

HOBOKEN ZONING BOARD OF ADJUSTMENT
CITY OF HOBOKEN

RE: MOTION CALLED TO ORDER,
OPEN PUBLIC MEETING STATEMENT,
ROLL CALL AND FLAG SALUTE,
MEMORIALIZATION OF RESOLUTION - SPECIAL MEETING
737 GARDEN, BLOCK 194, LOT 22;
STEVENS INSTITUTE OF
TECHNOLOGY ACADEMIC GATEWAY JUNE 16, 2015
CENTER - BLOCK 227, LOT 1,
BLOCK 228, LOTS 1 & 16,
ADMINISTRATIVE MATTERS. TUESDAY 7:11 PM

HELD AT: MULTI SERVICE CENTER
124 GRAND STREET
HOBOKEN, NEW JERSEY

B E F O R E:

- Chairman James Aibel
- Commissioner Phil Cohen
- Commissioner Michael DeFusco
- Commissioner Antonio Grana
- Commissioner Tiffanie Fisher
- Commissioner Owen McAnuff
- Commissioner Carol Marsh
- Commissioner Diane Murphy
- Commissioner John Branciforte
- Commissioner Frank DeGrim

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

- Eileen Banyra, Planning Consultant
- Jeffrey Marsden, PE, PP
Board Engineer
- Patricia Carcone, Board Secretary

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPEARANCES :

LAW OFFICE OF DENNIS M. GALVIN
730 BREWERS BRIDGE ROAD
JACKSON, NEW JERSEY 08527
(732) 364-3011
Attorney for the Board.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I N D E X

AGENDA ITEMS	PAGE
HOBOKEN MEETING MATTERS 1-5	1-5
737 GARDEN BLOCK 194, LOT 22	6
STEVENS INSTITUTE OF TECHNOLOGY - BLOCK 227 LOT 1, BLOCK 228, LOTS 1 & 16.	17

E X H I B I T S

<u>NUMBER</u>	<u>DESCRIPTION</u>	<u>IDENT</u>
NO EXHIBITS WERE MARKED. (EXCEPT DURING INDIVIDUAL HEARINGS.)		

1 CHAIRMAN AIBEL: Good evening,
2 everyone. Hello, everyone. I would like to advise
3 all those present that notice of this meeting was
4 provided to the public in accordance with the
5 provisions of the Open Public Meetings Act, and that
6 notice was published in the Jersey Journal and city
7 web site. Copies were provided in the Star Ledger
8 and The Record and also placed on the bulletin board
9 in the lobby of city hall.

10 If you please all join me in saluting
11 of the flag.

12 (At this time the Pledge of Allegiance at
13 this time.)

14 CHAIRMAN AIBEL: This evening we are at
15 a special meeting of the Zoning Board of Adjustment,
16 Tuesday June 6th, 16th.

17 Our principal matter tonight is
18 Stevens, but before we get there, we have a couple
19 of administrative issues after we call the roll.

20 SECRETARY CARCONE: Commissioner Aibel.

21 CHAIRMAN AIBEL: Here.

22 SECRETARY CARCONE: Commissioner Greene
23 is absent?

24 MR. GALVIN: Yes.

25 SECRETARY CARCONE: Commissioner Cohen.

1 COMMISSIONER COHEN: Here.
2 SECRETARY CARCONE: Commissioner
3 DeFusco.
4 COMMISSIONER DEFUSCO: Here.
5 SECRETARY CARCONE: Commissioner Grana.
6 COMMISSIONER GRANA: Here.
7 SECRETARY CARCONE: Commissioner Marsh.
8 COMMISSIONER MARSH: Here.
9 SECRETARY CARCONE: Commissioner
10 Murphy.
11 COMMISSIONER MURPHY: Here.
12 SECRETARY CARCONE: Commissioner
13 Branciforte.
14 COMMISSIONER BRANCIFORTE: Here.
15 SECRETARY CARCONE: Commissioner
16 Fisher.
17 COMMISSIONER FISHER: Here.
18 SECRETARY CARCONE: Commissioner
19 McAnuff.
20 COMMISSIONER MCANUFF: Here.
21 SECRETARY CARCONE: Commissioner
22 DeGrim.
23 COMMISSIONER DEGRIM: Here.
24 CHAIRMAN AIBEL: Great.
25 (The following are Board Agenda items.)

HOBOKEN ZONING BOARD OF ADJUSTMENT
CITY OF HOBOKEN

RE:

MEMORIALIZATION OF RESOLUTION -
737 GARDEN, BLOCK 194, LOT 22;

SPECIAL MEETING

JUNE 16, 2015

TUESDAY 7:13 PM

HELD AT: MULTI SERVICE CENTER
124 GRAND STREET
HOBOKEN, NEW JERSEY

B E F O R E:

- Chairman James Aibel
- Commissioner Phil Cohen
- Commissioner Michael DeFusco
- Commissioner Antonio Grana
- Commissioner Tiffanie Fisher
- Commissioner Owen McAnuff
- Commissioner Carol Marsh
- Commissioner Diane Murphy
- Commissioner John Branciforte
- Commissioner Frank DeGrim

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

- Eileen Banyra, Planning Consultant
- Jeffrey Marsden, PE, PP
Board Engineer
- Patricia Carcone, Board Secretary

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

APPEARANCES:

LAW OFFICE OF DENNIS M. GALVIN
730 BREWERS BRIDGE ROAD
JACKSON, NEW JERSEY 08527
(732) 364-3011
Attorney for the Board.

GIOVANNI LABARBERA, PRO SE.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I N D E X

NO WITNESSES SWORN.

E X H I B I T S

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

1 CHAIRMAN AIBEL: So our first matter is
2 the resolution of approval of 737 Garden, Block 194,
3 Lot 22.

4 Is anybody here for the applicant?

5 MR. LABARBERA: I am the applicant.

6 MR. GALVIN: Why don't you stand up so
7 we can see you. And you were supposed to provide us
8 a couple of cornice plans, right?

9 MR. LABARBERA: Yes. They're right
10 there.

11 CHAIRMAN AIBEL: Two cornice plans.
12 One plan showing cornices above the third floor and
13 the one cornice above the fourth floor. I'd like to
14 see an option showing only one cornice, so I'm going
15 to -- we have this marked or we need it marked?

16 MR. GALVIN: We're going to mark that.
17 Do you have any idea what the last exhibit was in
18 that case?

19 SECRETARY CARCONE: You know what, I
20 didn't bring the file with me.

21 MR. GALVIN: Let's make this is A-20
22 and 21.

23 SECRETARY CARCONE: A-20 and 21. Okay.

24 MR. GALVIN: And then really what's
25 going to happen here is the Board Members who voted

1 in favor of this application have to take a look at
2 these two plans and tell us which one you like.

3 CHAIRMAN AIBEL: So A-20 is two cornice
4 plan and A-21 is the single cornice plan.

5 COMMISSIONER FISHER: Did we --

6 MR. GALVIN: Mr. Cohen, Mr. DeFusco,
7 Mr. Grana, Mr. Branciforte, Mr. McAnuff and Chairman
8 Aibel.

9 COMMISSIONER BRANCIFORTE: I'm pretty
10 sure I voted no on this.

11 MR. GALVIN: So you can't comment. You
12 shouldn't be commenting on which approach we take.

13 CHAIRMAN AIBEL: We'll correct the
14 resolution.

15 COMMISSIONER GRANA: Just to go clear,
16 Chair, A-20 is the multiple cornice and the A-21 is
17 the one cornice?

18 CHAIRMAN AIBEL: Correct.

19 COMMISSIONER GRANA: Thank you.

20 MR. GALVIN: Tony, could you write on
21 that?

22 COMMISSIONER GRANA: I can. Sorry.
23 A-21 is only a top cornice. And A-20 is two
24 cornices, one after the third floor.

25 COMMISSIONER COHEN: Could I ask the

1 applicant a question?

2 CHAIRMAN AIBEL: Go ahead.

3 COMMISSIONER COHEN: Do you prefer one
4 of the two designs?

5 MR. LABARBERA: Personally, I like the
6 one with the two cornices. It does break up the
7 front.

8 COMMISSIONER COHEN: Okay.

9 MR. LABARBERA: But whatever the Board
10 decides is fine with me.

11 MR. GALVIN: I'm surprised we need to
12 see it to be able to figure out.

13 COMMISSIONER DEFUSCO: You know, I'll
14 just add that, you know, since I was the one that
15 proposed seeing the design with the one cornice,
16 that it feels to me more unified still, the one
17 cornice. The two is not necessarily in line with
18 the rest of the block or, you know, the rest of
19 the -- the way the city has developed, and who knows
20 what direction the zoning ordinances will gone in
21 the future, but if it does move forward far above --
22 above base flood, I think this is going to be
23 setting a standard, and I think that the one
24 cornice, to me, looks good, and it looks more
25 traditional.

1 MR. LABARBERA: The recommendation was
2 to show both to see, you know, what the Board
3 favored. As far as I'm concerned and my wife is
4 concerned either one.

5 CHAIRMAN AIBEL: I think the two
6 cornices are lovely.

7 COMMISSIONER COHEN: I do, too.

8 MR. GALVIN: Hold it. Could you mark
9 that down? We got agreement here.

10 COMMISSIONER GRANA: Actually, I'm a
11 one-cornicer (sic).

12 COMMISSIONER DEFUSCO: I'm with Antonio
13 on that, but listen, I think.

14 MR. GALVIN: Someone want to make a
15 motion to accept the resolution with one or two
16 cornices.

17 COMMISSIONER DEFUSCO: I'll make a
18 motion to approve this application with the one
19 cornice approach.

20 MR. GALVIN: We're going to be split?
21 Let's do a vote. Let's do a vote first on the
22 cornices then. Is that okay? All right.

23 So Mr. DeFusco made a motion for one
24 cornice.

25 Is there a second?

1 COMMISSIONER GRANA: Second.

2 MR. GALVIN: Okay.

3 Mr. Cohen.

4 COMMISSIONER COHEN: No.

5 MR. GALVIN: Mr. DeFusco.

6 COMMISSIONER DEFUSCO: Yes.

7 MR. GALVIN: Mr. Grana.

8 COMMISSIONER GRANA: Yes.

9 MR. GALVIN: Mr. McAnuff.

10 COMMISSIONER MCANUFF: I think I voted

11 no on this.

12 MR. GALVIN: You voted no, too?

13 COMMISSIONER MCANUFF: I think so.

14 MR. GALVIN: We have you in the

15 affirmative.

16 COMMISSIONER MCANUFF: Oh, you do?

17 Okay.

18 MR. GALVIN: So do you want one or two

19 cornices?

20 COMMISSIONER MCANUFF: No, I want the

21 two.

22 MR. GALVIN: That's a no, okay.

23 COMMISSIONER GRANA: That's a no?

24 MR. GALVIN: And Mr. Chairman?

25 CHAIRMAN AIBEL: No.

1 MR. GALVIN: Okay. So now we need a
2 new motion for the two cornices.

3 COMMISSIONER COHEN: A motion to
4 approve with two cornices.

5 COMMISSIONER GRANA: Second that
6 motion.

7 MR. GALVIN: Okay.

8 Mr. Cohen.

9 COMMISSIONER COHEN: Yes.

10 MR. GALVIN: Mr. DeFusco.

11 COMMISSIONER DEFUSCO: Yes.

12 MR. GALVIN: Mr. Grana.

13 COMMISSIONER GRANA: Yes.

14 MR. GALVIN: Mr. McAnuff.

15 COMMISSIONER MCANUFF: Yes.

16 MR. GALVIN: Chairman Aibel.

17 CHAIRMAN AIBEL: Yes.

18 MR. GALVIN: All right. One more time.

19 To approve the resolution now.

20 Do I have a motion?

21 COMMISSIONER COHEN: Motion to approve.

22 MR. GALVIN: Do I have a second?

23 COMMISSIONER GRANA: Second.

24 MR. GALVIN: Thank you.

25 Mr. Cohen.

1 COMMISSIONER COHEN: Yes.

2 MR. GALVIN: Mr. DeFusco.

3 COMMISSIONER DEFUSCO: Yes.

4 MR. GALVIN: Mr. Grana.

5 COMMISSIONER GRANA: Yes.

6 MR. GALVIN: Mr. McAnuff.

7 COMMISSIONER MCANUFF: Yes.

8 MR. GALVIN: Chairman Aibel.

9 CHAIRMAN AIBEL: Yes.

10 MR. GALVIN: Well, who?

11 CHAIRMAN AIBEL: Thank you very much.

12 MS. LABARBERA: What does that mean?

13 CHAIRMAN AIBEL: That means you got

14 approved with two cornices.

15 MR. LABARBERA: Giovanni LaBarbera.

16 I'm the owner.

17 COMMISSIONER GRANA: Good luck.

18 MR. GALVIN: No, Branciforte was

19 negative. Only people voting in the affirmative got

20 the vote on the cornices.

21 COMMISSIONER DEFUSCO: Congratulations.

22 MR. LABARBERA: Thank you.

23 CHAIRMAN AIBEL: We may not always be

24 right, but we do agree, and we have our opinions.

25 (Concluded at 7:19 p.m.)

HOBOKEN ZONING BOARD OF ADJUSTMENT
CITY OF HOBOKEN

RE: STEVENS INSTITUTE OF
TECHNOLOGY ACADEMIC GATEWAY
CENTER, BLOCK 227, LOT 1,
BLOCK 228, LOTS 1 & 16.

JUNE 16, 2015
TUESDAY 7:19 PM

HELD AT: MULTI SERVICE CENTER
124 GRAND STREET
HOBOKEN, NEW JERSEY

B E F O R E:

- Chairman James Aibel
- Commissioner Phil Cohen
- Commissioner Michael DeFusco
- Commissioner Antonio Grana
- Commissioner Tiffanie Fisher
- Commissioner Owen McAnuff
- Commissioner Carol Marsh
- Commissioner Diane Murphy
- Commissioner John Branciforte
- Commissioner Frank DeGrim

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

- Eileen Banyra, Planning Consultant
- Jeffrey Marsden, PE, PP
Board Engineer
- Patricia Carcone, Board Secretary

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

1
2 APPEARANCES:3 LAW OFFICE OF DENNIS M. GALVIN
4 730 BREWERS BRIDGE ROAD
5 JACKSON, NEW JERSEY 08527
6 (732) 364-3011
7 Attorney for the Board.8 GIBBONS, PC
9 BY: JASON R. TUVEL, ESQ.,
10 ONE GATEWAY CENTER
11 NEWARK, NEW JERSEY 07102
12 Attorneys for the Applicant.13 NUSBAUM STEIN, ESQS.,
14 BY: PATRICK DWYER ESQ.,
15 66 SUNSET STRIP
16 SUCCASUNNA, NEW JERSEY 07876
17 Attorneys for Concerned Neighbors.
18
19
20
21
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I N D E X

WITNESS	PAGE
LEONARD SAVINO	25
CHARLES OLIVO	99
ROBERT MAFFIA	151

.

E X H I B I T S

<u>NUMBER</u>	<u>DESCRIPTION</u>	<u>IDENT</u>
A-5	(to be confirmed at next meeting.)	

1 CHAIRMAN AIBEL: So we wait for counsel
2 to proceed. Step up for Stevens Institute of
3 Technology Academic Gateway Center, Mr. Tuvel.

4 MR. TUVEL: Okay. Is this better than
5 the last time? Okay. We tried.

6 COMMISSIONER FISHER: Is there any way
7 to just move that up a little bit on the wall?

8 VOICE: Can you raise that up?

9 MR. TUVEL: Oh, the exhibits?

10 COMMISSIONER FISHER: Yes, if it's
11 possible. The court reporter is directly in the
12 middle of it. It looks like it can go up a little
13 bit.

14 MR. TUVEL: Hold on. We'll do our
15 best. Perfect.

16 COMMISSIONER FISHER: Better. Much
17 better.

18 MR. TUVEL: Is that better? Can the
19 public see it as well? Okay.

20 COMMISSIONER FISHER: Can you move up a
21 little bit more?

22 VOICE: Not unless somebody has a giant
23 binder.

24 COMMISSIONER GRANA: I've got a large
25 Stevens plan.

1 MR. TUVEL: Okay.

2 MR. GALVIN: If they're happy, we're
3 happy.

4 MR. TUVEL: You have to make sure we
5 can start. Okay. Good evening, Mr. Chairman,
6 Members of the Board. Jason Tuvel for the law firm
7 of Gibbons PC, attorney for the applicant, Stevens
8 Institute of Technology.

9 This is our third hearing on this case.
10 At the last hearing we provided the Board with
11 extensive site engineering as well as traffic
12 engineering testimony.

13 There was some follow-up items that
14 were asked about from the Board as well as the
15 public. So our initial discussion this evening will
16 be to put our site engineer on from Langan
17 Engineering, Lenny Savino. He's also the
18 geotechnical engineer on the application, so he will
19 also -- he will be addressing some of the questions
20 that were raised regarding storm water detention as
21 well as the geotechnical engineering questions that
22 some of the Members of the Board and public asked.

23 Just to preview some of that, on the
24 storm water detention, we significantly increased
25 the amount of detention on the site per the Board's

1 request, and we'll go over that in great detail, I
2 hope, to the Board, as well as the public's
3 satisfaction on that issue.

4 On the geotechnical engineering, we'll
5 go over some of the groundwater issues, as those
6 pertain more to the geotechnical aspects of this
7 application rather than the site, so as Mr. Savino
8 is the author of this report, we figured he would be
9 the best person to address some of those follow-up
10 items.

11 We will have a traffic engineer come
12 back as well, very briefly, I hope. There was a
13 question specifically from Miss Fisher regarding
14 some of the other developments in the area and
15 including them within the background of the traffic
16 report. We amended our traffic report, and we
17 included those developments in it, and the levels of
18 service, in our opinion, are still acceptable, but
19 our traffic engineer will go into that in great
20 detail as well.

21 After that, Robert Maffia, who's the
22 vice-president of facilities at Stevens, operations
23 and facilities, will talk about the operations of
24 this building and what's entailed. So I'm sure
25 there will be a lot of questions from Mr. Maffia.

1 If we get beyond Mr. Maffia, our
2 professional planner, Betsy McKensey, is here to
3 testify as well.

4 Just some housekeeping items since the
5 last meeting, we did receive our Historic
6 Preservation Commission recommendation letter, and I
7 believe that that's been transmitted to the Board.
8 I received a copy of that today from Miss Carcone,
9 so I'm assuming that the Board has that. I just
10 want to be sure, Mr. Chairman.

11 CHAIRMAN AIBEL: We have it.

12 MR. TUVEL: Okay.

13 In connection with that recommendation
14 letter, just to go over it very briefly,
15 Recommendation No. 1, I'm hoping -- I'm taking them
16 in the order that they were put in the letter, was
17 to put -- to keep the plaque that's currently at the
18 LEED building. That, of course, is acceptable and
19 to put it at the site. That is not an issue for
20 Stevens. They agree to do that at the Historic
21 Preservation Commission meeting. Another
22 recommendation was to put in some sort of display
23 regarding the building within the lobby or something
24 along those lines, and work with Stevens and the
25 community on what that would look like. Again,

1 that's not an issue, we'd be happy to do that.

2 Finally, there was some comments
3 regarding the bridge, we like the bridge the way
4 that it's designed. Historic Preservation had some
5 comments on it. We'd like to hear more feedback
6 from the Board on that issue. We think that at the
7 present time, the -- a design of the bridge is
8 really nice, and we like its functionality as the
9 Board has seen through testimony, and we'll talk a
10 little bit more about that this evening. There was
11 another comment in there, but that pertained more to
12 the City Council and the Planning Board regarding
13 the overall Historic Preservation plan for the City,
14 regarding the Stevens Campus, but that wasn't
15 something asked of Stevens, that was something that
16 was recommended to the governing body, really
17 doesn't require us to do anything affirmatively. So
18 on two out of the three recommendations we have no
19 problems with. On the third, we'd like to get more
20 feedback from the Board and possibly the public on
21 that issue.

22 So unless there are any questions for
23 me, I'd like to get started by calling our first
24 witness, who is our site and geotechnical engineer,
25 Mr. Savino, from Langan Engineering.

1 MR. GALVIN: Has he been previously
2 sworn?

3 MR. TUVEL: No, he has not.

4 MR. GALVIN: State your full name and
5 spell your last name for the record.

6 L E O N A R D S A V I N O, being first duly sworn by
7 the Notary, testifies as follows:

8 DIRECT EXAMINATION BY MR. TUVEL:

9 MR. GALVIN: Mr. Savino, can you give
10 us three boards you've appeared before recently?

11 MR. SAVINO: I was here last week
12 before you all, and before that --

13 MR. GALVIN: I have a short memory.
14 Give me three other boards.

15 MR. SAVINO: Oradell, New Jersey;
16 Holmdel, and Aberdeen.

17 MR. GALVIN: Okay. Chairman, accept
18 his credentials?

19 CHAIRMAN AIBEL: Yes.

20 MR. GALVIN: You may proceed.

21 MR. TUVEL: Just very briefly for the
22 record because we're qualifying Mr. Savino.

23 MR. GALVIN: Counsel, you have any
24 objection?

25 MR. DWYER: No.

1 MR. GALVIN: Okay. Awesome.

2 MR. TUVEL: Just very briefly because I
3 know we want to get going, since we're qualifying
4 Mr. Savino as both a site engineer and a
5 geotechnical engineer, I would just like him to give
6 his educational background and just a brief -- and
7 just his experience.

8 MR. GALVIN: You know, the reason why I
9 do this --

10 MR. TUVEL: I know you just want to
11 move it along.

12 MR. GALVIN: So, no, I don't want to
13 hear those technical credentials. You could submit
14 his resume.

15 MR. TUVEL: That's fine. Okay. We can
16 do that. But just for the record he's being
17 qualified as both geotechnical and site engineering.

18 MR. GALVIN: Right.

19 MR. TUVEL: Okay. Thank you. Okay.

20 Mr. Savino, in connection with this
21 application, all reports and plans that have been
22 submitted by Langan Engineering have either been
23 prepared by you or under your supervision.

24 Is that correct?

25 MR. SAVINO: That is correct.

1 MR. TUVEL: Why don't you use the
2 microphone.

3 MR. SAVINO: That is correct.

4 MR. TUVEL: Why don't you use the mic,
5 okay?

6 And have you reviewed the transcripts
7 of the prior hearings and all documents associated
8 with the prior hearings?

9 MR. SAVINO: Yes, I have.

10 MR. TUVEL: Okay. As you know, there
11 were some questions from the Board as well as the
12 public in connection with storm water management at
13 the last meeting.

14 Were you aware of that?

15 MR. SAVINO: Yes, I am.

16 MR. TUVEL: Okay.

17 Have you prepared a revised plan since
18 the last meeting that addresses storm water
19 management specifically?

20 MR. SAVINO: Yes, we have.

21 MR. TUVEL: Okay. Can you describe to
22 the Board and the public what has changed since the
23 last iteration of the plan?

24 MR. SAVINO: Certainly.

25 In the original design that was

1 submitted, which did comply with the North Hudson
2 Sewerage Authority's requirements, there was 55
3 linear feet of 24-inch diameter storm detention pipe
4 subsurface used for the detention system to meet
5 those requirements.

6 What we have revised the design to
7 include is 155 -- I'm sorry, 215 linear feet of
8 36-inch diameter pipe. So significantly more pipe
9 and significantly larger diameter pipe. So the
10 volume of storage has been increased more than eight
11 times in our proposed revised design. So the
12 location is the same, but we basically maxed out the
13 area that we could put pipes in.

14 MR. TUVEL: Mr. Savino, can you just
15 refer the Board to what plan you're referring to?

16 MR. SAVINO: Certainly. It is the
17 grading and drainage plan, that's CG101.

18 MR. TUVEL: And, Mr. Galvin, this was
19 part of the application, so I don't think we need to
20 mark it as an exhibit.

21 MR. GALVIN: No.

22 MR. TUVEL: Okay. Thank you.

23 Continue.

24 MR. SAVINO: In addition to that, we
25 have also, as part of our revision and our revised

1 design submitted, we have reduced the peak flow
2 runoff. So originally we met the requirement of
3 matching existing to proposed conditions. In this
4 case we are actually reducing the peak by
5 25 percent. So not only is it a significant
6 additional volume of subsurface detention that we're
7 also providing, we're also reducing the peak by
8 25 percent, which is substantial, and really above
9 and beyond what is required for required for the
10 application.

11 MR. TUVEL: Okay. In your professional
12 opinion will this have a positive impact on, not
13 only the development area, the development site, but
14 the surrounding area?

15 MR. SAVINO: Absolutely, will.

16 MR. GALVIN: He means from an
17 engineering perspective.

18 MR. TUVEL: Of course.

19 MR. SAVINO: From an engineering
20 perspective it absolutely will.

21 The storm water right now flows sheet
22 flow on the parking lot on the north side of Sixth,
23 and basically it's not really collected at all, it
24 runs into the street. So with the new structure,
25 all the storm water from the roof will go directly

1 into the storm detention system. And on the south
2 side it will continue to function the same way. So
3 there will be collection from the roof down into the
4 system. So there will be no more sheet flow of
5 storm water across sidewalks, out into the street,
6 which would cause icing and other problems.

7 MR. TUVEL: Okay. So just in summary
8 we've increased the amount of piping by nearly four
9 times?

10 MR. SAVINO: Correct, four times, at
11 least four times, in the linear feet of pipe and
12 also the size, significantly.

13 MR. TUVEL: Okay. We've increased the
14 diameter of the pipe size from 24 inches to
15 36 inches?

16 MR. SAVINO: Correct.

17 MR. TUVEL: Okay. And there's eight
18 times the amount of volume to be stored within the
19 structure?

20 MR. SAVINO: Correct. More than eight
21 times.

22 MR. TUVEL: Okay. And the reduction in
23 the peak runoff is now 25 percent, where previously
24 we met the existing condition?

25 MR. SAVINO: Correct.

1 MR. TUVEL: Okay. In terms of the
2 geotechnical report, okay, can you describe what was
3 done as part of the geotechnical investigation?

4 MR. SAVINO: Certainly. The
5 geotechnical investigation consisted of some borings
6 and test pits. A boring is basically a drill rig
7 drilling a hole in the ground for us to observe the
8 denseness of the soil, and also to retrieve samples
9 for geotechnical analysis in the laboratory for
10 properties and things of that nature. Also, the
11 test pit excavations are basically just an excavator
12 digging a hole and then backfilling it. Removing
13 the soil, we're observing the condition of the
14 ground. So both of those were done for this
15 application. We have drilled -- we drilled ten
16 borings at the site, which really exceed the
17 required amount, and we did one day of test pit
18 excavations, which are about four or five of them.
19 Subsurface conditions encountered were a fill layer
20 and then a sandy material, decomposed rock, and then
21 bedrock.

22 MR. TUVEL: Okay. There was some
23 discussion at the last meeting regarding groundwater
24 at the site.

25 Can you briefly describe from a

1 geotechnical standpoint what the groundwater
2 situation is currently at the property?

3 MR. SAVINO: Certainly. On the north
4 side, we actually did not encounter groundwater. We
5 did a test pit excavation and put in a monitoring
6 well, and there was no groundwater down there on the
7 north side.

8 On the south side, groundwater is
9 encountered in two locations between the depth of
10 about four and seven feet.

11 MR. TUVEL: Okay. What's going to be
12 installed as part of the permanent structure that
13 will facilitate any groundwater issues from
14 occurring?

15 MR. SAVINO: So the applicant is
16 proposing to put a drainage system that will be a
17 perforated pipe wrapped in stone up against the
18 basement wall around the entire perimeter of both
19 buildings. That will collect groundwater. It will
20 be set at an elevation that is that the existing
21 groundwater on the southern side. That water will
22 collect and then be conveyed into the sewer system.

23 MR. TUVEL: Okay. Are there any such
24 structures currently on either property, the north
25 lot or the south lot?

1 MR. SAVINO: No, on the north lot right
2 now, the parking lot will receive any water that
3 gets percolated during a storm event through the
4 cracks in the pavement and such, and it will just
5 enter into the groundwater, and just raise the
6 groundwater and lower it as the storm events occur.
7 On the south side, the building does not have a
8 drainage system. So it's going to be an
9 improvement, the fact that on the north and south
10 side we are proposing a drainage system that will be
11 able to collect the groundwater, control it, and
12 convey it into a pipe.

13 MR. TUVEL: Okay. What positive
14 effects, in your opinion, if any, does this have on
15 the surrounding or adjacent properties?

16 MR. SAVINO: It will definitely have a
17 positive effect in the immediate surrounding area
18 around the buildings as water will find the path of
19 least resistance, which will be the drains which are
20 nearby, and that water would be then collected and
21 sent to the sewers.

22 MR. TUVEL: Okay. Anything else
23 regarding the foundation drain that you think is
24 important that the Board or the public should be
25 aware of?

