

CITY OF HOBOKEN
SUBDIVISION & SITE PLAN REVIEW
COMMITTEE MEETING

----- X
RE: SUBDIVISION AND SITE PLAN : June 10, 2015
REVIEW COMMITTEE MEETING : 7:08 pm
----- X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
Commissioner Caleb McKenzie

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

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

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

Patricia Carcone, Board Secretary

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

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

2 DENNIS M. GALVIN, ESQUIRE
3 730 Brewers Bridge Road
4 Jackson, New Jersey 08527
5 732-364-3011
6 Attorney for the Board.

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

I N D E X

| | | |
|----|-------------------------|------|
| 1 | | |
| 2 | | PAGE |
| 3 | 1622 Clinton Avenue | 3 |
| 4 | 711 Hudson Street | 23 |
| 5 | 461 11th Street | 53 |
| 6 | 536 Washington Street | 70 |
| 7 | 74-76 Washington Street | 79 |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | | |
| 13 | | |
| 14 | | |
| 15 | | |
| 16 | | |
| 17 | | |
| 18 | | |
| 19 | | |
| 20 | | |
| 21 | | |
| 22 | | |
| 23 | | |
| 24 | | |
| 25 | | |

CITY OF HOBOKEN
SUBDIVISION & SITE PLAN REVIEW
COMMITTEE MEETING

- - - - - X
RE: 1622 Clinton Avenue : June 10, 2015
Block 140, Lots 1-30 & Block 141, :
Lots 12-19 :
Applicant: Public Service Electric : 7:08 pm
& Gas :
Resolution of Approval Amendment :
- - - - - X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
Commissioner Caleb McKenzie

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

Peter C. Ten Kate, PE
Acting Board Planner

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

Patricia Carcone, Board Secretary

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

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

2 DENNIS M. GALVIN, ESQUIRE
3 730 Brewers Bridge Road
4 Jackson, New Jersey 08527
5 732-364-3011
6 Attorney for the Board.

7 CONNELL FOLEY, LLP
8 2510 Plaza Five
9 Jersey City, New Jersey 07311
10 (201_ 521-1000
11 BY: ROBERT A. VERDIBELLO, ESQ.
12 Attorney for the Applicant.

13

14

15

16

17

18

19

20

21

22

23

24

25

1 CHAIRMAN HOLTZMAN: We are going to
2 start, gentlemen.

3 Okay. Good evening, everybody.

4 It is Wednesday, June 10th, 7:08 p.m.
5 This is the Hoboken Planning Board Meeting.

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

14 Pat, please call the roll.

15 MS. CARCONE: Commissioner Holtzman?

16 CHAIRMAN HOLTZMAN: Here.

17 MS. CARCONE: Commissioner Magaletta?

18 VICE CHAIR MAGALETTA: Here.

19 MS. CARCONE: Commissioner McKenzie?

20 COMMISSIONER MC KENZIE: Here.

21 CHAIRMAN HOLTZMAN: Great. Thank you.

22 The first item that we are going to
23 take this evening is 1622 Clinton, the PSE&G
24 substation.

25 MR. VERDIBELLO: Yes, good evening.

1 Robert Verdibello from the law firm of
2 Connell Foley on behalf of PSE&G.

3 What we have tonight, and I have with
4 me, should the Board need it, two witnesses who I
5 would like to have qualified as experts, but I will
6 give the Board a brief introduction, if you will,
7 before I bring them up.

8 Effectively what this is is a
9 continuation of an approval that we got back in 2013
10 for the substation on Clinton Street.

11 What is happening is pursuant to the
12 Energy Strong Program, what was referenced in our
13 initial application, is that additional equipment is
14 being raised and some other site improvements are
15 being done.

16 It is our position that these are
17 administrative amendments, for lack of a better
18 term, as these are not changing any of the substance
19 of the already approved project.

20 During the initial application,
21 reference was made to the Energy Strong Program.
22 It's just that at the time in 2013 PSE&G didn't have
23 the full funding for Energy Strong yet, so as a
24 result, the plans were not finalized at that time,
25 but that is why we made reference to it in the

1 application.

2 What is happening now is that certain
3 equipment will be raised in accordance with the
4 Energy Strong Program and also, as PSE&G was
5 finalizing the upgrade plans, there are some other
6 changes, again, not of a substantive nature, more of
7 an esthetic, upgrade really, to the site that we
8 think would be beneficial to the city, namely,
9 expanding the fencing around the entirety of the
10 site, around the total perimeter of the site as
11 opposed to original plan, which had it around
12 certain equipment.

13 As a result, it is our position that
14 these types of minor amendments are of an
15 administrative nature, and we would ask that this be
16 handled administratively with an amended resolution
17 without the need for a formal site plan amendment,
18 as these don't go to the substance of the approvals.

19 VICE CHAIR MAGALETTA: Before you
20 start --

21 CHAIRMAN HOLTZMAN: Yes.

22 VICE CHAIR MAGALETTA: -- I did recuse
23 myself on that because I was involved with the
24 applicant's attorney at the time. I had a
25 mediation --

1 CHAIRMAN HOLTZMAN: The applicant's
2 previous attorney?

3 VICE CHAIR MAGALETTA: -- yes, the
4 previous attorney. It was John Tomasi's firm --

5 MR. VERDIBELLO: Yeah. Elnardo
6 Webster, I believe.

7 VICE CHAIR MAGALETTA: Right. Now he's
8 at Connell, right?

9 MR. VERDIBELLO: No. He's not at
10 Connell Foley.

11 VICE CHAIR MAGALETTA: Okay. Well, in
12 any case, I did recuse. I think the basis for the
13 conflict is gone, so I can consider this, I believe.

14 Correct, Dennis?

15 MR. GALVIN: Yes.

16 VICE CHAIR MAGALETTA: Okay. Let's get
17 that out of the way.

18 CHAIRMAN HOLTZMAN: Okay. Great.

19 MR. GALVIN: The only limitation would
20 probably be that the -- if we go the way we are
21 going, which is they will present what the changes
22 are, what traditionally happens is the Board members
23 who voted in favor of the case would vote to amend
24 the resolution, so you could participate, but
25 probably for voting purposes, it would be the people

1 who voted for the resolution, because we are
2 amending that resolution.

3 VICE CHAIR MAGALETTA: Okay. I just
4 wanted to make sure. Okay. That is it.

5 And then this is where you are
6 accepting questions --

7 CHAIRMAN HOLTZMAN: Well, was there
8 anything else?

9 MR. VERDIBELLO: No. That is what we
10 are doing and what we are proposing.

11 The important point to stress is that
12 we are not changing any of the, for instance, the
13 fencing materials or anything of that nature. That
14 is all remaining the same. It is just including the
15 Energy Strong --

16 CHAIRMAN HOLTZMAN: That is not
17 correct.

18 VICE CHAIR MAGALETTA: Yeah, that is
19 not correct.

20 MR. VERDIBELLO: I thought they were
21 keeping the two liter steel fence that was approved.

22 CHAIRMAN HOLTZMAN: You are confused.
23 The fencing that's currently there is a chain link
24 fence, so that is certainly not being kept.

25 MR. VERDIBELLO: No. What I said is

1 the fencing that was approved as part of the 2013
2 application, that is not being changed.

3 CHAIRMAN HOLTZMAN: Right. But we are
4 talking about a different piece of property, so
5 let's just make sure that we got our ducks in the
6 right line.

7 What was approved was specifically what
8 was approved for the GIS building location.

9 MR. VERDIBELLO: Correct.

10 CHAIRMAN HOLTZMAN: At the time we
11 really didn't make any approvals or changes much to
12 the substation.

13 Some of the things that were included
14 were a new sidewalk along 16th Street in front of
15 the substation, and I think that was really
16 predominantly what was going on there.

17 You guys were doing some upgrades that
18 were mostly to accommodate the GIS building and the
19 infrastructure that is also underneath the roadway,
20 which obviously is being worked on full-on at this
21 time.

22 MR. VERDIBELLO: Right.

23 CHAIRMAN HOLTZMAN: We do have a
24 professional report. It was prepared by Joe
25 Piermonty, but he can't be here this evening, so we

1 have the conflict substitute, so to speak.

2 (Laughter)

3 So can you just give us a quick recap
4 on that?

5 MR. TEN KATE: Well, I think part of
6 this discussion is what type of fence to put around
7 there, because it is a lot more fencing than the
8 original substation, and I believe part of this
9 hearing is to discuss the fence as well as --

10 MR. GALVIN: No, not really. We are
11 going to discuss the fence at the primary -- we will
12 discuss the fence before the main Board. But if you
13 have a question or a concern that they should be
14 addressing before we get there, that is what you
15 should be telling them.

16 CHAIRMAN HOLTZMAN: Right. In terms of
17 materials that were potentially lacking from the
18 application prior to being able to bring this to the
19 full Board, the things that I saw as call-outs were
20 specifically there were some details about what I
21 think what is referred to as an oil pump enclosure
22 building, and maybe some kind of a control building
23 that is up on 16th Street, and it seems like, if I
24 am reading this correctly, that both of those
25 buildings are being removed and new buildings will

1 be prepared.

2 If that is the case, in the packet that
3 I received, there were no details as to what those
4 buildings were, what they look like, what the siding
5 is like, what the new size is, or anything else, so
6 we are definitely going to need some information
7 about that.

8 MR. VERDIBELLO: And that will be at
9 the full hearing?

10 MR. GALVIN: Yes, but you can send it
11 to us in advance.

12 VICE CHAIR MAGALETTA: You should send
13 it now, though.

14 MR. TEN KATE: Yes. We would like to
15 see it in advance.

16 CHAIRMAN HOLTZMAN: Right.

17 The second is there was fencing that
18 was approved in the initial part of this application
19 for the GIS building.

20 Again, we should make that part of the
21 information that is provided to the full Board, even
22 though it is already approved, I think we should put
23 some imaginary for that, so that the Commissioners
24 have refreshed their memory on it.

25 Also, which is where we are going to

1 kind of go, there is a conversation about fencing,
2 and while we are very cognizant of the fact that
3 PSE&G has very specific requirements of what the
4 fence needs to be, our engineer had prepared a
5 couple of additional options that were included in
6 the report, which I believe you folks received. And
7 I want at least us to be able to have all of the
8 options on the Board and some type of a presentation
9 form for the Commissioners to be able to flush out
10 at the hearing.

11 MR. VERDIBELLO: Okay.

12 CHAIRMAN HOLTZMAN: Was there anything
13 else that you came across, Frank, or, Caleb, that
14 you thought would be required?

15 VICE CHAIR MAGALETTA: No. I think the
16 only question --

17 COMMISSIONER MC KENZIE: No --

18 VICE CHAIR MAGALETTA: -- with respect
19 to the other aspects, which was raising the one unit
20 up, and I think that is not really an issue.

21 What I am concerned about is the fence
22 selection and things like that, so let's see it here
23 before it goes to the full Board one more time, so I
24 agree with it.

25 CHAIRMAN HOLTZMAN: You would like to

1 see what before?

2 VICE CHAIR MAGALETTA: Everything you
3 asked for, I would like to see it here before this
4 committee before it goes to the full Board.

