

CITY OF HOBOKEN  
HOBOKEN PLANNING BOARD

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 HOBOKEN SUBDIVISION AND SITE PLAN : May 14, 2014  
 REVIEW COMMITTEE : 7:13 p.m.  
 RE: Maxwell Place, Block 261.01, :  
 Lot 1; 261.02, Lot 1; Block 261.03, :  
 Lot 1, Block 261.04, Lot 1 :  
 - - - - - X

Held At: 94 Washington Street  
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman  
Vice Chair Frank Magaletta  
Commissioner Dan Weaver

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

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Board Planner

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

3                   Good evening, everybody.

4                   This is the Hoboken Subdivision and  
5 Site Plan Review Committee. It is Wednesday, May  
6 14th. It is 7:13. We are going to get started.

7                   The first thing on our agenda, Mr.  
8 Pantel, we got the Maxwell Place.

9                   Would you like to come up and give us a  
10 quick recap as to what the submission is all about?

11                  MR. PANTEL: Yes, definitely, and I  
12 would like to thank the Board for their focus --

13                  CHAIRMAN HOLTZMAN: Oh, hang on one  
14 second. I'm sorry.

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

23                  Pat, could you just call the roll,  
24 please?

25                  MS. CARCONE: Commissioner Holtzman?

1 CHAIRMAN HOLTZMAN: Here.

2 MS. CARCONE: Commissioner Magaletta?

3 VICE CHAIR MAGALETTA: Here.

4 MS. CARCONE: Commissioner Weaver?

5 COMMISSIONER WEAVER: Yes.

6 CHAIRMAN HOLTZMAN: Thank you.

7 Mr. Pantel?

8 MR. PANTEL: Thank you.

9 This is an application for amended site  
10 plan approval for the Maxwell Place project to have  
11 the Planning Board approve what is now the existing  
12 southbound traffic flow on Sinatra Drive North as it  
13 connects into Frank Sinatra Drive.

14 So as you see on the plans, and you  
15 have the plans in front of you, it runs from 12th  
16 Street down to Frank Sinatra Drive. The proposed  
17 use is to have that traffic flowing in a southbound  
18 direction as it now flows.

19 The original approval, of course,  
20 contemplated northbound traffic flow there, but in  
21 connection with the construction of the project, in  
22 consultation with the city's construction project  
23 department, and thereafter in consultation with the  
24 city's administration and traffic department, it was  
25 decided that southbound flow would seem to make more

1 sense and provide a better solution to traffic flow  
2 in the immediate area, and it's certainly supported  
3 by the residents of Maxwell Place, one of whom is  
4 with us tonight, Anthony DeSantis, who is one of the  
5 Board members, would like to speak just briefly  
6 frankly in support of the application and to --

7 MR. GALVIN: That is not happening. We  
8 don't -- we are not taking testimony. We're trying  
9 to figure out what we are going to do in this case.

10 MR. PANTEL: That's fine. Not sworn  
11 testimony, but I wanted to let you know in any event  
12 that he is here.

13 CHAIRMAN HOLTZMAN: Okay. Thank you.  
14 We will be happy to have him at our hearing.

15 MR. PANTEL: Right. He is here. He  
16 certainly would be prepared to testify then, and I  
17 can assure you that he will be supporting it, as I  
18 have just indicated.

19 MR. GALVIN: I think the purpose of  
20 this meeting is --

21 CHAIRMAN HOLTZMAN: If it's complete.

22 MR. GALVIN: -- to figure out what you  
23 guys haven't done, and I think, you know, going into  
24 the merits of the case is not appropriate, and the  
25 Board -- these guys aren't going to give you any

1 direction on what you are presenting or any  
2 indication if they are in favor or against this  
3 application.

4 MR. PANTEL: No. We are not looking  
5 for that. We're not looking for that.

6 MR. GALVIN: It's strictly just  
7 procedural.

8 MR. PANTEL: I just thought it would be  
9 helpful to help put it in context, to have the  
10 resident express his view, but it's not an issue --

11 MR. GALVIN: I am sorry. You know, if  
12 we didn't have Board members here, it would just be  
13 the three of us. We wouldn't want to hear that,  
14 okay?

15 MR. PANTEL: Okay.

16 Also, we do have with us tonight our  
17 traffic consultant, who has worked with us in  
18 putting together the application --

19 CHAIRMAN HOLTZMAN: Right.

20 MR. PANTEL: -- Yianni Maris, and he  
21 would be prepared to give the Board a bit of an  
22 overview to put it in context, if you would like to  
23 hear that, or we could just go directly into the  
24 report --

25 CHAIRMAN HOLTZMAN: Hang on a second.

1                   Guys, did you have -- I think it is  
2                   fairly easily understood in terms of what the  
3                   specifics are, I mean, what they are looking to do  
4                   here. I don't think we need to get into the weeds  
5                   on figuring what corner has stop signs and speed  
6                   bumps and directions and everything else. We will  
7                   wait for that for the hearing.

8                   COMMISSIONER WEAVER: That speaks to  
9                   the merits, though --

10                  CHAIRMAN HOLTZMAN: Right.

11                  Is it okay if we kind of just move to  
12                  Andy's report, which was pretty extensive?

13                  VICE CHAIR MAGALETTA: Yes.

14                  COMMISSIONER WEAVER: Yes.

15                  CHAIRMAN HOLTZMAN: Andy, you've got  
16                  the floor.

17                  MR. HIPOLIT: I am going to let Dave --  
18                  Dave's report, the other thing go first, because his  
19                  is smaller.

20                  CHAIRMAN HOLTZMAN: Sure.

21                  Dave?

22                  Thanks.

23                  MR. ROBERTS: Yes. I just think from a  
24                  planning standpoint, this is really all about  
25                  off-track improvements related to a larger PUD, and

1 in looking at the -- having not been part of the  
2 original PUD approval, having looked at the  
3 resolution, it just looked to me like there was  
4 importance given by the Board at the time when they  
5 gave this last approval about what they called the  
6 missing link, which was the idea of having  
7 effectively a bypass for northbound traffic along  
8 the water's edge to take pressure off Hudson Street,  
9 and that the southbound flow that exists today,  
10 which was really supposed to be sort of a  
11 transitional arrangement while the project was  
12 building out, and once the project built out, it was  
13 supposed to switch over to northbound.

14 Now, that the project has been built  
15 out, and it's been essentially gradually populated  
16 by new residents that are now in the project, there  
17 is, I guess, a comfort level with the existing  
18 situation.

19 Plus, from what I understand from the  
20 traffic analysis, there has been subsequent  
21 discussions about the merits of northbound versus  
22 southbound in terms of the pressure on Hudson Street  
23 southbound or at least the southbound flow of  
24 traffic. If this were to go to northbound, you  
25 would have to divert, I believe, at 12th, the

1 traffic flow.

2 So my only -- from a planning  
3 standpoint, since this is really mostly about  
4 off-track improvements and traffic flow, my only  
5 reference in terms of the subcommittee and to the  
6 Planning Board is that they be satisfied that this  
7 original emphasis on this missing link, this  
8 northbound bypass, is enough justification that you  
9 would change that condition from the original  
10 approval to allow it to continue.

11 That is really all of the planning from  
12 the standpoint that I have, Mr. Chairman.

13 CHAIRMAN HOLTZMAN: Okay.

14 MR. HIPOLIT: Okay. So mine can kind  
15 of be broken down into some categories, and we can  
16 address them as we get specific.