1 MR. SAVINO: No, I don't think so.

2 MR. TUVEL: Okay. Next topic, there
3 was some questions regarding the excavation of rock
4 at the property.

5 MR. GALVIN: Can I stop you for one
6 second?

7 MR. TUVEL: Sure. Yeah, no problem.

8 MR. GALVIN: When I usually do storm
9 water, I usually hear about the ten year, 50 year,
10 hundred year storm.

11 Can you give us a comment on that?

12 MR. SAVINO: Certainly.

13 MR. GALVIN: What level of retention
14 are you going to have? Is that okay, Jeff? That I
15 asked that question?

16 MR. MARSDEN: Yes, that's a good
17 question.

18 MR. SAVINO: As I mentioned, we are
19 going to be reducing the peaks -- peak flow right
20 into the sewer. The original design was only
21 required to match the existing with proposed. So
22 the reduction of the peak by 25 percent is an
23 average across the three storms that are evaluated.
24 The first storm a two-year storm, the second is the
25 ten-year storm, and the third year is the

1 hundred-year storm. So the reduction that we're
2 showing for each of them is 22 percent, 25 percent,
3 and 27 percent respectively.

4 MR. TUVEL: And that's going from two
5 to ten to a hundred, correct?

6 MR. SAVINO: In that order, two, ten, a
7 hundred.

8 MR. TUVEL: Okay.

9 MR. GALVIN: Okay.

10 MR. TUVEL: Any other questions on that
11 before were we move on? Okay. Thank you.

12 Okay. Back to the excavation of some
13 of the rock that's on the site. There was some
14 discussion about that at the last meeting.

15 Can you describe what was found and
16 what needs to be done by way of any excavation?

17 MR. SAVINO: Certainly. In the --
18 bedrock was encountered under the footprint of both
19 buildings, but on the north side, the depth of the
20 bedroom rook is well below where the proposed
21 finished floor is going be to the cellar level.

22 On the southern building, only in this
23 area, which is the southeastern portion of the
24 building, bedrock was encountered at an elevation
25 that will require some rock excavation. It's going

1 to be a minimal amount of rock excavation. In fact,
2 if you had your choice, I don't think you could have
3 it in a better place because it's kind of tucked
4 behind the Carnegie lab building, furthest location
5 from residents, which is a positive thing, and the
6 rock excavation will go on during construction. We
7 anticipate, based on what we're seeing, the
8 subsurface conditions, maybe a thousand yards of
9 material come out, which is the equivalent to of
10 about ten dump trucks or so.

11 MR. TUVEL: Okay. Was any of the rock
12 that was tested by your office found to have any
13 asbestos?

14 MR. SAVINO: The rock was a serpentine
15 rock, which is known to have asbestos. We did
16 sample a variety of the rock samples that we brought
17 back, we sent to the lab. All of them were negative
18 for asbestos. However, during construction, and
19 following the ordinance, the contractor will be
20 required to obtain a permit from the City, and also
21 implement procedures that are required, such as
22 wetting and protecting the dust from flying out, and
23 things of that nature and we will also be -- the
24 applicant is proposing in the construction documents
25 to include that the contractor sample, periodically,

1 during that excavation of just this area, which is
2 really the only rock that needs to be excavated, and
3 that those samples normally take about five hours to
4 get a result. So the only difference between
5 excavation of a rock that would be positive or
6 negative, is just how -- where it ends up going. So
7 the handling after it's out of the ground will be
8 the same up to the point where it gets trucked to a
9 different site, if it's positive.

10 MR. TUVEL: Could you just describe on
11 the plan if that you were referring to where exactly
12 the rock is? I know you pointed to it.

13 MR. SAVINO: Certainly.

14 MR. TUVEL: Just for the record, just
15 subscribe where it is.

16 MR. SAVINO: Sure. It is in the
17 proposed southern building and the southeastern leg.

18 MR. TUVEL: Okay. So the rock that, in
19 your opinion, the rock that has to be removed is
20 fairly minimal, correct?

21 MR. SAVINO: It is fairly minimal.

22 MR. TUVEL: And based on the testing
23 that you've done, you don't expect to find asbestos
24 in the rock, correct?

25 MR. SAVINO: We do not anticipate it,

1 but there will be a procedure in place in case
2 something is found.

3 MR. TUVEL: I guess the last question
4 that I have for you, there was a question regarding
5 local fire departments and whether or not --

6 MR. SAVINO: Could I stop you there for
7 a second?

8 MR. TUVEL: Yeah, go ahead.

9 MR. SAVINO: There is one point that is
10 an important point. There will be no rock blasting.
11 There's not intended to be any rock blasting. That
12 will be in the specifications that rock blasting
13 will not be allowed or permitted for the removal of
14 the rock, and, typically, a contractor is not going
15 to mobilize a blaster to remove that small amount of
16 rock anyway. It just doesn't work, so he'll
17 probably just be removing it with a chipping method,
18 something simple like that.

19 MR. TUVEL: Okay. And those chipping
20 methods, those would be to comply with all noise
21 ordinances.

22 MR. SAVINO: They would comply with all
23 noise and vibration ordinances.

24 MR. TUVEL: Okay. Thank you. Thank
25 you for clarifying that.

1 We had some questions regarding the
2 clearance of the bridge, and whether or not fire
3 trucks from not only the City of Hoboken Fire
4 Department, but from neighboring municipalities,
5 would be able to fit under the clearance of that
6 bridge. Could you describe to the Board or explain
7 to the Board what you found out or what letters you
8 received?

9 MR. SAVINO: Certainly, the elevation
10 or the height to the bottom of the bridge is
11 15 feet, and we did receive a letter from Jersey
12 City, from Hoboken, and also from North Hudson
13 Regional. All of them have a truck that is 12 feet
14 or lower to the top, so they're looking for a
15 clearance of 12 feet. We're providing 15 feet.

16 MR. TUVEL: And we --

17 MR. SAVINO: You have letters to
18 support that that were submitted.

19 MR. TUVEL: They were submitted, yes.
20 By the way, I don't mean to be rude by having my
21 back towards everybody. I felt kind of weird about
22 that so. Okay.

23 Have you reviewed Mr. Marsden's latest
24 review letter?

25 MR. SAVINO: Yes, I have.

1 MR. TUVEL: Do you have any problems
2 complying with anything that in his review letter
3 says "not addressed"?

4 MR. SAVINO: No, we do not.

5 MR. TUVEL: So we can comply with his
6 entire letter.

7 MR. SAVINO: We will comply.

8 MR. TUVEL: Okay. Thank you very much.
9 That concludes my testimony.

10 MR. GALVIN: Chairman, Board Members?
11 Jeff?

12 MR. MARSDEN: On the -- in your
13 geotechnical report, page ten indicates here water
14 testing found chlorine or chlorides?

15 MR. SAVINO: Yes, that is correct.

16 MR. MARSDEN: What would be the source
17 of that and have you traced it out?

18 MR. SAVINO: We did find that there was
19 some chlorides, as you mentioned. What we did do is
20 some dye testing from local, local meaning to the
21 buildings, sanitary lines. We used different
22 colored dyes, tablets, in the different locations to
23 see if they were -- so we could track where it could
24 have been coming from, if it was coming from one of
25 the existing buildings. All of the testing was

1 negative. There were no results that showed any
2 color at all. In fact, what we did was we had an
3 absorbent pill that you would use for remediating
4 environmental contaminants that float on water. We
5 tested it in our office to make sure you could see
6 the color on that material, and that was what we put
7 in our monitoring wells that were in place and then
8 we released the dyes in the different sources or
9 potential sources and apparently none of the pipes
10 were leaking which, I guess, is a good thing, but
11 there was really no conclusion as to where -- what
12 the source is for the chemicals.

13 MR. MARSDEN: What do you plan to do
14 about that? I think that's an important issue that
15 we need to find the source of.

16 MR. SAVINO: Well, I'm not sure you can
17 actually find the source. After doing that kind of
18 investigation, it's a pretty -- it was a pretty
19 involved process, you know, and there's a water
20 entering into a ground water system, it could be
21 from many sources. It could be a leaking pipe. It
22 could be rain water that happens to run by a
23 particular -- some kind of chemical in the sewage
24 area or something that's out at grade that can end
25 up into the groundwater. So it's very difficult,

1 beyond what we've done, to really try to identify
2 it, and with respect to the collection of the
3 groundwater during construction and even in the
4 permanent condition, which I described already,
5 the -- if -- the same material is going -- which
6 is -- basically, soap suds, really, is what the
7 chemicals are, is going into the sewer from all of
8 our washing machines, basically, into the combined
9 sewer in the streets, so the fact that we're
10 collecting it around the base of the foundation
11 basement wall and then conveying it into the sewer
12 is getting to the same place, and it will be treated
13 just like any other water.

14 MR. MARSDEN: Well, my concern is some
15 of the neighbors indicated at the last meeting that
16 they have water concerns, you know, in their
17 basements and so forth, and if it was leaking pipe
18 or water line or sanitary sewer line or something,
19 that may be part of the source of that. So you're
20 saying you don't have any idea where that is coming
21 from.

22 MR. SAVINO: Where what is coming from?

23 MR. MARSDEN: Where the chlorides are
24 coming from.

25 MR. SAVINO: No, the tests we had done

1 were not conclusive.

2 MR. MARSDEN: Okay. Page eight of your
3 report indicates you found debris, I believe, under
4 the north lot.

5 MR. SAVINO: Yes.

6 MR. MARSDEN: Okay. You're going to be
7 excavating deep enough to have all that debris
8 removed and properly disposed of?

9 MR. SAVINO: Yes, that debris was from
10 the previously demolished building, typical. In
11 urban areas, buildings are demolished, they will
12 remove the structure from the top and collapse the
13 basement walls in upon themselves, and then just
14 cover it with some soil. We anticipated
15 encountering that. We did encounter that, and all
16 of that material would be removed as part of the
17 cellar excavation during construction.

18 MR. MARSDEN: Thank you.

19 MR. SAVINO: You're welcome.

20 COMMISSIONER COHEN: Question for you.
21 With respect to the serpentine rock that you said
22 was in the southeast corner of the south wing of the
23 proposed academic building, I think that's where was
24 said it would be located.

25 MR. SAVINO: Yes, that's correct.

1 COMMISSIONER COHEN: You indicated
2 there were ten dump trucks full of fill that, I
3 guess, will be excavated as part of this project.

4 Could you estimate what percent of that
5 fill will include that serpentine rock? Sounds like
6 it's just a portion of one part of the site. I'm
7 wondering if you could estimate if there were ten
8 trucks worth load of fill, what percent --

9 MR. SAVINO: Well, I didn't testify
10 that there were ten truck loads of soil --

11 COMMISSIONER COHEN: Okay.

12 MR. SAVINO: -- coming out of the site.

13 COMMISSIONER COHEN: Soil coming out of
14 the site.

15 MR. SAVINO: Only rock. So the rough
16 volume that I estimated from what we encountered in
17 the geotechnical investigation and the cellar
18 finished floor elevation, that is about ten dump
19 trunks work of worth of rock leaving the site. We
20 haven't gone through any volume calculations for
21 other total excavation for this job during this
22 application process, it's not a --

23 COMMISSIONER COHEN: Okay. So then if
24 it's ten dump trucks or rock, would that include the
25 serpentine rock that you testified about, or is

1 here so is there --

2 MR. SAVINO: I read the transcript.

3 COMMISSIONER FISHER: Well, meaning you
4 weren't here, we didn't talk about it from a
5 geotechnical perspective. We just heard that it was
6 a complex complex. Can you talk a little bit about
7 the possibility of putting the utilities in the
8 ground from a --

9 MR. SAVINO: Sure.

10 COMMISSIONER FISHER: Just the ground
11 part, I guess.

12 MR. SAVINO: Sure. The soil would be
13 excavated like any other excavation. It would
14 probably be a good idea to go out and investigate
15 what's there just to understand it, but I think a
16 bigger point about that is the size of the
17 structure, which is what we're concerned about, and
18 that's why we're not suggesting or recommending it,
19 to put utilities across that street you would need a
20 manway to access, which is basically a tunnel, which
21 could be, you know, with -- a typical height of,
22 let's say, 7-foot ceiling, something like that,
23 structure itself from -- from below slab to the top
24 of the roof, could be about nine or 10 feet. So,
25 basically you'd be creating a wall, concrete wall,

1 about nine or 10 feet high, across the wall
2 underground. So it would be supported, just like
3 any other slab on grade would be, you would
4 construct it like that, but it would certainly
5 preclude any future construction of utilities going
6 back and forth. Typically, a gravity line would
7 have an issue with that, because you'd have to
8 locate all of your gravity lines and make sure that
9 you're well below that with your -- the top of the
10 roof structure, which is very challenging, so...

11 COMMISSIONER FISHER: Is that -- we
12 didn't hear anything about the tunnel, and that's
13 required for -- I mean, what component of this
14 requires a tunnel? Like, when we think about other
15 community type utilities that we're trying -- within
16 Hoboken and other communities trying to put
17 underground, I don't see them building tunnels to
18 lay utilities line. So why is that different here?

19 MR. SAVINO: Well, you normally do not,
20 but when you are going from building to building,
21 with a substantial number of utilities and new
22 utilities beyond your property line, if you're in
23 the right of way or somewhere beyond your property
24 line, you would need to access them without having
25 to dig the road up every time something happens. So

1 it's really -- it's all parties best interests to
2 have it accessible without the disruption, but from
3 a geotechnical standpoint, it's an excavation. It's
4 a backfilled excavation. There is potential for
5 conflicts. You know, we do know that there's two
6 water lines, gas line, there's a telecommunications
7 line running underground right now, and, you know,
8 city streets sometimes, it could be other things, so
9 to propose something and then find -- find an
10 obstruction or another utility in the way that would
11 change everything during construction, could be a
12 very big problem, so, it's typically avoided to do
13 something like that. The anticipation is that the
14 fact that you have the ability to cross overhead and
15 if any repairs are required, they're done in the
16 structure, it's a lot easier.

17 COMMISSIONER FISHER: Okay. All right.
18 Thank you.

19 MR. SAVINO: You're welcome.

20 COMMISSIONER DEFUSCO: Mr. Chair, yeah,
21 so we we've been asking for a LEED certification
22 checklist, and I'm wondering, I think you're the
23 expert that was supposed to provide that, and if not
24 I'm sorry for asking the question, but do you have a
25 LEED certification checklist?

1 MR. SAVINO: I do not have it. I'm not
2 sure who's providing that.

3 MR. TUVEL: We will provide that. Our
4 architect is the one that would do that, and we want
5 to work with Miss Banyra on that issue.

6 COMMISSIONER DEFUSCO: Okay.

7 MR. TUVEL: So before this proceeding
8 concludes, which means not at this meeting.

9 COMMISSIONER DEFUSCO: Right.

10 MR. TUVEL: The Board will be given
11 that, the checklist and Mr. Galvin's also advised me
12 that that would need to be provided as well, so...

13 COMMISSIONER DEFUSCO: Great.

14 MS. BANYRA: And just so you know, I
15 have missed calls between myself and the architect.
16 We've tried to coordinate that a few times.

17 COMMISSIONER DEFUSCO: Right. And
18 just, you know, following up on Tiffanie's question,
19 which is a very good one, and as I stare up at the
20 ceiling, a drop ceiling, would you, kind of, liken,
21 you know, a drop ceiling in residential in these
22 sorts of applications to what you're proposing,
23 where you always want to access the pipe and
24 electrical and not, you know, kind of, store it
25 away, where you can access it?

1 MR. SAVINO: Typically, you'd like to
2 access utilities. If something leaks, it's coming
3 into a space that's occupied, right, so a drop
4 ceiling is great way to get in and fix something
5 like that without a lot of disruption.

6 So things get buried into, you know,
7 just in the ground, and you have to start
8 excavating, it's very involved and there's a lot of
9 parties that get disrupted and disturbed and --

10 COMMISSIONER DEFUSCO: Great. Thank
11 you very much.

12 MR. SAVINO: You're welcome.

13 CHAIRMAN AIBEL: Anybody else? Board
14 Members?

15 COMMISSIONER DEGRIM: How far down is
16 the bedrock in the southeast corner there?

17 MR. SAVINO: It's about 5 feet below
18 the cellar slab finished floor, plus or minus.

19 COMMISSIONER DEGRIM: And is that
20 finished floor is at minus 15?

21 MR. SAVINO: It's at elevation 26, 15,
22 yes, minus 15.

23 COMMISSIONER DEGRIM: And then how far
24 down is the bedrock at the north end?

25 MR. SAVINO: It's -- when you get to

1 the -- the rock dips as you go north, it dips down
2 as you're going north, so we encountered it roughly,
3 I would say, 15 to 20 feet below slab elevation on
4 the further north edge.

5 COMMISSIONER DEGRIM: And would the
6 idea then be to do a pile foundation.

7 MR. SAVINO: There will be no piles on
8 this job. This is not a pile job.

9 COMMISSIONER DEGRIM: Okay.

10 MR. SAVINO: Anticipation, and our
11 recommendation is shallow foundation system. Piles
12 are very expensive and not necessary for this
13 application. The soils are very dense. Where it's
14 not bearing on rock, it will be bearing on a pretty
15 solid bearing pressure material that we recommended,
16 and it's --

17 COMMISSIONER DEGRIM: You said that
18 there's a layer of construction debris somewhere.

19 MR. SAVINO: On the north lot, on the
20 former building, yes.

21 COMMISSIONER DEGRIM: Was that
22 construction debris tested for asbestos?

23 MR. SAVINO: It was not. It was more
24 of a rubbly type material. As I mentioned, the
25 typical process is to get rid of the wood, take it

1 somewhere else, and then collapse the basement walls
2 in upon themselves, which is typically a stone
3 that's been cemented together, that kind of thing,
4 and then backfill with soil.

5 COMMISSIONER DEGRIM: Okay. And you
6 don't -- I would imagine that there are not a lot of
7 tractor trailers that would get lost on Sixth
8 Street, but do you know how -- how high a trailer is
9 on a tractor trailer?

10 MR. SAVINO: A typical tractor trailer
11 truck?

12 COMMISSIONER DEGRIM: Yeah.

13 MR. SAVINO: I would estimate it's
14 probably about 10 feet or so, that might even be a
15 little high. Is it a little higher?

16 MR. GALVIN: Could we get a traffic
17 expert?

18 MR. SAVINO: I would say -- I don't
19 have a definitive answer for that question.

20 MR. TUVEL: Our traffic -- if you want
21 to hold that question for the traffic expert when he
22 comes back.

23 COMMISSIONER DEGRIM: Oh, there is --

24 MR. TUVEL: Yeah, he's going to come
25 back. You can add that -- you can add that to the

1 your list of questions for him.

2 COMMISSIONER DEGRIM: That's fine.

3 Okay. I have no further questions. Thank you.

4 MS. BANYRA: I have two questions.

5 Mr. Savino, did you -- I know you have rain gardens
6 proposed, are they not included in your
7 calculations?

8 MR. SAVINO: Actually, I don't think
9 rain gardens are proposed.

10 MS. BANYRA: I thought a rain garden
11 was proposed in the front of the building.

12 MR. SAVINO: I think that was changed
13 back to a planting bed.

14 MS. BANYRA: Okay. And then the roof
15 leaders, where does water from the roof leaders go?

16 MR. SAVINO: All water that's collected
17 will go into the subsurface detention system,
18 directly into the system, so there will be no sheet
19 flow like there was before.

20 MS. BANYRA: Is there any landscaping
21 you're proposing you're going to then sprinkler?

22 MR. SAVINO: I think there will be
23 probably drought resistant plants. I don't know if
24 there's a sprinkler proposed. No sprinkler.

25 MS. BANYRA: Thank you.

1 MR. SAVINO: You're welcome.

2 MR. MARSDEN: One more question on
3 the chloride. Did you do research on the DEP
4 database to see if there's any sites in the vicinity
5 that might be the source of that?

6 MR. SAVINO: I have not done that. I
7 could check back with the applicant to see if that
8 was done by someone other than myself.

9 MR. MARSDEN: Okay. I would suggest
10 that be done just to see if you do have a source.

11 MR. GALVIN: What is that?

12 MR. MARSDEN: I'd suggest that they do
13 a research on the DEP environmental database to see
14 if there's any sites in the vicinity that could be
15 the source of that material.

16 MR. TUVEL: We could do that.

17 COMMISSIONER BRANCIFORTE: Jeff, what
18 material are you talking about there?

19 MR. MARSDEN: The chlorides found in
20 the water, the test.

21 COMMISSIONER BRANCIFORTE: I mean, is
22 the DEP going to raise a red flag when they see that
23 there's chlorine and fluoride coming out, do you
24 think?

25 MR. MARSDEN: Typically not, but I'd

1 like to know that there's nothing there, I mean --

2 COMMISSIONER BRANCIFORTE: Yeah, no, I
3 agree with you.

4 MR. MARSDEN: Do your due diligence,
5 and if nothing is encountered, then if there is
6 something say, yeah, that could be the source.

7 COMMISSIONER BRANCIFORTE: Right, no, I
8 agree that we should locate the source while the
9 ground is open.

10 MR. MARSDEN: If you can.

11 COMMISSIONER BRANCIFORTE: And get it
12 done.

13 MR. SAVINO: It may become obvious when
14 the ground is open. It certainly will be addressed
15 at that time.

16 CHAIRMAN AIBEL: Anyone else?
17 Mr. Grana?

18 COMMISSIONER GRANA: Yeah. So we got
19 the letters from the various fire departments. Are
20 there other vehicles of a similar or higher height
21 that will need to go under the proposed pedestrian
22 bridge, you know, for delivery or such and so forth?

23 MR. SAVINO: I think the traffic
24 engineer should probably answer that question.

25 COMMISSIONER GRANA: Okay. I'll leave

1 it for traffic.

2 CHAIRMAN AIBEL: Anyone else?

3 Let me open up to the public.

4 Anybody in the public wish to put
5 questions to the witness?

6 VOICE: Come up here?

7 CHAIRMAN AIBEL: Please, sir. Just
8 questions only.

9 MR. BOYLAN: Bruce Boylan, 513 Park,
10 B-O-Y-L-A-N.

11 You used the term "water detention".
12 The only detention I knew was high school.

13 MR. SAVINO: Yes.

14 MR. BOYLAN: I know what retention is.
15 Could you explain what detention is?

16 MR. SAVINO: Sure. Actually, that's a
17 very good analogy, because when you went to
18 detention what happened at the end of detention?
19 You went home, right? Same thing that happens with
20 the storm water. It gets held for a while, and then
21 it gets conveyed back into the sewer, or into the
22 sewer, so it's detained for a while.

23 Retention basically holds it until it,
24 perhaps, would percolate or something like that,
25 which is not done in urban areas, but a detention

1 system just detains the water for a period of time
2 and then releases it afterwards.

3 CHAIRMAN AIBEL: Other questions?
4 We'll do the public first.

5 MR. TUMPSON: Dan Tumpson, 230 Park.
6 T-U-M-P-S-O-N.

7 I just want -- I seem to remember when
8 they were preparing the Babbio Center, this was a
9 while ago, there was a big controversy about the
10 idea of asbestos being a product of the construction
11 of the rock that was there, and that this area
12 you're talking about that may have asbestos, that's
13 in that south, southeast portion, yes, that one
14 yeah, that's very near, and I'm just wondering, are
15 there tests being done to see whether there's any
16 significant level of asbestos, and is there a way to
17 make sure that that is not something that's released
18 into the environment?

19 MR. SAVINO: There absolutely was
20 testing done. As I had testified to, we did sample
21 a half a dozen or so rock samples sent to the
22 laboratory and they came out negative for asbestos.
23 Hoboken has an ordinance, we referenced it in our
24 geotechnical report, and we also provide some of the
25 requirements from that ordinance just to get an

1 understanding, a general understanding of the
2 wetting down and the proper handling of the
3 material, should it be found to be positive for
4 asbestos. So it will be tested, as it's coming out
5 of the ground. If it's found positive, it will go
6 to a place that will legally receive asbestos, just
7 like any other abate asbestos. If it's negative, it
8 will be whatever the contractor anticipated taking
9 his rock.

10 MR. TUMPSON: But prior to that --
11 those testing, there's not a chance that there could
12 asbestos released into the environment prior to the
13 testing and so forth?

14 MR. SAVINO: No, the procedures that
15 the town has in place through the ordinance by which
16 a contractor is required to go and get a permit,
17 which describes the procedure that he will follow
18 it, and we will be making sure he follows it. It
19 includes a wetting down of the material. So
20 asbestos is an airborne material. When it's
21 hazardous to you, it's through your lungs, right?
22 So part of that procedure is wetting down the
23 material, just like you wet down a dust material,
24 any kind of dust. So that procedure will be a part
25 of their operation, as the rock is being chipped and

1 removed, they will be wetting it down, and that will
2 keep the test down.

3 MR. TUMPSON: Yeah. I just meant in
4 terms of the fact that wetting down is a transitory
5 treatment. If it's crushed or whatever, it may be
6 wetted down at the time, but is there a chance that
7 when it becomes dry again that it could be a
8 problem?

9 MR. SAVINO: Well, it will be wet in
10 the place that it is removed from and then to, while
11 it's temporarily stored waiting for the results. So
12 there is a procedure for that, too, which is
13 temporary storage of outside materials so, and in
14 both cases whether it's coming out of the ground or
15 whether it's waiting to be put into a truck, there
16 is a procedure that is required by the town to
17 prohibit dust from flying through the air, which may
18 carry that asbestos.

19 MR. GALVIN: Chairman.

20 CHAIRMAN AIBEL: Counsel, you want to
21 take a shot?

22 MR. DWYER: Yes, Mr. Chairman. Thank
23 you. Patrick Dwyer on behalf of the objectors, from
24 the law firm Nusbaum Stein. I was here last time.

25 MR. TUVEL: Could I just one question

1 before Mr. Dwyer starts?

2 Mr. Dwyer, I think, in looking at the
3 prior transcript, I just wanted to make it clear.
4 You said you represent some concerned neighbors.
5 Who are they, I just looked at your names, who you
6 represent for the record. That's all I just wanted
7 you to clarify.

8 MR. DWYER: Alice Sabel and Scott
9 Sabel.

10 MR. TUVEL: Okay. Thank you. Okay.

11 MR. DWYER: Just a couple of questions,
12 Mr. Savino.

13 You mentioned that there would be rock
14 excavation on the south side, it would be chipping,
15 not blasting.

16 Can you approximate how long that will
17 take?

18 MR. SAVINO: I would say likely maybe a
19 week or two weeks, depending on how aggressive the
20 contractor is with moving that part of the project
21 along. I'm not sure how much you're involved with
22 construction, but sometimes contractors are a little
23 slow.

24 MR. DWYER: Okay. Thank you.

25 If I understand correctly, your

1 response to the Board Member's question that you
2 agree that it is -- it would be possible to
3 construct a shared utilities underground as opposed
4 to above ground.

5 MR. SAVINO: I didn't say it would be
6 possible. She then asked whether you could excavate
7 to construct utilities underground, and I described
8 what would likely have to be constructed to
9 accommodate them, and that it is basically a nine to
10 10-foot concrete wall traversing the Sixth Street
11 right-of-way, which would be prohibited.

12 MR. DWYER: I heard that part. What I
13 wanted to know is from your expert opinion, is it
14 possible?

15 MR. SAVINO: Is it possible?

16 MR. DWYER: Right.

17 MR. SAVINO: I would have to go back
18 and look at all other utilities and see if it's
19 feasible at all because, as I said, gravity lines,
20 you can't change a gravity flowing line, so you'd
21 have to go beneath the gravity flowing lines, which
22 pushes everything further down underground, which
23 could be below the finished floor of the cellar
24 itself.

25 MR. DWYER: Okay.

1 MR. SAVINO: So there are constraints
2 related to that.

3 MR. DWYER: So I guess you don't know
4 right now.

5 MR. SAVINO: I would say it's
6 prohibitive.

7 MR. DWYER: What does that mean?

8 MR. SAVINO: That means it would take
9 some investigation and having to figure out whether
10 we could do it, and the fact that we'd be
11 constructing a wall across the a right-of-way would
12 be not advantageous.

13 MR. DWYER: I guess I don't understand.
14 Is it geotechnical --

15 MR. TUVEL: He answered the question.
16 Do you have another question?

17 MR. DWYER: Is it geotechnically
18 possible?

19 MR. SAVINO: Oh, it's certainly
20 geotechnically possible. It's not a geotechnical
21 question.

22 MR. DWYER: You mentioned that it's not
23 typical for buildings who are not on the same lot,
24 they're divided by a public right-of-way, to have
25 their utilities shared underground.

1 Is it typical for them to have them
2 shared in a sky bridge?

3 MR. SAVINO: I have not been involved
4 with many projects that had that kind of
5 application.

6 MR. DWYER: Okay. Thank you.

7 MS. GROSS: My name is Barbara Gross.
8 I live at 600 Hudson Street.

9 Within the past two weeks we had a most
10 unusual situation. We had an incredibly heavy
11 rainstorm and the sewers backed up. I live in the
12 basement level of my building and sewers backed into
13 my bathrooms, the first time I can ever remember
14 that happening in all of Hoboken, and it was
15 referred to -- some people said it was worse than
16 Sandy, if you can imagine that.

17 Now, you're adding water that will have
18 to go into the sewer system when the Gateway project
19 is built. When this happens again, and now I have
20 no doubt that it will, how will that be
21 accommodated?

22 MR. SAVINO: That's a good question.
23 As I had testified to, the proposed system that I've
24 shown you here actually creates eight times the
25 amount of volume of storage underground, and even

1 delays the peak flow by 25 percent or reduces the
2 peak flow by 25 percent for the two and ten and
3 hundred year storms. So this application is
4 actually improving the conditions in the area by
5 releasing less water into that sewer that collects
6 storm water from the entire area, so it's going to
7 have a positive impact on the sewer. I'm not sure
8 about, you know, how that's happening with your
9 situation in particular, but I know that this
10 application and what the applicant is proposing will
11 absolutely have a positive impact for the reasons
12 I've stated, both the volume, significant volume,
13 storage underground, and the reduction of the peak
14 flow rate into the sewer, which is what you see
15 during those storm events, the peak flow rate is
16 what makes the sewer surcharge.

