

CITY OF HOBOKEN  
PLANNING BOARD

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Subdivision and Site Plan Review : May 13, 2015  
Committee Meeting : 7:04 p.m.  
APPLICANT: Al Croce :  
RE: 420 Adams Street, Block 60, :  
Lot 15, Conditional Use Approval :  
- - - - - X

Held At: 94 Washington Street  
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman  
Vice Chair Frank Magaletta

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

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

Patricia Carcone, Board Secretary

PHYLLIS T. LEWIS  
CERTIFIED COURT REPORTER  
CERTIFIED REALTIME COURT REPORTER  
(732) 735-4522

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

DENNIS M. GALVIN, ESQUIRE  
730 Brewers Bridge Road  
Jackson, New Jersey 08527  
(732) 364-3011  
Attorney for the Board.

NICHOLAS J. CHERAMI, ESQUIRE  
236A Newark Avenue  
Jersey City, New Jersey 07302  
(201) 413-9000  
Attorney for the Applicant.

1                   CHAIRMAN HOLTZMAN: Are you ready for  
2 us, Nick?

3                   MR. CHERAMI: Yes, sure.

4                   CHAIRMAN HOLTZMAN: Are you ready for  
5 us, Phyllis?

6                   THE REPORTER: Yes.

7                   CHAIRMAN HOLTZMAN: As always. Thank  
8 you.

9                   Good evening, everybody.

10                  It is Wednesday, May 13th. It is 7:04.

11                  This is the City of Hoboken Planning Board Meeting.

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

20                  We will call the roll.

21                  MS. CARCONE: Commissioner Holtzman?

22                  CHAIRMAN HOLTZMAN: Here.

23                  MS. CARCONE: Commissioner Magaletta?

24                  VICE CHAIR MAGALETTA: Here.

25                  CHAIRMAN HOLTZMAN: Excellent.

1                   The first item on our agenda is 420  
2           Adams Street.

3                   Nick, it's all yours. Take it away.

4                   MR. CHERAMI: All right, sure.

5                   Good evening.

6                   First, thanks for meeting us. I see we  
7           are the only item on the agenda tonight, so it is  
8           nice that everyone came out.

9                   We are back, 420 Adams Street. The  
10          last time we were before the Board --

11                  VICE CHAIR MAGALETTA: Put your  
12          appearance on the record.

13                  MR. CHERAMI: Oh, sure.

14                  Nicholas Cherami appearing for Al  
15          Croce, the applicant, on the property, 420 Adams  
16          Street. It is a conditional use application for an  
17          office space.

18                  So the last time we were here, you saw  
19          my associate, Matt Feinbloom. We got a couple of  
20          points that I think we have to readdress tonight,  
21          and hopefully we have done that in the interim time  
22          period between that meeting and this one.

23                  I think I would like to start with some  
24          of the easier items on the list. First and foremost  
25          is the signage, not the applicant's, but the

1 applicant's tenant has proposed some signage on the  
2 property. It is not part of the application. It  
3 wasn't intended to be part of the application, but  
4 since the Board requested it at the last meeting, we  
5 did put together some renderings.

6 I can introduce a couple of them into  
7 evidence, if you would like.

8 CHAIRMAN HOLTZMAN: Do we need to do  
9 that?

10 MR. GALVIN: No. We're just trying  
11 to --

12 CHAIRMAN HOLTZMAN: It is going to be  
13 part of his amended application.

14 But you got it, so that is great.

15 MR. CHERAMI: We've got it, and we've  
16 got it here, and I could send it around, if you want  
17 to see it.

18 CHAIRMAN HOLTZMAN: You will make it  
19 part of the information that you send to Pat, so she  
20 can distribute it to all of the Commissioners.

