

CITY OF HOBOKEN
Subdivision & Site Plan Review

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SUBDIVISION AND SITE PLAN : May 11, 2016
REVIEW COMMITTEE MEETING : 7 pm
OF THE PLANNING BOARD OF THE :
CITY OF HOBOKEN :
----- X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Commissioner Caleb McKenzie
Commissioner Ryan Peene

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

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

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

Patricia Carcone, Board Secretary

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

LAW OFFICE OF DENNIS M. GALVIN
730 Brewers Bridge Road
Jackson, New Jersey 08527
(732) 364-3011
BY: ANDREW LEIMBACH, ESQUIRE
Attorneys for the Board.

ROBERT C. MATULE, ESQUIRE
Two Hudson Place (5th Floor)
Hoboken, New Jersey 07030
Attorney for the Applicant.

I N D E X

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1 CHAIRMAN HOLTZMAN: All right,
2 gentlemen. We are going to get started here.

3 Okay. Thank you.

4 It is Wednesday, May 11th, at 7 p.m.
5 This is the Hoboken Planning Board SSP Meeting.

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

14 Pat, please call the roll.

15 MS. CARCONE: Commissioner Holtzman?

16 CHAIRMAN HOLTZMAN: Here.

17 MS. CARCONE: Commissioner Peene?

18 COMMISSIONER PEENE: Here.

19 MS. CARCONE: And Commissioner

20 McKenzie?

21 COMMISSIONER MC KENZIE: Here.

22 CHAIRMAN HOLTZMAN: Great. Thanks very
23 much.

24 (Continue on next page)

25

CITY OF HOBOKEN
Subdivision & Site Plan Review
HOP-16-6

- - - - - X
RE: 462 Newark Street : May 11, 2016
Block 18, Lot 2 : 7:05 pm
Applicant: 462 Newark Street, LLC :
Minor Site Plan Review & Variances :
- - - - - X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Commissioner Caleb McKenzie
Commissioner Ryan Peene

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Two Hudson Place (5th Floor)
Hoboken, New Jersey 07030
Attorney for the Applicant.

1 CHAIRMAN HOLTZMAN: The first item on
2 our agenda is 462 Newark.

3 Are you still waiting for some support
4 staff here, Mr. Matule?

5 MR. MATULE: I think we are pretty good
6 to go here. I know revised plans were submitted.
7 Mister --

8 CHAIRMAN HOLTZMAN: Yes. Let's make
9 sure we get that on the record.

10 I guess what happened was there was
11 some additional communication between your team,
12 your architect, and our professionals. For whatever
13 reason that information did not seem to get to the
14 Commissioners, which my professionals tell us that
15 we are in good shape here, so we will figure it out.
16 I just want to make sure we --

17 MR. MATULE: Well, if you recall when
18 we were here last month, there was a question about
19 whether or not the Flood Plain Administrator had had
20 an opportunity to review the plans.

21 CHAIRMAN HOLTZMAN: Right.

22 MR. MATULE: We hadn't received the
23 report. Apparently a report was issued --

24 MR. HIPOLIT: Yes.

25 MR. MATULE: -- which indicated that

1 the revised plans were satisfactory.

2 I know Mr. McNeight had submitted a
3 very extensively detailed three-page response line
4 by line.

5 One of the questions I saw that came up
6 or it was still open in, I think it was Mr.
7 Hipolit's report, there was a note on the plans that
8 said something to the effect of if stormwater
9 detention is required by North Hudson, it will be
10 provided.

11 I think that is kind of a standard note
12 that they put on the plans, but the reality is the
13 plans do in fact call for a minimum of two times
14 what North Hudson requires, and in fact, that system
15 is in the process of being designed by Mr. Glotti
16 (phonetic) right now.

17 MR. HIPOLIT: Right.

18 CHAIRMAN HOLTZMAN: Bring us
19 up-to-date, Andy.

20 MR. HIPOLIT: We've had contact with
21 Mr. Glotti. They showed something on the plans.
22 They agree that they provide something. If you look
23 at North Hudson requirements, they probably don't
24 have to provide anything.

25 So as far as completeness, we are okay

1 with completeness for the Board with the
2 understanding they have some time, because the next
3 meeting won't be for a while, that they get us the
4 information to show us how they size that system, so
5 we can verify its size to two times what would be
6 required --

7 CHAIRMAN HOLTZMAN: Okay. And update
8 whatever notes on the plans, so there is not
9 conflicts like that?

10 MR. HIPOLIT: Just note it on the first
11 page.

12 CHAIRMAN HOLTZMAN: Right. That was
13 it?

14 MR. HIPOLIT: That was it.

15 CHAIRMAN HOLTZMAN: So that was it for
16 you.

17 Dave, you had a question also about
18 this?

19 MR. ROBERTS: Yes. Just not about the
20 flood letter, Mr. Chairman, but just -- and I
21 actually went over the transcript again to just
22 refresh my memory, but there was a request to have a
23 sheet prepared on the lot coverage issue.

24 MR. MATULE: An overhead view.

25 MR. ROBERTS: An overhead view. I have

1 not received that, so we want to get that before --

2 MR. MATULE: We will get that to you.

3 I understand the June agenda is already
4 spoken for, so as soon as this would be on would be
5 in July anyway, so yes, absolutely.

6 CHAIRMAN HOLTZMAN: Right. Because
7 there seems to be some debate on the lot coverage
8 calculation.

9 MR. HIPOLIT: Right.

10 CHAIRMAN HOLTZMAN: And like we've gone
11 down the rabbit hole before, we don't need to spend
12 45 minutes at a hearing debating this between
13 architects and planners and Commissioners, so --

14 MR. HIPOLIT: It is just because of the
15 way it's really shaped. It's a funny shape.

16 CHAIRMAN HOLTZMAN: Right, because
17 there's a funny shape to it. I just want to make
18 sure that we're all together on this.

19 MR. MATULE: We will quantify that. It
20 is because of that balcony on the --

21 CHAIRMAN HOLTZMAN: There's an overhang
22 balcony, that's correct --

23 MR. MATULE: -- it's on that one --

24 CHAIRMAN HOLTZMAN: -- and it's also
25 the front angular, so there's a little bit of a

1 different calculation --

2 MR. ROBERTS: But other than that --

3 CHAIRMAN HOLTZMAN: -- but I know that
4 we are clear with some of your other professional
5 teams as to how to do that.

6 You are clear on explaining that to Mr.
7 McNeight, and he has that figured out?

8 MR. MATULE: Yes.

9 CHAIRMAN HOLTZMAN: Okay.

10 MR. MATULE: I will conference with
11 him, and we will get you an accurate calculation.

12 CHAIRMAN HOLTZMAN: Okay.

13 Mr. Peene, did you have any other
14 questions or concerns here?

15 COMMISSIONER PEENE: I know we have
16 been through this application twice before the
17 completeness committee.

18 I would have liked to have seen the
19 changes in the flesh personally, but if our
20 professionals are ready to go ahead, I will support
21 their decision.

