

CITY OF JERSEY CITY
HISTORIC PRESERVATION COMMISSION

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IN THE MATTER OF: : TRANSCRIPT
JULY 17, 2024 : OF
FULL TRANSCRIPT : PROCEEDINGS
H-23-0047, H-23-0048, :
H-24-0147 :
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Wednesday, July 17, 2024
4 Jackson Square
Jersey City, NJ 07305
Commencing at 6:36 p.m.

BOARD MEMBERS PRESENT:

ROBERT GORDON, Chairman
STEPHEN GUCCIARDO, Vice Chairman
BRIAN BLAZAK
JANELLE GUNTHER
CORY GARRIGA
ANTHONY SANDKAMP (Recused on Items 8A and 8B)
DANIEL CRONIN

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

JONATHAN REKSTAD, ESQUIRE
Attorney for the Board

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

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3 MARGARET O'NEILL
4 Senior Historic Preservation Specialist
5 City Planning Division

6 MICHAEL ACHIMOV
7 Historic Preservation Specialist
8 City Planning Division

7

8 Case H-23-0047 - 88 Bright Street

9 STEPHEN JOSEPH, ESQUIRE
10 Castano, Quigley Cherami, LLC

10

11 Case H-23-0048 - 90 Bright Street

12 STEPHEN JOSEPH, ESQUIRE
13 Castano, Quigley Cherami, LLC

13

14 Case H-24-0147

15 THOMAS LEANE, ESQUIRE
16 Connell Foley, LLP

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1 TABLE OF CONTENTS

2

3

4 CASE NUMBER PAGE

5 1. H-23-0048, 90 Bright Street 9

6 2. H-23-0047, 88 Bright Street 30

7 3. H-24-0147, 94 Wayne Street 59

8

9

10 WITNESSES SWORN

11 NAME PAGE

12 Caroline Grieco, Architect 10, 31

13 Barry Wood, Architect 60

14

15

16 EXHIBITS

17 NO. DESCRIPTION PAGE

18 B-1 Sunshine Notice 4

19

20

21

22

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1 CHAIRMAN GORDON: All right. I'm now
2 going to call to order this regular meeting of the
3 Jersey City Historic Preservation Commission. It is
4 July 17, 2024, and I have the time as 6:36 p.m.

5 MS. O'NEILL: Okay. Please be advised
6 that in accordance with the Open Public Meetings Act,
7 the notice of the time, date, and place of this
8 rescheduled meeting of the Jersey City Historic
9 Preservation Commission has been provided to the
10 Jersey Journal, the Jersey City Reporter, and El
11 Especialito.

12 Same notice has been provided to the
13 Clerk's Office in City Hall for posting on the
14 bulletin board and on the City's website.

15 I have proof of this notice in evidence,
16 which we can mark as B-1.

17 (Whereupon, exhibit is presented and
18 marked Exhibit B-1 into evidence.)

19 MS. O'NEILL: All right. We'll do a
20 roll call attendance.

21 Commissioner Garriga?

22 COMMISSIONER GARRIGA: Here.

23 MS. O'NEILL: Commissioner Sandkamp?

24 COMMISSIONER SANDKAMP: Here.

25 MS. O'NEILL: Commissioner Gunther?

1 COMMISSIONER GUNTHER: Here.

2 MS. O'NEILL: Commissioner Blazak?

3 COMMISSIONER BLAZAK: Here.

4 MS. O'NEILL: Commissioner Cronin?

5 COMMISSIONER CRONIN: Here.

6 MS. O'NEILL: Commissioner Amatuzzo is
7 absent. Commissioner Sakong is absent. Vice Chair
8 Gucciardo?

9 VICE CHAIRMAN GUCCIARDO: Here.

10 MS. O'NEILL: And Chairman Gordon?

11 CHAIRMAN GORDON: Present.

12 MS. O'NEILL: Okay. There are seven
13 members of the commission in attendance tonight.
14 Five affirmative votes are needed for a Certificate
15 of Appropriateness.

16 Moving down on the agenda, we have the
17 minutes from the Regular Meeting of June 17th.

18 Anyone have any questions or comments?
19 All right. Staff recommends a motion to approve.

20 COMMISSIONER BLAZAK: Motion to approve.

21 VICE CHAIRMAN GUCCIARDO: Second.

22 MS. O'NEILL: Okay. We'll do a roll
23 call vote.

24 Commissioner Sandkamp?

25 COMMISSIONER SANDKAMP: Aye.

1 MS. O'NEILL: Commissioner Gunther?

2 COMMISSIONER GUNTHER: Aye.

3 MS. O'NEILL: Commissioner Blazak?

4 COMMISSIONER BLAZAK: Aye.

5 MS. O'NEILL: Commissioner Cronin?

6 COMMISSIONER CRONIN: Abstain.

7 MS. O'NEILL: Commissioner Garriga?

8 COMMISSIONER GARRIGA: Well, if I read
9 it, I could --

10 MS. O'NEILL: Yeah, you're good.

11 COMMISSIONER GARRIGA: Aye.

12 MS. O'NEILL: Commissioner Amatuzzo is
13 absent. Commissioner Sakong is absent.

14 Vice Chair Gucciardo?

15 VICE CHAIRMAN GUCCIARDO: Aye.

16 MS. O'NEILL: And Chairman Gordon?

17 CHAIRMAN GORDON: Aye.

18 THE CLERK: Okay. There are six votes
19 in favor, none against, with one abstention. The
20 minutes from June 17th are approved.

21 Copies of correspondence are linked on
22 tonight's agenda in the application number, that will
23 take you to all correspondence and application
24 materials.

25 We do, for announcements, we do have a

1 couple of cases that are being carried this evening.
2 Case 9B, 2624 JFK is going to be carried to a date
3 uncertain at the request of the applicant.

4 Case 9C, which is the proposed
5 amendments to the "Local Landmark Designation
6 Standards" is going to be carried to the regular HPC
7 meeting August 12th. That is our next regularly
8 scheduled meeting.

9 And case 11A, which is the demolition
10 review of 384 Communipaw, is going to be carried to
11 the August HPC meeting. All right.

12 Any questions on any of those carries,
13 application carries?

14 (No response.)

15 MS. O'NEILL: All right. Next is open
16 public comment. Are there any members in the public
17 who would like to address the Commission regarding
18 matters of historic preservation that are not on
19 tonight's agenda? You can approach the public
20 comment mic.

21 (No response.)

22 MS. O'NEILL: Staff sees no members of
23 the public present and requests a motion to open and
24 close public comment.

25 COMMISSIONER CRONIN: Motion to open and

1 close public comment.

2 COMMISSIONER BLAZAK: Second.

3 MS. O'NEILL: Okay. All in favor?

4 (Voice vote is taken, unanimous vote
5 "aye".)

6 MS. O'NEILL: All right. That brings us
7 to our first case.

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1 CHAIRMAN GORDON: So we're, at the
2 request of the applicant, going to be taking the old
3 business applications out of order.

4 So I'll first call Item 8B, which is
5 Case H-23-0048. The applicant is Stephen Joseph,
6 Esquire on behalf of 88-90 Bright SPE LLC, owner.
7 The address is 90 Bright Street. This is in the Van
8 Vorst Park Historic District.

9 The application is for a Certificate of
10 Appropriateness for the construction of a four-story,
11 four-unit residential building and associated site
12 work.

13 This is a recommendation to the Jersey
14 City Zoning Board of Adjustment and this was
15 previously carried at the request of the applicant in
16 the May 2024 Regular Meeting.

17 COMMISSIONER SANDKAMP: Mr. Chairman, I
18 am recusing myself from H-23-0048 and 0047 due to the
19 proximity of my primary residence.

20 CHAIRMAN GORDON: Noted. Thank you.

21 MR. JOSEPH: All right. Good evening,
22 everybody. Stephen Joseph for the applicant.

23 This was carried from the last hearing
24 at the request of the applicant. We've made some
25 modifications to the plan after getting some feedback

1 from the Board.

2 We do have a different architect here
3 this evening. Caroline is filling in for Will. She
4 has not appeared here before, so we are going to have
5 to get her sworn and qualified by the Board.

6 THE REPORTER: Please raise your right
7 hand.

8 C A R O L I N E G R I E C O, having
9 first been duly sworn, testified as follows:

10 THE REPORTER: State your full name for
11 the record, please.

12 THE WITNESS: My name is Caroline,
13 C-A-R-O-L-I-N-E. My last name is Grieco,
14 G-R-I-E-C-O. I'm a licensed architect in New Jersey
15 and New York. I have a master's degree from Pratt
16 Institute.

17 MS. O'NEILL: Okay. Staff recommends
18 the chair accept Caroline's qualifications as an
19 expert in the field of architecture.

20 CHAIRMAN GORDON: Yes. So accepted.

21 MS. O'NEILL: All right.

22 MR. JOSEPH: Great. Is the technology
23 working?

24 MS. O'NEILL: Oh, yeah. That's my job.
25 Give me a second on that.

1 In the meantime, while I'm doing that, I
2 will attempt to multitask and just state, at the May
3 meeting, Commissioner Gucciardo and Commissioner
4 Garriga were not present. However, it's my
5 understanding that both of you have read the
6 transcript and reviewed the video. If you guys would
7 consider affirming such.

8 COMMISSIONER GARRIGA: Confirmed.

9 VICE CHAIRMAN GUCCIARDO: Yes,
10 confirmed.

11 MS. O'NEILL: Okay. Stephen, is that
12 acceptable?

13 MR. JOSEPH: Yes.

14 MS. O'NEILL: Okay. Now, of course, the
15 thing is not connecting. Give me a second. There we
16 go. All right.

17 MR. JOSEPH: There we go. All right.
18 Wonderful.

19 All right. Could you just walk us
20 through the plans and the changes that we've made
21 since our last hearing.

22 THE WITNESS: Okay. I have an itemized
23 list of changes by sheet.

24 So, G-100, we have no changes. G-101,
25 there are no changes. G-102, we have no changes.

1 G-103 we have no changes.

2 So, A-100, the rear elevation was
3 redesigned. We'll see that better on the following
4 sheet. The rear wall in the proposed floor plan was
5 updated to reflect the new design. The rear
6 elevation was redesigned. So basically, we reduced
7 glazing at the request of the Board. So, A-100,
8 there's no changes. I'm sorry. A-100, the changes
9 are to the rear elevation, again, with the reduced
10 glazing by 15 percent.

11 A-102, you can see that the changes were
12 made to the bulkhead. So the bulkhead is now sloped,
13 so in order to reduce visibility from the street.

14 On A-101, there's also a call-out for
15 the cornice detail, which was questioned by the Board
16 and you asked for more clarity. The brick coursing
17 on the front elevation was also adjusted. So there
18 are equal spacing between the windows. There's now
19 eight courses of brick between each window for each
20 story. We'll see additional details later in the
21 set.

22 So again, A-103 shows the sloped
23 bulkhead.

24 Drawing A-104, again, just shows the
25 sloped bulkhead. There are no other changes.

1 VICE CHAIRMAN GUCCIARDO: Could you slow
2 down? Can we see that last screen?

3 THE WITNESS: Mm-hmm.

4 VICE CHAIRMAN GUCCIARDO: Okay. Thank
5 you.

6 THE WITNESS: So on A-105, we have
7 specifications for the gate hardware. So there is an
8 egress easement from the church to the -- to Bright
9 Street. And there's an access gate at the front of
10 Bright Street. You can see that a little bit better
11 on the front elevation here. So the Board last time
12 had questions about the, basically, the bulkiness and
13 what that gate release would look like. So the
14 specification is again on sheet A-105. So basically,
15 it's just a push. It's an electromagnetic lock.
16 It'll be a push release. So the pad with the push
17 button will be on the building itself. If someone's
18 egressing out and in an emergency out the alleyway,
19 they'll press the push-to-exit button, and there's an
20 electromagnetic lock. It's a block. You'll see it
21 will be concealed by the gate itself on the inside of
22 the gate, so facing the egress alleyway.

23 A-106, again, one of the commissioners
24 last time asked for full details of the front entry
25 door and the canopy. So it was also -- a wall

1 section was also asked for. So all details are now
2 included. The windows were changed to an in-swing
3 casement at the Board's request. The spec for the
4 Marvin in-swing casement hasn't been finalized, but
5 we can submit a spec and color sample for staff
6 approval.

7 So A-107, at the request of the Board,
8 we're providing color renderings. So the renderings
9 are to show the materials, the colors, and the depth
10 of facade. We also have some brick samples for your
11 review.

12 Again, the cornice design was questioned
13 at the last meeting. There are some historical local
14 references to this style of brickwork on the right
15 side of the sheet here. The first is on 257
16 Montgomery Street. The one in the center of the
17 sheet is 439 to 442 Jersey Avenue. And then 445
18 Jersey Avenue. So the idea was to, with the least
19 amount of relief, create a decorative cornice. And
20 again, the idea here with this building, 90 Bright
21 Street, is to essentially keep the -- keep the design
22 relatively simplistic, not to highlight and not take
23 away from any of the historic buildings locally in
24 the district.

25 MR. JOSEPH: So we do have -- we have

1 two samples of brick that we're passing around. This
2 first one is the one that's on the plans. Will did
3 ask me to tell you that as he was going through this,
4 he does prefer this one (indicating), which he
5 labeled as an alternate, but whatever the Board
6 prefers. But as he was going through it again, he
7 stumbled upon this one which he thought was more
8 appropriate.

9 THE WITNESS: So sheet A-108 is, again,
10 at the Board's request. It's a combined rendering of
11 both 88 Bright Street and 90 Bright Street. So the
12 idea is to understand the visibility of the bulkhead
13 and the approximate color just, you know, looking at
14 the adjacency of the colors of the brick of the
15 historic building versus the new brick. There's a
16 distinctive color difference to represent, again,
17 differentiate between old and new.

18 So that concludes the revisions per
19 sheet since the last meeting.

20 Does anyone have any questions?

21 VICE CHAIRMAN GUCCIARDO: Can you
22 identify --

23 MS. O'NEILL: Stephen, you have to turn
24 your mic on.

25 VICE CHAIRMAN GUCCIARDO: Oh, I'm sorry.

1 Can you please identify, since I was not
2 here the last time, is the building to the right 88
3 that I'm looking at here --

4 THE WITNESS: Correct.

5 VICE CHAIRMAN GUCCIARDO: -- in this
6 image? Okay. Thank you.

7 COMMISSIONER GUNTHER: Sorry, I have one
8 question. I didn't see dimensions on the drawing,
9 but looking at the elevation and maybe some of the
10 renderings, is the intent that the spacing of the
11 windows on the front horizontally across the facade
12 is equal?

13 THE WITNESS: Yes.

14 COMMISSIONER GUNTHER: It looks in the
15 drawings as though the brick pier down the center is
16 slightly wider. I don't know if that was just an
17 error or if that was intentional. It's not
18 dimensioned, so I'm not sure.

19 THE WITNESS: Yeah. To be honest, I
20 would have to defer to the architect who couldn't
21 make it tonight. We could follow up if it's equal.
22 Okay.

23 COMMISSIONER BLAZAK: You talked a lot
24 about the changes to the front. Just remind me if
25 any changes to the rear again.

1 THE WITNESS: Yeah. So the rear changes
2 were to reduce the amount of glass. So on the
3 previous set of drawings, there was 15 percent more
4 glass. The facade more resembled a curtain wall or
5 storefront. Now we basically made the change to, you
6 know, resemble more punch openings in the facade.

