

STATE OF NEW JERSEY  
COUNTY OF HUDSON  
TOWNSHIP OF NORTH BERGEN  
March 6, 2017  
Commencing at 6:17 p.m.

IN THE MATTER OF: :  
: TRANSCRIPT  
CASE NO. 05-17 : OF  
DANIEL DE ORIO & MICHAEL DE ORIO: PROCEEDINGS  
6719 Meadowview Avenue :  
Block 235 Lot 104 :  
- - - - -

B E F O R E: NORTH BERGEN BOARD OF ADJUSTMENT  
FRANK PESTANA - Vice Chairman  
RUSHABH R. MEHTA  
EMIL FUDA  
JOHN BENDER  
ESTHER ORTEGA

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

NETCHERT, DINEEN & HILLMANN, ESQS.  
By: JOHN R. DINEEN, ESQ.  
Counsel for the Board of Adjustment

RYGLICKI & GILLMAN, P.C.  
By: JASON M. RYGLICKI, ESQ.  
Counsel for the Applicant

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

JILL HARTMANN - Board Planner  
BERNARD MIRANDI - Borough Engineer  
CLARA DURAN - Board Secretary

Reported by: MARY BAUMANN, C.C.R., R.P.R.

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## I N D E X

WITNESS

PAGE

DEMETRIOS KALTSIS

8

## E X H I B I T S

EXHIBITS

DESCRIPTION

PAGE

ZB-1

Mayo Lynch Report of 2/5/17

5

ZB-2

Boswell Engineering Report

5

A-1

Five Sheets Consisting of Nine  
Photographs

17

1 MR. DINEEN: That having been done,  
2 we're going to proceed with Case 05-17, Daniel  
3 DeOrio. We have Mr. Jason Ryglicki here.  
4 Mr. Ryglicki, do you have your affidavit of  
5 publication and notices?

6 MR. RYGLICKI: I do. They have been  
7 provided at this time.

8 MR. DINEEN: They have already been  
9 provided?

10 MS. DURAN: Yes.

11 MR. DINEEN: Taxes paid up-to-date?

12 MS. DURAN: Yes.

13 MR. DINEEN: No outstanding escrows?

14 MS. DURAN: No, they're good to go.

15 MR. DINEEN: Why don't you give us an  
16 overview?

17 MR. RYGLICKI: Jason Ryglicki, as  
18 previously announced, on behalf of the applicant,  
19 Daniel DeOrio. Certified mailings were sent to  
20 landowners within 200 feet of the proposed  
21 application at least ten days prior to the hearing  
22 date. Certified mail slips, certified taxes and  
23 affidavit of service have all been submitted.  
24 Notice of this meeting was published in the  
25 Jersey Journal on February 17th.

1           Good evening, members of the board. This  
2 application is being submitted on behalf of my  
3 client, Daniel DeOrio. We now submit this  
4 application for the construction of a two-family  
5 home located at 6719 Meadowview Avenue in North  
6 Bergen. This is an area which has experienced  
7 quite a bit of development. It is a uniquely  
8 shaped set of lots where it narrows over the course  
9 of the length of the block. There has been  
10 construction of several two-family or more homes  
11 over the past few years, and my client is looking  
12 to build a similar size project on a smaller lot.

13           The property is unique topographically  
14 because there is about 14-foot drop from Meadowview  
15 down to 68th Street. It's an undersized lot. Even  
16 though there is sufficient frontage, the depth is  
17 only about 57 feet. My client is using this space  
18 as best as possible given the fact that he's not  
19 just building horizontally but building vertically.  
20 So he's building from the lowest point all the way  
21 up. So it is a five-story building, which sounds  
22 like a lot, except for the fact that we're only  
23 going up approximately two and a half stories above  
24 Meadowview.

25                           MR. DINEEN: Let me ask you, I have

1 before me the March 5, 2017 report from Miss  
2 Hartmann, which is composed of five pages and one  
3 page of pictures. Do you have that document?