5 MR. GALVIN: It should go to the
6 main --

7 CHAIRMAN HOLTZMAN: I'm sorry?

8 MR. GALVIN: -- it should go to the
9 main -- it doesn't really -- we don't really -- we
10 can ask them to bring things here, but we don't
11 really make decisions here. Like, we are not
12 telling people what brick color to make --

13 VICE CHAIR MAGALETTA: No, no, no. I
14 understand that. I'm not saying that we are going
15 to approve it.

16 I'm saying I want to see what it is
17 before it goes to the committee. Let's make sure it
18 is what we want, make sure it's a full depiction of
19 what we want to see before the full committee. I'm
20 not deciding anything.

21 Do you know what I mean?

22 CHAIRMAN HOLTZMAN: I'm not sure I do
23 know what you mean.

24 VICE CHAIR MAGALETTA: Okay. I want to
25 know what they're going to present. I want to see

1 what they are going to present before we go to the
2 full Board to make sure we have everything we want
3 before it is presented to the full Board, so it is
4 in fact complete. That's what I want to make sure
5 of.

6 CHAIRMAN HOLTZMAN: Yeah. It is kind
7 of interesting because like we have our
8 professional, who has prepared some cut sheets for
9 us in terms of fencing options. However, the
10 applicant hasn't.

11 VICE CHAIR MAGALETTA: That is right.

12 CHAIRMAN HOLTZMAN: Also, the applicant
13 hasn't provided us details about this oil pump house
14 or the control house and what is happening on those,
15 and I think those are important, especially I think
16 its control house, because that is right on 16th
17 Street.

18 VICE CHAIR MAGALETTA: Right.

19 So should we have it -- before it goes
20 to the full Board, I want to make sure we have what
21 our engineer thinks is appropriate. That's all.

22 MR. VERDIBELLO: I mean, we can address
23 some of those items tonight via testimony, if the
24 committee would like that.

25 VICE CHAIR MAGALETTA: I don't think

1 that is what's going to do it. We want pictures and
2 have a good sense of what exactly it is that you're
3 going to be presenting.

4 MR. VERDIBELLO: We do have a brochure
5 that we brought that we could distribute it or mark
6 it as an exhibit, that shows the fencing material.

7 CHAIRMAN HOLTZMAN: I guess the
8 question is this: We have experience working with
9 these folks. I think they have shown themselves to
10 be a fairly workable group. And do we allow them to
11 be put on the calendar pending the fact that they
12 are going to get us a full -- some additional
13 information at least ten days prior to the next
14 meeting, for the Board meeting.

15 Would you be comfortable with that, or
16 do you want to bring them back here? I leave it at
17 your discretion.

18 VICE CHAIR MAGALETTA: The project is
19 going. It's not worth delaying this process.

20 MR. VERDIBELLO: Well, actually with
21 the Energy Strong work, every day is critical
22 because the work has to be done by the end of the
23 calendar year. And once we get approvals, then we
24 are going to have to apply for the building permits,
25 so delaying it another month will be a significant

1 hardship to PSE&G in order to comply with the Energy
2 Strong mandate.

3 VICE CHAIR MAGALETTA: Well, based on
4 that representation, then bring it before the full
5 Board next time. Have it dealt with like ten days
6 before, if that's okay.

7 MR. VERDIBELLO: That won't be a
8 problem. We'll get that right to you.

9 VICE CHAIR MAGALETTA: Okay.

10 CHAIRMAN HOLTZMAN: Okay.

11 Did you need to confer with anybody
12 else, or you're comfortable with the scope of what
13 we are looking for is for the full presentation?

14 MR. VERDIBELLO: I will discuss it with
15 my client briefly.

16 (Counsel confers)

17 MS. CARCONE: Dennis, this is going to
18 be an administrative amendment, this is not a
19 hearing that we're going to do?

20 MR. GALVIN: But here's the thing:
21 Even though it's going to be, it's going to take a
22 half hour at least, because they are going to show
23 us what they had originally intended, and then
24 they're going to show us what's proposed, and I
25 think it should be just like that, that kind of a

1 presentation, this is what we were doing. These are
2 the two buildings that are coming up. This is what
3 they are going to look like. Here is where the new
4 fencing is going to go, and this is what the new
5 fencing is proposed like, and is the Board okay with
6 that. And the Board is going to have questions, and
7 I think that could take a half-hour, 45 minutes
8 easy.

9 MS. CARCONE: But it is not a
10 hearing --

11 MR. GALVIN: I had a half hour hearing
12 on stucco.

13 MS. CARCONE: -- it is an
14 administrative amendment?

15 MR. GALVIN: What is that?

16 MS. CARCONE: It is not a hearing is my
17 question.

18 MR. GALVIN: Under the -- under the --
19 we are not requiring any new variance relief, right?

20 CHAIRMAN HOLTZMAN: No.

21 MR. GALVIN: So I think you put it
22 under the administrative part to amend, you know,
23 request a change to the resolution to amend the
24 resolution. There will be a hearing, but it's not
25 going to be a noticed hearing, because there is no

1 variance relief requested.

2 If there was variance relief, I would
3 require that it be noticed, but it will be a hearing
4 in the sense that the public can come and ask
5 questions.

6 MS. CARCONE: Okay.

7 MR. GALVIN: You know, the Board is
8 going to have questions.

9 It is going to be a little bit more
10 complicated than like just swapping out this pink
11 siding for the red siding, or something like that,
12 but I think we can manage it. I think it is at the
13 limit of what we can do.

14 CHAIRMAN HOLTZMAN: Okay.

15 MS. CARCONE: Yes.

16 MR. VERDIBELLO: Just to confirm, we
17 can comply with the information that the Board has
18 requested ten days prior to the hearing.

19 MR. GALVIN: How many days prior?

20 CHAIRMAN HOLTZMAN: Ten days.

21 MR. GALVIN: But if we don't get it ten
22 days prior, we are going to carry it to the next
23 subcommittee meeting.

24 MR. VERDIBELLO: Just for confirmation
25 for the record, when is the next hearing date?

1 MS. CARCONE: July 7th, downstairs.

2 (Laughter)

3 MR. VERDIBELLO: Very good. So we will
4 have it ten days before July 7th.

5 Thank you.

6 CHAIRMAN HOLTZMAN: Thank you.

7 (The matter concluded.)

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

C E R T I F I C A T E

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

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

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

s/Phyllis T. Lewis, CCR, CRCR

- - - - -

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

CITY OF HOBOKEN
SUBDIVISION & SITE PLAN REVIEW
COMMITTEE MEETING

RE: 711 Hudson Street : June 10, 2015
Stevens Institute Davidson : 7:30 p.m.
Laboratory Building :
Applicant: Stevens Institute of :
Technology :
Minor Site Plan Review to renovate :
the ABS Laboratory :
----- X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
Commissioner Caleb McKenzie

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

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

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

Patricia Carcone, Board Secretary

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

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

2 DENNIS M. GALVIN, ESQUIRE
3 730 Brewers Bridge Road
4 Jackson, New Jersey 08527
5 732-364-3011
6 Attorney for the Board.

7 GIBBONS, PC
8 One Gateway Center
9 Newark, New Jersey 07102
10 BY: JASON R. TUVEL, ESQ.
11 Attorney for the Applicant

12
13
14
15
16
17
18
19
20
21
22
23
24
25

1 CHAIRMAN HOLTZMAN: Okay, guys. We are
2 going to continue.

3 Our next item up for this evening will
4 be 711 Hudson Street, Stevens.

5 Good evening.

6 MR. TUVEL: Good evening, Mr. Chairman,
7 Members of the Board, and Board Professionals.

8 Jason Tuvel from the law firm of
9 Gibbons, PC, attorney for the applicant.

10 This is an application for minor site
11 plan review for what is known as the ABS Laboratory
12 or the Davidson Lab. It is a modest addition to the
13 building of approximately 3,866 square feet.

14 MR. GALVIN: 3,000 what?

15 MR. TUVEL: 3,866 square feet.

16 MR. GALVIN: Okay. I was playing with
17 you.

18 (Laughter)

19 MR. TUVEL: All right.

20 The bulk of the improvements being
21 faculty offices, as well as additional laboratory
22 space.

23 This application creates no new
24 variances. We are staying within the height
25 limitations of the ordinance. We are located in the

1 R1(3) zone, obviously where academic buildings are a
2 permitted use, and all zoning requirements are being
3 met as a result of this application.

4 Most of the improvements associated
5 with this project are on the eastern edge of the
6 building that face the baseball field. If you kind
7 of know the building and how it's situated, if you
8 go to the other side of the campus or on the eastern
9 side of the building, you have the baseball field
10 and then you have a little walkway, and then you
11 have this building, so most of the improvements are
12 going to be on that side of the building.

13 In addition, they are cleaning the
14 brick on the outside and redoing the windows on the
15 Hudson Street elevation to make that look a lot
16 nicer, and it improves the esthetics of that side,
17 so I just wanted to mention that as well.

18 We have met with actually the
19 neighbors. Stevens has done that and shown them the
20 drawings, and we received positive feedback on that.

21 We went -- and if I am out of order,
22 let me know -- we went through the reports received
23 from both Mr. Hipolit's office and Mr. Roberts'
24 office both from Maser.

25 In terms of taking Mr. Roberts', your

1 professional planner's report first, I believe all
2 of the waivers that we requested were deemed to be
3 acceptable with the one being sending our
4 application to the County Planning Board.

5 I was going to send it to the County
6 Planning Board and actually ask for a letter of no
7 interest on this project, the reason for that being
8 we are not creating any curb cuts on Hudson Street
9 as a result of this application, and the improvement
10 in terms of impervious coverage is only going up by
11 approximately 500 and so square feet, so it is a
12 pretty innocuous impact on the county. However, we
13 will send the plans and an application to the county
14 to see if they have any questions or concerns,
15 so we're happy to do that.

16 I believe that was really the only
17 issue raised in Mr. Roberts' letter with the
18 exception of obviously providing testimony at the
19 hearing regarding certain issues.

20 CHAIRMAN HOLTZMAN: I have a question
21 from Mr. Roberts' letter --

22 MR. TUVEL: Sure.

23 CHAIRMAN HOLTZMAN: -- and maybe Dave
24 can specifically tell me if we have gotten an answer
25 for this.

1 You seem to have a call-out or a
2 question as to the two-story versus three-story
3 aspect of this.

4 Can you expand upon that, just so we
5 can make sure that we are getting the count correct
6 here?

7 MR. TUVEL: Thank you for bringing that
8 up.

9 MR. ROBERTS: Yeah. I mean, it is
10 really just a matter of this is a one-story addition
11 to the existing building, so maybe you can elaborate
12 on that.

13 MR. TUVEL: Sure. No, I can do that.
14 Thank you for bringing that up, because when I saw
15 the comment -- when I saw the comment, I took a look
16 at the plan myself, and I understand why it is a
17 little confusing.

18 The topography of the site makes it a
19 little awkward where on the Hudson Street side, you
20 can enter, and there is basically two stories on the
21 Hudson Street elevation. But as the topography goes
22 up towards the east, it actually becomes three
23 stories, so it is a three-story building, but it
24 slopes, the property, so on the Hudson Street
25 elevation, if I am explaining it correctly, you do

1 have two stories, but as you slope up, it does go to
2 three, but still the requirement for stories and
3 building height, Mr. Chairman, it is met as a result
4 of the application.

5 CHAIRMAN HOLTZMAN: I understand that
6 myself personally. I think we need to make it
7 clear, so that the rest of the team does when you
8 come to a hearing.

9 MR. TUVEL: That's fine.

10 Based on Mr. Roberts' comment, we have
11 discussed that as a team, and we have a
12 cross-section exhibit that we can show at the
13 hearing that shows that a lot better than a
14 two-dimensional floor plan, so we will show that at
15 the meeting as an exhibit. That is no problem.

