

1 BOROUGH OF PALISADES PARK
2 ZONING BOARD OF ADJUSTMENT
3 MONDAY, AUGUST 15, 2022
4 7:00 p.m.

5 -----)
6 IN THE MATTER OF) TRANSCRIPT OF
7 APPLICATIONS:) PROCEEDING
8 CASE NO. 21-28)
9 118 UNION ASSOCIATES, LLC)
10 112-118 UNION STREET)
11 BLOCK 107, LOTS 4 & 5)
12 CASE NO. 22-04)
13 BMK ASSET MANAGEMENT)
14 415-10TH STREET)
15 BLOCK 415, LOT 31)
16 CASE NO. 21-31)
17 FAN ASSOCIATES, LLC)
18 15 GRAND AVENUE)
19 BLOCK 505, LOTS 3 & 4.)
20 -----)

21 B E F O R E :

- 22 JOSEPH FERGUSON, CHAIRMAN
- 23 PAUL ALBANESE, VICE CHAIRMAN
- 24 ELEFTERIOS ELEFTERIOU, MEMBER
- 25 VINCENT CARNOVALE, MEMBER
- 26 DAVID TERRANOVA, MEMBER
- 27 JOHN GRALA, MEMBER (ABSENT)
- 28 SEONGHYE YOON, MEMBER
- 29 STEVEN BROGNA, ALTERNATE MEMBER 1 (ABSENT)
- 30 CHARLIE CHUNG, ALTERNATE MEMBER 2
- 31 MICHAEL LEE, ALTERNATE MEMBER 3 (ABSENT)

32 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
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36 LAURA A. CARUCCI, C.S.R., R.P.R., L.L.C.
37 201-641-1812

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1	<u>I N D E X</u>	
2	<u>W I T N E S S</u>	<u>SWORN</u> <u>TESTIMONY</u>
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18	<u>N U M B E R</u>	<u>D E S C R I P T I O N</u>	<u>P A G E</u>
19	CASE NO. 22-04		
20	BMK ASSET MANAGEMENT		
21	415-10TH STREET		
22	BLOCK 415, LOT 31		
23	A-1	Revised Architectural Plan	11
24		Dated August 4, 2022	
25			

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- 41
- 42 A P P E A R A N C E S :
 - 43 DIANE TESTA, ESQUIRE
 - 44 Counsel for the Board of Adjustment
 - 45
 - 46 MARC D. MACRI, ESQUIRE
 - 47 LAW OFFICE OF MARC D. MACRI, P.C.
 - 48 1000 Anderson Avenue, Suite 1
 - 49 Fort Lee, New Jersey 07024
 - 50 Attorney for Applicant
 - 51 BMK Asset Management

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

- 53 ELENI LAMBRINIDES
- 54 LAND USE SECRETARY
- 55
- 56 STEVE COLLAZUOL, P.E.
- 57 BOARD ENGINEER

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60 CHAIRMAN FERGUSON: I'd like to call

61 the meeting to order.

62 Paul, do you want to lead us in the

63 flag salute.

64 (Whereupon, all rise for a Recitation

65 of the Pledge of Allegiance as led by Vice

66 Chairman Albanese.)

67 CHAIRMAN FERGUSON: Roll call for

68 attendance.

69 MS. LAMBRINIDES: Mr. Ferguson?

70 CHAIRMAN FERGUSON: Here.

71 MS. LAMBRINIDES: Mr. Albanese?

72 VICE CHAIRMAN ALBANESE: Here.

73 MS. LAMBRINIDES: Mr. Terranova?

74 MR. TERRANOVA: Here.

75 MS. LAMBRINIDES: Mr. Chung?

76 MR. CHUNG: Here.

77 MS. LAMBRINIDES: Ms. Yoon?

78 MS. YOON: Here.

79 MR. ELEFTERIOU: Here.

80 MS. LAMBRINIDES: Mr. Grala?

81 (No response.)

82 MS. LAMBRINIDES: Mr. Carnovale?

83 MR. CARNOVALE: Here.

84 MS. LAMBRINIDES: Mr. Lee?

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1 (No response.)
 2 MS. LAMBRINIDES: Mr. Brogna?
 3 (No response.)
 4 CHAIRMAN FERGUSON: Okay. According to
 5 the Open Public Meetings Act -- in accordance with
 6 the Open Public Meetings Act, notice of this meeting
 7 has been posted on the Borough bulletin board.
 8 Notice has been provided to the official Borough
 9 newspaper and filed with the Borough clerk's office.
 10 Okay.
 11 First we have some bills to pay. The
 12 first bill is from Kauker & Kauker for \$820.00. And
 13 the second bill is from our parking engineer, Hal
 14 Simoff, \$3,840.00.
 15 VICE CHAIRMAN ALBANESE: I make a
 16 motion we pay the bills.
 17 MR. CARNOVALE: Second.
 18 CHAIRMAN FERGUSON: Roll call?
 19 MS. LAMBRINIDES: Mr. Ferguson?
 20 CHAIRMAN FERGUSON: Yes.
 21 MS. LAMBRINIDES: Mr. Albanese?
 22 VICE CHAIRMAN ALBANESE: Yes.
 23 MS. LAMBRINIDES: Mr. Terranova?
 24 MR. TERRANOVA: Yes.
 25 MS. LAMBRINIDES: Mr. Chung?

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1 that motion to grant the...
 2 VICE CHAIRMAN ALBANESE: I second.
 3 CHAIRMAN FERGUSON: Roll call.
 4 MS. LAMBRINIDES: Mr. Ferguson?
 5 CHAIRMAN FERGUSON: Yes.
 6 MS. LAMBRINIDES: Mr. Albanese?
 7 VICE CHAIRMAN ALBANESE: Yes.
 8 MS. LAMBRINIDES: Mr. Terranova?
 9 MR. TERRANOVA: Yes.
 10 MS. LAMBRINIDES: Mr. Chung?
 11 MR. CHUNG: Yes.
 12 MS. LAMBRINIDES: Ms. Yoon?
 13 MS. YOON: Yes.
 14 MS. LAMBRINIDES: Mr. Elefteriou?
 15 MR. ELEFTERIOU: Yes.
 16 MS. LAMBRINIDES: Mr. Carnovale?
 17 MR. CARNOVALE: Yes.
 18 MS. TESTA: Okay.
 19 So Case Number 21-31, Fan Associates,
 20 LLC, 15 Grand Avenue, Block 505, Lots 3 and 4, at the
 21 request of the applicant, is being carried to the
 22 September 19th, 2022 meeting at 7 p.m.
 23 There will be no further notice to the
 24 public, either by certified mail or the newspaper.
 25 CHAIRMAN FERGUSON: Okay.