17 We have site and drainage improvements.  
18 We have signing, striping and plan details. We have  
19 traffic analysis and then the miscellaneous. The  
20 miscellaneous is the easiest I think because it just  
21 deals with the Hoboken's new flood plain management  
22 ordinance, and it also deals with the noise control  
23 ordinance.

24 I am not sure if they apply in either  
25 case, but we need some evaluation that says you

1 looked at both ordinances, and that they either  
2 apply, and this is how we are applying them, or they  
3 don't apply, and this is why we're not applying  
4 them, so we need some dialog in your testimony on  
5 that.

6 When we go to the traffic analysis,  
7 which I am kind of working backwards in my report,  
8 we have five comments. They are -- I know my office  
9 has talked to --

10 CHAIRMAN HOLTZMAN: I'm sorry, Andy.  
11 Can you back that up?

12 Is that something that Dennis needs to  
13 kind of weigh in on?

14 MR. HIPOLIT: On the miscellaneous?

15 CHAIRMAN HOLTZMAN: On your --

16 MR. HIPOLIT: On the flood plain  
17 management ordinance?

18 CHAIRMAN HOLTZMAN: Yes.

19 MR. HIPOLIT: I don't think so.

20 What I think the applicant should do is  
21 they should take the ordinance out, look at it, look  
22 at the merits of both the noise ordinance and the  
23 flood control ordinance, determine what if they  
24 apply or not apply in this case, because it is only  
25 basically signage and roadway improvements.

1                   If they don't apply, they should just  
2 tell us why they don't. They should testify to it  
3 on the record, I believe. And then if we disagree,  
4 I guess Dennis will give some dissertation over it.

5                   CHAIRMAN HOLTZMAN: Okay.

6                   MR. HIPOLIT: I believe that they can  
7 go through them. At least in my opinion, without  
8 giving it away, I am not sure they apply, but I  
9 think every application that comes in front of the  
10 Board should evaluate that. There's merits to  
11 evaluate both flood and noise because of the  
12 problems Hoboken has in both categories --

13                   CHAIRMAN HOLTZMAN: Sure.

14                   MR. HIPOLIT: -- and they have experts  
15 that could testify to it, and say, we have looked at  
16 the flood plain ordinance. We are not necessarily  
17 making any changes. We're not putting any buildings  
18 in there. They can testify what they are not doing  
19 and show why --

20                   MR. GALVIN: So you are not asking the  
21 question of whether or not the proposed -- is  
22 everything built?

23                   All the buildings are built?

24                   MR. HIPOLIT: All built.

25                   MR. GALVIN: So we're just talking

1 about roadway here?

2 MR. HIPOLIT: This is just a roadway  
3 and signage improvement. I don't believe in this  
4 case they apply. These improvements don't reflect  
5 back to it, but I think we are trying to get into a  
6 pattern of the Board evaluating both the flood plain  
7 management ordinance and the noise ordinance, and at  
8 least we should have some discussion in public about  
9 it, so we don't lose track of it on any application.

10 CHAIRMAN HOLTZMAN: Yes, I agree.  
11 That's great. Just good housekeeping.

12 MR. GALVIN: Yes. My concern would be  
13 if a building hadn't been constructed, then there  
14 might be some obligation --

15 MR. HIPOLIT: They may apply -- they  
16 may apply --

17 MR. GALVIN: Yes.

18 MR. HIPOLIT: -- if a building wasn't  
19 constructed, those ordinances may apply.

20 In the case of noise, all you really  
21 need to show is that they are not increasing any  
22 traffic, thereby not creating any more noise, and  
23 the noise ordinance is adequate as it is -- you  
24 know, the site is adequate as it is.

25 MR. GALVIN: Yes. I never would have

1 considered noise in this instance.

2 MR. HIPOLIT: If you increase traffic,  
3 you could be increasing noise --

4 MR. GALVIN: Yes.

5 MR. HIPOLIT: -- it's something to look  
6 at. But they are not, but they need to testify to  
7 that.

8 As far as their traffic analysis, we  
9 have some comments that can be addressed, and they  
10 need to make a few changes and provide some  
11 testimony to the Board on what they say is a  
12 reduction in trips generated to the site, so that  
13 will have to have some backup via traffic counts or  
14 however they decide to back that up.

15 I think we need testimony on weekend  
16 peak volumes, because there is a fully active park  
17 there on both sides of Sinatra Drive North, so we  
18 want to see what the weekend traffic is like, and  
19 then we think the applicant should agree to provide  
20 a one-year completion, after all of the improvements  
21 are done and modify their traffic report one year  
22 from the date they actually make these changes to  
23 see if it is working.

24 One of the things we have noticed in  
25 traffic in general is when you make a change, the

1       only way you know if it is going to work is to look  
2       at it a year later.  People have adapted to it.  
3       They have moved around, and it will tell you if it  
4       works.

5                    To move a little further on the  
6       traffic, it does go to some of my other comments.  
7       Sinatra Drive itself, where Sinatra Drive meets  
8       Sinatra Drive North, I know because I have used it  
9       many times, and I know because I have seen it both  
10      from Sinatra Drive and Sinatra Drive North making a  
11      right turn from Sinatra Drive North onto Sinatra  
12      Drive is a very difficult movement.

13                   A left should never be permitted, and  
14      it's not.  I think we need some indication on this  
15      plan that you're going to reinforce that it's not  
16      permitted, and I think we need to have them look at  
17      it or provide some testimony on how bikes and cars  
18      pulling out of Sinatra Drive North integrate and get  
19      onto Sinatra Drive with the volume of traffic that  
20      is there during the peak hours, because it is not a  
21      good situation.

22                   They are making some changes here to  
23      some of the curb lines here and the sidewalk, and we  
24      want to see a little more information on that, and I  
25      think it is important to the Board.

1                   CHAIRMAN HOLTZMAN: Mr. Pantel, could  
2 we just have Yianni come up at all?

3                   Yianni, is there any of this that  
4 Andy's kind of going through that is a question to  
5 you, or is this all after you had a chance to review  
6 his report, I assume?

7                   MR. MARIS: I have had a chance to  
8 review his letter --

9                   CHAIRMAN HOLTZMAN: I'm sorry. You  
10 have or you have not?

11                  MR. MARIS: I have had a chance.

12                  CHAIRMAN HOLTZMAN: He has.

13                  MR. PANTEL: He has absolutely.

14                  MR. MARIS: I'm sorry.

15                  Yes, I have reviewed it, and a lot of  
16 the comments are sort of clean-up drafting type of  
17 comments. The ones that are substantive as far as  
18 the reduction in our trip generations, that was  
19 census data that we had done like an internet search  
20 and came up with the number of residents in Hoboken,  
21 I think, that used public transportation is 75  
22 percent, so that was what we ended up using in our  
23 report to reduce the trips generated by Lot C.

24                  MR. HIPOLIT: I think it would help and  
25 it definitely helps from a Board perspective, if we

1 had some actual counts. You guys, on this, and I  
2 reviewed it, originally when this site was done, you  
3 did counts very similar to what happened on Hoboken  
4 Cove, and to have some counts now many years later,  
5 I think it is very valuable for the Board. It's  
6 good information.

7 MR. MARIS: Counts of the  
8 intersections?

9 MR. HIPOLIT: Yes. I think we can do  
10 some counts. I mean, I would love to see some  
11 counts on Sinatra Drive North and Sinatra Drive,  
12 maybe a count at Maxwell Lane. You know, you only  
13 go along this --

14 THE WITNESS: We have done Sinatra and  
15 Sinatra. We did the counts there.

16 We did counts at Hudson and 11th, and  
17 we also took counts on the inner roadways, not at  
18 Maxwell, but at 11th and Sinatra North, 12th and  
19 Sinatra.