17 CHAIRMAN AIBEL: Please come forward.

18 MS. ONDREJKA: Mary Ondrejka,
19 O-N-D-R-E-J-K-A, 159 Ninth Street.

20 I have a question about the north site
21 with the parking lot. Since there once was a
22 structure on that parking lot, and I believe you
23 said that the prior structure had the walls
24 collapsed down because you bore -- you're boring
25 holes in that area, correct?

1 MR. SAVINO: Yes.

2 MS. ONDREJKA: Do you happen to know if
3 that structure had a basement?

4 MR. SAVINO: You want me to answer
5 that?

6 MS. ONDREJKA: Oh.

7 MR. SAVINO: From the depth that we
8 encountered the rubble material from the previous
9 structure, it looks like it had a -- some depth of a
10 cellar. I'm not sure how deep because that material
11 gets all disturbed when they're demolishing it, but
12 it was -- certainly looked to be at a cellar depth,
13 somewhere around there.

14 MS. ONDREJKA: Okay. So that would
15 mean that there probably is a lot of material in
16 that basement, if there was a basement, correct, and
17 that was topped over by concrete.

18 Did Stevens put that concrete on that,
19 or was the property when it was torn down just
20 covered with concrete and Stevens purchased it? How
21 did that work?

22 MR. SAVINO: I am not sure when that
23 happened.

24 MS. ONDREJKA: You don't know?

25 MR. SAVINO: Yeah.

1 MS. ONDREJKA: I do know that the
2 structure, I think, was gone in the sixties. Has it
3 been a parking lot since that time?

4 MR. SAVINO: I believe it has, yes.

5 MS. ONDREJKA: It has, okay.

6 So my guess is it probably -- what was
7 it -- my one other question is: What kind of
8 materials did you find in that boring of that lot?

9 MR. SAVINO: It was a rubble material.
10 It's --

11 MS. ONDREJKA: Plaster?

12 MR. SAVINO: It's hard to say whether
13 it was plaster.

14 MS. ONDREJKA: Wood?

15 MR. SAVINO: Maybe a little bit of
16 wood, and some of the rubble from the foundation,
17 which is stone and --

18 MS. ONDREJKA: Sand?

19 MR. SAVINO: Cement. Kind of like the
20 wall right over there that you see.

21 MS. ONDREJKA: Right. I'm sure it's
22 similar to what I found in my backyard, okay, but
23 about that didn't present any problem. You just
24 have to get rid of it?

25 MR. SAVINO: Correct. We would --

1 regardless of what we're encountering there, the
2 foundations will bear on a natural material. It's
3 required to bear on a natural material, which is
4 what our geotechnical report recommends. So typical
5 for construction, you would not build on top of
6 fill.

7 MS. ONDREJKA: Right.

8 MR. SAVINO: If the there was no cellar
9 and the foundations were to be at a higher
10 elevation, then our recommendation would be to
11 remove that material, and to be -- find natural
12 material, come back up with a controlled material
13 and then build it there. So, whether you're digging
14 through it to construct lower, or you're
15 constructing up higher, either way that material
16 will come out.

17 MS. ONDREJKA: Okay. Thank you very
18 much.

19 MR. SAVINO: You're welcome.

20 CHAIRMAN AIBEL: Please come up.

21 MS. HEALEY: Leah Healey, H-E-A-L-E-Y,
22 806 Park.

23 Mr. Savino, are you the only
24 professional that's going to be testifying regarding
25 the bridge utilities?

1 MR. SAVINO: I'm not sure.

2 MR. TUVEL: I believe the architect
3 talked about the utilities as well.

4 MS. HEALEY: He wasn't able to answer
5 my questions about it, so I'll try with you because
6 you started to talk about utilities.

7 We've been talking about the utilities
8 that are going to go across the bridge that make it
9 necessary. I wanted to know if you could tell me
10 what utilities are we talking about.

11 MR. SAVINO: That's an architectural
12 question more.

13 MS. HEALEY: Okay.

14 MR. SAVINO: I mean, it's --

15 MS. HEALEY: Because --

16 MR. SAVINO: It's typical utilities --

17 MS. HEALEY: A water line?

18 MR. SAVINO: It would be likely water,
19 gas, electric, telecommunications.

20 MS. HEALEY: Okay.

21 MR. SAVINO: Storm water. I'm not
22 sure --

23 MS. HEALEY: Well, I asked the
24 architect about this because I was trying to
25 understand what utilities were up there, and

1 understand why they couldn't go underground. And
2 it's certainly not a water main that's going across
3 there, is it?

4 MR. SAVINO: No.

5 MS. HEALEY: Okay.

6 MR. SAVINO: Be a service, two
7 services.

8 MS. HEALEY: So what size water line
9 are we talking that's going across there?

10 MR. TUVEL: I think, Miss Healey, just,
11 I don't want to interrupt you, but I think what we
12 should do, if you have additional questions,
13 Mr. King is probably going to come back at some
14 point to -- for certain reasons, I believe the
15 checklist will be one of them.

16 MS. HEALEY: Okay.

17 MR. TUVEL: And if you have questions
18 for him, he can answer them.

19 MS. HEALEY: Okay. So my other
20 question that I would be asking this gentleman is --

21 MR. TUVEL: Go right ahead.

22 MS. HEALEY: If he's not the right one
23 is: If this Board does not provide a bridge and
24 those utilities have to go somewhere else, the
25 architect testified that it would have to add things

1 to the building, some bulk to the building, is he
2 going to testify to that?

3 MR. TUVEL: I believe --

4 MS. HEALEY: Or is it going to change
5 the configuration if it doesn't go underground?

6 MR. TUVEL: I think we're rehashing a
7 lot of -- some of the testimony from the first
8 meeting, but I believe what Mr. King testified to,
9 and he can correct me if I'm wrong --

10 VOICE: Speak into the microphone.

11 MR. TUVEL: I'm sorry. I'll do that.
12 Sorry about that.

13 What I think happened, I think at the
14 first meeting Mr. King testified to the fact that a
15 lot of the rooftop equipment was minimized by the
16 fact that they were able to have the utilities
17 shared amongst the two buildings, and I think that
18 testimony was fairly extensive at the first meeting.

19 Is that what you were referring to?

20 MS. HEALEY: Yeah, and but when I asked
21 a specific question --

22 MR. TUVEL: I'm sorry.

23 MS. HEALEY: I asked a series of
24 specific questions about exactly how big those
25 utilities were and where they were going to go, and

1 I wasn't getting answers to that, so that's why I
2 came back tonight for that.

3 MR. GALVIN: I don't want to
4 interfere --

5 MS. HEALEY: Yeah.

6 MR. GALVIN: But I was listening very
7 carefully tonight, and I understand your point of
8 your question.

9 MS. HEALEY: Yeah.

10 MR. GALVIN: What I heard Mr. Savino
11 say is some of the utilities, not all of them, but
12 some of the utilities, if they don't use the
13 passageway across the two buildings, they're going
14 to have to put them a tunnel to connect these, the
15 utilities of two buildings, and that because of the
16 nature of not wanting to have to continually rip up
17 the street, they're actually going to have to build
18 a tunnel at that location. It's not that it's
19 impossible to do, it's probably just easier for them
20 to have it elevated as opposed to having it
21 underground.

22 MS. HEALEY: Okay. Then my -- my
23 final -- I do want to ask you a couple more
24 questions about the tunnel.

25 MR. TUVEL: Go ahead.

1 MS. HEALEY: Right now some of the
2 utilities are accessed by our utility companies
3 through manholes, so is that not a possibility to
4 have manholes that you could access these from?

5 MR. SAVINO: Yeah, a manhole will give
6 you access to probably a 4-foot diameter location
7 over an utility.

8 MS. HEALEY: Okay.

9 MR. SAVINO: But that's it. So the
10 rest of the utility, whether there's damage or
11 leaks, something that happens to the rest of
12 utility, you would absolutely be excavating the road
13 up. So it does provide access, but it doesn't give
14 you access to the entire line.

15 MS. HEALEY: And how wide is the area
16 that this tunnel would have to be in?

17 MR. SAVINO: It's not designed. So I
18 would -- I would estimate it's probably --

19 MS. HEALEY: The street width or -- I'm
20 trying to figure out --

21 MR. SAVINO: I don't know what you mean
22 by width.

23 MS. HEALEY: You're talking about a
24 tunnel --

25 MR. SAVINO: Yeah, I'm saying here.

1 MS. HEALEY: -- in the ground.

2 MR. SAVINO: It would be --

3 MS. HEALEY: Yeah.

4 MR. SAVINO: -- traversing, basically,
5 the same location --

6 MS. HEALEY: Okay.

7 MR. SAVINO: -- or somewhere around
8 there, right, so it would traverse the entire space
9 here building to building. The width would be
10 likely about 10 feet. To have utilities come up and
11 people be able to work on them in there, there's --
12 you need room, so...

13 MS. HEALEY: Right. So within that
14 10 feet, how much is that sidewalk and how much
15 of that is street?

16 MR. TUVEL: I think we're asking him to
17 guess because we haven't designed a tunnel as part
18 of the application.

19 MS. HEALEY: No. I'm asking him
20 questions about access. He's suggested tunnel is
21 the only way, and I'm suggesting that perhaps an if
22 we only have 10 feet span, that with two manholes
23 could be the same thing.

24 MR. SAVINO: A ten foot width, but it's
25 a span all the way across the street. So is that

1 accident foot right-of-way?

2 MS. HEALEY: Okay. I'm asking --
3 you're talking about the bridge -- width of this
4 bridge.

5 MR. SAVINO: Picture that underground.

6 MS. HEALEY: Yes. And how long is that
7 space?

8 MR. SAVINO: But narrower. Narrower.

9 MS. HEALEY: Between buildings, the two
10 buildings.

11 MR. SAVINO: About 60 feet.

12 MS. HEALEY: 60 feet, okay. Okay.

13 MR. SAVINO: 50 feet. I'm sorry,
14 50 feet.

15 MS. HEALEY: Okay. That answered my
16 question. Thank you.

17 MR. SAVINO: Okay. You're welcome.

18 CHAIRMAN AIBEL: Thank you. Anyone
19 else?

20 MS. CHARTIER: Meredith Chartier,
21 C-H-A-R-T-I-E-R, 70 Monroe Street.

22 The storm water retention system that
23 you have designed right now, about can you estimate
24 how many gallons of water that will take out of the
25 sewer system and in a storm event?

1 MR. SAVINO: It's really calculated by
2 the peak flow rate.

3 MS. CHARTIER: Okay.

4 MR. SAVINO: So the reduction, the
5 25 percent reduction I mentioned before for the
6 three storms, the two year, ten year, and the
7 hundred year storm, the reduction is -- for the two
8 year it's 2.37 cubic feet per second of flow, with
9 our proposed reductions, it goes from 2.37 down to
10 1.83. That's the 23 percent or so reduction for the
11 two year storm. For the ten year storm, it goes
12 from two -- 3.66 cubic feet per second to 2.73. So
13 from 3.66 to 2.73 cubic feet per second. So there's
14 a reduction of about 24 percent and then -- I'm
15 sorry, 25 percent, and then for the hundred year
16 storm, which is a pretty large storm event, the peak
17 flow is 6.15 cubic feet per second in this design
18 we have before, which is the existing condition.
19 We're reducing that to 4.45. So in each case there
20 is going to be less flow going into it.

21 MS. CHARTIER: Right.

22 MR. SAVINO: I haven't calculated
23 gallons.

24 MS. CHARTIER: About how much water can
25 that system hold at one point?

1 MR. SAVINO: The total capacity of the
2 system is 1,500 cubic feet, that proposed system.
3 The original system, which is only required -- which
4 is what's required, is only 173.

5 MS. CHARTIER: Okay. And what exists
6 now?

7 MR. SAVINO: So 173 -- nothing.

8 MS. CHARTIER: Oh, thank you. You
9 answered my question. Thanks.

10 CHAIRMAN AIBEL: Please step forward.

11 MS. TYROLER: Ruth Tyroler,
12 T-Y-R-O-L-E-R, 339 Bloomfield Street.

13 So I was going to ask you about water
14 detention, but I have the same problem that Miss
15 Gross does and basically that was a high tide
16 episode, and we get the backup as well. I had it in
17 my bathtub, so I'm excited about this because I
18 really didn't realize that buildings that -- you
19 think about things improving for your flooding
20 problem, and you think about it has to be something
21 that's right near my house, but I actually think
22 that because there must be water flowing down from
23 there right now down the street that going into the
24 sewer near my house, so that water --

25 MR. SAVINO: Yeah.

1 MS. TYROLER: So that would be less.

2 MR. SAVINO: Correct.

3 MS. TYROLER: One so I think that's
4 great.

5 I have a question. You talk about for
6 the tunnel, the gravity line, can you explain what
7 the gravity line is?

8 MR. SAVINO: Sure.

9 Utilities are -- most of them are not
10 gravity flow lines, but a storm line and a sanitary
11 line are both gravity flow lines. That means it's
12 pipe that pitched in a particular direction to allow
13 flow by gravity. It has to connect to a particular
14 point downstream. So you're controlled by that
15 downstream point, and you work your way backwards.
16 So if that's a little high, you have to fly your
17 pipe a little bit. So lower, then you have a little
18 more flexibility.

19 MS. TYROLER: Okay. So it's for
20 liquids.

21 MR. SAVINO: It's for water.

22 MS. TYROLER: For water.

23 MR. SAVINO: Storm water or a sanitary
24 flush.

25 MS. TYROLER: And this -- so if you're

1 building a tunnel that a man has to walk through,
2 right, that's what you're saying for this?

3 MR. SAVINO: For the utilities across
4 the street.

5 MS. TYROLER: For the utilities.

6 Is there HVAC running through that
7 utility? Was that part of the mechanicals that
8 you're not putting on both roofs?

9 MR. SAVINO: I'm not sure if there's
10 HVAC. Would there be HVAC running back and forth?

11 VOICE: Yes.

12 MR. SAVINO: There would be.

13 MS. TYROLER: So that --

14 MR. SAVINO: Duct work.

15 MS. TYROLER: I'm thinking it's
16 probably -- so that tunnel might have to be very
17 deep. So my concern there is that if it's a tunnel,
18 I recently had to repair my water line between the
19 main and my house because we're responsible for
20 those, and I'm just so convinced that it was because
21 of bump -- the bumping down the road, and so I'm
22 wondering if digging that tunneling it would -- if
23 they did that, that it would affect houses on that
24 block to have that problem, because that, you know,
25 like would that require a lot of drilling even if

1 they did do that?

2 MR. SAVINO: No drilling would be
3 required. Just excavation.

4 MS. TYROLER: Okay.

5 MR. SAVINO: With an excavation.

6 MS. TYROLER: Because if it's HVAC,
7 that's probably why it needs to be the size of a
8 man, right?

9 MR. SAVINO: Well, HVAC is one of the
10 series of utilities --

11 MS. TYROLER: Right.

12 MR. SAVINO: -- that are going to be
13 going -- would be going back and forth through that.

14 MS. TYROLER: Okay. Thank you.

15 MR. SAVINO: You're welcome.

16 CHAIRMAN AIBEL: Anyone else? Yes.

17 MS. MOH: Barbara Moh, M-O-H, 536
18 Hudson Street.

19 And this is regarding the utilities.
20 Putting them underground, has Stevens specifically
21 looked into putting the utilities underground, just
22 everything that would be involved doing that,
23 specifically, putting utilities underground between
24 the two buildings?

25 MR. SAVINO: Not specifically, no.

1 MS. MOH: So they haven't --

2 MR. SAVINO: We have looked at together
3 as a team and talked about what it would be, what it
4 would be involved.

5 MS. MOH: But specifically looked into
6 the buildings without the sky bridge, like all the
7 utilities underneath and the ground.

8 MR. SAVINO: I believe the architect
9 has a clear understanding of what would be
10 traversing, because he's proposing them in the
11 bridge now, so they would go down underground. So
12 they definitely discussed that.

13 MS. MOH: Right, but specifically
14 looked into it as detailed study.

15 MR. TUVEL: Mr. Galvin, could I just
16 try chime in for a second?

17 I've no problems with the geotech
18 questions regarding the underground utilities
19 because that's what Mr. Savino is, the geotechnical
20 engineer on the project. There were questions about
21 it, that's fine. About alternative plans, that
22 wasn't part of Mr. Savino's testimony. If there
23 were questions about, like I said, the geotechnical
24 aspects of this, that's fine, but I think what
25 you've heard and what -- based on a lot of the

1 questions that have been asked is that we think that
2 there's a benefit to the sky bridge versus putting
3 the utilities underground and I think that's clear
4 from the testimony, and if we just keep on rehashing
5 it -- if there's a geotechnical question, fine, but
6 I just think we're just rehashing the same question
7 over and over again.

8 MR. GALVIN: Sometimes people want to
9 do a certain thing. It's not a question of -- it's
10 not like you're saying "We have to do the bridge."
11 You're saying it makes sense to do the bridge for
12 whatever reasons you think, and it's attractive, but
13 it's not -- in other words, you're looking for a
14 reason why they must do the bridge.

15 MS. MOH: Right.

16 MR. GALVIN: That's not what we have to
17 decide at all. We have to decide if we like this
18 architectural look of this as it is, period or dot.
19 If we didn't like it, then they'd have a problem
20 because that they'd have to remove it. Now, if they
21 have that he have to remove it, and they have to
22 find a new way to locate their equipment, that would
23 be on them to solve that problem.

24 MS. MOH: But hasn't some of the
25 presentation been that it really seems that the sky

1 bridge is necessary?

2 MR. GALVIN: Listen, I'm going a little
3 extra than -- I shouldn't be doing this debate with
4 you.

5 MS. MOH: Okay.

6 MR. GALVIN: But let me just say this:
7 What they're arguing is they're trying to make the
8 pitch that it's easier for them if it's out of the
9 ground rather than under the ground. I don't know
10 what the Board Members are thinking about that,
11 positive or negative. They're saying they asked
12 them specifically, "Could you do underground?" and
13 he said, "Yes", he could do it underground, but he
14 gave us his reason why he thinks that it's easier
15 for them if it's not underground.

16 MR. TUVEL: We think it's -- I mean,
17 the testimony has been that's a -- we think that
18 putting it above ground is a positive thing, and an
19 efficient use of the property, and that's what's he
20 is testify to.

21 MR. GALVIN: Let me just say this also:
22 The point that we are at in the hearing, as we go
23 along we ask questions of the witness as to what
24 they testified to. If you don't like the
25 application or you don't like the bridge, when we

1 finally get to that magical point where we're ready
2 to listen to your comments, you'll be able to just
3 come up here and say, "Hey, I don't like the
4 bridge." And that's okay.

5 MS. MOH: I just thought I could ask
6 questions. That's all.

7 MR. GALVIN: You can.

8 MR. TUVEL: I'm not trying to --

9 MR. GALVIN: We're asking you to ask
10 questions of what his testimony is.

11 MR. TUVEL: I'm not trying to stop you
12 from asking questions.

13 MS. MOH: But his testimony was on
14 utilities.

15 MR. GALVIN: No, but he's not -- he
16 said he could do it, and he explained that if he did
17 the tunnel, that it would be complicated because
18 they want to have enough space to go work under
19 there, but if you have another question, by all
20 means, ask it.

21 MS. MOH: I don't want to be
22 confrontational.

23 MR. TUVEL: No, no, go ahead.

24 MS. MOH: So I won't ask anymore
25 questions.

1 MR. GALVIN: All right. I'm sorry, Ms.
2 Moh.

3 CHAIRMAN AIBEL: Anyone else? Please
4 come forward.

5 MR. COOKE: Frank Cooke, 632 Hudson
6 Street, C-O-O-K-E.

7 MR. GALVIN: Different court reporter.

8 MR. COOKE: So I'll actually try to
9 keep this in the spirit of what we're supposed to be
10 doing here, so the sewer capacity to handle the
11 extra water, is that a conversation that's been with
12 the North Hudson Sewer Authority at this point?

13 MR. SAVINO: We've had discussions.

14 MR. TUVEL: Why don't we just switch
15 the mic so he can talk.

16 MR. SAVINO: Yes, we have had some
17 communications with them, but you just said -- did
18 you repeat it? What she said there?

19 MR. COOKE: Yup. Have you had
20 conversations --

21 MR. SAVINO: No before that. Before
22 that you said something about --

23 MR. COOKE: Whether -- it was all about
24 whether there have been conversations with the
25 sewerage authority about whether the extra water

1 that's going to be going into the system --

2 MR. SAVINO: That's the word right
3 there, yeah. I wanted to just key in on that
4 because there isn't extra water going into the
5 sewer. There is not extra water going the sewer
6 testimony, so I just want to make it clear that I've
7 testified a few different points with volumes to
8 show you that we went from 157 cubic feet of storage
9 to over 1,500 cubic feet of storage underground. So
10 that's a lot of volume of storage with reduction in
11 peaks, very significant benefit to the area, so not
12 extra. I just want to make sure.

13 MR. COOKE: So just to clarify,
14 everything on the parking lot today is going
15 somewhere, not necessarily into the sewer system?

16 MR. SAVINO: It goes in the sewer
17 system.

18 MR. COOKE: Not necessarily. I don't
19 believe that.

20 MR. SAVINO: Okay. So when the storm
21 water hits the ground, and then it's no longer
22 there, it's somewhere. So some of it does
23 percolate, that's true, there are cracks that the
24 ground and things like that, but the majority of
25 that volume will sheet flow into the curb, and make

1 its way to a sewer, into the sewer system, so it's
2 definitely getting there eventually, except for that
3 small amount that percolates.

4 MR. COOKE: Which is on my neighbor's
5 basement.

6 You mentioned the fire truck. You had
7 notifications from, I think, three municipalities
8 saying that they had trucks that can make it under
9 or have a 12-foot high clearance. Is that all their
10 trucks or that they have some trucks that might be
11 able to do it?

12 MR. SAVINO: They sent a letter saying
13 that their trucks, so that means that whatever
14 trucks they're going to send, they're going to be
15 12 feet or lower.

16 Just so for clarity's sake, the
17 Department of Transportation requires 14 feet
18 6 inches. So we're designing 6 inches more than
19 that, just moving it up higher, just to make sure
20 that we're beyond the DOT standards.

21 MR. TUVEL: And just for clarity, in
22 terms of municipalities, I think we had City of
23 Jersey City, City of Hoboken, but the other one,
24 North Hudson, obviously, comprises a bunch of
25 municipalities within Northern Hudson County, so...

1 MR. COOKE: Thanks. The tunnel versus
2 the bridge, and I apologize and I'll try to keep it
3 on topic.

4 MR. GALVIN: No, go ahead.

5 MR. COOKE: If there is a tunnel, you
6 had mentioned excavation, if there was some kind of
7 issue. My assumption, based on construction
8 history, is if there's a tunnel, everything would be
9 accessible in the tunnel.

10 Is that an inaccurate statement?

11 MR. SAVINO: No, that is an absolutely
12 accurate statement, and that is the reason that we
13 would not just bury them in the ground, because then
14 we would have to, during a repair, dig up the street
15 or the sidewalk and the street.

16 MR. COOKE: Sorry. Clarification. My
17 understanding of a tunnel was an actual tunnel that
18 would then have water lines, electrical lines, HVAC
19 within the tunnel, not underground.

20 MR. SAVINO: That's absolutely correct,
21 and that's why we would not have to dig the ground
22 up. The tunnel's in place, and we have utility
23 problem, the mechanic would access it from the
24 tunnel. If there is no tunnel, and they're in the
25 ground and something happens, then contractors have

1 to go out and dig the road up.

2 MR. COOKE: Okay. So I think I heard
3 inconsistency there between whether a tunnel
4 requires any excavation after it's done or not.

5 MR. SAVINO: Okay.

6 MR. COOKE: To do work.

7 MR. SAVINO: Okay. So there's a
8 clarification point. During construction, there
9 will be an excavation for the tunnel, it would then
10 be backfilled. After that, you wouldn't have to dig
11 up the ground from the surface to access any of
12 those utilities. So there's a one-time excavation,
13 backfilled, paved, done. After that you would not
14 have to access.

15 MR. TUVEL: Just for the record, we've
16 been discussing a tunnel that is not proposed, does
17 not exist, and has not been designed, so, just --

18 MR. GALVIN: But other than that --

19 MR. COOKE: But the engineering
20 question about what would a tunnel look like and
21 what would be achievable. So to be fair, I don't
22 think I'm off base here.

23 MR. GALVIN: No, you're not at all. We
24 just keep going.

25 MR. TUVEL: I just making it clear --

1 MR. GALVIN: He's doing his job. You
2 did your job. Ask your next question.

3 MR. COOKE: Gravity lines. Pumps?

4 MR. SAVINO: For what?

5 Are you asking me if you would like to
6 maintain a pump over 30 years in your house?
7 Because you do not, do not, as a civil engineer,
8 want to design any storm water, if you can help a
9 sanitary, with a pump system. Because pump systems,
10 they don't always work, so we always, as much as we
11 possibly can, design gravity flow for sanitary and
12 storm, and that's what we're proposing.

13 MR. COOKE: But a pump could work.

14 MR. GALVIN: Yes. I'll answer it.
15 Yes. Yes. But he told you his experience, it's not
16 the better methodology.

17 MR. COOKE: And my final question, and
18 I'll go gone away. Has there been any work on the
19 cost of a tunnel versus a bridge and what the actual
20 financial impact to Stevens might be?

21 MR. TUVEL: I object to the question.
22 We're not proposing a tunnel.

23 MR. GALVIN: The answer is no, they
24 haven't looked into it.

25 MR. COOKE: Thank you.

1 CHAIRMAN AIBEL: Thank you? Anyone
2 else. Please come forward.

3 MR. GALVIN: So how much is the tunnel
4 going to cost?

5 MR. SNYDER: Richard Snyder,
6 S-N-Y-D-E-R, 551 Observer Highway.

7 I just had a couple of questions about
8 the storm water retention. Just to recap, you said
9 it was eight times more capacity than -- I didn't
10 understand what the base line was.

11 What was the starting point?

12 MR. SAVINO: It was eight times the
13 capacity of what we -- it's originally submitted
14 which complied with the requirements to meet the
15 existing peak flows from the existing condition to
16 the proposed condition.

17 MR. SNYDER: So would you say that's
18 the code minimum? The first number was the code
19 minimum. This is eight times.

20 MR. SAVINO: Yes. What we designed
21 original was required by code.

22 MR. SNYDER: Okay.

23 MR. SAVINO: So, yes.

24 MR. SNYDER: So eight times beyond
25 that.

1 MR. SAVINO: We're eight times beyond
2 that in volume of storage.

3 MR. SNYDER: And then briefly,
4 technically, we were talking about the discharge.
5 How does that work, actually? I didn't catch that.

6 MR. SAVINO: Okay. So basically all
7 the water comes down the roof drains, and makes --
8 it's conveyed into pipes that are underground.
9 They're running -- those little, what look like
10 white and black squares are actually pipes running
11 left to right on the sheet. There is an outlet
12 control structure, which is basically just a
13 concrete box underground, and that box has different
14 orifices in it. An orifice is just a hole. All
15 right. So it will have a hole like a four-inch
16 diameter hole at the very bottom of the box that
17 would always drain empty, but then for the different
18 storm events, more water needs to be released as
19 it's being detained in those pipes. So it's kind of
20 like a bathtub. You know, water flows in and out of
21 a bathtub. You put the plug in, it fills up. All
22 right? You pull the plug, and just like that
23 orifice flow, it starts to drain, but it's still
24 raining, the shower's still running, right, so
25 there's still water filling that up. The other

1 parts of the structure would be, like, a notch in a
2 concrete wall that allows water to spill over in a
3 different rate. So you're -- all of the water gets
4 released, but in different flows --

5 Q Okay. So simply put as a civil
6 engineer you guys designed this to accommodate all
7 these flows. So that being said, how -- do you
8 design to a certain time limit? And when you say
9 "peak flow", you're talking about the most intense
10 water, like, the rainiest day in a hundred years,
11 right, and then that water, you design it to slow it
12 over a certain amount of time so that it doesn't
13 flood?

14 MR. SAVINO: Well put. Yes, that is
15 exactly what happens. So the water -- during a
16 storm event, you have a slow increase intensity in
17 rain, peaks out, and then over time it dissipates.
18 That's what you see when it gets into a pipe. What
19 we've done is we've reduced that and held it back
20 and stored that flow, and reduced that peak down by
21 25 percent. So the peak will always be 25 percent
22 or lower for all those storm events. And there is
23 volume of storage, which is just holding it back so
24 it doesn't hit the sewer the next day or the same
25 day. It takes a little bit longer to get into the

1 sewer.

2 MR. SNYDER: Okay. And then just
3 changing the subject slightly to the foundation
4 drains that you talked about briefly. We've heard
5 testimony that there's a lot of flooding in the
6 neighborhood.

7 Can you talk a little bit about how
8 that design system will possibly -- we talked in the
9 last -- in the last hearing about how that could
10 possibly, because that system is in the ground,
11 water, hydrostatic pressure actually kind of
12 daylight -- would daylight to that and actually,
13 kind of, reduce groundwater.