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1 MR. CHUNG: Yes.
 2 MS. LAMBRINIDES: Ms. Yoon?
 3 MS. YOON: Yes.
 4 MS. LAMBRINIDES: Mr. Elefteriou?
 5 MR. ELEFTERIOU: Yes.
 6 MS. LAMBRINIDES: Mr. Carnovale?
 7 MR. CARNOVALE: Yes.
 8 CHAIRMAN FERGUSON: Okay. We're not
 9 going to do the minutes because some of us haven't
 10 had an opportunity to review them.
 11 So we're not going to do them.
 12 Now, I understand that there's two. Do
 13 you want to...
 14 MS. TESTA: Sure.
 15 Two requests, I received correspondence
 16 from the attorney representing Fan Associates, LLC,
 17 which is Case Number 21-31, 15 Grand Avenue. He's
 18 asking for a continuance until the next meeting,
 19 which is September 19th. They're working on some
 20 revisions to the plans and also meeting with the fire
 21 official. And he's asking that the notice
 22 requirement be continued so that he wouldn't have to
 23 provide notice. Make the announcement at this
 24 meeting.
 25 CHAIRMAN FERGUSON: Okay. I'll make

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1 I make that motion.
 2 MS. TESTA: The motion was made. I
 3 just made the announcement.
 4 Now it's the next one.
 5 CHAIRMAN FERGUSON: And Case 21-28,
 6 112-118 Union Street.
 7 MS. TESTA: Okay. I also received
 8 correspondence from the attorney.
 9 He's also looking to make a few
 10 revisions to the plan. He's asking that this matter
 11 be carried to the September 19, 2022 meeting and no
 12 further notice be required.
 13 CHAIRMAN FERGUSON: Okay, I'll make
 14 that motion.
 15 Can I get a second?
 16 VICE CHAIRMAN ALBANESE: Second.
 17 CHAIRMAN FERGUSON: Can I get a second?
 18 MR. CARNOVALE: Paulie seconded.
 19 CHAIRMAN FERGUSON: Roll call.
 20 You've got to speak up, Paul.
 21 MS. LAMBRINIDES: Mr. Ferguson?
 22 CHAIRMAN FERGUSON: Yes.
 23 MS. LAMBRINIDES: Mr. Albanese?
 24 VICE CHAIRMAN ALBANESE: Yes.
 25 MS. LAMBRINIDES: Mr. Terranova?

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1 MR. TERRANOVA: Yes.
 2 MS. LAMBRINIDES: Mr. Chung?
 3 MR. CHUNG: Yes.
 4 MS. LAMBRINIDES: Ms. Yoon?
 5 MS. YOON: Yes.
 6 MS. LAMBRINIDES: Mr. Elefteriou?
 7 MR. ELEFTERIOU: Yes.
 8 MS. LAMBRINIDES: Mr. Carnovale?
 9 MR. CARNOVALE: Yes.
 10 CHAIRMAN FERGUSON: Okay.
 11 MS. TESTA: Case 21-28, 112-118 Union
 12 Street, Block 107, Lots 4 and 5, at the request of
 13 the applicant is being carried to the September 19th,
 14 2022 meeting at 7 p.m.
 15 There will be no further notice
 16 provided by the applicant.
 17 CHAIRMAN FERGUSON: Okay.
 18 So I guess we can onto the one and only
 19 case tonight, which is 22-04, 415-10th Street.
 20 Counsel, do you want to put your
 21 appearance?
 22 MR. MACRI: Yes.
 23 Good evening, Mr. Chairman, Members of
 24 the Board, for the record, my name is Marc Macri. I
 25 represent the owner and applicant of 415-10th Street
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1 these as an exhibit since they weren't submitted with
 2 the original plans.
 3 MR. MACRI: Okay.
 4 So we'll mark these A-1.
 5 MS. TESTA: Yes.
 6 (Whereupon, Revised Architectural Plan
 7 Dated August 4, 2022 is marked as Exhibit A-1
 8 for identification.)
 9 DIRECT EXAMINATION
 10 BY MR. MACRI:
 11 **Q.** Just a couple questions, when we were
 12 here last, we were proposing a three-story structure,
 13 approximately?
 14 **A. Actually four stories, because we had a**
 15 **subbasement.**
 16 **And we have -- the previous building**
 17 **was 36 feet -- 35-feet-11-inches.**
 18 **Q.** We're proposing now three stories.
 19 What is the height?
 20 **A. The height is reduced by a**
 21 **foot-and-a-half.**
 22 **So the height now is 34-feet-5-inches.**
 23 **Q.** With respect to the subbasement, has
 24 that been eliminated?
 25 **A. Yes.**
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1 here in the Borough.
 2 When we were here at the we heard the
 3 concerns of board members as well as members of the
 4 audience and the neighbors. We submitted revised
 5 plans, which are now on the easel to my right.
 6 What I'd like to do is have Mr. Cocoros
 7 go over the changes which we made. Hopefully that
 8 will satisfy the board as well as the neighbors.
 9 MS. TESTA: Please raise your right
 10 hand.
 11 Do you swear the testimony you will
 12 give in this application will be the truth, the whole
 13 truth, and nothing but the truth?
 14 MR. COCOROS: I do.
 15 **VASSILIOS COCOROS, AIA**
 16 **467 Sylvan Avenue, Englewood Cliffs, New Jersey**
 17 **07632, having been duly sworn, testifies as**
 18 **follows:**
 19 MS. TESTA: State your name for the
 20 record, please.
 21 MR. COCOROS: Sure.
 22 Vassilios, V-A-S-S-I-L-I-O-S; Cocoros,
 23 C-O-C-O-R-O-S; 467 Sylvan Avenue, Englewood Cliffs,
 24 New Jersey.
 25 MS. TESTA: I guess we should mark
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1 **There's no more basement.**
 2 **Basically it's just the mechanical**
 3 **crawl space. It's not occupied. There's not even**
 4 **going to be enough room for -- the extra floor**
 5 **basically is going to be filled in.**
 6 **And it's going to be a part of the**
 7 **structure of the building, itself.**
 8 **Q.** Any other changes to be made to the
 9 plans other than reducing the height and number of
 10 stories?
 11 **A. We also -- the side yard, the stairs**
 12 **themselves, we actually put them below the floor**
 13 **level.**
 14 We did not have any raised area of any
 15 raised walkway, especially on the left-hand side,
 16 which is the -- I guess it would be to the south side
 17 of the building. So we tried to use as much natural
 18 grade to not raise and impose a wall on the adjacent
 19 property as much we could.
 20 So on the left-hand side, the stairs
 21 themselves, which is like a stairwell, is
 22 approximately 6 feet below the floor of the basement
 23 itself.
 24 So the main thing, what we did here is
 25 we actually -- we set it up where there's a side
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1 entrance, like a typical duplex.
 2 We have the one level in the basement
 3 or the area behind the garage. And the back area is
 4 also just limited to a powder room. There's no full
 5 bathroom. It's just basically two rooms, which is a
 6 typical set-up. However, without a variance. Those
 7 ground floor basements have a shower. This one here
 8 just has a toilet and a sink (indicating).