22 CHAIRMAN HOLTZMAN: Okay. All right.

23 Caleb, any additional questions or
24 comments?

25 COMMISSIONER MC KENZIE: Yes. I take

1 the testimony of the professionals.

2 CHAIRMAN HOLTZMAN: Great. I will as
3 well, so that's the three of us.

4 MR. MATULE: If I could make a
5 suggestion --

6 CHAIRMAN HOLTZMAN: Yes, sir.

7 MR. MATULE: -- I believe the next work
8 session is the 8th --

9 MS. CARCONE: June 8th.

10 MR. MATULE: -- of June.

11 I will make sure that whatever
12 corrections have to be made, you will have before
13 that meeting, and I will make sure that the
14 Commissioners get a set of those as well.

15 MR. HIPOLIT: I don't want to be out of
16 line --

17 CHAIRMAN HOLTZMAN: I'm sorry. What?

18 MR. HIPOLIT: -- I don't want to be out
19 of line. I don't know if we -- they don't need to
20 come back, unless you guys think differently, I
21 don't think they have to come talk to the
22 Subcommittee.

23 CHAIRMAN HOLTZMAN: I don't think so.

24 MR. MATULE: No. I wasn't suggesting
25 that. I just thought that we would get you the

1 plans well in advance of the July hearing, so if
2 anything needs to be fine tuned, we will have an
3 opportunity to do that.

4 CHAIRMAN HOLTZMAN: Terrific.

5 MR. HIPOLIT: So July 5th?

6 MS. CARCONE: July 5th.

7 CHAIRMAN HOLTZMAN: So July 5th, right
8 after the holiday. That is going to be fun.

9 MR. MATULE: I am already on that dance
10 card, so...

11 (Laughter)

12 CHAIRMAN HOLTZMAN: So we are deeming
13 that complete, and scheduled for July 5th.

14 Thank you, Mr. Matule.

15 MR. MATULE: Thank you.

16 (The matter concluded)

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C E R T I F I C A T E

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

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

s/Phyllis T. Lewis, CCR, CRCR

 PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
 Notary Public of the State of New Jersey
 My commission expires 11/5/2020.
 Dated: 5-12-16
 This transcript was prepared in accordance with
 NJAC 13:43-5.9.

CITY OF HOBOKEN
Subdivision & Site Plan Review
HOP-16-10

- - - - - X
RE: 71-73 Monroe Street : May 11, 2016
Block 18, Lots 5 & 6 : 7:15 pm
Applicant: 71 Monroe Associates :
Minor Site Plan Review & Variances :
- - - - - X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Commissioner Caleb McKenzie
Commissioner Ryan Peene

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

David Glynn Roberts, AICP/PP, LLA, RLA
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Attorney for the Applicant.

1 CHAIRMAN HOLTZMAN: You also have --
2 don't go far -- 71-73 Monroe.

3 MR. MATULE: My architect is not here
4 yet.

5 CHAIRMAN HOLTZMAN: We are going to do
6 our review without him.

7 MR. MATULE: What I was going to
8 suggest --

9 CHAIRMAN HOLTZMAN: You've noticed that
10 we have some rather extensive --

11 MR. MATULE: -- was based on the
12 letters I received from the Board professionals, I
13 was going to suggest that we call back, regroup and
14 come back here on June 8th to discuss the revised
15 plans that will be submitted.

16 CHAIRMAN HOLTZMAN: You folks had
17 plenty of time to get these and take a look at them.

18 Did you see them personally, Bob?

19 MR. MATULE: Yes, yes.

20 It appears that some of them are really
21 more comments by way of seeking clarity because
22 there seems to be --

23 CHAIRMAN HOLTZMAN: Let's go over a
24 couple --

25 MR. MATULE: -- some inconsistencies --

1 CHAIRMAN HOLTZMAN: -- of the
2 highlights --

3 MR. MATULE: Sure.

4 CHAIRMAN HOLTZMAN: -- as to where some
5 of the major problems are.

6 Andy, can you start us off?

7 And I know, Dave, you got a couple
8 significant callouts that we want to make sure get
9 addressed.

10 MR. HIPOLIT: So a couple of my
11 highlight items, the maximum roof coverage and the
12 green roof coverage seems to be incorrect. That is
13 something that is in Comment 7.

14 MR. MATULE: Correct.

15 MR. HIPOLIT: The stormwater management
16 system, we need --

17 MR. MATULE: That's being designed as
18 we speak.

19 MR. HIPOLIT: -- a design for that.

20 MR. MATULE: -- Mr. Glotti is doing
21 that.

22 MR. HIPOLI: The concrete paver patio
23 in the rear yard, there is some discrepancy of what
24 actual coverage that is.

25 MR. MATULE: Yes. I think we need to

1 put, first of all, a line item in the zoning table
2 about impervious coverage. One of the questions I
3 have for the architect, I believe that I will call
4 it "fake turf" for lack of a more technical term, is
5 pervious. And if so, then I think we are within the
6 parameters --

7 MR. HIPOLIT: And you can clarify
8 that --

9 MR. MATULE: -- for pervious,
10 impervious, but we need to clarify --

11 CHAIRMAN HOLTZMAN: So we need details
12 on what the paving is going to be. But also there
13 is no drainage in the backyard --

14 MR. HIPOLIT: No. We need --

15 CHAIRMAN HOLTZMAN: -- so it was kind
16 of like from our point of view, it was kind of a
17 double whammy. One: The backyard was cut back.

18 Two: The coverage of the yard was
19 above what our requirement maxes out at.

20 MR. HIPOLIT: Three: It was lower the
21 backyard, too.

22 CHAIRMAN HOLTZMAN: Well, they better
23 check with the Flood Plain Manager on that --

24 MR. HIPOLIT: You're lowering --

25 CHAIRMAN HOLTZMAN: -- and then four,

1 there was no drainage for the backyard.

2 MR. HIPOLIT: Right. So we have some
3 issues about the lowering of the backyard, how you
4 are handling the drainage, and also fill back there
5 and whether it is contaminated, and you're bringing
6 it off site, and where it is going, so we need
7 details on that.

8 We also had --

9 MR. MATULE: We are showing a yard
10 drain in the backyard on Sheet BB3. It is a
11 12-by-12 yard drain --

12 MR. HIPOLIT: Okay. Well, I think it
13 needs maybe some more details on the system.

14 MR. MATULE: -- which drains into our
15 stormwater detention system.

16 CHAIRMAN HOLTZMAN: Okay. Then that is
17 something that I missed.

18 I know that the elevator issue seems to
19 be rather baffling to me.

20 MR. MATULE: I think that is probably a
21 bad note on the roof plan because I don't see an
22 elevator bulkhead up there.