16 CHAIRMAN HOLTZMAN: Okay.

17 COMMISSIONER MC KENZIE: Do you have an
18 elevation that shows the complete building from the
19 Hudson Street side?

20 MR. TUVEL: Yes.

21 COMMISSIONER MC KENZIE: Because this
22 looks this way, and I mean a straight-on elevation.

23 CHAIRMAN HOLTZMAN: Are you talking
24 about a photograph or an elevation drawing?

25 COMMISSIONER MC KENZIE: It could be

1 either one, but I want to see what the new -- what
2 it looks like really from the Hudson Street side.

3 MR. TUVEL: So, I'm sorry to interrupt.
4 But what you're saying, I just want to make sure we
5 have it for the hearing.

6 So as an exhibit, you would like an
7 elevation basically from directly across the street
8 head-on?

9 COMMISSIONER MC KENZIE: Correct,
10 because this --

11 CHAIRMAN HOLTZMAN: Heading east.

12 COMMISSIONER MC KENZIE: -- looks this
13 way, and you don't see the rest of it.

14 MR. TUVEL: Got it. Okay. I'll make a
15 note of that.

16 CHAIRMAN HOLTZMAN: Right. And that
17 was not in our packet in terms of the -- I don't
18 think there is an elevation drawing of the full
19 length.

20 MR. TUVEL: The full length.

21 CHAIRMAN HOLTZMAN: I don't think there
22 was. Maybe I missed it.

23 Was there?

24 MR. TUVEL: No, that's -- that's --

25 CHAIRMAN HOLTZMAN: Was there?

1 MR. HIPOLIT: What is that?

2 CHAIRMAN HOLTZMAN: Was there a full
3 length elevation drawing?

4 MR. HIPOLIT: No, I did not see it.

5 COMMISSIONER MC KENZIE: I didn't see
6 it either. That's --

7 (Everyone talking at once.)

8 CHAIRMAN HOLTZMAN: What do you have,
9 some commentary from the rest of the --

10 MR. TUVEL: I will ask them. Hold on.
11 Let me just ask them.

12 COMMISSIONER MC KENZIE: We're looking,
13 too.

14 (Counsel confers)

15 MR. TUVEL: I believe -- I'm sorry.

16 VICE CHAIR MAGALETTA: What page is it?

17 MR. TUVEL: I am referring to Page
18 A-103 of the site plan elevations, but I am assuming
19 you are asking for one like that that is in color,
20 though.

21 COMMISSIONER MC KENZIE: A rendering
22 would be really representative.

23 MR. TUVEL: I understand. Understood.
24 We can do that as an exhibit. That is no problem.

25 COMMISSIONER MC KENZIE: That would be

1 great.

2 CHAIRMAN HOLTZMAN: Okay.

3 Do you have it, Andy?

4 Yes, we got it?

5 Okay. So that was one call-out.

6 MR. TUVEL: That we can do for the
7 meeting. It's no problem.

8 COMMISSIONER MC KENZIE: Thank you.

9 CHAIRMAN HOLTZMAN: I know that Mr.
10 Hipolit had some specific questions also.

11 MR. TUVEL: Sure.

12 MR. HIPOLIT: I do have a couple of
13 questions.

14 CHAIRMAN HOLTZMAN: I know the ADA
15 compliance was something that you mentioned.

16 MR. HIPOLIT: ADA compliance that was
17 mentioned, so we're going to want some testimony on
18 how the new improvements are going to meet the
19 accessibility requirements of the site --

20 MR. TUVEL: Yes.

21 CHAIRMAN HOLTZMAN: The question, I
22 guess, is do they currently, because that was not
23 exactly clear, right?

24 MR. HIPOLIT: Does the building
25 currently meet ADA requirements.

1 MR. TUVEL: That, I have to ask the
2 architect, so let me do that.

3 Come up.

4 The question was: Does the building
5 currently meet the ADA requirements

6 MR. SOBOLTA: Currently, no.

7 CHAIRMAN HOLTZMAN: Wait. We need to
8 know who this is.

9 MR. TUVEL: This is the project
10 architect.

11 MR. GALVIN: We're not going to --

12 CHAIRMAN HOLTZMAN: We just want to
13 document it.

14 MR. TUVEL: This is just a site
15 committee, so it is not official testimony, so --

16 CHAIRMAN HOLTZMAN: What's his name?

17 MR. TUVEL: Modeste Sobolta.

18 MR. SOBOLTA: M-o-d-e-s-t-e, Sobolta,
19 S-o-b-o-l-t-a.

20 MR. HIPOLIT: So does the building
21 currently meet ADA requirements, and are you now
22 upgrading it to meet them?

23 MR. SOBOLTA: Yes.

24 MR. HIPOLIT: The whole building --

25 MR. GALVIN: Wait a minute. Wait a

1 minute.

2 The answer was no, the building does
3 not meet the ADA requirements, but yes, you will
4 bring it up to the ADA requirements.

5 MR. TUVEL: Is that correct?

6 MR. SOBOLTA: Yes.

7 MR. HIPOLIT: So I guess my second
8 question is: It was great to hear you are going to
9 upgrade the Hudson Street facade, clean the brick
10 and put new windows in it. But what about the 15
11 foot landscaped area?

12 MR. TUVEL: The 15 foot landscaped
13 area?

14 MR. HIPOLIT: Yes. There's an area
15 about ten to 15 feet along the whole length of
16 that --

17 MR. TUVEL: Right. And that is
18 landscaped as of right now.

19 MR. HIPOLIT: Not very nice.

20 MR. TUVEL: All right.

21 MR. HIPOLIT: So one of the things we
22 were thinking about was --

23 CHAIRMAN HOLTZMAN: Mr. Hipolit and I
24 had an opportunity to give it a drive-by, and it
25 looks like it was planted more decades ago than you

1 would care to probably count, and most of the trees
2 seem to be in pretty poor shape. The landscaping
3 that is there is either overgrown or been withered
4 away to nothing --

5 COMMISSIONER MC KENZIE: Or missing.

6 CHAIRMAN HOLTZMAN: -- so that was our
7 site visit earlier today.

8 MR. TUBEL: Okay. So the question from
9 the committee is basically can we incorporate,
10 upgrade the landscaping on the front, on the
11 eastern -- on the Hudson Street --

12 CHAIRMAN HOLTZMAN: Why don't you let
13 Mr. Hipolit have the floor. I think he has a bit
14 more for you.

15 MR. TUVEL: Okay.

16 MR. HIPOLIT: So you are making some
17 improvements in the rear of the building, and those
18 improvements are tying into some existing drainage
19 that we don't necessarily know where it goes.

20 Plus, you have this massive roof
21 structure there that provides a lot of runoff also.
22 So one of the things we thought of was right now the
23 city is going through a massive program to put in
24 rain gardens and bioswales and various runoff things
25 throughout the whole city. So we said, wow, what a

1 great opportunity, we have an area that's 15 foot
2 wide, 400 foot long, what a great place to not only
3 fix the landscaping, but to put in some type of a
4 rain garden to catch it from your building from
5 sending water downstream.

6 MR. TUVEL: All right. So just so --
7 was that on the Hudson Street side, we are talking
8 about the area that is currently landscaped right
9 now in front of the building?

10 MR. HIPOLIT: Correct.

11 MR. TUVEL: Okay.

12 VICE CHAIR MAGALETTA: Does that lead
13 to your point about the impervious coverage being
14 increased?

15 MR. HIPOLIT: Right.

16 So if they were to create some kind of
17 a rain garden in the front, all of the questions
18 about the drainage all go away because they are not
19 putting it right in front of the property --

20 VICE CHAIR MAGALETTA: Right.

21 MR. HIPOLIT: -- and it just overflows
22 the city's sewerage -- so it's a home run. It would
23 be a home run for the city and Stevens.

24 VICE CHAIR MAGALETTA: And what about,
25 you said there is a calculation that's between what

1 they say is impervious --

2 CHAIRMAN HOLTZMAN: Why don't we make
3 sure that they are all listening.

4 VICE CHAIR MAGALETTA: Okay.

5 There's also the question you raised in
6 your report about a calculation of the actual
7 increase of impervious coverage. You are saying it
8 is five-something, and they are saying it's
9 four-something. Which is it?

10 MR. HIPLIT: It solves -- I don't
11 know --

12 CHAIRMAN HOLTZMAN: It solves the first
13 problem with one of your questions, which is not
14 knowing where this drainage is going into, which
15 they would have to then do the research or scope the
16 drain to find out where the heck it connects to --

17 MR. HIPOLIT: And whether it can handle
18 it or not.

19 CHAIRMAN HOLTZMAN: -- or whether it
20 can handle it.

21 MR. HIPOLIT: It solves that problem.

22 And also, on the impervious side what
23 they can do is they can firm up, their architect or
24 engineer can firm up the actual number of impervious
25 coverage and incorporate that into their new rain

1 garden.

2 VICE CHAIR MAGALETTA: Okay.

3 MR. TUVEL: So obviously that is a
4 design that we have to look into. I can't give you
5 an answer obviously right now as to what we are
6 going to do, but the comments, of course, are
7 completely understood. We will take a look at that
8 as a project team.

9 Can we work with your office on --

10 MR. HIPOLIT: Great.

11 CHAIRMAN HOLTZMAN: You guys probably
12 know a couple engineers that might be able to work
13 on it, and an architect that might be in the front
14 row also.

15 (Laughter)

16 MR. TUVEL: No. Our engineer is
17 here -- I mean, our engineer will work on it with
18 Mr. Hipolit.

19 CHAIRMAN HOLTZMAN: I know. I am
20 teasing you.

21 (Laughter)

22 MR. TUVEL: Yeah. I know, I know.
23 That's fine.

24 So I will speak with my client, and our
25 engineer will work with you on that issue.

1 CHAIRMAN HOLTZMAN: There is also some
2 sidewalk --

3 MR. HIPOLIT: We have to incorporate
4 sidewalk improvements.

5 Any sidewalk that you have in front of
6 your site that is in broken condition or bad
7 condition has to be replaced. That is a given.
8 You have to do it.

9 MR. TUVEL: Okay.

10 CHAIRMAN HOLTZMAN: Commissioners, any
11 other --

12 VICE CHAIR MAGALETTA: Well, the other
13 comment that Andy made about the impact of the
14 renovations on the traffic, is that going to be
15 addressed?

16 MR. HIPOLIT: I mean, that is something
17 that they would address in testimony. I don't
18 foresee it as a problem, but you should address it
19 in testimony.

20 MR. TUVEL: Yeah. I mean, it is a
21 modest improvement in terms of building size.

22 We have performed counts actually
23 recently in the area for another project, so I
24 can -- we can supply -- I can talk to our client and
25 we might be able to supply data just to confirm that

1 it is not issue.

2 CHAIRMAN HOLTZMAN: Okay.

3 Just, Mr. Maffia, you'll be happy to
4 hear, I also heard from the neighborhood group there
5 that I know that you folks are working with very
6 well I heard these past couple of months, and there
7 is a good dialogue, and there is a lot of positive
8 impact and positive discussion about resolving
9 issues and things like that, and some of the members
10 of the Hudson Street contingent there reached out to
11 me and said that they had had a conversation with
12 you folks, and I just wanted to reiterate Mr.
13 Duval's testimony, which was that the neighbors are
14 supportive of this project.