7 COMMISSIONER BLAZAK: And in between the
8 openings it's a fiber cement board?

9 THE WITNESS: The cladding?

10 COMMISSIONER BLAZAK: Yes.

11 THE WITNESS: Yes.

12 VICE CHAIRMAN GUCCIARDO: Could you show
13 a side elevation? I believe you had windows
14 fenestration on the side elevation. Right. So is
15 there a separation between the two buildings that is
16 allowing for the fenestration that's appearing behind
17 the lower building?

18 THE WITNESS: Yes. You can see in the
19 floor plans here, the first, second, third, fourth,
20 and roof plan, that there's the window well on the
21 right side of each plan.

22 VICE CHAIRMAN GUCCIARDO: Yes, I see it.
23 Okay. Thank you.

24 MS. O'NEILL: Okay. Are there any other
25 questions? Anything you want to go back and look at?

1 COMMISSIONER BLAZAK: Well, the only
2 thing I was thinking is, I think the materials are
3 all appropriate at the front. I'm just not convinced
4 maybe on some of the color choices for, like, the
5 cast stone and the fiber cement. And I think you
6 were -- in the rendering that shows with other
7 buildings on the block and other buildings as well, I
8 think -- I think the brick is a good color, both of
9 them.

10 And maybe you can go back to the
11 rendering that shows it on the block and these other
12 examples. The building on the left maybe has some
13 lighter color lintels, but I still think it's more --
14 a little atypical in the Van Vorst Park Historic
15 District. I'm thinking maybe something that's a
16 darker brown color would probably be appropriate for
17 the cast stone sills. But, you know, maybe you can
18 take a look at the samples again. And that's also
19 something I could be comfortable with staff working
20 on to get a little bit of -- maybe a little bit of a
21 darker finish.

22 MR. JOSEPH: And the applicant is happy
23 to darken the colors if that's the Board's request.

24 COMMISSIONER BLAZAK: I don't know if
25 anyone else has any thoughts on that, but to me, it's

1 reading a little...

2 VICE CHAIRMAN GUCCIARDO: Bluish.

3 COMMISSIONER BLAZAK: A little blue. I
4 know there are some bluestone, lintels, and sills
5 around, but I'm not sure if that's the right
6 choice here.

7 VICE CHAIRMAN GUCCIARDO: Yeah, I had
8 that same reaction when it was passed around,
9 actually.

10 MS. O'NEILL: Just because you brought
11 up the brick, Brian, is there a general feeling on
12 the brick? I know that there were two, essentially
13 two options here.

14 COMMISSIONER GUNTHER: Well, we have one
15 that is rendered and one --

16 MS. O'NEILL: Well, right.

17 COMMISSIONER GUNTHER: -- that looks
18 like what it looks like.

19 MS. O'NEILL: Yes.

20 COMMISSIONER GUNTHER: So it's kind of
21 hard to say if we could change it.

22 MS. O'NEILL: But we can be satisfied or
23 unsatisfied with the option in the rendering. And I
24 guess that's really more my question.

25 THE WITNESS: The rendering is -- you

1 know, renderings do the best they can to get as close
2 to reality as they can, but they're always not a
3 hundred percent. So I would say to look at the
4 material sheet and then also the actual physical
5 samples.

6 COMMISSIONER BLAZAK: Maybe you can even
7 hold them up for us. Actually, I was going to ask if
8 a mortar color had been explored as well.

9 THE WITNESS: I don't believe that a
10 mortar color has been selected, but it's something we
11 can work with the staff on.

12 COMMISSIONER BLAZAK: I think that's
13 also important, how the facade is going to read if
14 you're picking a white or something that matches the
15 brick color. I mean, I'm also confident in staff --

16 VICE CHAIRMAN GUCCIARDO: And also
17 pointing out that the one on the right is -- the
18 brick is consistent in color. The one on the -- my
19 right, sorry. Thank you, Stephen. The one on the
20 left is more changes in color which, you know, is
21 going to be a more active facade, no question.

22 COMMISSIONER GUNTHER: I don't know, I
23 think maybe they can work with staff on the brick
24 selection.

25 MS. O'NEILL: Okay.

1 COMMISSIONER GUNTHER: But the
2 difference is not so great --

3 VICE CHAIRMAN GUCCIARDO: No.

4 COMMISSIONER GUNTHER: -- for what we're
5 reviewing tonight.

6 COMMISSIONER BLAZAK: I think either way
7 it's good. I think maybe having a little bit more of
8 a variety actually would be a good thing here because
9 the brick is the body of the facades. And between
10 that and the cornice, it's going to be where you're
11 getting the variety from, so. But again, that's
12 something where I could leave that to staff to select
13 in the field as long as it's one of these two bricks.

14 MS. O'NEILL: Okay.

15 COMMISSIONER BLAZAK: And did you have
16 an idea if it would be a light mortar or a similar
17 color to the bricks?

18 THE WITNESS: I would suggest a similar
19 color to the bricks. I also would suggest that brick
20 with more variation. Even just for the sake of
21 repairs, like, in the future, the variation in the
22 brick will assist with not making the repairs as
23 apparent. So, but yes, I would say a color to -- a
24 mortar color to match the brick.

25 COMMISSIONER BLAZAK: And is the coping,

1 the coping above the cornices, is that the same
2 material as the sills?

3 THE WITNESS: I don't think so.

4 COMMISSIONER BLAZAK: I think on another
5 sheet it was -- it was called out as cast stone.

6 VICE CHAIRMAN GUCCIARDO: Cast stone
7 coping as detailed color to match window sills below.
8 Yeah. So if you're changing the sills, you're going
9 to be changing the coping at the top as well.

10 COMMISSIONER BLAZAK: Yeah. And I think
11 that's okay.

12 MR. JOSEPH: Yeah. And the applicant's,
13 of course, fine with that. Maybe going towards more
14 of a limestone or something. We're working with
15 staff on that.

16 VICE CHAIRMAN GUCCIARDO: Okay.

17 MS. O'NEILL: All right. Any additional
18 questions?

19 COMMISSIONER BLAZAK: Oh, and the canopy
20 color, is it going to be the same as the fiber cement
21 board? At the main entry.

22 THE WITNESS: The canopy itself?

23 COMMISSIONER BLAZAK: Yes. It looks
24 like it's black. Aluminum and steel windows, front
25 and rear patio doors, and aluminum canopy.

1 THE WITNESS: Right. The canopy is
2 aluminum.

3 COMMISSIONER BLAZAK: And just remind me
4 how -- was the canopy reduced from what was
5 previously shown?

6 THE WITNESS: I don't believe it was
7 reduced. I believe it was just clarified. I believe
8 Will just provided additional details on this sheet
9 at the bottom of A-101.

10 VICE CHAIRMAN GUCCIARDO: Someone had
11 questions at the last session about the canopy and
12 whether it was appropriate or not, right?

13 COMMISSIONER BLAZAK: Yeah. I think
14 that's been the one thing I'm still having a little
15 bit of a struggle with. It still seems a little,
16 maybe a little deep. I don't know. I guess it's
17 just a more modern canopy.

18 MS. O'NEILL: We can talk about it
19 during staff comments.

20 COMMISSIONER BLAZAK: Yes, sure. Sure.

21 MS. O'NEILL: I don't want to do my
22 usual thing where I butt in and take over your time
23 to hear myself talk.

24 All right. So if there are no
25 additional comments or questions, again, you can

1 always go back for clarification if stuff comes up
2 during staff comments. But this seems like a good
3 stopping point to open public comment. Are you in
4 agreement with that? Okay.

5 Are there any members of the public
6 present who would like to speak regarding this
7 application? You may approach the public comment
8 mic.

9 (No response.)

10 MS. O'NEILL: Staff sees no members of
11 the public present and recommends a motion to open
12 and close public comment.

13 COMMISSIONER BLAZAK: Motion to open and
14 close public comment.

15 COMMISSIONER CRONIN: Second.

16 MS. O'NEILL: All in favor?

17 (Voice vote is taken, unanimous vote
18 "aye".)

19 MS. O'NEILL: All right. So going to
20 the staff report.

21 So in this staff -- I mean, it seems
22 after -- I mean, I recognize there are some things
23 you still need clarified, it does seem the general
24 consensus is moving towards one where we think you
25 might be able to approve this. So we'll focus on the

1 first section of staff comments, which just confirms
2 that with the overall design of the project, we do
3 think that this is appropriate for the historic
4 district. And we do believe that the variances
5 necessary to approve this project, again, are ones
6 that we can recommend the approval of.

7 The height variance being the one
8 that we, I'll say, we typically struggle with as a
9 Board, right, whether or not to go up to that height.
10 In this case, it matches the direct adjacent
11 neighbor. This block of Bright Street has a series
12 of varying heights, so I don't think it's going to
13 cause an adverse effect. It's not going to break up
14 a streetscape. In fact, I actually think this aligns
15 the streetscape a little bit better.

16 The design of the building is something
17 you see consistently throughout the historic
18 districts and also on this block. There are a couple
19 of similar -- similarly designed buildings on this
20 street and on York Street just above it. They --
21 their construction has not caused an adverse effect,
22 and I do not believe that this is going to cause an
23 adverse effect.

24 So we do recommend the approval of this
25 Certificate of Appropriateness and recommendation to

1 the Zoning Board for approval with the conditions in
2 the staff report. I also picked up the conditions
3 that we spoke about. The first one would be to add
4 dimensions to the front facade to confirm equal
5 spacing at the time of submission of construction
6 documents. For HPC staff to work with the applicant
7 to revise the sill and coping color to be more
8 consistent with what is found in the Van Vorst Park
9 Historic District. And that the applicant shall work
10 with HPC staff to select brick and mortar samples out
11 of the ones provided to the Commission, and that the
12 applicant shall do a mock-up in the field for staff.
13 So those are -- that's the recommendation.

14 I do want to pivot back to the canopy.
15 It is a modern canopy. It's probably -- I would go
16 so far as to say, with the exception of the window
17 style on this building, it's probably the most modern
18 part of this building, right, that door entry. But I
19 don't really think it detracts from anything in the
20 historic district. I don't think it's going to be an
21 adverse effect -- have an adverse effect. And part
22 of that is its positioning on the building. We do
23 not really have a raised entrance here. This is not
24 a canopy -- a canopy and door entry that -- like,
25 look at 88 on this rendering, right? We have a

1 second-floor entry there. If this canopy and door
2 was there, I think it would be a lot more visible.
3 It would be a lot -- have a much stronger impact on
4 how you read the facade going across, and also on how
5 modern it looks. Because this is lower, it reads
6 more at street level. I really don't think it's
7 going to have an adverse effect.

8 From a staff perspective, I don't really
9 have a concern or a problem with it. It does -- I
10 would say it's a standard projection for a canopy.
11 That being said, though, canopies have been extending
12 further and further and further as of late. So this
13 is standard for right now, but it probably would have
14 been considered a longer extension a couple of years
15 ago. That being said, though, in view of the stoop,
16 the intention of it is to keep people dry when
17 they're going into the building. So I don't really
18 have a problem with it from a staff perspective.

19 Does anyone have any questions about
20 any?

21 COMMISSIONER BLAZAK: Well, the only
22 other thing is should -- do we want the Hardie Plank
23 at the -- at least at the front to also, the color,
24 to also be looked at? Because in the rendering,
25 again, it's kind of like this grayish color. And

1 I'll let you, maybe that should be looked at. If the
2 sills and coping stone is changed. I think you
3 should add in the Hardie Plank at the front.

4 MS. O'NEILL: Perfect. Front door entry
5 plank.

6 Does anyone have any other questions for
7 staff? Again, the recommendation on this one is to
8 approve with a recommendation for approval to the
9 Zoning Board with the conditions.

10 COMMISSIONER GUNTHER: I'll make the
11 motion to approve with the conditions as read and
12 make the recommendation to the planning board [sic].

13 COMMISSIONER GARRIGA: I'll second it.

14 MS. O'NEILL: Okay. Stephen, are those
15 conditions acceptable, including the ones I read into
16 the record?

17 MR. JOSEPH: Yeah, the conditions are
18 acceptable to the applicant.

19 MS. O'NEILL: All right. We'll do -- I
20 have Janelle making the motion. Cory with the
21 second. We'll do a roll call vote.

22 Commissioner Blazak?

23 COMMISSIONER BLAZAK: Aye.

24 MS. O'NEILL: Commissioner Cronin?

25 COMMISSIONER CRONIN: Aye.

1 MS. O'NEILL: Commissioner Garriga?

2 COMMISSIONER GARRIGA: Aye.

3 MS. O'NEILL: Commissioner Gunther?

4 COMMISSIONER GUNTHER: Aye.

5 MS. O'NEILL: Vice Chair -- I'm sorry,

6 before I do that. Commissioner Amatuzzo is absent.

7 Commissioner Sakong is absent. Commissioner Sandkamp

8 is recused.

9 Vice Chair Gucciardo?

10 VICE CHAIRMAN GUCCIARDO: Aye.

11 MS. O'NEILL: And Chairman Gordon?

12 CHAIRMAN GORDON: Aye.

13 MS. O'NEILL: Okay. There are six votes

14 in favor, none against, and no abstentions. The COA

15 and recommendation to the Zoning Board for 90 Bright

16 Street is approved.

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1 CHAIRMAN GORDON: And I will now call
2 Case H-23-47. We have the same applicant. Stephen
3 Joseph, Esquire on behalf of 88-90 Bright Street SPE
4 LLC. This is for 88 Bright Street, still in the Van
5 Vorst Park Historic District.

6 And this application is for a
7 Certificate of Appropriateness for a proposed rear
8 and fourth-story addition to an existing three-story
9 building, interior renovations, and front facade
10 restoration at an altered, contributing Italianate
11 townhouse built circa 1890.

12 This is, again, a recommendation -- oh,
13 no, excuse me. This is a recommendation to the
14 Jersey City Planning Board and was also carried
15 from -- but at the request of the applicant at our
16 last meeting in May.

17 MR. JOSEPH: Thank you. For the record,
18 Stephen Joseph, Castano Quigley Cherami, for the
19 applicant.

20 Caroline, you are still under oath for
21 this application. And we're going to do the same
22 thing and just run through the plans and talk about
23 the changes.

24 ///

25 ///

1 C A R O L I N E G R I E C O, having
2 first been duly previously sworn, testified as
3 follows:

4 THE WITNESS: Okay. For the record,
5 Caroline Grieco speaking for the applicant,
6 registered architect.

7 So again, just sheet by sheet, I'm going
8 to go through changes since the last meeting.

9 So G-100, we have no changes. G-101 is
10 the proposed site plan. And again, we just have that
11 rear stoop update to reflect a new rear elevation
12 design, no changes. G-102, no changes.

13 A-100, so the rear elevation was
14 redesigned. The rear wall of the proposed floor
15 plans was updated to reflect a new design. The rear
16 elevation -- sorry. I'm just going to skip through
17 to the elevation.

18 So A-102, there are no changes.

19 A-103, so again, the Commission was
20 concerned with the amount of glazing on the rear
21 elevation. So we reduced, again, the percentage of
22 glazing by about 15 percent. The windows now read as
23 large punched openings versus a wall of glass. The
24 specifications will be the same. It was just the
25 reduction in glass.

1 So the next few sheets, A-104 through
2 A-108, don't show any changes.

3 VICE CHAIRMAN GUCCIARDO: Could you --
4 that's a little fast for me. I'm just seeing some of
5 these for the first time. The prior two and the one
6 before that, please.