4 MR. RYGLICKI: I do. I had a chance  
5 to review it this morning.

6 MR. DINEEN: We're going to mark that  
7 ZB-1, five plus one page of pictures, and it is  
8 going to be marked as of today's date, 3/6/17.  
9 Also we have a review letter from Boswell McClave  
10 Engineering. Mr. Harrington is not here but we  
11 have his very capable substitute. It is five  
12 pages. It is going to be marked ZB-2 and bear  
13 tonight's date, 3/6/17, correct?

14 MR. RYGLICKI: Correct.

15 MR. DINEEN: Referring to Miss  
16 Hartmann's report, ZB-1, if you would turn to page  
17 five, we can go through the variances. Are you  
18 with me, Mr. Ryglicki?

19 MR. RYGLICKI: I am.

20 MR. DINEEN: First of all, this is in  
21 the R-1 zone -- R-3 moderate density residential  
22 zone.

23 MR. RYGLICKI: Correct, this is an  
24 R-3 zone.

25 MR. DINEEN: And what is permitted is

1 two-family and what is proposed is two-family?

2 MR. RYGLICKI: Correct.

3 MR. DINEEN: So as a result, this  
4 application comes to us with no facially deficient  
5 features as far as the zoning is concerned.

6 MR. RYGLICKI: There is a height  
7 variance that does require an appearance in front  
8 of the board. Again, as stated before, this is an  
9 undersized lot. What is required is 3,000 square  
10 feet, but the lot area we're providing is 1,575  
11 square feet. So as a result we have to build  
12 upwards as opposed to outwards.

13 MR. DINEEN: All right. Bear with  
14 me --

15 MR. RYGLICKI: Of course.

16 MR. DINEEN: -- as we go through  
17 that. So lot area in the R-3 zone to build a  
18 two-family, 3,000 square feet is required. You  
19 only have 1,575.89. So you need a variance from  
20 the lot coverage. The lot width, 30 feet is  
21 required and you have 32.9 feet. So you're over.  
22 Lot depth, 100 feet is required. You have 47.39  
23 feet, but I understand the entirety of that block  
24 is constrained by the same depth. Is that correct?

25 MR. RYGLICKI: Approximately. Again

1 the lots kind of narrow as you go through the  
2 block. So if you were to go slightly to the north,  
3 you would see that there is a lot slightly bigger  
4 but not much. Approximately three, four feet.

5 MR. DINEEN: All right. So it is  
6 existing and nonconforming and a variance is  
7 required?

8 MR. RYGLICKI: Correct.

9 MR. DINEEN: Front yard, ten feet is  
10 required. You have zero feet. Once again that is  
11 because of the particular situs of this lot.

12 MR. RYGLICKI: That's correct.

13 MR. DINEEN: Rear yard, 30 feet is  
14 required. You're proposing three feet. Side yard,  
15 I forgot to mention, requires four feet each side,  
16 and you have 3.6 feet and 3.6 feet. So you're  
17 close but nonetheless we need a variance.

18 Maximum lot coverage, 35 percent is required.

19 You're employing 69.48 percent. Maximum lot

20 impervious surface coverage, 65 percent is

21 required. You have got or are proposing 83.32

22 percent. Maximum height allowed is 30 feet.

23 You're proposing 36.75 feet. So you're slightly

24 over.

25 MR. RYGLICKI: Correct.

1 MR. DINEEN: It requires a d(6)  
2 height variance, and that gives us the predicate  
3 jurisdiction. You have enough parking spaces. You  
4 don't need parking. You have enough landscaping.  
5 So you don't need a variance for landscaping  
6 either, correct?

7 MR. RYGLICKI: Correct.

8 MR. DINEEN: I see we have  
9 Mr. Kaltsis here today.

10 MR. RYGLICKI: That is correct.

11 MR. DINEEN: If we could bring him  
12 up, I am sure the board is interested to hear from  
13 him, but before you speak, Mr. Kaltsis, can we  
14 swear in our professionals.