9 In addition, we do have -- we did
 10 verify that the grade, itself, as we originally
 11 proposed it, does provide a positive pitch for the
 12 driveway. There's no water going down to impact the
 13 driveway, itself. I know -- I guess we would also go
 14 by the recommendations of the borough -- the board
 15 engineer to make sure that if there's any concerns on
 16 his side of things, we will comply with his
 17 recommendations.

18 MR. MACRI: Okay. All right, thank
 19 you.

20 No further questions.

21 CHAIRMAN FERGUSON: Okay. So as you
 22 know, we were here last month.

23 There was a lot of suggestions thrown
 24 around. And just a couple of quick ones.

25 On the side of the building, I see that

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1 clearance at the side yard where the steps are.
 2 Where you're supposed to have 3 feet
 3 minimum, we have 3-feet-4-inches clear. You know, so
 4 once you have a railing, you have enough -- enough
 5 room to easily get there.

6 And also one of the other concerns is
 7 we have enough room for any fire or ambulance people
 8 to be able to get down there.

9 CHAIRMAN FERGUSON: Okay. Now, from
 10 the house how are you getting to the backyard?

11 MR. COCOROS: You basically have a
 12 walkway down the side from the front.

13 CHAIRMAN FERGUSON: Open.

14 MR. COCOROS: Yeah.

15 There's a -- if you look at the side
 16 here (indicating), come down the steps. Come down
 17 the steps. Then you have a walkway going down to the
 18 garage.

19 There's a natural point where there's a
 20 retaining wall that we have some more steps down to
 21 the rear portion of the building.

22 So you basically have a walkway that's
 23 relatively level, maybe four, five -- four steps over
 24 like gradual 30 feet. Then there's a landing where
 25 the door can go into where the basement is. Then

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1 you put steps leading from that door down to the
 2 deck?

3 MR. COCOROS: Yes.

4 And the reason, let's say -- let's say
 5 this is the basement level.

6 CHAIRMAN FERGUSON: Right.

7 MR. COCOROS: This is the level of the
 8 walkway that's somewhat existing. We're building up
 9 a little bit.

10 Let's say your landing is at ground
 11 level. So you have steps up from this level to meet
 12 the -- to meet the basement, itself. That's the only
 13 reason we have those steps. They're inside -- those
 14 steps are inside the building. They don't stick out
 15 past the building.

16 CHAIRMAN FERGUSON: Okay. What's the
 17 width of the walkway outside?

18 MR. COCOROS: Well, the clear area over
 19 there (indicating), we have basically 6 feet to the
 20 property line.

21 However, we do have some bay windows on
 22 the upper floors that stick out 1-foot-10-inches,
 23 which is typical -- you know, typical. Those bay
 24 windows would be fire-rated assembly, as per code.

25 So we have do the have the 16 feet

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1 there's a one, two -- about five steps down to a
 2 landing, which, kind of, lines up with the existing
 3 grade there.

4 And then where the back corner of the
 5 house is, there's another three steps, three tread,
 6 four risers down to the backyard level.

7 CHAIRMAN FERGUSON: Okay.

8 So what you're telling me is there's
 9 steps on the side to lead -- there's two sets of
 10 steps going down the side to lead to the back.

11 MR. COCOROS: Yes.

12 It's different for each one. The
 13 right-hand side of the building is a grade higher.

14 So the right side of the building looks
 15 more like a normal duplex, you know, without the
 16 grade difference. Because we have a retaining wall
 17 up against this and the grade is a little bit higher
 18 on that side.

19 The step on the south side, which is
 20 the left-hand side, we have steps in the front
 21 corner.

22 Then it levels off to where the door
 23 is. Then there's about four steps down to the rear
 24 portion of the left yard.