20 MR. HIPOLIT: And how are you tying  
21 them into your reductions?

22 MR. PANTEL: Those are included in the  
23 report that we submitted, right?

24 MR. MARIS: Yes.

25 MR. PANTEL: We have a report.

1                   CHAIRMAN HOLTZMAN:   And when were those  
2                   counts done, how recently?

3                   MR. MARIS:   Oh, I don't remember the  
4                   date, but this year.

5                   CHAIRMAN HOLTZMAN:   Ball park.

6                   Within the last year?

7                   MR. MARIS:   Yes, absolutely within the  
8                   last year.  They're recent counts.

9                   CHAIRMAN HOLTZMAN:   Right.  It was in  
10                  the roadway in its current condition?

11                  MR. MARIS:   Yes.

12                  CHAIRMAN HOLTZMAN:   In its current  
13                  traffic pattern and stuff, right?

14                  MR. MARIS:   Yes.

15                  MR. HIPOLIT:   And I think if you  
16                  take --

17                  MR. MARIS:   And we were just reducing  
18                  the generated trips.  We didn't reduce the traffic  
19                  on the roadway at all.  It's just the generations  
20                  that we were adding to get our build condition when  
21                  we were doing the -- because what we ended up doing  
22                  was as part of determining whether the northbound  
23                  versus southbound would be preferable, like which  
24                  one would work, we took our counts, and then did our  
25                  diversions for each scenario, added the traffic per

1 Block C using, I think it was the distributions that  
2 had been approved during our previous -- during the  
3 original site --

4 MR. HIPOLIT: I think what I would like  
5 to do, if you could, is I would like to take the  
6 five comments, 40 through 45, yourself and  
7 Michael --

8 MR. MARIS: Uh-huh.

9 MR. HIPOLIT: -- John from our office  
10 who does our traffic review and myself, and just  
11 have a discussion about what we would like to get on  
12 the record as far as what we want the Board to see.

13 MR. PANTEL: In fact, I was going to  
14 suggest that maybe following this meeting, there  
15 could be a sit down --

16 MR. HIPOLIT: We can probably do it via  
17 a conference. We can do it via a conference call.  
18 It could be done on the phone.

19 MR. PANTEL: -- or if we could get  
20 together one way or the other and go through it --

21 MR. HIPOLIT: That's fine.

22 MR. PANTEL: -- I think that would help  
23 us and provide for us a smoother hearing.

24 MR. HIPOLIT: I agree.

25 Just what I would like to make sure is

1       when the Board hears this, the full Board and the  
2       residents that come out, they understand what your  
3       reductions are, what your actual counts are and even  
4       comparing to what was originally done and what is  
5       actually happening. So I mean, I think that needs  
6       to be covered in the presentation in a way that  
7       everybody understands it.

8                     MR. MARIS: You got it.

9                     MR. HIPOLIT: When we move to the  
10       bigger part of the report, which is signing,  
11       striping and plan details, they are literally just  
12       clean-ups.

13                    CHAIRMAN HOLTZMAN: I just wanted to  
14       remind you, Yianni, that we do have one of our  
15       Commissioners that is a traffic engineer --

16                    MR. MARIS: Yes.

17                    CHAIRMAN HOLTZMAN: -- so you  
18       definitely should be prepared to, you know, get into  
19       the weeds with Gill on that.

20                    MR. MARIS: Do we want to reach out to  
21       him ahead of time or --

22                    CHAIRMAN HOLTZMAN: No, definitely not.

23                    MR. HIPOLIT: Not at all.

24                    CHAIRMAN HOLTZMAN: No, but I am just  
25       saying you can anticipate a level of questioning

1 from a Commissioner that --

2 MR. MARIS: Beyond just I drive a car,  
3 therefore I am an expert?

4 MR. HIPOLIT: He is a traffic engineer  
5 every day, so he knows --

6 MR. GALVIN: He knows what the ITE is.

7 MR. MARIS: Okay.

8 MR. HIPOLIT: He sleeps with it under  
9 his pillow every night.

10 (Laughter)

11 MR. MARIS: Does that mean if we say  
12 something to him, he will just kind of vouch for it,  
13 too, if he agrees?

14 MR. HIPOLIT: Yes, he's done that --

15 CHAIRMAN HOLTZMAN: You can roll the  
16 dice how you like, yes.

17 MR. MARIS: Okay.

18 CHAIRMAN HOLTZMAN: The second is, you  
19 know, as we saw recently at a previous hearing that  
20 I think it was your dad covered, right?

21 MR. MARIS: Uh-huh.

22 CHAIRMAN HOLTZMAN: We got a fairly  
23 active community that likes to come out and have  
24 conversations about these things, so you should  
25 anticipate being able to also at one end of the

1 spectrum have professional quality information for  
2 our Commissioner who is a traffic engineer, and then  
3 being able to make it very understandable for I  
4 drive a car, therefore I am an expert.

5 MR. MARIS: Right. My dad is real good  
6 at that.

7 CHAIRMAN HOLTZMAN: Your dad is real  
8 good at that, yes.

9 MR. PANTEL: With respect to those  
10 clean-up items, I had a question or two, and maybe  
11 you can get them resolved in that later call. But,  
12 for instance, the installation of solar powered LED  
13 flashing signs, I saw a reference to that. Is  
14 that -- we are not used to seeing that as a  
15 requirement.

16 MR. HIPOLIT: It would be only as  
17 recommended by your traffic expert, so if they are  
18 needed, if you are trying to highlight something,  
19 whether it be a bike lane or a pedestrian crossing.

20 So you have, for instance, on Sinatra  
21 Drive North, you have a pedestrian crossing that is  
22 a mid block crossing. Mid block crossings can be  
23 somewhat of an issue specifically with cars driving  
24 by because cars don't necessarily expect a crossing  
25 mid block. They expect it at an intersection.

1                   What we like, in other words, it is  
2                   only our preference, and I don't know of anywhere in  
3                   Hoboken they have it, is that at a mid block  
4                   crossing, they make a lot of great, very inexpensive  
5                   tools to make those pedestrian signs to show up a  
6                   little better, whether it be the LED sign, just like  
7                   that, with the LED lights around it, so at night it  
8                   flashes a little better, and to somebody going  
9                   through, it is a little more visible.

10                   You know, I am not looking to have a  
11                   sign 500 feet in advance of it in either direction.  
12                   That's not we are looking for. We are looking to  
13                   make it something that's literally a mid block  
14                   crossing from a park to a park visible with the  
15                   least amount of impact to the buildings that are  
16                   next to it.

17                   CHAIRMAN HOLTZMAN: This has been  
18                   something that was used in a lot of our neighboring  
19                   towns in Hudson County here.

20                   MR. HIPOLIT: All of them use it now.

21                   CHAIRMAN HOLTZMAN: Yes. Jersey City,  
22                   Union City, Weehawken, they all use those, and they  
23                   seem to be rather effective.

24                   MR. HIPOLIT: Right. It's just at that  
25                   one intersection.

1           I think what we would like to have a  
2           dialog with, in front of the Board, because the  
3           Board has the say on it, is what can we put up there  
4           that makes an impact without causing a huge impact  
5           to everybody, both financially and both visually,  
6           because those signs, we don't want somebody whose  
7           room, who is paying a lot money for a rental or  
8           applied, to have something flashing 24/7 in front of  
9           them.