21 MR. CHERAMI: Absolutely, absolutely.  
22 So Pat has --

23 MR. GALVIN: I mean, the purpose of  
24 this body is to make sure that you are ready to send  
25 it up to the Planning Board, not to necessarily --

1 CHAIRMAN HOLTZMAN: So that's great.

2 Item number one on the checklist is done. Good.

3 MR. CHERAMI: And I know we are on the  
4 record, so I just wanted to be thorough.

5 Okay. So we will send that to Pat. No  
6 problem.

7 MR. GALVIN: I'm just explaining the  
8 procedure. That's all.

9 MS. CARCONE: All right. We'll send  
10 that over to Pat. No problem.

11 MS. CARCONE: Are you talking about  
12 this?

13 MR. CHERAMI: Yes.

14 MR. GALVIN: Yes.

15 MS. CARCONE: All right. I have it. I  
16 have that.

17 CHAIRMAN HOLTZMAN: I'm sorry.

18 Pat, you will make sure that we have  
19 copies for all of the Commissioners when you send  
20 the packets around. Great.

21 VICE CHAIR MAGALETTA: Because you only  
22 have this one photo, right, or is there more than  
23 one?

24 MS. CARCONE: Right now I have one,  
25 yes.

1                   MR. CHERAMI: I can give you an  
2 additional five.

3                   MS. CARCONE: Yes. Well, you're going  
4 to have to provide packets, provide the Board copies  
5 of everything that you want.

6                   MR. CHERAMI: Absolutely. I just want  
7 to make sure we have enough for everyone.

8                   CHAIRMAN HOLTZMAN: Okay.

9                   MR. CHERAMI: All right. Okay. So the  
10 signage is taken care of, and we will deal with that  
11 later.

12                   A couple of other things: I have Al  
13 Croce available, if you need him to testify. I also  
14 have the proposed tenants available, if you need for  
15 them to testify as well.

16                   We are talking about -- I guess we go  
17 into parking. No parking is proposed as part of the  
18 application. It is a less intensive use than the  
19 current use now, so we are hoping that the Board  
20 doesn't have a problem with that particular portion  
21 of the application.

22                   There was -- unless anybody has any  
23 questions on that, you can --

24                   CHAIRMAN HOLTZMAN: No. Keep going --

25                   MR. ROBERTS: Mr. Chairman, just real

1 quickly.

2 CHAIRMAN HOLTZMAN: Go ahead, Dave,  
3 please.

4 MR. CHERAMI: Sure.

5 MR. ROBERTS: We had indicated that  
6 because it is a lot that is smaller than 50 feet in  
7 width, it is only 18 and a half feet in width, it  
8 would not be allowed to have parking under the  
9 ordinance.

10 And the part of the ordinance, it is  
11 not as clear as when that happens, whether parking  
12 is still required for whatever use is being  
13 proposed.

14 In this case, what I did was, I  
15 compared the parking requirement of the office to  
16 the previous two approved uses, which was the kids'  
17 gym and before that the Social Club. They all have  
18 the exact same parking requirement of one parking  
19 space per 400, so there has been no change in the  
20 extent of the nonconformity, so I think that alone  
21 was enough to be able to conclude that parking is  
22 not an issue in this --

23 VICE CHAIR MAGALETTA: That's for the  
24 full Board anyway. But, yeah, I think you're right,  
25 though. I think that part of the application is

1 fine.

2 CHAIRMAN HOLTZMAN: Right.

3 So the purpose of this sort of back and  
4 forth is basically we want to make sure that when  
5 you come to the Board for the full hearing, that  
6 there is going to be a Board -- there might be a  
7 Board member that is going to ask you about it.

8 So before you get asked about it and  
9 are sitting there, not sure what the answer is, so  
10 you don't have your research with you, we are trying  
11 to make sure that you got the answer to that, so  
12 that's it.

13 So you might want to take a preemptive  
14 on that when you're at the hearing to make sure that  
15 you explain why that is covered, and you don't have  
16 to address it.

17 MR. CHERAMI: All right. Thank you.

18 All right.

19 Moving on, we have got -- we had a  
20 request for the letter from the Flood Plain  
21 Administrator.

22 CHAIRMAN HOLTZMAN: Right, and I know  
23 that you received it.

24 And, Dave, can you give us a little  
25 recap on that real quick?

1 Dave?

2 MR. ROBERTS: Oh, yes. I am sorry. I  
3 thought you were asking the applicant.

4 (Laughter)

5 CHAIRMAN HOLTZMAN: No problem.

6 MR. GALVIN: Andy?

7 (Laughter)

8 MR. ROBERTS: Yeah.

9 I think we did receive a letter, dated  
10 April 24th, and the Flood Plain Manager has laid out  
11 a number of recommendations for flood proofing,  
12 whether it be wet or dry.