25 CHAIRMAN FERGUSON: Okay. Now, the
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1 next question is, the discussion was about the -- I
 2 call it a room that was underneath there. Now I see
 3 that you eliminated that.
 4 MR. COCOROS: Correct.
 5 CHAIRMAN FERGUSON: How are you going
 6 to hold up that end of the house?
 7 MR. COCOROS: Oh, it's a block
 8 foundation.
 9 CHAIRMAN FERGUSON: It's a block
 10 foundation?
 11 MR. COCOROS: Yes.
 12 You see on the front porch the garage
 13 goes up to the first level. Then on the back portion
 14 the block goes up to the floor where the basement is
 15 itself.
 16 CHAIRMAN FERGUSON: Okay. Now, how
 17 about the two -- I think we talked about the two --
 18 the two -- what do you call it.
 19 MR. MACRI: The decks.
 20 CHAIRMAN FERGUSON: Yeah.
 21 MR. COCOROS: Yeah, the back.
 22 CHAIRMAN FERGUSON: Yeah.
 23 MR. COCOROS: Like I said, before I had
 24 it set up off the basement; however, there's a couple
 25 options there.

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1 MR. CARNOVALE: Yeah.
 2 Billy, the way you drew this, I'm
 3 little confused. First of all, magically how did you
 4 eliminate the pitch in the driveway when we were
 5 talking 18 inches.
 6 MR. COCOROS: No.
 7 When we -- when I -- on the one side
 8 it's up a little bit higher. When you take the
 9 aggregate of the driveway itself, the water does not
 10 go down to that portion.
 11 MR. CARNOVALE: Let me ask you a
 12 question. I know you're an architect and I'm not.
 13 What code are you referencing, BOCA, UBC or IBC?
 14 MR. COCOROS: IBC.
 15 MR. CARNOVALE: UBC?
 16 MR. COCOROS: IBC 2018.
 17 MR. CARNOVALE: Okay.
 18 Your roof, I don't think you're allowed
 19 to have 3-over-12. The minimum is 4-over-12.
 20 MR. COCOROS: No.
 21 You can do a 3-over-12 as long as you
 22 do underlayment on the roof. I learned the hard way.
 23 That's the way.
 24 That's the exemption. Anything less
 25 than 4-over-12 has to have the full underlayment on

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1 If we get rid of the deck off the
 2 basement, we would basically do a steel structure
 3 that goes up -- up to the kitchen, up to the first
 4 floor level, which is the kitchen. And we can
 5 eliminate this deck off of that.
 6 CHAIRMAN FERGUSON: Yeah.
 7 But the one on the bottom is connected
 8 to the garage, correct?
 9 MR. COCOROS: Yeah.
 10 Yeah, the basement level.
 11 CHAIRMAN FERGUSON: Now, if a person
 12 wanted to go from the house to the one on top, in
 13 order to get from that, there's no way, you have to
 14 go through the house to get to the backyard?
 15 MR. COCOROS: Yeah.
 16 So, this way -- you know, that's the
 17 way. You go basically through your basement, down,
 18 like, say, on the one side a few steps, go through
 19 the backyard.
 20 The problem is since it's a big drop
 21 off in the back, I can't do a set of staircases
 22 because it's going to look a fire escape in the back
 23 going down to the backyard.
 24 CHAIRMAN FERGUSON: Yeah. All right.
 25 Any other board members?

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1 the roof, itself.
 2 MR. CARNOVALE: What do you put under
 3 there, tar paper.
 4 MR. COCOROS: Paper.
 5 The weather watch. That tar paper --
 6 there's tar paper on the whole thing.
 7 MR. CARNOVALE: I understand.
 8 Ice and snow shield?
 9 MR. COCOROS: Ice, yeah, exactly.
 10 MR. CARNOVALE: I think -- I can't
 11 debate you, Billy. I'm not saying that you're wrong
 12 because I don't have any hard evidence right here
 13 (indicating).
 14 But ice and snow shield is not going to
 15 stop the -- the physical weight of the snow. That's
 16 why they don't want you to do 3-on-12.
 17 MR. COCOROS: You know, usually when we
 18 do 3-on-12 we beef it up, let's say 2-by-12 instead
 19 of 2-by-10 in the back.
 20 That's one of the reinforcements that
 21 we use since it's a little bit flatter than a typical
 22 roof.
 23 MR. CARNOVALE: Well, I don't have hard
 24 evidence, but I looked into it. It says 4-on-12.
 25 I could be mistaken because, like I

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1 said, the ice and snow shield, typically we do use
2 2-by-12.
3 The other thing is, the way you drew
4 this, you don't show really a pictorial. You have a
5 back here of the subbasement. But the sides are
6 confusing here. And what did you say, you're going
7 to fill in the subbasement?

8 MR. COCOROS: Yeah.
9 We'll fill it up to a certain point.

10 It will be, like, a floor assembly but maybe a
11 30-inch crawl space underneath just for -- just for
12 access purposes.

13 Like, a little 30-by-30 hatch. And
14 then we can insulate that floor so it's not...

15 The whole idea is not to overload the
16 foundation on the property, itself.

17 So, basically, you have your basement.
18 And then below the basement line there will probably
19 be a small crawl space.

20 You know, whatever we do there, we'll
21 probably have an engineer involved with the retaining
22 walls that we have. And I can see, you know, what's
23 the maximum fill we can do in the basement, just do,
24 like, a slab-on-grade, like, a regular -- a regular
25 basement.

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1 come out.

2 But we had talked about dropping the
3 height in the living room. And I thought you guys
4 were going to do that.

5 But I see you still have 9 feet here
6 instead of 8. You could have picked up a foot right
7 there.

8 MR. COLLAZUOL: To your question,
9 Vinnie, what Bill did, if I'm not mistaken, is he did
10 raise the grades at the two back corners.

11 The left he raised up 2 feet. And the
12 right he raised 2-foot-8-inches. He created those
13 steps with some side walls so that the mathematical
14 computation --

15 MR. CARNOVALE: Right.

16 Well, that will lower the height. I'm
17 more concerned with what the height is -- the height
18 of the driveways, you know.

19 I'd like to see a positive pitch from
20 it.

21 MR. COLLAZUOL: Yeah.

22 If you see, it's 102.08. Now on the
23 street it's 100. It's almost 2 feet straight out
24 from the left-hand unit straight out.

25 MR. COCOROS: The only thing is if I
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1 MR. CARNOVALE: All right. Steve, did
2 you look at the heights on the driveway here?
3 Because I'm not following.

