

HOBOKEN SUBDIVISION AND SITE PLAN REVIEW COMMITTEE
CITY OF HOBOKEN

RE: MOTION CALLED TO ORDER,
OPEN PUBLIC MEETING STATEMENT,
ROLL CALL,

726-732 GRAND STREET; NOVEMBER, 12, 2015
721 CLINTON AVENUE;
718-720 JEFFERSON STREET; 7:00 p.m.
1313-19 JEFFERSON STREET &
1312-1318 ADAMS STREET;
1423-1431 HUDSON STREET a/k/a
as HOBOKEN COVE BUILDING D and
SECTION 4(HOP-15-23);

HELD AT: 94 WASHINGTON STREET
HOBOKEN, NEW JERSEY

B E F O R E:

Chairman Gary Holtzman
Vice Chairman Frank Magaletta
Commissioner Ryan Peene

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

Andrew E. Hipolit P.E., P.P., C.M.E.
David Glynn Roberts, AICP/PP, LLA, RLA
Patricia Carcone, Board Secretary

THERESA L. CARIDDI TIERNAN
CERTIFIED COURT REPORTER
146 LINDBERGH PARKWAY
WALDWICK, NEW JERSEY 07463
(201) 925-7474

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APPEARANCES:

STEVEN GLEESON, ESQ.,
Attorney for the Board.

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E X H I B I T S

<u>NUMBER</u>	<u>DESCRIPTION</u>	<u>IDENT</u>
NO EXHIBITS WERE MARKED.		

1 CHAIRMAN HOLTZMAN: All right.

2 Gentlemen, we're going to get starting.

3 Gentlemen and ladies, we're going to
4 get started this evening.

5 It is Thursday, November 12th at 7:03
6 p.m. This is the Hoboken Planning Board Subdivision
7 and Site Plan Review Committee.

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

16 Pat, please call the roll.

17 SECRETARY CARCONE: Commissioner
18 Holtzman.

19 CHAIRMAN HOLTZMAN: Here.

20 SECRETARY CARCONE: Commissioner
21 Magaletta.

22 VICE CHAIRMAN MAGALETTA: Here.

23 SECRETARY CARCONE: Commissioner .

24 COMMISSIONER PEENE: Here.

25 SECRETARY CARCONE: And Commissioner

1 McKenzie is on his way?

2 CHAIRMAN HOLTZMAN: We're not quite
3 sure, so we'll --

4 SECRETARY CARCONE: We'll proceed.

5 CHAIRMAN HOLTZMAN: We'll proceed at
6 this time.

7

8 (Agenda matters heard at this time.)

9 (Concluded at 8:42 p.m.)

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CERTIFICATE OF OFFICER

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2 I, THERESA L. TIERNAN, A Notary Public and
3 Certified Court Reporter of the State of New Jersey, do
4 hereby certify that the foregoing is a true and correct
5 transcript of the proceedings as taken stenographically
6 by and before me at the time, place and on the date
7 herein before set forth.

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

15 THERESA L. CARIDDI TIERNAN
16 Notary Public of the State of New Jersey
17 C.C.R. License No. XI01210
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HOBOKEN SUBDIVISION AND SITE PLAN REVIEW COMMITTEE
CITY OF HOBOKEN

RE:

726-732 GRAND STREET;

NOVEMBER, 12, 2015

7:11 p.m.

HELD AT: 94 WASHINGTON STREET
HOBOKEN, NEW JERSEY

B E F O R E:

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Vice Chairman Frank Magaletta
Commissioner Ryan Peene

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

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APPEARANCES:

STEVEN GLEESON, ESQ.,
Attorney for the Board.

ROBERT MATULE, ESQ.,
Attorney for the Applicant.

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I N D E X

WITNESS	PAGE
FRANK MINERVINI	
MARK GALORENZO	

E X H I B I T S

<u>NUMBER</u>	<u>DESCRIPTION</u>	<u>IDENT</u>
NO EXHIBITS WERE MARKED.		

1 CHAIRMAN HOLTZMAN: The first item on
2 our agenda this evening, Mr. Matule, 726 Grand
3 Street.

4 MR. MATULE: Good evening,
5 Mr. Chairman, Board Members. Yes, this is our
6 second visit here.

7 CHAIRMAN HOLTZMAN: I missed, what you
8 said.

9 MR. MATULE: I believe this is our -- a
10 return visit.

11 VICE CHAIRMAN MAGALETTA: Yeah.

12 MR. MATULE: We were here previously,
13 and when the plan for the coverage on the rear yard
14 was presented. It was suggested that we have our
15 LSRP get in touch with Maser's LSRP, I understand
16 that communication has occurred, but subsequent to
17 those conversations, Mr. Minervini has revisited
18 that rear section, and I could let him describe it
19 better to you.

20 MR. MINERVINI: I've got some handouts
21 as well.

22 MR. MATULE: It's been revised.

23 MR. MINERVINI: Do I need to be sworn
24 in?

25 MR. GLEESON: Were you sworn in last

1 time?

2 MR. MINERVINI: Yes, I was.

3 MR. GLEESON: So you remain under oath.

4 MR. MINERVINI: Yes, thank you.

5 MR. MATULE: Well, before you start,
6 Frank, let me just -- there's five copies of what
7 you're going to refer to there. It's a revision to
8 the rear yard and storm water detention.

9 MR. MINERVINI: A specific discussion
10 was relating to the -- within the "U" shape of our
11 building. So this is Bryant Street, this is Eighth
12 Street, this is Adams. It's 100 feet dimension from
13 north to south, 200 feet from east to west. So the
14 building is a "U", as I'm describing here. This
15 section, previous plan that you saw, had parking,
16 about an 8-foot ceiling, we thought for parking
17 there. One of the things that I had discussed was
18 that our LSRP was requesting that we have a double
19 cap in this area because of the previous soil
20 remediation and environmental issues that were
21 there. He's here to speak about them, if we need.

22 Anyway, subsequent to his discussion
23 with Maser, he is okay with, instead of having a
24 six-foot clear, let's call it, or seven-foot clear
25 space within this, if we provide multiple inspection

1 hatches, we can reduce this down to three feet. So
2 we turn the drawing around and you've got this as
3 well. In section, building section, this is the "U"
4 within. So we would be proposing to raise our, in
5 essence, rear yard, three feet. What that allows is
6 a double cap for the "U" shape, what would be soil,
7 and we thought what would make sense here, we've got
8 all this void, so that would be become our
9 above-ground retention system. We can't put it
10 below ground because of the obvious reasons that
11 we've been talking about, and if we use this entire
12 space, our civil engineer has calculated will have
13 about seven and a half to eight times more capacity
14 than the NHSA requirement for the 100-year flood.

15 So as we see it, we, kind of, fix
16 everything that would have been a big negative.

17 VICE CHAIRMAN MAGALETTA: Would you
18 bring that above grade, though, three feet?

19 MR. MINERVINI: Yes, it has to be above
20 grade three feet.

21 VICE CHAIRMAN MAGALETTA: Is that going
22 to be a problem with the flood plain management?
23 You say you can't raise it because you'll disburse
24 water?

25 MR. MINERVINI: No, it's enclosed.

1 Completely enclosed water, cannot leave it.

2 VICE CHAIRMAN MAGALETTA: Okay.

3 MR. MATULE: It's concrete.

4 MR. MINERVINI: It's a concrete tank, in
5 essence.

6 VICE CHAIRMAN MAGALETTA: Maybe I
7 didn't understand the entire picture, but okay, I
8 just wanted to be sure.

9 CHAIRMAN HOLTZMAN: Yeah, this is
10 not -- what they're doing here is -- does not equate
11 to, like, a filling in something.

12 VICE CHAIRMAN MAGALETTA: No, I mean,
13 yeah --

14 CHAIRMAN HOLTZMAN: It's not the same,
15 right.

16 VICE CHAIRMAN MAGALETTA: Because
17 you're going above grade.

18 MR. MINERVINI: It's hollow.

19 MR. MATULE: Yeah, yeah, right.

20 MR. MINERVINI: Basically, it's a big
21 hollow space, a cistern we have to have there
22 because of our environmental controls, the thinking
23 is "Let's make it useful" and we can put it very,
24 very big retention system.

25 CHAIRMAN HOLTZMAN: And then what goes

1 on top of that, Frank?

2 MR. MINERVINI: That would be outdoor
3 space. So it will be landscaped for the use of the
4 building's occupants.

5 CHAIRMAN HOLTZMAN: Uh-huh.

6 VICE CHAIRMAN MAGALETTA: Do you have
7 any idea how many gallons that will hold?

8 MR. MINERVINI: We have a cubic
9 footage, it's about 11,000 cubic feet.

10 VICE CHAIRMAN MAGALETTA: How many
11 gallons is that?

12 MR. MINERVINI: I don't know how many
13 gallons that is. We could figure it out.

14 VICE CHAIRMAN MAGALETTA: Yeah, yeah, I
15 know.

16 VOICE: 80,000 gallons.

17 MR. MATULE: It's a lot.

18 MR. HIPOLIT: It's a lot.

19 MR. MATULE: The one thing we should
20 point out, though, that as a result of this
21 modification, it does reduce the parking.

22 MR. MINERVINI: Yes.

23 MR. MATULE: But we're still within the
24 required capacity, so we will not be asking for --
25 need to ask for a parking variance.

1 MR. MINERVINI: Which is not --

2 MR. MATULE: We're just not going to
3 have that surplus.

4 CHAIRMAN HOLTZMAN: We were hoping you
5 weren't going to ask for a parking variance.

6 MR. MINERVINI: We are not asking for a
7 parking variance, which has changed on this floor,
8 is where we had one, two, three, four commercial
9 spaces, we now have three commercial spaces. Where
10 the fourth commercial space was becomes parking, and
11 we lose the parking that was here.

12 CHAIRMAN HOLTZMAN: So how many parking
13 spots do you have?

14 MR. MINERVINI: Twenty-six, which is
15 the requirement based on the unit count -- I'm
16 sorry, 29, which is based on the unit count in the
17 commercial spaces requirement.

18 CHAIRMAN HOLTZMAN: So 29 is required
19 and 29 is --

20 MR. MINERVINI: Yes, that's what we're
21 providing --

22 CHAIRMAN HOLTZMAN: -- what's being
23 provided --

24 MR. MINERVINI: No variance.

25 COURT REPORTER: You've got to just let

1 him ask the question.

2 CHAIRMAN HOLTZMAN: He's always trying
3 to answer my -- you're right.

4 mr. mat: So 29 is --

5 MR. MINERVINI: Yes.

6 MR. MATULE: -- required. Twenty-nine
7 is what's --

8 MR. MINERVINI: Proposed.

9 CHAIRMAN HOLTZMAN: In the new
10 proposal.

11 Slow down. They make decaffeinated
12 now, you know?

13 MR. MINERVINI: Maybe you should speak
14 faster.

15 COURT REPORTER: No.

16 CHAIRMAN HOLTZMAN: We have a sign on
17 the back that says "Speak loudly and clearly", but
18 speak slowly, please. So, okay. Great.

19 So that eliminates a major headache.

20 MR. MINERVINI: Yeah, and it the chips
21 seem to be falling in the right direction for this
22 project.

23 CHAIRMAN HOLTZMAN: There were a number
24 of other issues.

25 MR. HIPOLIT: Could I ask a question?

1 I think it's important for the Board.

2 So for your engineer, if you were to do
3 North Hudson storage requirement, what would your
4 cubic feet of storage have to be?

5 MR. MINERVINI: It was less than 2,000.

6 MR. HIPOLIT: Right, so...

7 MR. MINERVINI: No, wait a minute. It
8 was less than -- the difference was eight fold, so.

9 MR. HIPOLIT: So instead of doing --
10 instead of doing somewhere between two to 5,000
11 cubic feet, they're doing 80,000.

12 VOICE: No.

13 MR. HIPOLIT: No?

14 CHAIRMAN HOLTZMAN: You have to --
15 please come up. Maybe we could --

16 MR. MINERVINI: That's applicant, by,
17 the way.

18 CHAIRMAN HOLTZMAN: Right. We don't
19 need shouting from the audience, though, right? We
20 need to know who this is.

21 MR. MATULE: Voice in the audience.

22 CHAIRMAN HOLTZMAN: It's actually Jim
23 Burke yelling about your application in the back.

24 MR. GLEESON: Yeah, we'll swear in him.

25 M A R K G A L O R E N Z O, being first duly sworn by

1 the Notary, testifies as follows:

2 MR. GLEESON: Can you please state your
3 full name?

4 MR. GALORENZO: Mark Galoreno,
5 G-A-L-O-R-E-N-Z-O.

6 MR. GLEESON: Thank you.

7 MR. GALORENZO: The e-mail from our
8 civil engineer, George Gloti (phonetic), said the
9 total storage of the tank is 11,184 cubic feet. The
10 100-year storm only requires 1,230 cubic feet.

11 MR. HIPOLIT: Let me convert that.

12 MR. GALORENZO: So it's about nine
13 times or so what North Hudson Sewage Authority
14 requires.

15 MR. MINERVINI: Now George's
16 calculation is --

17 MR. HIPOLIT: Give me those two numbers
18 again.

19 MR. GALORENZO: 11,184 cubic feet.

20 MR. HIPOLIT: Okay. And what would be
21 required for North Hudson?

22 MR. GALORENZO: He's saying between
23 1,230.

24 MR. HIPOLIT: That makes sense, okay.
25 Yeah, those numbers sound right.

1 MR. MINERVINI: However, his number is
2 a bit optimistic because that wasn't inclusive of
3 this wall. The drawing that he received didn't have
4 this wall that separates the two tanks. So whatever
5 that volume is of the wall is why I was conservative
6 when I gave the number.

7 VICE CHAIRMAN MAGALETTA: You need the
8 wall just for support.

9 MR. MINERVINI: Yes. And it allows us,
10 potentially, to segment, to have a phased project,
11 like I discussed last time.

12 MR. HIPOLIT: Uh-huh.

13 MR. MINERVINI: We'd like the option to
14 have Phase 1 and right into Phase 2, and this
15 allows that.

16 MR. HIPOLIT: Okay, so just for --
17 because, as lay persons, and I can be a lay person
18 also. We, like, gallons, like a gallon of milk, You
19 know what a gallon of water looks like. It's the
20 difference between 8,000 gallons versus almost
21 80,000 gallons.

22 CHAIRMAN HOLTZMAN: Great.

23 MR. HIPOLIT: So it's a great
24 improvement.

25 CHAIRMAN HOLTZMAN: Terrific.

1 I know there are a number of other
2 items that were on the flood plain review as well.

3 There was a specific -- there was
4 Andy's review letter, and it was in the Flood Plain
5 Manager's review letter as well about the location
6 of all the utilities that seemed to be still in
7 debate.

8 MR. MINERVINI: Was that this building
9 or 721? I don't recall seeing that for this one.

10 CHAIRMAN HOLTZMAN: I got it listed on
11 my 726 sheet.

12 MR. MATULE: Would that be number seven
13 in the letter of November 7th?

14 COMMISSIONER PEENE: Yes.

15 CHAIRMAN HOLTZMAN: So we're good?

16 MR. MINERVINI: I'm going on confirm,
17 going to our second floor plan. We show a meter
18 room on the second floor.

19 CHAIRMAN HOLTZMAN: Right.

20 MR. MINERVINI: And perhaps the
21 difference in what we're drawing and what
22 Mr. Holtzman is thinking is that since this process
23 has started, we've learned that the gas meters have
24 to go downstairs.