15 JILL HARTMANN and BERNARD MIRANDI, sworn.

16 DEMETRIOS KALTSIS, sworn.

17 MR. DINEEN: You are here today to  
18 speak to the issue of architecture, correct?

19 MR. KALTSIS: That is correct.

20 MR. DINEEN: You're a licensed  
21 architect and been accepted as qualified many times  
22 before this board?

23 MR. KALTSIS: Yes.

24 MR. DINEEN: Mr. Chairman, I would  
25 recommend he be accepted.

1 VICE CHAIR PESTANA: He's accepted.

2 MR. DINEEN: So, Mr. Kaltsis, tell us  
3 what you are going to do and how you intend to do  
4 it?

5 MR. KALTSIS: Basically as was  
6 mentioned before, the property is located on the  
7 west side of Meadowview Avenue. That's an  
8 undersized lot. The lot is 32.9 feet wide by 47.39  
9 feet deep on the south side and 48.42 feet deep on  
10 the north side. Total lot area of 1,575, where a  
11 minimum lot size is 3,000 square feet. Also as was  
12 mentioned before, the difference in grade elevation  
13 from Meadowview to 68th Street is about a total of  
14 14 feet, which is very high and unusual.

15 Currently the lot is vacant. What we are  
16 proposing to do is construct a two-family home, and  
17 one of the first things we thought about was to not  
18 impact the parking on this property. So we decided  
19 to not have any curb cuts on Meadowview and not  
20 take away any parking spaces from the area and to  
21 provide access to the parking from 68th Street.  
22 Being that this is a through lot with access both  
23 from Meadowview and 68th Street, we were able to  
24 accomplish that. So the parking is located on the  
25 lowest level of the proposed two-family.

1 MR. RYGLICKI: Can you describe 68th  
2 Street for the board, the status of 68th Street?

3 MR. KALTSIS: 68th Street essentially  
4 is a dead-end street. It only gives access to a  
5 multifamily apartment building that's located on  
6 68th Street.

7 MR. RYGLICKI: This wouldn't have a  
8 deleterious effect --

9 MR. KALTSIS: Right.

10 MR. RYGLICKI: -- on any new traffic  
11 or traffic in the area?

12 MR. KALTSIS: Correct. 68th Street  
13 is seldom used and there shouldn't be any impact to  
14 the traffic.

15 MR. DINEEN: Let me ask you,  
16 Mr. Kaltsis, on either side of this house or  
17 proposed house what is there? What kind of  
18 structures?

19 MR. KALTSIS: To the north is a  
20 vacant lot, and immediately adjacent to that is two  
21 new two-family dwellings. They're essentially --  
22 they take up a great portion of their property  
23 because they had the same issue of nonconforming  
24 lot depth, and those are three stories, looking  
25 from Meadowview, they are three-story two-family

1 dwellings. And they do have the lower level access  
2 because of the topography of the site.

3 MR. RYGLICKI: Where is the parking  
4 located for those properties?

5 MR. KALTSIS: Those two-family  
6 dwellings have parking from Meadowview Avenue.

7 MR. RYGLICKI: So those properties  
8 took from Meadowview Avenue?

9 MR. KALTSIS: Yes, they each have --  
10 I don't have an exact number but pretty much the  
11 entire frontage of those two properties are a  
12 continuous depressed curb that gives their garages  
13 access from Meadowview Avenue. They eliminated all  
14 the parking in front of their homes, which is a  
15 full almost 100 feet in width.

16 MR. RYGLICKI: Clearly we're not  
17 doing that?

18 MR. KALTSIS: Right. We decided to  
19 keep the parking on Meadowview Avenue, not to  
20 affect the parking of the residents.

21 MR. RYGLICKI: Have you reviewed the  
22 plans of the planner and the engineer?

23 MR. KALTSIS: Yes, we have.

24 MR. RYGLICKI: Would you be prepared  
25 to address those issues or would you like to

1 continue describing the building?

2 MR. KALTSIS: I will describe the  
3 building for now. Basically what we are proposing  
4 is a five-story structure. And the reason being,  
5 because of the difference in topography, we have  
6 that 14-foot difference in elevation. So what it  
7 allows us to do is to have three stories from  
8 Meadowview Avenue and two additional levels below  
9 Meadowview Avenue with the lowest level being the  
10 parking access from 68th Street.