4 MR. COLLAZUOL: As far as I can tell,
5 the grades in the front driveway remain the same.

6 MR. CARNOVALE: So how come we have a
7 18-inch pitch; now it disappeared magically? I mean,
8 I don't know. I'm not an engineer but...

9 MR. COLLAZUOL: Well, 10th Street falls
10 from right to left. And you're making the two garage
11 levels the same elevation. And so the most extreme
12 point would be the right front garage corner.

13 MR. CARNOVALE: Right.

14 MR. COLLAZUOL: And if a drop of water
15 hits the driveway there, it would go out to
16 10th Street. Our point with our report is that
17 there's a large amount of impervious area in the
18 front between the walks and the driveway. We asked
19 for a trench drain or some other drain, but it will
20 pitch out, if that's your concern.

21 MR. CARNOVALE: Well, Steve, you're an
22 engineer. I'm not. But if you look at the height
23 and stuff here, like, it doesn't look like to me it
24 works.

25 I know you say the water is going to
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1 did -- let's say if I raise the house a little bit
2 more, then the pitch on the left unit would be too
3 steep, especially getting out of your car you're
4 going to have almost a 3-foot difference from the
5 sidewalk to the garage.

6 So that's something -- I mean, that's a
7 little bit -- a little steep on that side because
8 we've had that issue before where we had that big
9 cross pitch on the driveway.

10 The one side had almost like a 3,
11 3-and-a-half-foot difference. And, you know, when
12 you see it there, it just looks a little bit steep.

13 MR. CARNOVALE: I follow you, Bill.

14 But, like, this property goes down.

15 But when the property goes up, if you
16 were across the street, you know, you can't bury the
17 box beam.

18 So sometimes there are 15 or 16 steps
19 in the front, so it depends on the setback of the
20 house. You can't really go on town property.
21 Maybe it's been done. You can do it in keystone
22 block.

23 So the pitch on the driveway, I've seen
24 4 feet. You know, you're right. But I don't know,
25 I'm just concerned about the driveway.

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1 MR. COLLAZUOL: Well, he's got 2-on-20,
2 which is about 10 percent. So what he's saying is
3 it's a little steep on the left-hand unit.

4 MR. CARNOVALE: No, I understand,
5 Steve.

6 What about on the right-hand side, the
7 right -- the right driveway.

8 MR. COCOROS: Well, at the sidewalk, we
9 have approximately 102.67. So maybe it's 8 inches
10 just -- at that extreme point, it's maybe 8 inches
11 the driveway, itself.

12 At that right extreme corner it's
13 8 inches -- 8 inches lower.

14 But if you go to the middle of the two
15 driveways, we're basically a foot lower than the --
16 than the actual garage door. And there's one -- we
17 also have a 1-inch lip at the garage door, itself.

18 So if we wanted to, you know, we can --
19 if we really had to, we could shrink 2 inches off the
20 -- off the -- maybe an inch off the ceiling in the
21 basement.

22 And then we could -- instead of having
23 the 1-inch lip at the garage door, we would have
24 flush with where the driveway is. And then by doing
25 that, you know, basically get 2 more of inches of

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1 I'm still not convinced. I know you're
2 the architect. I'm just a layperson or whatever.
3 But I don't like the 3-on-12. And you know you can't
4 get an air handler in there.

5 So probably when the guy goes to build
6 this it will end up a 4-on-12 or a 5-on-12. Then
7 when it goes to the Building Department and the guy
8 catches it, you know, the house will be built and you
9 guys are stuck.

10 And also, I kind of wish you would have
11 depicted the basement, because I don't see it here
12 as... You know, you have basement.

13 MR. COCOROS: There's no cellar.

14 MR. CARNOVALE: Like, these diagrams
15 right here, you don't have one.

16 MR. COCOROS: Yeah.

17 There's no more cellar anymore. We got
18 rid of that.

19 MR. CARNOVALE: Well, you have a
20 subbasement here. You're saying people can't walk
21 around but it's still there. Shouldn't you have
22 still depicted it on the blueprint? Right here, one,
23 two, three. There should have been a number four.

24 MR. COCOROS: No.

25 It would have been a foundation plan.

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1 pitch, which would have 6 inches here, about
2 14 inches here, and maybe 2-foot-2, 2-foot-6 on the
3 left-hand side.

4 And like I said, then if we do the
5 trench drain, itself, it's going to also catch
6 whatever water before -- whatever water hits the
7 sidewalk will kind of get caught in the trench drain
8 on the side and help minimize anything coming down
9 that street.

10 So if we do a deep enough trench drain
11 assembly, it will catch anything -- if anything is
12 rushing down -- down 10th Street towards East
13 Palisades, you know, the trench drain, itself, you
14 know, might be able to intercept some of it, you
15 know, because if it, kind of, jumps, because there's
16 going to be maybe a 4-inch flare from the -- form the
17 depressed curb up to the sidewalk at the apron of the
18 driveway. Then past the right-of-way line will have
19 a trench drain assembly that will -- you know, it's
20 really big, to catch any water coming from our
21 driveway and not to impact the street.

22 And also by doing that it provides
23 additional stormwater storage.

24 MR. CARNOVALE: I don't know what you
25 to tell -- I don't want to pick on you.

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1 There's no occupy-able space down there.

2 MR. CARNOVALE: Right.

3 You don't have to show it here so I can
4 understand, or the rest of the people who are the
5 board.

6 MR. COCOROS: No.

7 Because it's basically just a
8 foundation. For zoning stuff we don't show
9 foundations. You know, when we go to the Building
10 Department we'll show a foundation.

11 MR. CARNOVALE: You just said when you
12 go to the Building Department you're going to show a
13 foundation plan. Aren't these supposed to be the
14 final blueprints?

15 MR. COCOROS: No. This is the zoning
16 depiction.

17 MR. CARNOVALE: Zoning depiction.

18 So just to play the devil's advocate --
19 and I'm not accusing you or anybody else -- let's say
20 you put five floors here. When you go to the
21 Building Department, it's approved by the Board of
22 Adjustment, what's going to happen next.