25 CHAIRMAN HOLTZMAN: No, they go

1 upstairs. We learned --

2 VICE CHAIRMAN MAGALETTA: The opposite.

3 MR. MINERVINI: Well, then, they will
4 be upstairs.

5 CHAIRMAN HOLTZMAN: We had a PSE & G,
6 we brought them on in that.

7 MR. MINERVINI: Thank you for that.

8 CHAIRMAN HOLTZMAN: Yeah. And we have
9 a book that accompanies it and tells you.

10 MR. HIPOLIT: As long as you put your
11 meters on the second floor in the front wall, so on
12 the front street wall, you can put your gas meters
13 on the second floor.

14 MR. MINERVINI: Okay.

15 CHAIRMAN HOLTZMAN: But the answer is
16 that we can get them out of flooding harm's way.

17 MR. MINERVINI: Understood. And we
18 have the space to do it.

19 CHAIRMAN HOLTZMAN: Right. And they're
20 in agreement that we're going to work on how to do
21 that, which we're still working on, but we're going
22 to do that, so please plan for it.

23 MR. MINERVINI: And I will amend some
24 drawings that this Board will be seeing soon,
25 because we do show the gas meters downstairs, but I

1 will amend that.

2 CHAIRMAN HOLTZMAN: There was a call
3 out, I think, about flood proof wet versus dry
4 retail space versus habitable space or habitable
5 access or egress, rather, on the grade levels.

6 MR. MINERVINI: As I recall, we are dry
7 flood proofed on the commercial spaces.

8 CHAIRMAN HOLTZMAN: Right.

9 MR. MINERVINI: Wet flood proofed
10 everywhere else including the lobbies.

11 CHAIRMAN HOLTZMAN: Okay.

12 MR. MINERVINI: And I think that meets
13 the most recent requirement.

14 CHAIRMAN HOLTZMAN: Great.

15 MR. MINERVINI: Yeah, I think we do
16 meet that.

17 CHAIRMAN HOLTZMAN: On the plans that I
18 have --

19 MR. HIPOLIT: You do, absolutely.

20 CHAIRMAN HOLTZMAN: -- they're
21 unfortunately terribly small and it looked like on
22 one of the upper roofs there was -- it looked like
23 lawn?

24 MR. MINERVINI: No.

25 CHAIRMAN HOLTZMAN: Or is it just -- I

1 can't read it without a loop.

2 MR. MINERVINI: Yeah, I understand. I
3 think we're referring to the space, the demising
4 area between the outdoor, the decks? There was a
5 roof planter. So those are raised above the roof
6 with vegetation.

7 CHAIRMAN HOLTZMAN: We're not planting
8 grass on the roof?

9 MR. MINERVINI: There's no grass
10 planted.

11 CHAIRMAN HOLTZMAN: I would assume not.
12 I just wanted to double check that. Thank you.

13 MR. MINERVINI: Promise.

14 CHAIRMAN HOLTZMAN: And, Andy, can you,
15 just for the sake of the other two commissioners,
16 you've kind of given me a quick brief on the LSRP
17 review that we're basically --

18 MR. HIPOLIT: The site, our LSRP spoke
19 to their LSRP. The site contains mercury, not the
20 good stuff, literally. What they're doing is
21 they're designing it to the highest quality. So
22 they're providing a double barrier, basically, and
23 they're providing a very high quality which limits
24 liability to both the engineer or LSRP, the builder
25 and the eventual owners as far as any contamination

1 or anything coming from the contamination, so as far
2 as we're concerned, they're doing the best you can
3 do. We recommend it.

4 COMMISSIONER PEENE: Okay.

5 CHAIRMAN HOLTZMAN: So everybody is
6 comfortable there.

7 COMMISSIONER PEENE: Thank you.

8 CHAIRMAN HOLTZMAN: So that's good.
9 Were there any other things? I think that was
10 pretty much it, right?

11 MR. MINERVINI: That revision was it,
12 and we will have these revisions to Board
13 professionals.

14 MR. HIPOLIT: What about phasing? I
15 have a note about how you'd phase this project,
16 whether you build it one building, two buildings,
17 separate? How do you plan to do that?

18 MR. MINERVINI: We've designed it, so
19 I'll use this plan, just so it makes more sense.
20 We've designed it so that phase one, if we were to
21 call this phase one, which is the building on the
22 eastern side, could be separated, built separately.
23 It's got its own two means of egress, it's own
24 elevator, as well as will have its own retention
25 system, so it can be built independently the second,

1 if we need to. We try our best to --

2 MR. HIPOLIT: So we're going to need a
3 phasing plan from you because the simple detail of
4 that last parking space doesn't work, if there's a
5 wall there.

6 MR. MINERVINI: Where?

7 MR. HIPOLIT: This one.

8 MR. MINERVINI: Here?

9 MR. HIPOLIT: Yeah, we're going to
10 need-- you know, you probably don't -- won't be able
11 to have that space because they need to be able to
12 turn to get back out of there. We should see a
13 phasing plan. If you wanted to phase it, just
14 provide us with one. If you think it works, show us
15 it works, and give us a phasing plan, because
16 there's going to be an extra wall in there.

17 MR. MINERVINI: Yes, understood.

18 CHAIRMAN HOLTZMAN: Everybody is good,
19 in terms of deeming completion. I would ask for --
20 has nothing to do with the completion, but certainly
21 is something I'd ask you to take a look at. We're
22 all very aware that in this neighborhood the small
23 retail spaces are often terribly problematic. You
24 know that the Board refers to this on every
25 application, that we see that we get complaints that

1 in these 500 and 850 square foot places, somebody
2 can't open up a more substantially sized business or
3 even a cafe. So I don't know if there is a way for
4 you guys to think about that, but I would anticipate
5 that that would be a question from the commissioner,
6 since it's on almost every one of these
7 applications, especially in this neighborhood, so...

8 MR. MINERVINI: Okay.

9 CHAIRMAN HOLTZMAN: I don't know if it
10 means parking spaces.

11 MR. MINERVINI: Combining or not.

12 CHAIRMAN HOLTZMAN: I don't know
13 what -- right. I'll leave that to you, but I would
14 assume that's going to be a something you should be
15 prepared to address.

16 MR. MINERVINI: Understood.

17 MR. HIPOLIT: I only have one last
18 thing, I apologize. On your rear line adjacent to
19 the property in the back, that doughnut area.
20 You're raising the grade up. You're going to have
21 something there, some detail of how you are treating
22 that because it's a common area under there, it
23 would be good to see. It could just be a wall, it
24 could be a cutoff --

25 CHAIRMAN HOLTZMAN: Right. Like you're

1 going to have a southern facing dropoff.

2 MR. MINERVINI: Yes, that's right.

3 MR. HIPOLIT: However you're going to
4 do that, we should see a little cross section of
5 that.

6 MR. MINERVINI: We can do that.

7 MR. HIPOLIT: A cross section of that
8 would be fine.

9 VICE CHAIRMAN MAGALETTA: Again, to
10 visualize what you're saying, I would prefer
11 something a little more than that.

12 MR. MINERVINI: And we'll have
13 three-dimensional drawings as well.

14 MR. HIPOLIT: Great.

15 MR. MINERVINI: I just didn't bring
16 them.

17 MR. HIPOLIT: I want the cross section
18 for engineering, structural. I want -- when it goes
19 to building, I want them to know them something
20 substantial is going there because of the
21 contamination.

22 VICE CHAIRMAN MAGALETTA: Right.

23 MR. MINERVINI: Okay.

24 CHAIRMAN HOLTZMAN: I think we'd
25 also -- while we're on it, it's a good call out,

1 probably an elevation from inside the doughnut
2 showing that step, like, inside the doughnut looking
3 north.

4 MR. MINERVINI: That's part of the
5 plans --

6 CHAIRMAN HOLTZMAN: I know that there
7 is a drawing, but make it so that it's like one door
8 down, because they're going to have some type of a
9 three foot step-up wall on the edge of their
10 property line.

11 MR. MINERVINI: I understand.

12 CHAIRMAN HOLTZMAN: To the cap.

13 MR. MINERVINI: We showed it as if it
14 were a section through out building.

15 CHAIRMAN HOLTZMAN: Right.

16 MR. MINERVINI: We'll just take it
17 back--

18 CHAIRMAN HOLTZMAN: It really doesn't
19 indicate that somebody else has a lawn, and then
20 there's a cap, and then there's a building.

21 MR. MINERVINI: Very easily we can give
22 a construction detail for the engineering purposes
23 as well as an aesthetic.

24 CHAIRMAN HOLTZMAN: I just want to make
25 sure that the commissioners have some idea visually

1 when we're describing this cap to them, which we
2 don't want to it to get too crazy technical, so some
3 visuals would probably help.

4 MR. MINERVINI: Okay. Got it.

5 CHAIRMAN HOLTZMAN: Okay. We're good.

6 VICE CHAIRMAN MAGALETTA: Yeah.

7 MR. MINERVINI: Thank you.

8 VICE CHAIRMAN MAGALETTA: Yeah. So
9 you're complete then?

10 CHAIRMAN HOLTZMAN: Complete.

11 Everybody is good.

12 VICE CHAIRMAN MAGALETTA: When are they
13 scheduled for?

14 SECRETARY CARCONE: December 1st. And
15 that would be the third project that night.

16 MR. MATULE: Third project.

17 SECRETARY CARCONE: Yeah, we have
18 113-121 Monroe, 308 park.

19 MR. MATULE: Okay.

20 SECRETARY CARCONE: Those two lined up
21 and then this would be the third. Is that -- does
22 that work?

23 CHAIRMAN HOLTZMAN: That day is full.

24 SECRETARY CARCONE: Yeah. That was
25 carried from this Tuesday's meeting. We carried

1 that to December 1st.

2 CHAIRMAN HOLTZMAN: Oh, Fig.

3 MR. MINERVINI: Right, yes.

4 SECRETARY CARCONE: Is that --

5 MR. MATULE: Well, I'll advertise and
6 we'll show up and we'll see who far we get.

7 SECRETARY CARCONE: See how far we get.

8 CHAIRMAN HOLTZMAN: If we keep these
9 things tight, we've been able to get through three.

10 MR. MINERVINI: Yes.

11 CHAIRMAN HOLTZMAN: Okay.

12 MR. MATULE: Okay. Thank you.

13 MR. MINERVINI: Thank you.

14

15 (Concluded at 7:20 p.m.)

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CERTIFICATE OF OFFICER

I, THERESA L. TIERNAN, A Notary Public and Certified Court Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and correct transcript of the testimony as taken stenographically by and before me at the time, place and on the date herein before 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 the action.

THERESA L. CARIDDI TIERNAN
Notary Public of the State of New Jersey
C.C.R. License No. XI01210

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HOBOKEN SUBDIVISION AND SITE PLAN REVIEW COMMITTEE
CITY OF HOBOKEN

RE:

721 CLINTON AVENUE

NOVEMBER, 12, 2015

7:20 p.m.

HELD AT: 94 WASHINGTON STREET
HOBOKEN, NEW JERSEY

B E F O R E:

Chairman Gary Holtzman
Vice Chairman Frank Magaletta
Commissioner Ryan Peene

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

Andrew E. Hipolit P.E., P.P., C.M.E.
David Glynn Roberts, AICP/PP, LLA, RLA
Patricia Carcone, Board Secretary

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APPEARANCES:

STEVEN GLEESON, ESQ.,
Attorney for the Board.

ROBERT MATULE, ESQ.,
Attorney for the Applicant.

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I N D E X

WITNESS PAGE

FRANK MINERVINI

E X H I B I T S

NUMBER DESCRIPTION IDENT

NO EXHIBITS WERE MARKED.

1 CHAIRMAN HOLTZMAN: So what have we
2 got? The second one that we have this evening is
3 721 Clinton. Mr. Matule. Mr. Minervini.

4 MR. MINERVINI: Oh, sorry.

5 CHAIRMAN HOLTZMAN: 721, don't go far.

6 MR. MINERVINI: I apologize.

7 SECRETARY CARCONE: You were third.

8 MR. MATULE: But number two went away.

9 Good evening, Chairman, Board Members
10 Robert Matule appearing on behalf of the applicant.

11 This project is a stand-alone, six
12 residential unit building, which will be 100 percent
13 affordable. Three of the units will be low income
14 and three of the units will be moderate income. It
15 is being constructed to satisfy the affordable
16 housing requirement for the project across the
17 street at 720 Clinton, because 720 is going to be
18 condos and a rental regime is a better
19 administratively to operate for the affordable
20 housing. We're going to build a stand-alone
21 building across the street, which will be a rental
22 building. We had run this by Miss Forbes and
23 Shirley Bishop, I believe, is the City's consultant,
24 when we were at the zoning board for 720, and what
25 we were told was if the 720 project was going to be

1 rentals, they want the affordable units there, but
2 it's going to be condos.

3 CHAIRMAN HOLTZMAN: Uh-huh.

4 MR. MATULE: So the affordable units
5 can be done off site. And in terms of comparable
6 location and everything you can't get much more
7 comparable. It's right across the street, so
8 anyway --

9 CHAIRMAN HOLTZMAN: So that's --
10 obviously, that's also set up as a condition.

11 MR. MATULE: Pardon?

12 CHAIRMAN HOLTZMAN: That needs to be
13 set up, obviously, as an initial condition, correct?
14 I mean, if the property across the street at Wonder
15 Lofts also changes back to being rental that would
16 change the whole dynamic and this potential for an
17 application.

18 MR. MATULE: That's true.

19 CHAIRMAN HOLTZMAN: Thank you.

20 MR. MATULE: But the likelihood is very
21 remote.

22 CHAIRMAN HOLTZMAN: Well, what we
23 wouldn't want to have happen is somebody say, yes,
24 we're going to have condos over here, and then take
25 the affordable units and put them across the street,

1 and then go, "Oh, yeah but we're going to build
2 rentals over here again."

3 MR. MATULE: We're fine were with any
4 kind of condition like that.

5 CHAIRMAN HOLTZMAN: Thank you.

6 MR. MATULE: So, Frank, you received
7 the --

8 MR. MINERVINI: Yes, received Maser's
9 letters as well as the Flood Plain Manager. I think
10 we can meet all the requirements that -- in terms of
11 those letters. The building itself, we're not
12 asking for any variances. It's six units, three
13 two-bedrooms, three three-bedrooms. Ground floor
14 is -- other than the required space of some
15 metering, there's bicycle storage, then there's
16 tenant storage, and then floors two, three, and four
17 are residential.

18 CHAIRMAN HOLTZMAN: Right. But again
19 the same thing with the gas meters as well.

20 MR. MINERVINI: Yes.

21 CHAIRMAN HOLTZMAN: The metering.

22 MR. MINERVINI: Absolutely.

23 CHAIRMAN HOLTZMAN: You did say
24 "metering" for first floor.

25 MR. MINERVINI: Yes, I did, didn't I?

1 CHAIRMAN HOLTZMAN: Yes, you did.

2 MR. MINERVINI: There will be no gas
3 meters on this first floor and I will revise the
4 drawings to reflect that.

5 CHAIRMAN HOLTZMAN: There was also a
6 couple of call outs in the Maser report and in the
7 Flood Plain manager report about you seem to have a
8 mental block against these flood gates there, Frank,
9 which we can't have because then it doesn't allow
10 habitable egress during a flood event.

11 MR. HIPOLIT: Right.

12 MR. MINERVINI: Yes.

13 CHAIRMAN HOLTZMAN: Seven foot high
14 flood gates, they're kind of tough to get over.

15 MR. MINERVINI: That is left over from
16 the zoning board, because this was initially going
17 to the zoning board, and that was at that time the
18 requirement. I will certainly correct that.
19 Understanding that we should not have the seven foot
20 gate.