10           So possibly what we have seen is, they  
11           have the LED signs that when somebody wants to  
12           cross, they just press the button, so it is not  
13           flashing. If you've ever driven through South  
14           Mountain Reservation, they have one of those signs  
15           that flashes 24/7. I don't recommend that. I mean,  
16           the Board may want to recommend it.

17           I recommend if there was somebody on  
18           the park above the parking garage, and they wanted  
19           to cross over to the playground, where the dogs are  
20           at the playground, they could just press the button,  
21           and it flashes for ten seconds and they cross, and  
22           then it shuts off. That's what I would recommend,  
23           only because it is mid block. If it wasn't mid  
24           block, I wouldn't recommend it.

25           COMMISSIONER HLTZMAN: Yes.

1 MR. PANTEL: Speed hump --

2 VICE CHAIR MAGALETTA: Wait. Before we  
3 get to that, I hear what you are saying, but you  
4 have seen somebody will press the button, and be  
5 aware of it --

6 MR. HIPOLIT: You can't project -- you  
7 can't project --

8 VICE CHAIR MAGALETTA: -- I understand,  
9 but some people are ignorant.

10 I've seen, for example, up in Union  
11 City when I drive home sometimes, there are  
12 intersections with stop signs. They put a stop sign  
13 in, and when they put the stop sign in, they have a  
14 rounded perimeter with low, low intensity flashing  
15 LED lights. I thought that was very, very helpful.  
16 I think it was constant. Therefore, it was on all  
17 of the time, but it wasn't causing like kind of a  
18 light pollution effect, so that is a possibility as  
19 well. You can think about that.

20 MR. HIPOLIT: But usually --

21 VICE CHAIR MAGALETTA: I'm not saying  
22 you should do it, but I would like it to be safe.

23 MR. HIPOLIT: -- usually what I  
24 recommend, and it is more of a council decision and  
25 the city engineer's position, but in the towns where

1 I serve in that position, we like to generate what  
2 we call a consistency in traffic, even for  
3 pedestrians. So if you are going to have a mid  
4 block crosswalk, you would have some standard, a low  
5 light on all of the time, or when it comes on  
6 flashing, you want to make sure that standard  
7 follows throughout the whole town.

8 I think, that I know of, there is no  
9 other place like this in Hoboken where you have one,  
10 so the Planning Board is going to kind of somehow  
11 create the standard, but I believe if there was an  
12 approval here, you should push on that standard for  
13 approval by the city engineer, so that follows  
14 along, and that's how you would do that.

15 However, you decide to create it, it  
16 wouldn't really be the Board's -- you are going to  
17 create -- tell them you want it, but they are going  
18 to create the standard for it.

19 VICE CHAIR MAGALETTA: Right. I  
20 appreciate that, and I think maybe the standard  
21 should be 24 hours only because in some ways it is a  
22 24-hour city, so it is kind of active. But that's  
23 fine. You are right, though, what the standard  
24 should be --

25 COMMISSIONER WEAVER: Why wouldn't it

1 be a stop sign?

2 MR. HIPOLIT: Well, if it's mid block,  
3 you don't really want to create a mid block stop  
4 sign. It is going to be a nightmare for your police  
5 department, and you really want to keep stopping  
6 traffic at intersections. For a mid block  
7 crosswalk, it would --

8 MR. GALVIN: Normally you don't want a  
9 crosswalk mid block.

10 MR. HIPOLIT: You need a crosswalk  
11 here, but it is an odd case. You need one. People  
12 have to get across from park to park to dog park,  
13 and the whole thing.

14 When you do it mid block, you create an  
15 ordinance. People have to stop when pedestrians are  
16 there. It is a non stop situation. You don't want  
17 it, it's a through road, so they can go by. It is  
18 just -- it's a little abnormal for Hoboken, but it's  
19 very normal in most communities around you. There  
20 are a number of them around you.

21 VICE CHAIR MAGALETTA: Okay.

22 MR. PANTEL: I saw a reference to a  
23 speed hump, which was taken out by the city's  
24 snowplows. We believe --

25 MR. HIPOLIT: I don't -- again, the

1 speed humps, my opinion of them is probably my  
2 opinion, so I don't need to say it. It is really  
3 again a city council decision. So if the Board  
4 thinks that speed humps are important, and they want  
5 them back, then the Board should say we want to  
6 approve it, we want speed humps in, and send it to  
7 the city engineer's office for what type it should  
8 be.

9 That would be my recommendation as far  
10 as construction type, and that should be consistent  
11 with the city.

12 MR. MARIS: Yeah. I don't think we  
13 want a speed hump --

14 MR. HIPOLIT: Okay.

15 MR. MARIS: -- we are not particularly  
16 in favor of it, and stopping on 12th Street at -- or  
17 stopping the traffic at 12th Street should kind of  
18 create that same traffic hump for that.

19 MR. HIPOLIT: I agree. I don't  
20 think -- I mean, in my opinion, I don't think that  
21 you need a speed hump.

22 MR. GALVIN: Well, we will discuss it  
23 at the hearing.

24 MR. HIPOLIT: Yes. The Board needs to  
25 make that decision.

1                   CHAIRMAN HOLTZMAN:   Yes.

2                   What else do you got on your list,  
3                   Andy?

4                   MR. HIPOLIT:   I guess we should have a  
5                   little discussion about PROWAG and how it's not  
6                   really for your traffic engineer, but how PROWAG  
7                   would apply to both your intersections and the  
8                   handicapped accessibility around the intersection,  
9                   and how it applies to your off-street parking  
10                  spaces.

11                  You have enough off-street parking  
12                  spaces, where you actually warrant some handicapped  
13                  spaces.  That is something that is a little more new  
14                  than when you originally got this approved.  Really  
15                  PROWAG and the 2010 ADA guidelines took place in  
16                  2010.  It's not that they were in place before, but  
17                  the feds and the number of lawsuits around the  
18                  United States have now made this a forefront of all  
19                  developments, and its Planning Board engineers and  
20                  the city engineers and municipal engineers were  
21                  getting saddled with enforcing this, and it is pain  
22                  upon you, but it is not a Hoboken regulation.  It's  
23                  a federal regulation.

24                  So you need to look at your off-street  
25                  parking and see how many handicapped spaces you need

1 on your off-street parking spaces, and you need to  
2 look at every intersection you are now impacting  
3 with this change and make sure that your  
4 intersections meet the ADA guidelines.

5 MR. PANTEL: The ramp deals --

6 MR. HIPOLIT: Yes. Most of your ramps  
7 are newer, so they probably need it. We have taken  
8 a preliminary look at it, and I think there is only  
9 a few that may be off a little bit, but they need to  
10 be all looked at by your engineer and said to work.

11 CHAIRMAN HOLTZMAN: So we would be  
12 looking for sort of just a list of all of the  
13 different corners and the ramp and whether it meets  
14 the current compliance or not?

15 MR. HIPOLIT: You have 16 ramps. You  
16 have to look at all 16 ramps to make sure they  
17 comply, and then you need to look at your off-street  
18 parking spaces, and say we have X number, and you  
19 need to provide this many handicapped off-street  
20 parking spaces.

21 MR. MARIS: That's even though we are  
22 not doing construction at all, we're just doing the  
23 striping?

24 MR. HIPOLIT: Yes. You are changing --  
25 you're making changes, so it actually applies. They

1       made the regulations so strict. Literally if you  
2       restripe the road, you have to get it. It is not my  
3       regulation.

4                       (Laughter)

5               MR. PANTEL: Also, there is a note and  
6       a prior comment regarding revision of plans to  
7       include bike lanes on Maxwell Lane and 12th Street,  
8       and I don't think those --

9               MR. HIPOLIT: Well, the comment was  
10      brought up by us for discussion in front of the  
11      Board.