23 MR. COCOROS: They're going to reject
24 the plans because it doesn't match what's approved.

25 MR. CARNOVALE: I don't know.

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1 Mr. Chairman, I don't know what to tell
 2 you.
 3 CHAIRMAN FERGUSON: Okay. Any other
 4 board members? I've just got one so I can understand
 5 it.
 6 MR. COCOROS: Sure.
 7 CHAIRMAN FERGUSON: The pitch. You
 8 have the garages are here, right? The sidewalk is
 9 here (indicating).
 10 Is the -- is it going to be 6 inches
 11 higher, the garages, or is it going to be 6 inches --
 12 MR. MACRI: The bottom of the garage
 13 door, where the garage door lands will be higher than
 14 the sidewalk.
 15 CHAIRMAN FERGUSON: It's going to be
 16 higher than the sidewalk.
 17 MR. MACRI: Correct.
 18 So water will flow out.
 19 MR. CARNOVALE: Just on one driveway.
 20 CHAIRMAN FERGUSON: That's only one
 21 driveway.
 22 MR. CARNOVALE: The other one's got
 23 negative pitch no matter which way you color it or
 24 push it. I'm not saying make up stuff but...
 25 We had 18 inches. Now you're saying

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1 Then once you get all the way to the
 2 left, it's 2-foot-6-inches lower than that.
 3 So, basically, you know, any water is
 4 going to basically come back towards the two trench
 5 drains that Steve's going to make us put in through
 6 the front yard.
 7 CHAIRMAN FERGUSON: Okay. So you told
 8 me that this end here is the point where --
 9 MR. COCOROS: Yes.
 10 That's the only point where it's
 11 basically 8 inches higher than the sidewalk, itself
 12 (indicating).
 13 But here it's almost 2-and-a-half feet
 14 higher than the sidewalk (indicating).
 15 CHAIRMAN FERGUSON: Well, I'm going to
 16 ask -- I'm going to ask the engineer what his opinion
 17 on this is.
 18 Do you want to bring this over to him
 19 and show him?
 20 There are board members that are very
 21 concerned with the pitch of the driveway. So I think
 22 the best way to answer this is.
 23 MR. CARNOVALE: Joe, at one point there
 24 is an 8-inch negative pitch on the right-hand
 25 driveway.

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1 it's 8. It's probably still 18, because if you
 2 lowered the height of the building by playing with
 3 the grade, which you --
 4 MR. COCOROS: It's actually what I
 5 said. If you take a spot elevation, right, at the
 6 curb, we have 103. That 103 is actually further away
 7 from where the driveway is.
 8 So once you get to the sidewalk, you
 9 know, it's closer to 102.67. So 102.67. And then at
 10 the door right now we have 102. It's an 8-inch
 11 difference. I can draw it up, you know, with the...
 12 MR. CARNOVALE: No. That's all right,
 13 Bill.
 14 MR. COCOROS: So Mr. Ferguson can see.
 15 MR. CARNOVALE: All right, draw it.
 16 MR. COCOROS: So this is the sidewalk
 17 level here, right.
 18 CHAIRMAN FERGUSON: Right.
 19 MR. COCOROS: This is the garage level
 20 right here.
 21 This point right here, which is the
 22 right-hand side, at the sidewalk is 8 inches higher.
 23 At the middle between the two driveways it's about --
 24 the sidewalk is 1-foot-2-inches lower than the
 25 driveway at the garage door.

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1 So they're saying the water is going to
 2 go this way and go in the trench drain.
 3 We talked about the homeowners are not
 4 going to clean those drains. The water is going to
 5 go right by them and in the garage. I thought that
 6 we had fixed this last time.
 7 MR. COLLAZUOL: Chairman, Board, what
 8 Bill is showing us is a sketch.
 9 But to play it safe, in keeping with
 10 where everybody's going, if he raises up that -- the
 11 right-hand garage --
 12 MR. COCOROS: Both of them. Keep the
 13 same garage line.
 14 MR. COLLAZUOL: -- 2 inches, something
 15 like that, you won't have the potential condition
 16 that Vinnie is talking about because on the left-hand
 17 side it's going be higher.
 18 CHAIRMAN FERGUSON: So is there
 19 negative -- right now as the plans sit, is there a
 20 negative pitch on the right-hand side.
 21 MR. CARNOVALE: Yes. I mean, I'm
 22 sorry, Steve.
 23 MR. COLLAZUOL: It's more, like, flat.
 24 CHAIRMAN FERGUSON: More like flat?
 25 MR. COCOROS: No.