21 CHAIRMAN HOLTZMAN: There was also
22 additional things about the flood vents.

23 MR. MINERVINI: Correct. Once I'm
24 going to change from the flood gates, let's call
25 them, everything else changes.

1 MR. HIPOLIT: It's going to be
2 wetproof.

3 CHAIRMAN HOLTZMAN: You know, it seemed
4 from Andy's letter that there were quite a number of
5 items that seemed to be outstanding.

6 MR. HIPOLIT: There's a lot --
7 definitely a lot of clean up stuff.

8 CHAIRMAN HOLTZMAN: A lot of stuff.
9 So I would like to -- I'd like to make
10 sure, and I'd like to believe that the application
11 that we're doing for the affordable housing people
12 we're going to treat the same exact way as for
13 regular, full-paying customers and I'd like the
14 application to reflect that, and I certainly don't
15 think that it does currently.

16 MR. MATULE: So we'll see you on
17 December 9th?

18 CHAIRMAN HOLTZMAN: Thank you.

19 MR. MATULE: With revised drawings?

20 MR. HIPOLIT: I think one of the things
21 we want to see, if you could, you did it in your
22 last application, which you set a nice standard for
23 is give us the North Hudson requirement for cubic
24 feet of water storage required for a hundred year
25 storm and then give us what you're providing. It's

1 easy to do. You've got to get it done. It's a
2 basic calc. If you want to put it on a little one
3 page or put it on your plans for anyone, testify to
4 it one way or another, that's really helpful for the
5 Board to understand what you're actually providing.

6 MR. MINERVINI: Okay.

7 CHAIRMAN HOLTZMAN: I know that this
8 was from a previous. It seemed like there was a
9 little too much cutting and pasting and maybe
10 somebody really needs to just take this one with a
11 fresh eye from the top. Andy, was there anything --
12 I mean, I read your review letter.

13 MR. HIPOLIT: That's the specific --

14 CHAIRMAN HOLTZMAN: It's pretty
15 specific. We don't need to go through it, right?
16 There was no questions. It was just a matter of
17 just getting it done.

18 MR. HIPOLIT: Correct.

19 MR. MINERVINI: About revising --

20 VICE CHAIRMAN MAGALETTA: As long as
21 you're giving a fresh glance, I guess it's not
22 possible to make these units a little bit larger?

23 I mean, I guess you really can't unless
24 you go over the doughnut, I suppose.

25 Is that true?

1 MR. MINERVINI: We're not asking for a
2 lot coverage variance.

3 VICE CHAIRMAN MAGALETTA: I know you're
4 not.

5 CHAIRMAN HOLTZMAN: Uh-huh.

6 VICE CHAIRMAN MAGALETTA: As long as we
7 can make it to the public's benefit, that's all I'm
8 suggesting if you could think about it.

9 MR. MINERVINI: I will pass that along
10 to the applicant.

11 VICE CHAIRMAN MAGALETTA: Because that
12 is -- I agree with exactly what Gary says. Just
13 because it's low income doesn't mean --

14 CHAIRMAN HOLTZMAN: We have to give it
15 a full shake.

16 VICE CHAIRMAN MAGALETTA: Give it
17 dignity, that's all I'm suggesting.

18 MR. MINERVINI: Well, these units
19 are -- and they're meant to reflect what is also
20 being proposed in the building across the street,
21 that's part of the requirement, and that's what they
22 do.

23 CHAIRMAN HOLTZMAN: Okay.

24 MR. MINERVINI: So, and we do --

25 CHAIRMAN HOLTZMAN: What does that

1 specifically mean? Can you give me a --

2 MR. MINERVINI: I have -- I could give
3 you the breakdown, not right now, but I can give it
4 to you.

5 CHAIRMAN HOLTZMAN: No, you're
6 saying --

7 MR. MINERVINI: What's across the
8 street?

9 CHAIRMAN HOLTZMAN: You just said that
10 these users are supposed to reflective what's across
11 the street.

12 MR. MINERVINI: Yes, there's a --

13 CHAIRMAN HOLTZMAN: What is --

14 COURT REPORTER: You're both talking at
15 the same time.

16 CHAIRMAN HOLTZMAN: What specifically
17 what does that mean? The fixtures and fitouts? No,
18 right?

19 MR. MINERVINI: No, it is meant in
20 terms of unit size and bedroom counts.

21 CHAIRMAN HOLTZMAN: Okay.

22 MR. MINERVINI: There might be some
23 wordage in there that the finishes have to be
24 equivalent, and we can certainly put that within the
25 resolution, that doesn't really get to our drawings.

1 VICE CHAIRMAN MAGALETTA: Yeah, your
2 drawings -- there's nothing there about layouts of
3 the particular units, but I don't think you
4 typically don't do that anyway.

5 MR. MINERVINI: No.

6 VICE CHAIRMAN MAGALETTA: Yeah, I think
7 everything should be compatible to what's across the
8 street.

9 MR. MINERVINI: And we could have --
10 I'll be happy to make reference to that within a
11 narrative, if you like.

12 CHAIRMAN HOLTZMAN: We would very much
13 like, because we'd like to know that this affordable
14 housing is being treated with the same respect.

15 MR. MINERVINI: Understood.

16 VICE CHAIRMAN MAGALETTA: Yeah. That's
17 it. Thank you.

18 CHAIRMAN HOLTZMAN: Thank you.

19 MR. ROBERTS: Just one question on
20 the -- we had asked -- we didn't see any evidence of
21 emergency generator.

22 Normally, they're marked on the roof.
23 I don't know if I just didn't see it or I just want
24 to make sure we didn't overlook it.

25 MR. MINERVINI: I'll look on --

1 CHAIRMAN HOLTZMAN: So we'll see them
2 on December -- what is that, 9th completion?

3 MR. HIPOLIT: 9th.

4 SECRETARY CARCONE: December 9th. Yes.

5 MR. ROBERTS: Robert page Z-6, the
6 roof, storm water.

7 MR. MINERVINI: Emergency generator.

8 MR. ROBERTS: But I couldn't find
9 anything about it.

10 MR. MINERVINI: It's not proposed.
11 I'll speak to the applicant. It's not a
12 requirement.

13 MR. ROBERTS: If there's going to be
14 one. We just wanted to make sure it was shown.

15 CHAIRMAN HOLTZMAN: That's one of those
16 things.

17 It's pretty standard in most of the
18 buildings that you work on for sure. Let's see if
19 we can --

20 MR. MINERVINI: I understand.

21 CHAIRMAN HOLTZMAN: -- reach a little
22 bit.

23 MR. MINERVINI: Understood.

24 CHAIRMAN HOLTZMAN: Thank you.

25 MR. MINERVINI: Okay. Thank you.

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MR. MATULE: Thank you.

(Concluded at 7:28 p.m.)

CERTIFICATE OF OFFICER

1
2 I, THERESA L. TIERNAN, A Notary Public and
3 Certified Court Reporter of the State of New Jersey, do
4 hereby certify that the foregoing is a true and correct
5 transcript of the proceedings as taken stenographically
6 by and before me at the time, place and on the date
7 herein before set forth.

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

15 THERESA L. CARIDDI TIERNAN
16 Notary Public of the State of New Jersey
17 C.C.R. License No. XI01210
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HOBOKEN SUBDIVISION AND SITE PLAN REVIEW COMMITTEE
CITY OF HOBOKEN

RE:

NOVEMBER, 12, 2015

718-720 JEFFERSON STREET;

7:00 p.m.

HELD AT: 94 WASHINGTON STREET
HOBOKEN, NEW JERSEY

B E F O R E:

Chairman Gary Holtzman
Vice Chairman Frank Magaletta
Commissioner Ryan Peene

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

Andrew E. Hipolit P.E., P.P., C.M.E.
David Glynn Roberts, AICP/PP, LLA, RLA
Patricia Carcone, Board Secretary

THERESA L. CARIDDI TIERNAN
CERTIFIED COURT REPORTER
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APPEARANCES:

STEVEN GLEESON, ESQ.,
Attorney for the Board.

ROBERT MATULE, ESQ.,
Attorney for the Applicant.

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I N D E X

WITNESS	PAGE
LEE LEVINE	

E X H I B I T S

<u>NUMBER</u>	<u>DESCRIPTION</u>	<u>IDENT</u>
NO EXHIBITS WERE MARKED.		

1 CHAIRMAN HOLTZMAN: 718 Jeff. Jeff.
2 Mr. Levine, good evening.

3 CHAIRMAN HOLTZMAN: A nice break from
4 Frank.

5 MR. MATULE: Good evening,
6 Mr. Chairman, Board Members. Robert Matule
7 appearing on behalf of the applicant. This is a new
8 project 718-720 Jefferson. Mr. Levine is the
9 architect. He's received, I guess, the Maser
10 letter, yeah, and the administrator's letter.

11 CHAIRMAN HOLTZMAN: Uh-huh.

12 MR. MATULE: So I'll let you address
13 those, Lee.

14 MR. LEVINE: Can I pass something out
15 first.

16 MR. MATULE: Sure.

17 CHAIRMAN HOLTZMAN: So we have some new
18 stuff, Lee?

19 MR. LEVINE: Yeah, well, you know, some
20 of the engineering takes a little while.

21 CHAIRMAN HOLTZMAN: Okay, good.

22 MR. GLEESON: Before you get started,
23 I'll swear you in.

24 L E E L E V I N E, 720 MONROE STREET, HOBOKEN, NEW
25 JERSEY, being first duly sworn by the Notary, testifies

1 as follows:

2 MR. GLEESON: Thank you. I take it we
3 accept Mr. Levine.

4 CHAIRMAN HOLTZMAN: We accept
5 Mr. Levine's credentials, absolutely.

6 MR. MATULE: Steven, do you have an
7 extra one up there?

8 MR. GLEESON: Of course.

9 CHAIRMAN HOLTZMAN: Just keeping the
10 attorney in the loop.

11 MR. LEVINE: What I passed around are a
12 couple of documents that help address the comments
13 that we got on the two Maser letters.

14 CHAIRMAN HOLTZMAN: Okay.

15 MR. LEVINE: And on the floor letter.
16 The project is four units on four floors. Three of
17 the floors are three-bedroom units plus a den or
18 ally home office or whatever it is, and the second
19 floor we took that den space and created a utility
20 room out of the floor plain. So it is the intent to
21 have sprinklered domestic water, electric, and gas
22 in that second floor room.

23 CHAIRMAN HOLTZMAN: Those are the
24 updates to what we just got handed out?

25 MR. LEVINE: Yes, to a certain extent,

1 parking layout. We still have about 70 square feet
2 of recycling and trash area, and we have 16 feet for
3 the ADA van, then we have three full-sized spaces.
4 We are possibly losing.

5 CHAIRMAN HOLTZMAN: That's a total of
6 four?

7 MR. LEVINE: That's the first floor.
8 There were two compact spaces. I cannot confirm
9 tonight if we're keeping one or two. The reason is
10 simply because our structural engineer is trying to
11 make sure that we keep the eight two clear, and we
12 may lose one space as a result of that.

13 CHAIRMAN HOLTZMAN: Okay.

14 MR. LEVINE: So we have at least five
15 spaces. There is a device that automatically
16 rotates and helps us and assists us in parking the
17 cars correctly, both driving in and exiting. It's
18 not unique to Hoboken at this point. I think there
19 are a couple in town now.

20 There is a possibility, if we do omit
21 the sixth car, which is a compact, we may be able to
22 get an independent stair to the utility room instead
23 of what right now is hallway off of the exit stair
24 on the second floor. So those are the ground floor
25 revisions.

1 In one of the reports that there was a
2 note about a retail space.

3 CHAIRMAN HOLTZMAN: Hold on a second.
4 With regards to the turntable setup, while it is not
5 new to Hoboken, it is relatively new to the Planning
6 Board. So if, when you make the presentation, if
7 you can bring some additional information for the
8 Board so that the Board can visualize what this is,
9 how this works, and has some comfort with what it's
10 all about.

11 MR. HIPOLIT: I think the best thing to
12 bring, if you could, and you could probably get it
13 on line, it has a little video of it. The plan is
14 great, but it doesn't help tell us what it is.

15 MR. LEVINE: It doesn't.

16 MR. HIPOLIT: That plan doesn't tell
17 the story very well. I don't think it does.

18 MR. LEVINE: Okay, that's fine. We
19 just wanted to make sure that, in fact, it works as
20 it's supposed to, but we can probably document it in
21 another way to make the easier.

22 CHAIRMAN HOLTZMAN: I saw those
23 drawings, they're great. I think we need a little
24 more.

25 MR. LEVINE: Okay.

1 CHAIRMAN HOLTZMAN: A little more
2 visual for the team.

3 MR. LEVINE: We will definitely take
4 care of that.

5 MR. MATULE: Yeah. We put in a project
6 on Park between First and Second, one of the Red
7 Ridge projects. I believe they put them in there.

8 CHAIRMAN HOLTZMAN: Uh-uh.

9 MR. MATULE: But we'll get you --

10 CHAIRMAN HOLTZMAN: Yeah.

11 MR. MATULE: -- more information.

12 MR. LEVINE: Maybe we can even get a
13 video to help everybody.

14 CHAIRMAN HOLTZMAN: That would be
15 great.

16 MR. LEVINE: We'll see if we can do
17 that.

18 MR. MATULE: YouTube.

19 MR. LEVINE: We included an updated Z-7
20 roof plan drawing. We initially had nine condensing
21 units, there were two air handlers in each
22 apartment. In fact, at this point the heat pump
23 component is only requiring four condensing units on
24 the roof for the four apartments and a fifth one
25 will just be for the lobby downstairs, as I

1 mentioned. There was a note about a retail space.
2 There's no retail space in this building.

3 MR. MATULE: There's just a lobby.

4 CHAIRMAN HOLTZMAN: There is a note one
5 of the reports.

6 MR. LEVINE: In one of the Maser
7 reports. It may have just been a carryover from
8 somewhere else, but there is -- I just wanted to
9 clarify there is no retail.

10 CHAIRMAN HOLTZMAN: I'm sorry, Andy,
11 what was that?

12 MR. HIPOLIT: I think it was a question
13 of whether there is going to be and he answered the
14 question.

15 CHAIRMAN HOLTZMAN: Okay.

16 MR. HIPOLIT: There is none.

17 MR. LEVINE: We did not have the zoning
18 tabulation chart on the front sheet for the roof,
19 but, in fact, our -- we have all the appropriate
20 setbacks. We have 53 percent, I believe it was, of
21 green roof. There's 1,476 square feet of green roof
22 at 53 percent. We have a 553 square foot deck, and
23 also we had addressed and identified the area for
24 the condensing units.

25 I do have a question in a couple of the

1 Maser notes there was a request that the three
2 drawings that show the ground floor and site, the
3 roof plan, and the full site plan, be done in
4 engineering scale. We don't usually -- we don't
5 usually do quarter inch architectural plans for
6 zoning submission, but in this particular instance
7 we thought the plans were unique enough that it was
8 worth showing them at the scale we were working at.
9 So I didn't know if there was a reason for us to
10 have to go from a quarter inch scale to a tenth.

11 MR. HIPOLIT: So usually at some point
12 there's going to be an engineering component to the
13 project. There will be a drainage design, you're
14 going to have a drainage design. Engineers just
15 don't work in that scale, but I guess you've now
16 submitted to us an engineering plan.

17 MR. LEVINE: Yes. And we are going to
18 revise the site plan as well.

19 MR. HIPOLIT: So I don't need
20 architectural plans then to scale, I need the
21 engineering plans, which I now have.

22 CHAIRMAN HOLTZMAN: Here's my question
23 to you: Are you satisfied with what's in your hand?

24 MR. HIPOLIT: What's that?

25 CHAIRMAN HOLTZMAN: Are you satisfied

1 with what's in your hand?