13 I think the key issue was whether it  
14 would be required, or whether it would just be  
15 recommended because of the extent of the  
16 renovations.

17 So I think that now we have it on  
18 record, it could be addressed before the full Board.  
19 There may be only so much we can actually ask for,  
20 but we can certainly suggest some type of response  
21 to the letter.

22 The other issue I think from Andy's  
23 point of view is the ADA accessibility.

24 CHAIRMAN HOLTZMAN: Let's deal with one  
25 at a time. So let's deal with the flood issue,

1 because it is really something that is really  
2 sensitive obviously to the Board, to everybody in  
3 town, and should be to the property owner that wants  
4 to protect his property.

5 So the city has to take sort of like a  
6 couple of different approaches here.

7 One: We have a flood hazard ordinance  
8 to prevent people's property and lives from being  
9 damaged from flooding, and that is a good thing, and  
10 it gets triggered based upon the amount of work that  
11 somebody is doing on their property as to how much  
12 they need to bring it up to code.

13 In this case, it does not appear,  
14 again, you should prove that to us --

15 MR. CHERAMI: Absolutely.

16 CHAIRMAN HOLTZMAN: -- that this does  
17 not trigger a "You have to do it" scenario.

18 On the other hand, the city wants to  
19 take the position that somebody doesn't come back to  
20 them after the next inevitable storm and say, "Hey,  
21 I never knew that I should have done these things."

22 So the city is taking a proactive  
23 position and saying these are the things that you  
24 also should do. We can't make you do them, but  
25 these are the things that you should do, if you

1 would like to protect your own property.

2 It might be probably legal consequences  
3 that the cities want to make sure that they are  
4 informing citizens of what they could do on their  
5 property to prevent further damage.

6 The property owner can take it under  
7 advisement and do as he wishes. We would strongly  
8 suggest it. We would love it if he did. It would  
9 help all of our community to bring our FEMA rating  
10 higher, that it would be another property that fits  
11 within and complies with all the FEMA standards, so  
12 that is for you to work with the property owner on  
13 and advise him accordingly.

14 MR. CHERAMI: Yes, okay.

15 CHAIRMAN HOLTZMAN: And you don't have  
16 to answer that.

17 But I know that there was a discussion  
18 at the previous meeting, Al, that you said that you  
19 were going to move some of the electric because you  
20 needed to upgrade things or do something.

21 So here is a good example. So let's  
22 say you are going to move the electrical box to --  
23 let's just pick a number -- eight feet high off the  
24 floor. Maybe if you put it at ten feet high, that  
25 would have been within all of the FEMA great

1 regulations. So if you are going to move it eight  
2 feet, why the heck not move it ten?

3 MR. CROCE: I -- it was clarified to  
4 me, and I understand that, and it will be done  
5 properly -- it is going to be done properly.

6 CHAIRMAN HOLTZMAN: Right. So if you  
7 are going to do some work on the property, and you  
8 are going to be like three-quarters of the way  
9 there, why not hit it home?

10 VICE CHAIR MAGALETTA: And you're going  
11 to save on insurance possibly.

12 MR. ROBERTS: Right. It should affect  
13 your insurance.

14 VICE CHAIR MAGALETTA: Yes, so you're  
15 going to save.

16 MR. CROCE: Actually it's going to be  
17 done. The recommendations are going to be met. I  
18 am telling you they are, but I didn't want it to be  
19 a part of something stopping to finalizing this, and  
20 I clarified that with the Flood Board lady, and it  
21 was a very nice discussion, and I understood exactly  
22 that I was going to do it.

23 VICE CHAIR MAGALETTA: All right.  
24 Good, good.

25 CHAIRMAN HOLTZMAN: That's good.

1                   MR. CROCE: I understand who I am  
2 talking about.

3                   (Laughter)

4                   VICE CHAIR MAGALETTA: We all do.

5                   MR. CROCE: It is going to be done,  
6 because I want to do it for me.

7                   VICE CHAIR MAGALETTA: That's right.

8                   CHAIRMAN HOLTZMAN: Great.

9                   VICE CHAIR MAGALETTA: She helps you.

10                  CHAIRMAN HOLTZMAN: Okay.

11                  MR. GALVIN: Now I'm going to picture  
12 her with a shower cap, fluffy slippers and a bag.

13                  (Laughter)

14                  CHAIRMAN HOLTZMAN: What else do you  
15 have for us?

16                  Also, Dave started to speak about it,  
17 but the ADA compliance, which our engineer had  
18 brought up at the previous meeting as well.