7 I'm trying to understand the size of the
8 addition. So the proposed building section is above
9 the existing building below. I see that. I'm just
10 understanding the fourth floor and how it's
11 interacting with the existing building. So I see
12 that it's wrapping over the top and coming towards
13 the front of the building. And it includes some type
14 of outdoor space, both adjacent to that and on top of
15 the roof. Is that correct?

16 THE WITNESS: Correct. Yes, I agree.

17 VICE CHAIRMAN GUCCIARDO: And I believe
18 there was some concern at the last meeting about this
19 building possibly -- if this -- if these changes were
20 made to this building without 90 Bright being built,
21 that this will be visible from the public right of
22 way. Meaning the -- yes, okay, there's the drawing
23 that I... Thank you. That's the one I was looking
24 for is how the extension wrapped and the additional
25 floor would appear from the street without 90 Bright

1 being built.

2 MR. JOSEPH: Yes, that's correct. And I
3 mean, that's, you know, I think a concern that we
4 have on a lot of projects. And I think one of the
5 reasons why we wanted to get through 90 Bright Street
6 first, so the Board wouldn't have to, at least here
7 at the HPC, struggle with that. Of course, we do
8 need approvals from Planning Board on one of these
9 and Zoning Board on the other one. There's always a
10 chance that they get denied. And even after that,
11 the project doesn't get built for whatever reason or
12 one of them gets built, but... I don't know how we
13 can, you know, how we can control that.

14 VICE CHAIRMAN GUCCIARDO: I'm not sure
15 either. But I was wondering if the approval of this
16 addition and fourth floor could be conditioned on 90
17 Bright being built. Is that possible? I mean, we
18 put conditions on applications before.

19 MR. JOSEPH: So the applicant is
20 agreeable to that. The applicant will happily agree
21 to that. I mean, I'm not sure. Maybe for the
22 Board's attorney. I'm not sure.

23 MR. REKSTAD: Yeah, I don't think we can
24 do that. I would be hesitant to endorse such a
25 condition.

1 MR. JOSEPH: Yeah.

2 VICE CHAIRMAN GUCCIARDO: So then how do
3 we approve this if it's a standalone application?

4 MR. REKSTAD: You have to consider the
5 whole context of the neighborhood, right? And one of
6 the properties in the neighborhood just got
7 certification from the Historic Preservation
8 Commission to be built. Keeping in mind, of course,
9 that there are other boards and things. But I mean,
10 also they provided a rendering for what it looks like
11 by itself.

12 VICE CHAIRMAN GUCCIARDO: Right. No, I
13 get that. I'm reacting to -- I listened to the
14 transcript. I heard what the issues were with the
15 Board when this was heard in May. And I was looking
16 for a solution because I think there was some concern
17 about the visibility of the fourth floor without 90
18 being built, right?

19 Can I ask, is this one project that's
20 being built at the same time, both 88 and 90?

21 MR. JOSEPH: The intention is to build
22 them both at the same time. In fact, the church to
23 the rear is also under the same ownership. So the
24 intention is to kind of have all the construction
25 going at the same time.

1 VICE CHAIRMAN GUCCIARDO: Right. But
2 that's not guaranteed.

3 MR. JOSEPH: No.

4 VICE CHAIRMAN GUCCIARDO: Okay. Just so
5 I understand what the intention is.

6 MR. JOSEPH: Yeah, and my client also
7 advises that it's all under the same construction
8 financing as well.

9 VICE CHAIRMAN GUCCIARDO: I see.

10 MR. JOSEPH: I don't think I could
11 offer, you know, much more that the Board hasn't
12 already heard, which is, you know, a vacant lot in
13 Jersey City, especially in this area, unlikely to not
14 be developed, especially when there's approvals. But
15 that's -- I think the Board, as counsel said, does
16 have -- they know there is an approval that just
17 happened for 90. We've seen the rendering both with
18 and without 90 being constructed.

19 COMMISSIONER BLAZAK: And I think, I
20 think we should also, like, I think the main thing we
21 should be concerned about is the visibility for
22 directly across, you know, across the street, which
23 like A-105 has the sight line, and it's right there.
24 But I think the -- and I don't know if there is a
25 rendering from directly across the street. I think

1 the intention is that it wouldn't be visible over the
2 cornice and over the primary facade, if I'm correct.

3 MR. JOSEPH: That's, yeah, that's
4 correct. The visibility we're talking about is the
5 oblique from the --

6 VICE CHAIRMAN GUCCIARDO: Yeah, it's
7 perfectly fine from across the street. Your
8 rendering shows that, and there's no issue
9 whatsoever.

10 COMMISSIONER GUNTHER: I would caution
11 that we might want to consider reducing the height
12 just so that it doesn't accidentally become visible
13 over the cornice once it's built.

14 COMMISSIONER BLAZAK: Yeah, because it
15 right -- the sight line has it right there, you know?
16 So it's -- another inch and you'll probably see
17 something. Though, Bright Street is a very wide
18 street, probably one of the widest. I know we've
19 had, I think it's 89, where we did approve -- which
20 was only a two-story building, but we did approve
21 rooftop addition --

22 MS. O'NEILL: 87, yeah.

23 COMMISSIONER BLAZAK: What was that?

24 MS. O'NEILL: 87.

25 COMMISSIONER BLAZAK: 87.

1 MS. O'NEILL: 89 is also new
2 construction.

3 COMMISSIONER BLAZAK: Yeah. So this is
4 a block, this and the block immediately west of it,
5 have a lot of in-fill.

6 VICE CHAIRMAN GUCCIARDO: Understood.

7 MR. JOSEPH: So I discussed it with the
8 architect and my client, we could take the height
9 down two inches. I mean, we could certify the
10 height. That's not a problem.

11 COMMISSIONER GUNTHER: The other
12 question I have is, you know, I think I was one of
13 the commissioners last go-around who had requested
14 that we see this view. If the lot were vacant, how
15 would this appear? And I'm a little disappointed
16 that it's cropped, and it doesn't really give us the
17 full effect. So we can't actually evaluate what the
18 effect would be.

19 VICE CHAIRMAN GUCCIARDO: Right. Yeah.
20 Or the scale of the building. The mass of the
21 building, we can't see it.

22 MR. JOSEPH: Yeah. Understood. You're
23 right.

24 VICE CHAIRMAN GUCCIARDO: That's all I
25 have for now.

1 MR. JOSEPH: I do have materials in my
2 hand. I was waiting until we got to that page, but
3 we're talking... Yeah, I believe the rear material
4 is the same as it was for 90.

5 COMMISSIONER BLAZAK: Okay. So this is
6 the bottom, and settled on the back, this is the
7 cornice color and the trim?

8 MR. JOSEPH: I believe it's classic
9 black, right? The one on the...

10 COMMISSIONER BLAZAK: Classic brown.

11 MR. JOSEPH: Classic brown. I'm sorry.

12 COMMISSIONER BLAZAK: Yes.

13 THE WITNESS: Yeah, the rendering
14 doesn't do a good job of demonstrating that color.
15 The cast stone looks a little bit more gray and as
16 well as the stair. It's intended to be that classic
17 brown now.

18 COMMISSIONER BLAZAK: What color is the
19 cornice now?

20 THE WITNESS: The classic brown.

21 COMMISSIONER BLAZAK: Oh, the existing.
22 The existing color.

23 THE WITNESS: Oh, I'm sorry.

24 COMMISSIONER BLAZAK: Is it a brown now?
25 Or is it...

1 THE WITNESS: I could go back to the
2 first page.

3 COMMISSIONER BLAZAK: Oh, it's like a
4 tan-yellow color.

5 And just remind me, is there a brick
6 face on this building that you're removing? I know
7 later on there was a brick test patch. Is that --
8 what did we find? I don't remember if that was done
9 prior. I don't think it was, right? So what is it
10 -- what does that show -- what is -- what has it
11 shown us?

12 MR. JOSEPH: Yeah, that was done after
13 the last hearing. So it's -- what we learned is it's
14 not brick face, it's original brick.

15 VICE CHAIRMAN GUCCIARDO: It looks like
16 the paint came off fairly easily off the front.

17 MR. JOSEPH: Paint came off. We have to
18 be a little bit more careful with it the next go
19 around, but it's there. Yeah, we can salvage it.

20 COMMISSIONER BLAZAK: And then did you
21 do a test that, like, the areas that are painted
22 yellow where the, like, the water table and the
23 lintels? No. So in the rendering, it shows like a
24 brown, but I guess the intention would be to leave
25 whatever or match whatever color is there underneath?

1 VICE CHAIRMAN GUCCIARDO: You're talking
2 about up to the water table?

3 COMMISSIONER BLAZAK: Yeah, the water
4 table. And there's some -- I'm not sure what
5 material it is, but I have to look, there's brick
6 soldier courses at the lintels and then some sort of
7 either cast stone or maybe it's some sort of stone
8 there.

9 THE WITNESS: Right. So that's a
10 decorative cast stone at the top. So the intention
11 is for all the details to be the classic brown.

12 COMMISSIONER BLAZAK: Okay. And that
13 that includes the water table and the stoop as well?

14 THE WITNESS: It does, yes.

15 VICE CHAIRMAN GUCCIARDO: Oh, so this is
16 -- so we shouldn't go by what we're seeing here.

17 THE WITNESS: The rendering,
18 unfortunately, that band at the bottom of the --
19 between the garden level and the first floor, it just
20 didn't render correctly.

21 VICE CHAIRMAN GUCCIARDO: Okay.

22 MS. O'NEILL: Are there questions?

23 Anyone want to go back in the plans and see anything?

24 (No response.)

25 MS. O'NEILL: Hearing -- I'm not hearing

1 anything. So why don't we -- you want to open the
2 public comment and then we can move to staff
3 comments? Okay.

4 All right. Is there any members of the
5 public present who would like to speak regarding this
6 application? You can approach the public comment
7 mic.

8 (No response.)

9 MS. O'NEILL: Staff sees no members of
10 the public present, so I recommend a motion to open
11 and close public comments.

12 COMMISSIONER CRONIN: Motion to open and
13 close public comment.

14 COMMISSIONER BLAZAK: Second.

15 MS. O'NEILL: All in favor?

16 (Voice vote is taken, unanimous vote
17 "aye".)

18 MS. O'NEILL: Okay. So I'll move into
19 staff comments.

20 We do have the staff report. So this
21 building is a little bit, in my opinion, trickier
22 than 90, right? It's -- I call these additions
23 Tetris additions because it's the upsidedown L-shaped
24 going onto the building.

25 If this was not potentially visible from

1 the public right of way, I think it would be a lot
2 easier for the Commission to review. Despite the
3 fact that it does, in my professional opinion,
4 overwhelm the historic resource. The visibility is
5 the hard part here. And I recognize the applicant
6 just got a recommendation to build the building next
7 door. And that all of the -- per their statement on
8 the record, that all the construction financing is
9 together.

10 I will also add on the record Steve, the
11 developer who is sitting there, has done many of
12 these projects in Jersey City before. It's not an
13 unknown entity. So I, like, I do believe him when he
14 says this building is going to be built.

15 But the reality is, is that they are two
16 separate applications because they're two separate
17 lots. And the Commission does have to consider the
18 effects of this visibility if the building was not
19 built.

20 The shape of the building is not, that
21 is visible on the side, is not atypical from what we
22 see downtown on something versed and has been
23 demolished. It's simply just the bulk of the
24 addition. I do think that it's something that we see
25 consistently downtown. It's something that the

1 Commission has approved in the past. And I do think
2 it is an approvable project, but it's a lot of bulk.
3 And that's just something that if -- like the
4 Commission has to be comfortable with that level of
5 bulk.

6 I can't -- I would not recommend that we
7 go into it thinking that it's going to feel less
8 bulky because we're building something next door,
9 because that's not true. But it is not going to be
10 visible from the front facade looking over the
11 building, which it has historically been our most
12 concerning viewpoints.

13 VICE CHAIRMAN GUCCIARDO: Where else
14 would it be seen from?

15 MS. O'NEILL: Well, what I'm talking
16 about if 90 wasn't built, right?

17 VICE CHAIRMAN GUCCIARDO: Right. If 90
18 wasn't built, it's a large structure.

19 MS. O'NEILL: Right. But historically,
20 we've also -- our most important viewpoint for
21 visibility has been the front of the building; that's
22 not visible from the front. If you need something to
23 weigh it against, considering the bulk that is
24 visible on the side.

25 And again, we see -- again, while we see

1 additions this size consistently, and they are
2 constructed in the historic district, and they are --
3 it is big for this building, but it's not this -- the
4 bulk that we see here is consistent for the block,
5 right? We have -- the block site plan, you see
6 there's many buildings that even exceed this bulk,
7 especially the one directly adjacent to the right.

8 VICE CHAIRMAN GUCCIARDO: Of course.
9 Yeah.

10 MS. O'NEILL: It's just coming to terms
11 with the bulkiness of this.

12 The staff report does have conditions
13 were the Commission to approve this. I do think it's
14 an approvable project. I do not think it's going to
15 have an adverse effect. However, if the Commission
16 does believe that it's too bulky, there are also
17 citations if the Commission wanted to deny it.

18 The recommendation -- my professional
19 opinion on this is that it's not going to have an
20 adverse effect, and I do think it's approvable, and I
21 do think the Commission can make a recommendation for
22 approval to the Planning Board.

23 COMMISSIONER GUNTHER: With regard to
24 the bulk, is it, I guess, as of right?

25 MS. O'NEILL: No.

1 COMMISSIONER GUNTHER: And so there's a
2 variance?

3 MS. O'NEILL: Yes.

4 COMMISSIONER GUNTHER: There's a
5 variance for sure.

6 MS. O'NEILL: If you want to go up to
7 the first page.

8 VICE CHAIRMAN GUCCIARDO: So let's
9 review the variances, please.

10 MS. O'NEILL: So, yeah. There is a rear
11 -- I know for a fact there's a rear-yard setback
12 variance because it is an undersized lot, slightly,
13 but they did a proportional setback, which is what we
14 see.

15 MR. JOSEPH: And, Maggie, if I may.
16 While I agree with counsel, we can't have a condition
17 about the adjacent building being built, this is a
18 recommendation to the Planning Board. So this Board
19 could recommend to the Planning Board that this
20 application not be approved if 90 Bright Street is
21 not approved.

22 VICE CHAIRMAN GUCCIARDO: That's kind of
23 what I was saying, but right, it still doesn't
24 guarantee when 90 would be built, right?

25 MR. JOSEPH: The construction, we don't

1 have control over, but I'm sure Chairman Langston
2 would take whatever recommendation this Board has.

3 VICE CHAIRMAN GUCCIARDO: But you're
4 suggesting that it would be all right with the
5 applicant if this did not get approved unless 90 was
6 approved, is what you're saying?

7 MR. JOSEPH: Absolutely.

8 MR. REKSTAD: Is that something the
9 Planning Board could consider?

10 MR. JOSEPH: I don't see why not. The
11 Board would -- can disregard or not disregard this
12 Board's recommendation and decide however they want.
13 So I can't see why they can't take into account
14 suggestions.

15 MR. REKSTAD: I think they definitely
16 can take into account the recommendation. But
17 wouldn't the Planning Board still be confined to the
18 restraints that they review the application as it is
19 before them, or do they have more latitude in
20 reviewing?

21 MR. JOSEPH: I think they have more
22 latitude in reviewing this Board's recommendation,
23 and especially since there are -- there are variances
24 associated with this project. I think they would be
25 able to deny this based on this Board's

1 recommendation without necessarily specifically
2 referencing another approval. I'm trying to get a
3 little creative here so the Board will be a little
4 bit more comfortable.