23 CHAIRMAN HOLTZMAN: Well, there was a
24 couple of things.

25 What the perception was from the

1 feedback that I got was, first of all, it looks like
2 what they are planning to do is a hydraulic elevator
3 because there is no penthouse or mechanical
4 equipment noted anywhere, and they are going through
5 rather extensive gyrations to attempt to --

6 (Mr. Bodnar present)

7 CHAIRMAN HOLTZMAN: -- oh, look who it
8 is -- rather extension gyrations to try to
9 floodproof the elevator shaft at which point there
10 were so many problems of the equipment being below
11 DFE, the floodproofing gates not being automatic.
12 The floodproofing gates that were proposed having to
13 be installed at seven and a half feet high, which
14 would be virtually impossible probably to get them
15 in place, so --

16 MR. HIPOLIT: They are going to
17 probably have to wet proof it, not dry proof it.

18 CHAIRMAN HOLTZMAN: Generally what we
19 have is elevator equipment on the roof, so that it
20 is not in any way, shape or form in harm's way with
21 the sensor in the pit.

22 MR. HIPOLIT: Right. Sensor in the
23 pit.

24 You have to be able to put an elevator
25 with equipment at the bottom if it's possible --

1 CHAIRMAN HOLTZMAN: Thanks for joining
2 us.

3 MR. BODNAR: Oh, the elevation is
4 actually a traction rated elevator. The elevator
5 equipment is that now if you have a machine --
6 machine roomless elevator, the machine itself is
7 retracted inside of the elevator tower itself, and
8 then all you need is a little area of the
9 controller.

10 Outside of the next floor down I
11 actually have a closet that says "mechanical room"
12 on it, and that is where the elevator equipment will
13 be, so that's where that is.

14 The only thing that we have on the
15 first level that -- and I am trying to avoid is
16 the -- is the what do you call it -- the sprinkler
17 room. I am trying to put the sprinkler room
18 downstairs with a flood door that's automatically --
19 when it's -- it is always closed, so the door is
20 like a ship's door. And that door, when it floods,
21 it won't matter. That door is a ship's door, you
22 know what I mean? It doesn't like -- it could never
23 flood into that room.

24 MR. MATULE: The issue we were
25 discussing, Mr. Bodnar, before you arrived, and I

1 appreciate you weren't privy to the whole
2 conversation, is that in your roof plan, there is no
3 elevator bulkhead --

4 MR. BODNAR: Yeah. I got to put that
5 back on the plan. I saw that myself.

6 MR. MATULE: Well, that answers the
7 question then. There you have it.

8 MR. HIPOLIT: So I think, you know, we
9 covered those few issues.

10 But if you look at our May 3rd letter,
11 there are just a number of inconsistencies and some
12 things we need, you know, some more clarification
13 on, and some of the numbers have a little
14 discrepancy, and I just wanted you to clarify them.
15 I think it's all addressed in my letter --

16 MR. MATULE: Yes. I think the letter
17 is pretty explicit as to what we need to do and --

18 CHAIRMAN HOLTZMAN: So some of the
19 typical highlights that I know the team is concerned
20 with.

21 Gas service location, it looks like it
22 is called out in two locations.

23 Sprinkler main, where that is located
24 and how this issue is going to be dealt with. Why
25 it is not more simply moved above DFE. I would

1 think that is a healthier approach.

2 There was also a callout with regard to
3 life safety equipment of the fire alarm system being
4 like on the fourth floor or something.

5 MR. BODNAR: Well, it was on the third
6 floor, you know. In reality --

7 CHAIRMAN HOLTZMAN: I thought I was
8 still talking.

9 MR. BODNAR: Okay. Go ahead.

10 CHAIRMAN HOLTZMAN: Decaf,

11 MR. BODNAR: No problem. I just got
12 here. I'm sorry.

13 CHAIRMAN HOLTZMAN: At which point I
14 don't think that the fire department is going to be
15 too happy about that either, so those are some of
16 these inconsistencies that continue to come up
17 throughout this plan.

18 The driveway width is noted at 12. It
19 should be a maximum of ten feet for a project like
20 this.

21 The roof coverage issue, that is really
22 problematic.

23 I know from a lighting standpoint,
24 there is a callout about lighting spillage as well.

25 The generator detail is not completed.

1 MR. HIPOLI: They are proposing a type
2 2 sound enclosure.

3 CHAIRMAN HOLTZMAN: I saw that, but we
4 don't have the details on it.

5 Also, it didn't seem like in the roof
6 calculation, that they were actually maximizing
7 their green roof.

8 MR. ROBERTS: Right. It wasn't an
9 issue of the 30 percent. They were less than 30
10 percent on the roof decks, but it was just the fact
11 that the table, the schedule, they referenced a 90
12 percent number, which doesn't exist in the
13 ordinance, so they don't need relief. They don't
14 need to have the 50 percent green roof because they
15 don't have -- they have less than 30 percent of the
16 two -- the two roof decks is less than 30 percent,
17 so --

18 CHAIRMAN HOLTZMAN: And there was also
19 a callout I think in one of the review letters about
20 the decks being noted as private and public --

21 MR. ROBERTS: Right. That's what I was
22 going to get to.

23 CHAIRMAN HOLTZMAN: So it's kind of
24 like, again, this seems like we have got a set of
25 plans here that maybe is a little more work in

1 process and isn't fine tuned in terms of noting
2 these things.

3 MR. ROBERTS: Chairman, just to clarify
4 that or elaborate a little bit, there is a note that
5 Mr. Matule referred to about elevators and the decks
6 being accessible from the common space, but they are
7 shown on the plan on being accessible from the
8 stairwells, but the stairwells don't have any access
9 to in terms of what units they come in, so we noted
10 that on our letter. You know, those are the things
11 we are looking for clarifications on the plan.

12 And then the other thing from my
13 letter, just to kind of pick up where the Chairman
14 left off, is the issue of building coverage, and we
15 are asking -- we actually described it in the
16 letter, but we are actually looking for kind of a
17 top down silhouette of every physical limit of the
18 building because that is how the ordinance defines
19 building coverage.

20 So there is an overhang, for example,
21 there's stuff like a four-foot overhang, that is a
22 physical limit of the building, so that counts as
23 lot coverage.

24 CHAIRMAN HOLTZMAN: Especially the back
25 of the building.

1 MR. ROBERTS: Right. So I think you
2 had 65.2 or something percent noted in the schedule
3 somewhere in there, and we had calculated 67 percent
4 so --

5 MR. BODNAR: And we'll calculate it.
6 Actually even with the bays and everything, the back
7 of the building actually -- those bays are in-set.