2 MR. HIPOLIT: Yeah, it looks fine. The
3 only thing I would say is that if you heard the
4 other two applications, we'd want to see on this
5 engineering plan your volume. So we want the
6 volumes.

7 MR. LEVINE: Uh-huh.

8 CHAIRMAN HOLTZMAN: Any questions,
9 guys?

10 MR. MATULE: And we will put the zoning
11 tabulation and roof information on the front Z
12 drawing.

13 MR. HIPOLIT: And the volume of
14 storage, is what's required from North Hudson in a
15 100 year storm versus what you're proposing. You
16 can give us cubic feet when you refer to that.

17 MR. LEVINE: Or we can do it for you
18 and put it on.

19 MR. HIPOLIT: Fine.

20 CHAIRMAN HOLTZMAN: Was there a storm
21 water management plan in this?

22 MR. HIPOLIT: No.

23 MR. LEVINE: There was not in the
24 initial submittal. We had not received it from our
25 engineer yet.

1 CHAIRMAN HOLTZMAN: Okay.

2 MR. LEVINE: And I wasn't expecting you
3 to necessarily review that tonight. I simply wanted
4 to address the fact that we did finally get that.

5 COMMISSIONER PEENE: Will we have it
6 prior, say, you receive it tonight, will we have it
7 prior of the first --

8 MR. LEVINE: Right after tonight, we
9 will make revisions and we'll resubmit, yes.

10 CHAIRMAN HOLTZMAN: Dave, anything?

11 MR. ROBERTS: Actually, the main things
12 we talked about in terms of the plan were the
13 more explanation the carousel, which we talked about
14 already. We also did mention a question, we didn't
15 see anything again about an emergency generator. Is
16 one planned for the building?

17 MR. LEVINE: At the moment, we are not
18 providing an emergency generator. Our MEP engineer
19 is still waiting for some hydrant data, so I don't
20 think that's going to require one, but that will
21 also be a part of the re-submittal. He's just about
22 done with the MEP systems here.

23 MR. ROBERTS: So if you think there
24 will be one, will it be on the roof?

25 MR. LEVINE: I would presume so, yes.

1 MR. ROBERTS: So that the reason for
2 the call out is, again, if you are going to add one,
3 then we're -- the Board's going to want to see the
4 baffling system that's going to be added.

5 CHAIRMAN HOLTZMAN: What is our
6 standard is Level 2, 60 DB.

7 MR. HIPOLIT: 70 DB or less.

8 CHAIRMAN HOLTZMAN: 70 DB.

9 MR. HIPOLIT: 70 DB or less.

10 MR. ROBERTS: And then the only other
11 question I had, Mr. Chairman, we talked about the
12 storm water plans is expected. You know, that's
13 going to be forthcoming.

14 On the waivers, one of them was, which
15 we don't get often, is on the redeveloper is an
16 issue, if you explain a little about the wording,
17 the checklist. There was a waiver checked off for
18 redeveloper designation. This isn't a
19 redevelopment?

20 MR. MATULE: No.

21 MR. ROBERTS: Oh, no?

22 MR. MATULE: Okay. I mean, the way the
23 checklist is written, it's sort of if it's in a
24 redevelopment area, so I'm just not checking it --

25 MR. ROBERTS: Okay. So I just wanted

1 to make sure that we're not in the redevelopment
2 area. You don't have to worry about it.

3 MR. MATULE: No, I just call it out
4 because if the box isn't checked, I want to explain
5 why it's not checked.

6 MR. ROBERTS: Okay.

7 CHAIRMAN HOLTZMAN: Great. Thank you.

8 MR. ROBERTS: So I just wanted to make
9 sure we don't have worry about that.

10 CHAIRMAN HOLTZMAN: Okay. Frank, you
11 had a question?

12 VICE CHAIRMAN MAGALETTA: Yeah, on the
13 November 9 flood plain review letter, there's a
14 paragraph for Item No. 7 seven talks about unmarked
15 enclosure next to the trash room. What is the
16 purpose of that? It's on your Z-3 initial.

17 CHAIRMAN HOLTZMAN: Lee, on the Flood
18 Plain Manager review not the Maser report.

19 VICE CHAIRMAN MAGALETTA: Yeah.

20 CHAIRMAN HOLTZMAN: You had the Maser
21 report in your hand there.

22 MR. LEVINE: What is that?

23 MR. MATULE: There's an unmarked
24 enclosure next to the trash.

25 MR. LEVINE: Oh, no. Actually, yes,

1 the name was missing. It's an Otis Gen. 2 elevator.
2 It's a small elevator control closet.

3 CHAIRMAN HOLTZMAN: Okay. So that's
4 probably -- I know that we have an issue with
5 mechanicals below our DFE as well.

6 MR. LEVINE: I mean, we can certainly
7 bring it up to the roof. The Gen. 2 has very, very
8 small requirement, so if you prefer us to do that,
9 we'll do it. We're still going to have a sump
10 pump--

11 CHAIRMAN HOLTZMAN: It's not really our
12 call -- it's not our call on that. Andy can
13 probably get with the Flood Plain Manager on that,
14 but I'm fairly certain that the answer to that is
15 yes, but I'm going to leave it to them to figure it
16 out.

17 MR. LEVINE: Okay. I can call for the
18 answer to that as well.

19 MR. HIPOLIT: Okay.

20 MR. LEVINE: There were a number of
21 notations about making sure that the landscape in
22 the rear yard and grades in the rear yard have not
23 been finalized on the plans. We will resubmit that
24 with the corrected drawings.

25 Let me see what else there is. We are

1 hanging bikes over the front end of the bars, and we
2 are adding a bike storage rack. It's a little
3 tight, but we are adding one. I did want to talk
4 about electric charging stations and ask a question.
5 In this instance, we have four units presumably we
6 could do four independent circuits off their own
7 meters.

8 Is there a sense these days what the
9 density is of charging stations to number of units?
10 Is there a ground rule at this point?

11 CHAIRMAN HOLTZMAN: No, no. What
12 we're -- what we're really trying to do at this
13 point is to have them in every project so that the
14 option becomes available for somebody to have an
15 electric car, and it doesn't become a huge
16 encumbrance to start the whole process, and while it
17 certainly is still in its infancy, we just want to
18 make sure that we bake some of it into it. That's
19 all, yeah.

20 MR. LEVINE: But if our client was
21 willing to do four for the first floor, is that
22 appropriate? Seem okay?

23 CHAIRMAN HOLTZMAN: Sure. I do think
24 that there is also -- there should be -- you should
25 prepare it for some conversation about we always

1 like there to be parking, but we also don't like
2 there to be too much parking, and I think there
3 should be -- you should be prepared to speak to why
4 six for four.

5 MR. LEVINE: Okay.

6 VICE CHAIRMAN MAGALETTA: Or five.

7 CHAIRMAN HOLTZMAN: Or five for four.

8 Whatever it's going to turn out to be.

9 VICE CHAIRMAN MAGALETTA: I just want
10 to show you that room, make sure we're talking about
11 the same room, if I could, excuse me. Is that in
12 the right area?

13 MR. LEVINE: Yes.

14 VICE CHAIRMAN MAGALETTA: Okay. That's
15 the room. Okay. That's what I thought it was.

16 CHAIRMAN HOLTZMAN: So we're good?
17 Okay.

18 VICE CHAIRMAN MAGALETTA: Okay. Yeah.

19 CHAIRMAN HOLTZMAN: Any other items?
20 Andy? Dave?

21 MR. HIPOLIT: No.

22 CHAIRMAN HOLTZMAN: What do you think,
23 Andy? Frank?

24 VICE CHAIRMAN MAGALETTA: I'm good with
25 it.

1 CHAIRMAN HOLTZMAN: Good to proceed as
2 long as --

3 VICE CHAIRMAN MAGALETTA: You have to
4 get into the whole carousel as long as they're
5 ready, fine.

6 MR. ROBERTS: Mr. Chairman.

7 CHAIRMAN HOLTZMAN: Yes, Dave.

8 MR. ROBERTS: Since there is a -- we've
9 been told we're going to get new plans, we probably
10 should set a deadline for that.

11 MR. HIPOLIT: We need sometime. We
12 can't skim the day before.

13 CHAIRMAN HOLTZMAN: That's right.
14 We're been having a couple of issues with that
15 lately, that's right.

16 Mr. Matule, I know that you are usually
17 most excellent about this, but with the docket of
18 stuff and the backlog of things that we have, we
19 have been frustratingly dealing with some
20 applicants, we're getting our professional's stuff
21 at the last minute. And we don't want to get into
22 that. We'd like to keep you guys moving, but we
23 also need to be able to then set some kind of a
24 date, not -- we had people literally on Monday
25 morning FedEx'ing, hand delivering and FedEx'ing

1 these guys things to try to get on for tonight. And
2 that's not -- that's not fair. It wasn't you. It
3 wasn't you. So...

4 MR. MATULE: We try to give them at
5 least ten days.

6 COMMISSIONER PEENE: And then if
7 affects us, because we like to be prepared.

8 CHAIRMAN HOLTZMAN: So what you want to
9 discuss it with Lee. I don't know if -- is there
10 something that you want to set -- I mean, when can
11 we really expect to get this -- I mean, it's a fair
12 amount of -- it's a fair amount of stuff. So we
13 want to give you guys time to get it, but we want to
14 give our guys time.

15 MR. MATULE: Okay. So we're talking
16 about coming back at the work session on
17 December 9th?

18 MR. HIPOLIT: That would be great.

19 CHAIRMAN HOLTZMAN: That would be
20 great, our engineer is telling us.

21 MR. HIPOLIT: Can we have the storm
22 water report done by then, too?

23 MR. MATULE: My understanding is that
24 that --

25 MR. HIPOLIT: It should be okay.

1 MR. MATULE: So --

2 CHAIRMAN HOLTZMAN: So you basically be
3 a pass-through.

4 MR. MATULE: Can we say two weeks?
5 Well, you got Thanksgiving in there. So you got to
6 look at this calendar.

7 CHAIRMAN HOLTZMAN: I know. Gets
8 tricky fast.

9 SECRETARY CARCONE: Like the 30th?
10 November 30th. Would be like the --

11 MR. HIPOLIT: That's fine.

12 MR. MATULE: The 30th.

13 MR. HIPOLIT: That's fine.

14 MR. MATULE: That would be good. Nine
15 days will be good?

16 CHAIRMAN HOLTZMAN: So we'll circle
17 back with these guys on December 9th, and then you
18 guys will have enough time to really get into it.

19 MR. MATULE: Obviously, if we can get
20 them sooner, we'll get them sooner.

21 CHAIRMAN HOLTZMAN: They would
22 appreciate it.

23 MR. MATULE: But no later than.

24 CHAIRMAN HOLTZMAN: Thank you.

25 MR. MATULE: So we will see you on the

1 9th.

2 CHAIRMAN HOLTZMAN: Thank you.

3 MR. LEVINE: Thank you very much.

4

5 (Concluded at 7:45 p.m.)

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CERTIFICATE OF OFFICER

1
2 I, THERESA L. TIERNAN, A Notary Public and
3 Certified Court Reporter of the State of New Jersey, do
4 hereby certify that the foregoing is a true and correct
5 transcript of the proceedings as taken stenographically
6 by and before me at the time, place and on the date
7 herein before set forth.

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

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HOBOKEN SUBDIVISION AND SITE PLAN REVIEW COMMITTEE
CITY OF HOBOKEN

RE:

NOVEMBER, 12, 2015

7:45 p.m.

1313-19 JEFFERSON STREET

HELD AT: 94 WASHINGTON STREET
HOBOKEN, NEW JERSEY

B E F O R E:

Chairman Gary Holtzman
Vice Chairman Frank Magaletta
Commissioner Ryan Peene

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

Andrew E. Hipolit P.E., P.P., C.M.E.
David Glynn Roberts, AICP/PP, LLA, RLA
Patricia Carcone, Board Secretary

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APPEARANCES:

STEVEN GLEESON, ESQ.,
Attorney for the Board.

JAMES BURKE, ESQ.,
Attorney for the Applicant.

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I N D E X

WITNESS	PAGE
JACK WILBERN	

E X H I B I T S

<u>NUMBER</u>	<u>DESCRIPTION</u>	<u>IDENT</u>
NO EXHIBITS WERE MARKED.		

1 CHAIRMAN HOLTZMAN: And the next item
2 on our agenda item is 1313-1319 Jefferson. Mr.
3 burke. Good evening, Mr. Burke.

4 MR. BURKE: Good evening, Mr. Chairman
5 and Board and professionals.

6 This application is in the I-1 zone and
7 in 2014, in April, an applicant appeared before the
8 Zoning Board and was seeking a seven-story
9 residential building. And the resolution of denial,
10 in that the Board pointed out that they still felt
11 that they could find an industrial user for the
12 site, and they did not want to rezone the area.

13 So this is sort of a small industrial
14 sliver now, based on what's going on, but
15 nevertheless the owner, the former owner, I should
16 say, took that to heart and sold this property to my
17 client, which specializes in creating these
18 self-storage centers.

19 So the other relevant factor in this
20 building and the design is that the site, because it
21 was an industrial site, does have some contamination
22 and the DEP is mandating a capping of the site.

23 So I mention that because that's
24 relevant to what the architect here will discuss and
25 with that, I will just turn it over -- I also thank

1 the Board professionals for turning out your
2 letters, and giving us enough time to respond, and
3 with that, to my left is Jack Wilbern, the
4 architect, he's a licensed New Jersey architect, his
5 office is not in New Jersey, and please swear him
6 in.

7 MR. HIPOLIT: Before you swear in, in
8 this application there is a storm water report. So
9 we do have one, which is good. This is a good
10 example of what we should be looking for.

11 CHAIRMAN HOLTZMAN: Thank you,
12 Mr. Burke.

13 MR. BURKE: There you go. I learned
14 quickly from two days.

15 J A C K W I L B E R N, being first duly sworn by the
16 Notary, testifies as follows:

17 MR. GLEESON: Okay.

18 CHAIRMAN HOLTZMAN: Okay. So you've
19 never been before us before, Mr. Wilbern?

20 MR. WILBERN: I have not, but I've been
21 licensed in New Jersey since 1996. I've practiced
22 in multiple jurisdictions in New Jersey in the past
23 20 years, but it's my first time in Hoboken. It's
24 not my first physical time in Hoboken, but I get to
25 spend the night here, and I get to visit tomorrow,

1 so it would be great.

2 MR. ROBERTS: At least he's honest.

3 MR. WILBERN: I came here three or four
4 times to scope out the territory, see the sites, et
5 cetera, but I was working. Tomorrow I get to play.

6 CHAIRMAN HOLTZMAN: Good. Excellent.

7 MR. WILBERN: So I'm here also with a
8 representative of Storage Select, we have a rep
9 here, and we have our engineers, AKRF, here.

10 MR. BURKE: You're not from Jersey, but
11 you speak fast enough to be here.

12 MR. WILBERN: I'm try to bring my best
13 southern accent.

14 CHAIRMAN HOLTZMAN: So mr. Wilbern, you
15 do not need to walk us through the full application.
16 The purpose of this evening's meeting is really a
17 preparatory meeting to make sure the application is
18 complete, so that it can proceed to the full board.
19 So we're not -- we don't need, like, a full-blown
20 presentation.

21 So I know the Commissioners did have
22 some questions. I know there were review letters
23 put together by our three professionals. So maybe
24 we'll just sort of start there.