5 COMMISSIONER BLAZAK: There's a couple
6 of things I would suggest. I mean, we're looking at
7 this -- and just in case -- what was the other one?
8 90? Does it say here? I'm getting confused.

9 I'm looking on A-104 and just a couple
10 of things that would make me a little bit more
11 comfortable if we did end up seeing this side facade
12 would be if the pitch of the roof were kept up to
13 where the addition -- the four-story addition is,
14 which I think wouldn't be a massive change, at least
15 from the front behind the cornice to where the
16 addition pops up. And I think the other thing that
17 would help reduce the mass would be if the 3-foot-6
18 parapet were reduced or just put a railing there.

19 THE WITNESS: It's required by the
20 ordinance that the parapet is 3-foot-6, so we
21 couldn't reduce the parapet, but we could consider --

22 COMMISSIONER BLAZAK: I don't think
23 that's true.

24 MS. O'NEILL: Is that a building code or
25 Ordinance?

1 COMMISSIONER BLAZAK: You could have a
2 42-inch railing there?

3 THE WITNESS: I think I just said that.
4 I think maybe you just jumped in before I finished.
5 So I said that the parapet itself, right, by
6 ordinance and code has to be 42 inches high. That it
7 could be a guardrail instead of a parapet, but that,
8 you know, the height has to be the 42 inches.

9 COMMISSIONER BLAZAK: Yeah, I think if
10 that were changed to a railing, metal railing
11 perhaps, that would be, I think, cut down on the
12 visual mass that we'd see potentially over that
13 vacant lot if --

14 VICE CHAIRMAN GUCCIARDO: It would.

15 COMMISSIONER BLAZAK: So I think that
16 would help maybe to make people a little bit more
17 comfortable and I don't know how we -- I mean, if 90
18 gets built, it doesn't really matter.

19 VICE CHAIRMAN GUCCIARDO: Doesn't
20 matter.

21 MS. O'NEILL: Right.

22 VICE CHAIRMAN GUCCIARDO: You wouldn't
23 even need a railing there at that point.

24 COMMISSIONER BLAZAK: So I don't know
25 how --

1 VICE CHAIRMAN GUCCIARDO: Another
2 brilliant suggestion. Is there any reason why this
3 couldn't be heard as one application?

4 MS. O'NEILL: They're separate lots.

5 VICE CHAIRMAN GUCCIARDO: Ah, not so
6 bright.

7 MS. O'NEILL: But that is why they're
8 presenting them here at the same time and
9 not separately.

10 VICE CHAIRMAN GUCCIARDO: Right. Right.
11 Exactly. It would certainly make things simpler.

12 MR. JOSEPH: Maggie, if 90 were to get
13 approved, and a railing were approved here at 88,
14 would we have to come back to the Board to change the
15 railing too? You do that administratively?

16 MS. O'NEILL: Yes, we do that
17 administratively.

18 CHAIRMAN GORDON: So since we have to
19 review the application with the existing conditions,
20 is there, based on the proposed design, is there any
21 way to distinguish the existing historic fabric from
22 the addition on the side facade? Or could we adopt
23 one, something just to delineate so you don't
24 conflate what is the original historic fabric and
25 what is being added on after the fact.

1 MR. JOSEPH: I'm sorry, I'm not sure I
2 understand. To distinguish the materials being used
3 on the side facade?

4 CHAIRMAN GORDON: What is original and
5 what is being added. So under the assumption that 90
6 doesn't get built, it would be preferable to be able
7 to make that distinction.

8 MR. JOSEPH: Sure.

9 THE WITNESS: Yeah, on materials. Yeah.
10 I mean, it could be by color or --

11 MR. JOSEPH: And we happen to have two
12 brick samples.

13 VICE CHAIRMAN GUCCIARDO: Well, that
14 brings up a good question. How is this -- how is
15 this facade being treated? It's being stuccoed,
16 right, all the way across?

17 THE WITNESS: Yeah. Correct.

18 VICE CHAIRMAN GUCCIARDO: So I
19 understand we've done that in the past where we've
20 shown the line of the original building in the facade
21 to show this, you know, to make that distinction.
22 The question is what's appropriate if there's no
23 building next door?

24 MS. O'NEILL: I will just point out that
25 the existing side facade material is stucco.

1 VICE CHAIRMAN GUCCIARDO: It is.

2 MS. O'NEILL: Yeah.

3 VICE CHAIRMAN GUCCIARDO: Thank you.

4 MS. O'NEILL: And I think that's why the
5 applicant was choosing to just re-stucco everything.

6 THE WITNESS: Also, because it will
7 essentially be a party wall.

8 MS. O'NEILL: Yeah.

9 THE WITNESS: When the building is
10 built.

11 VICE CHAIRMAN GUCCIARDO: In my opinion,
12 it could just simply be some line. It doesn't have
13 to change in color. It just should show -- to show
14 -- just indicate where the old building was and some
15 type of relief or an incise or something like that to
16 honor the existing structure. That might help.

17 CHAIRMAN GORDON: I agree.

18 MS. O'NEILL: Okay. Just a relief line
19 within the stucco?

20 VICE CHAIRMAN GUCCIARDO: I'm sorry?

21 MS. O'NEILL: A relief line in the
22 stucco?

23 VICE CHAIRMAN GUCCIARDO: Yeah, that
24 would be great.

25 CHAIRMAN GORDON: Good suggestion.

1 MS. O'NEILL: Okay.

2 All right. Any additional questions for
3 staff? Any additional questions for the applicant?
4 Do we feel like this is something we can approve?

5 VICE CHAIRMAN GUCCIARDO: Yeah.

6 COMMISSIONER BLAZAK: Maybe just go over
7 exactly what the conditions would be.

8 MS. O'NEILL: Sure. So in the staff
9 report, we have more or less our standard conditions.
10 However, the first condition on the staff report
11 reads: No portion of the roof deck or accessories
12 (umbrellas, vegetation, etc.) shall be visible from
13 the public right of way. Any portion of the roof
14 deck and/or accessory -- if any portion of the roof
15 deck or accessories are visible, this approval shall
16 be considered null and void and subject to zoning
17 violations.

18 I would like to amend that reso -- that
19 condition in here, and I'll just add in rooftop
20 addition, roof deck, and accessories. I think that
21 covers us on some of the height concerns. Everything
22 else is a standard condition.

23 VICE CHAIRMAN GUCCIARDO: What about the
24 parapet wall?

25 MS. O'NEILL: I will get there.

1 VICE CHAIRMAN GUCCIARDO: I'm sorry.

2 MS. O'NEILL: That's okay.

3 And then we also have conditions that
4 were discussed. The first would be to reduce the
5 rooftop addition height by two inches. That the HPC
6 recommends that the Planning Board deny 88 Bright
7 Street if the Zoning Board does not approve 90 Bright
8 Street. I just want to make the distinction that
9 Planning Board is not reviewing both projects.
10 Zoning Board is reviewing 90. Planning Board is
11 reviewing 88.

12 COMMISSIONER BLAZAK: Do we definitely
13 know the other one is going first before this one?

14 MS. O'NEILL: Based on the scheduling of
15 the Planning Board, yes. I think the Planning Board
16 right now might be scheduling into October.

17 COMMISSIONER BLAZAK: Wow.

18 MS. O'NEILL: And the Zoning Board is
19 not having the same. But that is an excellent point.
20 I was going to bring that up because that does make
21 it a little tricky in terms of if something happens,
22 but not something that any of you have to be
23 concerned about, to be honest.

24 That the roof deck parapet shall be
25 changed to a railing. And that the applicant shall

1 add a relief line to the side facade facing 90 Bright
2 Street to indicate original building outline.

3 If we just, because this is up, if we
4 wanted to add an additional condition just because
5 the rendering is inaccurate in terms of the coloring
6 of the water table and stoop, we could also just add
7 a condition just -- that just says the color, the
8 proposed color for the water table and stoop shall be
9 classic brown.

10 COMMISSIONER BLAZAK: Yeah, I was just
11 going to ask about that. Do we want that -- should
12 we want that painted? I mean, if it's --

13 MS. O'NEILL: It's currently painted.

14 COMMISSIONER BLAZAK: Okay.

15 COMMISSIONER GUNTHER: Can we just go
16 over the color of the stucco for the side, the lot
17 line? I'm not sure if that's rendered accurately or
18 not also.

19 MS. O'NEILL: I think that's Hardie.
20 It's not the stucco. I think this is the stucco, the
21 second one down there.

22 COMMISSIONER BLAZAK: Oh, it's so light.
23 It's going to be so much light.

24 MR. JOSEPH: He may not have given it to
25 me.

1 MS. O'NEILL: Right.

2 MR. JOSEPH: I don't think we have the
3 stucco sample. So the panel, there's a note on here
4 that says the stucco color will match. Sorry. Will
5 match this panel. The same color.

6 COMMISSIONER GUNTHER: So I guess I'm
7 wondering if, you know, we're grappling with this
8 potential facade being visible, the potentiality that
9 this facade could become visible if the other
10 building isn't built, which we know it's not
11 extremely likely but possible. Should we think about
12 a different color for the stucco in the event that it
13 is visible?

14 COMMISSIONER BLAZAK: Do we have the
15 photo of what it is now?

16 MS. O'NEILL: Looks like a gray now.

17 VICE CHAIRMAN GUCCIARDO: Do you have a
18 suggestion?

19 COMMISSIONER GUNTHER: Maybe just
20 something a bit darker or warmer that goes with the
21 brick or the cornice and not such a stark light
22 color. I did not know if it was like a rendering
23 issue like with the stoop.

24 MR. JOSEPH: Yeah. And during our site
25 visits, it looks not great. It's like a concrete

1 that's painted. In person, it looks a little bit
2 more yellow. But, you know, we're happy to agree at
3 whatever, if that's the classic brown the Board
4 feels.

5 COMMISSIONER GUNTHER: And we understand
6 even though it's a slim chance, it would soften the
7 effect if need be.

8 COMMISSIONER BLAZAK: And the condition
9 could also be if it's visible that, you know, staff
10 approves the final stucco color.

11 VICE CHAIRMAN GUCCIARDO: Yeah. That
12 works for me.

13 MS. O'NEILL: All right. The applicant
14 shall work with HPC staff to determine final stucco
15 color on the facade facing 90 Bright Street.

16 COMMISSIONER BLAZAK: If it is visible.

17 MS. O'NEILL: I don't even want to add
18 if it's visible in there because by doing that it's
19 implied that it's visible.

20 MR. JOSEPH: Yes. So all of those
21 conditions would be acceptable to the applicant.

22 MS. O'NEILL: Okay. All right. Any
23 other questions for staff? Or does anyone want to
24 make a motion?

25 COMMISSIONER GARRIGA: I'll do the

1 motion.

2 MS. O'NEILL: Okay. Again, the
3 recommendation is to approve the COA and make a
4 recommendation for approval to the Planning Board
5 with conditions.

6 COMMISSIONER GARRIGA: So motion with
7 approval and conditions.

8 MS. O'NEILL: Okay. Is there a second?

9 COMMISSIONER CRONIN: Second.

10 MS. O'NEILL: Okay. All right.
11 Commissioner Garriga and Commissioner Cronin. All
12 right.

13 Commissioner Garriga?

14 COMMISSIONER GARRIGA: Aye.

15 MS. O'NEILL: Commissioner Gunther?

16 COMMISSIONER GUNTHER: Aye.

17 MS. O'NEILL: Commissioner Blazak?

18 COMMISSIONER BLAZAK: Aye.

19 MS. O'NEILL: Commissioner Cronin?

20 COMMISSIONER CRONIN: Aye.

21 MS. O'NEILL: Okay. Commissioner
22 Amatuzzo is absent. Commissioner Sandkamp is
23 recused. Commissioner Sakong is absent.

24 Vice Chair Gucciardo?

25 VICE CHAIRMAN GUCCIARDO: Aye.

1 And thank you for accommodating some of
2 our concerns.

3 MS. O'NEILL: And Chairman Gordon?

4 CHAIRMAN GORDON: Aye.

5 MS. O'NEILL: All right. There are six
6 in favor, none against, and no abstention. The COA
7 and recommendation to the Planning Board is approved.

8 MR. JOSEPH: Thank you all. Have a good
9 evening.

10 COMMISSIONER CRONIN: You too.

11 VICE CHAIRMAN GUCCIARDO: Thank you.

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1 CHAIRMAN GORDON: All right. So I am
2 moving into new business.

3 And we have the return of Commissioner
4 Sandkamp. Welcome back to the dais.

5 And I'm calling Case H-24-0147.
6 Applicant, Tom Leane, Esquire on behalf of 1292
7 Hancock, LLC, owner. The address is 94 Wayne Street
8 in the Van Vorst Park Historic District.

9 This application is for a Certificate of
10 Appropriateness for interior renovations and a
11 proposed roof deck at an altered, contributing,
12 transitional Neo-Grec townhouse built circa 1875.

13 THE WITNESS: Sorry. Trying to find the
14 right one.

15 MS. O'NEILL: Yeah, there's a whole mess
16 of dongles.

17 (Pause in the proceedings.)

18 MR. LEANE: Good evening, Commissioners.
19 For the record, Tom Leane of Connell Foley here on
20 behalf of 1292 Hancock, LLC, who's the owner of 94
21 Wayne Street.

22 As mentioned, this is an application for
23 a Certificate of Appropriateness seeking approval for
24 -- seeking a recommendation for a proposed roof deck
25 and interior renovations. We only have one witness.

1 It's Barry Wood who is our architect. He has not
2 appeared before this Board before, so I will ask that
3 he be qualified.

4 THE REPORTER: Please raise your right
5 hand.

6 B A R R Y W. W O O D, having first
7 been duly sworn, testified as follows:

8 THE REPORTER: State your full name for
9 the record.

10 THE WITNESS: Barry W. Wood.

11 MR. LEANE: Mr. Wood, if you wouldn't
12 mind giving the Board the benefit of your
13 qualifications.

14 THE WITNESS: I've been a licensed
15 architect since 1999 in three states.

16 MR. LEANE: Including New Jersey and
17 your license is up to date?

18 THE WITNESS: It's current, yes.

19 MR. LEANE: And the plans that were
20 submitted to the Board were prepared by yourself?

21 THE WITNESS: Yes, sir.

22 MR. LEANE: Okay. Could you please run
23 the Board through the proposed renovations and
24 addition?

25 MR. ACHIMOV: Staff recommends that the

1 chair accepts Mr. Wood's qualifications as an expert
2 in the field of architecture.

3 CHAIRMAN GORDON: Thank you. So
4 accepted.

5 THE WITNESS: This proposal is to add a
6 roof deck to the brownstone. You can see on this
7 title sheet the existing roof on the right-hand side
8 and the additional roof deck. I move forward to --
9 first to A-301. You can see the sight line from
10 across the street. The roof deck and the stair
11 bulkhead from the fourth floor are not in that sight
12 line.

13 CHAIRMAN GORDON: Is it possible for you
14 to make it full screen? I didn't bring my glasses.

15 THE WITNESS: I would love to, but my
16 trackpad is not working.

17 CHAIRMAN GORDON: Okay.

18 THE WITNESS: If there's a keyed thing
19 for me to do that, I certainly would. If anyone
20 happens to know that keystroke. My apologies.