8 The front of the building has one bay
9 that is over and actually there is a little doorway
10 canopy thing, so that was an extra -- a little bit
11 of numbers -- it came out to 66.27 which is the
12 actual physical number of all of that, and I will
13 write up a little chart --

14 MR. ROBERTS: Yes. We are actually
15 looking for a plan, an overhead plan of all of
16 the --

17 MR. BODNAR: Yeah, and I'll just put
18 all of the numbers on that. That's what I figured.

19 MR. MATULE: And my understanding, and
20 I am saying this for the record and for Mr. Bodnar's
21 edification, that going forward, it is my
22 understanding now we are not breaking down the lot
23 coverages by floor. We are taking whatever the
24 maximum is, and that is the number that we are
25 asking for even if -- I mean, we can certainly note

1 it in the testimony that on the upper floors there
2 might be less or something --

3 CHAIRMAN HOLTZMAN: Right. That there
4 are various setbacks or anything like that.

5 MR. MATULE: -- so the -- this
6 overhead gross footprint, if you will, should be
7 used to calculate the maximum lot coverage --

8 CHAIRMAN HOLTZMAN: Right.

9 So I know that Mr. Matule very well
10 understands the Board's fixation and obsession with
11 getting this lot coverage number exactly right. And
12 I am going to just be really specific for you about
13 this, because you are off the cuff, sort of, "Oh,
14 don't worry about it, we've got another two percent
15 here, and we are going to rough calculate it."

16 A rough calculation will not work. If
17 we end up with a rough calculation during our
18 hearing, we will send you home for the night, so we
19 don't want to have that, because we are not going to
20 spend 45 minutes to an hour jerking around with this
21 at a hearing.

22 MR. ROBERTS: The only other thing, Mr.
23 Chairman, I will just highlight because the letter
24 pretty much speaks for itself is the fact that there
25 is the setback on one side of the church. We had

1 noted that that facade would be exposed, and it
2 would be visible, so we want to see some kind of
3 facade treatment on it.

4 CHAIRMAN HOLTZMAN: Right.

5 MR. BODNAR: Yeah. That was one of the
6 questions.

7 Is there any recommendations, or am I
8 just coming up with something, hoping that that is
9 the best way to go about it?

10 I guess that is kind of what we will
11 do. Okay.

12 (Laughter)

13 MR. ROBERTS: You are the architect.

14 MR. BODNAR: There's my answer.

15 CHAIRMAN HOLTZMAN: I think you are in
16 charge of that part, yes.

17 MR. BODNAR: Okay. I didn't know if
18 there was, you know, there was something recently
19 that somebody said had to be done. Okay.

20 CHAIRMAN HOLTZMAN: No. But if we have
21 an exposed element like that, obviously we want to
22 make sure that it is dressed up appropriately.

23 MR. BODNAR: We did change -- we did
24 fool around with the decks on the roof. First we
25 were going to make them a common area, and that is

1 why the note was in the back. The question is we
2 are still going to access -- if we put these gates
3 up there and like make them lock and only for the
4 people who will access to the main stair going up --

5 CHAIRMAN HOLTZMAN: What gates are we
6 talking about?

7 MR. BODNAR: Like going to the roof
8 decks. If we put like a roof -- if we put railings
9 around there, and we put a gate on it, and it has a
10 key on it, it's access only for the two apartments
11 on the top two floors, but they still go through the
12 regular staircase, would that be acceptable, or do
13 we have to come from the apartment itself to that?

14 That is the other question I didn't
15 know, if that's going to be something that comes up
16 and then we have a problem --

17 MR. MATULE: No. My --

18 CHAIRMAN HOLTZMAN: My only concern
19 about locked gates and things like that --

20 MR. MATULE: -- my understanding is
21 they can be accessible either by the stairs or by
22 the elevator. I think the issue here is if they are
23 labeled private decks, we are fine. But if they are
24 labeled common area, that creates a whole other set
25 of issues. So as long as they are labeled private

1 decks --

2 MR. ROBERTS: And they're shown on the
3 plans accessed by the stairwell.

4 CHAIRMAN HOLTZMAN: The only thing I
5 would caution, though, is if you use the
6 conversation that I am not sure I understand about
7 gates or locked gates and things of this nature is I
8 am concerned about just a fire egress issue, so we
9 just have to make sure we are good with that.

10 MR. MATULE: We will address that. I
11 think that was just an effort to --

12 CHAIRMAN HOLTZMAN: You got a nice
13 laundry list of stuff to work through anyway.

14 MR. MATULE: Yes. We do have a laundry
15 list.

16 CHAIRMAN HOLTZMAN: Right.

17 So we'll deem these folks incomplete as
18 Mr. Matule already volunteered for it, it sounded
19 like and --

20 MR. MATULE: June 8th?

21 CHAIRMAN HOLTZMAN: -- see you soon.

22 MR. MATULE: Okay. Thank you.

23 CHAIRMAN HOLTZMAN: Thank you, Mr.
24 Matule.

25 (The matter concluded)

C E R T I F I C A T E

I, PHYLLIS T. LEWIS, a Certified Court Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the proceedings as taken stenographically by and before me at the time, place and date hereinbefore set forth.

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

s/Phyllis T. Lewis, CCR, CRCR

 PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
 Notary Public of the State of New Jersey
 My commission expires 11/5/2020.
 Dated: May 12, 2016
 This transcript was prepared in accordance with
 NJAC 13:43-5.9.

CITY OF HOBOKEN
SUBDIVISION & SITE PLAN REVIEW
COMMITTEE MEETING
HOP-16-11

----- X
RE: 807-809 Castle Point Terrace : May 11, 2016
(Stevens Institute) : 7:25 p.m.
Block: 236, Lots 3 and 4.02 :
Applicant: Trustees of Stevens :
Institute of Technology :
Preliminary and Final Site Plan :
the Variance Review :
----- X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Commissioner Caleb McKenzie
Commissioner Ryan Peene

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

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

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

Patricia Carcone, Board Secretary

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

14 ROBERT MAFFIA, PE
15 Vice President for Facilities & Campus Operations

16

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1 CHAIRMAN HOLTZMAN: Mr. Tuvel, are you
2 ready for us?

3 MR. TUVEL: Yes.

4 Good evening, Mr. Chairman,
5 Commissioners, Mr. Roberts, and Mr. Hipolit.

6 CHAIRMAN HOLTZMAN: Good evening.

7 MR. TUVEL: How are you guys?

8 CHAIRMAN HOLTZMAN: You brought the
9 whole team tonight, huh?

10 MR. TUVEL: Yes. We want to make sure
11 we cover everything.

12 Jason Tuvel for Stevens Institute of
13 Technology.

14 Before we start, I brought an exhibit
15 that I thought would be helpful, not that we are
16 marking anything. I know this is an informal
17 proceeding, but this project is kind of nestled in a
18 little area within the campus, that if you are not
19 intimately familiar with the campus, it might be
20 hard to identify just from the survey and the aerial
21 that we provided, so I thought this would help.

22 I did provide this to your
23 professionals ahead of time.

24 (Document handed to the Chairman and
25 Commissioners)

1 MR. HIPOLIT: He sent this via email.

2 MR. TUVEL: Yes. I sent this, yes.

3 CHAIRMAN HOLTZMAN: So now is this
4 also -- this is an actual like to scale rendering --

5 MR. TUVEL: Yeah.

6 CHAIRMAN HOLTZMAN: -- so the scale on
7 this, the proportions between buildings and things
8 like that, we can judge as accurate?

9 MR. TUVEL: Yes. It's fairly accurate.

10 And the proposed modular building,
11 which is the subject of this application, is
12 highlighted in red, just so everyone can kind of get
13 a better understanding of the relationship to the
14 rest of the campus, where this is located.