14 Could you talk to that a little bit?

15 MR. SAVINO: Sure. The proposed
16 collection system around the foundation, as I
17 mentioned, it's a 4-inch diameter, perforated pipe,
18 wrapped in stone. That will run right along the
19 wall of the cellar at the elevation that we
20 encountered the groundwater, so water, as it rises,
21 will get collected in that pipe. So when it rains,
22 and if there's water that gets into the ground
23 through cracks in the pavement and sidewalk, right
24 now what happens is the groundwater elevation just
25 rises, and then water finds its own path, its own

1 level, so it's going to move to whatever the path of
2 least resistance, which could be somebody's
3 basements or wherever it will go eventually.

4 And in this case now for both the north
5 and south side, both buildings will have the same
6 collection drain, so you should see an improvement
7 immediately around the building, because the water
8 has got a place to go. It's going to go into that
9 drain, it's going to get into the sewer, so in a
10 more controlled fashion that any water that hits the
11 groundwater level and starts to rise, it will get
12 into the pipe and it will go.

13 MR. SNYDER: Okay. That's it. Thank
14 you.

15 MR. GALVIN: Thank you so much.

16 CHAIRMAN AIBEL: Last call.

17 MR. MOH: Keith Moh, M-O-H, 536 Hudson
18 Street.

19 So I just wanted to ask you a couple of
20 questions regarding this perforated pipe to just get
21 a little more color on it.

22 MR. SAVINO: Sure.

23 MR. MOH: So in any of your borings do
24 you have any idea, like, what the volume of water
25 this perforated pipe is going to be collecting from

1 each building on the any given time when it's, let's
2 say, not raining?

3 MR. SAVINO: You're talking about the
4 foundation drain?

5 MR. MOH: Yeah, the foundation drain,
6 where the perforated pipe is, which is 4-inch width
7 with gravel.

8 MR. SAVINO: How much water?

9 MR. MOH: Right.

10 MR. SAVINO: I have not calculated.

11 MR. MOH: No idea.

12 MR. SAVINO: No.

13 MR. MOH: Do you ever any idea --

14 MR. SAVINO: But the level will rise --

15 MR. TUVEL: Let me just take the mic.

16 MR. SAVINO: We didn't do any volume
17 calculations. The important thing is that as the
18 groundwater level rises, it will hit the elevation
19 of those pipes, and then just find its way right by
20 gravity into the sewers.

21 MR. MOH: And so right now the water is
22 going somewhere, but we don't know where, but we
23 know it's going to be going into the sewer system
24 once you put this in. So do we have any idea how
25 that's going to load -- what kind of a load that's

1 going to be on the North Hudson Sewerage Authority?

2 MR. SAVINO: Well, we anticipate that
3 the collection of this groundwater into the system
4 is going to be only at the level it was before, so,
5 and it's going to take a while to get to that point.
6 Water takes a bit of time to get through soil, to
7 percolate through soil, and the fact that right now
8 there's a lot of impervious area and very small
9 amount of cracks -- well, I shouldn't say -- there
10 are cracks in area, but most it is impervious. In
11 the proposed condition, it will also have impervious
12 area. So the percolation through the soil does take
13 a bit of time, so getting into the sewer system, it
14 will be, basically, a trickle. You won't really --
15 it won't be, like, a flow during a storm event. A
16 storm went is collecting a lot of water from a big
17 area, and collecting it to a very concentrated
18 point. That's why you see a flow through a pipe
19 that looks pretty substantial. In this case it's
20 going to be slowly trickling in there and making its
21 way into the sewer, inconsequentially.

22 MR. MOH: Well, I know from experience
23 with my house, for example, where I have a
24 percolated pipe running around, the sump pump does
25 operate quite a bit, even during dry times, so, and

1 it's right directly across the street from this
2 project. So my sense is there is going to be quite
3 a bit of water trickling into the system, and I
4 guess my concern is what kind of a load that's going
5 to put on the sewer system, because I know right now
6 sometimes, like, a couple years ago when we had a
7 very heavy rain, there was so much water going down
8 Sixth Street in the sewer system already that it
9 blew the manhole cover off of the street in front of
10 Court Street. So I'd like to know whether you guys
11 have any idea of whether this is going to overload
12 the sewer system further.

13 MR. SAVINO: Yeah, as I had said, it
14 will be a small amount of water trickling into the
15 sewer over time, and it will take time after the
16 storm event for that water to actually percolate,
17 raise the groundwater level, get into that pipe, and
18 get there. So the storm event will have occurred,
19 and then passed by the time any of that water gets
20 in there.

21 MR. TUVEL: So to answer his question,
22 there's no negative impact from the foundation?

23 MR. SAVINO: We don't see a negative
24 impact.

25 MR. TUVEL: That --

1 MR. MOH: That's your opinion -- in
2 your opinion there's no negative impact?

3 MR. SAVINO: No negative impact.

4 MR. TUVEL: And, correct, there would
5 be a positive overall impact.

6 MR. SAVINO: It would be a positive
7 overall impact to the area as water will seek the
8 path of least resistance into the these collection
9 systems.

10 MR. MOH: Well, there may not be if it
11 overflows the sewer system.

12 MR. SAVINO: It's not -- it's not that
13 kind of flow. It's a very slow, trickle flow.

14 MR. MOH: Okay. Thank you.

15 CHAIRMAN AIBEL: Okay. Seeing no more
16 questions from the public.

17 COMMISSIONER COHEN: Motion to close
18 the public portion for this witness.

19 COMMISSIONER GRANA: Second.

20 CHAIRMAN AIBEL: All in favor?

21 (Voice vote taken at this time.)

22 MR. GALVIN: Thank you, Mr. Tuvel.

23 MR. TUVEL: Could I go to my next
24 witness now?

25 CHAIRMAN AIBEL: Please.

1 MR. TUVEL: So the next witness I'm
2 going to call is Charles Olivo from Stonefield
3 Engineering. Mr. Olivo testified at the last
4 meeting, was qualified as an expert in traffic
5 engineering. He's going -- he's coming back to
6 address the revisions to his report, as well as some
7 questions that were asked from the Board. So I
8 would just hope that on cross examine, again, that
9 we just deal with his new testimony and revisions to
10 the report, as opposed to rehashing what we talked
11 about at the last meeting.

12 C H A R L E S O L I V O, being previously sworn,
13 remaining under oath, testifies as follows:

14 MR. OLIVO: Good evening, Mr. Chairman,
15 Members of the Board. My name is Charles Olivo,
16 O-L-I-V-O, I'm a principal with Stonefield
17 Engineering and Design.

18 MR. GALVIN: You're already under oath.
19 Please proceed.

20 MR. OLIVO: Thank you.

21 MR. GALVIN: And try not to re-cover
22 what you covered the last time unless you have to.

23 MR. OLIVO: Understood.

24 MR. TUVEL: Mr. Olivo, did you submit a
25 revised traffic report to the board?

1 MR. OLIVO: We did, yes.

2 MR. TUVEL: And what's date of that
3 report?

4 MR. OLIVO: The date of the traffic
5 impact study is December 22nd, 2014, revised May
6 26th, 2015.

7 MR. TUVEL: Okay. And did your report
8 address items raised by the Board as well as the
9 public at the last meeting?

10 MR. OLIVO: It did, yes.

11 MR. TUVEL: Can you specifically go
12 through what was added to the report to address
13 those items?

14 MR. OLIVO: Certainly. I believe at
15 the last hearing there were two principal points of
16 concern and comment from both the Board,
17 Commissioners, as well as members of the public.
18 The first having to do with have we properly
19 projected traffic, not only for the subject
20 redevelopment plan, but also for development
21 projects within the vicinity of this site.

22 There was discussion about adequately
23 accommodating the volumes associated with other
24 residential projects or perhaps mixed use projects
25 that may be either under construction or will add

1 traffic to the network, particularly along Hudson
2 Street, and the impacts that those projects would
3 potentially have on levels of services.

4 And so what we did is first thing after
5 the April hearing is we submitted an OPRA request,
6 looking for any projects that may be within the
7 project vicinity. We also contacted the Board's
8 professionals. We consulted the project team to
9 understand what types of projects having either
10 approved or are in the works, phased projects, new
11 projects, et cetera, and what we found are,
12 essentially, two projects located in the northern
13 region of Hoboken, so not necessarily proximate to
14 the site, but what we wanted to do and come back to
15 the Board with was what I'll call a very
16 conservative and careful analysis of the traffic
17 volume that could be associated with other sites,
18 that could enter the roadway network adjacent to
19 Stevens and the Academic Gateway building.

20 The first project is located at 14th
21 and Washington -- 14th and Hudson. Excuse me. The
22 Hudson Tea Building, and I believe it's referred to
23 as Building E. And then also there is a Bijou,
24 Properties, Bijou Properties project at 14th and
25 Park, and that incorporated both residential units,

1 retail, as well as a charter school as part of that
2 project.

3 So we were able to get traffic impact
4 studies associated with those two projects and then
5 what we did to be even more conservative and careful
6 than that is we added development with 500
7 additional units of residential. So that could be
8 for any other projects within the vicinity, whether
9 it's Maxwell Place, others that could potentially
10 generate traffic to the roadway network, and we
11 looked at the traffic impact studies. Many of the
12 traffic impact studies did not route vehicles down
13 Hudson Street. None of the traffic impact studies
14 actually studied the subject intersection at Hudson
15 and Sixth Street. They looked at their local areas,
16 looking at 14th and Washington, getting out to 495,
17 using Sinatra, Washington, to head in a southerly
18 direction. And one other thing that I'll mention is
19 at some point in the future there's the anticipation
20 of opening up the left turn from Sinatra Drive north
21 to Sinatra Drive, so that's another way for
22 motorists to get south into the area that we are at,
23 whether it's Washington, Hudson, Sinatra, there will
24 be other routes to, essentially, travel south, but
25 understanding that is the case to be -- yes, counsel

1 MR. GALVIN: Just to interrupt. We
2 just -- the Planning Board just approved a traffic
3 flow plan. Did you look at that?

4 MR. OLIVO: For Washington?

5 COMMISSIONER FISHER: No, it's the No
6 Left Turn that you're talking about, it's what he's
7 talking about.

8 MR. GALVIN: Is that correct?

9 COMMISSIONER FISHER: Yeah, just got
10 approved two weeks ago.

11 MR. GALVIN: All right. So I just
12 wanted to make sure.

13 MR. OLIVO: Sure.

14 MR. GALVIN: There was a lot of back
15 and forth, and I couldn't remember which way it got
16 approved.

17 MR. OLIVO: Was it approved for the
18 left?

19 COMMISSIONER FISHER: It was.

20 MR. OLIVO: It was. Okay.

21 COMMISSIONER FISHER: Much to my
22 dismay.

23 MR. OLIVO: You didn't look happy about
24 it.

25 MR. TUVEL: We wanted to make sure we

1 covered everything. So thank you for clarifying.

2 MR. GALVIN: No, no, no, it's all
3 right. I wanted to make sure we didn't miss
4 something that was recently changed.

5 MR. TUVEL: No, absolutely. Thank you.

6 MR. OLIVO: So we did look at that.
7 There was also a study done by RVA Group, which was
8 a project that essentially looked at Washington
9 Street to see what potential changes in the future
10 might be.

11 What we did as part of looking at those
12 studies is take all the traffic that was routed
13 south, whether those traffic studies routed it down
14 Sinatra, whether they routed the traffic down
15 Washington, or any other parallel north/south
16 roadway, and we put all of the traffic on Hudson,
17 and then as I had mentioned, we added another 500
18 residential units, routed that all down Hudson, and
19 we analyzed the subject intersection as well as the
20 intersections around it, and I would maintain the
21 same results, the analysis found the same results,
22 which is that level of service D or better at all of
23 the subject intersections. So we added ambient
24 growth, we looked at site-specific growth, we added
25 ed on top of that, and then we further studied this

1 analysis system and we arrived at the same level of
2 service results, which tells us there's adequate
3 capacity within this area for vehicular and
4 pedestrian traffic.

5 MR. TUVEL: Okay. Now, you mentioned
6 level of service D remain the -- I guess, the worst
7 level of service, correct?

8 MR. OLIVO: That we found within the
9 study, correct.

10 MR. TUVEL: Okay. But that's still an
11 acceptable level of service, correct?

12 MR. OLIVO: Absolutely, yes.

13 MR. TUVEL: Okay. And, in fact, some
14 of the other areas that were studied and analyzed
15 had better levels of service even with this
16 additional traffic, correct?

17 MR. OLIVO: That is correct. That was
18 the worst approach that we found. There were a
19 number of approaches that operated at level of
20 service A, level of service B, and I know there was
21 some question about that level of service D and
22 whether that could be appropriate in the context of
23 where we are within the city. I will say within the
24 other traffic impact studies that we assessed and
25 reviewed, there were various intersection studies

1 that indicated very similar levels of services in
2 other parts of the roadway network.

3 MR. TUVEL: Okay. So in your
4 professional opinion, you've exhausted all of your
5 research data to ensure that all developments were
6 included, correct?

7 MR. OLIVO: It's my opinion that this
8 is a very conservative analysis, which is certainly
9 what we are tasked to do as part of being traffic
10 engineers. It's appropriate, and certainly we heard
11 the comments from the last hearing, we felt it would
12 be appropriate to come back with more information.

13 MR. TUVEL: Okay. And you've also
14 reviewed Mr. Marsden's latest review letter?

15 MR. OLIVO: Yes.

16 MR. TUVEL: Okay. And do you believe
17 that you've addressed all the items in that letter?

18 MR. OLIVO: I do. I believe that we
19 have.

20 MR. TUVEL: Okay. So after all this
21 analysis and additional analysis, all intersections
22 that would be affected by this development inclusive
23 of all the surrounding traffic, will operate at
24 proper levels of service, correct?

25 MR. OLIVO: Correct, yes.

1 MR. TUVEL: Okay. Anything else that
2 you wanted to add to trip generation or traffic
3 specifically?

4 MR. OLIVO: No, as far as traffic
5 impact, trip generation, that would be the substance
6 of the testimony this evening, yes.

7 MR. TUVEL: Okay. So let's then
8 transition to another issue that we wanted to cover,
9 and there was some questions or follow-up items from
10 the last meeting and that relates to parking.

11 So can you explain what other -- what
12 you did in between the last meeting and this meeting
13 as to parking?

14 MR. OLIVO: Certainly. We heard a
15 number of concerns about the adequacy of parking
16 during the temporary condition. Everyone recognizes
17 what the parking scenarios and situations are under
18 existing conditions. We have the 39 parking stalls
19 that would be displaced as part of the redevelopment
20 of the subject properties, the grid, the Academic
21 Gateway. So we spoke about relocating 30 staff and
22 30 students within Garages B and G, which are
23 located just to the south of the lower campus
24 section of Stevens.

25 What we did as part of reviewing --

1 because there were questions about: Do those lots
2 very excess capacity? And outside of just simply
3 having a letter from the Parking Authority saying
4 that they do, there were other questions about can
5 we drill down a little bit deeper to understand
6 whether or not lots B and G, which were managed by
7 the Hoboken Parking Authority, have enough parking
8 to accommodate 60 additional motorists' parking
9 demand associated with that.

10 So we had a meeting with the parking
11 account manager. We had a meeting with the Pro
12 Park, who is the operator of both garages, and we
13 sat down and we talked about how much capacity do
14 they have within their garages? Can they
15 accommodate 60 more parked vehicles over the course
16 of a certain day, and that's 8 a.m. to 8 p.m.
17 That's the window that Stevens is looking to shift
18 the demands from where we have it right now within
19 the northern lot to these garages. And both of
20 those members of the Parking Authority, one, the
21 operator who operates the garages, as well as the
22 parking account manager who generally functions to
23 look at the various parking permits, et cetera, that
24 are handed out, both stated that there is adequate
25 capacity within the garages.

1 The other thing that we did is we drove
2 around, we monitored these garages to see if a lot
3 full sign was ever put out, because I know there
4 were concerns that were raised by the Board that
5 these lots, these garages, may be full. What we
6 were told by the two members of the Parking
7 Authority, and the operator of the parking garage,
8 is that Lots B and G are never full, with the
9 exception of special events, graduation, et cetera,
10 particularly during the hours of 8 a.m. to 8 p.m.
11 So if we drive through this network, there may be
12 garages that are full, and just for clarity, Lot G
13 is the closer of the two lots to the lower campus.
14 It's about a block to two blocks of a walk from the
15 lower campus. It's about 800 feet away. I think
16 there was a question about its proximity. I walked
17 it today, about two to three minute walk.

18 In terms of Lot B that's about
19 1,600 feet away. It's located at Second and Hudson,
20 or thereabouts. That's more like a five minute
21 walk.

22 Lot G is monthly parking only. There's
23 a sign right out in front, it's monthly passes. So
24 you use an transponder to enter the garage. There's
25 488 parking stalls in Lot G. So that's the closer

1 of the two.

2 Lot B has upwards of 800 parking
3 stalls, so it's a larger garage. That is open to
4 both monthly and hourly parkers.

5 And so when we spoke with the members
6 of the Parking Lot Authority, and the operator, what
7 we have further refined as part of the parking
8 management plan is rather than looking at 30 staff
9 and 30 students, and we spoke with Stevens between
10 the last hearing and this one, we are going to take
11 60 staff parking permits, 9-to-5 employees, which is
12 all logged within Stevens' database, about
13 75 percent of the staff, so this isn't a professor
14 that holds office hours after class. This is an
15 administrator, a secretary, an accountant, et
16 cetera, that generally works from 9 a.m. to 5 p.m.

17 MR. TUVEL: And that's Monday through
18 Friday, right?

19 MR. OLIVO: Monday through Friday.
20 They will be shifted from any of the various lots
21 within the campus to B and G. So to free up 60
22 stalls -- now, if you think about the nature of the
23 turnover, there is very little turnover of 60 staff
24 parking stalls that park from 9 a.m. to 5 p.m. The
25 other great feature --

1 MR. GALVIN: Time out, time out. I put
2 my hand up, that should have been a clue.

3 I think that you should prepare an
4 actual document for us telling us what that plan is.

5 MR. TUVEL: You mean, just a letter
6 explaining?

7 MR. GALVIN: Yeah.

8 MR. TUVEL: That's fine.

9 MR. GALVIN: Like a memo, something,
10 something that will eventually get attached to the
11 developer's agreement.

12 MR. TUVEL: Sure. That's fine.

13 MR. GALVIN: Okay.

14 MR. TUVEL: That's fine. We just want
15 to -- he just wanted to explain in further detail
16 how there was some questions from the Board as to
17 whether that would be -- the initial parking
18 arrangement would conflict. We don't think that it
19 would have, however, we further refined it to
20 hopefully alleviate some more of the concerns of the
21 Board.

22 MR. GALVIN: Okay.

23 MR. TUVEL: So no problem, we will put
24 in a memo. That's fine.

25 MR. GALVIN: Thanks.

1 MR. TUVEL: Go ahead, Mr. Olivo.

2 MR. OLIVO: Sure. So 9 a.m. to 5 p.m.,
3 employees would be shifted into these garages, B and
4 G, and if you think about that, generally, those
5 vehicles dwell for a period of eight hours
6 throughout the course of the day.

7 So you'd be opening up 60 parking
8 stalls to commuter students within the campus
9 itself. And there's a mix of different surface
10 lots, garages, that could be used on the campus by
11 those students.

12 The other thing that we're doing to
13 make it -- to motivate people to go into Garages B
14 and G is you have a 25 percent discount on whatever
15 you're paying for parking right now as a staff
16 member.

17 So what we're really attempting to do,
18 and there may be someone we've talked about this,
19 anyone can do whatever they like and park wherever
20 they like, but for someone that parks for eight
21 hours a day, to move them to a sheltered parking
22 garage that's no more five minutes away from the
23 lower campus, we think certainly deters those
24 outliers from attempting to park on the street or do
25 anything of that nature.

1 MR. TUVEL: So based on that
2 arrangement, you don't think that there would be a
3 conflict with residents who leave for work early in
4 the morning and come back from work later in the
5 evening?

6 MR. OLIVO: Well, there's another great
7 dynamic having to do with residential parkers within
8 the garages and the people that work 9 a.m. to 5
9 p.m., which is they don't overlap in demand. The
10 residential parkers, people that live within the
11 area, are leaving in the morning to use their car,
12 if they happen to do that, to go to work, and then
13 they're returning after the staff had left in the
14 evening. Generally, you are see parking utilization
15 rates for residential much higher, a hundred percent
16 in the overnight period, and lower during the course
17 of a typical day. So there's good complimentary use
18 there in terms of shared parking throughout the
19 course of the day.

20 MR. TUVEL: Okay. And this arrangement
21 would also not conflict with people visiting the
22 retail and restaurant establishments on the weekends
23 or in the evenings, correct?

24 MR. OLIVO: That is correct, yes.
25 Again, that's a later peak, 9 a.m. to 5 p.m. workers

1 have exited the garage by the time the demand starts
2 to pick up for restaurants, bars, et cetera.

3 MR. TUVEL: Okay. And those staff
4 members, those could be easily assigned by Stevens,
5 correct?

6 MR. OLIVO: They can, based on Stevens'
7 data, 75 percent of the staff works from 9 a.m. to 5
8 p.m.

9 MR. TUVEL: So one of those tags or
10 transponders can easily be assigned to somebody with
11 that schedule.

12 MR. OLIVO: That is correct, yes.

13 MR. TUVEL: Okay. I have no other
14 questions for Mr. Olivo.

15 CHAIRMAN AIBEL: Board Members?
16 Professionals? Mr. Marsden?

17 MR. MARSDEN: Yeah. I know when we
18 talked, you indicated you contacted the Parking
19 Authority to try to get permission to access it to
20 verify their accessibility of having the spaces.

21 What was the result of that?

22 MR. OLIVO: Well, as I found with other
23 parking authorities, they tend to be rather
24 opinionated and definitive about the parking that
25 they have or they don't have, and they said, "You

1 don't need to study our garages. We know the
2 demands and capacities within our garages," and they
3 did not allow us to enter the garages.

4 MR. MARSDEN: That's it. Thank you.

5 CHAIRMAN AIBEL: Miss Fisher.

6 COMMISSIONER FISHER: I know a lot of
7 the responses were for my questions, so I appreciate
8 the effort that was involved and I'm appreciative in
9 particular of the parking results.

10 One just very technical question. Is
11 it anticipated that the 60 administrators or the 60
12 faculty, are they going to have assigned spots or
13 just access to it? They're just told that's where
14 they have to park, and unless they find a spot
15 wherever they want.

16 MR. OLIVO: It's not managed that
17 tightly because those systems tend to not work very
18 well with parking management plans. Every term you
19 have to come back to renew your hang tag, and so
20 there will be hang tags given out for members of the
21 staff, commuting students as well as the various
22 other portions of those motorists that come to and
23 from Stevens. So there will be hang tags allocated.
24 There will be communication with everyone regarding
25 the 39 parking stall lot going away at Sixth and

1 Hudson and the other, the B and the G options that
2 is now available.

3 COMMISSIONER FISHER: I'm asking more
4 from a capacity standpoint. If an administrator is
5 given a tag and there's -- you know, you have to
6 always park in this one spot, then there's less
7 capacity after the 9 to 5 because it's an assigned
8 spot, but if it's just generally you have a tag to
9 go into a garage, then when they leave -- and they
10 could park anywhere, but it's literally just like a
11 flow capacity as opposed to assigned.

12 Do you understand what I'm saying?

13 MR. OLIVO: I do.

14 COMMISSIONER FISHER: So I'm asking if
15 they're being assigned a spot or just a tag that
16 gets them into the garage.

17 MR. OLIVO: No spot. They would be
18 given a transponder to get into the garage.

19 COMMISSIONER FISHER: And that's a
20 better outcome for the capacity. Okay. Thank you.

21 MR. OLIVO: You're welcome.

22 COMMISSIONER FISHER: I really
23 appreciate that.

24 COMMISSIONER BRANCIFORTE: Part of your
25 traffic impact report on page eight, you talked

1 about the Babbio garage is anticipated to be
2 completed prior to the opening of the Academic
3 Gateway project. So how much of this, how much of
4 your parking research area or conclusions is based
5 on the garage being opened before the gate way
6 project is done?

7 MR. OLIVO: Well, only the aspect --
8 make sure I understand the question. During
9 construction of the Gateway building, when the 39
10 parking stalls are displaced, 60 would go above and
11 beyond that 39, 60 would be moved into Garages B and
12 G. And then what we're contemplating is that the
13 Babbio garage would be constructed and open around
14 approximately the same time as the Academic Gateway
15 building would open, and then that demand would
16 shift into the Babbio garage.

17 COMMISSIONER BRANCIFORTE: Okay. So my
18 question is: What happens if the Babbio garage
19 isn't completed, and the Academic Gateway project is
20 ready to be occupied?

21 MR. OLIVO: So Plan B.

22 COMMISSIONER BRANCIFORTE: Right.

23 MR. OLIVO: Babbio garage isn't ready.
24 Then what we've provided to the Board is a letter
25 regarding 1300 Jefferson, using the parking garages

1 located at that area. There is an agreement in
2 place to use the stalls that are needed within that.
3 The gray line, shuttle line, hits area and that
4 takes everyone to campus.

5 MR. TUVEL: And I'll just to add to
6 what Mr. Olivo said from a legal perspective. This
7 is complying with the ordinance in the zone, so
8 we're completely complying with what the ordinance
9 requires by way of putting parking, the final result
10 for parking on our property, or in a non-residential
11 district, which is the alternative. So we're
12 complying with the ordinance regarding this project
13 in total. And we have every confidence that the
14 Babbio garage will be finished, and that's what we
15 want, and I know there's some skepticism about that
16 because it hasn't been finished for a long time, but
17 we're really moving forward on that project. But
18 there is a Plan B in the event that it's not
19 completed, so that way academic facilities is of the
20 utmost importance in this project, getting proper
21 laboratory space, classroom space. We need that for
22 the existing student population that's there.
23 They're lacking in that manner. So the goal is to
24 get this building up and running and have the Babbio
25 garage open at the same time. If, for some reason,

1 it's not, we have a backup plan that had -- fulfills
2 the parking requirement pursuant to the ordinance.

3 Is the question for me or for Mr.
4 Olivo?

5 COMMISSIONER MARSH: I don't know.

6 MR. TUVEL: Okay. We'll both try.

7 COMMISSIONER MARSH: Is the parking in
8 the Babbio Center free to students? Cost to
9 students?

10 MR. TUVEL: That's a better question
11 for Mr. Maffia. The cost of what the permits are or
12 something.

13 COMMISSIONER MARSH: You know what I'm
14 asking, right? If it cost \$500 a month to park in
15 the Babbio Center, I'm exaggerating purposes. Then
16 nobody is going to --

17 MR. TUVEL: They are not going to make
18 it cost prohibitive for the students or the faculty
19 or staff or anybody to park in the Babbio garage.

20 COMMISSIONER MARSH: Will you be --

21 MR. TUVEL: I'll have Mr. Maffia answer
22 the question, but I can assure you that they want
23 people to park there. They don't want them to be
24 deterred from parking there.

25 MS. BANYRA: I have a couple of

1 questions. Maybe -- I didn't hear anything about --
2 you indicated that there will be 60 additional
3 spaces on campus open now to students. So maybe you
4 could talk about Stevens' policy in terms of what
5 students can park and why they would come on campus
6 and drive.

7 MR. OLIVO: What students can park.

8 Okay. So there's a number of different
9 stratifications of where you can park your car, if
10 you're a student or resident, et cetera, of Hoboken
11 or resident within the dorms or the Stevens leased
12 departments.

13 In terms of being able to own and park
14 a car on the Stevens campus, you have to be either a
15 senior, in a co-op that requires that you have a
16 car, or a member of the ROTC.

17 Underclassmen are not able to obtain
18 parking permits to park on campus.

19 MR. TUVEL: Oh, so freshmen, sophomore,
20 juniors.

21 MR. OLIVO: Freshmen, sophomore,
22 juniors, correct.

23 In addition to that, commuters, which
24 is essentially anyone that doesn't live within the
25 Stevens campus or the Stevens leased apartments,

1 commuters can apply for parking permits.

2 MS. BANYRA: So to follow up, does
3 Stevens incentivize not bringing your car into town?
4 An incentive not to bring, whether you're senior or
5 not.

6 MR. OLIVO: Well, I believe that they
7 do, and if you look at the larger picture, you have
8 four shuttle lines that are only being used more
9 often now. So the shuttles provide and add to any
10 of the public transportation, the city happens to
11 have excellent public transportation, but the
12 shuttle essentially fills in the gaps of the public
13 transportation, or if someone doesn't want to walk a
14 certain amount of distance, they have the shuttles
15 that provide for that. So I think that's an
16 incentive. The bicycle racks, I believe, are an
17 incentive. Also providing housing and it being
18 around, generally, the academic core is an incentive
19 as well. They're certainly not pushing people
20 necessarily off campus, and I think for those that
21 live in Hoboken or come to Hoboken in some form,
22 there's a great system in place to be able to bring
23 people. Convenience is everything. Convenience is
24 the ultimate incentive in my mind, and that's what
25 Stevens provides.

1 MS. BANYRA: So the shuttles are
2 operating from where?

3 MR. OLIVO: The shuttles -- well, they
4 run almost like the Chicago loop in the academic
5 core, and then as you move away, the gray line hits
6 the farthest westerly extends, so runs out to
7 Jefferson. The red and the blue generally pick up,
8 they hit the PATH station, the train station, ferry,
9 et cetera, everything coming back to Stevens. I
10 believe, there's one more, the green, that generally
11 fills in the gaps, runs down Madison in that area to
12 pick up some of the westerly students, staff, et
13 cetera.