15 So I think that is a positive thing as
16 well. I wanted to make sure that is on the record
17 and confirm not just from the applicant's testimony
18 as well.

19 MR. TUVEL: You know, we are trying to
20 do that as part of the projects that we have
21 ongoing.

22 CHAIRMAN HOLTZMAN: Great. That is
23 terrific.

24 So, Andy, it would seem that that's a
25 pretty fair amount of consideration for that

1 engineering project. We will circle back to that in
2 a second.

3 But, Dave, you had something for us?

4 MR. ROBERTS: Just one of the things,
5 and it's just for the benefit of the subcommittee, I
6 did have a conversation with Mr. Tuvel about the
7 parking because there are four additional parking
8 spaces that were generated by the new space, and
9 they will be -- he assured me that they would be
10 prepared to provide some specific assigned parking
11 for that space that would be available or be part of
12 the proposal.

13 CHAIRMAN HOLTZMAN: Okay. So you will
14 provide testimony to that?

15 MR. TUVEL: Yeah.

16 The goal -- we will obviously provide
17 testimony, but the goal would be to have it be on
18 the campus, so --

19 CHAIRMAN HOLTZMAN: In the parking
20 garage?

21 MR. TUVEL: -- obviously we are trying
22 to finish the Babio Garage and work with the other
23 Board, the municipality, to finalize that.

24 In addition, what we have been looking
25 at, and Mr. Maffia has been looking at in great

1 detail is restriping the Griffith lot by the water.
2 It's not in good shape right now. It needs to be
3 repaved. As a result of repaving it or resealing
4 it, I don't know if "paving" is the right word, but
5 we can get him to pick up hopefully the additional
6 25 to 27 spaces down there as well.

7 So only four spaces are generated, as
8 Mr. Roberts said, as a result of this project, but
9 what we are doing is working on getting even more
10 than four additional spaces on the campus, which we
11 think would be a benefit to everybody. So the four
12 spaces will clearly be easily accommodated as a
13 result of this project.

14 CHAIRMAN HOLTZMAN: Great.

15 So, Andy, how should we move forward
16 with this rain garden concept with the applicant?
17 What is the best approach do you think?

18 MR. HIPOLIT: I think they are going to
19 have to come back here. I am not sure how we'll get
20 past that.

21 CHAIRMAN HOLTZMAN: Because there is
22 going to be a fair amount of considerations and
23 engineering that is going to take place and design.

24 MR. HIPOLIT: Right.

25 VICE CHAIR MAGALETTA: The Flood Plain

1 Manager has to look at this stuff, too, as pointed
2 out in your report --

3 MR. TUVEL: I believe that was a
4 condition, as something that would have to be as
5 part of a condition of approval, we would have
6 to --the Flood Plain Administrator for the city
7 would have to review the application as well, and we
8 could start that dialogue now.

9 VICE CHAIR MAGALETTA: That's a good
10 suggestion --

11 CHAIRMAN HOLTZMAN: Right. You could
12 bring her into the conversation just in terms of
13 also the standards that the city is implementing all
14 around town.

15 MR. TUVEL: Okay.

16 MR. HIPOLIT: It could be fairly
17 simple. We could work the rain garden design out,
18 look at the plans of the building and get your
19 comments from Ann Holtzman on those flood plain
20 issues, and then you would almost be kind of wrapped
21 up that way. You'd have rest of the comments, which
22 you could address either here and again or in public
23 testimony, and it probably would be one meeting
24 after that.

25 MR. TUVEL: So can I ask a question?

1 We are okay with all of your comments.
2 There was nothing that was a concern, and the few
3 issues that were raised here, the rain garden being
4 the most significant issue that has been raised,
5 repairing the sidewalk, secondary issue, not
6 decreasing the importance, but it raises an issue.

7 Also providing an exhibit in relation
8 to the Hudson Street elevation, a colored rendering
9 of what it's going to look like.

10 CHAIRMAN HOLTZMAN: Also the ADA
11 compliance --

12 MR. TUVEL: ADA testimony --

13 CHAIRMAN HOLTZMAN: -- it is very
14 serious, but the plan perhaps I don't think clearly
15 shows if it is within compliance.

16 MR. TUVEL: Okay.

17 So my question is: Since these are
18 more I would say technical comments as opposed to
19 completeness issues, would we be able to schedule
20 this for a public hearing on the basis that we do
21 provide revised plans to Mr. Hipolit or Mr. Roberts
22 addressing those issues?

23 CHAIRMAN HOLTZMAN: Dennis, your
24 opinion on that?

25 It sounds like there is a fair amount

1 of engineering that needs to take place.

2 MR. GALVIN: I have to defer to Andy,
3 because I don't know. To be honest, I mean, if you
4 are asking me -- the purpose of our proceeding is to
5 see if it complies with the checklist. Once it
6 complies with the checklist, you are deemed
7 complete, and you are allowed to advance.

8 So if they comply with the checklist,
9 then they should advance. The advantage of coming
10 through here is we work out all of the bugs and you
11 get --

12 MR. TUVEL: I mean, I don't know what
13 the scheduling is, but we could do both.

14 CHAIRMAN HOLTZMAN: So is it a fair
15 statement after your consultation with your client,
16 that they are embracing the idea that Mr. Hipolit
17 has put forth of the rain garden along Hudson Street
18 or not?

19 MR. TUVEL: I think from what I hear
20 from them is we want to look at how the design would
21 impact the site as a whole, so we are not obviously
22 dismissing it. We are hoping that it works, but we
23 just have to work out the design. But I don't think
24 it is a completeness issue. I think it's more of a
25 design technical comment that we are going to look

1 at and hopefully be able to work with Mr. Hipolit.

2 MR. GALVIN: Which might mean that --

3 CHAIRMAN HOLTZMAN: Why don't you take
4 a moment.

5 (Counsel confers with client)

6 CHAIRMAN HOLTZMAN: Yes, Mr. Tuvel?

7 MR. TUVEL: After speaking with my
8 client, we are not opposed at all to the rain garden
9 issue. We just need to make sure that the design
10 works within the feasibility of the project, and how
11 it's going to look, so we want to explore that with
12 Mr. Hipolit, because we have not looked at the
13 design yet, so we want to be able to do that.
14 We want to work with you.

15 MR. HIPOLIT: Here is what I would say,
16 not that it is necessarily a checklist item, but it
17 is somewhat of a substantial item on the
18 application.

19 My recommendation to you would be is
20 you would be much better coming back here, making
21 sure the Board is comfortable with what you are
22 moving forward with because then it makes your
23 public hearing much easier, instead of vetting it in
24 public, which I think could be more difficult.

25 MR. TUVEL: Understood.

1 CHAIRMAN HOLTZMAN: Or we could
2 schedule you for August, which was Mr. Galvin's
3 suggestion, and then we sort of have --

4 MR. TUVEL: And we can come back in
5 July for a committee meeting?

6 CHAIRMAN HOLTZMAN: That way you are
7 scheduled, and you are in the book at least.

8 MR. TUVEL: Okay.

9 CHAIRMAN HOLTZMAN: I mean, is that
10 a -- just to work out the bugs on the --

11 MR. TUVEL: That's fair.

12 CHAIRMAN HOLTZMAN: -- is that a good
13 compromise, guys?

14 MR. TUVEL: Yeah, that's fair. I
15 appreciate it.

16 MR. GALVIN: Are we deeming them
17 complete, though? We're deeming them complete
18 because you complied with the checklist.

19 CHAIRMAN HOLTZMAN: But you are coming
20 back in July to give us a show and tell.

21 MR. TUVEL: That's fine.

22 CHAIRMAN HOLTZMAN: Does that work for
23 everybody?

24 MR. TUVEL: Yeah, that's fine.

25 MR. GALVIN: It will help you to work

1 out some of the bugs before you get to the main
2 show.

3 MR. TUVEL: That's fine. I appreciate
4 that.

5 CHAIRMAN HOLTZMAN: All right.

6 Our interest here is also, you know,
7 not just the letter of the law checklist, but also
8 to make sure what you are bringing to the full team
9 is going to be understandable, easy to comprehend,
10 and everybody is on the same page.

11 MR. TUVEL: I want to get an
12 outstanding letter from Mr. Hipolit.

13 MR. GALVIN: I don't think anyone does.

14 (Laughter)

15 MR. TUVEL: I want to get an A-plus
16 from Mr. Hipolit.

17 MS. CARCONE: Gary, did you say
18 complete or incomplete?

19 MR. GALVIN: Complete.

20 MS. CARCONE: Complete. Okay.

21 CHAIRMAN HOLTZMAN: And then we will
22 schedule them for August, but we will see them at
23 the next SSP Meeting basically to review some
24 additions to the application.

25 MR. TUVEL: That is fine.

1 I will have Andy Missy from Lapacka get
2 in touch with you.

3 MR. GALVIN: And you are waiving the
4 time in which we have to act --

5 MR. TUVEL: Yes, because you're deeming
6 us complete.

7 MR. GALVIN: Send us some kind of a
8 letter on that, okay, that you understand that --

9 MR. TUVEL: No problem.

10 VICE CHAIR MAGALETTA: Do they need to
11 bring the whole team next time?

12 CHAIRMAN HOLTZMAN: I'm sorry?

13 VICE CHAIR MAGALETTA: Do they need to
14 bring everybody with them?

15 I don't think so.

16 MR. GALVIN: Not to the SSP.

17 VICE CHAIR MAGALETTA: That's what I'm
18 saying. I'm trying to give you just a little bit
19 of -- you can bring the party, if you want to, but I
20 don't think you have to bring everybody.

21 MR. TUVEL: Everybody likes to be
22 involved.

23 VICE CHAIR MAGALETTA: That's fine.

24 (Laughter)

25 MR. GALVIN: He is basically telling

1 you they have too long on a short leash.

2 CHAIRMAN HOLTZMAN: They're coming.
3 They're coming.

4 VICE CHAIR MAGALETTA: That's fine.
5 We'll make it quick.

6 MR. TUVEL: Well, we want to be here to
7 answer any questions that you have, so that's why.

8 VICE CHAIR MAGALETTA: That's fine.

9 MR. GALVIN: It is a nice plan.

10 Thank you.

11 I appreciate the cooperation.

12 CHAIRMAN HOLTZMAN: Everybody is good
13 with that?

14 VICE CHAIR MAGALETTA: Yes.

15 Motion to complete as we stated --

16 CHAIRMAN HOLTZMAN: Yes.

17 VICE CHAIR MAGALETTA: -- and come back
18 to the SSP, so --

19 CHAIRMAN HOLTZMAN: Motion was made.

20 All in favor, aye?

21 (All Board members voted in the
22 affirmative.)

23 MR. TUVEL: I will work with Pat on
24 scheduling. Thank you very much.

25 CHAIRMAN HOLTZMAN: Thank you,

1 gentlemen.

2 (The matter concluded.)

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

C E R T I F I C A T E

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

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

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

s/Phyllis T. Lewis, CCR, CRCR

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

CITY OF HOBOKEN
SUBDIVISION & SITE PLAN REVIEW
COMMITTEE MEETING

- - - - - X
RE: 461 11th Street : June 10, 2015
Block 100, Lot 10 : 8 pm
Applicant: F. Pasquale Limited :
Partnership :
Minor Site Plan Review :
- - - - - X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
Commissioner Caleb McKenzie

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

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

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

Patricia Carcone, Board Secretary

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

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

2 DENNIS M. GALVIN, ESQUIRE
3 730 Brewers Bridge Road
4 Jackson, New Jersey 08527
5 732-364-3011
6 Attorney for the Board.