15 So the proposal is for a modular
16 building, and what is driving this is the fact that
17 Stevens got approval for the Academic Gateway
18 building, which is going to be located at the
19 corners of Sixth and Hudson Street.

20 During that construction period, the
21 Lieb Building, which is on the southern portion of
22 that development, is going to be demolished, and the
23 classrooms that were there are going to need to be
24 relocated on a temporary basis, and they will be
25 located in this modular building.

1 Now, the building itself is not
2 temporary. So the goal is that once the Gateway
3 Building is constructed, those classrooms will move
4 back to the Gateway Building, and this will be swing
5 space or office space or function for other
6 administrative offices for the campus.

7 So it is at 807-809 Castle Point
8 Terrace, Block 236, Lots 3 and 4.02.

9 I did submit, after having a discussion
10 with Mr. Roberts' office on some of the completeness
11 items, a letter asking for certain waivers that I
12 went through with Ms. Russell from his office in
13 great detail.

14 I think based on what we provided in
15 this exhibit and some of the explanations that were
16 in that letter concerning some of the waivers, I
17 think the Board could -- the Committee could grant
18 them, but obviously I'll --

19 CHAIRMAN HOLTZMAN: We will be the
20 judge of that, Mr. Tuvel.

21 MR. TUVEL: Actually I figured that
22 would be the case. I defer to your professionals
23 and you on that.

24 The other comments that do not relate
25 to completeness, and I am sure more comments will be

1 forthcoming, but in the comments received from Mr.
2 Hipolit and Mr. Roberts, we can add those to the
3 plans when we submit those items. We don't have a
4 problem with anything that was provided.

5 CHAIRMAN HOLTZMAN: Great. Thank you.

6 So what I learned a little earlier,
7 gentlemen, is that our professionals did send out
8 their review letters, and these folks were rather
9 expeditious in terms of getting responses, so can
10 you guys kind of take us through what, if anything,
11 is still of a concern or outstanding or where we
12 are?

13 MR. HIPOLIT: So from an engineering
14 perspective, they did a good job.

15 CHAIRMAN HOLTZMAN: That is good for an
16 engineering school, huh?

17 (Laughter)

18 COMMISSIONER PEENE: I would hope.

19 MR. HIPOLI: The plans are in good
20 shape. They are providing a rain garden. They're
21 providing drainage. There are a few questions on
22 handicapped accessibility, though, I do think
23 they'll do that, so I don't have an issue with that.

24 I mean, we would like to maybe have a
25 little more dialog on the overall campus plan,

1 because this is now another application we have, and
2 maybe things can tie together a little better,
3 but --

4 CHAIRMAN HOLTZMAN: And other Boards
5 have other applications.

6 MR. HIPOLI: -- right. So that would
7 really be the only thing that maybe we could hear a
8 little bit more on, but...

9 CHAIRMAN HOLTZMAN: Mr. Roberts?

10 MR. ROBERTS: That kind of mirrors one
11 of the suggestions in our letter.

12 Actually, as Jay mentioned, we had some
13 dialog, and that is one of the reasons why we have
14 the campus plan. That was one of the things we were
15 talking about, especially how the modular building
16 will relate to the buildings along Castle Terrace
17 and the buildings along both sides of it, so some of
18 this they have already submitted.

19 There are a number of comments and
20 actually, Jay, we generated a letter yesterday --

21 MR. TUVEL: Oh, you did? Okay.

22 MR. ROBERTS: -- with an update, and it
23 wasn't enough time to get it to the committee. They
24 wouldn't have seen it in time, but I did bring a
25 copy, and I will hand it to you tonight.

1 MR. TUVEL: Sure, okay.

2 MR. ROBERTS: It actually recognizes
3 that some of those items have been taken care of --

4 MR. TUVEL: Okay.

5 MR. ROBERTS: -- so that is -- it kind
6 of reduced the number of outstanding issues.

7 There are still a few that carry over,
8 and those are the things we will be looking for
9 between now and the public hearing.

10 MR. TUVEL: Okay.

11 CHAIRMAN HOLTZMAN: So one of our major
12 concerns with regard to having a reasonable and fair
13 hearing for the project that is being discussed
14 tonight on this application is how it fits into the
15 whole master plan of Stevens, and there is a lot of
16 moving parts, and a lot of things going on that our
17 community is obviously very concerned with.

18 So does Mr. Maffia have anything that
19 he wanted to add on that?

20 You look like you are giving me the nod
21 there.

22 MR. MAFFIA: I was trying to hear.

23 (Laughter)

24 MR. TUVEL: Yeah, I mean --

25 CHAIRMAN HOLTZMAN: Why don't you come

1 on up, Bob?

2 MR. MAFFIA: Sure.

3 Bob Maffia from Stevens.

4 MR. TUVEL: So I mean, I think, Mr.
5 Holtzman, based on what you said, we have a few
6 things kind of floating out there, so let me just
7 give you my thoughts, and then the Board can react.

8 We have this application. We have an
9 application or two applications that were just
10 approved at the Zoning Board fairly recently, and
11 then we have what is the future for this campus.

12 MR. HIPOLI: Well, you have the project
13 under construction, too.

14 MR. TUVEL: Correct. We have the ABS
15 project, which is under construction, correct, which
16 was approved by this Board.

17 So there have been three applications
18 very recently, and then you have a fourth one. So
19 it is understandable why everyone wants to know, is
20 there anything else, is there anything else being
21 contemplated.

22 So what we sort of envisioned here is
23 that Stevens does have some thoughts as to what it
24 wants to do with some other locations on its campus,
25 and we would like to engage in a dialog with the

1 Planning Board, and in fact, it is preliminary, but
2 what we would like to do is avoid going to the
3 Zoning Board on use variances in the future, and we
4 would like a master plan amendment. We'd like a
5 rezoning for certain things, and we would like to
6 initiate that dialogue with the Planning Board
7 because that is where it is going to start --

8 CHAIRMAN HOLTZMAN: Uh-huh.

9 MR. TUVEL: -- on a master plan
10 amendment. That starts at the Planning Board, and
11 then hopefully some zoning will be implemented by
12 the City Council based on the findings of the
13 Planning Board through a master plan amendment
14 process.

15 So we have some thoughts and some ideas
16 with respect to that that we would like to share
17 with the Board. Whether it be the full Board or
18 this Committee, I leave that up to you.

19 CHAIRMAN HOLTZMAN: It would certainly
20 be the full Board.

21 MR. TUVEL: Okay.

22 I guess that would be more of an
23 informational-type meeting. It wouldn't be a public
24 hearing, but what we could do --

25 CHAIRMAN HOLTZMAN: It will be a public

1 hearing, and it will be an open public hearing.