19                  MR. CHERAMI: He did, and my answer to  
20 that was it was going to be very similar. There is  
21 no -- I know Al is looking to do some work with the  
22 flood stuff, but there are no other modifications  
23 proposed to the property at all. The property is  
24 preexisting. It's not currently 100 percent  
25 conforming, but the bathroom is large enough. It is

1 the 24 foot -- I'm sorry -- 24-inch rise up the  
2 stairs, which would necessitate a 24 foot ramp out  
3 the front of the building --

4 VICE CHAIR MAGALETTA: It could be  
5 along the building, right?

6 MR. CHERAMI: I don't think this --

7 CHAIRMAN HOLTZMAN: Yeah. It doesn't  
8 have to come straight out --

9 MR. CHERAMI: -- I don't know if on  
10 this particular property --

11 MR. CROCE: I don't think you have the  
12 room for it.

13 MR. CHERAMI: -- I don't think you have  
14 the room for it on either side.

15 VICE CHAIR MAGALETTA: So you go  
16 zigzag.

17 MR. CHERAMI: All right.

18 Nonetheless --

19 VICE CHAIR MAGALETTA: Getting back to  
20 the flooding -- I'm sorry -- getting back to the  
21 flooding, I know we talked about, so have you made a  
22 decision as to whether or not you're going to wet  
23 flood proof or dry flood proof or nothing?

24 MR. CHERAMI: So the recommendations  
25 from the Flood Plain Administrator have been given

1 to the architect. The architect visited the  
2 property, and he is looking into how this stuff gets  
3 done. So I know Al doesn't want to make certain  
4 renovations and modifications to the property, I  
5 don't know if it has been finalized --

6 MR. CROCE: No.

7 MR. CHERAMI: -- it hasn't been  
8 finalized, but a couple of things are going to be  
9 done with the electric that we know about already.

10 The other components of this thing, we  
11 are waiting for some feedback. The architect is  
12 Dennis Devino. He is aware of everything that has  
13 been recommended.

14 Part of this application, though, is  
15 not -- we are not looking to make any renovations at  
16 the moment beyond some things that we already have  
17 kind of in the works to bring the property up to  
18 compliance with utilities and things like that.

19 So I don't want to get too far outside  
20 of the scope of what we actually are looking for. I  
21 want to make sure that we can still work our use  
22 approval and at the same time take some of these  
23 things into account, but I don't want to lose focus,  
24 because the use approval is the main thing.

25 We have got tenants in the wings. We

1 are, you know, looking to get this property up and  
2 running. We're looking to get it occupied. It's  
3 been unoccupied for a long period of time, and  
4 certainly it helps the applicant, but I think it  
5 also helps the block to get somebody in there, you  
6 know, put a nice operating business in.

7 VICE CHAIR MAGALETTA: Was the kids'  
8 gym ever run? Was it ever in operation?

9 MR. CHERAMI: I'm not sure.

10 MR. CROCE: The application took past  
11 the winter. The kids were playing in the park by  
12 the time I got the application approval. It went  
13 out of business and lost everything.

14 VICE CHAIR MAGALETTA: Okay.

15 CHAIRMAN HOLTZMAN: So I think to take  
16 Commissioner Magaletta's point about the flooding, I  
17 think you should be prepared for the sake of all of  
18 the rest of the Commissioners who are going to ask  
19 similar questions, that you should provide that in  
20 your testimony at the hearing as to what it is you  
21 are doing or not doing, so that the team can just  
22 get a sense of where you are with it.

23 MR. CHERAMI: So, you know, the  
24 architect at this point has just done a site  
25 visit --

1                   CHAIRMAN HOLTZMAN: Right. You guys  
2 got to do a cost benefit analysis. You got to --  
3 and we get that, we get that.

4                   MR. CHERAMI: Okay. Same kind of --

5                   CHAIRMAN HOLTZMAN: Dave, did you have  
6 any commentary from Andy's letter with regard to the  
7 ADA compliance and things of this nature?