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1 Actually, if you average it out, it's
 2 still positive pitch.
 3 MR. COLLAZUOL: But the water is going
 4 to fall diagonally. It's not going to fall straight
 5 out to the road. It's going to come on an angle away
 6 from that right front corner. Very minimum.
 7 CHAIRMAN FERGUSON: So you're saying
 8 that the water is not going to go into the garage.
 9 MR. COLLAZUOL: Correct.
 10 And especially if he raise it up
 11 another 2 inches or something like that.
 12 CHAIRMAN FERGUSON: Okay. Anybody
 13 else?
 14 (No response.)
 15 CHAIRMAN FERGUSON: Steve, do you have
 16 anything else?
 17 MR. COLLAZUOL: Just the four comments
 18 in our engineer's report are the same.
 19 We spoke about the trench drain or some
 20 drains in the front for the driveway.
 21 The elevation of the seepage pits have
 22 to be revised.
 23 They needed the variance for the wall
 24 that was in excess of 4 feet of the duplex.
 25 And a fence would be required for fall
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1 foot, that will give you a foot to play with.
 2 MR. COCOROS: That's what we're saying.
 3 Yes.
 4 MR. CARNOVALE: Could you jack up the
 5 house and make it so that you don't have 10 feet --
 6 10-foot positive pitch on the left driveway, just get
 7 a flat or positive pitch on the whole driveway on the
 8 right, no -- no talking about averaging and water?
 9 I mean, Steve is right, it might
 10 diagonally come this way. But when you have one of
 11 those big storms like we've been having, it's not
 12 going to work that way.
 13 MR. COCOROS: If we go 102.5, then that
 14 would give us -- we could basically keep the same
 15 height, the same height that we're proposing, and
 16 have a 4-on-12 pitch.
 17 We'll have an 8-foot first floor
 18 height. And we'll have another 4 -- actually another
 19 6-inch difference, you know, from -- we'll be raising
 20 the driveway up 6 inches.
 21 MR. CARNOVALE: Could you just raise it
 22 up the full 8, or 18, or whatever it is? I don't
 23 want -- I can't say no more. I'm done. You know,
 24 you figure it out.
 25 I'm not the architect.
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1 protection on the walls that are greater than -- I
 2 believe it's 30 inches in height.
 3 So I don't know if there's been any
 4 discussion about a fence, or what the fence is going
 5 to look like.
 6 CHAIRMAN FERGUSON: What kind of fence?
 7 MR. MACRI: It's more than likely going
 8 to be the typical PVC, no maintenance vinyl fence.
 9 CHAIRMAN FERGUSON: Anybody in the
 10 audience have anything?
 11 MR. MACRI: Mr. Chairman, one more
 12 modification we want to address.
 13 CHAIRMAN FERGUSON: Yes.
 14 Name and address.
 15 BROTHER RUSSO: My name is David Russo.
 16 MR. COCOROS: What we can do is we
 17 could go to the 8-foot first floor, floor-to-ceiling.
 18 Then we could do a 4-on-12 roof pitch, which will
 19 basically give us, like, another 3 inches to play
 20 with.
 21 So if we do that, we can keep the same
 22 building that we're proposing and then raise the
 23 driveway up by about 3 inches.
 24 MR. CARNOVALE: Bill, could you -- I
 25 had suggested last time if you drop from 9 foot to 8
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1 MR. COCOROS: I guess we could play
 2 with the 4-on-12 pitch, give it a little bit of a
 3 flat spot, and set the driveway at 102.67.
 4 CHAIRMAN FERGUSON: Okay.
 5 MR. COLLAZUOL: I would just say that
 6 you've got to be careful with the slope on the
 7 left-hand driveway.
 8 MR. COCOROS: What I can do is put a
 9 small island in between the two and maybe step that
 10 one down 8 inches, so you have, like, a stepped -- a
 11 stepped driveway.
 12 If it's only 8 inches, basically come
 13 out with a little planter area that comes out
 14 4, 5 feet, that will make up the difference of the
 15 two.
 16 MR. COLLAZUOL: Sounds good.
 17 MR. MACRI: That was addressed,
 18 Mr. Carnovale's concern about the 3-on-12.
 19 Now we're 4-on-12. The main floor will
 20 only be 8 feet, not 9 foot?
 21 MR. COCOROS: Correct.
 22 BROTHER RUSSO: Are they done?
 23 CHAIRMAN FERGUSON: Name and address.
 24 BROTHER RUSSO: I've been on
 25 10th Street for 13-and-a-half years.
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1 MS. TESTA: Please state your name and
2 address first.

3 BROTHER RUSSO: Brother David Russo,
4 429-10th Street.

5 MS. TESTA: Thank you.

6 BROTHER RUSSO: I've been living
7 already 13-and-a-half years. I knew the guy who
8 owned it. He was an absent landlord.

9 The left side of that property was
10 always flooded. The topography of 10th Street is
11 there's a sharp drop at -- 419 to 415 there's a sharp
12 drop.

13 And it would go down that driveway.
14 Right now it's very drastic. It's about 4-and-a-half
15 feet drop from the walkway.

16 So there is a water problem. And a
17 number of times that garage was flooded. And it
18 didn't take a big storm, Sandy, but regular heavy
19 rain. And so the owner was disgusted with the
20 problem with the water there.

21 So what I'm hearing, it doesn't sound
22 like much of a change.

23 All the driveways across the street and
24 the all the new properties are level. And just like
25 on Third Street, there's a tremendous problem with

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1 difference.

2 MR. MACRI: We're not proposing a
3 sloped driveway. Our driveway is going to go from
4 the garage to the street sloping outward.

5 What exists now slopes from the garage.
6 The sidewalk to the homes slopes inward. We're doing
7 the exact opposite.

8 BROTHER RUSSO: Just now I got it. I
9 haven't gotten it by what else was said by Mister --
10 is it Vinnie.

11 MR. CARNOVALE: Yes, sir.

12 They have addressed it. Yes, they have
13 addressed it.

14 BROTHER RUSSO: Just like you say
15 you're a layman, I hear measurements and this and
16 that.

17 MR. MACRI: It gets confusing.

18 BROTHER RUSSO: But I've seen the
19 problem for all these years, water coming from the
20 street. It's like a river. Okay.

21 Thank you so much.

22 CHAIRMAN FERGUSON: Anybody else?
23 (No response.)

24 CHAIRMAN FERGUSON: Anybody else?
25 Yes, my friend. Name and address.

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1 flooding because of not just the pitch of the
2 driveway, but the water coming up from out of the
3 sewers.

4 So I'm just saying, that particular
5 point needs a little more adjustment, in my opinion.
6 And it's when you live in a place and see what's
7 going on, it's a whole different story than these
8 papers.

9 And as to the rest of the matter, there
10 are people who are on vacation, the Parisis as well
11 as the people across the street and Remy, that
12 they're on vacation. All three of them, they were
13 here.

14 I don't know whether or not what they
15 brought up as their concerns. But in reading minutes
16 you can probably review what they said. I was happy
17 to hear what -- Marc?

18 MR. MACRI: Yes, sir.

19 BROTHER RUSSO: -- what Marc said about
20 heights and two-family, those were compatible.

21 MR. MACRI: Brother Russo?

22 BROTHER RUSSO: Yes.

23 MR. MACRI: What you see now is a
24 sloped driveway.

25 MR. COCOROS: There's almost a 6-foot

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1 MR. KIM: Kim, 428 10th Street.