25 Dave, did you want to lead us off here?

1 There were some questions?

2 MR. ROBERTS: Yeah, sure, Mr. Chairman.

3 I think with regard to completeness,
4 we've been getting a number of -- we got -- received
5 a number of things today, as a matter of fact. Some
6 of them were in response to Andy's letter, some were
7 in response to our letter, to the planning letter,
8 it looks like most of the -- and I guess probably we
9 should do walk through those, Jim, just to make
10 sure.

11 MR. BURKE: Sure.

12 MR. ROBERTS: We did get revised plans,
13 I believe, today, Jim, right, at some point this
14 afternoon?

15 MR. BURKE: Correct. They were filed
16 electronically. We'll file the hard copies.

17 MR. ROBERTS: So obviously we just have
18 to review those, but I would imagine probably a lot
19 of these items were addressed by those.

20 I also did receive a letter yesterday
21 from Mr. Wilbern that specifically addressed my
22 comments item by item. There are a couple of issues
23 with regard to variances that I think I may need to
24 consult with Dennis on and Steven on as far as
25 interpretation of the ordinance. I had a

1 conversation with Andy before the meeting, for
2 example, driveway width. So we will certainly --

3 CHAIRMAN HOLTZMAN: Why don't we -- why
4 don't we have that conversation with them right now.

5 MR. ROBERTS: Okay.

6 CHAIRMAN HOLTZMAN: Let's time them one
7 by one.

8 MR. ROBERTS: There were only two
9 issues. Mr. Wilbern, just let me know if there
10 was -- if there's something I've overlooked, but one
11 has to do with the application of Section
12 196-40(b)(2), which is the parking requirement,
13 parking design standards, and there's a reference to
14 an one-way driveway, minimum of 10 feet, and two-way
15 drive, minimum of 12 feet. We interpreted that as
16 a -- effectively as a maximum, but the ordinance is
17 written as a minimum, and my understanding was
18 that's the way the city has been interpreting that
19 ordinance, but certainly if that's the way the
20 ordinance is written is written, it says minimum, so
21 that -- they are proposing 30 feet, and I know the
22 reason that that, I think, has been an issue for the
23 city is because of on-street parking, and I'm trying
24 to -- we trying to retain as much on-street sparring
25 as possible. So that's why I think I may have to

1 check with Steven and Dennis in terms of -- Dennis,
2 in particular, working with both Boards would
3 certainly know if it's come up before.

4 CHAIRMAN HOLTZMAN: Well, so the
5 conversation that we were, kind of, having on the
6 fly, was, obviously, you know, we have a certain
7 requirement of driveways for -- with 99.99 percent
8 of the time residential use in this town.

9 MR. WILBERN: Right.

10 CHAIRMAN HOLTZMAN: So this is the odd
11 guy out. You know, we understand, obviously,
12 there's going to be some trucks coming in and out of
13 this type of a facility, so maybe you need to give
14 us some testimony as to what size trucks is it that
15 you folks would accommodate at this type of a site,
16 at which point let's come to some reasonable
17 conclusion as to how big --

18 MR. WILBERN: Right.

19 CHAIRMAN HOLTZMAN: -- this driveway
20 needs to be at a minimum and --

21 MR. WILBERN: Type of vehicle, type of
22 driver. Curb cut is 24 feet. That's what I was
23 just looking for.

24 CHAIRMAN HOLTZMAN: Okay. We're
25 definitely going to want to take some testimony on

1 that, because we're looking to, obviously, save
2 every space on the street as possible, but obviously
3 we want it to be a safe situation also. So --

4 MR. ROBERTS: It's just a matter of
5 just technically whether they have to request a
6 variance or whether it's just a design issue they
7 have to address.

8 CHAIRMAN HOLTZMAN: Right.

9 MR. ROBERTS: We have to get some
10 clarification on that, and get back -- the other
11 one, Mr. Chairman, was regarding the glazing
12 requirement of 196-27.3, based on the reference in
13 that section to residential buildings, and there is
14 an -- I think the reason that it was a call out on
15 your letter, is because in the I-1 zone there's a
16 reference to Section 27.1, which is the Urban Design
17 Standards. So 27.3 follows, kind of, along, it's
18 27.1 is Urban Design, and 27.2 is historical
19 districts, and 27.3 is glazed. The facade, this
20 facade treatment, itself, they obviously would
21 comply with the 75 percent glazing for the property
22 because this building is a self-storage building.
23 So that's -- the question is whether its a
24 requirement as a variance, and it probably is not
25 because it's an industrial zone.

1 CHAIRMAN HOLTZMAN: And what about any
2 height issues?

3 MR. ROBERTS: I believe that they are
4 within the -- well, they are within the absolute
5 height, but in the industrial zone we're so used to
6 dealing with conditions in the residential zones for
7 zoning applications, the waiver of stories only
8 applies to residential zones in the ordinance we
9 just amended. So technically they need a variance
10 of the number of stories. However, we -- we
11 actually had a conversation about this issue
12 earlier-- before the application was submitted, and
13 our sense is as long as they are complying with the
14 height limitation, they would not need a use
15 variance for the number of stories, but they do
16 need --

17 CHAIRMAN HOLTZMAN: So they're within
18 the envelope.

19 MR. ROBERTS: They're within the
20 envelope, but they technically, because the
21 limitation, they exceed the height limitation in
22 terms of number. They exceed the number of
23 stories --

24 CHAIRMAN HOLTZMAN: Stories.

25 MR. ROBERTS: -- limitation. They need

1 bulk relief for that. So that -- that, I believe,
2 is one of the -- the rest of the variances have to
3 do with signage and a number of other issues. I
4 know -- I don't think there's any questions --
5 there's no issues with those variances, they'll have
6 to provide testimony about them at the hearing.
7 They just have had the two questions about the
8 environmental and just some kind of glazing.

9 Other than that, I think -- I believe
10 you still need your flood letter from the flood
11 administrator. That may be --

12 MR. WILBERN: We received it.

13 MR. ROBERTS: You just received it
14 today?

15 MR. WILBERN: No, we got it the 9th.

16 MR. ROBERTS: You know what, maybe I
17 got it. Maybe I didn't get it. They've been coming
18 in fast and furious.

19 MR. BURKE: I thought you were CC'd, so
20 I'm didn't forward it to you.

21 MR. WILBERN: I'm not sure.

22 CHAIRMAN HOLTZMAN: I'm not sure how
23 Ann is doing it. It's dated November 9th.

24 MR. ROBERTS: I have it, I have it.

25 MR. WILBERN: And we actually

1 incorporated some of those in the response that we
2 made to you all.

3 MR. ROBERTS: So it sounds to me like,
4 Mr. Chairman, that they've as far as completeness
5 necessary goes, that they've been giving us stuff as
6 they get it, and I have a feeling that they probably
7 are in pretty good shape at this point --

8 CHAIRMAN HOLTZMAN: One of the --

9 MR. ROBERTS: -- for completeness.

10 CHAIRMAN HOLTZMAN: Mr. Wilbern, where
11 are you from, just for kicks and giggle.

12 MR. WILBERN: Originally?

13 CHAIRMAN HOLTZMAN: No. Where you do
14 you live now currently?

15 MR. WILBERN: I'm right outside
16 Washington D.C.

17 CHAIRMAN HOLTZMAN: Okay.

18 MR. WILBERN: It's not my fault.

19 CHAIRMAN HOLTZMAN: Someone has to do
20 it.

21 I only ask because, you know, one of
22 the things that we're hypersensitive to here in
23 Hoboken is flooding and storm water management, and
24 everything -- 80 percent of our town was under water
25 in Hurricane Sandy, and one of the things that

1 struck me right away on the plan was that geotextile
2 material or whatever. I think I wrote it down,
3 geotextile material, yeah. That it's like, sort of,
4 a capping --

5 MR. WILBERN: Correct.

6 CHAIRMAN HOLTZMAN: -- material. And
7 my question was, and I have -- one of the things
8 that we're always -- that we're not permitted to do
9 is to add fill, and from the oh-too-cute drawings
10 with the little dump truck next to it and everything
11 else, it looks like we're kind of filling in the
12 site. But is that different when we're dealing with
13 capping?

14 MR. HIPOLIT: Well, the site if you go
15 to the site, there's a big sign that says "We got an
16 environmental problem here." Maybe a little bit of
17 testimony from them on what it is and what you have
18 to do to cap that site or cleaning. What are you
19 doing?

20 MR. WILBERN: We have to cap it.

21 MR. HIPOLIT: And what does the capping
22 entail?

23 MR. WILBERN: In this case, what we're
24 doing is we're capping it with the concrete that
25 we're using as the drive aisle.

1 MR. HIPOLIT: At grade?

2 MR. WILBERN: At grade. We're
3 maintaining everything at grade in terms of where we
4 start at and where we end up at Jefferson, so that
5 flows, so that stays in the same, and we're very
6 focused on not excavating as much as we can, only
7 for footings and only for our drainage. It's 135
8 cubic feet we're required, 845 provided. So we are
9 right at it, so we can minimally impact the site.
10 And then we're capping a whole thing with the drives
11 are all concrete at this point. So we actually have
12 to use -- the geotextiles called for underneath
13 our --

14 CHAIRMAN HOLTZMAN: So it's like soil,
15 geotextile and then concrete?

16 MR. WILBERN: Correct.

17 MR. HIPOLIT: Slab.

18 CHAIRMAN HOLTZMAN: Slab.

19 MR. WILBERN: And we're pretty sure
20 that we're going to be having piles given this soil
21 condition, so...

22 VICE CHAIRMAN MAGALETTA: But as far as
23 the excavation goes, there will be soil removal,
24 right?

25 MR. WILBERN: As little as possible.

1 VICE CHAIRMAN MAGALETTA: As little as
2 possible, but that's the thing, there will be
3 removal. The question is what's your plan as far as
4 dust mitigation and stuff like that, because people
5 in the area, trust me, will be --

6 MR. WILBERN: Oh, during correction?

7 VICE CHAIRMAN MAGALETTA: Yeah.

8 MR. WILBERN: This is at -- the owner's
9 been working in this area, both New Jersey and New
10 York, for a number of years, and is very focused on
11 doing this. They have a number of sites where
12 they've had to deal with this before.

13 VICE CHAIRMAN MAGALETTA: You should
14 provide testimony. Again, this is the -- I'm
15 telling you, this is an issue, and be prepared to
16 address it.

17 MR. WILBERN: Especially with what's
18 going on right now next door.

19 VICE CHAIRMAN MAGALETTA: And advise
20 how much is to be removed and how you're going to
21 deal with the dust and keeping --

22 MR. HIPOLIT: Is the site going to
23 have --

24 COURT REPORTER: One at a time.

25 MR. HIPOLIT: Is the site going to have

1 an LSRP assigned to it?

2 CHAIRMAN HOLTZMAN: One at a time.

3 MR. HIPOLIT: It must already.

4 MR. BURKE: It does.

5 MR. HIPOLIT: Okay. So that's -- your
6 testimony should be from your LSRP regarding
7 controlling the environmental situation, taking off
8 site or excavating or dust.

9 MR. WILBERN: Our --

10 MR. HIPOLIT: Quick testimony.

11 MR. BURKE: Yes.

12 MR. HIPOLIT: It's pertinent for the
13 record.

14 MR. WILBERN: Our advantage is that we
15 are not digging a 20 foot hole like they are next
16 door, and doing all of that kind of work. We're
17 going to be as shallow as possible.

18 VICE CHAIRMAN MAGALETTA: It gives a
19 sense of how shallow it's going to be.

20 MR. WILBERN: Okay.

21 CHAIRMAN HOLTZMAN: One of the -- I'm
22 sorry, go ahead, Ryan.

23 COMMISSIONER PEENE: No, also take into
24 account the two preschools next door as well.

25 MR. WILBERN: Absolutely.

1 CHAIRMAN HOLTZMAN: So recently in town
2 we had PSE & G doing a remediation on one of the
3 sites, and one of the things that they actually did,
4 this was a substantial remediation and substantial
5 soil removal that they needed to do in this case, is
6 they actually tented the entire site, and put in the
7 air filtration system, and the trucks and all the
8 heavy equipment was inside the tent, it was that
9 large. It was like a circus tent. It was
10 unbelievable.

11 VICE CHAIRMAN MAGALETTA: There was
12 barely any dirt on the road outside. They were
13 clean.

14 MR. WILBERN: And in this case,
15 actually, our civil engineer has, in fact, an entire
16 department just dealing with environmental issues,
17 so they have a good integration within their firm
18 for that sort of issue.

19 CHAIRMAN HOLTZMAN: So here's how I
20 think this is going to -- this is my -- how I
21 envision this playing out.

22 VICE CHAIRMAN MAGALETTA: Let's hear
23 it.

24 CHAIRMAN HOLTZMAN: We should take some
25 very serious testimony at the Planning Board level

1 about the -- all the remediation issues, how that
2 soil is removed, how it is dealt with, the minimum
3 amount that I'm sure that you want to, because the
4 last thing you need to do is dig more holes than you
5 need to, it's only a cost of your building, so we
6 all understand that.

7 MR. WILBERN: Right.

8 CHAIRMAN HOLTZMAN: On the other hand,
9 we're going to probably have some of the moms that
10 show up, and I can -- for the three that show up at
11 our meeting, we're going to have 30 that are going
12 to call the mayor's office the first day that you
13 guys show up on that site with construction
14 equipment. So everybody needs to be really out in
15 front of this as to exactly what it is, it's baked
16 into the plan, it's part of the conditions as to
17 what work you guys are going to do on this, so that
18 we have an answer, because --

19 MR. WILBERN: And have a community
20 outreach program in place in advance.

21 CHAIRMAN HOLTZMAN: So that we don't
22 need -- nobody needs the inflammatory craziness the
23 day that the trucks show up, right.

24 MR. WILBERN: Right. I'll give
25 someplace to call, that's not the mayor's office.

1 CHAIRMAN HOLTZMAN: Right. Mommies
2 laying down in front of trucks. That's what we
3 need, right, yeah. So, yeah, please deal with that.
4 I'm sure you will.

5 Andy, did you have anything on your
6 letter?

7 MR. HIPOLIT: No. That's all. They've
8 mainly covered it. There's a bunch of stuff they
9 could address, but they've given us plans. I got
10 enough from them.

11 CHAIRMAN HOLTZMAN: Right. I think,
12 Dave, you mentioned the signage on the other sides
13 of the buildings and --

14 MR. ROBERTS: Because about the enter
15 signs is more than, like, on almost every side,
16 they're going to be -- they've indicated that that's
17 important from a branding point of view, so that's
18 going to be on testimony. The one thing I think
19 that is significant, though, they -- Andy mentioned
20 they provided a storm water report, but one of the
21 things that I noticed in the response was that we've
22 been dealing a lot with our residential buildings
23 with rooftop treatments of one type or another.
24 Their position is that because it's a self-storage
25 facility, and there's sensitivity to wetness, to

1 moisture, because of the fact that you have personal
2 belongings stored in the building, that they can't
3 to anything on the roof. And we're going to be
4 covering the entire site pretty much with the
5 building. So even though we got a storm water
6 report, I think because -- especially since the
7 Board now has been very conditioned upon, you know,
8 innovative ways of holding back storm water on the
9 roof, that we're probably going to need a lot of
10 clarity on exactly why it's a problem because of the
11 nature of the building, nature of the use.

12 CHAIRMAN HOLTZMAN: Right, it would be
13 one thing if we -- I mean, in this case, that makes
14 sense. In a lot of our applications we have
15 different type of drain weir systems that -- so
16 we're asking people to basically hold back the water
17 on the roofs for future release, or slowed release.
18 In this case, though, that would obviously be
19 something that we would be sensitive to, that makes
20 a lot of sense. On the other hand, a green roof is
21 not something that, while the sedum and everything
22 are growing in some medium, it's not as if there's a
23 water retention issue there.