21 So here's a larger drawing of the roof
22 deck with a 10-foot setback in the rear and a 12-foot
23 setback from the cornice. All of the materials are
24 composite and the stair bulkhead has a stucco finish,
25 which we had submitted, which matches the front

1 facade of the building.

2 COMMISSIONER BLAZAK: By the way, maybe
3 try control -- Command-Control-F?

4 THE WITNESS: Command-Control-F. There
5 you go. Thank you.

6 COMMISSIONER BLAZAK: I looked that up.

7 THE WITNESS: All of the skylights are
8 existing.

9 COMMISSIONER BLAZAK: So this is no --
10 there's no visibility of this roof deck from
11 anywhere, correct?

12 THE WITNESS: (Shakes head.)

13 MS. O'NEILL: Do you guys have any
14 material samples you want to show the Board?

15 THE WITNESS: Just the one that we had
16 submitted.

17 MS. O'NEILL: Yeah, the commissioners
18 haven't seen that, so.

19 THE WITNESS: Oh, my apologies.

20 MS. O'NEILL: Yup.

21 MR. LEANE: Mr. Wood, before I pass this
22 around, would you please describe what this material
23 is and where it will be located on the building?

24 THE WITNESS: That is a stucco finish
25 that is on the stair bulkhead.

1 VICE CHAIRMAN GUCCIARDO: And can you
2 describe the decking material? Is it -- you said it
3 was a composite?

4 THE WITNESS: Yes. This is the
5 material. It's Tile Tech.

6 VICE CHAIRMAN GUCCIARDO: And your
7 railings are black aluminum?

8 THE WITNESS: Just the rear safety
9 railing, but the screen around this deck is also a
10 composite. That safety railing is for the purposes
11 of the compressors in the back for maintenance only.
12 And the existing fire escape probably should have a
13 safety railing next to it, and it doesn't, so...

14 VICE CHAIRMAN GUCCIARDO: That's the
15 railing you're showing above the 6 foot by 6 foot
16 composite fence, or am I mistaken?

17 MS. O'NEILL: You have to turn the mic
18 on.

19 VICE CHAIRMAN GUCCIARDO: My apologies.
20 Is it a 6-foot-high fence that you're putting around
21 the area?

22 THE WITNESS: The roof deck is 5-foot
23 high. And then the safety rail is 42 inches high.

24 VICE CHAIRMAN GUCCIARDO: Why such a
25 high railing?

1 THE WITNESS: The safety rail?

2 VICE CHAIRMAN GUCCIARDO: You're
3 enclosing the deck with a railing, correct?

4 THE WITNESS: No, it's a screen. It's a
5 full, full plank screen. It's 5 feet tall.

6 VICE CHAIRMAN GUCCIARDO: That's just
7 unusual. I've never seen that before presented.
8 It's usually -- I know it's not seen from the public
9 right of away, but usually, it's just a safety
10 railing. I've never seen a 5-foot high fence.

11 THE WITNESS: The intention was this
12 will be the first roof deck on this block. And
13 looking at all the roofs, I thought if these were all
14 just railings in between, that it would then kind of
15 seem like not privacy. So that's -- that's why we
16 had wanted to do that, and understood that the screen
17 has to be finished on the outside as well.

18 VICE CHAIRMAN GUCCIARDO: Okay. Thank
19 you.

20 CHAIRMAN GORDON: Maggie, do we normally
21 get these applications when there's no visibility?

22 MS. O'NEILL: Yup. Every roof deck
23 comes to the HPC because that's what the ordinance
24 says that any rooftop addition must go to the HPC.
25 We can discuss it at a later date when we get into

1 those guidelines.

2 COMMISSIONER BLAZAK: Public comment?

3 MR. ACHIMOV: So does that conclude your
4 testimony? Great.

5 If there are any members of the public
6 present who would like to comment on this
7 application, please approach the public mic.

8 (No response.)

9 MR. ACHIMOV: Staff sees no members of
10 the public present and recommends a motion to open
11 and close public comment.

12 COMMISSIONER SANDKAMP: Motion.

13 COMMISSIONER BLAZAK: Second.

14 COMMISSIONER CRONIN: Second.

15 MR. ACHIMOV: All in favor.

16 (Voice vote is taken, unanimous vote
17 "aye".)

18 MR. ACHIMOV: Moving onto staff
19 comments.

20 This is very standard consistent with
21 Secretary of Interior's Standards. The proposed roof
22 deck is also consistent with similar roof decks that
23 we see throughout the historic district, and the
24 Commission has approved in the past.

25 Staff's opinion is that it will not

1 cause an adverse effect on the character or integrity
2 of the resource for the Van Vorst Park Historic
3 District. So staff recommends approval with our
4 standard conditions.

5 MR. LEANE: And just for the record, we
6 are in receipt of staff's July 15th memo with the
7 conditions therein, and they are acceptable to my
8 client.

9 MR. ACHIMOV: Do you guys have any
10 questions for staff?

11 COMMISSIONER SANDKAMP: I'll make a
12 motion to approve with the conditions as set forth.

13 COMMISSIONER GARRIGA: Second.

14 MS. O'NEILL: Okay. We'll do a roll
15 call vote.

16 Commissioner Sandkamp?

17 COMMISSIONER SANDKAMP: Aye.

18 MS. O'NEILL: Commissioner Gunther?

19 COMMISSIONER GUNTHER: Aye.

20 MS. O'NEILL: Commissioner Blazak?

21 COMMISSIONER BLAZAK: Aye.

22 MS. O'NEILL: Commissioner Cronin?

23 COMMISSIONER CRONIN: Aye.

24 MS. O'NEILL: Commissioner Garriga?

25 COMMISSIONER GARRIGA: Aye.

1 MS. O'NEILL: Commissioner Amatuzzo is
2 absent. Commissioner Sakong is absent.

3 Vice Chair Gucciardo?

4 VICE CHAIRMAN GUCCIARDO: Aye.

5 MS. O'NEILL: And Chairman Gordon?

6 CHAIRMAN GORDON: Aye.

7 MS. O'NEILL: Okay. There are seven
8 votes in favor, none against, with no abstentions.
9 The COA with conditions is approved.

10 MR. LEANE: Thank you.

11 THE WITNESS: Thank you.

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1 MS. O'NEILL: All right. Moving down on
2 the agenda. As we stated in the announcements, both
3 9B, which is 2624 JFK is carried to a date uncertain.
4 9C proposed -- the review and recommendation of the
5 proposed amendments to the "Local Landmark
6 Designation Standards" also carried. That is carried
7 to the August HPC meeting.

8 I have no update on the table of case.
9 Our table of demolition review, 384 Communipaw Avenue
10 is also carried to the August HPC meeting at the
11 applicant's request.

12 Any questions on any of that?

13 (No response.)

14 MS. O'NEILL: We have no resolutions to
15 introduce or discuss. No resolutions to memorialize.
16 We do not need an Executive Session. So that just
17 leaves us with adjournment.

18 COMMISSIONER BLAZAK: I make a motion to
19 adjourn.

20 COMMISSIONER GARRIGA: Second.

21 MS. O'NEILL: All right. It is 7:50.

22 All in favor?

23 (Voice vote is taken, unanimous vote
24 "aye".)

25 MS. O'NEILL: All right. Meeting

1 adjourned.

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3 (Whereupon, the proceeding is then

4 concluded at 7:50 p.m.)

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

I, AMELINDA LOPEZ, a Certified Court
Reporter, Registered Professional Reporter, and
Notary Public of the State of New Jersey, do hereby
certify that the foregoing is a true and accurate
transcript of the testimony as taken
stenographically by and before me at the time,
place, and date hereinbefore set forth.

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

AMELINDA LOPEZ, CCR, RPR
License No. 30XI00229700

A				
A-100 12:2,7,8 31:13	60:25 65:3,9 65:15,18 66:9 Act 4:6	agenda 5:16 6:22 7:19 68:2 ago 27:15	52:3 53:25 56:13,21 59:6 applicant's	15:13 architect 3:12 3:13 10:2,14
A-101 12:14 23:9	action 70:15,18 active 20:21 actual 20:4	agree 32:16 33:20 45:16 51:17 56:2	22:12 68:11 application 6:22	16:20 31:6 37:8 60:1,15
A-102 12:11 31:18	add 26:3 28:3 42:10 52:19	agreeable 33:20 agreement 24:4	6:23 7:13 9:9 24:7 30:6,21	architecture 10:19 61:2
A-103 12:22 31:19	Ah 49:5 54:1,4,6 56:17 61:5	aligns 25:14 alleyway 13:18 13:22	34:3 41:6 45:20 46:18 49:3,19 59:9	area 35:13 63:21 areas 39:21
A-104 12:24 32:1 47:9	added 49:25 50:5	aluminum 22:24 22:25 23:2 63:7	59:22 65:7 applications 9:3 33:18 42:16	asked 12:16 13:24 14:1
A-105 13:6,14 35:23	addition 30:8 32:8 33:16	allowing 17:16 altered 30:10 59:11	64:21 approach 7:19 24:7 41:6 65:7	assist 21:22 associated 9:11 46:24
A-106 13:23 A-107 14:7	36:21 42:24 47:13,13,16 49:22 52:20	alternate 15:5 aluminum 22:24 22:25 23:2	appropriate 15:8 18:3,16 23:12 25:3	assumption 50:5 attempt 11:2
A-108 15:9 32:2 A-301 61:9	53:5 60:24 64:24 additional 12:20	Amatuzzo 5:6 6:12 29:6 57:22 67:1	50:22 Appropriaten... 5:15 9:10	attendance 4:20 5:13
able 24:25 46:25 50:6	22:17 23:8,25 32:24 52:2,3 54:4 61:8	amend 52:18 amendments 7:5 68:5	25:25 30:7 59:10,23 approvable 43:2	attorney 1:18 33:22 70:14,16
absent 5:7,7 6:13,13 29:6,7	address 7:17 9:7 59:7	amount 14:19 17:2 31:20	44:14,20 approval 14:6 25:6,24 26:1	atypical 18:14 42:21
absolutely 46:7 Abstain 6:6	adjacency 15:14 adjacent 25:10 32:14 44:7	and/or 52:14 announcements 6:25 68:2	47:2 52:15 57:4,7 59:23 66:3	August 7:7,11 68:7,10
abstention 6:19 58:6	additions 41:22 41:23 44:1	amend 52:18 amendments 7:5 68:5	44:14,20 approval 14:6 25:6,24 26:1	Avenue 14:17 14:18 68:9
abstentions 29:14 67:8	address 7:17 9:7 59:7	amount 14:19 17:2 31:20	47:2 52:15 57:4,7 59:23 66:3	aye 5:25 6:2,4 6:11,15,17 8:5
accept 10:18 acceptable 11:12 28:15,18	adjacency 15:14 adjacent 25:10 32:14 44:7	and/or 52:14 announcements 6:25 68:2	47:2 52:15 57:4,7 59:23 66:3	24:18 28:23,25 29:2,4,10,12 41:17 57:14,16
accepted 10:20 61:4	adjourn 68:19 adjourned 69:1 adjournment 68:17	amount 14:19 17:2 31:20	47:2 52:15 57:4,7 59:23 66:3	57:18,20,25 58:4 65:17 66:17,19,21,23
accepts 61:1 access 13:9	adjusted 12:17 Adjustment 9:14	amount 14:19 17:2 31:20	47:2 52:15 57:4,7 59:23 66:3	66:25 67:4,6 68:24
accessories 52:11,15,20	administrativ... 49:15,17	amount 14:19 17:2 31:20	47:2 52:15 57:4,7 59:23 66:3	aye 5:25 6:2,4 6:11,15,17 8:5
accessory 52:14 accidentally 36:12	adopt 49:22 adverse 25:13 25:21,23 26:21	amount 14:19 17:2 31:20	47:2 52:15 57:4,7 59:23 66:3	24:18 28:23,25 29:2,4,10,12 41:17 57:14,16
accommodating 58:1	advised 4:5 advises 35:7	amount 14:19 17:2 31:20	47:2 52:15 57:4,7 59:23 66:3	57:18,20,25 58:4 65:17 66:17,19,21,23
account 46:13 46:16	affirmative 5:14 affirming 11:7	amount 14:19 17:2 31:20	47:2 52:15 57:4,7 59:23 66:3	66:25 67:4,6 68:24
accurate 70:9 accurately 54:17	advised 4:5 advises 35:7	amount 14:19 17:2 31:20	47:2 52:15 57:4,7 59:23 66:3	aye 5:25 6:2,4 6:11,15,17 8:5
ACHIMOV 2:5	advised 4:5 advises 35:7	amount 14:19 17:2 31:20	47:2 52:15 57:4,7 59:23 66:3	24:18 28:23,25 29:2,4,10,12 41:17 57:14,16
				B
				B 60:6 B-1 3:18 4:16,18 back 17:25 18:10 24:1 26:14 38:6 39:1 40:23 49:14 59:4 63:11 band 40:18 Barry 3:13 60:1 60:10

based 46:25 49:20 53:14	18:11 25:11,18 37:4,4 44:4,5 64:12	3:6 9:6,7 13:8 13:10 14:20 15:11,11 25:11	59:12	casement 14:3,4
basically 12:6 13:12,14 17:5	blue 19:3	29:15 30:3,4	bulk 42:23 43:2 43:5,23 44:4,6 44:24	cases 7:1
behalf 9:6 30:3 59:6,20	bluestone 19:4	32:20,25 33:5	bulkhead 12:12 12:12,23,25 15:12 61:11,24 62:25	cast 18:5,17 22:5 22:6 38:15 40:7,10
believe 17:13 20:9 23:6,7,7 25:4,22 32:17 38:3,8 42:13 44:16	bluish 19:2	33:17 36:17 45:20 49:6 53:6,7 54:1 56:15	bulletin 4:14	Castano 2:9,12 30:18
benefit 60:12	board 1:11,18 4:14 9:14 10:1 10:5 12:7,15 13:11 14:7 15:5 17:8 22:21 25:9 26:1 28:9,12 29:15 30:14 33:6,8,9 34:15 35:11,15 44:22 45:18,18,19 46:2,9,11,17 47:3 49:14 53:6,7,9,10,10 53:15,15,18 56:3 57:4 58:7 60:2,12,20,23 62:14	brilliant 49:2 bring 53:20 61:14 brings 8:6 50:14 brought 19:10 brown 18:16 38:10,11,17,20 38:24 39:24 40:11 54:9 56:3	bulkiness 13:12 44:11 bulky 43:8 44:16 business 9:3 59:2 butt 23:22 button 13:17,19	cause 25:13,22 66:1 caused 25:21 caution 36:10 CCR 70:22 cement 17:8 18:5 22:20 center 14:16 16:15 certainly 49:11 61:19
best 20:1	Board's 14:3 15:10 18:23 33:22 46:12,22 46:25	brownstone 61:6 build 34:21 42:6 building 9:11 13:17 14:20 15:15 16:2 17:17 18:12 25:16 26:17,18 26:22 27:17 30:9 32:8,9,11 32:13,19,20 36:20 37:20,21 39:6 41:21,24 42:6,14,18,20 43:8,11,21 44:3 45:17 47:24 50:20,23 51:9,14 54:2 55:10 62:1,23	C C 1:17 10:8,8 31:1,1 70:3,3 C-A-R-O-L-I-... 10:13 call 4:2,20 5:23 9:4 28:21 30:1 41:22 66:15 call-out 12:14 called 22:5 calling 59:5 canopies 27:11 canopy 13:25 22:19,22,25 23:1,4,11,17 26:14,15,24,24 27:1,10 careful 39:18 Caroline 3:12 10:3,12 30:20 31:5 Caroline's 10:18 carried 7:1,2,6 7:10 9:15,23 30:14 68:3,6,6 68:10 carries 7:12,13 case 2:8,11,14 3:4 7:2,4,9 8:7 9:5 25:10 30:2 47:7 59:5 68:8	certificate 5:14 9:9 25:25 30:7 59:9,23 certification 34:7 Certified 1:24 70:6 certify 37:9 70:9 70:13 chair 5:7 6:14 10:18 29:5,9 57:24 61:1 67:3 Chairman 1:12 1:12 4:1 5:9,10 5:11,21 6:15 6:16,17 9:1,17 9:20 10:20 11:9 13:1,4 15:21,25 16:5 17:12,22 19:2 19:7 20:16 21:3 22:6,16 23:10 29:10,11 29:12 30:1 32:3,17 33:14 34:2,12 35:1,4 35:9 36:6 37:6 37:19,24 39:15 40:1,15,21 43:13,17 44:8
better 12:3 13:10 25:15	boards 34:9	buildings 14:23 17:15 18:7,7 25:19 44:6 built 30:11 32:20 33:1,11 33:12,17 34:8 34:18,20 36:13 42:14,19 43:16 43:18 45:17,24 48:18 50:6 51:10 55:10		
big 44:3	body 21:9			
bit 13:10 18:20 18:20 21:7 23:15 25:15 38:15 39:18 41:21 47:4,10 48:16 55:20 56:1	bottom 23:9 38:6 40:18			
black 22:24 38:9 63:7	break 25:13			
Blazak 1:13 5:2 5:3,20 6:3,4 8:2 16:23 17:7 17:10 18:1,24 19:3 20:6,12 21:6,15,25 22:4,10,19,23 23:3,13,20 24:13 27:21 28:22,23 35:19 36:14,23,25 37:3 38:5,10 38:12,18,21,24 39:3,20 40:3 40:12 41:14 47:5,22 48:1,9 48:15,24 52:6 53:12,17 54:10 54:14,22 55:14 56:8,16 57:17 57:18 62:2,6,9 65:2,13 66:20 66:21 68:18	Brian 1:13 19:11 brick 12:16,19 14:10 15:1,14 15:15 16:15 18:8 19:11,12 20:15,18,23 21:9,19,22,24 26:10 39:5,7 39:14,14 40:5 50:12 55:21 bricks 21:13,17 21:19 brickwork 14:14 bright 2:8,11 3:5			
block 13:20 18:7				