11 So the two dwelling units, starting on Sheet  
12 A-3, as you can see here, the main level coming off  
13 of Meadowview Avenue along with the first level  
14 below it is one dwelling unit. Basically what we  
15 have is a large open space on the first floor,  
16 which is a dining area, kitchen and living space  
17 with a half bath, and below it we have three  
18 bedrooms and two bathrooms. And this is the floor  
19 that's between the main living area of that unit  
20 and the parking garage directly below from 68th  
21 Street. So those two floors occupy one unit.

22 The two floors above it, essentially looking  
23 from Meadowview the second and third floors, is the  
24 second unit. And basically the floor plan is the  
25 same, just an inverse, where you have a large open

1 space on the second floor with a dining, kitchen  
2 and living room, and three bedrooms and two baths  
3 on the third floor with basically the same layout  
4 as the unit below.

5           Additionally, this unit has access to a  
6 rooftop terrace which we're proposing to access via  
7 this bulkhead, the stairwell, and the terrace is  
8 located only in the rear portion of the property.

9           MS. HARTMANN: Could I just clarify  
10 something real quick. You have an exposed basement  
11 on 68th Street. So your first and second floor is  
12 one unit and your third and fourth floor is --

13           MR. KALTSIS: Correct.

14           MR. RYGLICKI: First floor is the  
15 parking area.

16           MS. HARTMANN: Just so we have it  
17 correct on the record.

18           MR. KALTSIS: The only reason I said  
19 that is from Meadowview Avenue --

20           MS. HARTMANN: Right.

21           MR. KALTSIS: -- it's only three  
22 stories and then it drops an additional two levels  
23 down to 68th Street.

24           MR. DINEEN: On that second floor in  
25 the first apartment, that is where the three

1 bedrooms and additional bathroom is. Is that  
2 correct?

3 MR. KALTSIS: On the top floor?

4 MR. DINEEN: The bottom floor.

5 MR. KALTSIS: The floor between the  
6 main floor on Meadowview and the parking garage?

7 MR. DINEEN: Yes.

8 MR. KALTSIS: Correct.

9 MR. DINEEN: That's not a rec room.  
10 It can't be an apartment or anything like that?

11 MS. HARTMANN: No, what the plans  
12 show is the exposed basement off of 68th Street has  
13 the parking for both units. Then another floor up,  
14 which doesn't show, correct --

15 MR. KALTSIS: Yes.

16 MS. HARTMANN: -- doesn't show on  
17 Meadowview is where the bedrooms are. Then when  
18 you get to Meadowview, unit one's main living area  
19 is there. So the main living area is on  
20 Meadowview. The sleeping area is one floor down.

21 MR. DINEEN: Okay.

22 MS. HARTMANN: And then the second  
23 unit is the third and fourth floor or fourth and  
24 fifth floor.

25 MR. MIRANDI: Just to add and clarify

1 for the record, that main living area is designated  
2 as the second floor on the architectural plan on  
3 Drawing A-3.

4 MR. DINEEN: Thank you.

5 MR. KALTSIS: Just to go back, as far  
6 as the height goes, I was mentioning before there  
7 are only three stories on Meadowview Avenue.  
8 However, if you were to take the average grade as  
9 is used to calculate the height, we have a total  
10 height of 36.75 using the four corners. However,  
11 from the front we are actually less than 30 feet,  
12 which is consistent with the other homes on that  
13 block.

14 And also just on one of the variances that  
15 was discussed, the building coverage, we're  
16 proposing a building coverage of 69.48. However,  
17 if this property were 100 feet in depth, we  
18 actually would comply with the 35 percent building  
19 coverage. So actually having a footprint of 1,095  
20 for a two-family, typically that's slightly smaller  
21 than what you typically see in other two-family  
22 homes in North Bergen. So had we not had this  
23 preexisting, nonconforming lot and we did have 100  
24 feet, this footprint would comply with the building  
25 coverage.

1 MR. RYGLICKI: While it is not a  
2 preexisting nonconforming variance or issue, the  
3 fact that it is an undersized lot is essentially  
4 the cause of this variance we are requiring?