7 JAMES J. BURKE, ESQ.
8 235 Hudson Street
9 Hoboken, New Jersey 07030
10 Attorney for the Applicant.

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 CHAIRMAN HOLTZMAN: Did we lose our
2 attorney?

3 Are you guys ready?

4 Mr. Burke, are you ready for us?

5 MR. BURKE: Which one? I have two.

6 CHAIRMAN HOLTZMAN: A man of too many
7 hands, huh? Playing two-handed tonight?

8 (Laughter)

9 Let's take 461 11th Street, which I
10 guess this is like a moving target on what the
11 address is for this location, right?

12 MR. BURKE: So I've heard, yes. It's
13 always a problem with a corner lot.

14 James Burke representing the applicant.

15 Good evening, Mr. Chairman, and Board.

16 CHAIRMAN HOLTZMAN: Good evening, Mr.
17 Burke.

18 MR. BURKE: This is a very innovative
19 application. I am going to turn it over to Mr.
20 Nastasi in a minute, but it has quite a few
21 innovative green techniques to this building.

22 It is a ten-unit building. We are in
23 the Northwest Redevelopment Zone.

24 We believe at this point we are fully
25 compliant. We appreciate that Mr. Roberts had given

1 us his letter well in advance of this hearing, so
2 there were a few questions that came up, and we were
3 able to address them with Mr. Roberts, in
4 particular, the calculation for determining the
5 floor area ratio.

6 So at this point with the exception of
7 the size of the windows, we believe we are fully
8 compliant and even met, I'm not sure if that is a
9 deviation or not under the ordinance. It is a bit
10 unclear.

11 So to my left is Mr. Nastasi.

12 Does he have to be sworn in or is this
13 a --

14 MR. GALVIN: No. It is kind of
15 relaxed.

16 MR. BURKE: A little more informal.

17 MR. GALVIN: And we really don't -- you
18 know, if you start giving us the presentation, it's
19 like I'm going to stop you.

20 I mean, you really should be thinking
21 about what Andy and Dave had given you, and just
22 kind of tell us what you are doing, and what you
23 have.

24 MR. BURKE: You know, perhaps just a
25 few minutes to hear about the overall --

1 MR. GALVIN: Hang on a second, Jim.

2 CHAIRMAN HOLTZMAN: Hang on one second.

3 We have a number of letters that we
4 also received from Director Forbes.

5 MR. BURKE: Uh-huh.

6 CHAIRMAN HOLTZMAN: The first letter we
7 received was based upon I guess a first pass of a
8 draft plan or a plan that you folks submitted to the
9 Planning Board, which in terms of procedure was a
10 little bit of an error since Director Forbes needed
11 to review that to make sure it's compliant with the
12 redevelopment zone first before proceeding to the
13 Board.

14 MR. BURKE: Correct.

15 CHAIRMAN HOLTZMAN: So we rewound. We
16 got the paperwork over to Director Forbes, and there
17 were a number of issues that were called out that
18 said that the plan was currently not in compliance.

19 You guys have tried to make a couple of
20 changes. Whether they are positive or negative is
21 not a basis for the conversation, but it didn't
22 match up with the exact original agreement.

23 I understand that what happened, you
24 then went back, you revised the plans, so that they
25 are in complete synchronization with the original

1 agreement, and that is what we have before us.

2 Is that correct?

3 MR. BURKE: That's correct.

4 CHAIRMAN HOLTZMAN: Okay.

5 MR. NASTASI: And I was under the
6 impression that Ms. Forbes was going to send a
7 letter to the professionals.

8 CHAIRMAN HOLTZMAN: We do have a second
9 letter from Director Forbes that basically said it
10 is on the same page, but I just wanted to make sure
11 that we are saying that out loud, and we are all on
12 the same page.

13 MR. NASTASI: We are.

14 CHAIRMAN HOLTZMAN: Okay.

15 So, Dave, you had a letter on this. Do
16 you want to give us a quick highlight as to are
17 there any call-outs as to anything that's missing?

18 MR. ROBERTS: Really the only call-out,
19 Mr. Chairman, had to do with -- there was a
20 calculation on the table and a calculation on the
21 plan, and the calculation on the plan was the
22 correct one.

23 We had calculated the building coverage
24 differently, and so we asked the applicant for their
25 actual calculations for building coverage.

1 We reviewed them, and we agreed that
2 they were correct, specifically on the definition of
3 building coverage and the outer limits of the
4 building, so we're satisfied that --

5 CHAIRMAN HOLTZMAN: What is the number?

6 MR. ROBERTS: It is, I believe, 81.9.

7 CHAIRMAN HOLTZMAN: You had said 82 --

8 MR. NASTASI: 81.7.

9 MR. ROBERTS: The reason we wanted to
10 make doubly sure was because it was so close to the
11 82 percent, and if we went over the 82 percent, we
12 would have an issue, so we are satisfied that it is
13 under --

14 CHAIRMAN HOLTZMAN: Okay. So the
15 calculation has been reexamined, and we are in good
16 shape.

17 MR. ROBERTS: Yes.

18 CHAIRMAN HOLTZMAN: Okay. Great.

19 Anything else?

20 MR. ROBERTS: I believe the only other
21 thing that was talked about was the size of the
22 windows.

23 We were not able to determine -- we
24 weren't able to find a specific requirement that
25 dealt with the window sizes, so we looked to the

1 Northwest Plan and we looked at the zoning, so I am
2 not sure where that window size issue is coming
3 from, so we are assuming that there is not an issue
4 with that.

5 MR. NASTASI: The only thing I would
6 add is that that was for the parking level, and the
7 confusion is we are doing open ventilation, non
8 mechanical ventilation, so we have a certain
9 percentage opening, and I think that is where we
10 were trying to coordinate that information.

11 MR. ROBERTS: Okay.

12 The only thing I would mention, Mr.
13 Chairman, is that some of the original changes that
14 occurred from the time that the Redevelopment Plan
15 was done and the time the site plan was done is that
16 this home, to my understanding, was one of the few
17 passivhouses, hundred percent passivhouses in the
18 country, and as a result of the fact that they were
19 getting so much positive gain just from solar
20 orientation and windows and all of those other
21 things, they didn't need solar panels, but that made
22 them -- that put them at odds with the agreement, so
23 they are still a passivhaus, and they have the solar
24 panels, so they are doing both.

25 MR. NASTASI: And the only thing I

1 would add to that is there was a point -- because
2 we've done the complete construction drawings
3 already, we didn't need the cogeneration system
4 either. That is how efficient the building is.
5 But we found a small cogen that fits our engineering
6 needs. But this building is extremely advanced, so
7 we have the cogen in the unit, and we have solar
8 panels to comply with the agreement.

9 CHAIRMAN HOLTZMAN: Okay.

10 Any questions, Commissioners?

11 VICE CHAIR MAGALETTA: I have just a
12 couple of questions.

13 I think it is appropriate here, but I
14 just wanted to -- are you doing partial wet and dry
15 flood proofing -- waterproofing, right? Because
16 there's one portion like to the lobby that will be
17 dry water proofed.

18 MR. NASTASI: Right.

19 VICE CHAIR MAGALETTA: Now, those will
20 be panels?

21 Those are manually, correct?

22 MR. NASTASI: Yes. And to clarify, we
23 did this in coordination with Ann Holtzman, the
24 person in charge of this aspect.

25 VICE CHAIR MAGALETTA: Right.

1 MR. NASTASI: The lobby is dry, but
2 because we have a loggia in front of the building,
3 we have a section of the exterior loggia that's dry
4 as well, so that you could actually exit the
5 building in a flood and stay in an area of refuge --

6 VICE CHAIR MAGALETTA: Your drawing
7 showed that, demonstrated that as well.

8 MR. NASTASSI: Yes.

9 VICE CHAIR MAGALETTA: And the question
10 I have with the exterior materials, I know it is
11 glass, recycled glass by the terrace, is the
12 entire -- those panel areas -- even the ones that
13 are not on the terrace, they are all recycled glass,
14 because I couldn't tell.

15 MR. NASTASI: No. The wall that is
16 inset from the outermost wall is a composite
17 cementitious panel.

18 VICE CHAIR MAGALETTA: Okay. I wasn't
19 sure because I thought that's what it was, but I
20 wasn't sure. Okay. Not that it is vital, but I
21 just wanted to be clear on the drawings.

22 And the elevator shaft, the bottom of
23 the elevator shaft, where does that -- there's
24 something that looks like a water heater.

25 What is the that object, cylindrical?

1 It's on page --

2 MR. NASTASI: Sump pump.

3 VICE CHAIR MAGALETTA: It's a pump?

4 MR. NASTASI: Sump pump.

5 VICE CHAIR MAGALETTA: Okay. I wasn't
6 sure. Okay.

7 MR. NASTASI: So we have done --

8 VICE CHAIR MAGALETTA: It's unlabeled,
9 I think that's why.

10 MR. NASTASI: -- we've done the full
11 engineering, and then we have all of the
12 construction requirements, and part of it is a sump
13 pump --

14 VICE CHAIR MAGALETTA: Okay. Great.
15 That makes perfect sense. I just wasn't sure what
16 it was.

17 Okay. Thank you.

18 CHAIRMAN HOLTZMAN: Mr. Hipolit, you
19 had a letter and a number of items on that?

20 MR. HIPOLIT: I do.

21 Most of my items are addressable. I
22 don't think there's anything crazy on there.

23 We would like to see the actual report
24 from the Flood Plain Manager, if you have her actual
25 report.

1 We are going to want some testimony on
2 ADA accessibility and also in your garage, whether
3 you need a van space or not a van space.

4 MR. BURKE: The first one that relates
5 to --

6 MR. HIPOLIT: Do you have a letter from
7 Ann Holtzman, the Flood Plain Manager?

8 MR. NASTASI: We do not yet have a
9 letter from Ann Holtzman, so we will request one.

10 MR. HIPOLIT: You need a report from
11 her for the Board, for us.

12 MR. NASTASI: Okay, yes.

13 MR. HIPOLIT: We are going to want to
14 see testimony on the ADA accessibility for the site,
15 especially including the need or not need for an ADA
16 van accessible space to look at that.

17 Couple of comments on some of this
18 stuff on lighting, the stormwater system, we like
19 it. We looked at it. We still will need detailed
20 calcs for that.

21 MR. NASTASI: Right.

22 You will need calculations for the
23 lighting as well, too, and calculations for the
24 storm retention.

25 MR. HIPOLIT: You are proposing work in

1 the city right-of-way, whether it be trees,
2 sidewalk, whatever it may be. You are going to need
3 to bond all of that work, and you are to provide
4 details that meet the city's details for that work.

5 You have existing utilities. Are you
6 going to be utilizing the existing utilities or
7 capping, cutting them off and putting new ones in?

8 MR. NASTASI: Well, we have to demolish
9 an existing building, so we will have to cap them.

10 MR. HIPOLIT: Are you going to reuse
11 those connections?

12 Are they big enough?

13 MR. NASTASI: We are getting new ones.

14 MR. HIPOLIT: Okay. So --

15 CHAIRMAN HOLTZMAN: That is also part
16 of the letter to serve.

17 MR. HIPOLIT: Will-serve letter.

18 We will want some details on what you
19 plan on doing, where you're connecting, and what you
20 are disturbing to do that.