24 MR. ROBERTS: So I think they've also
25 said the same thing about the green -- about any

1 kind of -- any kind of anything on the roof. So I
2 think, we're going to need more technical details
3 for why that's the case, why can't -- that problem
4 be can't be overcome. And I don't know whether the
5 storm water report is going to be just addressing
6 the minimum, or whether it's going to go beyond
7 that, but --

8 MR. HIPOLIT: It's addressing the
9 minimum. They have -- so they have a contamination
10 problem on the site. So the less they dig out
11 there, the better. At least on a site of this
12 nature, in my opinion, if they're addressing at
13 least a minimum of North Hudson, and they're not
14 razing the site, I think you're okay. But I will
15 say is it is a storage facility, and not providing
16 anything on the roof, I get it, nobody is going to
17 go up there, they have nobody to go up there to
18 maintain it, there are no residents there. So
19 providing something up there is necessarily a
20 problem, but there's got to be other ways to
21 mitigate heat and other things on that roof instead
22 of just having this big massive roof up there.

23 VICE CHAIRMAN MAGALETTA: Somebody will
24 be there, I mean, you'll have somebody on site.

25 MR. WILBERN: Well, what happens is

1 just --

2 VICE CHAIRMAN MAGALETTA: It's a 24
3 hour facility, right?

4 MR. WILBERN: Correct, it is a -- no,
5 it is not a 24-hour facility.

6 COMMISSIONER PEENE: When are they
7 operating?

8 MR. WILBERN: It's a dawn-to-dusk
9 operation. The office is usually nine to five.
10 Access is usually seven to seven. So we don't want
11 people there 24/7. If you forgot your skis, and you
12 need to get in there overnight, you can pay extra
13 and get in, okay? This is definitely a
14 state-of-the-art facility, but what we are doing is
15 we are doing a cool roof, so it will lower the
16 albedo, so that we aren't a heat island effect.
17 that's a very much -- we're taking a lot of green --
18 and we're laminating on the side of the building,
19 that's a big part of what we're proposing, is the
20 green wall on both sides. So it is one of the
21 things that we're fairly deeply committed to is
22 having something that is green, that actually the
23 neighborhood will actually benefit from, from a
24 visual point of view. Maybe we can actually -- as
25 suggested, we can capture some rainwater and use

1 that to actually water it, because it will need a --

2
3 CHAIRMAN HOLTZMAN: Or a gray water
4 system or something.

5 MR. WILBERN: Exactly. Our issue is
6 always that it's not a matter of there is a manager
7 who will be there during the day, but he doesn't
8 have access to the storage areas that have been
9 rented to individuals, to the people, let's say,
10 across the street, and so water problems go
11 undetected for weeks. And until we ruined
12 somebody's furniture from their grandmother, we
13 don't know that the water is coming in, and it
14 doesn't take that much. I mean, if it's a big leak,
15 we'll see it, but if it's somebody's ten-by-ten unit
16 and they've absorbed all the water into their goods.

17 CHAIRMAN HOLTZMAN: One of the things
18 that we have been adding as a condition of approval
19 when it comes to green roofs, and I think it applies
20 here on your green wall, which is outstanding, I
21 think it looks -- it looks really great from a
22 personal view, from a personal opinion there, we'd
23 like to see some type of a maintenance program as
24 part of your application, as well as what is the
25 watering issue, because we do have a number of

1 buildings that have attempted to put green walls in
2 Hoboken, and for the most part, they haven't been
3 nearly as successful in this climate as everyone
4 would have liked and the owners themselves had
5 envisioned, so the watering of that so that there
6 is -- you know, so that it does have the potential
7 to actually work.

8 MR. WILBERN: We are also feeding it
9 from top and bottom to get that coverage, and are
10 going to be work with the manufacturer for
11 maintenance irrigation, the whole nine yards.

12 CHAIRMAN HOLTZMAN: Okay.

13 MR. BURKE: So, Mr. Chairman, you're
14 saying basically you want to affirm, written
15 commitment to do something?

16 CHAIRMAN HOLTZMAN: Yeah, we're baking
17 it into the plan as a condition of approval so that
18 it does get maintained and that there is then -- so
19 that there is then oversight, and that we've got an
20 enforcement action. We have something that's
21 enforceable.

22 MR. BURKE: Okay --

23 CHAIRMAN HOLTZMAN: So that if they
24 walked away from their green roof and it was a bunch
25 of metal grates on the side of the building, we

1 would have some ability to say, "No, you have to
2 replant it."

3 MR. BURKE: Jack mentioned they do have
4 in other states, applications he's had, so why don't
5 you bring that up now.

6 CHAIRMAN HOLTZMAN: So do you think
7 this is far enough along, gentlemen, or what's your
8 opinion.

9 VICE CHAIRMAN MAGALETTA: Well as far
10 as one of the questions, and I apologize if I didn't
11 hear your answer, with respect to the flood plain
12 review letter, did you -- are you going to address
13 or have you addressed the flood proofing, wet and
14 dry issues you're advised of?

15 MR. WILBERN: Yeah, we actually
16 submitted -- we actually submitted to the engineer
17 and planner updated drawings and to --

18 CHAIRMAN HOLTZMAN: Is that the stuff
19 that just came in?

20 MR. WILBERN: Yeah.

21 VICE CHAIRMAN MAGALETTA: Okay.

22 MR. WILBERN: We brought these just --

23 VICE CHAIRMAN MAGALETTA: I don't have
24 to see it right now, but as long as you said you
25 addressed it, then that's fine.

1 MR. WILBERN: I believe so. I think
2 there's one piece that we're willing to flood -- to
3 wet flood everything, and balance everything, the
4 entire 90 percent of the building is open parking,
5 and we have big areas to flow through. Our grade
6 level office is non-vital to our operation. All our
7 data is cloud based, et cetera. What's important to
8 us is to keep all -- everyone's goods dry. So gas
9 meter, electric meter, domestic, are all up on the
10 main level up at 22.7. Nothing is on the lower
11 level. I labeled one thing as utility only because
12 I know that they're going to sweep up, and we want
13 to have cleanouts and know where those things are,
14 but all the critical elements are above the --

15 CHAIRMAN HOLTZMAN: Yeah, I understand
16 that logically from your standpoint. I think it
17 would differ. Andy, right? That it's an office or
18 retail space, the idea is that it's -- normally, if
19 it's a retail space, that it's dry flood proofed so
20 that it can be operational after a quick hose-out,
21 if need be.

22 MR. HIPOLIT: Correct.

23 CHAIRMAN HOLTZMAN: On the other hand,
24 it's kind of different for these guys. They really
25 don't care if they lost the office, it's a couple of

1 pieces of sheetrock, and we'll be up by the weekend,
2 no problem. But the problem is, I don't think that
3 complies with their opinion. I understand that it's
4 not important to them. It doesn't comply with
5 the -- our ordinance doesn't allow, and the FEMA
6 regs don't allow you to ignore it.

7 MR. HIPOLIT: I don't -- I'd have to
8 talk to the flood plain manager here. Wetproofing
9 is required for residential.

10 CHAIRMAN HOLTZMAN: Absolutely.

11 MR. HIPOLIT: But it's not prohibited
12 for commercial. Commercial wants dry proofing for
13 the reason you stated, which is we dry proof, it
14 we're out of there, we're leaving, saying that,
15 we're going to come back and open up and we'll bring
16 it right back up again, but it's not a requirement.
17 I mean, I have a --

18 CHAIRMAN HOLTZMAN: So just make sure
19 we get that squared away.

20 MR. HIPOLIT: Yeah, I will. I think in
21 this case, just knowing the property and then
22 knowing where it is, you know, why do we want the
23 flood storage to be taken up if it doesn't have to
24 be taken up? We wouldn't want it. We wouldn't want
25 them to dry proof it and take away this void of

1 storage we can actually use during a storm.

2 CHAIRMAN HOLTZMAN: That's right.

3 MR. HIPOLIT: So it's actually good
4 that you wetproof it when you can.

5 VICE CHAIRMAN MAGALETTA: Yeah.

6 MR. WILBERN: If it came up, it would
7 be eight feet of water, and I'm thinking why don't
8 we just let it --

9 CHAIRMAN HOLTZMAN: Just go through.
10 And that's what we --

11 MR. WILBERN: Yeah.

12 CHAIRMAN HOLTZMAN: And that's what
13 we-- and that's what the floor regulations --

14 MR. WILBERN: Maybe they pull in a
15 couple more laptops, and they set up business and
16 they're operational.

17 CHAIRMAN HOLTZMAN: Right. So, okay,
18 let's just make sure we get that, that we can allow
19 that, so that we're still in compliance with the
20 regulations and everything else.

21 VICE CHAIRMAN MAGALETTA: I'm good.

22 CHAIRMAN HOLTZMAN: You're good?

23 VICE CHAIRMAN MAGALETTA: That the
24 storm water management plan should take care of the
25 flooding, so there should be nothing. I'm good.

1 CHAIRMAN HOLTZMAN: Okay. Well, we'll
2 deem the application complete. Obviously, everybody
3 has got -- we've got new plans here, though, right?

4 MR. WILBERN: We have copies for you if
5 you want them.

6 CHAIRMAN HOLTZMAN: I don't need them
7 now. Does the floor plain administrator also get a
8 copy? I know you said you sent them to the guys.

9 MR. BURKE: These are hot off the
10 press. I did not. I'll drop them off tomorrow.

11 CHAIRMAN HOLTZMAN: Did --

12 MR. BURKE: They got them.

13 CHAIRMAN HOLTZMAN: They got them.

14 MR. BURKE: By e-mail only.

15 CHAIRMAN HOLTZMAN: Okay. So you've
16 got to get them to Pat and you get them --

17 MR. BURKE: Correct.

18 CHAIRMAN HOLTZMAN: -- updated.

19 MR. HIPOLIT: Just for purposes of the
20 Board --

21 CHAIRMAN HOLTZMAN: Yes.

22 MR. HIPOLIT: On my wet flood proofed
23 and dry flood proofed slide from the DEP, wet floor
24 proofing is allowed for both residential and
25 non-residential buildings. Dry flood proofing is

1 only non-residential. So unless we have a different
2 ordinance here, which I'll check tomorrow, they're
3 okay.

4 CHAIRMAN HOLTZMAN: Okay.

5 MR. HIPOLIT: That would be the big
6 issue.

7 CHAIRMAN HOLTZMAN: All right. So
8 unfortunately December 1 is -- not December 1. What
9 was the other?

10 VICE CHAIRMAN MAGALETTA: Not going to
11 happen. December 9.

12 CHAIRMAN HOLTZMAN: December 9. We've
13 already got three applications on there, so I don't
14 think we're going to shoehorn you into that one.

15 SECRETARY CARCONE: December 1 is a
16 regular meeting. December this was -- I'm sorry,
17 nine is our work session. So we talked about a
18 special meeting on the eighth, adding additional
19 meeting, I mean.

20 CHAIRMAN HOLTZMAN: Yeah, we've been
21 having that conversation, guys, about adding an
22 additional regular meeting on the eighth.

23 VICE CHAIRMAN MAGALETTA: No, I was too
24 quick to say no -- I mean, to say yes to this.

25 CHAIRMAN HOLTZMAN: Okay, Frank, you

1 have some additional questions?

2 VICE CHAIRMAN MAGALETTA: Yeah. You're
3 asking for waivers on the traffic study, and I'm
4 just wondering, it says that you have a development
5 for ten or more dwelling units, that's a -- that's
6 the square feet or more of commercial space,
7 increase in density or intensity. Now, you're
8 increasing density 2,500 square feet, and there's
9 going to be traffic coming in, like you said, during
10 the day, so I'm not so sure you should get a waiver
11 on the traffic study, unless you guys think it's
12 okay.

13 MR. HIPOLIT: So on a storage building,
14 it's not a high intensive traffic use. It's just
15 not. You may get a little bit of peak on a
16 Saturday, in Hoboken it will probably be a little
17 different, you may get a little peak on a Saturday,
18 but it's very off peak. It's not a high traffic
19 use. It wouldn't hurt to have their engineer
20 provide a few comments on the record for you when
21 he's here, and we could verify that.

22 VICE CHAIRMAN MAGALETTA: That's fine.

23 MR. WILBERN: That's what we intended
24 to do.

25 CHAIRMAN HOLTZMAN: Some anticipation

1 of volumes and --

2 MR. WILBERN: Yes. We have the ITE
3 data, International Traffic Engineers data, American
4 Planning Association. There's a lot of fairly good
5 supportive data, that's empirical data, you don't
6 have to take our word for it. So there will be
7 testimony. We didn't feel we needed a full-blown
8 traffic report.

9 MR. HIPOLIT: You don't. The testimony
10 of the ITE supports it perfectly. It supports the
11 argument.

12 VICE CHAIRMAN MAGALETTA: Okay. Thank
13 you. That's good.

14 CHAIRMAN HOLTZMAN: So, Commissioners,
15 we've been going back and forth with the
16 professionals and it pretty much sounds like by the
17 end of today, we were good with everybody for --

18 MR. HIPOLIT: I'm not going to be here,
19 but I can send somebody.

20 SECRETARY CARCONE: Andy is not good.

21 CHAIRMAN HOLTZMAN: You're what?

22 SECRETARY CARCONE: Andy is not good.

23 MR. HIPOLIT: I'm not good, but I can
24 send somebody.

25 MR. ROBERTS: But you're irreplaceable.

1 MR. HIPOLIT: I am replaceable? I am
2 replaceable.

3 CHAIRMAN HOLTZMAN: So are you guys
4 good with adding a day? We haven't reached out to
5 the other commissioners yet.

6 SECRETARY CARCONE: Yeah. I mean, we
7 could try.

8 CHAIRMAN HOLTZMAN: It's another week
9 of back-to-back.

10 SECRETARY CARCONE: Yeah, it's night --
11 yeah.

12 CHAIRMAN HOLTZMAN: Here is the logic,
13 Frank. We couldn't answer --

14 VICE CHAIRMAN MAGALETTA: What was the
15 date?

16 CHAIRMAN HOLTZMAN: The date?

17 SECRETARY CARCONE: The date. It's
18 Tuesday, December 8th.

19 MR. ROBERTS: A week after the regular
20 meeting.

21 CHAIRMAN HOLTZMAN: So the problem was
22 we ran into all the trouble at the end of November
23 with the League of Municipalities, with all the
24 professionals and everybody. Then Thanksgiving, and
25 we wanted to try to -- Pat was yelling at me.

1 SECRETARY CARCONE: I wasn't yelling at
2 you.

3 CHAIRMAN HOLTZMAN: In a good way, to
4 make sure that I didn't plan like between Christmas
5 and New Years. So --

6 VICE CHAIRMAN MAGALETTA: Is there a
7 way --

8 CHAIRMAN HOLTZMAN: -- we were looking
9 for a hole.

10 VICE CHAIRMAN MAGALETTA: Is there a
11 City Council meeting on December -- on that
12 Wednesday?

13 MR. ROBERTS: I think the City Council
14 meeting is on the first Wednesday, right?

15 COMMISSIONER PEENE: So that would be
16 the second.

17 SECRETARY CARCONE: I don't have the
18 calendar in front of me.

19 CHAIRMAN HOLTZMAN: We can pull it up
20 real quick.

21 MR. ROBERTS: I think it's the second.

22 MR. WILBERN: December 2nd.

23 MR. ROBERTS: I think there is a
24 Council meeting on the second, because I think
25 that's when the Newman letter is going to be

1 re-issued. That's the reason I know.