2 However, what I was hoping to do was to
3 put a special meeting in place, where we would have
4 just you guys on the agenda, so that we can have a
5 comfortable low key work session with our team and
6 your team --

7 MR. TUVEL: Okay.

8 CHAIRMAN HOLTZMAN: -- there is no
9 formal action taken. There is no vote taken. It is
10 just a procedural type of a thing -- it's not a
11 procedural type of a thing. That is the key part of
12 it. It's not procedural.

13 So this is an opportunity to have a
14 work session, which the Board has the opportunity to
15 have this type of a meeting with people that we feel
16 we can really work with.

17 We have done this with a number of the
18 larger multi-staged developers in town, where they
19 come in, and we can then get some information from
20 you guys, which unfortunately historically
21 information from Stevens has not been very
22 forthcoming until the application is before a Board.
23 And I think from the questions that I already
24 fielded from Commissioners and members of the public
25 is everybody is going to focus on all types of other

1 questions as opposed to this application.

2 So if we are going to handle this
3 application in a focused manner and not get
4 distracted by a lot of other shiny things, I think
5 we have to kind of get this out in the open. And it
6 is a work in progress, and we understand what this
7 is, and you could come in and tell us a story, and
8 we are going to make the assumption that in the next
9 18 months, that plan is going to change because if
10 an organization the size of Stevens doesn't have a
11 two-year, a five-year and a ten-year plan, and those
12 things aren't reviewed on an annual basis, well,
13 then I think we better get Nariman in and take him
14 to task, but I am sure it is there.

15 MR. TUVEL: So what I meant by a public
16 hearing, and I just want to -- and I know Dennis
17 isn't here, but we weren't going to notice the
18 meeting. It is not a developmental application --

19 CHAIRMAN HOLTZMAN: It is not an
20 application. That is correct.

21 MR. TUVEL: -- right, where you are
22 providing notice to the public.

23 But my question to you, Mr. Holtzman,
24 would be we could have Bob present some items that
25 Stevens is thinking about. The Board can react, and

1 we can engage in a discussion, and I think that is a
2 great idea.

3 Would that be open to the public for
4 comments and questions is my question to you.

5 CHAIRMAN HOLTZMAN: That is something
6 you and I will have to discuss.

7 MR. TUVEL: Okay. That was my
8 question.

9 CHAIRMAN HOLTZMAN: We have to
10 figure -- I want it to be an open process. Nobody
11 wants it to turn into a circus.

12 MR. TUVEL: And we are in the infancy
13 in this process, but we do have some thoughts, and I
14 think it is a good time to get your feedback on what
15 we're thinking about.

16 CHAIRMAN HOLTZMAN: And you can think
17 that we're the crazy -- we give you the craziest
18 ideas in the world, and that's fine, but at least
19 then you have some idea as to where the Board's head
20 is at, who are a various assortment of members of
21 the public. Some are the professionals. We have
22 people on our Board that are professionals in the
23 development industry as well, so it is a good thing
24 to just get it, you know, get it out there.

25 MR. TUVEL: And what we would envision

1 for that is I would have Mr. Maffia come and give
2 sort of a brief overview of the presentation.

3 We don't have -- we just engaged a
4 planner to assist us in this process, so I don't
5 think it would be fair to that firm to have them
6 present because they literally just got retained, so
7 it wouldn't be fair to them.

8 CHAIRMAN HOLTZMAN: Right.

9 Do you understand we are not looking
10 for specifics in terms of this is a new dormitory
11 building that is eight stories high, and it is going
12 to look like this? We're trying to understand --

13 MR. TUVEL: Concept. That is where we
14 are.

15 CHAIRMAN HOLTZMAN: -- conceptually
16 like --

17 MR. TUVEL: Right, that's where we are.

18 CHAIRMAN HOLTZMAN: -- as opposed to
19 the students being scattered all over town, what is
20 the long-term, two, five, and ten-year plan to get
21 them back to campus, or maybe there is not.

22 These are some examples of concerns
23 from our community.

24 MR. TUVEL: Understood. I think that
25 works.

1 CHAIRMAN HOLTZMAN: Mr. Peene?

2 COMMISSIONER PEENE: Yeah.

3 Since the 1860s Stevens and Hoboken
4 have been joined at the hip. If you watched the
5 America's Cup this weekend, all they talked about
6 was how Hoboken was the center -- how, you know,
7 John Stevens, you know, was captain of the -- one of
8 the America's Cups -- there is so much history, and
9 we look to the future now.

10 We are seeing a lot of different type
11 of applications coming before this Board. You know,
12 not one-bedrooms, not just studios. Two, three,
13 four-bedrooms, so our housing stock here has
14 changed, and we as a Planning Board are planning for
15 that.

16 Stevens is only as good as Hoboken is
17 and vice versa. I mean, you are an asset to our
18 community. The better we can understand what you
19 are thinking conceptually, not on paper, not on
20 plans, we can work together to come up with
21 something. We can come up with something that is
22 beneficial to your students, maintains and raises
23 your national ranking and profile, which already is
24 commendable because that is great for our city.

25 MR. TUVEL: So from a timing

1 perspective --

2 CHAIRMAN HOLTZMAN: Yes.

3 From a time perspective, Ms. Carcone?

4 MS. CARCONE: A separate meeting in
5 July, or June or July? We would have to schedule
6 something additional.

7 CHAIRMAN HOLTZMAN: What do you think,
8 guys?

9 What's your thoughts?

10 MS. CARCONE: I guess June is better
11 than July, right?

12 CHAIRMAN HOLTZMAN: Do you think having
13 a special meeting for it makes the most sense? That
14 way it sort of doesn't get in the mess of an
15 application that evening in a roomful of other
16 professionals and --

17 MR. HIPOLIT: Yes.

18 CHAIRMAN HOLTZMAN: -- that was my
19 personal thought.

20 MR. TUVEL: Yes.

21 Can I make a comment?

22 We need this modular building. We are
23 on an accelerated schedule. I am not saying that
24 the Board is going to approve it, but we need to
25 have it heard as soon as possible, and I know the

1 Board is full of applications, and I understand
2 that.

3 CHAIRMAN HOLTZMAN: We are not throwing
4 you in the monkey hole just yet. Don't --

5 MR. TUVEL: Yeah.

6 So what we were thinking of if this
7 application, modular application, could be heard
8 sometime in June, so could we do -- so if you want
9 to do a special meeting, could we do that between
10 now and mid-June on the overall campus plan or
11 concepts? Is that possible?