21 We need a couple of details. We talked
22 about some of the details we need, and I guess
23 because of the size of this project, you are going
24 to need North Hudson approval, possible treatment
25 work approval --

1 MR. RODRIGUEZ: We already have North
2 Hudson's approval, and we will submit that, and then
3 we already filed with the DEP --

4 MR. HIPOLIT: Appropriate flood hazard
5 permit from DEP --

6 MR. RODRIGUEZ: -- we have already gone
7 through the preliminary filing. We got some
8 technical comments back, and we submitted for final
9 approval.

10 MR. HIPOLIT: Great.

11 And then you also need Hudson and Essex
12 and Passaic soil conservation approval.

13 MR. RODRIGUEZ: The soil conservation
14 we are actually not required to --

15 MR. HIPOLIT: Okay. If you're not,
16 just put something in writing on that, that you're
17 not required to have that.

18 VICE CHAIR MAGALETTA: Can you identify
19 yourself, please?

20 Can you identify yourself?

21 MR. RODRIGUEZ: Ron Rodriguez from
22 Nastasi Architects.

23 VICE CHAIR MAGALETTA: Thank you.

24 MR. HIPOLIT: The last thing is that
25 any work you are proposing in the city right-of way,

1 if you do receive approval, you would bond that. So
2 you have to apply for bonds for that, plus 120
3 percent --

4 MR. BURKE: If we get approval, we will
5 happily bond it.

6 (Laughter)

7 MR. HIPOLIT: The plan set was pretty
8 good. I think that's it.

9 CHAIRMAN HOLTZMAN: So it doesn't seem
10 like there is any major trip-ups here?

11 VICE CHAIR MAGALETTA: No.

12 CHAIRMAN HOLTZMAN: Is there a motion
13 to accept the plans as complete?

14 VICE CHAIR MAGALETTA: Yes.

15 CHAIRMAN HOLTZMAN: All in favor, aye?

16 (All Board members answered in the
17 affirmative.)

18 CHAIRMAN HOLTZMAN: Terrific.

19 You are on your way, gentlemen.

20 MR. NASTASI: Thank you.

21 MR. BURKE: Thank you very much.

22 CHAIRMAN HOLTZMAN: Mr. Burke, don't go
23 far. You're next on the agenda.

24 MR. BURKE: Let me just get my other
25 file. That one is a little bit simpler.

(The matter concluded.)

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

C E R T I F I C A T E

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

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

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

s/Phyllis T. Lewis, CCR, CRCR

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

CITY OF HOBOKEN
SUBDIVISION & SITE PLAN REVIEW
COMMITTEE MEETING

- - - - - X
RE: 536 Washington Street : June 10, 2015
Block 204, Lot 24.02 : 8:30 pm
Applicant: Grace & Lily, Inc. :
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
Commissioner Caleb McKenzie

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

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

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

Patricia Carcone, Board Secretary

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

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

2 DENNIS M. GALVIN, ESQUIRE
3 730 Brewers Bridge Road
4 Jackson, New Jersey 08527
5 732-364-3011
6 Attorney for the Board.

7 JAMES J. BURKE, ESQ.
8 235 Hudson Street
9 Hoboken, New Jersey 07030
10 Attorney for the Applicant.

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 CHAIRMAN HOLTZMAN: All right. Mr.
2 Burke, we have 536 Washington Street.

3 MR. BURKE: All right. Thank you, Mr.
4 Chairman.

5 Jim Burke representing the applicant.

6 536 Washington Street is an existing
7 space. We are here for one reason only, for a
8 conditional use approval.

9 The applicant meets the three
10 conditions, and the product that they serve is hot
11 and cold teas, healthy flavorful teas.

12 There was a mini franchise that started
13 in New York called the Kung Fu Tea, so that is the
14 franchise that the applicant will run.

15 The applicant is here, if you have a
16 question of him, and the architect, Ms. Glatt, is
17 here as well.

18 The applicant does have Historic
19 approval, and I filed that yesterday with the Board
20 for signage. No other exterior change will be done.

21 There is no food service whatsoever
22 being provided in the space, so it is simply hot and
23 cold teas. There will be refrigeration and a
24 heating system for the hot water, and that is it.

25 CHAIRMAN HOLTZMAN: In our packet we

1 didn't even have a front elevation drawing.

2 MR. BURKE: You needed a front
3 elevation drawing?

4 CHAIRMAN HOLTZMAN: Certainly, which
5 should be something that is post your approval in
6 Historic, so that we know what the front of the
7 building looks like, the signage and lighting.

8 MR. BURKE: Okay.

9 CHAIRMAN HOLTZMAN: I noticed in the
10 application, and it said that there was no food
11 prepared, but it didn't indicate if there was food
12 that was going to be sold or prepared elsewhere and
13 brought to the site.

14 MR. BURKE: There will not be.

15 CHAIRMAN HOLTZMAN: No food will be
16 sold whatsoever?

17 MR. BURKE: Correct.

18 VICE CHAIR MAGALETTA: Cookies,
19 nothing, not even a cookie?

20 MR. BURKE: The applicant is here.
21 Any cookies or anything else?

22 MR. CHEN: No.

23 MR. BURKE: None.

24 CHAIRMAN HOLTZMAN: Okay.

25 Historic Preservation, you got approval

1 there, is that what you said?

2 MR. BURKE: I was not involved in the
3 application, but the applicant did receive
4 Historical approval for signage, and no other change
5 will be done.

6 CHAIRMAN HOLTZMAN: Okay. So that you
7 will include that in the packet for the review of
8 the Board.

9 MR. BURKE: That was submitted to Pat.
10 We sent it to you yesterday, but it was by email.

11 MS. CARCONE: Okay. I don't have it
12 yet in my file.

13 CHAIRMAN HOLTZMAN: Dave has a copy of
14 it. Great.

15 Is there any other use -- is there any
16 use in any other part of the building or the
17 basement or anything?

18 MR. BURKE: None whatsoever.

19 MR. GALVIN: I saw this.

20 MS. CARCONE: You did.

21 MR. BURKE: Okay.

22 CHAIRMAN HOLTZMAN: Did the applicant
23 have a desire for making an outdoor cafe license, or
24 application? That is not the jurisdiction of this
25 Board, but if they were going to do that in the near

1 future, a lot of times people at least provide that
2 information to the Board, just so we can kind of
3 include it in the approval as well and just kind of
4 give it a pass.

5 MR. BURKE: The Chairman is asking
6 whether you intend to have an outdoor cafe.

7 MR. CHEN: Outdoor cafe?

8 MR. GALVIN: Tables outside.

9 MR. CHEN: No. I don't think so,
10 because outside there's a bus stop.

11 CHAIRMAN HOLTZMAN: Yes, he's right.
12 There's a bus stop.

13 THE REPORTER: And what is your name?

14 MR. CHEN: My name? Eugene.

15 MR. GALVIN: And your last name?

16 MR. BURKE: C-h-e-n.

17 CHAIRMAN HOLTZMAN: Everybody has got
18 it together.

19 MR. BURKE: And no outdoor cafe.

20 CHAIRMAN HOLTZMAN: Any other issues
21 from your report there, Dave?

22 MR. ROBERTS: Well, Mr. Chairman, you
23 asked the main question we asked in our letter,
24 which was: Was there even any prepackaged food, so
25 we covered that base, so that was really it.

1 It is 897 square feet. It was
2 previously a commercial use, so it's pretty
3 straightforward.

4 CHAIRMAN HOLTZMAN: Any questions,
5 Commissioners?

6 VICE CHAIR MAGALETTA: No.

7 You asked for a waiver from the traffic
8 study and the neighborhood impact. I think that is
9 fine. I have no problem giving a waiver for those
10 items.

11 CHAIRMAN HOLTZMAN: Thank you. Great.

12 Pending that, it seems like there is no
13 kickback on this.

14 Is there a motion to approve and accept
15 this as a complete application?

16 COMMISSIONER MC KENZIE: I make the
17 motion.

18 CHAIRMAN HOLTZMAN: So moved.

19 Okay. All in favor?

20 (All Board members answered in the
21 affirmative.)

22 CHAIRMAN HOLTZMAN: Thank you, Mr.
23 Burke.

24 MR. BURKE: Thank you very much.

25 VICE CHAIR MAGALETTA: Good luck. See

1 you soon.

2 CHAIRMAN HOLTZMAN: See you soon.

3 (The matter concluded.)

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

C E R T I F I C A T E

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

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

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

s/Phyllis T. Lewis, CCR, CRCR

- - - - -

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

CITY OF HOBOKEN
SUBDIVISION & SITE PLAN REVIEW
COMMITTEE MEETING

- - - - - X
RE: 74-76 Washington Street : June 10, 2015
Block 198, Lot 14.01 :
Applicant: Uber Technologies, Inc. : 7:45 pm
Conceptual review of proposed use & :
occupancy of commercial office space:
in the CBD Zone :
- - - - - X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
Commissioner Caleb McKenzie

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

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

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

Patricia Carcone, Board Secretary

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

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

2 DENNIS M. GALVIN, ESQUIRE
3 730 Brewers Bridge Road
4 Jackson, New Jersey 08527
5 732-364-3011
6 Attorney for the Board.

7 PRICE, MEESE, SHULMAN & D'ARMINIO, PC
8 Mack-Cali Corporate Center
9 50 Tice Boulevard
10 Woodcliff Lake, New Jersey 07677
11 201-391-3737
12 BY: GRETORY D. MEESE, ESQ.
13 Attorney for the Applicant.

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

15 Ana C. Mahoney,
16 General Manager of NJ Uber

17

18

19

20

21

22

23

24

25

1 CHAIRMAN HOLTZMAN: Next on our agenda
2 is 74 Washington Street.

3 Good evening.

4 MR. MEESE: Good evening.

5 Hi. Greg Meese --

6 MR. GALVIN: Good to see you.

7 MR. MEESE: -- from Price, Meese for
8 Uber Technologies, Inc.

9 CHAIRMAN HOLTZMAN: We can't hear you.

10 MS. MEESE: I have Ana Mahoney with me,
11 who is the general manager for New Jersey Uber.

12 MR. GALVIN: I asked the Chairman to
13 put you guys on last because I think it would be
14 confusing to everybody else to hear how we are going
15 to handle this.

16 CHAIRMAN HOLTZMAN: Yes. So we
17 appreciate your patience.

18 Thank you.

19 MR. MEESE: Not a problem.

20 MR. GALVIN: And we're creating a
21 record, so --

22 MR. MEESE: It is very, very simple
23 what we are seeking to do. They're seeking to
24 occupy an existing office space that had previously
25 been occupied by Shipco. It is 2600 square feet.

1 That's on two floors. It's a five-story building.

2 The upper three stories are residential.

3 There are no changes to the exterior
4 facade, no gaudy signs. The only sign required is a
5 simple name on the glass front door.

6 CHAIRMAN HOLTZMAN: So that big ugly
7 Shipco thing is coming down?

8 (Laughter)

9 MR. MEESE: But it's not -- it's not a
10 taxi stand. It is not a retail operation.

11 What Uber tries to do is they try to do
12 everything virtually, and what this facility is for
13 is for their driver partners that have an issue, and
14 they have a place to come in, bricks and mortar, to
15 deal with those particular issues.

16 Most of the issues with the drivers are
17 handled online. The vast majority of their drivers
18 would never have to come, but those that have a
19 particular issue, either getting signed up or a
20 problem with the app, et cetera, this is a place
21 they can come and get some help.