45:8,22 46:1,3 48:14,19,22 49:1,5,10,18 50:4,13,18 51:1,3,11,17 51:20,23,25 52:5,23 53:1 55:17 56:11 57:25 58:3,4 58:11 59:1 61:3,13,17 63:1,6,14,19 63:24 64:2,6 64:18,20 67:4 67:5,6 chance 33:10 56:6 change 17:5 19:21 47:14 49:14 51:13 changed 14:2 28:2 48:10 53:25 changes 11:20 11:23,24,25,25 12:1,8,8,11,25 16:24,25 17:1 20:20 30:23 31:8,9,12,12 31:18 32:2,19 changing 22:8,9 character 66:1 Cherami 2:9,12 30:18 choice 19:6 choices 18:4 choosing 51:5 church 13:8 34:22 circa 30:11 59:12 citations 44:17 City 1:1,1,9 2:4 2:6 4:3,8,10,13 9:14 30:14 35:13 42:12 City's 4:14 cladding 17:9 clarification	24:1 clarified 23:7 24:23 clarity 12:16 classic 38:8,10 38:11,16,20 40:11 54:9 56:3 CLERK 6:18 Clerk's 4:13 client 35:6 37:8 66:8 close 7:24 8:1 20:1 24:12,14 41:11,13 65:11 COA 29:14 57:3 58:6 67:9 code 47:24 48:6 color 14:5,8 15:13,16 18:4 18:8,13,16 20:8,10,15,18 20:20 21:17,19 21:23,24 22:7 22:20 26:7 27:23,25 38:7 38:14,18,22 39:4,25 50:10 51:13 54:7,8 54:16 55:4,5 55:12,22 56:10 56:15 coloring 54:5 colors 14:9 15:14 18:23 combined 15:10 come 49:14 comes 24:1 64:23 comfortable 18:19 43:4 47:4,11 48:17 coming 32:12 44:10 Command-Co... 62:3,4 Commencing 1:9 comment 7:16	7:20,24 8:1 24:3,7,12,14 41:2,6,13 65:2 65:6,11 comments 5:18 23:19,25 24:2 25:1 41:3,11 41:19 65:19 commission 1:1 4:3,9 5:13 7:17 26:11 31:19 34:8 42:2,17 43:1,4 44:13 44:15,17,21 65:24 Commissioner 4:21,22,23,24 4:25 5:1,2,3,4 5:5,6,7,20,24 5:25 6:1,2,3,4 6:5,6,7,8,11,12 6:13 7:25 8:2 9:17 11:3,3,8 16:7,14,23 17:7,10 18:1 18:24 19:3,14 19:17,20 20:6 20:12,22 21:1 21:4,6,15,25 22:4,10,19,23 23:3,13,20 24:13,15 27:21 28:10,13,22,23 28:24,25 29:1 29:2,3,4,6,7,7 35:19 36:10,14 36:23,25 37:3 37:11 38:5,10 38:12,18,21,24 39:3,20 40:3 40:12 41:12,14 44:23 45:1,4 47:5,22 48:1,9 48:15,24 52:6 53:12,17 54:10 54:14,15,22 55:6,14,19 56:5,8,16,25 57:6,9,11,11	57:13,14,15,16 57:17,18,19,20 57:21,22,23 58:10 59:3 62:2,6,9 65:2 65:12,13,14 66:11,13,16,17 66:18,19,20,21 66:22,23,24,25 67:1,2 68:18 68:20 commissioners 13:23 37:13 59:18 62:17 Communipaw 7:10 68:9 composite 61:24 63:3,10,16 compressors 63:11 concealed 13:21 concern 27:9 32:18 33:3 34:16 concerned 31:20 35:21 53:23 concerning 43:12 concerns 52:21 58:2 conclude 65:3 concluded 69:4 concludes 15:18 concrete 55:25 condition 33:25 45:16 52:10,19 52:22 54:4,7 56:8 conditioned 33:16 conditions 26:1 26:2 28:9,11 28:15,17 33:18 44:12 49:19 52:7,9 53:3 56:21 57:5,7 66:4,7,12 67:9 confident 20:15 confined 46:17	confirm 26:4 confirmed 11:8 11:10 confirms 25:1 conflate 49:24 confused 47:8 connecting 11:15 Connell 2:15 59:19 consensus 24:24 consider 11:7 34:4 36:11 42:17 46:9 47:21 considered 27:14 52:16 considering 43:23 consistent 20:18 26:8 44:4 65:20,22 consistently 25:17 42:25 44:1 constructed 35:18 44:2 construction 9:10 25:21 26:5 34:24 35:7 37:2 42:8 45:25 CONTENTS 3:1 context 34:5 contributing 30:10 59:11 control 33:13 46:1 62:3 convinced 18:3 Copies 6:21 coping 21:25 22:1,7,9 26:7 28:2 cornice 12:15 14:12,19 21:10 36:2,13 38:7 38:19 47:15 55:21 61:23
---	---	--	---	---

cornices 22:1 correct 16:4 32:15,16 33:2 36:2,4 50:17 62:11 64:3 correctly 40:20 correspondence 6:21,23 Cory 1:14 28:20 counsel 35:15 45:16 70:14,17 couple 7:1 25:18 27:14 47:5,9 course 11:14 22:13 33:7 34:8 44:8 courses 12:19 40:6 coursing 12:16 Court 70:6 covers 52:21 create 14:19 creative 47:3 Cronin 1:15 5:4 5:5 6:5,6 7:25 24:15 28:24,25 41:12 57:9,11 57:19,20 58:10 65:14 66:22,23 cropped 37:16 current 60:18 currently 54:13 curtain 17:4 cut 48:11	61:8,10,22 62:10 63:9,22 64:3,12,22 65:22 decking 63:2 decks 65:22 decorative 14:19 40:10 deep 23:16 defer 16:20 definitely 46:15 53:12 degree 10:15 delineate 49:23 demolished 42:23 demolition 7:9 68:9 demonstrating 38:14 denied 33:10 deny 44:17 46:25 53:6 depth 14:9 describe 62:22 63:2 DESCRIPTI... 3:17 design 12:5 14:12,21 25:2 25:16 31:12,15 49:20 Designation 7:5 68:6 designed 25:19 Despite 42:2 detail 12:15 detailed 22:7 details 12:20 13:24 14:1 23:8 40:11 determine 56:14 detracts 26:19 developed 35:14 developer 42:11 difference 15:16 21:2 different 10:2 55:12	differentiate 15:17 dimensioned 16:18 dimensions 16:8 26:4 direct 25:10 directly 35:22 35:25 44:7 disappointed 37:15 discuss 64:25 68:15 discussed 37:7 53:4 disregard 46:11 46:11 distinction 50:7 50:21 53:8 distinctive 15:16 distinguish 49:21 50:2 district 9:8 14:24 18:15 25:4 26:9,20 30:5 44:2 59:8 65:23 66:3 districts 25:18 Division 2:4,6 documents 26:6 doing 11:1 56:18 dongles 59:16 door 13:25 26:18,24 27:1 28:4 42:7 43:8 50:23 doors 22:25 downtown 42:22,25 drawing 12:24 16:8 32:22 61:21 drawings 16:15 17:3 dry 27:16 due 9:18 duly 10:9 31:2 60:7	<hr/> E <hr/> E 1:17,17 2:1,1 10:8,8 31:1,1 70:3 easement 13:8 easier 42:2 easily 39:16 effect 25:13,21 25:23 26:21,21 27:7 37:17,18 44:15,20 56:7 66:1 effects 42:18 egress 13:8,22 egressing 13:18 eight 12:19 either 21:6 33:15 40:7 EI 4:10 electromagnetic 13:15,20 elevation 12:2,6 12:9,17 13:11 16:9 17:13,14 31:11,13,16,17 31:21 emergency 13:18 employee 70:14 70:16 enclosing 64:3 endorse 33:24 entity 42:13 entrance 26:23 entry 13:24 22:21 26:18,24 27:1 28:4 equal 12:18 16:12,21 26:4 error 16:17 escape 63:12 Especialito 4:11 especially 35:13 35:14 44:7 46:23 Esquire 1:18 2:9 2:12,15 9:6 30:3 59:6 essentially 14:21	19:12 51:7 evaluate 37:17 evening 7:1 9:21 10:3 58:9 59:18 event 55:12 everybody 9:22 evidence 4:15,18 exactly 49:11 52:7 examples 18:12 exceed 44:6 excellent 53:19 exception 26:16 excuse 30:13 Executive 68:16 exhibit 4:17,18 EXHIBITS 3:16 existing 30:8 32:9,11 38:21 38:22 49:19,21 50:25 51:16 61:7 62:8 63:12 expert 10:19 61:1 explored 20:8 extending 27:11 extension 27:14 32:24 extremely 55:11
<hr/> D <hr/> D 60:6 dais 59:4 DANIEL 1:15 darken 18:23 darker 18:16,21 55:20 date 4:7 7:2 60:17 64:25 68:3 70:12 decide 46:12 deck 52:11,14 52:15,20 53:24 59:11,24 61:6				
				<hr/> F <hr/> F 70:3 fabric 49:21,24 facade 14:10 16:11 17:4,6 20:13,21 26:4 27:4 30:9 36:2 43:10 47:11 49:22 50:3,15 50:20,25 54:1 55:8,9 56:15 62:1 facades 21:9 face 39:6,14 facing 13:22 54:1 56:15 fact 25:14 34:22

42:3 45:11 49:25 fairly 39:16 far 26:16 fast 32:4 favor 6:19 8:3 24:16 29:14 41:15 58:6 65:15 67:8 68:22 feedback 9:25 feel 43:7 52:4 feeling 19:11 feels 56:4 feet 64:5 fence 63:16,20 64:10 fenestration 17:14,16 fiber 17:8 18:5 22:20 field 10:19 21:13 26:12 61:2 filling 10:3 final 56:10,14 finalized 14:4 financially 70:17 financing 35:8 42:8 find 39:8 59:13 fine 22:13 36:7 finish 18:21 61:24 62:24 finished 48:4 64:17 fire 63:12 first 8:7 9:4 10:9 14:15 15:2 17:19 25:1 26:3 31:2 32:5 33:6 39:2 40:19 45:7 52:10 53:4,13 60:6 61:9 64:12 Five 5:14 floor 12:4 17:19 31:14 32:10,25	33:16 34:17 40:19 61:11 focus 24:25 Foley 2:15 59:19 follow 16:21 following 12:3 follows 10:9 31:3 60:7 foot 63:15,15 foregoing 70:9 forth 66:12 70:12 forward 61:8 found 26:8 four-story 9:10 47:13 four-unit 9:11 fourth 17:19 32:10 33:16 34:17 61:11 fourth-story 30:8 front 12:17 13:9 13:11,24 16:11 16:24 18:3 22:24 26:4 27:23 28:3,4 30:9 32:13 39:16 43:10,21 43:22 47:15 61:25 full 1:5 10:10 13:24 37:17 60:8 61:14 64:5,5 further 27:12,12 27:12 70:13 future 21:21	10:14 garden 40:19 Garriga 1:14 4:21,22 6:7,8 6:11 11:4,8 28:13 29:1,2 56:25 57:6,11 57:13,14 66:13 66:24,25 68:20 gate 13:7,9,13 13:21,22 general 19:11 24:23 getting 9:25 21:11 47:8 give 10:25 11:15 37:16 given 54:24 giving 60:12 glass 17:2,4 31:23,25 glasses 61:14 glazing 12:7,10 31:20,22 go 11:16,17 17:25 18:10 24:1 25:9 26:15 31:8 39:1,18 40:16 40:23 43:7 45:6 52:6 54:15 62:5 64:24 go-around 37:13 goes 55:20 going 4:2 7:2,6 7:10 9:2 10:4 15:3,6 20:7,13 20:21 21:10 22:8,13,20 24:19 25:12,13 25:22 26:20 27:4,7,17 30:21 31:7,16 34:25 41:24 42:14 43:7,9 44:14,19 53:13 53:20 54:11,23 good 6:10 9:21	18:8 21:7,8 24:2 38:14 50:14 51:25 58:8 59:18 Gordon 1:12 4:1 5:10,11 6:16 6:17 9:1,20 10:20 29:11,12 30:1 49:18 50:4 51:17,25 58:3,4 59:1 61:3,13,17 64:20 67:5,6 grappling 55:7 gray 38:15 55:16 grayish 27:25 great 10:22 21:2 51:24 55:25 65:4 Grieco 3:12 10:13 31:5 guarantee 45:24 guaranteed 35:2 guardrail 48:7 Gucciardo 1:12 5:8,9,21 6:14 6:15 11:3,9 13:1,4 15:21 15:25 16:5 17:12,22 19:2 19:7 20:16 21:3 22:6,16 23:10 29:9,10 32:3,17 33:14 34:2,12 35:1,4 35:9 36:6 37:6 37:19,24 39:15 40:1,15,21 43:13,17 44:8 45:8,22 46:3 48:14,19,22 49:1,5,10 50:13,18 51:1 51:3,11,20,23 52:5,23 53:1 55:17 56:11 57:24,25 58:11 63:1,6,14,19	63:24 64:2,6 64:18 67:3,4 guess 19:24 23:16 39:24 44:24 55:6 guidelines 65:1 Gunther 1:13 4:25 5:1 6:1,2 16:7,14 19:14 19:17,20 20:22 21:1,4 28:10 29:3,4 36:10 37:11 44:23 45:1,4 54:15 55:6,19 56:5 57:15,16 66:18 66:19 guys 11:6 62:13 66:9
H				
H-23-0047 1:5 2:8 3:6				
H-23-0048 1:5 2:11 3:5 9:5,18				
H-23-47 30:2				
H-24-0147 1:6 2:14 3:7 59:5				
Hall 4:13				
Hancock 59:7 59:20				
hand 10:7 38:2 60:5				
happen 50:11				
happened 35:17				
happens 53:21 61:20				
happily 33:20				
happy 18:22 56:2				
hard 19:21 42:5				
Hardie 27:22 28:3 54:19				
hardware 13:7				
head 62:12				
hear 23:23				
heard 34:14,15 35:12 49:3				
hearing 9:23				