5 MR. KALTSIS: That is correct.

6 MR. DINEEN: How many square feet is  
7 each unit?

8 MR. KALTSIS: Well, the footprint is  
9 1,095. So two floors it's about 2,200 square feet.

10 MR. DINEEN: 2,200 per unit?

11 MR. KALTSIS: Approximately.

12 Slightly under. With regard to the elevation, we  
13 basically went with a contemporary facade using a  
14 combination of brick and stucco and large glass  
15 windows with some recesses along the right side  
16 here as well as the left side here. So essentially  
17 a modern contemporary finish.

18 MR. DINEEN: Do you have any pictures  
19 of other houses in the area?

20 MR. DE ORIO: I have one in color,  
21 one in black and white.

22 MR. DINEEN: Are they all the same?

23 MR. RYGLICKI: They are the same but  
24 one is in color and the other copies are in black  
25 and white.

1 MR. DINEEN: I am going to take one  
2 of the black and whites and I am going to mark it.  
3 So we have a package that contains five sheets with  
4 nine pictures, correct?

5 MR. RYGLICKI: That is correct.

6 MR. DINEEN: We're going to mark this  
7 A-1, five sheets, nine pictures, tonight's date,  
8 3/6/17.

9 Mr. Kaltsis, just approach a second. So you  
10 can use these and do a show-and-tell. Stand there  
11 and just point and tell us what we're looking at,  
12 all right?

13 MR. KALTSIS: Essentially what we are  
14 looking at on the first sheet are the newly  
15 constructed two-family dwellings that are to the  
16 north of this subject property. You can see they  
17 basically have a zero setback in the front, very  
18 little setback on either side, and a small setback  
19 in the rear. As you can see in the other pictures.

20 MR. RYGLICKI: Is there any front  
21 yard on the property?

22 MR. KALTSIS: There is no front yard  
23 and you can see as well basically all the garages,  
24 the garage doors are on the Meadowview side, the  
25 Meadowview Avenue side, and basically don't allow

1 any parking in front, in front of those homes.

2 The other photograph is basically the rear  
3 of these properties, and you can see these are the  
4 newly constructed two-families. There's a vinyl  
5 fence in between, on that vacant lot between these  
6 two homes and this subject property, and this is  
7 the garbage, enclosed garbage container for the  
8 multifamily located directly behind this property.

9 Essentially that's it. Basically those two  
10 homes, these pictures depict those two homes that  
11 are to the north of this property.

12 MR. DINEEN: What's across the  
13 street?

14 MR. KALTSIS: Across the street is a  
15 combination of two-family, one and two-family homes  
16 that's consistent with the other homes in this  
17 block. We don't have any pictures of across the  
18 street.

19 MS. HARTMANN: I do.

20 MR. KALTSIS: But it is consistent.

21 MR. RYGLICKI: I believe some  
22 pictures from the entirety of the block were  
23 provided in the planner's report.

24 MR. DINEEN: Yes.

25 MR. RYGLICKI: Page six.

1 MS. HARTMANN: There is a vacant lot  
2 across from you.

3 MR. RYGLICKI: That's correct.

4 MS. HARTMANN: And the other two  
5 three-story buildings, they're all on the property  
6 line. Most of the homes on Meadowview.

7 MR. DINEEN: Visually, Miss  
8 Hartmann --

9 MS. HARTMANN: It's consistent as far  
10 as setbacks are concerned, yes.

11 MR. DINEEN: And visually its height  
12 is actually less.

13 MS. HARTMANN: Visually from  
14 Meadowview it's consistent with most of the homes.

15 MR. DINEEN: Okay.

16 MS. HARTMANN: Except for -- there is  
17 a couple one-story but most of them were --

18 MR. FUDA: We approved one  
19 application. It was a fire on one of those lots,  
20 and they came before the board. We approved it  
21 right on the property line as it was.

22 MR. DINEEN: Two-family?

23 MR. FUDA: Yes.

24 MR. RYGLICKI: Mr. Kaltsis, can I  
25 direct you to the engineering report marked ZB-2.

1                   VICE CHAIR PESTANA: I have a  
2 question. On the pictures I have a question. You  
3 show the rear of the other residence with the  
4 garbage containers in the back. It appears there  
5 is parking in front of the containers. How do you  
6 propose to handle the garbage for this building and  
7 how do they access this garbage?