2 MS. TESTA: State your name, please.

3 MR. KIM: Jung Kim, 428 10th Street.

4 So what is the height difference
5 between the last time and this time?

6 MR. COCOROS: A foot-and-a-half.

7 MR. KIM: A foot-and-a-half.

8 I believe last time at the meeting the
9 conversation was trying to minimize the height as
10 much as possible at the garage level on the first
11 floor.

12 MR. COCOROS: That's what we did.

13 We also lowered the first floor by one
14 foot. You know, which is to accommodate the concerns
15 of the board, the pitch of the roof attic and also to
16 make sure the driveway is at the right level to
17 accommodate the house, itself.

18 MR. KIM: I could be mistaken, but

19 there was a conversation about splitting the
20 difference and maybe get 3 to 4 feet.

21 MR. COCOROS: No. I mean, we could.

22 But we would do it artificially.

23 We'd do a bigger retaining wall on the
24 side. It basically would be, like, a cheat.

25 So, you know, we did it where we're

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1 trying to do -- one side of the house we can fill a
 2 little bit because we have the retaining wall the
 3 neighbor next to us.
 4 On the left side, the south side, we
 5 would have to build a retaining wall to try to keep
 6 landscaped wall along that portion of the property.
 7 MR. KIM: So so far the revision has
 8 decreased.
 9 CHAIRMAN FERGUSON: A foot-and-a-half.
 10 MR. COCOROS: A foot-and-a-half.
 11 MR. KIM: But isn't that still
 12 significantly higher than what's there.
 13 MR. COCOROS: Yes.
 14 That's an older house that was
 15 developed probably in the '60s.
 16 MR. KIM: Do you know what the height
 17 difference is.
 18 MR. COCOROS: I'm sorry, I don't.
 19 CHAIRMAN FERGUSON: All right. Let me
 20 just -- did I hear you say that you're reducing the
 21 first floor height.
 22 MR. MACRI: We are.
 23 Rather than 9 feet, it's going to be
 24 8 feet.
 25 CHAIRMAN FERGUSON: So it's not now a

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1 CHAIRMAN FERGUSON: You're going to
 2 wait until the next meeting.
 3 MR. MACRI: Yeah. I need five
 4 affirmative votes.
 5 CHAIRMAN FERGUSON: You're entitled to
 6 wait until the next meeting.
 7 So what's going to happen then is that
 8 we're not going to take any testimony at the next
 9 meeting. The board will have a full board next
 10 meeting. And I'll make a motion.
 11 MR. COCOROS: Would you like the
 12 revision?
 13 MS. TESTA: Yes.
 14 CHAIRMAN FERGUSON: Now, it would be --
 15 okay so...
 16 MS. TESTA: I guess we need a motion
 17 then to allow the applicant to carry --
 18 CHAIRMAN FERGUSON: I make a motion
 19 that the applicant carry to the next meeting.
 20 MR. CARNOVALE: I second.
 21 CHAIRMAN FERGUSON: Okay.
 22 Roll call?
 23 MS. LAMBRINIDES: Mr. Ferguson?
 24 CHAIRMAN FERGUSON: Yes.
 25 MS. LAMBRINIDES: Mr. Albanese?

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1 foot-and-a-half.
 2 MR. COCOROS: No.
 3 It's still a foot-and-a-half. Because
 4 there was a concern about the pitch of the roof.
 5 Because especially, I guess, up there with the wind
 6 too he wanted to make sure.
 7 CHAIRMAN FERGUSON: All right. Anybody
 8 else in the audience?
 9 (No response.)
 10 CHAIRMAN FERGUSON: Anybody have any
 11 comments at all?
 12 (No response.)
 13 CHAIRMAN FERGUSON: Okay.
 14 MS. TESTA: I just want to say before
 15 -- right -- before the board makes a motion, there
 16 are two board members here who didn't have an
 17 opportunity to review the minutes. They weren't
 18 present at the last meeting.
 19 So you have five members that are able
 20 to vote this evening. It's up to you if want to take
 21 the vote this evening. You need the five affirmative
 22 votes, as you know.
 23 MR. MACRI: I'm going to carry the vote
 24 to the next meeting. Then I would like to hear the
 25 board's comments.

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1 VICE CHAIRMAN ALBANESE: Yes.
 2 MS. LAMBRINIDES: Mr. Terranova?
 3 MR. TERRANOVA: Yes.
 4 MS. LAMBRINIDES: Mr. Chung?
 5 MR. CHUNG: Yes.
 6 MS. LAMBRINIDES: Ms. Yoon?
 7 MS. YOON: Yes.
 8 MS. LAMBRINIDES: Mr. Elefteriou?
 9 MR. ELEFTERIOU: Yes.
 10 MS. LAMBRINIDES: Mr. Carnovale?
 11 MR. CARNOVALE: Yes.
 12 MR. MACRI: See you next meeting. All
 13 right.
 14 Thank you.
 15 CHAIRMAN FERGUSON: Can I get a motion
 16 to adjourn?
 17 VICE CHAIRMAN ALBANESE: I make a
 18 motion to adjourn.
 19 MR. CARNOVALE: Second.
 20 CHAIRMAN FERGUSON: All in favor?
 21 (Whereupon, all present members respond
 22 in the affirmative.)
 23 (Whereupon, this meeting is concluded.
 24 Time noted: 7:50 p.m.)
 25

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1 CERTIFICATE

2

3 I, RONDA L. REINSTEIN, a Certified Court
4 Reporter of the State of New Jersey, authorized to
5 administer oaths pursuant to R.S.41:2-2, do hereby
6 certify that the foregoing is a true and accurate
7 transcript of the testimony as taken stenographically
8 by and before me at the time, place and on the date
9 herein before set forth, to the best of my ability.

10 I DO FURTHER CERTIFY that I am neither a
11 relative nor employee nor attorney nor counsel of any
12 of the parties to this action, and that I am neither
13 a relative nor employee of such attorney or counsel,
14 and that I am not financially interested in the
15 action.

16
17
18
19
20
21
22

23 *Ronda L. Reinstein*
24 -----

RONDA L. REINSTEIN, CCR No. 30X100217800

25

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