basically like 4 inches off of
 07:28PM 8 the property line. So it would be tough to move it
 07:28PM 9 forward. We actually moved the garage wall. Don't
 07:28PM 10 forget, it's 22 feet to the building line; however,
 07:28PM 11 we have another 18 and a half feet to the actual
 07:28PM 12 garage wall. So there's enough room to maneuver, but
 07:28PM 13 also cantilevering out some of the supports. So, you
 07:28PM 14 know, when you do your K-turn backing out, you have a
 07:28PM 15 little bit more of a radius to swing the nose of the
 07:28PM 16 car out.
 07:28PM 17 CHAIRMAN FERGUSON: Okay. So what are
 07:28PM 18 you telling the board?
 07:28PM 19 THE WITNESS: It's going to be tough to
 07:28PM 20 move it back -- move it forward. You know, we
 07:28PM 21 basically, we designed in inches as we were revising
 07:28PM 22 the footprint.
 07:28PM 23 CHAIRMAN FERGUSON: Okay.
 07:28PM 24 THE WITNESS: Because from the previous
 07:28PM 25 plan we lost almost 4 feet in that unit.

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07:28PM 1 CHAIRMAN FERGUSON: No, I understand.
 07:28PM 2 I understand there's give and take.
 07:28PM 3 The other thing is, does my eyes
 07:28PM 4 deceive me?
 07:28PM 5 MR. MACRI: Probably.
 07:29PM 6 CHAIRMAN FERGUSON: Probably? You know
 07:29PM 7 where I'm going before I get there? Is there -- are
 07:29PM 8 there showers next to the garages?
 07:29PM 9 THE WITNESS: Yes.
 07:29PM 10 MS. LAMBRINIDES: They're for the dogs.
 07:29PM 11 CHAIRMAN FERGUSON: For the dogs.
 07:29PM 12 I mean, you know the routine, right?
 07:29PM 13 THE WITNESS: Yes, that will be taken
 07:29PM 14 out.
 07:29PM 15 CHAIRMAN FERGUSON: Okay. Any of the
 07:29PM 16 board members have anything?
 07:29PM 17 (No response.)
 07:29PM 18 CHAIRMAN FERGUSON: Okay. Steve, take
 07:29PM 19 it away.
 07:29PM 20 MR. COLLAZUOL: Good evening. Bill, on
 07:29PM 21 the previous application or submission you had the
 07:29PM 22 other sheets. If this board were to act favorably on
 07:29PM 23 this, would you be revising those sheets for review?
 07:29PM 24 THE WITNESS: Yes.
 07:29PM 25 MR. COLLAZUOL: Diane, how would that

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07:29PM 1 get viewed if something needed to be changed? Like
 07:29PM 2 I'm looking at the sight triangle. There's a corner
 07:29PM 3 of the building in the sight triangle.
 07:29PM 4 And then there was, I think, on the S-1
 07:30PM 5 drawing there was a wall on that easterly property
 07:30PM 6 line on the previous version. So now you've got
 07:30PM 7 driveway and you're not showing because you didn't do
 07:30PM 8 S-1. You're going to be replacing that and --
 07:30PM 9 THE WITNESS: Up on top or the --
 07:30PM 10 MR. COLLAZUOL: Along the easterly
 07:30PM 11 property line, 100.86.
 07:30PM 12 THE WITNESS: Yeah, that's going to be
 07:30PM 13 curb. We're going to use the natural grade that's
 07:30PM 14 there. We're not going to undermine the adjacent
 07:30PM 15 property in any way. We're basically going to keep
 07:30PM 16 the existing grade at that point. The existing
 07:30PM 17 grade, it slopes down. At the bottom of the wall we
 07:30PM 18 got 106.8. We have 106.17 at the bottom. So we're
 07:30PM 19 basically going to do an 8-inch high curb and maybe a
 07:30PM 20 two-inch taper on the grass there.
 07:30PM 21 MR. COLLAZUOL: I think on the last
 07:30PM 22 report we indicated that the railroad tie wall should
 07:30PM 23 be replaced. So these are the kind of things I'm
 07:30PM 24 talking about with respect to S-1, because we didn't
 07:30PM 25 review it because it's just been submitted as A-1.