8                   MR. KALTSIS: What we would be  
9 proposing is simply to put the garbage containers  
10 on this side yard setback off of 68th Street.  
11 There is plenty of room to provide for garbage and  
12 recycling for this two-family. It is just a  
13 two-family. These containers are for the  
14 multifamily behind this property. That's why there  
15 is multiple containers.

16                  VICE CHAIR PESTANA: I understand but  
17 if you notice it is striped and there is parking  
18 there, right?

19                  MR. KALTSIS: Yes.

20                  VICE CHAIR PESTANA: How do you get  
21 to those containers?

22                  MR. RYGLICKI: I'm not so sure.

23                  VICE CHAIR PESTANA: Now you have  
24 driveways next to that and you are going to create  
25 an issue.

1                   MR. KALTSIS: This is actually behind  
2 the vacant lot adjacent to this property. So we  
3 have no control over that.

4                   MR. RYGLICKI: There's a possibility,  
5 without knowing the dimensions of that lot, it's  
6 possible that those parking lines are actually in  
7 the right-of-way, but again that's not anything  
8 that we can control. If it becomes an issue  
9 whereby any purchaser or any development looks like  
10 it is not able to access our driveway, we have to  
11 talk to the township to resolve that, if they are  
12 in the right-of-way.

13                  MS. HARTMANN: On the floor which is  
14 where the garage is, you have a utility room that's  
15 relatively 6 1/2 by 15, yeah, by 15 feet. You  
16 could put your garbage cans there. You could have  
17 the garbage cans in there and put them out --

18                  MR. KALTSIS: Yes, we can.

19                  MS. HARTMANN: -- when you need to.  
20 So that should take care of some of that issue. I  
21 think you probably want to do that anyway because  
22 you're urban but you have a lot of --

23                  MR. RYGLICKI: Raccoons are certainly  
24 an issue in North Bergen from time to time.

25                  MR. MIRANDI: I would also add to

1 that point, with the garbage an access agreement  
2 may be necessary with the owner of Lot 70.

3 MR. FUDA: I am not 100 percent sure  
4 but I believe that's part of the 68th Street paper  
5 street, and those containers are on the street. I  
6 remember something to that nature, but I'm not 100  
7 percent sure.

8 MR. MIRANDI: The site plan indicates  
9 Lot 70 is land of Luis Latosa.

10 MR. RYGLICKI: I believe you're  
11 referring to the little corner portion which juts  
12 into essentially the area that we have currently  
13 marked for the driveway and the curb cut. Is that  
14 correct? We were looking at that just prior to  
15 this --

16 MR. MIRANDI: Yes.

17 MR. RYGLICKI: -- and if necessary we  
18 can always, because the curb cut we're proposing,  
19 the parking we're proposing is larger than what is  
20 absolutely required, we could reduce that  
21 approximately between three and five feet and then  
22 alleviate any issues with Lot 70. That way we  
23 wouldn't need an agreement with Lot 70.

24 MR. MIRANDI: That would be  
25 favorable.

1 MR. RYGLICKI: So we'll have to amend  
2 the plans.

3 MR. DINEEN: You would reduce your  
4 driveway entrance --

5 MR. RYGLICKI: Correct.

6 MR. DINEEN: -- on 68th Street so  
7 you're not going to across their property?

8 MR. RYGLICKI: Correct. Again the  
9 way the properties are laid out in this part of  
10 North Bergen is a little odd. So we would reduce  
11 our driveway so that way we wouldn't be  
12 encroaching. To be perfectly honest, again it's  
13 kind of congruent with the right-of-way. I'm sure  
14 that people have to turn around. As Mr. Kaltsis  
15 had testified, it's pretty much a dead-end. People  
16 have to cross over people's property to turn around  
17 just as a matter of due course.

18 MR. DINEEN: Well, that may be,  
19 Mr. Ryglicki.

20 MR. RYGLICKI: Understood. I  
21 understand.

22 MR. DINEEN: We're an official board.  
23 We're not going to countenance --

24 MR. RYGLICKI: Understood.

25 MR. DINEEN: So how in practical

1 reality things get handled is one thing.