11:21 39:13 40:25,25 height 25:7,9 36:11 37:8,10 48:8 52:21 53:5 heights 25:12 help 47:17 48:16 51:16 hereinbefore 70:12 hesitant 33:24 high 48:6 63:23 63:23,25 64:10 highlight 14:22 historic 1:1 2:3 2:5 4:3,8 7:18 9:8 14:23 15:15 18:14 25:3,17 26:9 26:20 30:5 34:7 42:4 44:2 49:21,24 59:8 65:23 66:2 historical 14:13 historically 43:11,19 hold 20:7 honest 16:19 53:23 honor 51:16 horizontally 16:11 HPC 7:6,11 26:6 26:10 33:7 53:5 56:14 64:23,24 68:7 68:10 hundred 20:3	implied 56:19 important 20:13 43:20 in-fill 37:5 in-swing 14:2,4 inaccurate 54:5 inch 36:16 inches 37:9 48:6 48:8 53:5 63:23 incise 51:15 included 14:2 includes 32:13 40:13 including 28:15 60:16 indicate 51:14 54:2 indicating 15:4 inside 13:21 Institute 10:16 integrity 66:1 intended 38:16 intent 16:10 intention 27:16 34:21,24 35:5 36:1 39:24 40:10 64:11 intentional 16:17 interacting 32:11 interested 70:17 interior 30:9 59:10,25 Interior's 65:21 introduce 68:15 issue 36:8 55:23 issues 34:14 It'll 13:16 Italianate 30:10 Item 9:4 itemized 11:22 Items 1:14	Jersey 1:1,9 4:3 4:8,10,10 9:13 10:14 14:17,18 30:14 35:13 42:12 60:16 70:8 JFK 7:2 68:3 job 10:24 38:14 JONATHAN 1:18 Joseph 2:9,12 9:5,21,22 10:22 11:13,17 14:25 18:22 22:12 28:17 30:3,17,18 33:2,19 34:1 34:21 35:3,6 35:10 36:3 37:7,22 38:1,8 38:11 39:12,17 45:15,25 46:7 46:10,21 49:12 50:1,8,11 54:24 55:2,24 56:20 58:8 Journal 4:10 July 1:4,8 4:4 66:6 jumped 48:4 June 5:17 6:20	35:24 36:15,18 37:12 39:6 45:11 48:8,17 48:24 50:21 53:13 55:7,10 55:22 56:2,9 61:20 64:8	40:6 list 11:23 listened 34:13 little 13:10 18:14,20,20 19:1,3 21:7 23:14,15,16 25:15 32:4 37:15 38:15 39:18 41:21 47:3,3,10 48:16 53:21 56:1 LLC 2:9,12 9:6 30:4 59:7,20 LLP 2:15 local 7:5 14:13 68:5 locally 14:23 located 62:23 lock 13:15,20 long 21:13 longer 27:14 look 13:13 17:25 18:18 20:3 26:25 40:5 looked 27:24 28:1 62:6 looking 15:13 16:3,9 32:23 34:15 43:10 47:6,9 64:13 looks 16:14 19:17,18 22:23 27:5 34:10 38:15 39:15 55:16,25 56:1 LOPEZ 70:6,22 lot 16:23 27:2,3 33:4 35:12 37:5,14 42:1 43:2 45:12 48:13 54:16 lots 42:17 49:4 love 61:15 lower 17:17 27:5
<hr/> I <hr/> idea 14:18,20 15:12 21:16 identify 15:22 16:1 image 16:6 immediately 37:4 impact 27:3	<hr/> J <hr/> Jackson 1:8 Janelle 1:13 28:20	<hr/> K <hr/> keep 14:21,21 27:16 Keeping 34:8 kept 47:12 keyed 61:18 keystroke 61:20 kind 19:20 27:25 34:24 45:22 64:14 know 15:13 16:16 17:6 18:17,24 19:4 19:12 20:1,20 20:22 23:16 33:3,12,13 35:11,12,16,22	<hr/> L <hr/> L 2:1 10:8 31:1 L-shaped 41:23 labeled 15:5 Landmark 7:5 68:5 Langston 46:1 large 31:23 43:18 larger 61:21 late 27:12 latitude 46:19 46:22 Leane 2:15 59:6 59:18,19 60:11 60:16,19,22 62:21 66:5 67:10 learned 39:13 leave 21:12 39:24 leaves 68:17 left 18:12 20:20 let's 45:8 level 27:6 40:19 43:4 license 60:17 70:22 licensed 10:14 60:14 light 21:16 54:22,23 55:21 lighter 18:13 limestone 22:14 line 35:23 36:15 50:20 51:12,18 51:21 54:1,17 61:9,12 linked 6:21 lintels 18:13 19:4 39:23	<hr/> M <hr/> Maggie 45:15

49:12 64:20 main 22:21 35:20 maintenance 63:11 making 21:22 28:20 MARGARET 2:3 mark 4:16 marked 4:18 Marvin 14:4 mass 37:20 47:17 48:12 massive 47:14 master's 10:15 match 21:24 22:7 39:25 55:4,5 matches 20:14 25:10 61:25 material 20:4 22:2 38:3 40:5 50:25 62:14,22 63:2,5 materials 6:24 14:9 18:2 38:1 50:2,9 61:23 matter 1:4 48:18 48:20 matters 7:18 mean 20:15 24:21,22 33:3 33:17,21 34:9 37:9 47:6 48:17 50:10 54:12 Meaning 32:22 meeting 4:2,8 5:17 7:7,8,11 9:16 11:3 14:13 15:19 30:16 31:8 32:18 68:7,10 68:25 Meetings 4:6 members 1:11 5:13 7:16,22 24:5,10 41:4,9	65:5,9 memo 66:6 memorialize 68:15 mentioned 59:22 mess 59:15 metal 48:10 mic 7:20 15:24 24:8 41:7 63:17 65:7 MICHAEL 2:5 mind 34:8 60:12 minutes 5:17 6:20 mistaken 63:16 Mm-hmm 13:3 mock-up 26:12 modern 23:17 26:15,17 27:5 modifications 9:25 Montgomery 14:16 mortar 20:8,10 21:16,24 26:10 motion 5:19,20 7:23,25 24:11 24:13 28:11,20 41:10,12 56:24 57:1,6 65:10 65:12 66:12 68:18 move 41:2,18 61:8 moving 5:16 24:24 59:2 65:18 68:1 multitask 11:2	56:7 68:16 needed 5:14 neighbor 25:11 neighborhood 34:5,6 neither 70:13,16 Neo-Grec 59:12 never 64:7,10 new 10:14,15 12:5 15:15,17 31:11,15 37:1 59:2 60:16 70:8 NJ 1:9 normally 64:20 Notary 70:8 note 55:3 Noted 9:20 notice 3:18 4:7 4:12,15 null 52:16 number 3:4 6:22	50:24 51:2,4,8 51:18,21 52:1 52:8,25 53:2 53:14,18 54:13 54:19 55:1,16 56:13,17,22 57:2,8,10,15 57:17,19,21 58:3,5 59:15 62:13,17,20 63:17 64:22 66:14,18,20,22 66:24 67:1,5,7 68:1,14,21,25 oath 30:20 oblique 36:5 October 53:16 offer 35:11 Office 4:13 oh 10:24 15:25 22:19 30:12 38:21,23 39:3 40:15 54:22 62:19 okay 4:5 5:12,22 6:18 8:3 10:17 11:11,14,22 13:4 16:6,22 17:23,24 20:25 21:14 22:11,16 24:4 28:14 29:13 31:4 32:22 35:4 38:5 40:12,21 41:3,18 51:18 52:1 53:2 54:14 56:22 57:2,8,10,21 60:22 61:17 64:18 66:14 67:7 old 9:2 15:17 51:14 once 36:13 ones 25:5 26:11 28:15 open 4:6 7:15,23 7:25 24:3,11 24:13 41:1,10	41:12 65:10 openings 17:6,8 31:23 opinion 41:21 42:3 44:19 51:11 65:25 option 19:23 options 19:13 order 4:2 9:3 12:13 ordinance 47:20 47:25 48:6 64:23 original 39:14 49:24 50:4,20 54:2 outdoor 32:14 outline 54:2 outside 64:17 overall 25:2 overwhelm 42:4 owner 9:6 59:7 59:20 ownership 34:23
				<hr/> P <hr/> P 1:17,17 2:1 p.m 1:9 4:4 69:4 pad 13:16 page 3:4,11,17 38:2 39:2 45:7 paint 39:16,17 painted 39:21 54:12,13 56:1 panel 55:3,5 parapet 47:18 47:20,21 48:5 48:7 52:24 53:24 Park 9:8 18:14 26:8 30:5 59:8 66:2 part 26:18,21 42:5 parties 70:15 party 51:7 pass 62:21 passed 19:8

<p> passing 15:1 patch 39:7 patio 22:25 Pause 59:17 people 27:16 48:16 percent 12:10 17:3 20:3 31:22 percentage 31:21 Perfect 28:4 perfectly 36:7 person 56:1 perspective 27:8 27:18 photo 55:15 physical 20:4 picked 26:2 picking 20:14 pier 16:15 pitch 47:12 pivot 26:14 place 4:7 70:12 plan 9:25 12:4 17:20,21 31:10 44:5 plank 27:22 28:3,5 64:5 planning 2:4,6 28:12 30:14 33:8 44:22 45:18,19 46:9 46:17 53:6,9 53:10,15,15 57:4 58:7 plans 11:20 15:2 17:19 30:22 31:15 40:23 60:19 please 4:5 10:6 10:11 16:1 32:6 45:9 60:4 60:22 62:22 65:7 point 24:3 48:23 50:24 53:19 pointing 20:17 pops 47:16 </p>	<p> portion 52:11,13 52:14 positioning 26:22 possible 33:17 55:11 61:13 possibly 32:19 posting 4:13 potential 55:8 potentiality 55:8 potentially 41:25 48:12 Pratt 10:15 PRECISION 1:24 prefer 15:4 preferable 50:6 prefers 15:6 prepared 60:20 present 1:11 5:11 7:23 11:4 24:6,11 41:5 41:10 65:6,10 presented 4:17 64:7 presenting 49:8 preservation 1:1 2:3,5 4:3,9 7:18 34:7 press 13:19 previous 17:3 previously 9:15 23:5 31:2 primary 9:19 36:2 prior 32:5 39:9 privacy 64:15 probably 18:16 26:15,17 27:13 36:16,18 63:12 problem 27:9,18 37:10 proceeding 69:3 proceedings 1:5 59:17 professional 42:3 44:18 70:7 project 25:2,5 </p>	<p> 33:11 34:19 43:2 44:14 46:24 projection 27:10 projects 33:4 42:12 53:9 proof 4:15 properties 34:6 proportional 45:13 proposal 61:5 proposed 7:4 12:4 30:7 31:10,14 32:8 49:20 54:8 59:11,24 60:23 65:21 68:4,5 provided 4:9,12 23:8 26:11 34:10 providing 14:8 proximity 9:19 public 4:6 7:16 7:16,19,23,24 8:1 24:3,5,7,11 24:12,14 32:21 41:2,5,6,10,11 41:13 42:1 52:13 64:8 65:2,5,7,10,11 70:8 punch 17:6 punched 31:23 purposes 63:10 push 13:15,16 13:16 push-to-exit 13:19 put 33:18 47:18 putting 63:20 </p> <hr/> <p> Q qualifications 10:18 60:13 61:1 qualified 10:5 60:3 question 16:8 19:24 20:21 </p>	<p> 37:12 50:14,22 questioned 12:15 14:12 questions 5:18 7:12 13:12 15:20 17:25 22:18 23:11,25 27:19 28:6 40:22 52:2,3 56:23 66:10 68:12 Quigley 2:9,12 30:18 </p> <hr/> <p> R R 1:17 2:1 10:8 10:8 31:1,1 60:6,6 70:3 rail 63:23 64:1 railing 47:18 48:2,10,10,23 49:13,15 53:25 63:9,10,13,15 63:25 64:3,10 railings 63:7 64:14 raise 10:6 60:4 raised 26:23 re-stucco 51:5 reacting 34:13 reaction 19:8 read 6:8 11:5 20:13 27:4 28:11,15 31:22 reading 19:1 reads 27:5 52:11 reality 20:2 42:15 really 19:24 26:19,23 27:6 27:8,17 37:16 48:18 rear 12:2,4,5,9 16:25 17:1 22:25 30:7 31:11,11,13,14 31:15,20 34:23 38:3 45:10 61:22 63:8 </p>	<p> rear-yard 45:11 reason 33:11 49:2 reasons 33:5 receipt 66:6 recognize 24:22 42:5 recommend 25:6,24 41:10 43:6 45:19 recommendati... 9:13 25:25 26:13 28:7,8 28:12 29:15 30:12,13 42:6 44:18,21 45:18 46:2,12,16,22 47:1 57:3,4 58:7 59:24 68:4 recommends 5:19 10:17 24:11 53:6 60:25 65:10 66:3 record 10:11 28:16 30:17 31:4 42:8,10 59:19 60:9 66:5 recused 1:14 29:8 57:23 recusing 9:18 redesigned 12:3 12:6 31:14 reduce 12:13 17:2 47:17,21 53:4 reduced 12:6,9 23:4,7 31:21 47:18 reducing 36:11 reduction 31:25 references 14:14 referencing 47:2 reflect 12:5 31:11,15 regard 44:23 regarding 7:17 </p>
--	---	--	--	--