12              Do you want that or not? I don't  
13      necessarily know if you even have the width to do  
14      it --

15              MR. PANTEL: Right.

16              MR. HIPOLIT: -- but I don't know if  
17      the Board wants to even evaluate it. If the Board  
18      doesn't want it, then I don't -- it doesn't matter  
19      to me. But the Board should at least discuss  
20      whether you want it or don't want it.

21              MR. PANTEL: All right.

22              MR. HIPOLIT: We believe, and I will  
23      say that what you are proposing we think is  
24      adequate, and Maxwell Lane is probably not a good  
25      place for it, but the Board may disagree on it.

1 You know, the Board has to make a decision on that,  
2 not myself.

3 CHAIRMAN HOLTZMAN: So we should get  
4 some testimony on the record from them.

5 MR. HIPOLIT: I think they should  
6 provide testimony of why they think it should be  
7 there or not.

8 CHAIRMAN HOLTZMAN: If the street width  
9 is inadequate or --

10 MR. HIPOLIT: Right.

11 MR. PANTEL: Sure. We can certainly do  
12 that.

13 MR. HIPOLIT: I think the rest of the  
14 comments are okay. I think we should move to the  
15 last part, which is site and drainage improvements.

16 MR. PANTEL: Uh-huh.

17 MR. HIPOLIT: It is your testimony --  
18 you need to provide some testimony that whatever you  
19 are doing doesn't affect the site drainage that was  
20 originally designed for this project. I think it is  
21 minor testimony, but you should provide testimony on  
22 it, so you are not changing any of that.

23 We talked about the sidewalks already,  
24 which is also covered here.

25 We believe, and I think we started to

1 talk about it a little before the hearing, that you  
2 need to just expand your limits of what you show  
3 here.

4 We referenced a survey, although I  
5 don't necessarily need you to go and physically  
6 survey it with surveyors. I think when you come to  
7 the meeting, you need to expand this map at least a  
8 quadrant in each direction to show traffic flow,  
9 show curbing, show intersections, show the striping  
10 that exists, and you can do it with an aerial  
11 photograph.

12 MR. PANTEL: Got it.

13 MR. HIPOLIT: When I look at this plan,  
14 I know what it's like --

15 MR. PANTEL: Put everything into  
16 context as opposed to sending surveyors out in the  
17 field.

18 MR. HIPOLIT: -- you need to put a  
19 context -- this is -- you know, this is bike lanes,  
20 and it's really speaking to northern Hoboken and how  
21 does this integrate the northern Hoboken, and how  
22 are bikers going to get around, and people bike in  
23 Hoboken, so how does it tie together, and how is it  
24 going to work.

25 So that's more -- when we say survey,

1       you can really do an aerial photograph.  You don't  
2       need to go out and physically survey the streets.

3                   MR. PANTEL:  Good, not a problem.

4                   MR. HIPOLIT:  I think we covered all of  
5       my heavy comments.

6                   CHAIRMAN HOLTZMAN:  Okay, great.

7                   MR. PANTEL:  I just had one or two  
8       other clarification items.

9                   MR. MARIS:  Housekeeping clarification  
10      on Frank Sinatra Drive.

11                  CHAIRMAN HOLTZMAN:  Go ahead.

12                  MR. MARIS:  Do you know, is it a county  
13      road?

14                  MR. HIPOLIT:  Yes.

15                  MR. MARIS:  Because I couldn't find it  
16      anywhere on the map that certified that it  
17      definitely was.

18                  MR. HIPOLIT:  When the ramps were done  
19      at the intersection of 11th and Hudson and Frank  
20      Sinatra Drive, the county showed up and said to our  
21      guys, this is a county road, but we don't get  
22      involved in the ramps, so you guys certify them.

23                  So my understanding is it is a county  
24      road.  I can call the county.  I mean, we can call  
25      and ask them.

1                   MR. MARIS: Sure. Maybe we will do  
2 that during --

3                   MR. HIPOLIT: I think, you know, maybe  
4 when we talk, we can just get on the phone and do a  
5 conference call with the county. They usually pick  
6 up. They are pretty good that way.

7                   MR. MARIS: Okay, thanks.

8                   MR. PANTEL: Parking meters, I assume  
9 if you are going to require parking meters, that is  
10 something that the city would install?

11                  MR. HIPOLIT: Again, it is for you to  
12 testify. Parking meters really should be something  
13 that is put in a resolution that says that the  
14 applicant should ask the city if they want meters.

15                  If they want meters, then it would go  
16 to the city to decide whether they are going to put  
17 them in.

18                  MR. PANTEL: And then if they are to be  
19 installed, then the city would install them, I  
20 presume?

21                  MR. HIPOLIT: I can't answer that. I  
22 mean, I am the Board Engineer, so I am going to tell  
23 you that I think you should pay for it, but --

24                  (Laughter)

25                  MR. PANTEL: I never heard of an

1 applicant installing meters, but obviously --

2 MR. GALVIN: It's a reasonable off-site  
3 improvement.

4 (Laughter)

5 MR. HIPOLIT: There we go.

6 MR. PANTEL: Want to take the  
7 parking -- you don't want us to have a key to the  
8 meters?

9 MR. GALVIN: Have you ever heard of pay  
10 to play? This is pay to park.

11 (Laughter)

12 MR. PANTEL: Okay.

13 CHAIRMAN HOLTZMAN: So in that case,  
14 Mr. Pantel, you will check with the parking utility  
15 and the director over there?

16 MR. PANTEL: Yes, to see if they even  
17 want meters, you are suggesting, right?

18 CHAIRMAN HOLTZMAN: I would like to --  
19 it would be good that we had some -- or that you had  
20 a conversation with them --

21 MR. HIPOLIT: Before hand.

22 CHAIRMAN HOLTZMAN: -- with Director  
23 John Morgan on that.

24 MR. PANTEL: We can do that.

25 VICE CHAIR MAGALETTA: The meters --

1                   CHAIRMAN HOLTZMAN: I'm sorry, Frank,  
2           what?

3                   VICE CHAIR MAGALETTA: -- the meters,  
4           they're not the kind of -- it's the --

5                   CHAIRMAN HOLTZMAN: They have the  
6           electronic.

7                   VICE CHAIR MAGALETTA: -- the  
8           electronic, just so you know, you got to dig a hole  
9           every 20 feet for the --

10                  MR. HIPOLIT: It is a pay station.

11                  VICE CHAIR MAGALETTA: -- it's a pay  
12           station.

13                  MR. PANTEL: Yes, a pay station.

14                  MR. HIPOLIT: They work great.

15                  Come on, we are saving you money with that. Meters  
16           cost much more if you put 50 meters in --

17                  VICE CHAIR MAGALETTA: That's what I am  
18           saying.

19                  MR. HIPOLIT: -- it's cheap.

20                  CHAIRMAN HOLTZMAN: Do you have  
21           anything else, Mr. Pantel?

22                  Take your time.

23                  MR. PANTEL: No. I think the rest  
24           should probably best be resolved in kind of a  
25           follow-up call that we will have --

1                   MR. HIPOLIT: I would like to, if I  
2 could, to see your overall map --

3                   MR. PANTEL: Yes.

4                   MR. HIPOLIT: -- well advance of the  
5 meeting. I want to see what that map is going to  
6 look like, so I can make comments, so we're not  
7 debating that at the meeting.

8                   MR. GALVIN: Also what's going to  
9 happen is, then we are going to wind up getting  
10 carried to revise the plan in a way that's  
11 acceptable to us, and you're not going to like that.