2 MR. RYGLICKI: Understood, but  
3 legally speaking we will reduce our footprint in  
4 terms of the driveway to make sure that any  
5 crossing of any other party's property is reduced  
6 to an absolute minimum, ideally zero, but  
7 practicalities are what practicalities are.

8 MR. MIRANDI: The current plan  
9 indicates a 18-foot-wide proposed concrete  
10 driveway.

11 MR. RYGLICKI: That would have to be  
12 reduced.

13 MR. MIRANDI: As you indicated.

14 MS. HARTMANN: To 15 feet?

15 MR. RYGLICKI: Approximately 15 feet,  
16 yes. We would have to check our measurements but  
17 approximately 15 feet.

18 MR. DINEEN: Reduce to 15?

19 MR. RYGLICKI: Correct, from 18.

20 MR. DINEEN: Okay.

21 MR. MEHTA: Just I am trying to  
22 visualize myself this 68th Street. Basically there  
23 is a condo complex?

24 MR. RYGLICKI: There's a condo  
25 complex on the western side of the street, but then

1   there are several houses on 68th Street. And then  
2   you have the back side of most of the houses on  
3   Meadowview. That's pretty much the frontage,  
4   pretty much the rear side of Meadowview, rather  
5   than any development on the eastern side of 68th  
6   Street generally.

7                   MR. MEHTA: But if you go to access  
8   this particular property, I think you have to go up  
9   on the hill towards this condo complex?

10                  MR. KALTSIS: Right. You would go up  
11   69th Street and then that's Grand. You make that  
12   right on Grand to get into that multifamily  
13   complex, and then from there that's 69th Street and  
14   continue up. 68th Street goes up right where the  
15   hotel is, that street going up.

16                  MR. DINEEN: I guess our question is  
17   this, Mr. Kaltsis.

18                  MR. MEHTA: I thought that in the  
19   picture it looks like this condo complex's parking  
20   lot is there, and you are accessing next to it.

21                  MR. KALTSIS: This picture was taken,  
22   if you are standing on 68th Street, looking north.

23                  MR. RYGLICKI: So at the edge of our  
24   property looking north towards the 70th Street.

25                  MR. KALTSIS: Basically you go up

1 69th Street, which is where the new hotel is. Once  
2 you get to the top of that hill, which is Grand  
3 Avenue, you make that right and then that's the  
4 complex. But that has a road that continues around  
5 that becomes 68th Street and goes up and it is a  
6 dead-end behind this property.

7 MR. RYGLICKI: If you look at the  
8 architect's plans on page one, it does have a scale  
9 picture of the neighborhood, which would provide a  
10 little bit of clarity as to essentially the image.  
11 Again I can't speak to whether or not -- there is  
12 space, ample space for cars to come in and out of  
13 68th Street, but I can't speak to whether or not  
14 some other property has utilized portions of that  
15 right-of-way for their own purposes. I can't speak  
16 to that whatever.

17 MR. MEHTA: Because I didn't know  
18 that it goes further up, Grand Avenue goes further  
19 up and backs up this one. Because I remember only  
20 one street that goes into the condo complex, and  
21 condo has one, two or three different levels of  
22 building.

23 MR. RYGLICKI: Correct.

24 MR. MEHTA: And after the building,  
25 there is a parking lot. The fence looks like that

1 parking lot, that's why.

2 MR. KALTSIS: All the way to the  
3 right, if you are going in that direction to the  
4 right, or to the south is the corner where this  
5 property is located.

6 MR. MEHTA: Okay.

7 MR. DINEEN: Any board members have  
8 any questions?

9 MR. RYGLICKI: Mr. Kaltsis, have you  
10 reviewed the engineer's report --

11 MR. KALTSIS: Yes.

12 MR. RYGLICKI: -- marked ZB-2?

13 MR. KALTSIS: Yes.

14 MR. RYGLICKI: Can you speak to  
15 Article 7 of that report regarding storm water  
16 drainage? Can you speak to that at all today?