14 MR. TUVEL: Eileen, and we're happy to
15 answer questions about the shuttle or other traffic
16 demand practices that Steven does to incentivize
17 people not to drive to campus, but I think the point
18 that Mr. Olivo was trying to make is that we're
19 complying with the parking ordinance with respect
20 to, you know, the Gateway application, right, and
21 that we're actually going above and beyond by
22 putting the 60 within those lots regulating the time
23 frames, and the people that could be within those
24 lots, and that's going to allow commuters to,
25 instead of currently using the Sixth and Hudson

1 Street property, the Gateway, the subject site, to
2 park interior to the campus as opposed to parking
3 along Hudson Street. But, I mean, we can answer
4 more of these questions, if you like, but just don't
5 want to get too far off here.

6 MS. BANYRA: No, I understand. I think
7 it's informative, though.

8 MR. TUVEL: That's fine.

9 MS. BANYRA: If anything, maybe it
10 advances, actually, your case to hear what other
11 things you're doing, because many campuses allow
12 sophomores and juniors, for example. I wasn't
13 familiar --

14 MR. TUVEL: That's fine.

15 MS. BANYRA: -- that you only allowed
16 seniors, for example.

17 MR. TUVEL: That's fine.

18 MS. BANYRA: And then the last question
19 I have is: Besides bike parking, are you also --
20 did I hear last meeting, I don't know if it was from
21 you, that you're actually adding bicycles to the
22 campus, that you're going to have some kind of --

23 MR. TUVEL: Yeah, Mr. Maffia can talk
24 about the -- I believe Mr. Olivo talked the existing
25 parking, but Mr. Maffia could talk about the bike

1 share, and the additional bike racks that we're
2 going to add that are part of this project.

3 MS. BANYRA: And then just my final
4 question was relative to, I think, there was some
5 inference about a parking lot in the back of town
6 that's being used.

7 MR. TUVEL: You mean the Plan B, and
8 the Plan B, and that the Babbio garage is not
9 completed, correct.

10 MS. BANYRA: And I'm sorry if you
11 touched on that. Did you touch on that tonight?

12 MR. OLIVO: I did, yes.

13 MS. BANYRA: Okay. So I missed that.
14 Thank you.

15 MR. TUVEL: No problem.

16 COMMISSIONER FISHER: Just a quick
17 follow-up. You mentioned level of service D is kind
18 of just one point, I think, one or two points at one
19 time, and it looks like it's Hudson and Third in the
20 morning.

21 MR. OLIVO: Correct.

22 COMMISSIONER FISHER: Just for the
23 public, can you just explain what level of D service
24 is? What that means?

25 MR. OLIVO: Sure. Essentially, when

1 including it. I saw it. The public doesn't get to
2 see it.

3 MR. OLIVO: Sure.

4 COMMISSIONER FISHER: So I think it's
5 helpful for them to understand.

6 MR. OLIVO: Absolutely.

7 Level of service A at a signalized
8 intersection is less than ten seconds of delay
9 average per vehicle.

10 So as you come into a signalized
11 intersection, that is generally if you took an
12 average of how long it takes the process through,
13 less than ten seconds, which is great, and generally
14 pretty hard to find when you're looking at a
15 signalized intersection. B is between ten and 20.
16 C, 20 and 35. D, 35 and 55. E, 55 to 80. So now
17 you're approaching a minute to over a minute of
18 delay per vehicle. And then an F is over 80
19 seconds.

20 COMMISSIONER FISHER: Thank you.

21 MR. OLIVO: You're welcome.

22 MR. TUVEL: And just to reiterate, most
23 of the levels of service associated with this
24 project are A, B, and Cs, correct?

25 MR. OLIVO: That is correct.

1 MR. TUVEL: And as Miss Fisher
2 mentions, Commissioner Fisher mentions, there are
3 one or two points that are level of service D, but
4 that's more than acceptable for an urban
5 environment.

6 Is that accurate?

7 MR. OLIVO: That's correct. And the
8 reason why these intersections operate the way they
9 do, is because of all the public transportation
10 options that we mentioned, because of the
11 walkability, because of all of the amenities that
12 the city provides that don't require you to get into
13 a car and essentially fill the capacity of the
14 roadways.

15 COMMISSIONER FISHER: When you say
16 acceptable, it's because it's what exists or what --

17 MR. OLIVO: Acceptable is somewhat
18 subjective, but if you look at industry standards,
19 ITE, Department of Transportation, generally looking
20 at mitigating conditions that are at a F. That is
21 generally the commonplace type of standard if you're
22 at the constrained point, you look for mitigation.

23 COMMISSIONER FISHER: Okay.

24 MR. TUVEL: Okay. And just to sum up,
25 before we get to the public, in your professional

1 opinion, there's not going to be -- there's not
2 going to be a negative impact on traffic as a result
3 of this application, correct?

4 MR. OLIVO: That is correct, yes.

5 MR. TUVEL: Nor on parking.

6 MR. OLIVO: Correct, yes.

7 MR. TUVEL: Thank you.

8 COMMISSIONER MARSH: I just want to
9 make sure I have the whole picture here. Only
10 seniors are allowed to have on-campus parking.

11 MR. TUVEL: Only seniors that live on
12 campus can have a permit. Juniors, freshmen.

13 COMMISSIONER MARSH: Wait, wait.

14 MR. TUVEL: Go ahead.

15 COMMISSIONER MARSH: So does every
16 senior who lives on campus and has a permit get a
17 spot?

18 MR. TUVEL: I guess that's a better
19 question --

20 MR. OLIVO: They get a hang tag, if
21 they apply for a hang tag.

22 COMMISSIONER MARSH: Well, how many
23 hang tags are there and how many spots are there?

24 MR. OLIVO: That I do not know, but I
25 do know that the permits are going down. Year over

1 year, the requests for permits are actually
2 decreasing.

3 COMMISSIONER MARSH: Okay. And then my
4 next question is: Is there anything that prevents
5 anybody that's a student that lives on campus from
6 getting a Hoboken resident parking pass?

7 MR. OLIVO: Just your rules, the city
8 rules. You have to have a driver's license that
9 says you live in Hoboken. You have to a utility
10 bill, and there is one more, it might be some other
11 form of identification.

12 COMMISSIONER MARSH: You have to have a
13 certain number of points. I don't think you have to
14 have a utility bill, so if you know --

15 MR. OLIVO: There are three items that
16 you most certainly need some type of bill, it might
17 be a phone bill, but some type of utility bill. I
18 just looked it up.

19 MR. TUVEL: If there is Stevens
20 students who live in Hoboken, not on campus, they're
21 just like any other type --

22 COMMISSIONER MARSH: I'm not asking
23 about Stevens students that live off campus. I'm
24 asking about Stevens students that live on campus.

25 MR. TUVEL: Oh, okay, sorry.

1 COMMISSIONER MARSH: Are they
2 eligible -- I believe they're eligible to get
3 Hoboken parking passes.

4 MR. TUVEL: Chuck, do you know the
5 answer to that question?

6 MR. OLIVO: If you're able to --

7 MR. TUVEL: If Mr. Olivo can't -- can
8 you answer the question, Chuck, or is that something
9 you prefer Mr. Maffia to answer?

10 MR. OLIVO: I provided the information
11 that I believe anyone who is classified as a
12 resident of Hoboken can do in order to get a parking
13 pass.

14 MR. TUVEL: Okay, thanks.

15 MR. GALVIN: I looked -- I quickly -- I
16 can't find it again, but there's a parking policy at
17 the college, and that parking policy says that the
18 students who live on campus, the underclassmen, only
19 the seniors can get the hang tag --

20 MR. TUVEL: Correct.

21 MR. GALVIN: -- if they want to park on
22 campus, but they have a garage that's available off
23 campus for \$105 a month.

24 MR. OLIVO: Correct.

25 MR. GALVIN: The other thing that I

1 understood was that all the commuters, they should
2 be allowed to get parking on campus, right?

3 MR. OLIVO: If they apply for a permit,
4 hang tag.

5 MR. GALVIN: Okay.

6 MR. OLIVO: Correct.

7 MR. GALVIN: What Miss Marsh's question
8 is, and I don't know the answer to it, is can they
9 get Hoboken parking so you can park on the street?

10 MR. OLIVO: And I know there's a
11 policy. I guess I'm playing out the hypothetical of
12 you have a very crafty college student that is
13 looking to try to do something like that, but the
14 policy is that you can't, and Mr. Maffia can
15 explain.

16 COMMISSIONER BRANCIFORTE: But just to
17 carry on with Miss Marsh was saying, you know, you
18 don't necessarily need a resident parking pass to
19 park on Hudson Street, though, because you have up
20 to four hours before you have to -- park for four
21 hours before you get ticketed.

22 MR. OLIVO: On the other side.

23 COMMISSIONER BRANCIFORTE: On one side
24 of the street.

25 MR. OLIVO: Correct.

1 COMMISSIONER BRANCIFORTE: So I don't
2 know what Carol, Carol's going with the question
3 but, you know, it goes back to what I was saying
4 before is, you know, if you're a college student,
5 you pull up to your classroom building, and you see
6 a four hour -- you know, you're allowed to park for
7 four hours, you're going take that thing on the
8 street before you go into the lots, and, you know,
9 take your chances in the lots. That's what I got
10 back from that. I was trying to get it before, but
11 hopefully you're going address this by moving to up
12 what, 60 people you said? Administrators into the
13 lots?

14 MR. TUVEL: Right. So that will free
15 up 60 spaces on the campus for commuters. That's
16 correct.

17 COMMISSIONER BRANCIFORTE: But going
18 back to what I think Miss Marsh was going to, you
19 don't necessarily -- the students don't necessarily
20 need a parking permit to park on the street. They
21 could park as guests or visitors for up to four
22 hours.

23 COMMISSIONER MARSH: That wasn't where
24 I was going, but that's another question.

25 MR. TUVEL: Look, you can't prevent

1 somebody from doing something that's legal.

2 COMMISSIONER BRANCIFORTE: Sure. I
3 understand.

4 MR. TUVEL: But I mean, but if you have
5 a designated hang tag with a spot, I mean, I've --
6 you brought up Rutgers, I went to Rutgers also, and
7 sometimes I commuted and sometimes I lived there,
8 but when I commuted, I always used the parking deck
9 because I had a spot. I mean, that's just me,
10 obviously.

11 COMMISSIONER MARSH: My question is:
12 If you're already over capacity in the number of
13 students were utilizing Stevens parking, and this
14 building, which I have no idea how I feel about it
15 yet, is increasing the capacity -- is increasing the
16 number of students who are going to live on campus
17 and bring a car in, then 60 --

18 MR. TUVEL: That was not what the
19 testimony was.

20 MR. OLIVO: No, we are not over
21 capacity.

22 MR. TUVEL: And also the testimony is
23 that we're complying with the parking ordinance.
24 The parking ordinance for the R-1E and R-1 zone is
25 being complied with as a result of this application.

1 COMMISSIONER MARSH: Fair enough.

2 Thank you.

3 MR. GALVIN: Finished here?

4 CHAIRMAN AIBEL: Counsel, did you have
5 any questions?

6 MR. DWYER: No, Mr. Chairman.

7 CHAIRMAN AIBEL: Let me open it up to
8 the public. Anybody have questions? Please come
9 forward.

10 MS. GROSS: Barbara Gross at 600 Hudson
11 Street.

12 I have a comment on your scenario about
13 a five minute walk from the garage on Hudson and
14 Third? Is that the one furthest from the campus?

15 MR. OLIVO: B is the furthest of the
16 two.

17 MS. GROSS: Okay. Well, if I was in
18 your shape, I could do it in five minutes, too. But
19 I wonder about the winter. Now, this year we had a
20 horrible winter. I think there were days when you
21 could not have gotten there in five minutes, or
22 maybe at all, when the weather was awful, so I ask
23 for your comment on that, but I'd like to ask my
24 question before you comment on that so I don't
25 forget it.

1 MR. OLIVO: Okay.

2 MS. GROSS: My question has to do with
3 when you talk about 39 spaces in that garage, that
4 doesn't take into account the cars that park around
5 the parking lot, and around the LEED building, and
6 certainly I want to know how you're g to account for
7 all the construction vehicles that are going to
8 come. They're not going to park on Eighth Street,
9 or Third Street, they're going to park right in that
10 immediate vicinity, and I imagine that there will be
11 many of them there every day at once.

12 MR. TUVEL: Before Mr. Olivo answers, I
13 believe part of the question, the construction
14 activities wasn't part of his testimony, and number
15 two, we're going to comply with all city ordinances
16 with respect to parking as it relates to
17 construction. We have -- there are certain
18 ordinance requirements that are in place regarding
19 construction activities, and we intend to comply
20 with every single one of them.

21 MR. GALVIN: I was going to say, I've
22 also -- also made a note that I have -- if the
23 project were to get approved, there's a couple of
24 things I had marked down that have to go to what's
25 called a developer's agreement, like the rules of

1 construction, and one of them I had was a staging
2 plan to limit the impact on city traffic. So how
3 you're going to stage the trucks, when they're going
4 to come, how they're going to come, how the roads
5 are going to be closed off when they do that.

6 MS. GROSS: And the parking.

7 MR. GALVIN: Well, I would imagine that
8 the city staff and the people in town hall will be
9 figuring that out when they have, because there are
10 times when things -- when things get built, roads
11 get shut down, we want to make sure that we don't
12 have multiple roads closed off at the same time and
13 that creates a snag.

14 I also wrote down about the statement
15 that no blasting will be used. I also have the
16 temporary parking plan that they're going to provide
17 me would be attached to this developer's agreement,
18 so it will be enforceable and, yeah, that's what I
19 have so far.

20 MR. TUVEL: And, typically, the
21 construction logistics are finalized by the time
22 you're done with the -- before you're done with the
23 approval process, but Stevens has gone out of its
24 way in construction phasing to meet with the Office
25 of Emergency Management, just so everybody is aware.

1 This is typically not part of the site plan process,
2 but they have done all this to make sure and that
3 will be a part -- if that developer's agreement and
4 all these plans need to be attached to it, that's
5 fine, but we can assure you that we're taking all
6 the protective measures during construction to have
7 the least of an impact as possible, and intend to
8 comply with all city ordinances and applicable
9 governmental regulations.

10 MR. GALVIN: Now, the question back to
11 Mr. Olivo was the first point was about the weather.

12 MR. OLIVO: Right.

13 MR. GALVIN: How does that affect your
14 opinion?

15 MR. OLIVO: The red and the blue
16 shuttle lines run right past both of these garages.
17 You could wait under cover and then walk out when
18 the shuttle comes.

19 MR. GALVIN: Okay.

20 MR. OLIVO: If you don't -- if you're
21 not inclined to walk.

22 MR. TUVEL: And one thing that was
23 brought up at the last meeting, and just from a very
24 general standpoint, if there's a big thunder storm,
25 like when we were all much younger, school gets

1 closed. So typically Stevens will be closed if
2 there's a snow storm, and there will be nobody
3 parking in those garages from Stevens. I'm sorry.

4 COMMISSIONER BRANCIFORTE: We're
5 relying a lot on these shuttle buses, so could we
6 require or ask or make it part of the resolution
7 that Stevens continues these shuttle buses until
8 Babbio garage is up and running?

9 MR. TUVEL: There's no intention to
10 discontinue them. They've been a great benefit, we
11 think, to the school and to the city, so there's
12 no -- there's no intention to discontinue them at
13 all. You can ask Mr. Maffia himself. I mean, I
14 don't think that the shuttle service is -- from --
15 as a general concept is germane to the application,
16 but if you want to -- you could definitely ask him
17 that question.

18 CHAIRMAN AIBEL: Members of the public,
19 any other questions, please come forward.

20 MR. COOKE: Frank Cook, 632 Hudson.

21 Since we're talking about the shuttles,
22 I just had a few questions; one is, do you know how
23 many trips the students are taking on the shuttles
24 today?

25 MR. OLIVO: The ridership on a daily

1 basis is approximately 2,000 a day.

2 MR. COOKE: Round trips or single
3 trips?

4 MR. OLIVO: That's everything. All
5 trips.

6 MR. COOKE: Okay. And do you know how
7 many shuttles runs happen per day?

8 MR. OLIVO: There is approximately 170
9 per day.

10 MR. COOKE: And do you know the
11 capacity of the shuttles themselves?

12 MR. OLIVO: Shuttles are somewhere
13 around 15 passengers.

14 MR. COOKE: And we had this
15 conversation before, does that math work?

16 MR. OLIVO: It does. I checked it
17 three times, Frank, before coming back.

18 MR. COOKE: Okay. I don't think it
19 works, so you might want to check it again.

20 Another thing, just looking at the
21 application around trip generation, you used a
22 community junior college standard as opposed to
23 something else, and quite honestly I just couldn't
24 follow it, so I'm not a traffic guy, so I just
25 wanted to see if you could explain that a little bit

1 more.

2 MR. OLIVO: If you go into trip
3 generation again, I know there's a lot of testimony
4 the last time.

5 MR. COOKE: It was more about the fact
6 that you're using community and junior college as a
7 standard as opposed to something else.

8 MR. TUVEL: No, I understand that
9 that's the question. I mean, we did go into that in
10 great detail, I believe, at the last meeting.

11 Is there a question regarding how it
12 affects the revised traffic report?

13 MR. COOKE: Yes, because I think there
14 was a 35 percent assumption.

15 MR. TUVEL: That was part of the
16 original report. That's not -- that standard has
17 not changed that we used from the original report.

18 MR. COOKE: Okay. So --

19 MR. TUVEL: I'll leave tight
20 Mr. Galvin, if you want.

21 MR. GALVIN: What's that? Say that
22 again.

23 MR. TUVEL: All I was saying is that
24 he's asking a question about the standard used in
25 connection with trip generation, and I said there

1 was extensive testimony at the last meeting. If
2 this question is regarding how that impacts the
3 revised report, then that's fine, but the
4 methodology in terms of the standard, I believe, has
5 stayed the same.

6 MR. OLIVO: It hasn't changed.

7 MR. GALVIN: I've listened to a lot of
8 traffic testimony over the years, and you always
9 rely on the -- I think it's the ITE.

10 MR. OLIVO: Correct, yes. ITE Trip
11 Generation Manual.

12 Real quickly I can address it, I think,
13 very quickly. We utilized that land use because
14 most of the traffic, the large majority of the
15 traffic for that type of higher education, school of
16 higher education is commuter driven, it's vehicular
17 driven, which is very much unlike what's being
18 proposed here within the urban core. So, again,
19 just to increase the level of conservative review
20 and analysis, that's why we used that, just to be
21 overly conservative.

22 MR. COOKE: And just one other
23 question. Incremental 73,000 square feet of space,
24 and I think the report had 77 incremental spots
25 required for that. Can you opine on what that ratio

1 is versus the rest of the Stevens campus in terms of
2 square feet of capacity versus number of spots?

3 MR. OLIVO: Well, when we looked at the
4 actual parking spots, we took all 91,000 square
5 feet. One per thousand is the parking ratio of the
6 city requirement, 91 parking stalls need to be
7 accommodated, but I've also spoken about the fact
8 that it will likely not generate 91 new parked
9 vehicles as a result of simply adding to the
10 academic core. You'd have students that are going
11 to the school, faculty staff that are also using
12 this building, so I think it's overly conservative,
13 but again we wanted to prepare something that was
14 carefully done.

15 MR. COOKE: Yeah, I got that. Slightly
16 different question, actually. It's the whole
17 campus, if you could opine on any ratio about how
18 many slots are already used.

19 MR. TUVEL: Mr. Galvin, I object to the
20 question. This is an application for a 91,000
21 square foot building. We meet the requirements for
22 the 91,000 square foot building as to parking.
23 We're not seeking a variance on this issue.

24 MR. GALVIN: I didn't hear you.

25 MR. TUVEL: Oh, I'm sorry. I

1 apologize. What I was saying is I object to the
2 question. This is an application for this property,
3 for this size building. We meet the parking
4 requirement for this building. We're not seeking a
5 variance on this building.

6 MR. GALVIN: Mr. Cooke, ask your
7 question again.

8 MR. COOKE: Sure. It was just a
9 question on if whether you had an opinion on the
10 overall capacity of parking for Stevens before
11 adding in the extra 73,000 square feet, not the
12 91,000, and whether the ratio is in line with the
13 historic ratio or not, not necessarily the actual
14 rules and regulations.

15 MR. OLIVO: I don't know. I know it's
16 relevant to this application, the 91,000 square foot
17 building, and what's required by the city.

18 MR. GALVIN: That's his answer.

19 MR. COOKE: Thank you.

20 CHAIRMAN AIBEL: The one gentleman
21 first. Come on up.

22 MR. BOYLAN: Bruise Boylan. I was here
23 before.

24 Babbio, we talked about last time.
25 What's the current parking spaces in there and what

1 will be added when it's completed?

2 MR. OLIVO: 140 is the current parking
3 supply that's provided within Babbio, and in the
4 proposed condition well get to 436.

5 MR. BOYLAN: So it triples?

6 MR. OLIVO: A little bit more, yeah.

7 MR. BOYLAN: Okay. And what's the
8 status of the application to complete that? What's
9 involved?

10 MR. TUVEL: More of a legal question,
11 not really geared towards Mr. Olivo's testimony.

12 MR. GALVIN: So you can answer it.

13 MR. TUVEL: But the goal will be -- it
14 has preliminary approval, and when you have a
15 preliminary approval, what that means is you have to
16 comply with the conditions at preliminary to get
17 final, and that's what we intend to do, and then
18 work with the city with the revised plans to come in
19 and do that.

20 CHAIRMAN AIBEL: Yes.

21 MS. ONDREJKA: It's me again, Mary
22 Ondrejka, that's O-N-D-R-E-J-K-A, 159 9th Street.

23 Let me get this straight. I'm actually
24 really surprised at this number. You said that
25 there were 170 shuttle trips in a day?

1 MR. OLIVO: In a day.

2 MS. ONDREJKA: Whoa. How many -- how
3 many buses do you have?

4 MR. OLIVO: How many in the fleet?

5 MS. ONDREJKA: Yes.

6 MR. OLIVO: I don't know, but that's
7 how many run throughout the course of the day.

8 MS. ONDREJKA: In one day.

9 MR. OLIVO: It could be the same bus.

10 MS. ONDREJKA: Okay. In one day.

11 MR. OLIVO: Just to give some scale,
12 there are about 5,000 trips a day on just Hudson.

13 MS. ONDREJKA: Okay. Why would anyone
14 need to bring a car?

15 MR. OLIVO: That's maybe why the
16 parking permits are going down, because people are
17 using the shuttle.

18 MS. ONDREJKA: That's what I mean.
19 That's excessive. That's incredible. I didn't
20 realize. That's a lot of movement.

21 MR. GALVIN: Ask a question.

22 MR. OLIVO: If you're saying shuttles
23 are great, I agree with you.

24 MS. ONDREJKA: 170?

25 (Court Reporter instruction regarding

1 over-speaking.)

2 MS. ONDREJKA: Okay. It is 170?

3 MR. OLIVO: Approximately.

4 MS. ONDREJKA: My God, I'm impressed.

5 Okay.

6 The other question I had was you said,
7 of course, the famous 39 spaces in that parking lot.
8 Does that include, by the way, the parking along the
9 LEED, and the parking lot itself, because there's
10 parking on those two sides, on that actual street of
11 Sixth?

12 MR. OLIVO: It does not include the
13 spots along Sixth Street.

14 MS. ONDREJKA: It does not. How many
15 spots are those?

16 MR. OLIVO: From River to Hudson?

17 MS. ONDREJKA: No, no, no -- yes -- no.
18 Along between the length of the LEED building and
19 the -- Hudson, you know, they park along there,
20 yeah, right up there. How many spaces, because you
21 can't really go much further.

22 MR. OLIVO: About 14.

23 MS. ONDREJKA: About 14. Okay.

24 So you added the 60 to accommodate for
25 those 39 plus 14, so you're still covering everyone.

1 MR. OLIVO: No, those 14 are separate
2 and distinct of this application. Those will be,
3 during construction, as Mr. Tuvel mentioned, will
4 comply with the city ordinance about taking stalls
5 during construction and staging. We'll have to rent
6 them, but --

7 MS. ONDREJKA: Right, but I mean the
8 people that use those now are -- are those students,
9 or are they -- that's a -- that's part -- that's on
10 the property, is that city street, so it wouldn't
11 be. Who parks along those? I mean, it's anybody
12 can park there?

13 MR. OLIVO: Pretty much. There's some
14 parking regulations --

15 MS. ONDREJKA: Okay. So you're --
16 (Court Reporter instruction regarding
17 over-speaking at this time.)

18 COURT REPORTER: Wait a second. Pretty
19 much --

20 MR. GALVIN: Don't make me get up,
21 guys. Let's go.

22 MR. OLIVO: There are signs that
23 restrict parking for certain types of users on the
24 right-hand side and the left-hand side, but there's
25 a number of different types of roadway users that

1 can park there.

2 MS. ONDREJKA: Well, I was just saying
3 that the 14 spaces you're talking about, those are
4 going to be lost.

5 MR. OLIVO: Temporarily.

6 MS. ONDREJKA: Temporarily, right, but
7 you were also giving 60 spots, instead of the 39
8 that you're losing in that parking space.

9 MR. OLIVO: Correct.

10 MS. ONDREJKA: So it is covering them
11 if you want to be literal.

12 MR. OLIVO: It won't, because the users
13 will be different.

14 MS. ONDREJKA: Oh, yeah, I guess you're
15 right. All right. Thank you.

16 MR. OLIVO: You're welcome.

17 MR. GALVIN: Thank you.

18 CHAIRMAN AIBEL: Okay. Seeing no
19 further questions.

20 MR. DWYER: I have one question, if I
21 may.

22 MR. GALVIN: Sure.

23 MR. DWYER: I apologize. Mr. Olivo.
24 Mr. Olivo.

25 MR. OLIVO: Counselor.

1 MR. DWYER: If I understand the Plan B
2 for parking would involve a site called 1300
3 Jefferson.

4 Is that correct?

5 MR. OLIVO: That is correct, yes.

6 MR. DWYER: And how far away from
7 campus is 1300 Jefferson?

8 MR. OLIVO: Just a short gray line
9 shuttle bus ride away. I don't know the linear
10 footage off the top of my head.

11 MR. DWYER: You don't know how long a
12 walk it would be?

13 MR. OLIVO: I don't.

14 MR. DWYER: Can you approximate how
15 many blocks it is?

16 MR. OLIVO: I'd rather not.

17 MR. TUVEL: Is there a shuttle that
18 runs near?

19 MR. OLIVO: The gray line.

20 MR. TUVEL: Okay.

21 MR. DWYER: But we don't know how far
22 it is. Okay. Thank you.

23 MR. OLIVO: You're welcome.

24 CHAIRMAN AIBEL: Okay. I see no
25 further public questions.

1 COMMISSIONER COHEN: A motion to close
2 public portion for this witness.

3 MR. GALVIN: Maybe on the break, you
4 could check that.

5 MR. TUVEL: Sure.

6 COMMISSIONER GRANA: Second the motion.

7 CHAIRMAN AIBEL: All in favor.

8 (Voice vote taken at this time.)

9 CHAIRMAN AIBEL: Okay. We will return
10 in 15 minutes, 20 of ten.

11 MR. TUVEL: Thank you.

12 (Recess taken at 9:24 p.m. and ended at 9:49
13 p.m.)

14 CHAIRMAN AIBEL: Okay. We're back on
15 the record. It's ten of ten. Mr. Tuvell, your next
16 witness.

17 MR. TUVEL: Yes. Just to answer the
18 question that was ended up with the distance of that
19 1300 Jefferson Street parking lot, is 13 blocks and
20 a 15 minute walk. However, there is a shuttle stop
21 for Stevens that's right there, and that would be
22 utilized by people parked in the parking there, if,
23 indeed, we ever have to use that parking lot.

24 So that was the answer to the question
25 that was asked before the break.

1 So that concludes Mr. Olivo's
2 testimony. The next witness I'd like to call is
3 Robert Maffia. Mr. Maffia is the vice-president for
4 facilities and campus operations at Stevens, so
5 we'll bring him in.

6 R O B E R T M A F F I A, being first duly sworn by
7 the Notary, testifies as follows:

8 DIRECT EXAMINATION BY MR. TUVEL:

9 MR. GALVIN: Your witness, Mr. Tuvel.

10 MR. TUVEL: Okay.

11 Mr. Maffia, what's your position at
12 Stevens Institute of Technology?

13 MR. MAFFIA: I'm the vice-president for
14 facilities and campus operations.

15 MR. TUVEL: Okay. And in terms of your
16 educational background, could you just give a very
17 brief overview of what that is?

18 MR. MAFFIA: I have a Bachelors of
19 Engineering in mechanical engineering from Pratt
20 Institute. I have a Masters in business from
21 Columbia University.

22 MR. TUVEL: Okay. And can you just go
23 through your background in connection with working
24 for universities and doing operations as well as
25 campus facility management?

1 MR. MAFFIA: So I have more than 30
2 years experience in international and domestic
3 facilities operations, that's in planning,
4 designing, construction, and facilities operations.
5 I've worked on the university side for other
6 universities, NYU, Columbia University. I've also
7 worked on the corporate side.