12 MS. CARCONE: You need a special
13 meeting in June.

14 MR. HIPOLI: You need a special meeting
15 for both of them.

16 You want to do the campus plan at one
17 meeting, and the other one at another meeting. June
18 is full already.

19 CHAIRMAN HOLTZMAN: June is full
20 already. The June calendar is full. You are not
21 on.

22 MR. TUVEL: I got it. I understand.
23 Okay.

24 MS. CARCONE: On the July calendar we
25 have two applications scheduled for our Regular

1 Meeting in July already.

2 CHAIRMAN HOLTZMAN: And what are the
3 ones that are on there? Are they heavy duty ones or
4 what do we have?

5 MS. CARCONE: 462 Newark that we heard
6 earlier --

7 CHAIRMAN HOLTZMAN: That is going to be
8 difficult.

9 MS. CARCONE: -- and 115-131 Grand
10 Street, which is a --

11 MR. HIPOLIT: It shouldn't be too bad.

12 MS. CARCONE: Okay.

13 CHAIRMAN HOLTZMAN: You would be the
14 third position in July.

15 MS. CARCONE: In July, which could be a
16 late meeting.

17 CHAIRMAN HOLTZMAN: I would give you
18 50/50 odds at best.

19 MR. TUVEL: Okay.

20 So for a special meeting on the overall
21 campus.

22 CHAIRMAN HOLTZMAN: So we can have a
23 special meeting between now and August.

24 MR. HIPOLI: Pick the date. He's got
25 to pay for it.

1 MR. TUVEL: That's fine. I'm not
2 worried about that.

3 CHAIRMAN HOLTZMAN: I understand that,
4 but that is what we are looking at calendar-wise
5 realistically.

6 MR. TUVEL: Okay.

7 And could we do -- we can't do a
8 special meeting for the modular project, we couldn't
9 ask for two special meetings?

10 MR. HIPOLI: You definitely can.

11 CHAIRMAN HOLTZMAN: You could.

12 MR. TUVEL: Okay. So how would I go
13 about doing that?

14 CHAIRMAN HOLTZMAN: So we would have to
15 schedule a master planning conversation meeting, and
16 what date could we do that on?

17 MS. CARCONE: I will probably have to
18 talk to Dennis tomorrow and look at his calendar and
19 the Zoning Board calendar and come up with --

20 MR. TUVEL: Okay.

21 MS. CARCONE: -- I can throw some dates
22 around and see, you know, when we can get mostly
23 everybody in attendance.

24 Which is coming first, the master plan
25 meeting or the --

1 CHAIRMAN HOLTZMAN: Yes.

2 MR. TUVEL: The master plan.

3 MS. CARCONE: You want that first?

4 CHAIRMAN HOLTZMAN: Yes, yes.

5 MS. CARCONE: And then you want the --

6 MR. HIPOLI: How fast can you have your
7 master plan stuff submitted, so we can look at it?

8 MR. TUVEL: Well, I guess my question
9 is, I don't have any text -- I don't have any -- we
10 don't have any --

11 MR. ROBERTS: Like a discussion --

12 MR. TUVEL: -- yeah, I mean, I don't
13 know. What would you want us to submit is my
14 question, or do you want us to submit anything, or
15 do you just want us to come and kind of present and
16 go from there?

17 CHAIRMAN HOLTZMAN: Generally it is
18 good if we have --

19 MR. TUVEL: Something.

20 CHAIRMAN HOLTZMAN: -- at least
21 something, so we can get some feedback from our
22 team.

23 MR. TUVEL: All right.

24 So would I be able to maybe coordinate
25 with Dennis, Andy and Dave on what would be helpful

1 between now and then?

2 CHAIRMAN HOLTZMAN: Yes. It's
3 informal, so there is nothing -- there's no specific
4 set of requirements, but the more that you can kind
5 of give us, these guys can give us some feedback --

6 MR. TUVEL: I mean, because we're
7 obviously going to have to generate the stuff
8 between now and then to provide to you --

9 CHAIRMAN HOLTZMAN: We understand that.

10 MR. TUVEL: -- so whether it's text or
11 maps or whatever, we'll have to figure out what
12 we're going to send you.

13 CHAIRMAN HOLTZMAN: I think there is
14 also, you know, like sort of a chronological thing
15 that would help, which is what is the time line here
16 in terms of these different projects and how things
17 are coming on line, what is the next thing that's
18 coming down the pike. You know, how long does the
19 Gateway project, you know, it takes up this chunk of
20 time, this building --

21 MR. TUVEL: We can do that.

22 CHAIRMAN HOLTZMAN: -- which, you know,
23 we are going to refer to as the modular building, as
24 I have been corrected, not the temporary building
25 because it is not exactly as temporary as a lot of

1 us first thought --

2 MR. TUVEL: Right.

3 CHAIRMAN HOLTZMAN: -- but we need --
4 like where does that fit in?

5 Like how long is the modular building
6 sticking around for?

7 And I assume that there is some
8 projected end date for the modular building.

9 MR. MAFFIA: We haven't really thought
10 about an end date. I can you the truth on that, but
11 we --

12 CHAIRMAN HOLTZMAN: Because you are
13 figuring you're going to always need a little more
14 space.

15 MR. HIPOLIT: No. He said they are
16 going to make it an office. They're going to turn
17 it into an office.

18 MR. MAFFIA: No, no, not turn it into,
19 but, you know, once we move the people out of
20 modular and put them into the newly built Gateway
21 Building, we don't have any swing space. So as we
22 want to do a renovation somewhere on campus, we
23 can't do it. We are landlocked, so there are other
24 things we want to do within our buildings on campus,
25 and we can't do it --

1 MR. HIPOLI: You can put it all in your
2 master plan, and you can come talk to us about it.

3 (Laughter)

4 MR. MAFFIA: We're --

5 MR. HIPOLIT: That's what we want to
6 see. We want to see --

7 CHAIRMAN HOLTZMAN: See, you got it
8 already.

9 MR. TUVEL: We can do that.

10 CHAIRMAN HOLTZMAN: There is another
11 part there, which other members of the development
12 community have pointed out to me, which is that
13 while you may not have swing space on your campus,
14 there is swing space in the neighborhood. There is
15 swing space in our town, they tell me, and there is
16 swing space in neighboring communities, that they
17 would be very happy to rent to you.

18 And while it would be your preferred
19 methodology to have everything on your campus, I
20 would point out to you again that all of your
21 students aren't on your campus, so we also would
22 prefer that, so those are the dilemmas, Bob.

23 MR. MAFFIA: Absolutely.

24 And, you know, we talked or thought
25 about space off campus and whatnot, but it is very

1 limited what we can move off campus. Just because
2 the faculty needs to be near the students. The
3 students need to be --

4 CHAIRMAN HOLTZMAN: No. That is best
5 case. It doesn't need to, but that's best case.

6 MR. MAFFIA: Okay. But we will talk
7 about it during that meeting.

8 CHAIRMAN HOLTZMAN: Right.

9 MR. HIPOLIT: I think, and what we are
10 looking for you guys to provide, and you may or may
11 not have it, most universities and campuses,
12 especially the ones we work for, have either -- the
13 dates are irrelevant -- but a two, a five and
14 ten-year plan --

15 COMMISSIONER MC KENZIE: Right.

16 MR. HIPOLIT: -- you guys among your
17 higher echelon have some plan, and we are looking
18 for you to share it.

19 CHAIRMAN HOLTZMAN: Mr. Hipolit, you
20 also said that there was another -- was it a
21 pharmaceutical company that had presented a --

22 MR. HIPOLI: Yeah. There was a really
23 good -- I am on the Board in Summit, the City of
24 Summit. You know, Schering Plough, which eventually
25 turned to Merck, which eventually now is leaving

1 Summit and vacating the campus, presented in Summit
2 a two, five and ten-year plan, which was a great
3 plan. It outlined what they wanted to do. It gave,
4 you know, general guidelines of what they wanted to
5 do. It allowed them to come with applications in
6 front of the Board, but they left, and none of it's
7 going to happen anyway, but it's a good example.