12                  MR. PANTEL: Right.

13                  One other item, if I could, there was  
14 reference in a couple of places in your report, at  
15 least in paragraph 25, to possible modification of  
16 traffic signal systems.

17                  Is that something -- again, that falls  
18 into the category of testimony we should provide --

19                  MR. HIPOLIT: Right.

20                  Again, if you are making changes here,  
21 what should be done is to be consistent, and to  
22 check the existing intersections that have signals,  
23 and check timing and make sure that still works.

24                  If the timing works, you can testify to  
25 it, say we looked at it, the timing works, traffic

1 is flowing okay. Its level of service, because if  
2 it's supposed to be B, it's still B. It was supposed  
3 to be B, and it's now a C. Whatever it may be, and  
4 just provide testimony. I don't need you to  
5 redesign it, if it is okay.

6 MR. MARIS: Okay. No. I thought the  
7 comment was actually referring to the bicycle  
8 readiness of the intersections or the -- like the  
9 controllers, whether we would be --

10 MR. HIPOLIT: It is all of the above --

11 MR. MARIS: -- and signaling the bike  
12 lanes.

13 MR. HIPOLIT: No, I don't think you  
14 have to signalize the bike lanes.

15 It's just how -- you are now adding, or  
16 at least you should be adding a significant amount  
17 of bike traffic because you're giving it designated  
18 lanes --

19 MR. MARIS: Right.

20 MR. HIPOLIT: -- so does that require a  
21 change to your intersection and your timing?

22 MR. ROBERTS: Maybe just a signal  
23 phasing, a timing.

24 MR. HIPOLIT: Yeah. You might just  
25 need another ten seconds maybe. You might not need

1 anything. You might say, hey, we have plenty of  
2 time for bikes to go through --

3 MR. MARIS: Right.

4 MR. HIPOLIT: -- because bikes move  
5 slower than cars.

6 MR. PANTEL: What did you have in mind  
7 with respect to a --

8 MR. GALVIN: Not me.

9 MR. PANTEL: -- one-year post  
10 completion traffic study?

11 MR. HIPOLIT: Again, as I said a little  
12 earlier, you are going to implement all of these  
13 changes, we assume. You're going to implement them,  
14 and we are going to want you to take a one-year look  
15 back after it's done, and say, we did a report.

16 Just take your report out, take a  
17 couple of counts, look at it, did it work, did it  
18 not work, do we need to make a change, did we take a  
19 speed hump out, and we need it back, did we put LED  
20 lights in, and they're not working, did we not put  
21 them in and we should have them.

22 You know, have your traffic guy look at  
23 it one year later, you know, just a quickie to see  
24 if it actually changes or it's working.

25 MR. GALVIN: Here's what I got. I

1 wrote down based on what Andy said: We are going to  
2 reserve traffic jurisdiction for a period of 18  
3 months for the issuance of a certificate of  
4 occupancy.

5 Two: Within 12 months of the issuance  
6 of a certificate of occupancy, the applicant is to  
7 supply the Board -- I'm sorry, I'm going too fast --  
8 with an updated traffic report showing the extent to  
9 which the existing traffic levels meet or met the  
10 expectation of the traffic plan shown to the Board.

11 MR. HIPOLIT: Great.

12 I mean, what if we find -- what if we  
13 find that one year from now or 18 months from now,  
14 you had 42 pedestrian hits at that crosswalk?

15 Well, it is obviously in the wrong  
16 place or it's not signed right. You are going to  
17 want to look at it a year later or 18 months later  
18 to see if it is working.

19 MR. GALVIN: What would you do then?

20 MR. HIPOLIT: They would have to adjust  
21 it, and they have to make changes to the plan if it  
22 didn't work.

23 CHAIRMAN HOLTZMAN: I'm sorry. Are you  
24 good?

25 MR. HIPOLIT: Yes.

1                   CHAIRMAN HOLTZMAN: The concern that I  
2 had that I sort of had a conversation with Mr.  
3 Pantel and Yianni ahead of time was I thought it  
4 would be very helpful for the Commissioners to have  
5 some actual on the street photos coming from  
6 different angles of the intersections to help  
7 visualize. There is some of our team that are very  
8 comfortable looking at a set of plans. There are  
9 some of our team that certainly some visuals I think  
10 would be a big help.

11                   So it is my suggestion to them to be  
12 able to provide some photos blown up, so that we can  
13 include those at the hearing to give people a little  
14 bit better feel for what we are talking about.

15                   VICE CHAIR MAGALETTA: I think that is  
16 fine. I think that would be helpful.

17                   COMMISSIONER WEAVER: And are there --  
18 is there a traffic study covering the rush hour  
19 period?

20                   MR. HIPOLIT: That was the piece.

21                   COMMISSIONER WEAVER: You know, that  
22 is -- that is going to be at least one of my  
23 questions, because I have seen it, a tremendous  
24 amount of traffic out there, which is trying to turn  
25 northbound --

1                   MR. HIPOLIT: They covered the peak  
2 a.m. and the peak p.m.

3                   COMMISSIONER WEAVER: -- and it seems  
4 like there is quite a need for the street to be  
5 northbound, and they would then need to address  
6 that. That's all I am saying.

7                   MR. HIPOLIT: Good question.

8                   MR. GALVIN: At the time of the  
9 hearing, they will answer that.

10                  MR. PANTEL: Yes. That is the ultimate  
11 question.

12                  CHAIRMAN HOLTZMAN: The other thing in  
13 terms of type of studies and things like that is on  
14 a Saturday morning also it is a whole other level of  
15 traffic from pedestrians and dogs and strollers and  
16 bicycles and everything else. We got a rush hour  
17 that has nothing to do with going to work also on  
18 the weekends, so I think that that is important.

19                  MR. MARIS: We looked at a couple of  
20 the intersections on a Sunday, assuming that, you  
21 know, most people were home and would go out in the  
22 afternoon --

23                  MR. HIPOLIT: Yeah. They have peak  
24 Sunday --

25                  MR. MARIS: -- we tried to cover a peak

1 Sunday for the weekend, Sunday and Saturday --

2 MR. HIPOLIT: -- yeah, they have peak  
3 Sunday traffic --

4 MR. MARIS: -- and we did peak a.m. and  
5 peak p.m. commuter hours, so that's included in  
6 there.

7 MR. HIPOLIT: I think they covered it,  
8 and they should just testify to it.

9 CHAIRMAN HOLTZMAN: Okay.

10 Anything else, Dan, or Frank?

11 MR. MARIS: I am a little unsure what  
12 it is that you want as far as the photos of the  
13 intersections.

14 Do you want them sort of from a  
15 vehicular point of view or from a pedestrian or  
16 bicycle point of view?

17 MR. HIPOLIT: Yes.

18 CHAIRMAN HOLTZMAN: Yes.

19 (Laughter)

20 MR. MARIS: So if I kind of just kind  
21 of bike through there with a GoPro --

22 MR. HIPOLIT: That would be great.

23 MR. MARIS: -- and get everything --

24 CHAIRMAN HOLTZMAN: I think that would  
25 be great.

1 MR. MARIS: -- I mean, that is kind of  
2 what --

3 MR. GALVIN: Boy, what a great job.  
4 What are you going to do today?

5 I got to go out and ride Sinatra Drive  
6 on my bike with my GoPro.

7 MR. MARIS: That is why I don't get to  
8 buy a car because there's no bike lanes --

9 MR. GALVIN: Oh, come on. You don't  
10 need one.

11 (Laughter)

12 COMMISSIONER WEAVER: Commissioners, we  
13 talked about before the ability for applicants to  
14 project their media, their presentation. Would we  
15 want to offer that to the applicant, as long as they  
16 provided a thumb drive with the same information to  
17 the Board as a record?