17 MR. KALTSIS: Yes, we don't object to  
18 providing a storm water detention system.

19 MR. DINEEN: Here is what we're going  
20 to do. Mr. Kaltsis isn't an engineer.

21 MR. RYGLICKI: Understood.

22 MR. DINEEN: As favorably disposed as  
23 we are to his practical experience, I take that you  
24 don't have an engineer here.

25 MR. RYGLICKI: That is correct.

1 MR. DINEEN: So whatever Boswell says  
2 in that report, you are going to have to comply  
3 with.

4 MR. RYGLICKI: Understood.

5 MR. DINEEN: So we'll just make it  
6 easier but thanks for your understanding there,  
7 Mr. Kaltsis. Now, going back, any board members  
8 have any questions?

9 MR. BENDER: I am glad somebody  
10 understands rec room. Because I was only going to  
11 make a suggestion why don't you take two cars and  
12 make a rec room in there. So thank you. I  
13 appreciate it.

14 VICE CHAIR PESTANA: At this time I'd  
15 like to open it up to the public. Is anybody here  
16 that would like to be heard on this? Get an idea  
17 of what the neighborhood thinks. If anyone from  
18 the public would like to be heard, please come up,  
19 be sworn in, make your comments. Seeing no one in  
20 the public, public portion is now closed.

21 MR. DINEEN: We have a relatively  
22 straightforward application. Anybody have a  
23 motion?

24 MR. BENDER: I make a motion to  
25 approve it.

1 MR. MEHTA: Second.

2 MR. MIRANDI: Mr. Chairman, I just  
3 have one further question. Architectural plan A-4  
4 indicates proposed roof terrace. I'd like to know  
5 what type of material you have for the roof  
6 terrace?

7 MR. KALTSIS: Basically we're going  
8 to have a fiberglass finish on the rooftop terrace.

9 MR. MIRANDI: So you will be able to  
10 have some sort of patio?

11 MR. KALTSIS: Yes, we have a full  
12 stair that leads up to the rooftop terrace for  
13 access. So, yes, there will be a patio, if you  
14 will.

15 MR. BENDER: Is there a railing  
16 around it?

17 MR. KALTSIS: Yes.

18 MR. BENDER: How high?

19 MR. KALTSIS: Three and a half feet.

20 MR. BENDER: Is that okay?

21 MR. MIRANDI: The plan doesn't  
22 indicate the dimensions. That was one of our  
23 questions, and that would actually come under the  
24 purview of the building department for height  
25 requirements. But to answer your question, yes,

1 that's okay. Sorry for the interruption.

2 MR. DINEEN: That's not a problem.

3 We have a motion. It has been seconded as amended  
4 by our engineer.

5 MS. DURAN: Esther Ortega.

6 MS. ORTEGA: Yes.

7 MS. DURAN: John Bender.

8 MR. BENDER: Yes.

9 MS. DURAN: Emil Fuda.

10 MR. FUDA: Yes.

11 MS. DURAN: Rishi Mehta.

12 MR. MEHTA: Yes.

13 MS. DURAN: Frank Pestana.

14 VICE CHAIR PESTANA: Yes.

15 MR. DINEEN: All right. Thanks very  
16 much, Mr. Ryglicki.

17 VICE CHAIR PESTANA: If nothing else,  
18 a motion to adjourn.

19 MR. BENDER: Motion.

20 MR. ORTEGA: Second.

21 VICE CHAIR PESTANA: All in favor?

22 (Motion passes unanimously.)

23 (Meeting adjourns at 6:49 p.m.)

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I, MARY BAUMANN, License Number XIO1271, a  
Certified Court Reporter, a Registered Professional  
Reporter and Notary Public of the State of New  
Jersey, certify that the foregoing is a true and  
accurate transcript of the proceedings at the place  
and on the date hereinbefore set forth.

I further certify that I am neither attorney  
nor counsel for, nor related to or employed by, any  
of the parties to the action in which this  
deposition was taken, and further that I am not a  
relative or employee of any attorney or counsel  
employed in this case, nor am I financially  
interested in the action.

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A Notary of the State of New Jersey  
Notary No. 3782  
My Commission Expires 3/7/19

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