8 MR. TUVEL: Okay. And what are your
9 specific duties and responsibilities at Stevens?

10 MR. MAFFIA: So my responsibilities at
11 Stevens is I'm responsible for all design,
12 construction, planning. I'm also responsible for --
13 in operations of the campus, I'm also responsible
14 for other campus operations like mail room and
15 receiving, the police department, parking,
16 transportation, print, the print shop.

17 MR. TUVEL: Okay. And, by the way,
18 Mr. Maffia and I did not plan this, but we are
19 wearing the exact same tie, so no jokes, please,
20 from anyone. He has good taste, though. Okay.

21 So in connection with this, the Gateway
22 project, you're the person that is overseeing its
23 planning and the engineering, correct?

24 MR. MAFFIA: Yes.

25 MR. TUVEL: Okay. You're also

1 overseeing the construction of the project, correct?

2 MR. MAFFIA: Yes.

3 MR. TUVEL: And once it's built you'll
4 oversee the operations?

5 MR. MAFFIA: Yes.

6 MR. TUVEL: And the maintenance of the
7 building.

8 Is that correct?

9 MR. MAFFIA: Yes, yes, that's right.

10 MR. TUVEL: Okay. In connection with
11 the garage facilities as well that we've discussed,
12 in connection with this project and other parking
13 facilities, you'll also be in charge of those as
14 well and oversee them?

15 MR. MAFFIA: Yes, I will.

16 MR. TUVEL: Okay. Moving to the
17 Gateway building itself, and the proposed
18 development, can you go over what the hours of
19 operation are proposed to be?

20 MR. MAFFIA: The hours of operation are
21 like the rest of the campus, 8 a.m. to 10 p.m.

22 MR. TUVEL: Okay. And this is going to
23 be an academic building primarily.

24 Is that correct?

25 MR. MAFFIA: Academic building, that's

1 right.

2 MR. TUVEL: And is it going to follow
3 the normal college schedule?

4 MR. MAFFIA: Yes, same as the our
5 normal college schedule. Most classes are in,
6 obviously, the fall and the spring semesters, with a
7 spattering of classes in the summer and in the
8 winter break.

9 MR. TUVEL: Okay. So you said that the
10 hours of operation are 8 a.m. to 10 p.m. How will
11 access and security to the building be handled?

12 MR. MAFFIA: So access during those
13 hours 8 a.m. to 10 p.m. they'll be open access, just
14 like the rest of the buildings on our campus, so
15 students and faculty will be able to come and go
16 freely. At 10 p.m., there will be an automatic
17 lockdown, so the building locks at 10 p.m.

18 MR. TUVEL: Okay. And at 10 p.m., can
19 certain individuals still access the building?

20 MR. MAFFIA: After 10 p.m. you'd have
21 to have a swipe card that's authorized for access,
22 so that might be a particular faculty member who has
23 to access it for some specific reason or it might be
24 the cleaning crew, it would be the cleaning crew,
25 but otherwise, there's no free access.

1 MR. TUVEL: Okay. And the individuals
2 that receive those access cards, those would be
3 managed or supervised by yourself and the campus
4 employees.

5 Is that correct?

6 MR. MAFFIA: That's right.

7 MR. TUVEL: Okay. How late, or should
8 I say how late will the lights be in the building
9 and when i say "lights", I mean classroom lighting,
10 hallway lighting, things of that nature.

11 MR. MAFFIA: Well, the lights in the
12 building will be on occupancy sensors, so as the
13 building is occupied the lights will be on.
14 Obviously, as the building becomes unoccupied, most
15 of those lights will go off. The cleaning crew will
16 be in now, they'll be coming in at that time, at 10
17 o'clock, so there will be lights on where the
18 cleaning crew is, and once the cleaning crew
19 finishes that area and they leave, well, the lights
20 would go off because of the sensors.

21 MR. TUVEL: Okay. So if no one is in a
22 classroom, the lights would go off.

23 Is that correct?

24 MR. MAFFIA: That's right.

25 MR. TUVEL: Okay. So in connection

1 with cleaning the building, can you explain details
2 of how that works?

3 MR. MAFFIA: All right. So what will
4 happen at 10 o'clock, the cleaning crew will come
5 in. What we will instruct the cleaning room to do
6 is that will be on the earliest schedule, so as soon
7 as class is ended they'll be able to get in there.

8 MR. TUVEL: And when you say the
9 earliest schedule, do you mean that they'll clean
10 this building first, this building will be a
11 priority versus the rest of the campus? They'll get
12 to this building go earlier.

13 Is that right?

14 MR. MAFFIA: That's right. They're not
15 going to go clean one building, and then when
16 they're done there come over to Gateway. They're
17 going to hit Gateway first.

18 MR. TUVEL: Okay. Please continue. Go
19 ahead.

20 MR. MAFFIA: So, they'll be cleaning
21 gate way first. What we instruct them to do is
22 they're going to be cleaning the areas that are on
23 the west side of the building first, so they're
24 going to work their way from west to east in the
25 building.

1 MR. TUVEL: Okay. And why is that?

2 MR. MAFFIA: Well, because the west
3 side of the building, that exposure, is on Hudson
4 Street, and what we'd like to is get that finished,
5 this way when we move the cleaning crew east, those
6 lights will go out, and then, you know, the lights
7 will be on the inboard side of the building, which
8 really doesn't face Hudson Street.

9 MR. TUVEL: Okay. So if classes end at
10 10 p.m, when do you anticipate the cleaning of the
11 west side of the building -- the west side of the
12 building to be completed approximately?

13 MR. MAFFIA: Probably from 10 to 11.

14 MR. TUVEL: Okay.

15 MR. MAFFIA: And then they'll move over
16 to the east side.

17 MR. TUVEL: Okay. So by 11 o'clock
18 most of -- nearly all the lighting that faces Hudson
19 Street should be shut off.

20 MR. MAFFIA: That's right, yeah.

21 MR. TUVEL: Okay. Are there going to
22 be any security cameras in connection with this
23 building?

24 MR. MAFFIA: There will be security
25 cameras, which are -- really would be aimed at,

1 like, the entrances and exits.

2 MR. TUVEL: Okay. And once the
3 building is shut down at 10 p.m. does the campus
4 police just do, like, a sweep of the building?

5 MR. MAFFIA: Yes, so that the first
6 thing that will happen is the campus police will
7 come and sweep the building, make sure nobody is in
8 there who doesn't belong there, and then they'll
9 leave. So they do -- they'll do a sweep every
10 night.

11 MR. TUVEL: All right. And is that
12 typical standard procedure?

13 MR. MAFFIA: Yeah.

14 MR. TUVEL: Okay. There's a small cafe
15 proposed in connection with this application,
16 correct?

17 MR. MAFFIA: Yes.

18 MR. TUVEL: All right. And what will
19 the hours of that cafe be?

20 MR. MAFFIA: Same operating hours as
21 the building.

22 MR. TUVEL: Okay.

23 MR. MAFFIA: The cafe is designed to
24 service the study area, which is in the first floor
25 of the building, and so it will be the same hours of

1 the building.

2 MR. TUVEL: Okay. And the cafe will
3 serve Stevens' students, faculty, and staff,
4 correct?

5 MR. MAFFIA: That's right.

6 MR. TUVEL: Okay. And how many
7 employees would be in the cafe?

8 MR. MAFFIA: Between two and four,
9 depending on the busy times or not, but certainly no
10 more than four.

11 MR. TUVEL: Okay. Are there any forms
12 of cooking in the cafe?

13 MR. MAFFIA: No cooking. There will be
14 microwaves to heat food. There will be no cooking,
15 no friers, no cause for needing exhaust fans that
16 will discharge cooking fumes to the outside, no.

17 MR. TUVEL: So --

18 MR. MAFFIA: Just microwaves.

19 MR. TUVEL: Microwave and heating up of
20 coffee and things of that nature?

21 MR. MAFFIA: That's it. Coffee urns,
22 you know.

23 MR. TUVEL: Okay. Let's discuss the
24 deliveries to the building.

25 How is that proposed to occur?

1 MR. MAFFIA: Okay. So the north
2 building, on the east side of the north building is
3 a service area. So our deliveries will come to the
4 east side of the north building, that's the inboard
5 side, the campus side of the north building. So
6 deliveries to the north building will go there,
7 deliveries to the south building will be over the
8 bridge, and so we'll be able to serve the south
9 building, and then deliveries to the Carnegie
10 building, which is right next to the south building,
11 will be through the same path, which is actually
12 better than it is now because right now the LEED
13 building and Carnegie building get their deliveries
14 from Hudson Street. So once we do this, those
15 deliveries won't have to happen on Hudson Street.

16 MR. TUVEL: Okay. So all deliveries
17 will be moved. There will be no deliveries as for
18 the Gateway building on Hudson Street, correct?

19 MR. MAFFIA: That's right.

20 MR. TUVEL: Okay. And that will change
21 from the existing condition, where the LEED building
22 does get deliveries on Hudson Street?

23 MR. MAFFIA: Yeah. As a matter of
24 fact, there's a curbcut on Hudson Street which
25 allows us to make those deliveries. So, actually,

1 that curbscut will be closed up, and that be become
2 parking space.

3 MR. TUVEL: Okay. So how many
4 deliveries occur per day?

5 MR. MAFFIA: Usually one, and that's
6 the same way we service the rest of our lower
7 campus. So right now the lower campus, or the
8 academic part of the campus, gets one delivery a
9 day. So it will be on that same round.

10 MR. TUVEL: Okay. And will there be an
11 increase in that one delivery per day as a result of
12 this project?

13 MR. MAFFIA: No.

14 MR. TUVEL: It will still be one
15 delivery per day.

16 MR. MAFFIA: One delivery per day.

17 MR. TUVEL: Okay. And what time will
18 that occur?

19 MR. MAFFIA: Usually in the afternoon,
20 between 1 and 5 p.m.

21 MR. TUVEL: Okay. And what time will
22 the cafe receive deliveries?

23 MR. MAFFIA: That's probably going to
24 get -- those deliveries will be before five.
25 Probably one in the morning, probably around 9 a.m.

1 and one later in the afternoon.

2 MR. TUVEL: So one in the morning, not
3 1 a.m, but one --

4 MR. MAFFIA: No.

5 MR. TUVEL: -- delivery in the morning.

6 MR. MAFFIA: That's right. One
7 delivery in the morning when you wake up.

8 MR. TUVEL: I just don't want everybody
9 to think that there's a 1 a.m. delivery.

10 MR. MAFFIA: Sorry.

11 MR. TUVEL: No, that's okay.

12 So the delivery, the one delivery
13 for -- the two deliveries for the cafe, and the one
14 delivery for the building will be the exact same
15 that occurs today for that area.

16 Is that right?

17 MR. MAFFIA: Same thing now, because
18 right now there's in the Broshard building, which is
19 right over there at the lower campus, there's a cafe
20 there, too, the Red and Gray Cafe. So when the
21 deliveries to that cafe happen, they'll do the same
22 delivery to this cafe because the same people are
23 managing it.

24 MR. TUVEL: So three deliveries total
25 presently. Post this project it will still be three

1 deliveries?

2 MR. MAFFIA: That's right.

3 MR. TUVEL: Okay. What are the size of
4 the vehicles that will make the deliveries?

5 MR. MAFFIA: There's like small cargo
6 vans. Like there will be like a maybe a small Ford
7 Transit or even, you know, smaller cars, but no
8 bigger than a Ford Transit.

9 MR. TUVEL: So no tractor trailer
10 deliveries or anything like that?

11 MR. MAFFIA: Oh, no, no, no, because
12 they're going to come -- they're going to come
13 through campus, so they'll be small cargo vans.
14 Because we're not going to bring them down, like I
15 said, down Hudson Street. So those deliveries will
16 come from the Howe Center, and they'll come through
17 campus, and that's why we use small cargo vans, and
18 they'll come in that east side of the north
19 building.

20 MR. TUVEL: All right. So just explain
21 that in a little bit more detail. The vans that
22 deliver -- that will delivery to the Gateway
23 building, pick up the goods.

24 MR. MAFFIA: Yeah.

25 MR. TUVEL: So just explain that.

1 MR. MAFFIA: Let me explain it. The
2 deliveries that come to the Gateway building aren't
3 coming directly from the vendors. What happens is
4 the vendors bring their deliveries to the Howe
5 Center, that's our main receiving area. In the Howe
6 Center, our receiving area breaks down the packages,
7 log in the packages, and then they take the
8 packages, and they load them onto our small cargo
9 van, and take that cargo van through campus. So the
10 deliveries are our people that are delivering it,
11 not -- not vendors.

12 MR. TUVEL: Okay. And there won't be
13 an increase in vendor deliveries either as a result
14 of Gateway.

15 Is that right?

16 MR. MAFFIA: No, we don't expect there
17 to be.

18 MR. TUVEL: Okay. And the cargo van
19 that will go from the Howe Center to the Gateway
20 will stay internal to the campus.

21 Is that correct?

22 MR. MAFFIA: That's right.

23 MR. TUVEL: They won't go on Hudson
24 Street.

25 MR. MAFFIA: No, no, it won't have to

1 go on Hudson Street.

2 MR. TUVEL: Okay. How and when will
3 trash pick-up work?

4 MR. MAFFIA: So we'll be picking up
5 trash usually two times a day, which is how we do it
6 with the other academic buildings. So what will
7 happen is there will be a trash cart that's kept at
8 the building, at the service area of the building.
9 Those -- the garbage from inside the building will
10 get loaded into the trash cart and that trash cart
11 will be taken over to our dumpsters, which exist
12 right now. There's no additional dumpsters. We're
13 using the same dumpsters we have now.

14 MR. TUVEL: All right. So there's no
15 dumpsters proposed with the Gateway building.

16 MR. MAFFIA: No, no, no. Same
17 dumpsters we have now.

18 MR. TUVEL: And those carts are pushed
19 by staff to the dumpsters?

20 MR. MAFFIA: Yeah, it's done by hand.

21 MR. TUVEL: Okay. And is there
22 recycling as well?

23 MR. MAFFIA: Yeah, we have -- on campus
24 we have what's called single stream recycling, so
25 all our recycling goes into one container, and then

1 at the recycling yard they do the separation. We
2 also have organic food recycling, which happens at
3 the Howe Center where the kitchen is.

4 MR. TUVEL: Okay. So no additional
5 containers outside of the Gateway building for
6 recycling. It will all be interior?

7 MR. MAFFIA: That's right.

8 MR. TUVEL: Okay. Can you discuss -- I
9 know Mr. Olivo talked a little about bicycle parking
10 on the campus.

11 Can you expand on that a little bit?
12 Will there be bicycle parking, additional bicycle
13 parking occurring or as a result of Gateway?

14 MR. MAFFIA: Yes. We presently have
15 spaces for -- to park 254 bikes, and we've increased
16 that a little bit over time. So we have 254 bikes
17 now. With Gateway, we're going to be adding space
18 for to park 50 bikes. If you're familiar with the
19 campus, we have a grandstand that overlooks our
20 field, and that bike parking is going to be
21 underneath that grandstand, so the advantage of
22 that, and we think it's going to get -- it's
23 certainly going to get used because, number one,
24 it's covered, and studies show that covered bike
25 parking gets more action than uncovered bike

1 parking, and it's within 200 feet -- yards of the --
2 within 200 yards of the Gateway building. So we're
3 adding 50 spaces.

4 MR. TUVEL: Okay. And will Stevens
5 also be -- I know this may be a little bit off
6 field, but just because b parking was discussed at
7 length, is there going to be bike sharing as well or
8 a bike sharing program?

9 MR. MAFFIA: Yeah. We're working with
10 a city on that, and we're ready. We've established
11 two locations with the city on where a bike share
12 hub can go, and, you know, we're ready to work with
13 them whenever they're ready.

14 MR. TUVEL: Okay. In terms of
15 landscaping and building maintenance, can you just
16 briefly discuss how the building will be maintained
17 and the landscaping will be maintained?

18 MR. MAFFIA: Right. So I'm responsible
19 for building maintenance. I'm responsible for the
20 grounds. I'm responsible for the landscaping, snow
21 removal. It will be done like it's done now. It's
22 done by -- our guys do our -- do the -- we do a lot
23 of grounds work, and we do have a separate
24 landscaping vendor that helps us with landscaping,
25 although we have recently hired a couple of grounds

1 keepers who specialize in landscaping, so we're able
2 to do a little more of that on our own now. So
3 between our outside vendor and us we take care of
4 the landscaping. We take care of all the grounds,
5 the snow removal. A lot of people who access our
6 campus can probably testify that we do a really good
7 job with snow removal, and we do a really good job
8 keeping our campus nice and neat.

9 MR. TUVEL: Okay. How does the Gateway
10 building flow with the rest of the existing campus
11 in terms of operations? And I think maybe we should
12 introduce just an exhibit to help you explain this.

13 MR. MAFFIA: Okay.

14 MR. TUVEL: Mr. Galvin, I think we're
15 up to A-5, but I'm not a hundred percent sure.

16 MR. GALVIN: Miss Carcone, do you agree
17 with that?

18 SECRETARY CARCONE: We had the one
19 exhibit. We had A-1.

20 MR. TUVEL: A-1 was a bunch of sheets,
21 so...

22 SECRETARY CARCONE: 16 sheets.

23 MR. TUVEL: Yeah, that was just A-1 and
24 then I think there were two or three additional
25 exhibits.

1 SECRETARY CARCONE: A-4, A-5.

2 MR. TUVEL: Yeah, I think we're on A-5,
3 but we can correct that before the next meeting if
4 there's an issue.

5 MR. MAFFIA: Okay. So the Gateway
6 building --

7 MR. TUVEL: But before you go into
8 detail, this is a map that shows the existing land
9 uses on the property.

10 Is that correct?

11 MR. MAFFIA: Yes, that's right.

12 MR. TUVEL: Existing land uses and
13 structures, correct?

14 MR. MAFFIA: Existing land uses and
15 structures. It's color coded by the type of use.

16 MR. TUVEL: Okay. So just discuss
17 operationally how the Gateway building will interact
18 with the rest of the campus.

19 MR. MAFFIA: Okay. So as you could see
20 on the map, the lower campus, I don't know what
21 that -- orange, I guess that's orange, or that's --
22 that's -- the orange-colored buildings are for
23 academic use as opposed to the purple that's on top,
24 that's residential, so Gateway is going to be right
25 down here at the lower end of campus, so it's going

1 to be in with the rest of the academic buildings on
2 lower campus.

3 MR. TUVEL: Okay. And in terms of
4 class scheduling, how is the Gateway going to
5 function with the other academic buildings?

6 MR. MAFFIA: Well, you know, it
7 functions very well because you've got -- we've got
8 ten minutes between classes. You like to keep all
9 your academic buildings clustered together because
10 you have ten minutes to get from one class to
11 another. You know the way it works. A student gets
12 up after class, they want to ask the professor a
13 question, another student does. Maybe they have to
14 use the toilet before going to the next class, so
15 you want to keep all your academic buildings
16 clustered together, like it would be really
17 unorthodox if we put, for example, something else
18 that was permitted, like a student center or a
19 dining hall, you know, that wouldn't make sense for
20 us. It would make sense to keep an academic
21 building there versus -- plus, if you had it -- an
22 academic building at the other end of the campus,
23 number one, you couldn't get there in time, it would
24 be a real challenge especially for a physically
25 challenged individual, so you try keep them

1 clustered together.

2 MR. TUVEL: Okay. And will it also
3 work well from an operational standpoint with the
4 Babbio garage?

5 MR. MAFFIA: Well, it works very well
6 with the Babbio garage, because the Babbio garage,
7 when students come in and they park inside the
8 Babbio garage, what they'll be able to do is come up
9 inside the Babbio building, and when they come up
10 from the Babbio garage, in the elevator inside the
11 Babbio building, it will leave them about half a
12 block in the facility, so it works very well.

13 MR. TUVEL: Okay. There is -- there's
14 been a lot of talk of the bridge that connects the
15 two buildings. From a operations standpoint and
16 facilities standpoint, can you explain the
17 importance of the bridge that connects the two
18 buildings?

19 MR. MAFFIA: The bridge has a number of
20 functions for us. One, is, you know, it aides in
21 collaboration, you know, between the people that are
22 in both buildings, okay, and in today's academic
23 environment, there's a lot of collaboration that
24 happens. The bridge is going to allow that to
25 happen. The other thing is that we have, for

1 example, the way it's designed, we have faculty
2 offices in the south building, their labs are in the
3 north building, so it's-- it would allow faculty to
4 get back and forth between their labs and their
5 classrooms. So from a functionality and from a
6 collaboration perspective, it's very important to
7 us. The other thing that it does, and we've talked
8 about this, is we have equipment that's come off the
9 roof of the north building, which is now being put
10 in the basement of the south building. The
11 equipment is allowing us to get -- the bridge is
12 allowing us to get utilities from that equipment
13 over to the other building. The other thing is, I
14 talked about, was the bridge is allowing us to take
15 deliveries into the north building and bring it to
16 the south building. So, for example, if that wasn't
17 there, you'd have to duplicate a lot of services.
18 You'd have to have a receiving area in this south
19 building, you'd have to have extra toilets in the
20 south building, so it would actually -- from a
21 functionality, it makes us not have to duplicate,
22 duplicate things from one building to the next, so
23 it serves a lot of functions for us.

24 MR. TUVEL: Okay. What about the size
25 of the bridge? Do you believe that the size is

1 helpful to Stevens?

2 MR. MAFFIA: I think the size is
3 helpful to Stevens. I mean, you know, we've pushed
4 it as far back east as we can, so it's not right on
5 Hudson Street. We deliberately did that because we
6 wanted it to be further into our campus, and, you
7 know, frankly, I think the size is a -- a
8 well-designed, reasonable size, and provides us the
9 function that we need.

10 MR. TUVEL: Okay. So it allows Stevens
11 to achieve, from a facilities and operations
12 standpoint, its goals and objectives of this
13 building?

14 MR. MAFFIA: Absolutely.

15 MR. TUVEL: Okay. How does Stevens
16 compare in terms of academic space to its peer
17 institutions?

18 MR. MAFFIA: Well, that's a challenge
19 that we're facing right now. We when we compare
20 ourselves to our peer institutions, and that's part
21 of my responsibility as the facilities person,
22 actually our square foot per person, when you
23 compare it to our peer institutions, we're half.
24 We're half the square foot per person that our peers
25 have. So right now, we're -- we're well under, you

1 know, we're well under -- undersized.

2 MR. TUVEL: For the existing student
3 population, correct?

4 MR. MAFFIA: For the existing student
5 population. So what this building will allow us to
6 do, is it would allow us to get a little bit closer
7 toward that goal to getting closer to what our peer
8 institutions have. We're not going to get all the
9 way there, but certainly it's going to give us the
10 square footage that we desperately need right now.

11 MR. TUVEL: And what about the square
12 footage, the new square footage proposed by Gateway
13 will help Stevens from an academic standpoint and a
14 facilities standpoint?

15 MR. MAFFIA: Well, from an academic
16 standpoint, it helps us tremendously because we --
17 we want to attract the best students. We want to
18 attract the best faculty. We want to attract the
19 best faculty, and we have them here, so we've gotten
20 them. We've got the students. We've got the staff.
21 We've got the faculty. We have those researchers.
22 We need to give them the facilities that they need
23 to function. We need to give the faculty the best
24 facilities we could give them, so they could teach
25 our students, and we need to give the students the

1 best facilities we could give them. This allows us
2 to have the latest in innovation, and as an
3 innovation, as a technology institution, we need the
4 latest in innovation. It allows us to have
5 state-of-the-art facilities for our present faculty
6 and our present researchers and our present
7 students.

8 MR. TUVEL: What specifically about
9 this building, as opposed to some of your other
10 buildings, allow you to do that?

11 MR. MAFFIA: Our other buildings --
12 listen, we have some -- we have some older inventory
13 on campus. When that older inventory was built,
14 things were different. The slab-to-slab heights,
15 for example, were much lower than the slab-to-slab
16 heights would be in today's academic institution.
17 With the amount of electric and the amount of IT and
18 the amount of air that needs to be pushed through
19 these buildings, you need higher slab-to-slab
20 heights. This building will enable us to do that.
21 So, for instance, if you took one of our existing
22 buildings, it didn't matter what you put into it.
23 The slab-to-slab height isn't there. It just
24 doesn't have the bones to give you today's facility.
25 What you need in today's facilities.

1 MR. TUVEL: When you say "facilities"
2 you mean laboratory space, classroom space?

3 MR. MAFFIA: Laboratories, classrooms,
4 that's right.

5 MR. TUVEL: And can you tell us a
6 little bit about your class sizes presently versus
7 what the goal is in connection with the Gateway
8 building?

9 MR. MAFFIA: Well, our class size right
10 now, as I said before, we have less square footage
11 per person than our peers. Our class sizes are just
12 a little too large, and there's --

13 MR. TUVEL: When you say "too large",
14 what does that mean exactly?

15 MR. MAFFIA: I mean that the number of
16 students per class is more than what's the ideal
17 number of students to teach. You know, you reach a
18 certain point when it's not as efficient, and we
19 want to get to that number. And by doing that, we
20 need more facilities. We need these classrooms, we
21 need these labs. So the existing population that we
22 have now can, sort of, decompress a little bit, and
23 then we can get our class sizes to where they need
24 to be.

25 MR. TUVEL: Okay. Let's talk a little

1 bit about the parking. You've secured the 60 spaces
2 in those two Lots B and G.

3 Is that correct?

4 MR. MAFFIA: Yes.

5 MR. TUVEL: And you've spoken with the
6 Parking Authority on this issue?

7 MR. MAFFIA: I've spoken with the
8 Director of Transportation for the City of Hoboken,
9 and he's one that gave us the letter authorizing --
10 I mean, authorizing 60 spaces. I've also spoken
11 with the coordinator, the OEM coordinator for the
12 City of Hoboken as well. So we've had
13 conversations. I know that the parking spaces are
14 available. It's been assured to us that the parking
15 spaces are available, and we've coordinated that,
16 like I said, through the city.

17 Q Okay. And to dovetail off of
18 Mr. Olivo's testimony, you can ensure that the staff
19 members that are using Garages B and G during the
20 temporary phase are faculty -- I'm sorry, excuse
21 he -- staff members who are present at Stevens
22 between 9 a.m. and 5 p.m. Monday through Friday.

23 Is that correct?

24 MR. MAFFIA: We can assure that,
25 because what we're going to do is we're going to

1 assign those spaces to particular staff and faculty
2 members, and what we're going to do is we're going
3 to -- they're going to go to people who are part of
4 our south -- the southern part of our campus. So,
5 actually, you know, they could be two blocks away,
6 or like Chuck said, a five minute walk away, so it's
7 not an inconvenience. As a matter of fact, it's
8 more convenient than if they parked at the northern
9 end of our campus and had to walk all the way down
10 to the south end of our campus. So we're not going
11 to have any problem getting people into those
12 spaces.

13 MR. TUVEL: Okay. That concludes my
14 direct examination of Mr. Maffia in terms of
15 operations and facilities of the existing building,
16 the proposed building. But I open it up to
17 questions from the Board.

18 CHAIRMAN AIBEL: Great. Board Members.

19 COMMISSIONER BRANCIFORTE: So what's
20 your completion date for the Babbio garage?

21 MR. MAFFIA: I can't tell you the
22 completion of the Babbio garage, I could tell you
23 that our intention is to open the Babbio garage as
24 soon as we can. We have to -- as Jason said, we
25 have to go before the Zoning Board, and we have to

1 get our final site plan approval. Once we do, we're
2 ready to go. We have our team on board, our
3 consulting teams on board, our contractors on board.
4 We're just waiting for -- we have to get -- we have
5 to go for approval.

6 COMMISSIONER BRANCIFORTE: Well, I
7 mean, do you have the -- is the application -- is
8 the application submitted to the Board? Are we near
9 submitting that application?

10 MR. TUVEL: Yes. Actually, what I can
11 tell you is that our plans are essentially done, and
12 I've reached out to Mr. Galvin about speaking about
13 to the professionals about moving forward with that
14 application as well. Obviously, I haven't spoken to
15 the Board, but to Mr. Galvin.

16 COMMISSIONER BRANCIFORTE: Okay. I
17 want to ask about specifically the labs. I spoke to
18 the architect about it, but I'd rather hear this
19 from someone at Stevens.

20 MR. TUVEL: Okay.

21 COMMISSIONER BRANCIFORTE: We have labs
22 on different floors, fabrication labs, smart energy
23 lab, there's even a space with a -- on A-103 shows a
24 fume hood installed.

25 MR. MAFFIA: Okay.

1 COMMISSIONER BRANCIFORTE: I'm
2 wondering about what kind of materials are going in
3 there, you know, are they radioactive materials that
4 you'll be working with? Are they chemicals? That
5 sort of thing.

6 MR. MAFFIA: Okay. So the lab that
7 you're talking about is the Center for Healthcare
8 and Innovation Lab. That's the only lab that has --
9 that is doing biological research, and that's a lab
10 that studies blood disorders like multiple myeloma
11 and that's where you'd have those fume hoods. All
12 the rest of the labs are dry labs. We have chemical
13 use in there, it's limited, but it's in a matter
14 that's going to be consistent with, obviously, all
15 good -- all regulations and good laboratory
16 practice. Work is done in biosafety cabinets, so
17 besides fume hoods, there's biosafety cabinets where
18 we'll be doing the work. All OSHA and ASHRAE
19 practices are going to be followed. There's nothing
20 infectious. That will be studied. There's still
21 amounts of chemicals, and they're used in -- they're
22 in containment equipment. Okay.