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07:30PM 1 So I don't know if the board would -- if they were to
 07:31PM 2 act favorably on it, would be subject to a review of
 07:31PM 3 S-1 and L-1 and of course, you know, I don't want to
 07:31PM 4 speak for Judd Rocciola, but his review of it as
 07:31PM 5 well. So that's one point.
 07:31PM 6 Then with respect to the one point,
 07:31PM 7 Bill, where it's 12 foot, 6 where the air conditioner
 07:31PM 8 is for the driveway, we can you move the air
 07:31PM 9 conditioner towards the south and give it more space
 07:31PM 10 opposite that area there?
 07:31PM 11 THE WITNESS: Yeah, we could. You
 07:31PM 12 know, we could move it towards the south.
 07:31PM 13 MR. COLLAZUOL: If it was at the corner
 07:31PM 14 of the unit, you might get 14 feet, right?
 07:31PM 15 THE WITNESS: Okay. And then maybe we
 07:31PM 16 can put an angle on it, almost like a funnel to get
 07:31PM 17 out.
 07:31PM 18 MR. COLLAZUOL: And then I'm suggesting
 07:31PM 19 or thinking that because it is 16 feet and then it
 07:31PM 20 might be 14 feet, usually a two-way aisle is 24 feet
 07:32PM 21 wide. If you would put painted markings in the
 07:32PM 22 pavement so that --
 07:32PM 23 MR. MACRI: Double arrow?
 07:32PM 24 MR. COLLAZUOL: Double arrows, so
 07:32PM 25 people know that it's two ways. And on occasions