24:6 41:5 registered 31:6 70:7 regular 4:2 5:17 7:6 9:16 regularly 7:7 REKSTAD 1:18 33:23 34:4 46:8,15 relative 70:14 70:16 relatively 14:22 release 13:13,16 relief 14:19 51:15,18,21 54:1 remember 39:8 remind 16:24 23:3 39:5 removing 39:6 render 40:20 rendered 19:15 54:17 rendering 15:10 18:6,11 19:23 19:25 26:25 27:24 34:10 35:17,25 36:8 38:13 39:23 40:17 54:5 55:22 renderings 14:8 14:8 16:10 20:1 renovations 30:9 59:10,25 60:23 repairs 21:21,22 report 24:20 26:2 41:20 44:12 52:9,10 Reporter 4:10 10:6,10 60:4,8 70:7,7 REPORTERS 1:24 REPORTING 1:24 represent 15:16	request 7:3 9:2 9:15,24 12:7 14:3,7 15:10 18:23 30:15 68:11 requested 37:13 requests 7:23 required 47:19 rescheduled 4:8 resemble 17:6 resembled 17:4 residence 9:19 residential 9:11 reso 52:18 resolutions 68:14,15 resource 42:4 66:2 response 7:14 7:21 24:9 40:24 41:8 65:8 68:13 restoration 30:10 restraints 46:18 return 59:3 review 7:10 14:11 42:2 45:9 46:18 49:19 68:4,9 reviewed 11:6 reviewing 21:5 46:20,22 53:9 53:10,11 revise 26:7 revisions 15:18 right 4:1,19 5:19 7:11,15 8:6 9:21 10:6,21 11:16,17,19 14:14 16:2 17:14,21 19:5 19:16 20:17,19 22:17 23:1,12 23:24 24:19 25:9 26:18,25 27:13 28:19 32:21 34:5,12 34:18 35:1,23	36:15,15 37:19 37:23 38:9 39:9 40:9 41:4 41:22 42:1 43:16,17,19 44:5,7,24 45:23,24 46:4 48:5,21 49:10 49:10 50:16 52:2,13 53:16 55:1 56:13,22 57:10,12 58:5 59:1,14 60:4 64:9 68:1,21 68:25 right-hand 61:7 ROBERT 1:12 roll 4:20 5:22 28:21 66:14 roof 17:20 32:15 47:12 52:11,13 52:14,20 53:24 59:11,24 61:6 61:7,8,10,21 62:10 63:22 64:12,22 65:21 65:22 roofs 64:13 rooftop 36:21 52:19 53:5 64:24 RPR 70:22 run 30:22 60:22 <hr/> S S 1:17 2:1,1 safety 63:8,10 63:13,23 64:1 64:9 sake 21:20 Sakong 5:7 6:13 29:7 57:23 67:2 salvage 39:19 sample 14:5 55:3 samples 14:10 15:1 18:18 20:5 26:10	50:12 62:14 Sandkamp 1:14 4:23,24 5:24 5:25 9:17 29:7 57:22 59:4 65:12 66:11,16 66:17 satisfied 19:22 saying 45:23 46:6 says 42:14 54:7 55:4 64:24 scale 37:20 scheduled 7:8 scheduling 53:14,16 screen 13:2 61:14 63:9 64:4,5,16 second 5:21 8:2 10:25 11:15 17:19 24:15 28:13,21 41:14 54:21 57:8,9 65:13,14 66:13 68:20 second-floor 27:1 Secretary 65:21 section 14:1 25:1 32:8 see 12:3,11,20 13:2,10,20 16:8 17:18,22 25:17 32:9,11 35:9 36:16 37:14,21 40:23 42:22,24 43:25 43:25 44:4,5 45:14 46:10,13 48:12 61:6,9 65:23 seeing 32:4 40:16 47:11 seeking 59:23,24 seen 35:17 43:14 62:18 64:7,8 64:10 sees 7:22 24:10	41:9 65:9 select 21:12 26:10 selected 20:10 selection 20:24 Senior 2:3 separate 42:16 42:16 49:4 separately 49:9 separation 17:15 series 25:11 SERVICE 1:24 session 23:11 68:16 set 12:21 17:3 66:12 70:12 setback 45:11 45:13 61:22,23 settled 38:6 seven 5:12 67:7 Shakes 62:12 shape 42:20 sheet 11:23 12:4 13:14 14:15,17 15:9,19 20:4 22:5 23:8 31:7 31:7 61:7 sheets 32:1 SHORTHAND 1:24 show 14:9 17:12 32:2 39:10 50:21 51:13,13 62:14 showing 63:15 shown 23:5 39:11 50:20 shows 12:22,24 18:6,11 36:8 39:23 sic 28:12 side 14:15 17:13 17:14,21 42:21 43:24 47:11 49:22 50:3,25 54:1,16 61:7 sight 35:23 36:15 61:9,11
--	---	--	---	--

sill 26:7	spoke 26:3	storefront 17:5	50:8 52:8	things 24:22
sills 18:17 19:4	Square 1:8	story 12:20	54:17	34:9 47:6,10
22:2,7,8 28:2	staff 5:19 7:22	street 2:8,11 3:5	sworn 3:10 10:5	49:11
similar 21:16,18	10:17 14:5	3:6,7 9:7 12:13	10:9 31:2 60:7	think 18:2,5,8,8
25:19 65:22	18:19 20:11,15	13:9,10 14:16		18:13 20:12,23
similarly 25:19	20:23 21:12	14:21 15:11,11	T	21:6,7 22:3,4
simpler 49:11	22:15 23:19	25:11,20,20	T 2:1 70:3,3	22:10 23:13
simplistic 14:22	24:2,10,20,21	27:6 29:16	table 3:1 39:22	24:24 25:3,12
simply 42:23	25:1 26:2,6,10	30:3,4 32:25	40:2,4,13 54:6	25:14 26:19,20
51:12	26:12 27:8,18	33:5 35:22,25	54:8 68:8,9	27:2,6 28:2
sir 60:21	28:7 41:2,9,19	36:7,17,18	take 6:23 14:22	33:3,4,23
site 9:11 31:10	41:20 44:12	45:20 53:7,8	18:18 23:22	34:16 35:10,15
44:5 55:24	52:3,8,10 56:9	54:2 56:15	37:8 46:2,13	35:19,20,20,24
sitting 42:11	56:14,23 60:25	59:7,21 61:10	46:16	35:25 36:19
six 6:18 29:13	65:9,18 66:3	streetscape	taken 8:4 24:17	37:12 39:9
58:5	66:10	25:14,15	41:16 65:16	42:1,24 43:1
size 32:7 44:1	staff's 65:25	stronger 27:3	68:23 70:10	44:13,14,20,21
skip 31:16	66:6	structure 43:18	talk 23:18,23	46:15,21,24
skylights 62:7	stair 38:16	51:16	30:22	47:14,16,22
slightly 16:16	61:10,24 62:25	struggle 23:15	talked 16:23	48:3,4,9,11,15
45:12	standalone 34:3	25:8 33:7	talking 36:4	51:4 52:20
slim 56:6	standard 27:10	stucco 50:25	38:3 40:1	53:15 54:19,20
sloped 12:12,22	27:13 52:9,22	51:19,22 54:16	43:15	55:2,11
12:25	65:20 66:4	54:20,20 55:3	tall 64:5	thinking 18:2,15
slow 13:1	Standards 7:6	55:4,12 56:10	tan-yellow 39:4	43:7
soften 56:6	65:21 68:6	56:14 61:24	Tech 63:5	third 17:19
soldier 40:6	stark 55:21	62:24	technology	THOMAS 2:15
solution 34:16	state 10:10 11:2	stuccoed 50:15	10:22	thought 15:7
someone's 13:17	60:8 70:8	stuff 24:1	tell 15:3	64:13
sorry 12:8 15:25	stated 68:2	stumbled 15:7	terms 44:10	thoughts 18:25
16:7 20:19	statement 42:7	style 14:14	53:21 54:5	three 60:15
29:5 31:16	states 60:15	26:17	test 39:7,21	three-story 30:8
38:11,23 50:1	steel 22:24	subject 52:16	testified 10:9	Tile 63:5
51:20 53:1	stenographica...	submission 26:5	31:2 60:7	time 4:4,7 13:11
55:4 59:13	70:11	submit 14:5	testimony 65:4	13:24 16:2
sort 40:6,7	Stephen 1:12	submitted 60:20	70:10	23:22 26:5
space 32:14	2:9,12 9:5,22	61:25 62:16	Tetris 41:23	32:5 34:20,22
spacing 12:18	11:11 15:23	suggest 21:18,19	thank 9:20 13:4	34:25 49:8
16:10 26:5	20:19 28:14	47:6	16:6 17:23	70:11
SPE 9:6 30:3	30:2,18	suggesting 46:4	20:19 30:17	title 61:7
speak 24:6 41:5	Steve 42:10	suggestion 49:2	32:23 51:3	Tom 59:6,19
speaking 31:5	stone 18:5,17	51:25 55:18	58:1,8,11 61:3	tonight 5:13
spec 14:3,5	22:5,6 28:2	suggestions	62:5 64:18	16:21 21:5
Specialist 2:3,5	38:15 40:7,7	46:14	67:10,11	tonight's 6:22
specifically 47:1	40:10	Sunshine 3:18	thing 11:15 18:2	7:19
specification	stoop 27:15	sure 16:18 19:5	21:8 23:14,22	top 22:9 32:12
13:14	31:11 40:13	23:20,20 33:14	27:22 30:22	32:14 40:10
specifications	54:6,8 55:23	33:21,22 40:4	35:20 47:16	townhouse
13:7 31:24	stopping 24:3	45:5 46:1 50:1	61:18	30:11 59:12

trackpad 61:16	unusual 64:7	56:11 57:24,25	23:21 26:14	witness 10:12
transcript 1:4,5	update 31:11	58:11 63:1,6	27:22 36:11	11:22 13:3,6
11:6 34:14	68:8	63:14,19,24	40:23 41:1	15:9 16:4,13
70:10	updated 12:5	64:2,6,18 67:3	45:6 46:12	16:19 17:1,9
transitional	31:15	67:4	53:8 54:11,12	17:11,18 19:25
59:12	upside down	video 11:6	56:17,23 62:14	20:9 21:18
treated 50:15	41:23	view 27:15	wanted 33:5	22:3,22 23:1,6
trickier 41:21	usual 23:22	37:14	44:17 54:4	31:4 32:16
tricky 53:21	usually 64:8,9	viewpoint 43:20	64:16	38:13,20,23
trim 38:7		viewpoints	warmer 55:20	39:1 40:9,14
true 43:9 47:23	<hr/> V <hr/>	43:12	wasn't 43:16,18	40:17 47:19
70:9	vacant 35:12	violations 52:17	water 39:22	48:3 50:9,17
try 62:3	37:14 48:13	visibility 12:13	40:2,3,13 54:6	51:6,9 59:13
trying 32:7 47:2	Van 9:7 18:14	15:12 34:17	54:8	59:25 60:10,14
59:13	26:8 30:4 59:8	35:21 36:4	way 21:6 32:22	60:18,21 61:5
turn 15:23 63:17	66:2	42:4,18 43:21	42:1 49:21	61:15,18 62:4
two 15:1 17:15	variance 25:7	62:10 64:21	50:16 52:13	62:7,12,15,19
19:12,13 21:13	45:2,5,12	visible 27:2	62:2	62:24 63:4,8
32:5 37:9	variances 25:4	32:21 36:1,12	Wayne 3:7 59:7	63:22 64:1,4
42:15,16 50:11	45:9 46:23	41:25 42:21	59:21	64:11 67:11
53:5	variation 21:20	43:10,22,24	we'll 4:19 5:22	WITNESSES
two-story 36:20	21:21	52:12,15 55:8	12:3,20 24:25	3:10
type 32:13 51:15	variety 21:8,11	55:9,13 56:9	28:19,21 66:14	Wonderful
typically 25:8	varying 25:12	56:16,18,19	we're 9:1 14:8	11:18
	vegetation 52:12	visits 55:25	15:1 21:4	wondering
<hr/> U <hr/>	versed 42:22	visual 48:12	22:14 30:21	33:15 55:7
umbrellas 52:12	versus 15:15	Voice 8:4 24:17	36:4 38:3	Wood 3:13 60:1
unanimous 8:4	31:23	41:16 65:16	40:16 43:8	60:10,11 62:21
24:17 41:16	Vice 1:12 5:7,9	68:23	47:6 55:7 56:2	Wood's 61:1
65:16 68:23	5:21 6:14,15	void 52:16	we've 9:24 11:20	work 9:12 20:11
uncertain 7:3	11:9 13:1,4	Vorst 9:8 18:14	35:17 36:18	20:23 26:6,9
68:3	15:21,25 16:5	26:8 30:5 59:8	43:20 50:19,19	56:14
underneath	17:12,22 19:2	66:2	website 4:14	working 10:23
39:25	19:7 20:16	vote 5:23 8:4,4	Wednesday 1:8	18:19 22:14
undersized	21:3 22:6,16	24:17,17 28:21	weigh 43:23	61:16
45:12	23:10 29:5,9	41:16,16 65:16	Welcome 59:4	works 56:12
understand	29:10 32:3,17	65:16 66:15	west 37:4	wouldn't 33:6
15:12 32:7	33:14 34:2,12	68:23,23	whatsoever 36:9	36:1 46:17
35:5 50:2,19	35:1,4,9 36:6	votes 5:14 6:18	white 20:14	47:14 48:22
56:5	37:6,19,24	29:13 67:8	wide 36:17	60:11
understanding	39:15 40:1,15		wider 16:16	Wow 53:17
11:5 32:10	40:21 43:13,17	<hr/> W <hr/>	widest 36:18	wrapped 32:24
understood 37:6	44:8 45:8,22	W 60:6,6,10	window 12:19	wrapping 32:12
37:22 64:16	46:3 48:14,19	waiting 38:2	17:20 22:7	
unfortunately	48:22 49:1,5	walk 11:19	26:16	<hr/> X <hr/>
40:18	49:10 50:13,18	wall 12:4 13:25	windows 12:18	x 1:3,6
unknown 42:13	51:1,3,11,20	17:4 31:14,23	14:2 16:11	
unsatisfied	51:23 52:5,23	51:7 52:24	17:13 22:24	<hr/> Y <hr/>
19:23	53:1 55:17	want 17:25	31:22	Y 60:6
				yeah 6:10 10:24

16:19 17:1 19:7 22:8,10 22:12 23:13 28:17 33:23 34:1 35:6 36:3 36:6,14,22 37:3,19,22 38:3,13 39:12 39:19 40:3 44:9 45:10 48:9 50:9,9,17 51:2,8,23 52:5 54:10 55:24 56:11 59:15 62:17 years 27:14 yellow 39:22 56:2 York 10:15 25:20 Yup 62:20 64:22	2 3:6 2024 1:4,8 4:4 9:16 257 14:15 2624 7:2 68:3	9 9 3:5 90 2:11 3:5 9:7 14:20 15:11 29:15 32:20,25 33:5,16 34:17 34:20 35:17,18 38:4 41:22 43:16,17 45:20 45:24 46:5 47:8 48:17 49:12 50:5 53:7,10 54:1 56:15 908 1:25 94 3:7 59:7,20 9B 7:2 68:3 9C 7:4 68:4		
Z zoning 9:14 26:1 28:9 29:15 33:9 52:16 53:7,10,18	3 3 3:7 3-foot-6 47:17 47:20 30 3:6 30XI00229700 70:22 384 7:10 68:9			
	4 4 1:8 3:18 42 48:6,8 63:23 42-inch 48:2 439 14:17 442 14:17 445 14:17			
	5 5 64:5 5-foot 63:22 64:10 59 3:7			
0 0047 9:18 07305 1:9	6 6 63:15,15 6-foot-high 63:20 6:36 1:9 4:4 60 3:13 642-4299 1:25			
1 1 3:5 10-foot 61:22 10,31 3:12 11A 7:9 12-foot 61:22 1292 59:6,20 12th 7:7 15 12:10 17:3 31:22 15th 66:6 17 1:4,8 4:4 17th 5:17 6:20 1875 59:12 1890 30:11 1999 60:15	7 7:50 68:21 69:4			
2	8 87 36:22,24,25 88 2:8 3:6 15:11 16:2 26:25 30:4 34:20 49:13 53:6,11 88-90 9:6 30:3 89 36:19 37:1 8A 1:14 8B 1:14 9:4			