22 I have asked Ana to come, because as
23 the general manager, she can tell you a little bit
24 about how Uber operates. I am not sure if everybody
25 is familiar with their operation. But since it is

1 really a technology company through their app, it's
2 probably helpful to understand their philosophy and
3 what they are looking to do because I think it might
4 put to rest some of the questions as to what is --
5 what is proposed here.

6 CHAIRMAN HOLTZMAN: Great.

7 MS. MAHONEY: So first off, thank you
8 so much for taking the time to listen to us this
9 evening. We appreciate the opportunity to come here
10 and speak with all of you.

11 So the things that you heard are very
12 much true. At Uber, we try to run a completely
13 virtual operation, and that is what our operation
14 looks like generally.

15 We don't have a partner support center
16 at the moment --

17 CHAIRMAN HOLTZMAN: God bless you.

18 MR. GALVIN: I'm sorry.

19 MS. MAHONEY: -- we don't have a
20 partner support center yet in New Jersey. Yet,
21 across the state we do many, many trips, and that is
22 because when drivers are looking to onboard on to
23 our platform, they can send us their documents.
24 They can upload them remotely.

25 When we do their background checks, we

1 actually conduct them remotely.

2 We have global customer support centers
3 all around the world, where we are constantly
4 responding in real time to emails that are sent --

5 CHAIRMAN HOLTZMAN: God bless you.

6 MS. MAHONEY: -- so in our minds, that
7 is very much -- God bless you -- in our minds that
8 is very much an efficient way of serving riders and
9 drivers.

10 What we have found in certain cities,
11 where we've offered these kind of services, is that
12 the level of happiness for the driver partners tends
13 to increase because they feel like if they needed
14 somewhere to go, they could.

15 So, for example, while the vast
16 majority of driver partners download our app onto
17 their own smart phones, some of them like to rent
18 our iPhone 4s that we offer for them to use.

19 Again, we enable them to download the
20 app for free, but we a charge small weekly fee for
21 the use of our phone, because what we would prefer
22 is that they actually do it on their own.

23 Should they want a phone, our primary
24 method of getting it to them is actually mailing it
25 to them. Should that phone have a problem, in

1 certain cities we have an opportunity for someone to
2 quickly come in and switch it.

3 THE REPORTER: Could you please slow
4 down?

5 CHAIRMAN HOLTZMAN: Just slow down a
6 little bit. I think Phyllis has to catch up a
7 little bit.

8 MS. MAHONEY: I'm sorry.

9 I will be happy to speak more slowly.
10 Thank you for saying that.

11 But our model is very different from
12 traditional transportation services. The driver
13 partners are independent contractors, so they are
14 not our employees. They are very much their own
15 boss there, choosing to drive when they drive, and
16 how often they do it.

17 So the intention for this center would
18 be to have about six to eight full-time staff there
19 doing a lot of the remote work that we have with the
20 operations. And then if driver partners wanted to
21 come in, they could come in, if they needed help
22 uploading a document. While most of that is done
23 remotely, there are some people that prefer to have
24 a human to assist them, maybe take a photo of their
25 driver's license and upload it onto our system, so

1 we would do that for them in the center.

2 It is still a remote process, but we
3 might assist them, if they are not as
4 technologically savvy as some of other driver
5 partners may be.

6 And, like I mentioned, if there is a
7 problem with the phone, they might switch it in and
8 out. But, you know, we really try to handle
9 everything as virtually as possible, because
10 frankly, it is a bigger response time for drivers,
11 and that is what we are hoping to do here as well.

12 CHAIRMAN HOLTZMAN: Do any of our
13 professionals have any questions?

14 MR. ROBERTS: It almost sounds like
15 it's really mostly office functioning.

16 Is there administrative
17 responsibilities that go along with that, or is it
18 totally just driver assistance?

19 MS. MAHONEY: Well, so the team that we
20 have, the way that we break down some of the
21 operational work, we will -- we focus on specific
22 cities or regions, and so my team is fully focused
23 on New Jersey.

24 The majority of the team will fit in
25 our large office that we have in Manhattan, but we

1 will have a subset of people that are here, you
2 know, for a few hours during the day manning this
3 operation.

4 MR. ROBERTS: So you said a few hours
5 during the day. Could you give us a little flavor
6 about that?

7 MS. MAHONEY: So we are constantly
8 iterating on the process, depending on what is
9 working and what is not, but I would imagine that
10 ten to four or something like that would be the
11 hours during the weekdays that we are open.

12 MR. HIPOLIT: How many employees do you
13 have there that work in that building?

14 MS. MAHONEY: In the building we will
15 have around six to eight.

16 MR. HIPOLIT: And how many drivers will
17 come by per day?

18 MS. MAHONEY: It is hard to tell.

19 Hum --

20 CHAIRMAN HOLTZMAN: You do have some
21 experience with these types of setups, right?

22 I mean, while there isn't one in New
23 Jersey, there are these type of office-type setups
24 in New York City.

25 MS. MAHONEY: There are, but the

1 product that we have in New York City is run through
2 the TLC, whereas the product that we have in New
3 Jersey is a separate form of a P to P system, so you
4 can manage the P to P onboarding system remotely. P
5 to P is --

6 MR. HIPOLIT: Point to point.

7 MS. MAHONEY: -- or a ride sharing --
8 ride sharing or transportation network, but it is
9 not through the TLC. The TLC essentially has us
10 create more of a New York City -- more of a system,
11 where driver partners need assistance, and for
12 instance, if there are documents that need to be
13 mailed, and things that happen much more usually in
14 person, and so there, unlike in New Jersey, most of
15 the driver partners do in fact go to the office, and
16 that is not what it would be in New Jersey.

17 MR. ROBERTS: No taxi or limousine
18 commission or --

19 MS. MAHONEY: Yes.

20 MR. HIPOLIT: But I guess my question
21 is: If you are going to have some driver assistant
22 that is going to be to upload applications, give
23 them a phone, let them rest, whatever they are going
24 to do, how many do you have a day, and then where do
25 they park?

1 MS. MAHONEY: Sure.

2 So, first of all, it would not be a
3 center to let people reset by any means. People
4 would be in for likely assistance and make an
5 appointment during a given period of time to resolve
6 whatever function it was that they were trying to
7 do.

8 The number, I am not sure. We might
9 see a few dozen people every day. We have not
10 opened it, and we haven't had this sort of system in
11 New Jersey, so I am not trying to evade giving you a
12 number --

13 MR. HIPOLIT: No. Let's use your
14 number, a few dozen a day. So let's say 24 cars a
15 day on top of the employees that are there.

16 So the employees are kind of figured
17 into the building, and that is figured into
18 Hoboken's calculation that we're using Hoboken
19 parking or public parking. But the drivers coming
20 there are not, so where are they going to park --

21 MS. MAHONEY: Sure.

22 So I would just say on the employees'
23 side, most employees do not have cars. They --

24 MR. HIPOLIT: Well, in your building
25 space, they are counted, but no special parking is

1 provided to them, but the cars coming there is my
2 concern --

3 MS. MAHONEY: Sure.

4 MR. MEESE: But the space had been
5 granted a CO back in 2011 for 37 employees, and from
6 the operation, if you have six to eight employees,
7 that leaves open quite a few additional for the
8 driver partners to come in.

9 MR. HIPOLIT: So would the Board --
10 should the city cap the number of drivers that could
11 come in any time during the day to 36?

12 MR. MEESE: I think that would be fine.
13 If you look at the space, it really can't
14 accommodate more than that. It is just not laid out
15 to do it.

16 It is actually a very small space on
17 both floors, and if you look at it, there is an
18 office upstairs. That would be for the employees to
19 have terminals, computer terminals, and then they
20 would be downstairs and upstairs, so it's kind of a
21 double space for them --

22 MR. HIPOLIT: I am asking a basic
23 question. You said the drivers only come in as
24 scheduled?

25 MS. MAHONEY: They could, so we can

1 create appointments. That would be the intention,
2 if they needed to come in, we would make an
3 appointment time for them, and they would come in at
4 that time, so it would facilitate the flow --

5 MR. HIPOLIT: I guess the struggle I
6 have is, let's assume the building was granted a CO
7 for 36 employees. So the city at some point said it
8 could handle 36 employees.

9 So if it was capped at 35, then it
10 meets the approval, and nothing additional would be
11 necessary, in my opinion, so the Board may think
12 differently. I think --

13 VICE CHAIR MAGALETTA: They're not
14 employees, though.

15 MR. HIPOLIT: What?

16 VICE CHAIR MAGALETTA: They're not
17 employees.

18 MR. HIPOLIT: No, but they technically
19 work there, and you guys have to debate that.

20 What I would say is that my concern
21 would be what if a hundred drivers showed up there?

22 I am not hearing that they can't show
23 up in one day, and it could happen, and that is
24 where my head kicks up, where are you going to park?

25 MR. MEESE: I think the problem is, if

1 you have a hundred people show up, where are you
2 going to put them.

3 MR. HIPOLIT: I don't know.

4 MR. MEESE: You can't get them in the
5 door. There is only six to eight employees, so how
6 are they going to deal with them?

7 I mean, it's --

8 CHAIRMAN HOLTZMAN: Mr. Meese --

9 MR. MEESE: -- not a realistic concern.

10 CHAIRMAN HOLTZMAN: -- we are
11 interested in just trying to understand what the
12 scope of it is. But I think we all need to also
13 call the elephant in the room what it is, which I
14 think is surmountable, but I think we just need to
15 be sort of perfectly clear about it.

16 An office like Shipco that has people
17 that come in on a regular nine to five basis, come
18 in and sit at a desk. They are not docking their
19 ships there, so we are not too concerned.

20 On the other hand, obviously your
21 client is in the car transportation business through
22 the independent contractors, but you are in the car
23 driving business. You are in the car service
24 business.

25 So the concern is obviously, which

1 seems reasonable, to not ignore that fact, even
2 though if we want to parse 37 versus this, we can
3 play that game all night long, and you can decide
4 what you like, and we can decide what we don't like,
5 and we can never get to an answer.

6 On the other hand, we have an office
7 that is about 2600 square feet for eight people,
8 which is about 325 square feet per person. I don't
9 know about you, but that is a pretty luxurious type
10 of a setup. So the anticipation is obviously that
11 there's going to be drivers coming and going.

12 Nobody has any problem with Uber, the
13 space being an office space or anything else, but
14 the white elephant in the room, which is what
15 happens to all of the darn cars because your guys
16 aren't coming in, if they are in the car service
17 business, they're not going to come in by public
18 transport, because as soon as they get back and they
19 pick up their phone, or the folks in the office help
20 them out with their problem, they are going to turn
21 back on their thing, and they're going to get a fare
22 by the time they are three feet away. By the time
23 they're back in their car, they are going to have a
24 fare here in town. We know. This is a big Uber
25 town. We get it. We like it.

1 So we are also in the midst of
2 something that you probably are not cognizant of,
3 but the Board is, that the city is in the midst of
4 redesigning all of Washington Street, redesigning,
5 which you see under construction, all of Observer
6 Highway to try to create a more pedestrian-friendly
7 type of an environment. Actually not just
8 pedestrian-friendly, but pedestrian, car, and bike,
9 and we are a real multi-modal town here.

10 We have the highest rate of people that
11 use public transportation in the city in the entire
12 country, and we are concerned about that, and I
13 think it is a reasonable thing to ask about.

14 So your guys are going to come in, and
15 there can't be ten Uber cars double parked in front
16 of Tiger-Shulman, where there are 700 kids that do
17 karate in a bus stop, which Andy Hipolit has the
18 documents on it, because we did traffic studies
19 recently because of all of this work, as to how many
20 people cross Newark and Washington Street here.