18 CHAIRMAN HOLTZMAN: I am not sure I  
19 understand your exact question.

20 MR. GALVIN: He's asking for everything  
21 digitally.

22 VICE CHAIR MAGANETTA: Digital copies.

23 COMMISSIONER WEAVER: I mean, he's  
24 saying put it on a GoPro. A GoPro is a moving  
25 image --

1 MR. HIPOLIT: A lot of data.

2 COMMISSIONER WEAVER: -- a moving  
3 image. It cannot be captured on a piece of phone  
4 cord with a yellow sticker on it.

5 CHAIRMAN HOLTZMAN: So that would be  
6 great. If you got that, you can submit that to Pat,  
7 and we can distribute that to the Commissioners. On  
8 the other hand --

9 COMMISSIONER WEAVER: It doesn't need  
10 to be distributed.

11 MR. MARIS: Well, I'm just going to use  
12 that to then capture the actual images --

13 COMMISSIONER WEAVER: But I mean you  
14 can also -- you can also be live video -- I mean --

15 VICE CHAIR MAGALETTA: You can play the  
16 video as long as you bring a flash drive for the  
17 record. One flash drive is all you need as opposed  
18 to --

19 CHAIRMAN HOLTZMAN: Oh, you are saying  
20 for a presentation at the hearing?

21 COMMISSIONER WEAVER: Yeah.

22 MR. GALVIN: As an exhibit.

23 COMMISSIONER WEAVER: To enter it as an  
24 exhibit. That's it.

25 VICE CHAIR MAGALETTA: It makes it

1 easier.

2 CHAIRMAN HOLTZMAN: Oh, that would be  
3 great if you had the capability for that, sure.

4 COMMISSIONER WEAVER: I mean, frankly,  
5 I mean, that should be offered even though we don't  
6 make it a requirement.

7 MR. GALVIN: Guys, Glenn is still using  
8 a pad and a pen, so he's trying to figure out how we  
9 are going to do all of this tech stuff.

10 (Laughter)

11 MR. HIPOLIT: You know, they call that  
12 a Russian --

13 COMMISSIONER WEAVER: You know, during  
14 this meeting that should be offered as an option to  
15 them, that they don't need to print all of this  
16 stuff out, that they could just do it  
17 electronically.

18 Because often we have problems, where,  
19 you know, these things are -- they think they are  
20 large, but yet the general public, the last group we  
21 had, they couldn't see anything, and everybody  
22 started to come up --

23 CHAIRMAN HOLTZMAN: Right.

24 COMMISSIONER WEAVER: -- if it was  
25 projected, they could all see it, so it should be

1 given as an option to them if they wanted to --

2 MR. PANTEL: I think we do want a photo  
3 board because that is there, and you can keep  
4 looking at it and come back to it.

5 So I think the idea would be for the  
6 intersections, what I would envision is having a  
7 couple photos, maybe three or four at the most for  
8 each intersection, and you know, obviously with  
9 lines or arrows keying them into the intersection,  
10 so you can readily look at that photo montage board  
11 and see the intersection and see what it looks like.

12 MR. HIPOLIT: You want a photo, a  
13 picture --

14 VICE CHAIR MAGALETTA: It's your call,  
15 but we are saying you should have the option.  
16 That's all we're saying.

17 MR. HIPOLIT: You want a photo for  
18 presentation purposes. After you make this nice big  
19 plan I asked you to make, you want to take every  
20 intersection approach you have and the direction the  
21 traffic is allowed to go, step back 50 to a hundred  
22 feet and snap a picture of the intersection. You  
23 freeze it in time, and only from the direction you  
24 approach. If you are going one way, you don't want  
25 to go away --

1 MR. MARIS: Right.

2 MR. HIPOLIT: -- because it doesn't, so  
3 you want to see what they're going to see.

4 MR. MARIS: Uh-huh, okay.

5 MR. HIPOLIT: That's what you want to  
6 see. You definitely want that at a minimum.

7 MR. PANTEL: Okay, yes. That is a good  
8 idea.

9 MR. MARIS: And as far as the digital,  
10 you have projectors?

11 COMMISSIOENER WEAVER: No. You would  
12 need to provide it.

13 VICE CHAIR MAGALETTA: You have to  
14 bring all of that, if you want to do it.

15 MR. MARIS: If I wanted to do something  
16 like that, I need a projector --

17 COMMISSIONER WEAVER: But you are more  
18 than welcome to.

19 MR. PANTEL: Okay. We appreciate it.  
20 We will consider it.

21 COMMISSIONER WEAVER: If you're not a  
22 luddite, you are more than welcome to --

23 MR. HIPOLIT: As an off-track  
24 improvement, you leave behind --

25 COMMISSIONER WEAVER: -- to embrace the

1 21st Century.

2 (Laughter)

3 MR. MARIS: No. I was just wondering  
4 what sort of technology you have.

5 CHAIRMAN HOLTZMAN: None.

6 (Laughter)

7 MR. HIPOLIT: We have Glenn's  
8 technology. Glenn, show that thing in your pocket  
9 again.

10 There is our technology right there.  
11 See it?

12 There you go.

13 MR. GALVIN: We only have one plug  
14 here. I am just hoping my battery will hold out.

15 (Laughter)

16 CHAIRMAN HOLTZMAN: Anything else,  
17 gentlemen?

18 Do you have anything else for us, Andy?

19 MR. HIPOLIT: I have nothing else.

20 CHAIRMAN HOLTZMAN: You're covered?

21 MR. HIPOLIT: I'm covered.

22 MR. PANTEL: Want to talk about the  
23 timing and completeness and scheduling?

24 CHAIRMAN HOLTZMAN: Yes. You know, I  
25 certainly would like to be able to move the

1 application forward as quickly as possible, and I  
2 think there are things that seem to be rather  
3 addressable from their professionals.

4 My concern is that we are presented  
5 with a five-page, 40-some-odd laundry list of things  
6 to get tailored. It is my inclination therefore, to  
7 say that this is deemed incomplete until we work  
8 through the list of things that Andy has  
9 outstanding. I don't want us to get into a  
10 situation where we are at the hearing, and we have  
11 most of them, but not all of them.

12 VICE CHAIR MAGALETTA: I would agree  
13 with that assessment as well.

14 Again, if you look at Andy's and Dave's  
15 May 8th report, nothing huge has to be done, but at  
16 the same time, you know, it is little things that  
17 you have to have done at the time of the hearing.

18 MR. PANTEL: Right.

19 But then could a subsequent  
20 determination of completeness be made  
21 administratively, if you will, so we wouldn't have  
22 to come to another Site Plan Review Committee?

23 CHAIRMAN HOLTZMAN: Unfortunately, no.

24 MR. HIPOLIT: No. Because by  
25 ordinance, it has to be done here.

1 MR. PANTEL: Right, okay.

2 Then we would envision making the  
3 submission, having a follow-up discussion with Andy,  
4 making the follow-up submission, coming back for one  
5 more Site Plan Review Committee Meeting --

6 MR. HIPOLIT: Which would be quick.

7 CHAIRMAN HOLTZMAN: And hopefully at  
8 that point, it is really administratively.

9 MR. PANTEL: Then that would be next --  
10 you meet once a month?

11 CHAIRMAN HOLTZMAN: Yes.

12 MR. PANTEL: So that would be next  
13 month, more or less the same time?

14 MR. GALVIN: Same Bat station, yes.

15 MR. PANTEL: Right, and presumably on  
16 for a hearing in July?

17 CHAIRMAN HOLTZMAN: Correct.

18 MR. GALVIN: I have some practical  
19 questions.

20 How quickly are you guys proposing to  
21 do this work, like --

22 MR. HIPOLIT: Installation --

23 MR. GALVIN: -- if we hurried up and we  
24 got you an approval, are you going to pull permits  
25 and start digging in June, and July and August?

