

CITY OF HOBOKEN
PLANNING BOARD

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Subdivision and Site Plan Review : January 14, 2015
Committee Meeting : 7:01 p.m.
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Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
Commissioner Caleb McKenzie

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

David Glynn Roberts, AICP/PP, LLA, RLA
Board Planner

Andrew R. Hipolit, PE, PP, CME
Board Engineer

Daisy Amado, Acting Board Secretary

PHYLLIS T. LEWIS
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1 A P P E A R A N C E S:

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3 730 Brewers Bridge Road
4 Jackson, New Jersey 08527
5 (732) 364-3011
6 Attorney for the Board.

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122 Willow Avenue
(Completeness Application)

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1 CHAIRMAN HOLTZMAN: All right. Good
2 evening, everybody. We are going to get started
3 here.

4 This is the City of Hoboken Subdivision
5 and Site Plan Review Committee. It is 7:01 on
6 Wednesday, January 14th.

7 I would like to advise all of those
8 present that notice of this meeting has been
9 provided to the public in accordance with the
10 provisions of the Open Public Meetings Act, and that
11 notice was published in The Jersey Journal and on
12 the city's website. Copies were also provided to
13 The Star-Ledger, The Record, and also placed on the
14 bulletin board in the lobby of City Hall.

15 Daisy, please call the roll.

16 MS. AMADO: Chairman Holtzman?

17 CHAIRMAN HOLTZMAN: Here.

18 MS. AMADO: Vice Chairman Magaletta?

19 VICE CHAIR MAGALLETTA: Here.

20 MS. AMADO: Commissioner McKenzie?

21 COMMISSIONER MC KENZIE: Here.

22 CHAIRMAN HOLTZMAN: Great. Thank you.

23 So we have one item on our agenda this
24 evening. It is 122 Willow Avenue. This is to deem
25 the completion for this application. The Board was

1 waiting for communication from our Flood Plain
2 Manager. We received communication, and I will just
3 read this very quick letter into the record:

4 "I have received revised drawings,
5 dated January 7th, 2015 from architects, Minervini
6 Vandermark, for the above-referenced application.
7 The updated drawings reflect changes recommended for
8 compliance with the Flood Damage Prevention Code
9 including the following:

10 "Number 1: Replacement of sidewalk
11 hatch with watertight model;

12 Number 2: Modifications to wetproof
13 the residential entry, including replacement of the
14 door and installation of an indoor flood vent,
15 waterproofing membrane, new closed insulation, mold
16 resistant Gypsum board and ceramic tile;

17 "Number 3: Incorporation of a removable
18 flood panel system to dryproof the storefront;

19 "Number 4: Relocation of the utility
20 connections to the second floor."

21 So that pretty much covered the
22 outstanding items.

23 Andy, was there anything else that you
24 needed to review or add to that?

25 MR. HIPOLIT: No.

1 CHAIRMAN HOLTZMAN: So as far as you
2 are concerned from a professional review, we got
3 everything we need to proceed?

4 MR. HIPOLIT: You have everything you
5 need to proceed, yes.

6 CHAIRMAN HOLTZMAN: Great.

7 Dave, did you have anything else to
8 add?

9 MR. ROBERTS: Just one of the things
10 the plans also show is a little more information on
11 the walk-out freezer. We were concerned about
12 whatever equipment would be mounted on top of that
13 that would emit noise, so we now have more specifics
14 on it.

15 I didn't see any information on the
16 decibel level of that machinery, the way that it was
17 represented for the kitchen equipment, but I think
18 that can be covered in testimony, so I think I am
19 satisfied that the Subcommittee got what they asked
20 for.

21 CHAIRMAN HOLTZMAN: Great.

22 Maybe you can just reach out to the
23 applicant to make sure they can provide that for us
24 at the hearing.

25 MR. ROBERTS: Yes.

1 CHAIRMAN HOLTZMAN: Dennis, did you
2 have anything to add on this?

3 MR. GALVIN: No.

4 CHAIRMAN HOLTZMAN: Frank?

5 VICE CHAIR MAGALETTA: No.

6 CHAIRMAN HOLTZMAN: Caleb?

7 COMMISSIONER MC KENZIE: I'm good.

8 CHAIRMAN HOLTZMAN: Okay. Then we will
9 take a vote for deeming the application complete.

10 COMMISSIONER MC KENZIE: I so move.

11 VICE CHAIR MAGALETTA: Second.

12 CHAIRMAN HOLTZMAN: We'll just call the
13 vote on that, Daisy.

14 MS. AMADO: Commissioner Holtzman?

15 CHAIRMAN HOLTZMAN: Yes.

16 MS. AMADO: Vice Chair Magaletta?

17 VICE CHAIR MAGALETTA: Yes.

18 MS. AMADO: And Commissioner McKenzie?

19 COMMISSIONER MC KENZIE: Yes.

20 CHAIRMAN HOLTZMAN: Great.

21 Is there any other business for the
22 Board this evening?

23 No.

24 Is there a motion to close the meeting?

25 VICE CHAIR MAGALETTA: Yes.

1 CHAIRMAN HOLTZMAN: Second?

2 COMMISSIONER MC KENZIE: Second.

3 CHAIRMAN HOLTZMAN: All in favor, aye?

4 (All Board members voted in the
5 affirmative.)

6 CHAIRMAN HOLTZMAN: Thank you,

7 (The matter concluded at 7:10 p.m.)

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C E R T I F I C A T E

I, PHYLLIS T. LEWIS, a Certified Court Reporter, Certified Realtime Court 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 to 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 the action.

s/Phyllis T. Lewis, CCR, CRCR

 PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
 Notary Public of the State of New Jersey
 My commission expires 11/5/2015.
 Dated: 1/14/15
 This transcript was prepared in accordance with
 NJAC 13:43-5.9.