23 COMMISSIONER BRANCIFORTE: Okay. So if
24 you were to bring in a chemical that might be
25 considered dangerous, do you inform -- how do you

1 inform the city or the fire department that that
2 chemical is down there in the basement?

3 MR. MAFFIA: Well, the chemicals, I
4 don't know if you required to inform the city. The
5 chemicals are packaged in DOT packaged. There's a
6 regulation for how the DOT has to have -- how they
7 have to be packaged, and we, obviously, have to
8 follow those regulations. So, you know, there's --
9 there's laboratory practices that we're required to
10 meet. Whatever those practices are, we'll meet
11 them.

12 COMMISSIONER BRANCIFORTE: Right. And
13 code would require you to, say, label rooms where
14 these chemicals were being stored?

15 MR. MAFFIA: Yeah. Code -- on
16 laboratories, you would have to have labeling on the
17 lab for what's being stored there, that's true,
18 yeah. But, like, for example, in biolabs there's a
19 limit to how many gallons of chemical you could
20 store. It used to be 15 gallons, not too sure if
21 that's the case, but so there are regulations for
22 that. You have to document that. There are --
23 there are vented cabinets that are used in those
24 labs to make sure they're being stored properly.
25 So, you know, those regulations are very common to

1 anybody who works in the lab and manages the lab.

2 I could tell you that I have many years
3 of experience prior to coming here at NYU Langone
4 Medical Center where we built lots and lots of
5 medical research labs; Columbia Presbyterian Medical
6 Center, where I was for nine years, built lots and
7 lots of research labs very familiar, with fume
8 hoods, very familiar with biosafety cabinets, very
9 familiar with all this.

10 COMMISSIONER BRANCIFORTE: Okay. So is
11 there any sort of inspection process you guys go
12 through every few years or something?

13 MR. MAFFIA: There is. There's an
14 inspection process that happens through the --
15 there's a -- I don't know who it is now, it might be
16 OSHA, but there's another inspection process, I'd
17 have to find out which one that is, but besides
18 that -- that's one that you're required to do by
19 code, and there's at least an annual inspection that
20 you have to go through, but then there's also a --
21 we do a monthly inspection, our own environmental
22 health and safety office. We have an environmental
23 health and safety office that's trained in this
24 also. As a matter of fact, our director of
25 environmental health and safety came from NYU also

1 prior to my being there, so he's responsible for
2 making sure that all the testing is done and all the
3 inspections are done.

4 COMMISSIONER BRANCIFORTE: All right.

5 MR. MAFFIA: And the lab people go
6 through different levels of safety training, too,
7 which is required.

8 COMMISSIONER BRANCIFORTE: Just one
9 other question, and I think you went over this about
10 trash pickup. So there's going to be no dumpsters
11 on the side of this building?

12 MR. MAFFIA: No.

13 COMMISSIONER BRANCIFORTE: Okay. I'm
14 fine. Thanks.

15 COMMISSIONER GRANA: I have two
16 questions.

17 You said in the testimony, if I heard
18 it correctly, that deliveries to three buildings, if
19 I understand, the LEED building and then the
20 proposed south building, the proposed north
21 building, deliveries will all actually occur to the
22 north building, and then be distributed via the
23 skyway mechanism.

24 Did I understand that correctly?

25 MR. MAFFIA: Right, we only have -- we

1 have the one receiving area, which is at the east
2 side of the north building, that's on the inboard
3 side of the north building. So the deliveries will
4 come there, delivered to the north building, come
5 up, cross the bridge, deliver to the south building,
6 and from the south building deliver into Carnegie.

7 COMMISSIONER GRANA: Carnegie. Thank
8 you.

9 MR. MAFFIA: Yeah.

10 COMMISSIONER GRANA: My other question
11 is: There's been a lot of discussion, both in your
12 testimony and architecture, about the importance of
13 the skyway as it relates to collaboration, and I'm
14 certainly very familiar with this in the corporate
15 world, but if I go back to my college days, you
16 know, facilities are set up, you know, there was
17 offices, there was a classroom, maybe there was a
18 lab down the way.

19 Is there something particularly
20 different in today's environment that we need to
21 respond to with this facilities?

22 Is there a different working style or
23 teaching style that we're reacting to here?

24 MR. MAFFIA: Well, as a facilities
25 person, as a former teacher, and I was an adjunct

1 professor at NYU Poly, so I did teach at the
2 graduate level for a few years, so I can speak from
3 that experience, I could tell you that just about
4 everything we did happened in groups, and happened
5 in a collaborative way. When I went to college,
6 back when there was slide rules, it was a little bit
7 different, okay, and there wasn't this collaboration
8 like there is right now. So, yeah, I think it is
9 different. I mean, I honestly -- I can't speak to
10 how the rest of the faculty teach, but I know from
11 my experience teaching and recently, it's all
12 collaborative, and my son being in college, he's --
13 every class he has, there's groups, which it wasn't
14 like that before. So there is a lot of
15 collaboration yeah.

16 MR. TUVEL: But, Bob, just to answer --
17 just to dovetail on that question a little bit, when
18 you were in the planning stages of this building,
19 collaboration space, you obviously worked with the
20 faculty in terms of the design to ensure it met
21 educational needs, correct?

22 MR. MAFFIA: Oh, yeah, well, the
23 faculty was very much involved in the planning and
24 the programming for the space. I mean, I didn't see
25 sit in on the programming meetings, but, yeah, the

1 faculty was instrumental in it being laid out the
2 way it is, sure.

3 COMMISSIONER GRANA: So it would be
4 fair to say that the facility and the sky bridge,
5 that at least part of the planning of the sky bridge
6 we've heard a lot of about utilities, part of the
7 plan of that sky bridge is to react to the academic
8 learning environment today.

9 Is that fair to say?

10 MR. MAFFIA: Yes. That's incredibly
11 fair to say.

12 COMMISSIONER GRANA: Thank you.

13 COMMISSIONER COHEN: Mr. Maffia, you
14 talked a little bit about maintenance of the
15 buildings after hours, I guess after students have
16 cleared out.

17 Could you just talk just a little bit
18 more specifically about the schedule that you
19 anticipate? There's a lot of windows, obviously, on
20 Hudson Street, and it sounds like they're going to
21 be their work on the Hudson Street side before going
22 to wherever else they go, so just to get a sense,
23 because there's, you know, a lot of windows,
24 obviously, there and give a sense of what would a
25 typical evening's, you know, crew time that they

1 would be in there doing their work.

2 MR. MAFFIA: I don't know how many,
3 what a typical crew might be. I mean, I would
4 imagine that there's going to be --

5 COMMISSIONER COHEN: Well, I'm more
6 interested in the hours as opposed --

7 MR. MAFFIA: Yeah, so they're going to
8 come in as soon as class is ending. You know, so
9 certainly at ten or possibly even a little bit
10 before ten, depending on how the schedules go,
11 they'll be coming in, and we've already discussed
12 this with our cleaning vendor, and they understand,
13 and we've talked to them about, "Hey, can you do
14 this? Can you work from west to east?" They said,
15 "Absolutely, we can do that." We asked them
16 specifically, "How long will it take you before you
17 think you're done." They said, "Certainly no more
18 than an hour." So that's why I'm presenting that to
19 you.

20 COMMISSIONER COHEN: So then typically
21 they would be done by 11 in the evening?

22 MR. MAFFIA: On that side.

23 COMMISSIONER COHEN: On that side.

24 MR. MAFFIA: And then they've got to
25 move in, and then they'll hit the interior areas and

1 whatnot where it's not so critical.

2 COMMISSIONER COHEN: Okay.

3 MR. MAFFIA: Yeah.

4 COMMISSIONER COHEN: You talked about
5 the fact that Stevens is half the square footage of
6 its competitive institutions. Are you -- when you
7 talk about square footage, I assume you're talking
8 about classroom space as opposed to campus space? I
9 mean, maybe -- I'm not really sure what you mean by
10 square footage.

11 MR. MAFFIA: What I mean by it's -- if
12 you take the square footage of all our buildings,
13 and you take the number of people, it's that ratio.
14 You know, we're at a half. When I look at our peer
15 institutions, and these are people that we benchmark
16 ourselves against, like anybody else who does
17 metrics, we do the same thing. When you look at our
18 peer institutions, and you look at what we have, we
19 have half the square footage per person and that
20 matters.

21 COMMISSIONER COHEN: Okay. I think
22 there was also earlier testimony a few hearings back
23 about the quality of the facilities and comparing,
24 benchmarking them against other similar
25 institutions. I don't know if that's something that

1 you get into, but in terms of when you talked about
2 the ability to have ventilation and the like, but
3 the lab facilities themselves, the quality of them,
4 as facilities manager, do you -- are you involved
5 with assessing the quality of the facilities in
6 terms of their ability to deliver the environment to
7 the students that is competitive with other
8 institutions like Stevens?

9 MR. MAFFIA: Well, yeah. I mean, what
10 we try to do is, as the facilities person, I try to
11 respond to the needs of all the faculty and the
12 needs of all the students. We're a student-centric
13 university. Everything is about the student. We
14 meet with students regularly to discuss the
15 facilities. We meet with faculty regularly. We're
16 very much involved with the faculty and students
17 about the facilities. We do what we can, but when
18 the physical structure doesn't accommodate what you
19 need, it makes it difficult. So what we try to do
20 is we try to accommodate these functions in our
21 present inventory as best as possible, and we're
22 doing it, but we've got some catching up to do.

23 COMMISSIONER COHEN: Can you give some
24 examples of the challenges that you're dealing with
25 that this project would address?

1 MR. MAFFIA: All right. Well, if I
2 wanted to put research in here now, like we've
3 talked about the center for biomedical, the
4 healthcare center, when you have a center like that,
5 you need -- you have fume hoods so you have to have
6 room to get fume hood duct work through your
7 ceilings and out the building. You have large
8 quantities of air, what they call air changes. You
9 have to bring a certain -- ASHRAE has standards for
10 how many air changes you have to bring through a
11 building, and there's a lot of air changes that are
12 required. To bring those air changes in, you need
13 big ducts. When you have fume hoods, fume hoods are
14 taking air out of the space constantly, so you need
15 to make-up air to replace the air that goes out of
16 the fume hoods, those are big ducts, and you just
17 can't get them in some of today's existing buildings
18 because the slab-to-slab height isn't there. You
19 could have, you know, four, four-and-a-half feet
20 above your ceiling packed solid full of these
21 utilities. If you have an 11-foot slab-to-slab
22 height, you'd have a six-and-a-half foot ceiling,
23 you can't do it. That's why you need the -- that's
24 why we need this building.

25 COMMISSIONER COHEN: Thanks.

1 MR. MAFFIA: You want to provide the
2 best facilities we could possibly provide. We've
3 got great students and great faculty and great
4 scientists, and we want to give them what they need
5 to do their job.

6 COMMISSIONER COHEN: Thanks.

7 CHAIRMAN AIBEL: I want to ask
8 Mr. Tuvel a quick clarification.

9 MR. TUVEL: Sure.

10 CHAIRMAN AIBEL: I may be
11 misrecollecting the earlier testimony, but I thought
12 there was testimony about automatic blinds on the
13 Hudson facing side of the classrooms.

14 MR. TUVEL: I could have Mr. King
15 testify to that.

16 MR. MAFFIA: Automatic blinds, I don't
17 think so.

18 CHAIRMAN AIBEL: Some different
19 application?

20 MR. TUVEL: Might have been.

21 CHAIRMAN AIBEL: Thank you.

22 COMMISSIONER MARSH: I just have a
23 couple of questions about the garage. I think you
24 were the one I was supposed to address this to.

25 MR. TUVEL: Go ahead.

1 COMMISSIONER MARSH: There's 400
2 something spaces in it, the Babbio garage.

3 MR. MAFFIA: Not right now. There will
4 be 436.

5 COMMISSIONER MARSH: When it's
6 completed. And who do you anticipate using those
7 spaces, all of them, like --

8 MR. MAFFIA: Well, they'll be --

9 COMMISSIONER MARSH: Students?
10 Faculty? People from the outside?

11 MR. MAFFIA: Students. Faculty.
12 Visitors. When we have events on campus, but, yeah,
13 I mean, we have to provide -- as you know, we have
14 to provide another 91 parking spaces just for the
15 Gateway building alone and the 39 that we have to
16 replace that we're losing, so there's 130 spaces
17 right there.

18 COMMISSIONER MARSH: Will that garage
19 be open to the public?

20 MR. MAFFIA: In our plan right now
21 that's filed with the Zoning Board, as part of that
22 resolution it makes mention of trying to work with
23 the city on like off-peak hours for athletic events.
24 I don't remember how it's worded, but it's a
25 resolution that's there.

1 MR. TUVEL: That will be part of the --
2 you know, that's part of the other application that
3 was approved, but there was a set aside of spaces
4 during off times of Stevens for like little league
5 events and things of that nature, but that was part
6 of a prior approval.

7 COMMISSIONER MARSH: And how much do
8 you -- I mean, is this -- it can't be free of charge
9 to students, is it?

10 MR. MAFFIA: No, it's not free. If it
11 was free, they'd all drive to campus and you
12 wouldn't like that.

13 COMMISSIONER MARSH: I was about to
14 ask: Do you anticipate charging for parking spaces?

15 MR. MAFFIA: What's that?

16 COMMISSIONER MARSH: What do you
17 anticipate charging for the parking spaces?

18 MR. MAFFIA: Well, we have published
19 rates right now. Like commuter students now pay a
20 hundred dollars per term. That's what the fee is or
21 commuter students. And faculty and staff, there's
22 a range of prices depending on certain things. So
23 it's the same rate structure that we have now would
24 apply. We're not going to change our rate structure
25 once Babbio garage is finished.

1 COMMISSIONER MARSH: Are you going to
2 allow more people to -- I mean, do you anticipate
3 all those 436 being filled by your current parking
4 demand?

5 MR. MAFFIA: I anticipate that we're
6 going -- there's going to be times when it will be
7 used more than other times, but it's also designed
8 to anticipate, we're trying to do what's required
9 by -- by zoning, so we're going to provide those.
10 We also are providing additional spaces based on --
11 to be there for future plans that we might have,
12 that are going to require parking also. You can't
13 just built a garage every time we make a change, you
14 know, and so it's designed to meet our needs now and
15 yes, meet some needs in the future.

16 MR. TUVEL: The point -- the traffic
17 report that that was submitted by Stonefield, by
18 Mr. Olivo, and at the first -- at the second public
19 hearing where he testified, it was -- it accounted
20 for all of the buildings that are the Babbio garage
21 was going to have for parking, and even after
22 accounting for all those buildings, there was still
23 a -- I believe a 58 -- 58 or 56 surplus of
24 additional spaces, and that's accounting for the
25 Gateway as well. So there will be an additional

1 surplus, and that's actually outlined in a chart in
2 the traffic report, so we did supply that.

3 COMMISSIONER FISHER: I guess, a
4 follow-up question. Right now the average person in
5 Hoboken can't use the Babbio? Like if I -- if I
6 wanted to get -- park somewhere close to the city,
7 could I go down and go into the Babbio and park?

8 MR. MAFFIA: No.

9 COMMISSIONER FISHER: Okay. You have
10 to get some sort of pass at parking --

11 MR. MAFFIA: It's for people with
12 Stevens hang tags. So faculty, staff, students, of
13 Stevens.

14 COMMISSIONER FISHER: Okay. Except
15 when there's special events like when the mayor is
16 inaugurated, you open it up for people to go in,
17 because we parked there then.

18 MR. MAFFIA: Right, I think so.

19 COMMISSIONER FISHER: I think the
20 question that we were having -- that we were
21 struggling with is we wanted -- parking is at a --
22 you know, parking is clearly in demand, so I think
23 ensuring that that parking is going to be used for
24 and available and at a cost that was attractive to
25 the people at Stevens, and not necessarily turning

1 into a for-profit garage where you might charge
2 triple.

3 MR. TUVEL: There's no intention of
4 doing that.

5 MR. MAFFIA: No, not at all. We have
6 the need. We're just trying to meet our need, and
7 we have the ability to do it now, and we're very
8 happy about that.

9 COMMISSIONER FISHER: Thank you.

10 MR. MAFFIA: And, by the way, what that
11 does is takes those 39 parking spaces that you
12 access -- those cars -- that's on Hudson Street and
13 takes it off Hudson Street and puts it in the Babbio
14 garage, so I think that's pretty sweet, two.

15 COMMISSIONER DEFUSCO: Mr. Chair.

16 COMMISSIONER MURPHY: I just had a
17 quick question. So you stated no dumpsters, but I
18 don't understand where trash in two buildings could
19 go.

20 MR. MAFFIA: There are existing
21 dumpsters that are there already, so if River
22 Terrace -- if you came south on River Terrace,
23 between Sixth Street and our field, that dead end,
24 we have our recycle dumpster and our regular trash
25 dumpster there, so they'll be going into there.

1 MR. TUVEL: But, Bob, within the
2 building, I guess the question is, how do you manage
3 the trash within the building?

4 COMMISSIONER MURPHY: Yeah.

5 MR. MAFFIA: Within the building what's
6 going to happen is the cleaning crew will come
7 around, empty the pails, put a new bag in, bring it
8 down the freight car into the service area and drop
9 it into that bin, it's like a laundry bin, and
10 they'll roll that over to the dumpster.

11 COMMISSIONER MURPHY: So that's what
12 I'm saying, I didn't see where the service area is.

13 MR. MAFFIA: But we're not going to
14 have like a dumpster there, like parked.

15 COMMISSIONER MURPHY: No, I understand
16 that, but in looking at the plans I didn't really
17 see a service area, a place that you could collect.

18 MR. TUVEL: Oh, the service area, Bob,
19 just to explain where that is. Go to -- that's
20 where the deliveries would take place as well.

21 COMMISSIONER MURPHY: So it's all in
22 that same room which isn't really that big, where
23 the deliveries are? Is that the one --

24 MR. TUVEL: No, it's a loading area, so
25 they would wheel the cart to outside the building,

1 put the trash in the cart and put it to the existing
2 dumpster.

3 VOICE: It just happens at night.

4 MR. MAFFIA: See, it's this area right
5 here.

6 COMMISSIONER MURPHY: So it doesn't
7 really -- I mean, it doesn't really look very big,
8 and you having a cafe on that same floor, which I'm
9 sure is going to generate rate more than one pick-up
10 of garbage a day.

11 MR. TUVEL: Bob, Bob, explain -- not
12 all the trash for the building goes there. It's
13 collected on each floor and then brought down to
14 that area, correct?

15 MR. MAFFIA: Right. We collect it on
16 the floor, we come down the freight car, we bring it
17 to this area here where that will be a bin, and
18 they'll drop it in the bin, and then they take it
19 right down River, to the end of River.

20 COMMISSIONER MURPHY: And I'm
21 understanding that, but I'm thinking it's not a very
22 large area loading area. Is it going to be a
23 stationary bin? I mean, I just don't see where
24 you're going to put the trash, and I'm thinking that
25 it's not going to generate that much trash.

1 MR. MAFFIA: It's not stored there.
2 It's not stored there. We just pick it up.

3 COMMISSIONER MURPHY: They immediately
4 take it out.

5 MR. MAFFIA: Yeah, yeah, we pick it on
6 the on the floor, come down the elevator, throw it
7 in the bin, and then we roll it away.

8 COMMISSIONER DEFUSCO: You could go
9 first, John.

10 COMMISSIONER BRANCIFORTE: Just two
11 quick questions. The lights on the sky way will
12 definitely be turned off at 10 o'clock? I mean,
13 there's going to have to be some lighting there for
14 people walking across.

15 MR. MAFFIA: There is.

16 COMMISSIONER BRANCIFORTE: Dim
17 lighting, right?

18 MR. MAFFIA: Right. Well, the
19 occupancy sensors will have it off, but there are --
20 there's probably low level like emergency lighting.

21 MR. GALVIN: May I interrupt for a
22 second?

23 MR. MAFFIA: Yes, sir.

24 MR. GALVIN: I had -- in my notes I
25 have, classes will end, the building will close, and

1 the lights will be turned off along Hudson Street no
2 later than 10 p.m. After 10 p.m. access will be
3 limited to staff.

4 COMMISSIONER BRANCIFORTE: Yes, but
5 that doesn't really address specifically that sky
6 walk. I mean, I don't want that sky walk lit up,
7 you know, every night where you're walking down
8 Washington or Hudson, you look up and you see this
9 thing lit up across the street. So I want to make
10 sure that, you know, and there's going to have to
11 some light there for emergencies.

12 MR. MAFFIA: I'd like to ask Richard,
13 but I believe probably like 2-foot candles right on
14 the floor as emergency lighting? Is that about
15 right or is it -- if I --

16 COMMISSIONER BRANCIFORTE: It can't be
17 completely pitch black, can it, the corridor?

18 MR. MAFFIA: There's emergency lighting
19 on the bridge.

20 MR. TUVEL: Okay.

21 COURT REPORTER: Who is this?

22 MR. TUVEL: Richard King, the project
23 architect, he was previously sworn and qualified.

24 MR. KING: I've been sworn since
25 February, I think. And you can actually hear me

1 tonight.

2 The bridge, as we testified back in
3 February, the way we're going to do the lighting is
4 so it's a full cutoff down light similar you have to
5 some cutoff outside, so the light is shining
6 directly down. We could -- we are also looking at
7 lighting that is at a low level, at the ground level
8 and to minimize it at night. We do have to have a
9 small level of light that does stay on, but it's not
10 a light, it's like two or three-foot candles, don't
11 quote me on the exact number, but it's a very low
12 level light, just so that if there is -- if there is
13 a power outage, it's covered and so, but that's it.

14 MR. TUVEL: So after ten, only
15 emergency lighting would be on.

16 COMMISSIONER BRANCIFORTE: That's it.
17 Yeah, that's what I was getting at. I wanted to
18 make sure that we all understood that there was
19 going to be no lights on after 10 o'clock on this
20 foot bridge, because it has to have some lighting
21 for safety reasons.

22 MR. TUVEL: Correct.

23 COMMISSIONER BRANCIFORTE: And the
24 other thing, too, I just want to clarify when you
25 come back next time, I really want to clarify what

1 government agency or what agency comes in and does
2 the inspections, your safety inspections. We're
3 only guessing it's OSHA now. We're not sure.

4 MR. MAFFIA: I will find that out. I
5 don't know specifically who that is, but I will
6 certainly find that out.

7 COMMISSIONER BRANCIFORTE: That is
8 correct.

9 MR. MAFFIA: Can we send that --

10 MR. TUVEL: I could send that.

11 MR. MAFFIA: -- send that in?

12 COMMISSIONER BRANCIFORTE: You'll be
13 back. I'm sorry.

14 COMMISSIONER DEFUSCO: Mr. Maffia,
15 thank you for your detailed, you know, testimony as
16 to how the operations of the school work. I think
17 Stevens has been good neighbor of Hoboken, and it's
18 interesting to see the insight that you provided on
19 this application.

20 You said there's ten minutes between
21 classes. Would it be fair to assume that classes --
22 a student might go from the north building to south
23 building consecutively?

24 MR. MAFFIA: It's possible. I mean, I
25 don't do the scheduling of the registrar, but sure.

1 COMMISSIONER DEFUSCO: But given your
2 experience in academia, it's possible.

3 MR. MAFFIA: Yeah.

4 COMMISSIONER DEFUSCO: Okay. So would
5 it be a benefit or a detractor to have the sky
6 bridge there between, you know, ten minutes in
7 between classes, would we want to have a number of
8 students crossing Sixth Street or would it be better
9 to have them crossing out of the public
10 right-of-way, you know, not talking on their cell
11 phones, not carrying textbooks, you know,
12 communicating with their professors as they try to,
13 you know, jockey for grades. I mean, you know, you
14 know, I think I know the answer to this, but I'd
15 like to hear you say it.

16 MR. MAFFIA: No, you're absolutely
17 right. I mean, we certainly wouldn't want -- we
18 certainly would rather have them go across the
19 bridge than travel across a public right-of-way,
20 yeah, and you're right, they walk with their heads
21 down in their sell phones and --

22 COMMISSIONER DEFUSCO: When their minds
23 on academia, I assume that, you know, sometimes
24 traffic might not be the top most of their concern.

25 MR. MAFFIA: Sometime that's not what's

1 their minds either.

2 COMMISSIONER DEFUSCO: So the other
3 question I have, in your opinion just in terms of
4 the flow of these two buildings, I know there is no
5 proposed tunnel underneath, but if that were to be
6 the case, in my mind, having to down to the basement
7 under the street, and then back up into the other
8 building, I think that, in itself, might actually
9 encourage people to still just use the public
10 right-of-way, because that's almost the path of most
11 resistance.

12 MR. MAFFIA: Oh, yeah. First of all, I
13 think you're right. Second of all, if there was a
14 tunnel, which I'm really hoping there isn't, but if
15 there was, that wouldn't be for students. That will
16 be -- that is a mechanical tunnel. That's certainly
17 not fit out for regular foot traffic. Absolutely
18 not.

19 COMMISSIONER DEFUSCO: Because the
20 operations of the building wouldn't permit that,
21 obviously, and it's just not -- doesn't make sense.

22 MR. MAFFIA: Oh, no, that turns into --
23 now you're turning that into an occupied space.

24 COMMISSIONER DEFUSCO: So the last
25 question, the night's getting late, about the time,

1 actually, that classes might be getting out over at
2 the proposed Gateway center, the west facing
3 classrooms, how many of them will be occupied at,
4 you know, at the end of the day? Will a hundred
5 percent of them be occupied? Or is it fair to say
6 that only a portion of them might be occupied with
7 active classes?

8 MR. MAFFIA: I'm -- I couldn't even
9 tell you. I'm sorry. I don't -- that registrar
10 schedules classes, and that's certainly outside my
11 pay rate.

12 COMMISSIONER DEFUSCO: All right.
13 Thank you.

14 COMMISSIONER FISHER: Just a quick
15 question, following up on Mr. Branciforte, I guess
16 you had mentioned that there's occupancy lighting,
17 but we just talked about how in the bridge that
18 would be more permanently off, and I guess I have
19 this vision that you're walking down Hudson Street,
20 and as a cleaning person walks through the bridge
21 suddenly lights come on and when they get to the
22 other side, it goes off again, so it's going on and
23 off, and flashing on and off, and people are going
24 in and out the different rooms, and I would think
25 that that's not the intention. So how is it -- how

1 will it work at 10 o'clock? I understand you can't
2 get into the building after ten, but if people, for
3 example, are there and they want to study,
4 they're -- you know, it's cold, it's winter, they're
5 cramming. Are they in rooms, the lights are on, and
6 they're off, and they're on, and they're off, and
7 they're on, like how will that work? How do you
8 anticipate that working at 10 o'clock?

9 MR. MAFFIA: If students wanted to
10 study in the building after hours, that wouldn't
11 be -- that's not what the purpose of the building is
12 for. We have -- we have a library that's open till,
13 I believe, 2:30 a.m. and sometimes through the
14 night. I don't know what the schedule of the
15 library is, but we will we -- have study space
16 available to students that we -- we don't want
17 students using academic classrooms to study because,
18 quite frankly, then when the professor comes in at
19 8 o'clock in the morning, they find pizza boxes and
20 everything else. So we discourage that, and we --
21 that's why we lock it down.

22 COMMISSIONER FISHER: But when they
23 sweep, they'll be asked to leave the building.

24 MR. MAFFIA: Yeah.

25 COMMISSIONER FISHER: Okay. So that's

1 part of it.

2 MR. MAFFIA: Yes.

3 COMMISSIONER FISHER: So really the
4 only occupancy is going to be probably the cleaning
5 people.

6 MR. MAFFIA: The cleaning people.

7 COMMISSIONER FISHER: And that bridge
8 isn't going to go on and off.

9 MR. MAFFIA: No, no, no, it's not going
10 to be on and off all night like that, I mean --

11 COMMISSIONER FISHER: At all.

12 MR. MAFFIA: No, no.

13 COMMISSIONER FISHER: It's not -- you
14 had mentioned that it was occupancy, the lights were
15 occupancy lights, but it's not occupancy lights on
16 the bridge.

17 MR. MAFFIA: Right, no, because it's
18 not occupied. No, it will just be that low level
19 lighting that we talked about before.

20 COMMISSIONER FISHER: Okay.

21 CHAIRMAN AIBEL: Okay. Professionals?
22 Okay. Counsel, any questions?

23 MR. DWYER: Yes, Mr. Chairman. Thank
24 you.

25 Mr. Maffia, you mentioned that it's

1 Stevens plan that the cleaning crew would come in
2 after classes were done at 10 o'clock, correct?

3 MR. MAFFIA: That's right.

4 MR. DWYER: And that they would only
5 clean the western side of the building?

6 MR. MAFFIA: Not only clean. That they
7 would start there.

8 MR. DWYER: So they would start on the
9 first floor of the western side?

10 MR. MAFFIA: I don't know if they'd
11 start on the first floor, but they'd start on the
12 west side.

13 MR. DWYER: And they'd do that side,
14 and then they'd move to the next floor before
15 finishing that floor?

16 MR. MAFFIA: I can't tell you that or
17 whether they would be on the top floor of, you
18 know -- two floors at a time, or I don't really know
19 how they're going to staff that. I mean, that's
20 going to up to the cleaning crew to find the most
21 efficient way to do that. What I do know is that
22 they've made a commitment to me that by 11 or one
23 hour later, they'd be off the west side. What order
24 they do those in, I can't tell you. That's --

25 MR. DWYER: So --

1 MR. MAFFIA: I couldn't tell you.

2 MR. DWYER: -- in other words, they're
3 telling you they're to clean the west side of the
4 building completely before they move onto the east
5 side?