8                   MR. ROBERTS: No. I think they were  
9 basically the same issue that we can't enforce it,  
10 but we try to get as close to complying as we can,  
11 so that was pretty much it. Those are the two items  
12 that he talked to me about it, the ADA and the  
13 flood.

14                   CHAIRMAN HOLTZMAN: Great.

15                   MR. CHERAMI: Same kind of thing with  
16 the ADA compliance, we were just talking about, you  
17 know, there is no improvements proposed on the  
18 property. The property is currently in not  
19 compliance because it doesn't have a ramp. The  
20 building is old. It was compliant at the time it  
21 was built --

22                   MR. GALVIN: You know what, you know,  
23 that is for the regular Board. It is going to come  
24 back up at you, so be prepared.

25                   MR. CHERAMI: Fine. Okay. All right.

1 We will talk about it.

2 MR. GALVIN: Is that okay?

3 CHAIRMAN HOLTZMAN: That is it, yes.

4 MR. CHERAMI: Unless you have any  
5 other --

6 VICE CHAIR MAGALETTA: I do.

7 On the elevation certificate, it was  
8 based on an '08 map I thought, wasn't it?

9 MR. GALVIN: Yes. But no matter what,  
10 it doesn't require compliance, right? Isn't that  
11 the issue?

12 VICE CHAIR MAGALETTA: I understand  
13 that, but if somehow we are to require compliance,  
14 shouldn't the map be accurate, the elevation  
15 certificate be accurate as far as the most current?

16 MR. GALVIN: I think it's the P firm,  
17 that's what it's called, and I'm not going to speak  
18 out of turn, but --

19 VICE CHAIR MAGALETTA: The map.

20 CHAIRMAN HOLTZMAN: P firm?

21 MR. GALVIN: -- a preliminary firm.

22 MR. ROBERTS: About insurance regs --

23 VICE CHAIR MAGALETTA: Yeah, the map,  
24 yeah.

25 MR. GALVIN: But they keep coming out

1 with them every couple of years.

2 VICE CHAIR MAGALETTA: The one right  
3 now is '08. The one right now is '08.

4 CHAIRMAN HOLTZMAN: Are we talking  
5 about like a certificate, like a survey like we  
6 normally get from Caulfield?

7 VICE CHAIR MAGALETTA: Yeah, yeah,  
8 yeah, from Caulfield, exactly.

9 MR. CHERAMI: Well, the elevation  
10 certificate has an expiration date on it of July  
11 21st, 2015, so arguably it was property used --

12 VICE CHAIR MAGALETTA: Right.

13 MR. GALVIN: But Ann would know what  
14 the --

15 VICE CHAIR MAGALETTA: I take it back.  
16 The firm panel is from '06, August  
17 16th, 2006.

18 Now, I understand the question is  
19 whether or not it is enforceable or not, but if you  
20 going to enforce it, or say it's enforceable, you  
21 should have the right map, the right elevation.

22 CHAIRMAN HOLTZMAN: The enforcement  
23 isn't based upon the map, but here is what I would  
24 ask you, Nick.

25 So that we can make sure that we have a

1 file from today that goes forward that represents  
2 current standings and current, you know, current  
3 standards, if we can get a current survey, so that  
4 we can at least have that in our files, so that we  
5 can all say, okay, great, on this day at least we  
6 drew the line in the sand and we knew what the facts  
7 of it were.

8 Is that a difficult thing to get or is  
9 that something that's easy?

10 I am not really familiar with the scope  
11 of this.

12 Dennis?

13 MR. GALVIN: I think that our Flood  
14 Plain lady knows the answer.

15 CHAIRMAN HOLTZMAN: You're in trouble  
16 now.

17 (Laughter)

18 MR. GALVIN: No, I do. I think that  
19 there are maps. She knows the maps. She knows what  
20 the base flood elevation is or the BFE is for this,  
21 and Mr. Hipolit could check it also.

22 CHAIRMAN HOLTZMAN: Okay.

23 Is that something that they would  
24 normally -- what, they have to go out to an  
25 engineering firm and hire them?