8 MR. TUVEL: Yeah. I know Bell Labs in
9 Holmdel thought about doing something like that --

10 MR. HIPOLIT: Same thing. Same thing.

11 CHAIRMAN HOLTZMAN: So then what ends
12 up happening is they're sort of like, oh, this is,
13 you know, Building C is what we are ready to start
14 moving on. So then it is a matter of coming back to
15 the Board and going like, hey, it is time for
16 Building C, and we can pretty much go, great, let's
17 stamp it and move on.

18 MR. TUVEL: So, Mr. Holtzman, why don't
19 I talk to your professionals and we can get this
20 going --

21 CHAIRMAN HOLTZMAN: Mr. Hipolit has an
22 example of the --

23 MR. HIPOLIT: That would be great --

24 MR. TUVEL: -- we can generate that
25 type of thing. We will have to work on it. We'll

1 have to work on it, maybe between now and that time.

2 CHAIRMAN HOLTZMAN: The more
3 information.

4 Mr. Peene?

5 COMMISSIONER PEENE: Yeah.

6 When is the Lieb Building scheduled to
7 be demolished on your time line?

8 MR. MAFFIA: So that's -- see, that's
9 our --

10 CHAIRMAN HOLTZMAN: They need to put
11 the people some place, so they need this stinker.

12 COMMISSIONER PEENE: That's what I
13 wanted to confirm.

14 MR. MAFFIA: That is really it.

15 So truthfully, we need this building.
16 And schedule-wise, we would love to have this
17 building by January.

18 Now, I know that is going to be very
19 difficult to do. But the idea was if we can empty
20 Lieb in January, that gives us enough time to get
21 Gateway built by the spring of '19 semester, which
22 is what we've been saying, so that's --

23 MR. TUVEL: We understand why you want
24 all of these links in the chains to be connected.

25 CHAIRMAN HOLTZMAN: Well, here's --

1 MR. MAFFIA: We can do a time line.

2 CHAIRMAN HOLTZMAN: -- I hope that you
3 understand it, that I am actually doing it for your
4 benefit.

5 MR. TUVEL: I understand.

6 CHAIRMAN HOLTZMAN: I really hope that
7 you do, because it is not really just to -- it's not
8 for pulling teeth purposes because I could call Bob
9 up and torture him unendlessly anyway --

10 (Laughter)

11 -- so that is fine. I have an outlet
12 for that. That is not a problem, but it is going to
13 make this application work.

14 MR. MAFFIA: Yeah, I got it.

15 MR. TUVEL: I understand.

16 CHAIRMAN HOLTZMAN: So Pat has her
17 homework for tomorrow, which is first a master
18 meeting, and then ASAP basically a follow-up
19 application meeting for the modular building.

20 MR. TUVEL: Just so you know, it would
21 be great if after engaging in discussion, whether it
22 is one, two, or three, how many times we need to do
23 it on this overall campus issue to work toward an
24 actual amendment to the master plan. I mean,
25 that's --

1 CHAIRMAN HOLTZMAN: That is everyone's
2 end goal, but we have to start some place, right?

3 MR. TUVEL: I agree.

4 MS. CARCONE: You couldn't get this
5 into one meeting, could we?

6 MR. HIPOLIT: No.

7 COMMISSIONER MC KENZIE: No.

8 MS. CARCONE: No?

9 CHAIRMAN HOLTZMAN: I don't want to
10 plan for it only because then for the application
11 meeting, they have to notice and do all kinds of
12 other types of stuff --

13 MR. HIPOLIT: It might draw too many
14 people.

15 CHAIRMAN HOLTZMAN: -- and we kind of
16 want to treat these things as two separate elements,
17 right?

18 MR. TUVEL: Okay. So are we --

19 CHAIRMAN HOLTZMAN: Are you in
20 agreement with that?

21 MR. TUVEL: A hundred percent.

22 CHAIRMAN HOLTZMAN: Right?

23 MR. TUVEL: Yes.

24 CHAIRMAN HOLTZMAN: So are we deeming
25 the application complete, gentlemen?

1 COMMISSIONER PEENE: Complete,
2 complete.

3 CHAIRMAN HOLTZMAN: Yes.

4 MR. TUVEL: Thank you.

5 CHAIRMAN HOLTZMAN: Okay. So everybody
6 has work to do. Let's make sure that everybody
7 communicates.

8 MR. TUVEL: Yes. I will coordinate
9 with Pat, Andy and Dave.

10 CHAIRMAN HOLTZMAN: Great. Thank you.

11 MR. TUVEL: Thanks a lot.

12 CHAIRMAN HOLTZMAN: Thanks, Bob.

13 MR. MAFFIA: Thank you.

14 MR. HIPOLIT: We need -- time, what
15 about the time? Just in case we don't run out --

16 CHAIRMAN HOLTZMAN: I'm sorry?

17 MR. HIPOLIT: -- we don't want to run
18 out of time, so we're going to schedule the
19 meetings, but we need their consent --

20 MS. CARCONE: Well, it's 120 days, so
21 it's going to be probably in July doing this, so --

22 CHAIRMAN HOLTZMAN: Right. There will
23 be a special in July, but let's make sure we keep
24 track of the --

25 MS. CARCONE: Don't plan a vacation in

1 July.

2 MR. HIPOLIT: I'm not, but you want to
3 keep track of it.

4 MR. TUVEL: Andy, I think we filed this
5 in March, so we should be okay. But let me know --

6 MS. CARCONE: Well, we are deeming it
7 complete tonight, so we're at 45 -- the clock starts
8 tonight --

9 CHAIRMAN HOLTZMAN: Okay.

10 MR. HIPOLIT: Just to be safe.

11 MR. TUVEL: That is fine.

12 CHAIRMAN HOLTZMAN: All right. Thank
13 you, gentlemen.

14 MR. MAFFIA: Thank you very much.

15 CHAIRMAN HOLTZMAN: Anything else for
16 us this evening, guys?

17 Otherwise, is there a motion to close?

18 COMMISSIONER PEENE: So moved.

19 COMMISSIONER MC KENZIE: Second

20 CHAIRMAN HOLTZMAN: Thank you.

21 (The meeting concluded at 8:45 p.m.)

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C E R T I F I C A T E

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I, PHYLLIS T. LEWIS, a Certified Court Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the proceedings as taken stenographically by and before me at the time, place and date hereinbefore set forth.

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

s/Phyllis T. Lewis, CCR, CRCR

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PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
Notary Public of the State of New Jersey
My commission expires 11/5/2020.
Dated: May 12, 2016
This transcript was prepared in accordance with
NJAC 13:43-5.9.