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07:32PM **1** I've seen signs placed on the building. It's a
 07:32PM **2** triangular-type sign. It mounts to the side of the
 07:32PM **3** wall of the building warning cars coming in and out
 07:32PM **4** when it's narrow that, for instance, in this example,
 07:32PM **5** the cars leaving would have a sign that says yield to
 07:32PM **6** entering traffic. So because it's not 24-feet wide,
 07:32PM **7** somebody's got to yield to somebody else. Usually
 07:32PM **8** the car leaving would be the one that's yielding.
 07:32PM **9** MR. MACRI: We'll put a mirror on it as
 07:32PM **10** well.
 07:32PM **11** MR. COLLAZUOL: A mirror would also
 07:32PM **12** help.
 07:32PM **13** Aside from that, our report is brief as
 07:32PM **14** you can see.
 07:32PM **15** CHAIRMAN FERGUSON: Right. Well, it's
 07:32PM **16** brief, but it's four or five pages.
 07:32PM **17** MR. COLLAZUOL: Yeah.
 07:32PM **18** CHAIRMAN FERGUSON: Do you want to keep
 07:32PM **19** going?
 07:32PM **20** MR. COLLAZUOL: No, those are the
 07:32PM **21** points, because we only had A-1 to review. We didn't
 07:32PM **22** have S-1, which shows all the drainage, the site
 07:32PM **23** grading in better detail. So we couldn't review it
 07:32PM **24** because it wasn't submitted.
 07:33PM **25** MR. MACRI: Mr. Chairman, we stipulate
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07:33PM **1** that no building permit will be issued until Mr.
 07:33PM **2** Collazuol's office reviews and approves our S-1 plan,
 07:33PM **3** as well as the revised A-1.
 07:33PM **4** MR. COLLAZUOL: That's fine.
 07:33PM **5** CHAIRMAN FERGUSON: All right. You
 07:33PM **6** agree with that, Steve?
 07:33PM **7** MR. COLLAZUOL: Yes.
 07:33PM **8** MS. TESTA: S-1. What was the other
 07:33PM **9** one? Was it L-1?
 07:33PM **10** MR. COLLAZUOL: Yes, L-1. S-1, S-2 and
 07:33PM **11** L-1.
 07:33PM **12** CHAIRMAN FERGUSON: Okay. Anybody
 07:33PM **13** else?
 07:33PM **14** (No response.)
 07:33PM **15** CHAIRMAN FERGUSON: Is this the only
 07:33PM **16** witness you have?
 07:33PM **17** MR. MACRI: Yes, unless you want to
 07:33PM **18** hear some discussion about the bathrooms.
 07:33PM **19** CHAIRMAN FERGUSON: No.
 07:33PM **20** All right. So I'll make a motion --
 07:33PM **21** MR. CARNOVALE: Public.
 07:33PM **22** CHAIRMAN FERGUSON: Open to the public.
 07:33PM **23** There's no public here.
 07:33PM **24** VICE CHAIRMAN ALBANESE: There's nobody
 07:33PM **25** there.
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07:33PM **1** MS. TESTA: For the record.
 07:33PM **2** CHAIRMAN FERGUSON: All right. Can I
 07:33PM **3** get a motion?
 07:33PM **4** VICE CHAIRMAN ALBANESE: I make a
 07:33PM **5** motion we approve the application.
 07:33PM **6** MR. CARNOVALE: I second the motion.
 07:33PM **7** VICE CHAIRMAN ALBANESE: Subject to --
 07:33PM **8** CHAIRMAN FERGUSON: Okay, but --
 07:33PM **9** MS. TESTA: Taking out the shower, tub
 07:33PM **10** in the basement, painting the arrows in the driveway,
 07:33PM **11** doing whatever the engineer requests and also
 07:33PM **12** submitting the S-1, S-2, L-1 to the board engineer.
 07:33PM **13** MR. MACRI: Amend the application to
 07:34PM **14** include the variances called out by Mr. Kauker, as
 07:34PM **15** well --
 07:34PM **16** MS. TESTA: Yes, for the --
 07:34PM **17** MR. KAUKER: Yeah, it was Section
 07:34PM **18** 300-41.4, Subsection E, No. 10, and the requirements,
 07:34PM **19** there's basically three requirements. There needs to
 07:34PM **20** be a minimum open space of 20 percent and at least 50
 07:34PM **21** percent of the required rear yard and 20 percent of
 07:34PM **22** the required front yard shall be landscaping.
 07:34PM **23** MR. MACRI: We're seeking a variance
 07:34PM **24** for that.
 07:34PM **25** MS. TESTA: Right.
LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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07:34PM **1** MR. KAUKER: So they don't meet those
 07:34PM **2** three requirements, so they need a variance.
 07:34PM **3** CHAIRMAN FERGUSON: They need a
 07:34PM **4** variance for those?
 07:34PM **5** MS. TESTA: Yeah.
 07:34PM **6** CHAIRMAN FERGUSON: Okay. So you're
 07:34PM **7** going to --
 07:34PM **8** MS. LAMBRINIDES: We have a motion and
 07:34PM **9** we have a second.
 07:34PM **10** VICE CHAIRMAN ALBANESE: You have a
 07:34PM **11** motion.
 07:34PM **12** MR. CARNOVALE: And I second.
 07:34PM **13** CHAIRMAN FERGUSON: With the three
 07:34PM **14** variances?
 07:34PM **15** VICE CHAIRMAN ALBANESE: Whatever --
 07:34PM **16** MS. TESTA: All the variances set forth
 07:34PM **17** and brought up by the board planner.
 07:34PM **18** CHAIRMAN FERGUSON: Just one thing, the
 07:34PM **19** Tree Preservation Fund. Never forget the Tree
 07:35PM **20** Preservation Fund.
 07:35PM **21** VICE CHAIRMAN ALBANESE: 300,000 to the
 07:35PM **22** --
 07:35PM **23** CHAIRMAN FERGUSON: 2,000.
 07:35PM **24** VICE CHAIRMAN ALBANESE: Oh, 2,000. I
 07:35PM **25** can make a few bucks.
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07:35PM 1 CHAIRMAN FERGUSON: Roll call vote.
 07:35PM 2 MS. LAMBRINIDES: Mr. Ferguson?
 07:35PM 3 CHAIRMAN FERGUSON: Yes.
 07:35PM 4 MS. LAMBRINIDES: Mr. Albanese?
 07:35PM 5 VICE CHAIRMAN ALBANESE: Yes.
 07:35PM 6 MS. LAMBRINIDES: Mr. Terranova?
 07:35PM 7 MR. TERRANOVA: Yes.
 07:35PM 8 MS. LAMBRINIDES: Mr. Min?
 07:35PM 9 MR. MIN: Yes.
 07:35PM 10 MS. LAMBRINIDES: Mr. Nam?
 07:35PM 11 MR. NAM: Yes.
 07:35PM 12 MS. LAMBRINIDES: Ms. Yoon?
 07:35PM 13 MS. YOON: Yes.
 07:35PM 14 MS. LAMBRINIDES: Mr. Carnovale?
 07:35PM 15 MR. CARNOVALE: Yes.
 07:35PM 16 MS. LAMBRINIDES: Mr. Lefteriou?
 07:35PM 17 MR. LEFTERIOU: Yes.
 07:35PM 18 MR. MACRI: Thank you very much.
 07:35PM 19 CHAIRMAN FERGUSON: Thank you.
 07:35PM 20 VICE CHAIRMAN ALBANESE: I make a
 07:35PM 21 motion we adjourn.
 07:35PM 22 CHAIRMAN FERGUSON: Motion to adjourn.
 07:35PM 23 MR. CARNOVALE: Second.
 24 (Whereupon, the meeting is adjourned.)
 25 Time noted: 7:35 p.m.)

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

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1 C E R T I F I C A T I O N

2

3

4 I, CANDICE CARUCCI, a Professional
 5 Court Reporter, and Notary Public of the State of New
 6 Jersey, hereby certify that the foregoing is a
 7 verbatim record of the testimony provided under oath
 8 before any court, referee, board, commission or other
 9 body created by statute of the State of New Jersey.

10 I am not related to the parties
 11 involved in this action; I have no financial
 12 interest, nor am I related to an agent of or employed
 13 by anyone with a financial interest in the outcome of
 14 this action.

15 This transcript complies with
 16 Regulation 13:43-5.9 of the New Jersey Administrative
 17 Code.

18

19 My Commission Expires:

20 8/26/2020

21

22

23

24

 A Notary Public of the
 State of New Jersey
 License No. 2399765

25

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