6 MR. MAFFIA: That's exactly right.

7 MR. DWYER: So they'll go from floor to
8 floor, not finish that floor, go to the next floor.

9 MR. TUVEL: No, I think what he's
10 saying is that they're going to complete the entire
11 west side within one hour.

12 MR. DWYER: I'm just asking --

13 MR. MAFFIA: What I'm saying is we're
14 going to do the west side first, and hour later the
15 west side's going to be done, and then we're going
16 to finish cleaning the buildings. That's right.

17 MR. DWYER: Okay. You mentioned that
18 the sky bridge would be an aid in collaboration.

19 Does that mean academic collaboration?

20 MR. MAFFIA: Academic collaboration,
21 sure.

22 MR. DWYER: So you also --

23 MR. MAFFIA: Collaboration between
24 students and faculty. Students and students.

25 MR. DWYER: Mentioned that there is

1 existing students spaces today, student study spaces
2 there are some right now. You said that, right?

3 MR. MAFFIA: We do have study space
4 now, yes, we do.

5 MR. DWYER: Is there any reason why
6 that collaboration could not go on in those student
7 study spaces as they exist today?

8 MR. MAFFIA: There's a difference
9 between a study area in the library where students
10 can go and study, and collaboration spaces where,
11 during the course of the lab or of the classroom,
12 they're communicating with each other, and that
13 happens.

14 MR. DWYER: So wait a minute --

15 MR. MAFFIA: The collaboration is going
16 to happen during the course of the day.

17 MR. DWYER: So are you saying that the
18 collaboration happens during the class?

19 MR. MAFFIA: I'm saying that there
20 certainly is collaboration that happens during the
21 class. I'm not the professor. I don't lay out the
22 programs for the classes, but I do know from
23 speaking with faculty that there's collaboration
24 that happens constantly during the day with our
25 students and with our faculty, and this bridge is

1 going to help us with that collaboration. It's key
2 to the way things are taught today, especially in
3 technical education, yes, sir.

4 MR. DWYER: But you've already told us
5 that there currently exists study spaces that could
6 be used for that collaboration.

7 Is that correct?

8 MR. MAFFIA: What I said to you is that
9 there's study spaces that are used instead of the
10 building being used for study areas as the Board
11 Member had mentioned. I'm sorry, I don't know her
12 name. Is it Fisher? Miss Fisher?

13 COMMISSIONER FISHER: Yes.

14 MR. MAFFIA: She had asked about them
15 using the building for studying at night, and I
16 said, no, that would be the library study space.
17 That's what the library study space is for.

18 MR. DWYER: I'm not understanding you.

19 MR. MAFFIA: Okay. Let me say it
20 again.

21 MR. GALVIN: Well, no, no, no, no.

22 MR. TUVEL: You answered the question.

23 MR. GALVIN: He answered the question,
24 I think. The fact that you don't understand doesn't
25 matter. You can ask another question.

1 MR. DWYER: Well, I think it does
2 matter to me.

3 MR. GALVIN: Well, then you'll have to
4 ask another question before his tribunal for him to
5 give you an answer.

6 MR. DWYER: So what I'm confused about,
7 perhaps you could help me understand, is that you
8 seem to be saying that part of the reason for the
9 sky bridge is to allow for collaborative space
10 academically, but you've also told us that there
11 currently exists collaboration both in the classroom
12 and in certain student study areas that currently
13 exist.

14 MR. TUVEL: I would object and say
15 that's not what the testimony was.

16 MR. MAFFIA: It's not what the
17 testimony was. I've asked and answered your
18 question.

19 MR. GALVIN: Well, stop, stop, stop,
20 stop. That's not for you to say. I was going -- I
21 agree with you, but it's not for you to say. I
22 think that he did answer that.

23 MR. DWYER: I must have missed it. It
24 went right over my head.

25 MR. GALVIN: I'm sorry about that.

1 MR. DWYER: I am, too.

2 MR. GALVIN: He says there's two
3 different collaboration spaces; there's the
4 collaboration that occurs -- it's never good when I
5 have to repeat it. The collaboration that occurs in
6 the classroom, and that's going to go on in these --
7 in this facility, and there's going to be a
8 different kind of collaboration with the students at
9 the library when they're studying for their classes.

10 MR. DWYER: Okay.

11 MR. GALVIN: And he needs this -- they
12 need this as the daytime space and the library is
13 the nighttime space. They don't want the students
14 in here at night or after hours because they're
15 going to make a mess of the facility.

16 CHAIRMAN AIBEL: Okay.

17 MR. GALVIN: I'm just restating what I
18 thought the witness has testified to, and I think it
19 can be verified.

20 MR. DWYER: Is there any place on
21 campus today where students get together and study?

22 MR. MAFFIA: Of course there is.

23 MR. DWYER: Thank you. Does Stevens
24 institute have a master plan?

25 MR. MAFFIA: A master plan? We have a

1 master plan that we're working on.

2 MR. DWYER: Is there one already in
3 existence?

4 MR. MAFFIA: No, it's -- there's always
5 a master plan. There's always -- there's always
6 thought about what might be coming in the future,
7 but it's not -- there's not a published master plan.
8 It's not a master plan that's in existence.

9 MR. TUVEL: I object to the question.
10 If he has questions about what Mr. Maffia testified
11 in relation to this application, he's more than
12 happy to answer that.

13 MR. GALVIN: Listen, this time I
14 disagree with you. I think that it's fair to ask if
15 a higher level institution like Stevens has a plan
16 for the development of the campus.

17 MR. MAFFIA: I could tell you that
18 there's -- sure, we're always thinking about, okay,
19 what's next? What do we need? This isn't -- this
20 doesn't satisfy Stevens' needs for the rest of
21 Stevens existence. Sure, we always have to be
22 thinking ahead, if that answers your question.

23 MR. DWYER: No, it doesn't.

24 MR. MAFFIA: Okay.

25 MR. DWYER: I would hope you're always

1 thinking ahead. The question is --

2 MR. MAFFIA: Right.

3 MR. DWYER: -- having put down what the
4 goals and future plans are on paper.

5 MR. TUVEL: I would object to that
6 question. That --

7 MR. DWYER: I'm going to tie it in.
8 I'll show you why it's relevant.

9 MR. TUVEL: No, I object to the
10 question. I don't know how -- what it has to do
11 with this project.

12 MR. GALVIN: Well, time out for a
13 second. I think the answer is no, we don't have a
14 plan, right? You don't have a written plan of we're
15 going to -- we're going to have to add three more
16 buildings, and we're going to try to pursue "X"
17 amount of something.

18 MR. MAFFIA: There's no plan, right,
19 there's no -- there's on concrete plans in place
20 right now. It's just we talk about what we might
21 need, and it's just a --

22 MR. GALVIN: So the is there's -- so
23 the answer is there's no plan, it doesn't -- there's
24 nothing to object to, there's no plan.

25 MR. DWYER: Okay.

1 MR. GALVIN: No physical plan.

2 MR. DWYER: Has Stevens conducted an
3 inventory of its space?

4 MR. MAFFIA: In what regard? Do we
5 know how much of -- we have an idea of how much of
6 each type of space that we have is, yeah, we know
7 about what our square footage, how many square feet
8 we have of different types of spaces.

9 MR. DWYER: And does Stevens have an
10 idea of how much of each of those types of spaces
11 are used -- occupied during the day and how much --
12 how many of them are vacant during the day?

13 MR. MAFFIA: We -- we know that we're
14 packed to the gills, that we use all our space, that
15 we need more space, which is why I said we have half
16 the square footage per person as our peers do,
17 because we just don't have enough space to do what
18 we need to do right now.

19 MR. DWYER: Is there any --

20 MR. MAFFIA: And we're using our space
21 as efficiently as possible.

22 MR. DWYER: Has there been a study
23 which would tell you what your occupancy or vacancy
24 rate is on campus during the day?

25 MR. MAFFIA: Our vacancy rate on campus

1 during the day? No, I don't think there's a study
2 that shows what our vacancy rate is on campus during
3 the day. I know that from our experience, we're
4 using all our space. We need more space.

5 MR. DWYER: Is there empirical data
6 that would support that?

7 MR. MAFFIA: There's no empirical data
8 that says what -- how much space we're using at any
9 particular time of day because it's fluid, but I
10 just know that as we sit with our faculty and as we
11 sit with administration and we try to accommodate
12 our program, it's become very difficult to
13 accommodate everything in the space that we have,
14 which is why we're going through the expense of
15 building a new building.

16 MR. DWYER: Is it possible that you
17 could use the existing buildings in a way which
18 would avoid having to build a new building?

19 MR. MAFFIA: It would be irresponsible
20 of me in my position and senior leadership to build
21 a building that we didn't need. So we certainly
22 look at the efficiencies of our buildings now before
23 we decide to take on the expense, and this is a
24 great expense to us, before we decide to take on
25 that expense we have to be convinced that there's no

1 other options, and number one, we need it because we
2 need the square footage, but number two, as I've
3 discussed before, we need this type of facility,
4 because we don't have enough of this type of
5 facility for today's program.

6 MR. DWYER: But this assumption that
7 you made, that Stevens has made, is not based on any
8 particular study or data or solid numbers to support
9 it.

10 MR. TUVEL: First of all, that's not
11 what he said.

12 MR. DWYER: That's not?

13 MR. TUVEL: That's not what he said.

14 MR. DWYER: I'm asking a question.

15 MR. TUVEL: No, you made a statement.

16 MR. DWYER: I'm asking a question.

17 MR. TUVEL: Well, then what was the
18 question? I missed it.

19 MR. MAFFIA: What's your question?

20 MR. DWYER: That the assumption that
21 you've made, that you need additional academic
22 space, is not built on any study.

23 MR. TUVEL: That wasn't the testimony.

24 MR. DWYER: Or inventory of space that
25 you've done.

1 MR. TUVEL: The testimony was that --

2 MR. DWYER: I'm asking a question.

3 MR. TUVEL: Well, I'm clarifying
4 something. The testimony was that he said before
5 was that compared to their peer institutions, they
6 have half the amount of space that they need.

7 MR. DWYER: That's not the question.

8 MR. TUVEL: Okay. I'm just saying, you
9 said there was no data. He's provided you with
10 specific data on the need for space.

11 MR. DWYER: Other institutions may have
12 more square footage, but the question really is:
13 Does Stevens need this --

14 MR. MAFFIA: Yes.

15 MR. DWYER: -- academic building --

16 MR. MAFFIA: Yes.

17 MR. DWYER: -- and is that answer
18 you're giving us based on any empirical data?

19 MR. MAFFIA: What I'm giving you is
20 based on living at Stevens every day, dealing with
21 the faculty, dealing with the senior leadership,
22 knowing what our program is, and knowing every day
23 how we can't accommodate what we need to
24 accommodate, and that's something that we just live
25 with every day.

1 MR. DWYER: I guess the answer is no.

2 MR. GALVIN: Can I interrupt for a
3 second? How many -- how much square foot do we have
4 for educational -- for learning facilities at
5 Stevens? Do we know?

6 MR. MAFFIA: I don't have that number
7 offhand.

8 MR. GALVIN: Like, just, I'm just
9 throwing it out in general, and we're not going to
10 finish tonight, but the question is, there are
11 certain things -- there are certain numbers in this
12 that you could think about, and maybe, I don't know
13 if it's interesting to the Board or not or if it's
14 essential to what the Board's going to decide or
15 not, but, you know, what is the square -- what is
16 the square footage of the educational facilities per
17 student, or is there like a, you know, amount of
18 space that you have. Maybe there's a ratio at these
19 other institutions of space versus student.

20 MR. TUVEL: Can I ask follow-up
21 question? Can I ask a follow-up or do you want to
22 continue?

23 MR. DWYER: Let me finish.

24 MR. TUVEL: Go ahead.

25 MR. DWYER: Does Stevens have to submit

1 any annual or bi-annual applications for
2 certification of institutions of higher level
3 learning of some sort?

4 MR. MAFFIA: I wouldn't know that.
5 That's not -- that's not in my responsibilities, so
6 I don't know that.

7 MR. DWYER: Do you know whether or not
8 Stevens has looked at building additional academic
9 space in a different location on campus?

10 MR. TUVEL: I would object to that
11 question for the following reason, and I'm surprised
12 Mr. Dwyer is bringing it up because in the South
13 Orange case that he was a part of, Seton Hall
14 University, you don't have to show -- this isn't a
15 use variance for a particular suitability for a
16 commercial use. This is an inherently beneficial
17 use. You don't have to show need at a specific
18 location. Need is a -- the positive criteria on
19 this issue presumptively is met as a result of this
20 application. It's inherently beneficial and, in
21 fact, the Court said that in that case where
22 actually the trial court and the Board of
23 Adjustment, I believe, in that case went through
24 that analysis, and the Appellate Division actually
25 said that they overstepped their boundaries buy

1 asking those questions. So I would object to that
2 line of questioning on a legal basis.

3 MR. DWYER: I would respectfully submit
4 that when it impacts upon the land use of this
5 institution, then it is very relevant whether or not
6 there's other space where it could be put to avoid a
7 D-1 use variance and D-6 height variance.

8 MR. TUVEL: My response to that is he's
9 covered by the negative criteria, and he can ask
10 questions relating to traffic, site engineering,
11 effects on storm water, and he's had the ability to
12 do that. The fact that you can put it in other
13 locations on the campus physically is completely
14 irrelevant based on the case law that I've just
15 cited. He's had ample opportunity to cross examine
16 traffic experts. He could bring his own experts on
17 site plan issues.

18 MR. GALVIN: But let's answer the
19 simple question. Let's get the information into the
20 record, and then I will evaluate the South Orange
21 case.

22 Was there someplace else that this
23 facility could have gone on campus?

24 MR. MAFFIA: There's no place else this
25 facility could go. It needs to go at the academic

1 south side of our campus. That's where it has to
2 go.

3 MR. DWYER: And was that based on the
4 fact of the ten minutes between classes?

5 MR. MAFFIA: It's based on everything
6 else I talked about, the time between classes, it
7 needing to be with the academic, the rest of the
8 academic core, it needing to be there to get from
9 one building to the next, for faculty to get from
10 one building to the next. It would be -- it
11 wouldn't make sense to put a residence hall there,
12 which is permitted, or a dining hall. It wouldn't
13 make sense to put that there.

14 MR. GALVIN: Okay. Which is exactly
15 what you testified to earlier, so if you have
16 another question, go ahead.

17 MR. DWYER: I do.

18 So, I guess, in your opinion that makes
19 more sense to put an academic building in a
20 residential zone.

21 MR. GALVIN: You don't have to answer
22 that.

23 MR. DWYER: Is there any reason why the
24 time between classes could not be changed to 12
25 minutes as opposed to ten?

1 MR. MAFFIA: Again, you're talking
2 about something that's not a facilities person
3 responsibility.

4 MR. DWYER: You mentioned that the -- I
5 assume, maybe you didn't mention, but I assume
6 Stevens currently has research facilities on campus?

7 MR. MAFFIA: We do.

8 MR. DWYER: Do any of those currently
9 have the fume hood that you referenced?

10 MR. MAFFIA: We have some areas with
11 fume hoods, yes, but not the rest of the
12 infrastructure that's required for today's research.

13 MR. DWYER: Okay.

14 MR. MAFFIA: They were built during a
15 different time.

16 MR. DWYER: Right. Then maybe I
17 misunderstood, but I thought part of the reason
18 behind wanting a new structure that had higher slab
19 heights was to accommodate the fume hood and
20 different utilities that are necessary for research.

21 MR. MAFFIA: That's right, but the
22 facilities that we have were built during a
23 different time when the requirements were different.
24 There are many more air change requirements now
25 in -- built in today's laboratories. If you built a

1 lab there are many more IT requirements, many more
2 electrical requirements. The facilities that we
3 have now limit us into the type of research -- to
4 the type of research that we can do because we just
5 don't have the infrastructure. This gives us the
6 infrastructure to do the research we need to do.

7 MR. DWYER: Has Stevens looked at
8 retrofitting those existing labs?

9 MR. MAFFIA: Yes, we have. There's
10 only so much you can do with the buildings that we
11 have, with the structures that we have, and you just
12 can't do what we need to do here in those
13 facilities.

14 MR. DWYER: You indicated that the
15 academic project, the Gateway project, which you
16 asked this Board to consider, is based upon the
17 needs of the existing students population.

18 Is that correct?

19 MR. MAFFIA: Yes.

20 MR. DWYER: And what would the existing
21 student population be?

22 MR. MAFFIA: I can give you an
23 estimate. It's probably a little less than 3,000
24 undergraduate and a little more than 3,000 graduate.
25 I'm at today's numbers.

1 MR. TUVEL: We can supply that to the
2 Board, that's not a problem.

3 While he's looking for his next
4 question, do you know how many faculty in addition
5 to the number of students you have on campus?

6 MR. MAFFIA: I believe it's a little
7 less than 600 faculty. I can confirm that number.
8 Is that right? No? Sorry. I'll have to get that
9 number. I might be thinking of something else. I
10 can get you those numbers.

11 MR. DWYER: Has Stevens any plans to
12 increase the size of its student body?

13 MR. MAFFIA: Well, like any college,
14 there's always growth plans. Every college has a
15 growth plan. What I can tell you is that if we
16 decide to do that, we'll probably be back before
17 this Board or the Planning Board, same as we are
18 here today.

19 MR. DWYER: Would it surprise you if
20 there was an article in the Hudson Reporter dated
21 October 19th, 2014, in which a representative of
22 Stevens claimed that they intended to grow their
23 undergraduate student body from its present size of
24 2,691 to around 4,000 by the year 2022?

25 MR. MAFFIA: Would that surprise me?

1 No, no, not at all.

2 MR. DWYER: And that it had planned to
3 grow its graduate student body population from 3,412
4 at present to 4,000 by 2022?

5 MR. MAFFIA: I have to verify the
6 numbers, but, no, it wouldn't surprise me. Every
7 college has a growth plan. You're talking about
8 2022 and, sure, colleges grow.

9 MR. DWYER: So you would agree that
10 that's Stevens' plan?

11 MR. MAFFIA: I don't know if those
12 numbers are accurate, but you asked me if it would
13 surprise me, and, no, it certainly wouldn't surprise
14 me.

15 MR. DWYER: Would it surprise you that
16 they have currently, according to the
17 representatives of Stevens, plans to grow their
18 student body by 31 percent by the year 2022?

19 MR. GALVIN: Listen, you said would it
20 surprise you again?

21 MR. MAFFIA: Yes, he did. No, it
22 wouldn't surprise me.

23 MR. GALVIN: I just think that
24 percentage itself has got to be verified by you
25 checking the numbers. It's not useful.

1 MR. TUVEL: My objection to the line of
2 questioning is, based on this, based on the building
3 that we're providing -- proposing, excuse me, to the
4 Board, we have to meet parking requirements, and we
5 have to submit a traffic report, and we did that.
6 And if he has questions on those issues, that's
7 fine, but the student enrollment has nothing to do
8 with the site plan application, because we meet the
9 parking requirement, as that parking requirement is
10 based on square footage per the ordinance, and trip
11 generation is based on square footage.

12 MR. GALVIN: It's a zoning case, and
13 we're going to have some latitude, and we knew that
14 Mr. Maffia was going to come in at some point and be
15 questioned about Stevens. So I think some of the
16 questions are fair, just as color, not even going to
17 the proofs, we got public here.

18 MR. TUVEL: That's fine. I mean, we
19 answered questions about the shuttle service, I
20 think, beyond what was the scope of this project,
21 and we're happy to do it, but it just comes to a
22 where -- I know Mr. Dwyer has a client to represent.

23 MR. GALVIN: Time out.

24 MR. TUVEL: And that's fine.

25 MR. GALVIN: One can speak at a time.

1 MR. TUVEL: Go ahead. I'm sorry.

2 MR. GALVIN: We have -- we have a -- I
3 gave Mr. Dwyer latitude.

4 MR. TUVEL: That's fine.

5 MR. GALVIN: He is using a newspaper
6 article that I would normally say is hearsay and
7 cannot be utilized, okay, because he asked -- you
8 know we're trying to show -- let's be flexible. No
9 one is losing or winning the case on this -- these
10 lines of questions. Okay?

11 MR. TUVEL: No, that's fine. And if he
12 wants to keep asking, I mean, it's just, in my
13 opinion, it's a waste of time and not nothing that
14 goes to the merits of application, because, like I
15 said, student population has nothing to do with --
16 the square footage of the building, we have to meet
17 traffic considerations, which we've submitted a
18 report on, you've heard ample testimony, and we have
19 to meet parking requirements. If the student
20 population grows and we have to build new buildings,
21 we're right back here or before the Planning Board
22 dealing with those issues again.

23 MR. GALVIN: All right. Do you have a
24 question? Go ahead.

25 MR. DWYER: The point being that

1 Stevens is already on record for saying, "We're
2 growing our population by 30 percent," but we're not
3 hearing that from the witness.

4 MR. GALVIN: We can't confirm -- we
5 can't confirm that because we don't know what the
6 numbers are. So they can't -- it's not fair for him
7 to try to confirm that right now, but there will be
8 another hearing --

9 MR. TUVEL: You're bringing up
10 enrollment as a relevant issue. We don't think it's
11 a relevant issue to this application at all.

12 MR. DWYER: Well --

13 MR. TUVEL: To you it is, that's fine,
14 I mean.

15 MR. DWYER: I think it is. Perhaps the
16 witness or someone from Stevens could verify those
17 figures.

18 MR. GALVIN: Listen, let me just say
19 this, though, it's not a deposition, so he doesn't
20 have to provide that information. If they want to
21 provide that information at the next meeting, they
22 certainly can. It's a question of: Does the Board
23 feel that they need that information to make their
24 decision? I'm not sure if they do or they don't.
25 It might be nice, though, to come back and tell us

1 what the enrollment is or maybe you could think
2 about what was said tonight and give us some
3 response.

4 MR. TUVEL: Like we did before, at the
5 last meeting, I think we came back with a lot of
6 answers to a lot of questions, and I think we
7 responded to a lot of comments from the Board and
8 different Board Members and members of the public,
9 and we'll do the same thing after this meeting,
10 we'll look at the transcript and our notes, and we
11 will respond as appropriate, and, you know, we have
12 been very accommodating with respect to that, and a
13 lot of the questions and comments have been
14 reasonable, and we're happy to do that.

15 MR. GALVIN: Okay.

16 MR. DWYER: Maybe I can finish up here,
17 if I might.

18 MR. TUVEL: Sure.

19 MR. DWYER: You testified that Stevens
20 is undersized in terms of the amount of square foot
21 per student, correct?

22 MR. MAFFIA: That's right.

23 MR. DWYER: Okay. And you said that
24 was in relation to peer institutions, correct?

25 MR. MAFFIA: Yes.

1 MR. DWYER: And do you have any
2 information about whether or not those peer
3 institutions like Stevens has a campus within an
4 urban area?

5 MR. MAFFIA: I have to tell you, I
6 don't know those campuses. I don't know the
7 campuses of our peer institutions.

8 MR. DWYER: Forgive me, Mr. Chairman,
9 I'm trying to organize, just if I may.

10 If you want to go ahead and ask the
11 public, I'll --

12 MR. GALVIN: We'd like you to finish
13 up, please.

14 MR. DWYER: I'd like the opportunity to
15 come back.

16 CHAIRMAN AIBEL: We'd like to you
17 finish up, please.

18 MR. MAFFIA: Okay. I don't have any
19 other questions. Thank you very much.

20 CHAIRMAN AIBEL: Thank you, Mr. Dwyer.

21 MR. GALVIN: Thank you Mr. Dwyer.
22 Now, what have you got?

23 CHAIRMAN AIBEL: It's 11:10.

24 MR. GALVIN: Wait, wait, wait.

25 COMMISSIONER MURPHY: I just have one.

1 MR. GALVIN: Go ahead. We thought -- I
2 want to just say so everyone knows what we're doing.
3 It's almost 11 -- it is 11:08. We had a plan for
4 ending this tonight at 11 o'clock. You know, I
5 think that even when we did this last few minutes of
6 talking, it will be 11:30 by the time we actually
7 get out of here. We're going to come back another
8 night. Mr. Maffia will be available for the
9 questioning of the public. You guys are tired
10 anyway, you'll be able to collect your thoughts, get
11 your questions. They got a few things that we're
12 suggesting that maybe they want to have more
13 material for. Then we're going to have dueling
14 planners. After the dueling planners are done, and
15 we will take them -- we'll be able to listen to the
16 public.

17 I'm not all that certain that we will
18 decide this even on that next meeting, okay? So
19 everybody remains calm.

20 MR. TUVEL: Actually, Mr. Dwyer and I
21 and Miss Carcone actually coordinated before this
22 meeting, and obviously subject to the Board's
23 availability and its professionals, but we spoke
24 with Miss Carcone, we're available with our experts
25 for July 28th, and we would clear that with Miss

1 Carcone in advance, and I made sure Mr. Dwyer and
2 his expert were also available.

3 MR. GALVIN: Good.

4 MR. TUVEL: So I hope that that's the
5 date that the Board is okay with as well.

6 MR. GALVIN: But before we do that,
7 Miss Murphy's got a question.

8 COMMISSIONER MURPHY: Just very
9 quickly, because the building is adjacent to where
10 you would like to build, what -- how do you use
11 those Ravenswoods buildings?

12 MR. MAFFIA: How do we use them now?

13 COMMISSIONER MURPHY: Yes.

14 MR. MAFFIA: Well, they're -- for the
15 most part, they're empty now. There's a -- there's
16 four apartments that we use as visitor apartments
17 right now, but the rest of the apartments are vacant
18 right now.

19 COMMISSIONER MURPHY: And so do you
20 have a plan for those buildings?

21 MR. MAFFIA: We actually don't. We've
22 talked about several different things, and quite
23 honestly it's not even on our radar right now.

24 COMMISSIONER MURPHY: Okay. Thank you.

25 MR. TUVEL: Mr. Chairman, could we just

1 have an announcement, July 28th?

2 MR. GALVIN: We've got to make a motion
3 first.

4 MR. TUVEL: Sure, sorry.

5 MR. GALVIN: Can we have a motion to
6 carry this to July 28th without notice?

7 COMMISSIONER COHEN: Motion to carry
8 Stevens Institute project to July 28th without
9 further public notice.

10 MR. GALVIN: And, of course, you waive
11 the time in which the Board has to act?

12 MR. TUVEL: Yeah, and just to be clear
13 7 p.m. in this room here?

14 COMMISSIONER COHEN: 7 p.m. in the
15 Multi Service Center.

16 MR. GALVIN: July 28th. The last
17 Tuesday in July.

18 COMMISSIONER MURPHY: What date?

19 MR. GALVIN: July 28th.

20 COMMISSIONER BRANCIFORTE: Second.

21 MR. GALVIN: Who made the second?

22 COMMISSIONER GRANA: John.

23 COMMISSIONER BRANCIFORTE: Hold on a
24 second. Am I even allowed to make a second?

25 MR. GALVIN: No, not with a full Board.

1 COMMISSIONER DEFUSCO: Yeah, John is.
2 Elliot's not here.

3 MR. GALVIN: He's the first alternate,
4 so everybody is here. So somebody else second it.

5 COMMISSIONER GRANA: Second.

6 COMMISSIONER BRANCIFORTE: Elliot's not
7 here. He was the first alternate.

8 MR. GALVIN: Better safe than sorry.

9 COMMISSIONER GRANA: Second.

10 CHAIRMAN AIBEL: We're going to do a
11 quick roll call. Thank you.

12 SECRETARY CARCONE: Who made the
13 second?

14 COMMISSIONER GRANA: I did.

15 MR. GALVIN: Mr. Grana.

16 SECRETARY CARCONE: Mr.?

17 COMMISSIONER GRANA: Grana.

18 SECRETARY CARCONE: Mr. Grana. Oh,
19 okay. All right.

20 Commissioner Cohen.

21 COMMISSIONER COHEN: Yes.

22 SECRETARY CARCONE: Commissioner
23 DeFusco.

24 COMMISSIONER DEFUSCO: Yes.

25 SECRETARY CARCONE: Commissioner Grana.

1 COMMISSIONER GRANA: Yes.
2 SECRETARY CARCONE: Commissioner Marsh.
3 COMMISSIONER MARSH: Yes.
4 SECRETARY CARCONE: Commissioner
5 Murphy.
6 COMMISSIONER MURPHY: Yes.
7 SECRETARY CARCONE: Commissioner
8 Branciforte.
9 COMMISSIONER BRANCIFORTE: Yes.
10 SECRETARY CARCONE: Commissioner Aibel.
11 CHAIRMAN AIBEL: Yes.
12 MR. GALVIN: Good night everybody.
13 COMMISSIONER GRANA: Do we need to
14 close? Motion to adjourn.
15 COMMISSIONER COHEN: Second.
16 CHAIRMAN AIBEL: All in favor?
17 (Voice vote taken at this time.)
18
19 (Concluded at 11:12 p.m.)
20
21
22
23
24
25

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25