1 (Counsel confer)

2 (Board members confer.)

3 MR. PANTEL: We don't have a specific  
4 time line, but we anticipate doing it much --

5 CHAIRMAN HOLTZMAN: I'm sorry. Hang on  
6 one second, Mr. Pantel.

7 I'm sorry. Let's back it up a second,  
8 Mr. Pantel.

9 Go ahead.

10 MR. PANTEL: Shortly after approval,  
11 assuming the application were approved.

12 MR. GALVIN: Now, I will tell you the  
13 reason for asking the question.

14 You know, the other project that you  
15 were just in front of us on is going to require the  
16 streets to be shut down, and it's going to create a  
17 lot of turmoil, and the thought that these projects  
18 would have to be constructed at the same time, you  
19 know, I just wanted to know what the practicality  
20 is, because the faster you are going to move, and  
21 maybe we are not going to necessarily move this  
22 completeness state, but maybe I would speed up  
23 producing a resolution if I thought that that meant  
24 that the work would get started and completed before  
25 the next project comes around and messes up parts of

1 Hoboken.

2 MR. PANTEL: Bear in mind, we are not  
3 really talking about much in the way of hard  
4 construction here, unlike Hoboken Cove, where we are  
5 obviously ripping up Hudson Street between 14th and  
6 15th.

7 MR. HIPOLIT: But you know what would  
8 happen. So the day you go out to stripe these roads  
9 and put the signs in, the county is going to close  
10 their road, and you're going to close your road.  
11 You know that's going to happen, so we want to make  
12 sure it doesn't happen.

13 CHAIRMAN HOLTZMAN: So should we also  
14 just -- it brings up another point. I am not sure  
15 that I saw it on your list, Andy, about any kind of  
16 road closure issues or timing.

17 We didn't anticipate it, but I think  
18 there should be some testimony or --

19 MR. HIPOLIT: You should testify to  
20 your schedule.

21 CHAIRMAN HOLTZMAN: -- or just testify  
22 that the roads aren't either closed or what the  
23 status of that is. I think that is good to get on  
24 the record as well.

25 MR. HIPOLIT: Sure.

1                   VICE CHAIR MAGALETTA: I think that's a  
2                   good idea.

3                   MR. PANTEL: Okay, no problem.

4                   MR. GALVIN: All right. So we just  
5                   wanted to bring that up because I wanted to see if  
6                   you were going to go quicker then, and if there was  
7                   some reason for me to try to like move you. But if  
8                   it is just going to be, you know, one more month, I  
9                   don't have to go killing myself.

10                  MR. PANTEL: So your Site Plan Review,  
11                  when is that next month?

12                  CHAIRMAN HOLTZMAN: Pat, our next  
13                  meeting?

14                  MS. CARCONE: June 11th.

15                  MR. PANTEL: June 11th.

16                  MS. CARCONE: And then the following  
17                  meeting, the full board meeting is July 1st.

18                  MR. HIPOLIT: I will not be here June  
19                  11th, but I could either have Dave or --

20                  CHAIRMAN HOLTZMAN: Hopefully June 11th  
21                  is going to be just a very administrative type of  
22                  thing that everybody is going to have everything  
23                  buttoned up, I'm anticipating.

24                  MR. GALVIN: I think I am on vacation  
25                  on July 1st.

1 MR. HIPOLIT: Yes, I could do it.

2 MR. PANTEL: Okay, great.

3 CHAIRMAN HOLTZMAN: Especially since we  
4 are going to be down an engineer a month from today,  
5 please make sure that you guys coordinate with Andy  
6 and his team as quickly as possible.

7 MR. PANTEL: Understood.

8 CHAIRMAN HOLTZMAN: Great. Thank you,  
9 Mr. Pantel.

10 MR. PANTEL: Thank you very much,  
11 everybody. I appreciate it.

12 MR. HIPOLIT: Thank you.

13 CHAIRMAN HOLTZMAN: Thanks, Yianni.

14 (Board members confer.)

15 MR. PANTEL: Thank you.

16 (The matter concluded.)

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C E R T I F I C A T E

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

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

s/Phyllis T. Lewis, CSR, CRR

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PHYLLIS T. LEWIS, C.S.R. XI01333 C.R.R. 30XR15300

Notary Public of the State of New Jersey

My commission expires 11/5/2015.

Dated: 5/21/14

This transcript was prepared in accordance with NJ ADC 13:43-5.9.

CITY OF HOBOKEN  
HOBOKEN PLANNING BOARD

----- X  
HOBOKEN SUBDIVISION AND SITE PLAN : May 14, 2014  
REVIEW COMMITTEE : 8 p.m.  
----- X

Held At: 94 Washington Street  
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman  
Vice Chair Frank Magaletta  
Commissioner Dan Weaver

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

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

Andrew R. Hipolit, PE, CME  
Board Engineer

Patricia Carcone, Board Secretary

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1                   CHAIRMAN HOLTZMAN: We just have one  
2 quick item on the agenda, it's administrative, and  
3 this is in regard to we do have one application that  
4 is a --

5                   (Board members conferring)

6                   CHAIRMAN HOLTZMAN: -- gentlemen, Andy,  
7 if I could just have your attention just for one  
8 second more.

9                   We have one application that is still  
10 pending. It is in a non complete mode. It is the  
11 Neumann Leather application.

12                   I just want to check with our  
13 professionals and with our Board Secretary.

14                   Pat, have you received any  
15 communication or any information from Neumann?

16                   MS. CARCONE: None at all.

17                   CHAIRMAN HOLTZMAN: None at all.

18                   Andy, or, Dave, have you received or  
19 your office received any information from Neumann  
20 Leather?

21                   MR. HIPOLIT: Nothing.

22                   MR. ROBERTS: The last thing I saw was  
23 an email regarding an opinion, but that was weeks  
24 ago.

25                   CHAIRMAN HOLTZMAN: But nothing

1 substantive in terms of addressing --

2 MR. ROBERTS: No.

3 CHAIRMAN HOLTZMAN: -- the outstanding  
4 need for items on the completion list?

5 MR. HIPOLIT: Nothing.

6 CHAIRMAN HOLTZMAN: Okay. I think that  
7 will do it for us this evening.

8 Dennis, you have not received anything  
9 from them as well?

10 MR. GALVIN: No, not since my last  
11 letter to them explaining our position.

12 CHAIRMAN HOLTZMAN: Terrific. Great.  
13 I think that concludes our meeting.

14 Is there a motion to conclude?

15 VICE CHAIR MAGALETTA: Motion to  
16 conclude.

17 CHAIRMAN HOLTZMAN: Second?

18 COMMISSIONER WEAVER: Second.

19 CHAIRMAN HOLTZMAN: Thank you,  
20 gentleman. We are done.

21 (The meeting concluded at eight 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 proceedings as taken stenographically by and before me at the time, place and date hereinbefore set forth.

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

s/Phyllis T. Lewis, CSR, CRR

-----

PHYLLIS T. LEWIS, C.S.R. XI01333 C.R.R. 30XR15300

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