2 CHAIRMAN HOLTZMAN: Oh, you saw that I
3 sent you the resolution on that?

4 VICE CHAIRMAN MAGALETTA: Hand
5 delivered it.

6 CHAIRMAN HOLTZMAN: Hand delivered.
7 You got a copy of that already?

8 VICE CHAIRMAN MAGALETTA: Yeah.

9 CHAIRMAN HOLTZMAN: You should get the
10 electronically.

11 VICE CHAIRMAN MAGALETTA: I'm old
12 school.

13 CHAIRMAN HOLTZMAN: I'm just checking
14 the calendar.

15 COMMISSIONER PEENE: Yeah.

16 SECRETARY CARCONE: Now, if we have the
17 eighth also if we don't finish things up on the
18 first, we could --

19 COMMISSIONER PEENE: December 2nd and
20 December 16th.

21 SECRETARY CARCONE: Second and the
22 16th.

23 VICE CHAIRMAN MAGALETTA: Are the City
24 Council --

25 SECRETARY CARCONE: The City Council.

1 VICE CHAIRMAN MAGALETTA: As long as
2 it's one of those weeks, then I'm available, either
3 of those weeks for sure.

4 CHAIRMAN HOLTZMAN: We'll be able to
5 field a team. So then we'll put you on the eighth
6 is the answer.

7 Is that correct, Pat?

8 SECRETARY CARCONE: Yes, yes.

9 CHAIRMAN HOLTZMAN: Because I keep
10 writing the wrong down number.

11 SECRETARY CARCONE: Tuesday, December
12 8th. Location, it will be -- I believe I reserved
13 this room already, so --

14 CHAIRMAN HOLTZMAN: So now that we have
15 at least one person slotted in for that, let's make
16 sure that we let the rest of the team know that
17 we're adding that date.

18 SECRETARY CARCONE: Uh-huh. And then
19 if we don't finish up, you know, whatever we don't
20 finish on the first, we could roll off on to eighth
21 and finish it up that night. It's pretty ambitious
22 agenda for the first.

23 CHAIRMAN HOLTZMAN: Yeah, yup. Okay.
24 That's good.

25 MR. BURKE: Thank you.

1 SECRETARY CARCONE: Does that work for
2 you, Jim, and your people?

3 MR. BURKE: Perfect.

4 SECRETARY CARCONE: Okay.

5 MR. BURKE: Yup.

6 CHAIRMAN HOLTZMAN: And we appreciate
7 you bringing the visual aides. That really -- that
8 will be really helpful when we get the application
9 for the whole team.

10 MR. WILBERN: Four is best.

11 (Concluded at 8:17 p.m.)

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HOBOKEN SUBDIVISION AND SITE PLAN REVIEW COMMITTEE
CITY OF HOBOKEN

RE:

1423-1431 HUDSON STREET a/k/a
as HOBOKEN COVE BUILDING D and
SECTION 4 (HOP-15-23

NOVEMBER, 12, 2015

8:17 p.m.

HELD AT: 94 WASHINGTON STREET
HOBOKEN, NEW JERSEY

B E F O R E:

Chairman Gary Holtzman
Vice Chairman Frank Magaletta

Commissioner Ryan Peene

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

Andrew E. Hipolit P.E., P.P., C.M.E.

David Glynn Roberts, AICP/PP, LLA, RLA

Patricia Carcone, Board Secretary

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APPEARANCES:

STEVEN GLEESON, ESQ.,
Attorney for the Board.

GLEN PANTEL, ESQ.,
Attorney for the Applicant.

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I N D E X

WITNESS PAGE
DEAN MARCHETTO

E X H I B I T S

NUMBER DESCRIPTION IDENT
NO EXHIBITS WERE MARKED.

1 CHAIRMAN HOLTZMAN: Mr. Pantel, good to
2 see you. Block D it is.

3 MR. PANTEL: Block D it is.

4 CHAIRMAN HOLTZMAN: Brought the whole
5 team tonight, huh?

6 MR. PANTEL: I have the whole time. We
7 definitely heard what you said about not full-blown
8 presentations, so we don't intend to do that, but we
9 do have our architect.

10 CHAIRMAN HOLTZMAN: Why don't you give
11 them a second.

12 MR. PANTEL: Sure.

13 CHAIRMAN HOLTZMAN: Hold on a second,
14 while we settled down.

15 All right, Mr. Pantel, we're ready to
16 roll.d.

17 MR. PANTEL: Okay. Thank you very
18 much.

19 We're here tonight, of course, as part
20 of Site Plan Review Committee of the -- for the
21 review of our proposed amended preliminary and final
22 site plan for the building on Block D. We're not
23 changing the unit count, so it remains at 99 units.
24 An increase in retail floor area, which we hope we
25 believe will be viewed as a positive thing. There

1 were a couple thousand square feet of floor area
2 that will improve the viability of the commercial
3 space. There is some additional amenity space.
4 Significant increase in green roof area, going from
5 about 25 percent to over 52 percent, so more than
6 doubling green roof coverage. Definitely some
7 architectural changes that we'd like to have Dean
8 Marchetto present to the Board this evening. Unit
9 sizes have gone up somewhat, but we also are
10 providing, you'll here from Dean, maybe a slightly
11 more family-friendly mix of more units with dens,
12 and that sort of thing, so there definitely -- and
13 fewer studios. So there could be a nice, we believe
14 it will be a better mix in terms of bedroom type and
15 unit type, and we'll be having the currently
16 approved plan. The currently approved plan actually
17 was approved sometime ago, and we're trying to be
18 responsive to the market, and as we made these
19 changes we're trying to improve the building
20 overall, and we think it just represents an upgrade
21 of the building. We are pleased to get reports that
22 we did get from your planner and engineer. We're
23 don't see issues of consequence with respect to the
24 reports.

25 As far as zoning compliance goes, we

1 had flagged the application one variance because we
2 were increasing the rear wall setback, if you will,
3 from 145 to 156 feet. Dean can explain that in a
4 little more detail, and our -- and we had only
5 flagged that one. And in the report that we got
6 back from your planner, three additional variances
7 were flagged that we hadn't mentioned, principally
8 one for rooftop coverage, we were previously
9 approved at 21 percent. We're going down to
10 20 percent, so that's why we thought it would be
11 subsumed within the prior variance, but he's
12 flagged, since there's a building change it was
13 flagged as a variance, so we will be applying for
14 that variance as well, as part of the application,
15 and as well as a variance for the lower roof deck
16 location we have some roof deck areas facing 15th
17 Street and Hudson Street, so that in both instances
18 those are along the front yard. Obviously, we have
19 a corner lot, so that's a variance for the roof deck
20 location. There also was note --

21 CHAIRMAN HOLTZMAN: I'm sorry. I did
22 not understand that.

23 MR. PANTEL: Yeah, the ordinance allows
24 lower roof decks, which are decks other than the
25 rooftop deck in rear and side yards only. So we

1 have these lower roof decks technically in the front
2 yard, we have two front yards, 15th Street and
3 Hudson Street, and that's why we need to get the
4 variance just for the location of those decks.

5 CHAIRMAN HOLTZMAN: Okay. That makes
6 sense.

7 MR. PANTEL: Mr. Roberts also flagged
8 one additional variance for that, which we plan to
9 eliminate in the three -- a setback variance. There
10 was a required three-foot setback.

11 MR. ROBERTS: On the deck.

12 MR. PANTEL: For those lower decks, and
13 we're eliminating that variance. So we have the
14 three variances; the rear wall setback, rooftop
15 coverage, and location of the decks.

16 CHAIRMAN HOLTZMAN: Okay. Mr. Roberts,
17 I think you had asked and Dennis also asked a
18 question about the original underlying PUD that this
19 is part of.

20 MR. ROBERTS: We were trying to get --
21 just so we have, sort of, a baseline to evaluate the
22 new application, we did get -- actually, Pat sent
23 this out in 1997 resolution today, I believe. I did
24 get the site plan from the applicants, I guess, from
25 probably Pinoni (phonetic), right? The last site

1 plan that was approved in was 2009, we have that
2 plans for that now, so we have something to compare
3 the new plans to, and I think the only other thing
4 that was talked about the developer's agreement. It
5 kind of goes back to the conversation we had with
6 Max ell, where we tried to get a handle on what was
7 actually in that agreement, so I don't think we've
8 located that. I know Glen is looking for it. I
9 don't know if he found it.

10 MR. PANTEL: I did. Actually, I got a
11 request from Dennis Galvin today for it, and this
12 afternoon we did track it down. I sent the
13 developer's agreement over to his office today, and
14 I sent it electronic e-mail.

15 MR. ROBERTS: Right. Probably after
16 I --

17 MR. PANTEL: So it's probably floating
18 around here. If you want me to forward more, I
19 could obviously do that.

20 MR. ROBERTS: No, that's -- that was
21 just to give us a full picture of -- a full
22 understanding of what was in the original PUD, so we
23 could track the changes that have been taking place.
24 I think that was the main thing. I think we got
25 pretty much that under control.

1 CHAIRMAN HOLTZMAN: Okay, Yes,
2 Mr. Peene.

3 COMMISSIONER PEENE: I just wanted to
4 ask Mr. Pantel about the waivers that are being
5 sought for number 11 and number 12 and number 12,
6 the neighborhood's changed a lot since 2009, since I
7 believe the last traffic study was done.

8 Why are you seeking the waiver for that
9 particular ordinance?

10 MR. PANTEL: We're not changing the
11 unit count, and there's a di minimus increase in
12 commercial floor area. I mean, it's 2,000 to about
13 4,000 square feet, so it's -- we don't view it as
14 having a material change in the overall traffic
15 impact from the project.

16 COMMISSIONER PEENE: Thank you.

17 CHAIRMAN HOLTZMAN: Okay. There was
18 another one thing, Frank.

19 VICE CHAIRMAN MAGALETTA: That and the
20 Neighborhood Impact Statement as well.

21 MR. PANTEL: And, again, likewise, the
22 Neighborhood Impact Statement, we're -- I mean, our
23 building architectural skin change that would be
24 self-evident, and, again, no change in unit count,
25 small change in retail, it's really -- it's an

1 amended application, but I think any of the material
2 neighborhood impacts would have been subsumed within
3 the original application. Obviously, you'll see
4 newer architecture, which I don't think in and of
5 itself would warrant a a so-called Neighborhood
6 Impact Statement.

7 VICE CHAIRMAN MAGALETTA: When this was
8 approved, after that we had, you know, all of the
9 shipyard and all that stuff, so I don't know -- I
10 don't know. I think the might be a valid point that
11 maybe a traffic study may be warranted. Again, I
12 just think that's just been changed dramatically in
13 that are. The number of people, for sure, has gone
14 up dramatically, and there's a lot more buildings in
15 that area, and I think when the impact study and the
16 traffic study were done, those factors were not
17 contemplated.

18 CHAIRMAN HOLTZMAN: And it's eight
19 years ago.

20 VICE CHAIRMAN MAGALETTA: Yeah. I
21 think that's -- I think it's significant.

22 MR. PANTEL: Well, go ahead.

23 MR. HIPOLIT: So we step back, we did
24 hear from Michael Marist (phonetic) on a different
25 applicant, but it's the same applicant, just on a

1 different site, and I know Michael Marist did
2 testify that when he looked at the projections back
3 eight, nine, ten years ago, maybe even farther back,
4 that they had projected more traffic for Hoboken
5 than actually exists today. So even though we see,
6 what we storm see up there, and it is more than what
7 was there before it was built, their projections
8 actually projected more traffic than they actually
9 counted on their other Toll application just south
10 of here. I somewhat -- I don't like to waste
11 applicant's money or time --

12 VICE CHAIRMAN MAGALETTA: I agree.

13 MR. HIPOLIT: But I think some
14 testimony to that effect wouldn't be a bad idea. So
15 I think if they bring in the same guy, I think Mike
16 did the original, and said, "Stand up here and tell
17 us what you originally projected back ten years ago,
18 what it is now, and that the same conditions apply
19 as they did on the other Toll site." I think you
20 heard what you need to hear. If you can't say that,
21 then you've got more work. That means it's changed.

22 CHAIRMAN HOLTZMAN: I think that seems
23 fair on the traffic. I think it's not too hard of a
24 lift for a neighborhood review eight years later.

25 MR. HIPOLIT: Right.

1 CHAIRMAN HOLTZMAN: I think -- I think
2 a new -- a fresh one would be reasonable.

3 MR. HIPOLIT: That's true.

4 MR. PANTEL: Okay. And we can
5 certainly provide that kind of traffic testimony.

6 MR. HIPOLIT: And the counts.

7 MR. PANTEL: What type of parameters
8 would you envision being addressed in the
9 Neighborhood Impact Report.

10 CHAIRMAN HOLTZMAN: It's pretty
11 self-explanatory in terms of its standard outline.

12 MR. PANTEL: Right, okay.

13 CHAIRMAN HOLTZMAN: I don't think we're
14 looking for anything more on it, but I think were
15 looking for the -- I think we're looking for the --
16 basically the eight years on, version of that.

17 VICE CHAIRMAN MAGALETTA: Yeah, right.
18 When you get a park up there, it's different now.
19 It's just a different neighborhood.

20 CHAIRMAN HOLTZMAN: Also, Andy, there's
21 one of the things that I think you should, maybe
22 when you get with Michael Marist or whomever is
23 going to do the traffic update, we also have traffic
24 signage that is changed since any of those were
25 prepared and even since Michael did the one for

1 Maxwell Lane, and all that. We have additional stop
2 signs and some other additional traffic issues in
3 the neighborhood, so...

4 VICE CHAIRMAN MAGALETTA: Now, the road
5 is going south.

6 MR. HIPOLIT: No, he should look at
7 what --

8 MR. PANTEL: It always was --

9 MR. HIPOLIT: No, if you remember.

10 VICE CHAIRMAN MAGALETTA: Now, it's
11 written in stone.

12 MR. HIPOLIT: If you remember what John
13 from my office did for Maser for the Board, Michael
14 did look at that and did it too, so we took the
15 traffic data they did back in the wee days, we put
16 it in, Michael Marist had that data, it was all tied
17 together, and it should stay tied together. So I
18 think Michael could come up here, stand in front of
19 you, and keep it tied together for you so that
20 incorporates all the traffic changes, the signage.
21 He's been here in front of this Board a lot. He can
22 tie it altogether. If he does it, you're fine. If
23 he doesn't, then we're going to say, "It's not good.
24 We want a report."

25 MR. PANTEL: Right. Fair enough.

1 CHAIRMAN HOLTZMAN: I think it's also
2 important, even though it's not a part of this
3 application, but across the street on Block E we had
4 an, obviously, incredible substantial regrading, and
5 all of the infrastructure upgrades in the street.

6 MR. HIPOLIT: Which are done.

7 CHAIRMAN HOLTZMAN: Which are done,
8 which is terrific, but I'd like it, at least, to be
9 included in the presentation as to -- because it's
10 all part of the same incorporation of the
11 infrastructure upgrading that's gone on in the
12 neighborhood. I think it's relevant for the Board
13 to review that again.

14 MR. PANTEL: Yeah. We actually planned
15 to address that in our testimony. That's something
16 we've already discussed with Todd Hague (phonetic),
17 who is here tonight. We don't need to get into the
18 weeds on that tonight. I know you don't want to do
19 that but he did definitely will address that as part
20 of his testimony, show how this nicely dovetails
21 with what was done previously, why we don't need to
22 redo what was done recently.