1                   MR. GALVIN: They wouldn't have to do  
2 that. All they have to do is go online and look at  
3 the most latest map --

4                   CHAIRMAN HOLTZMAN: Can you see if this  
5 is a low bar, if this is a low threshold to do this  
6 for us? If you could provide that document, that  
7 would be really nice.

8                   VICE CHAIR MAGALETTA: And you paid  
9 Caulfield once already, I mean, if he's going to  
10 make you pay it again, I don't see what --

11                  MR. GALVIN: No. But he should be able  
12 to --

13                  (People talking at once)

14                  MR. GALVIN: -- guys, they should be  
15 able to give us right now like the survey should  
16 show us what its elevation is over sea level, and  
17 then if we knew what the flood map says, you would  
18 know how high they have to elevate the building,  
19 whether it is five feet, six feet, ten feet.

20                  VICE CHAIR MAGALETTA: Or the  
21 utilities, right --

22                  MR. ROBERTS: Part of this may be a  
23 little bit of a confusing map from the certificate.  
24 The certificate is based on the datum, and I think  
25 the question is, is it the most recent datum in

1 terms of how do we measure from. There's no  
2 question that the City of Hoboken uses the ABFE map,  
3 so that's the map Ann would prefer, and that is what  
4 it should be. The question is what it actually is,  
5 and that's the flood certificate --

6 VICE CHAIR MAGALETTA: That's what I'm  
7 asking.

8 MR. ROBERTS: -- so we will have to  
9 see. The survey should indicate what datum it was  
10 based on, whether it was 1980 or whatever.

11 VICE CHAIR MAGALETTA: I think it said  
12 '83 datum.

13 CHAIRMAN HOLTZMAN: So you are asking  
14 for, you know, basically that the flooding  
15 compliance does not apply on your property.

16 So I just want to again make sure that  
17 everybody is on the same page, if we can get this  
18 the most recent survey that is possible, so that we  
19 can all get that. Is that --

20 MR. CHERAMI: The most recent survey?

21 Well, from my understanding --

22 CHAIRMAN HOLTZMAN: Go ahead.

23 MR. CHERAMI: -- and you can clarify  
24 this, a survey is the --

25 CHAIRMAN HOLTZMAN: Go ahead.

1                   MR. CHERAMI:  -- of the property.  The  
2                   elevation is something a little bit different --

3                   MR. GALVIN:  Elevation certification --  
4                   it is an elevation cert.

5                   MR. CHERAMI:  So the elevation  
6                   certification that we have now was generated in  
7                   January of 2014, and it's good through July of this  
8                   year, and it was prepared by Caulfield.

9                   MR. GALVIN:  So I think that is  
10                  adequate --

11                  CHAIRMAN HOLTZMAN:  So then that sounds  
12                  like we're out of here --

13                  MR. GALVIN:  -- you need to compare  
14                  that -- what you need to know is what is the -- what  
15                  would the first -- where can you start putting  
16                  things that are fungible, where do you have -- like  
17                  if this was -- if you had more than 50 percent  
18                  destruction, whatever your base flood elevation is  
19                  now based on the cert, let's say it is ten feet, you  
20                  might have to go up 15 feet, and then you would have  
21                  to up five feet.

22                  We are asking -- the question is:  How  
23                  high would you have to come up if you had to come  
24                  up.

25                  CHAIRMAN HOLTZMAN:  I think this is a

1 moot point because it is not triggered by him.

2 MR. GALVIN: Well, I got it. But you  
3 guys are -- Frank is asking him for that number.

4 VICE CHAIR MAGALETTA: Yes. Just so  
5 the record is accurate. That's what I want to make  
6 sure of.

7 MR. CHERAMI: The current elevation  
8 certificate was at number nine, so --

9 MR. GALVIN: That's before -- I do a  
10 lot of this in Point Pleasant Beach, so if we got a  
11 nine, then we would be at the ABFE, and then we  
12 would know we had to come up to say, depending on  
13 where you are located, up to 14 feet or 15 feet, so  
14 you may have to raise it that much, but I don't know  
15 where you are on the map, so someone has to look at  
16 the --

17 MR. CHERAMI: What we are talking about  
18 is in the sense of destruction, not --

19 MR. GALVIN: You don't have that, but  
20 Frank is asking if you did more than 50 percent  
21 destruction, how much would you have to come up, and  
22 then he's going to say to you, we just want it on  
23 the record --