23 CHAIRMAN HOLTZMAN: Okay.

24 MR. PANTEL: We'll do that. Not a
25 problem.

1 CHAIRMAN HOLTZMAN: Did we want to take
2 any visuals from the architect on this or do you
3 want to just kick it to the Board or they do have
4 some -- it sounds like some -- they have some
5 significant changes from what was originally
6 approved.

7 VICE CHAIRMAN MAGALETTA: Well, I mean
8 your changes are you moved a couple of things
9 around, the unit count is the same.

10 CHAIRMAN HOLTZMAN: They changed the
11 exterior of the building.

12 COMMISSIONER PEENE: The style has
13 changed.

14 VICE CHAIRMAN MAGALETTA: Your parking
15 spaces have changed.

16 MR. PANTEL: This is up a little bit.

17 VICE CHAIRMAN MAGALETTA: Yeah. Other
18 than that, you know --

19 MR. PANTEL: Yes, it's definitely a
20 very different skin from what you saw previously.

21 MR. MARCHETTO: I think it's important
22 to just take a look.

23 VICE CHAIRMAN MAGALETTA: Yeah.

24 MR. PANTEL: So what we can do is we
25 can --

1 CHAIRMAN HOLTZMAN: Will the man
2 yelling from the back of the room please come up.

3 MR. PANTEL: He's biased.

4 CHAIRMAN HOLTZMAN: Jim Burke still
5 causing trouble.

6 MR. MARCHETTO: Do I need to be sworn
7 in sworn.

8 MR. GLEESON: Sure.

9 D E A N M A R C H E T T O, being first duly sworn by
10 the Notary, testifies as follows:

11 MR. GLEESON: Okay, thank you.

12 MR. MARCHETTO: So can I go?

13 MR. PANTEL: Yes, please.

14 MR. MARCHETTO: So the real reason why
15 we're here, my client, Toll Brothers, as you know
16 has done many projects in that area, over in the
17 Hudson Tea area, Hoboken Cove, and this is their
18 last project. This is a little overall map. This
19 is the last building, Building D, here's F, here's
20 E, you know the Sovereign and the shipyards are down
21 here, and this is the one that's closest to the
22 water and time has passed, and they've asked us to
23 relook at this project because they wanted to create
24 a more modern, distinctive architecture on the site,
25 given that the buildings in the neighborhood are

1 primarily similar to what is approved on this site.
2 Basically, what's approved, the existing approval
3 calls for a 12-story tower that's come straight
4 down. It has a brick and glass facade, and it's
5 characteristic of the kinds of buildings that
6 dominate the area.

7 So what we've been asked to do is here
8 we've come up with a new look, a fresh, modern look,
9 and so what we're proposing here is a glass tower on
10 a base, which is a little bit different of approach.
11 So what we've done is we've created a four-story
12 base, a four-story base that makes reference to
13 Hoboken's loft style industrial buildings that no
14 longer exist, but create a lower base, and then come
15 up above the four stories, recess the building, and
16 then step up to a light, airy, glassy tower that,
17 more or less, reflects the buildings around it and,
18 of course, is lighter in its look. The building is
19 still 12 stories. The basic components of the
20 building is the same. The residential units, the
21 parking, the retail is a little larger. The
22 previous retail of the building was a 12 -- a 2,000
23 square foot, you get nail salon, and maybe some
24 small little -- at least here we got a 4,000 square
25 foot, we can support some -- a little bit more

1 substantial retail in here, and, basically, that's
2 the -- that's the whole idea, to try to get a
3 different style building, create a little variety on
4 the northern waterfront.

5 By and large, there's little nuances in
6 the variances, but by and large it's the same --
7 it's the same building in a different envelope. One
8 of the items that Glen mentioned is a new variance
9 is that up here on this setback we have outdoor
10 terraces for those units. So if you're here on the
11 fifth floor, this setback, you could see a person up
12 there. Basically, you have a small yard in front of
13 that is open space for those units. There's also
14 open space up on the -- up on the roof and the
15 retail is fronting on 15th Street.

16 CHAIRMAN HOLTZMAN: Dean, you want to
17 jump in there for a second. And I know you -- I
18 think you used the word, but -- you used the word
19 "yard", which it's certainly is not a yard, right?

20 MR. MARCHETTO: Well --

21 CHAIRMAN HOLTZMAN: It's not grass.

22 MR. MARCHETTO: Well, there's going to
23 be some plantings up there.

24 CHAIRMAN HOLTZMAN: It's not going to
25 be grass.

1 MR. MARCHETTO: It's not -- well, not
2 grass, no.

3 CHAIRMAN HOLTZMAN: Thank you.

4 MR. MARCHETTO: What you mean, the term
5 I used to describe the --

6 CHAIRMAN HOLTZMAN: You used the word
7 "yard".

8 MR. MARCHETTO: "Terrace", is that
9 better?

10 CHAIRMAN HOLTZMAN: Much better.

11 MR. MARCHETTO: Okay. I stand
12 corrected.

13 CHAIRMAN HOLTZMAN: And you've reworked
14 it to take into consideration that three-foot
15 setback that we have to have for terraces from the
16 sides?

17 MR. MARCHETTO: Yes, yes.

18 CHAIRMAN HOLTZMAN: Which is like a
19 safety issue that the terraces are setback so that
20 they're not right at the wall level, and I know
21 that's baked into our roof standards, roof deck
22 standards.

23 MR. MARCHETTO: This is that fifth
24 floor plan. This is the glass tower. These are the
25 residential units. This is the 15th Street terrace

1 that I mentioned, and then this is a terrace here
2 facing on McFeeley, but this is a three-foot terrace
3 that's against the property line. This is the
4 Sovereign over here. So we now have a three-foot
5 buffer so this terrace is three feet away, which is
6 the requirement that we now meet. So this terrace
7 doesn't come to the edge. It's set back three feet
8 from the property line.

9 CHAIRMAN HOLTZMAN: Right. But it
10 needs to be three feet back from all of the outer
11 edges of the building. Isn't that what our standard
12 is?

13 MR. ROBERTS: I believe, yeah. We'll
14 have to take a look.

15 CHAIRMAN HOLTZMAN: Please take a look
16 at it closely to make sure that this is, because I
17 know there was a standard for setback on front and
18 back and then there's another standard also for
19 sides. This is an unusual property in that we have
20 all sides. We got three sides.

21 MR. HIPOLIT: Three sides.

22 MR. MARCHETTO: Right. So...

23 CHAIRMAN HOLTZMAN: So let's make sure
24 because that roof deck ordinance was something that
25 took forever to get passed in town.

1 MR. HIPOLIT: You would need a
2 three-foot buffer along all your terraces.

3 MR. PANTEL: Well, let's talk about
4 that for a second. The ordinance here, lower roof,
5 looking at part two under roof decks, it's,
6 subsection B, and then roof decks has a one upper
7 roof and then two lower roof, and Part A indicates
8 lower roof decks must be located in the rear or side
9 yard. We talked about that a moment ago, and set
10 back at least three feet from any adjoining property
11 line, it doesn't say from the building parameter.

12 MR. HIPOLIT: Is your building not on
13 the --

14 VICE CHAIRMAN MAGALETTA: That's your
15 property line.

16 MR. HIPOLIT: Where is your building
17 line?

18 MR. MARCHETTO: Yeah, well let me --

19 MR. ROBERTS: That would include the
20 street.

21 MR. MARCHETTO: On 15th Street we're
22 set back, so we're not on the property line on
23 Washington Street -- I mean, Hudson Street
24 and McFeeley, we are on the property line.

25 VICE CHAIRMAN MAGALETTA: Yeah, that's

1 a property line.

2 MR. MARCHETTO: How does it read?

3 CHAIRMAN HOLTZMAN: Okay. No shouting
4 from the outside. Come on up.

5 MR. HIPOLIT: You don't need to --

6 CHAIRMAN HOLTZMAN: We don't need to do
7 this tonight. We can -- here is the -- you know
8 what, hang out for a second. Here is the answer.

9 MR. PANTEL: Yes.

10 CHAIRMAN HOLTZMAN: Make sure it's
11 squared away.

12 MR. PANTEL: Got it.

13 CHAIRMAN HOLTZMAN: We're not going to
14 hash it out right now.

15 MR. PANTEL: Not a problem, not a
16 problem. No, but I'm glad you mentioned it and --

17 CHAIRMAN HOLTZMAN: It's very specific,
18 because it's two-fold; it's a safety issue and it's
19 a buffer issue from neighboring buildings, and also
20 from front and back, that it's a safety issue. So
21 let's just make sure that it's -- either it's in
22 compliance or that we're asking for a change from
23 it, but I wouldn't ask for a change from it, I don't
24 think.

25 MR. PANTEL: Yeah. And that was my

1 intention, not to ask. You heard what I said
2 earlier, we weren't asking for a variance from that
3 three-foot setback.

4 CHAIRMAN HOLTZMAN: Right.

5 MR. PANTEL: And we'll follow up with
6 Dave on that. He knows the issue. He flagged it.

7 MR. ROBERTS: Well, while we have Dean
8 up, I know that I -- I know that there's some unit
9 sizes got bigger.

10 MR. MARCHETTO: Some of the unit
11 sizes --

12 MR. ROBERTS: Got larger, got bigger,
13 and I think you went to some more three bedrooms or
14 two bedrooms with dens.

15 MR. MARCHETTO: Yes, that's correct.

16 MR. ROBERTS: So is the overall volume
17 of -- because your unit count's the same.

18 MR. MARCHETTO: Yes.

19 MR. ROBERTS: How did you manage -- did
20 you keep the same volume or you have more --

21 MR. MARCHETTO: A little more volume,
22 but the volume is done on the gross tract. It's not
23 done on a site by site, so we're still within our
24 allowable volume.

25 MR. ROBERTS: So it's done based on the

1 PUD.

2 MR. MARCHETTO: Correct.

3 MR. ROBERTS: And in terms of the eight
4 story volume, and you can distribute that up or down
5 as long as you --

6 MR. MARCHETTO: Okay.

7 MR. ROBERTS: I think that's why we
8 wanted to get back down to the original PUD
9 approvals to monitor that.

10 MR. MARCHETTO: Okay. Because the last
11 time we actually added a story, I think, to the
12 building on the side street on the Building E, and,
13 you know, so we went to three bedrooms, but we
14 actually added -- the unit count the same, but three
15 bedrooms, we added another floor on one side of the
16 building. This time we're not doing that, but it
17 sounds like we're really, kind of, redistributing
18 the whole three dimensional volume based on this new
19 design. So I just wanted to get a feel for how you
20 were going that, so --

21 MR. ROBERTS: Yeah.

22 MR. MARCHETTO: -- so we were still in
23 compliance.

24 MR. ROBERTS: Okay.

25 MR. MARCHETTO: The tower is stepped.

1 Steps. It steps from the north and it steps back to
2 give corner views from these units as and you focus
3 northeast towards the Hudson River and Manhattan
4 Skyline, so it's not just a square box, it actually
5 has movement. You could see in the floor plan here
6 the shape of the tower, so it's not just a flat
7 tower, it has some interest in it, and it's
8 basically glass, glass and metal framing. But,
9 again, I think it has this lighter feeling on the
10 top, and it certainly -- it certainly presents a
11 departure from this style of architecture that
12 predominantly exists, and that's what the purpose
13 was and for the client's point of view, the market's
14 changing. There's a lot of buildings like this,
15 let's try to create something a little different, a
16 little more interesting and a variety. So that's
17 kind of the whole purpose of why we're back.

18 VICE CHAIRMAN MAGALETTA: You're giving
19 the canyon effect.

20 MR. MARCHETTO: Excuse me?

21 VICE CHAIRMAN MAGALETTA: The canyon
22 effect.

23 MR. MARCHETTO: Yes, by creating
24 reflectivity in there.

25 MR. HIPOLIT: Definitely.

1 MR. PANTEL: And we will present, too,
2 at the hearing, obviously, testimony from Tom
3 Carmen, the landscape architect, we modified some of
4 the -- we have a composite roof plan that you're
5 used to seeing. Obviously, you'll see a lot more
6 green roof and he'll get into the details on, you
7 know, the different levels where we have roofs and
8 continental amenities in those areas.

9 CHAIRMAN HOLTZMAN: And the storm water
10 calcs and everything else was.

11 MR. HIPOLIT: Good.

12 CHAIRMAN HOLTZMAN: Everything is good.

13 VICE CHAIRMAN MAGALETTA: All right.

14 CHAIRMAN HOLTZMAN: Good. Everybody
15 good on being complete?

16 VICE CHAIRMAN MAGALETTA: Yeah.

17 COMMISSIONER PEENE: Yeah. And you'll
18 address 11 and 12 just before the full Board.

19 MR. PANTEL: We will submit the
20 Neighborhood Report, obviously, in advance of the
21 hearing.

22 CHAIRMAN HOLTZMAN: Yeah.

23 MR. ROBERTS: We're still waiting for
24 your flood plan, too.

25 MR. PANTEL: Waiting for the flood

1 plan, but we met with Miss Holtzman, and I was
2 actually at the meeting, everything sounded
3 positive, so we're just waiting for the letter. So
4 any help you could provide in that regard.

5 CHAIRMAN HOLTZMAN: None whatsoever.

6 MR. ROBERTS: She'll get it. She's had
7 so many.

8 MR. HIPOLIT: The good thing for you
9 guys is you have a very complete application, so her
10 letter's much easier, but she'll get it done.

11 CHAIRMAN HOLTZMAN: So we can put them
12 on the special meeting date?

13 SECRETARY CARCONE: On the eighth?
14 December 8th? I mean, that would be following the
15 prior application. We have another heavy night.

16 VICE CHAIRMAN MAGALETTA: So wait a
17 second, what do we have on the eighth now?

18 SECRETARY CARCONE: We would have the
19 storage project, 1312 Adams, and then this project,
20 Hudson Building B.

21 VICE CHAIRMAN MAGALETTA: On the first
22 we'll have three, correct?

23 SECRETARY CARCONE: The first we have
24 three, and if we don't finish something on the
25 first, we could carry it over to the eighth and --

1 CHAIRMAN HOLTZMAN: What do you think?

2 VICE CHAIRMAN MAGALETTA: I think so.

3 CHAIRMAN HOLTZMAN: I think this
4 application is pretty tight.

5 VICE CHAIRMAN MAGALETTA: Yeah. I
6 think it's fine, it won't be -- you guys, it's a
7 narrower kind of application than usual.

8 CHAIRMAN HOLTZMAN: Right.

9 MR. PANTEL: Yes, agreed.

10 VICE CHAIRMAN MAGALETTA: So
11 December 8th.

12 SECRETARY CARCONE: December 8th, here
13 in city hall. I'll get the --

14 MR. PANTEL: 7 o'clock?

15 SECRETARY CARCONE: I'll confirm it
16 with you.

17 MR. PANTEL: Okay, great.

18 CHAIRMAN HOLTZMAN: And we'll get the
19 rest of the team on the special meeting.

20 SECRETARY CARCONE: Yeah, I'll get that
21 out.

22 CHAIRMAN HOLTZMAN: Is there anything
23 else on our agenda? No? Is everybody okay?

24 MR. PANTEL: Is that special meeting 7
25 o'clock also?

1 SECRETARY CARCONE: 7 o'clock.

2 CHAIRMAN HOLTZMAN: Yes.

3 Motion to close the meeting?

4 COMMISSIONER PEENE: So moved.

5 CHAIRMAN HOLTZMAN: Second?

6 VICE CHAIRMAN MAGALETTA: Yes.

7 CHAIRMAN HOLTZMAN: All in favor.

8 (Voice vote taken at this time.)

9 CHAIRMAN HOLTZMAN: Thank you,
10 gentleman.

11 MR. PANTEL: Thank you very much.

12 (Concluded at 8:42 p.m.)

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