24 CHAIRMAN HOLTZMAN: I just want to make  
25 sure. Is that what you're looking for?

1 VICE CHAIR MAGALETTA: Yeah.

2 I think, Dave, you know, you said the  
3 datum is correct from -- Dave?

4 MR. GALVIN: You don't have to  
5 comply --

6 VICE CHAIR MAGALETTA: Yeah.

7 You are saying that the datum was  
8 correct from '14?

9 MR. ROBERTS: Sounds like that  
10 certificate --

11 CHAIRMAN HOLTZMAN: So maybe you can  
12 just very easily circle back with that nice Flood  
13 Plain lady, okay, and just get that number for  
14 Commissioner Magaletta, which is you will have your  
15 basically what is called a design flood elevation, a  
16 DFE, and I am sure she can add that to the memo that  
17 she has already provided to you. That way we can  
18 get it and update our record as well. It should be  
19 very simple.

20 MR. GALVIN: You don't want to have  
21 mechanical things below that level because it is a  
22 good chance it is going to get wet. If you put them  
23 above that level, they're not going to get wet and  
24 then you won't have to replace them in the next  
25 storm.

1                   VICE CHAIR MAGALETTA: That is really  
2 what my focus is, to make sure that the mechanicals  
3 are where they should be.

4                   MR. CROCE: Don't PSE&G workers who are  
5 working on these things, don't they have any idea  
6 what's going on where they have to do it to, to  
7 recommend -- because they're the ones --

8                   MR. GALVIN: Let me tell you something.  
9 I don't count on any of that stuff. I don't trust  
10 any big operation like that --

11                  MR. CROCE: Because they were the ones  
12 who sent the initial letter out --

13                  CHAIRMAN HOLTZMAN: Just so you know,  
14 the City of Hoboken has a more aggressive approach  
15 to its flood prevention, than FEMA, than the State  
16 of New Jersey, than the DEP or PSE&G.

17                  MR. CROCE: Got you.

18                  MR. ROBERTS: Ann's letter has 13 feet  
19 NABD, and that sounds like it might be nine feet,  
20 plus some four foot --

21                  VICE CHAIR MAGALETTA: Yeah, okay.

22                  CHAIRMAN HOLTZMAN: Okay. So we will  
23 qualify that, and it will be simple.

24                  All right. Is there anything else that  
25 you have for us, Nick?

1 MR. CHERAMI: Just to clarify, is that  
2 enough, or are we still coming back?

3 MR. GALVIN: Why don't you go verify  
4 it.

5 VICE CHAIR MAGALETTA: Please.

6 MR. CHERAMI: Okay.

7 VICE CHAIR MAGALETTA: Thank you.

8 CHAIRMAN HOLTZMAN: Great.

9 Do you have anything else, Dennis?

10 MR. GALVIN: No. I have nothing on  
11 this. I'm just trying to be helpful.

12 CHAIRMAN HOLTZMAN: Do you have  
13 something else?

14 MR. CHERAMI: Not unless you do.

15 CHAIRMAN HOLTZMAN: Seeing nothing  
16 further, I think the application seems like it is  
17 complete.

18 Would you agree, Mr. Magaletta?

19 VICE CHAIR MAGALETTA: When he  
20 satisfies those things, yes.

21 CHAIRMAN HOLTZMAN: Terrific.

22 All right. So we will deem your  
23 application complete, and we will get you on the  
24 schedule as soon as possible.

25 As we say Al, mazel tov.

1 MR. CROCE: Thank you.

2 MR. GALVIN: As they say about me,  
3 mashugana.

4 (Laughter)

5 CHAIRMAN HOLTZMAN: So do we have a  
6 motion to close the meeting?

7 VICE CHAIR MAGALETTA: Close the  
8 meeting.

9 CHAIRMAN HOLTZMAN: Close the meeting,  
10 aye.

11 VICE CHAIR MAGALETTA: Yes.

12 CHAIRMAN HOLTZMAN: Yes.

13 (The matter concluded at 7:25 p.m.)

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C E R T I F I C A T E

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

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

s/Phyllis T. Lewis, CCR, CRCR

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