21 The numbers are ridiculous. It's like
22 Times Square, between that and the Cake Boss, and
23 all of this insanity going on at this end of town,
24 so that's what we're trying to do, so help us out
25 here.

1 MS. MAHONEY: So we have actually
2 looked into nearby parking and looked into it, so
3 that is an option as well -- go ahead.

4 MR. MEESE: I think --

5 CHAIRMAN HOLTZMAN: We are trying to
6 talk candid here, right?

7 It is not a formal hearing.

8 MR. MEESE: -- we brought the general
9 manager of the state here to do that, because I
10 think it is important to understand that it is not a
11 taxi stand. The drivers will not come and wait
12 there for fares, number one, right?

13 That is not going to happen. That is
14 not what this is for.

15 If you want an Uber, you can't go there
16 and get one. You got to call it up on your smart
17 phone, so it is not a taxi stand.

18 The prior occupancy was 37. We would
19 be happy to limit it to that, so if there is six or
20 eight employees, there can only be 30 drivers at any
21 one time. I think we are happy to do that.

22 If that is still not enough, Uber said,
23 hey, you know, we'll even rent a couple of parking
24 spaces in the local garage, if that is really what
25 your concern is.

1 MR. HIPOLIT: Yeah. I guess my concern
2 is, I am unclear, so they're going to come for an
3 upload, right? They're going to come for a phone.

4 Once they get that, why else would they
5 come back?

6 MS. MAHONEY: So sometimes the phones
7 actually have glitches in them, so you need to
8 switch it for a different one, which is something
9 that you can do by mail, but if it is a Friday, and
10 you want to get out on the road because people are
11 leaving the bars on Friday nights for rides, people
12 will come in and switch it for one that is working.

13 MR. MEESE: But it is important to
14 understand, not every driver has to come in and do
15 that. It is only a very few that actually come in
16 to do that.

17 VICE CHAIR MAGALETTA: How few is a
18 "few"?

19 MR. MEESE: What?

20 VICE CHAIR MAGALETTA: How few is very
21 few?

22 MR. HIPOLIT: He said a few dozen a
23 day.

24 CHAIRMAN HOLTZMAN: Unfortunately, you
25 really don't know, right?

1 MS. MAHONEY: Yes.

2 CHAIRMAN HOLTZMAN: I mean, let's be
3 honest. You really don't know, because you haven't
4 done it before. Is that correct?

5 MS. MAHONEY: We are a start-up --
6 yeah --

7 MR. HIPOLIT: How big of an area
8 reports to them?

9 MS. MAHONEY: I'm sorry?

10 MR. HIPOLIT: How big of an area is
11 reporting to them?

12 MS. MAHONEY: Is reporting to me?

13 MR. ROBERTS: To that building, this
14 office.

15 CHAIRMAN HOLTZMAN: There is not a guy
16 coming from Trenton to swap out a phone.

17 MS. MAHONEY: No.

18 So our main office for Uber is located
19 in Chelsey, so that's where our -- Chelsey in
20 Manhattan, so that is where our offices are.

21 We do set up these systems. For
22 example, we are doing some in the New Jersey Shore
23 right now. People get onto the platform before some
24 of the big weekends, so you know, if somebody wrote
25 in from across saying, "I really want to come in to

1 do this, can I," we wouldn't say no, but mail would
2 be easier for them, so we would do it by mail
3 instead or -- or really what happens is that the
4 questions are answered through our global support
5 system.

6 CHAIRMAN HOLTZMAN: So is there some
7 way -- it is not going to be a formal procedure. I
8 guess we are going to ask for your consideration as
9 a new neighbor potentially.

10 Is there some way to work out something
11 that you said, like whether it's the parking garage
12 or the parking lot at the end of the block, it's
13 across the street basically from where you guys are
14 looking at the office, to put something, that
15 there's some communication to your folks that are
16 going to come visit you --

17 MS. MAHONEY: Yes.

18 CHAIRMAN HOLTZMAN: -- that says: Hey,
19 guys, this is Hoboken. This isn't Maplewood. You
20 are not getting a parking space in front of the
21 office, so get real, and you got to use the parking
22 lot, and we have six spots in such and such.

23 I don't know what the answer is to it,
24 and I don't want to dictate what the answer is to
25 it.

1 MS. MAHONEY: So I should have
2 mentioned this at the beginning.

3 We actually have a lot of virtual
4 communication, and so if somebody is going to come
5 in, we can send them -- when we were to send them
6 the address of the location, we can say right then
7 and there, "This is where you can go to park." It's
8 either at this location or at the end of the street,
9 whatever the best solution is, but we can make it
10 clear that they cannot park in front of the
11 building. If that is the concern, we can easily
12 communicate that.

13 MR. HIPOLIT: And if I sign up with
14 Uber to be a driver --

15 MR. GALVIN: I don't know if you
16 want --

17 MR. HIPOLIT: -- I don't have to come
18 to the building.

19 (Everyone talking at once.0

20 MR. MEESE: Your car is not nice
21 enough.

22 (Laughter)

23 MS. MAHONEY: Exactly.

24 You sign up on an online forum. You
25 upload the relevant documents that we need, your

1 driver's license, your insurance, your vehicle
2 certificate.

3 Then we look at all of the documents.
4 We have a process to go through them. You sign the
5 background check. We do the background check. We
6 get an account set up, and then once we have gone
7 through our whole internal system, just doing all of
8 the checks and balances that we do, which takes some
9 time, if you approve that, then we will turn on the
10 app, and you can then have access to it and you can
11 download it and log into it and use it, but you do
12 not need to come in. That is how we are up and
13 running here without having had a center.

14 Believe me, and I run this building,
15 the intention is not to make this be the center
16 where everybody comes to get on board, and it would
17 be -- I've got experience with the driver
18 partners -- it would be an inefficient process for
19 us as a company. We are always looking for a way to
20 make things more efficient, and virtual is the way
21 that we find that we can make the best service for
22 the drivers and for us.

23 MR. HIPOLIT: I think, Mr. Chairman, I
24 think if they are limited by their zoning, and they
25 are willing to put materials out that say, "Here is

1 where you park if you come here," I mean, that
2 somewhat satisfies my concerns.

3 CHAIRMAN HOLTZMAN: Mr. Magaletta?

4 VICE CHAIR MAGALETTA: Not only tell
5 them where to park, but tell them that they cannot
6 park in front. They cannot double park. So it's
7 you can park here, and do not double park in front.
8 It's a little bit of both.

9 (Everyone talking at once.)

10 CHAIRMAN HOLTZMAN: We are going to end
11 up having a bike lane running --

12 MS. MAHONEY: That works. I bike to
13 work every day.

14 CHAIRMAN HOLTZMAN: -- are you going to
15 bike to work here or in Chelsey?

16 MS. MAHONEY: Maybe one day. Maybe one
17 day I will bike around here, yeah.

18 CHAIRMAN HOLTZMAN: Are you currently
19 in New York or --

20 MS. MAHONEY: Right now I am, yes. I
21 will come in and be here, though.

22 VICE CHAIR MAGALETTA: I have no
23 issues.

24 CHAIRMAN HOLTZMAN: Mr. McKenzie, any
25 concerns or questions?

1 COMMISSIONER MC KENZIE: I just have a
2 question that I heard today --

3 CHAIRMAN HOLTZMAN: It can't be about
4 the last driver that you had on Uber.

5 (Laughter)

6 COMMISSIONER MC KENZIE: I've never had
7 a driver on Uber.

8 Anyway, what I understand that I heard
9 on the news was that once you download the app, that
10 whether it's in use or not, that you can trace the
11 location of that person wherever they are.

12 MS. MAHONEY: So I can answer this
13 question, but just to be clear, is this related to
14 what we are here for?

15 (Laughter)

16 COMMISSIONER MC KENZIE: No, no, no.
17 That's what I said --

18 CHAIRMAN HOLTZMAN: You trained her
19 well, Mr. Meese. Excellent job.

20 (Laughter)

21 COMMISSIONER MC KENZIE: -- since it
22 was on the news today, I just wondered if that is
23 valid.

24 MS. MAHONEY: Hum --

25 COMMISSIONER MC KENZIE: Do you know

1 that, whether it is valid or not?

2 MS. MAHONEY: -- I have follow-up
3 questions to your question.

4 Are you talking about a rider, or are
5 you talking about a driver?

6 I guess I don't --

7 COMMISSIONER MC KENZIE: No. I am
8 talking about a person who downloads the app.

9 MS. MAHONEY: So I would want to double
10 check before answering that, but I would honestly --

11 CHAIRMAN HOLTZMAN: A consumer.

12 COMMISSIONER MC KENZIE: A consumer.

13 MS. MAHONEY: -- rather not get into
14 this in this forum, if that's okay.

15 COMMISSIONER MC KENZIE: Okay.

16 Interesting. Thank you.

17 That answers my question.

18 (Laughter)

19 MS. MAHONEY: It should. It should.

20 COMMISSIONER MC KENZIE: It really
21 does.

22 (Laughter)

23 CHAIRMAN HOLTZMAN: Don't worry about
24 it.

25 MR. MEESE: I have no idea, but I am

1 just thinking out loud. On my phone I always
2 constantly turn off the location services.

3 CHAIRMAN HOLTZMAN: That's right.

4 VICE CHAIR MAGALETTA: It doesn't
5 matter --

6 MR. MEESE: What you are saying is the
7 app -- even if up have the location service turned
8 off, it could still --

9 COMMISSIONER MC KENZIE: Yes, that's
10 what they said.

11 CHAIRMAN HOLTZMAN: You are going to
12 get an elbow in the side in a minute. I can see
13 it's coming.

14 COMMISSIONER MC KENZIE: Yeah.
15 Don't -- don't go any further.

16 MR. GALVIN: Don't answer any questions
17 you don't know the answer to.

18 (Laughter)

19 CHAIRMAN HOLTZMAN: Mr. Meese, does
20 that sound reasonable what Mr. Hipolit has sort of
21 laid out --

22 MR. MEESE: No problem whatsoever.

23 CHAIRMAN HOLTZMAN: -- and furthered by
24 Mr. Magaletta, which is there needs to be some
25 serious communication with the folks coming to your

1 office about there's no double parking, guys, don't
2 give us a black eye here in Hoboken. We are trying
3 to make a go of this, and then here are the parking
4 lots.

5 You threw out there that you -- I
6 wasn't sure where -- you were debating securing
7 parking spots, or there is a conversation about
8 that --

9 MS. MAHONEY: Yeah.

10 So we recognized that this is a concern
11 that you all have, so we have done some due
12 diligence in terms of figuring out what could be a
13 solution for this.

14 I know that calls have been made to
15 local lots to figure out if we needed to secure some
16 spots, can we do that, and the answer has been yes.

17 I don't think we have actually gone and
18 looked for them and done anything --

19 MR. ROBERTS: But they are available to
20 you, if you need them.

21 MS. MAHONEY: Yeah. That is what I was
22 told.

23 VICE CHAIR MAGALETTA: No parking on
24 either side. Sometimes, although I am not being
25 funny, because people double park on both sides,

1 people think on the west side you can double park,
2 and on the east side you cannot, or vice versa. So
3 just -- it is a very busy section. It really is a
4 very busy part there. There are a lot of accidents.
5 Pedestrians are hit. There's a lot of pedestrian
6 conflicts down there, so let's be extra careful,
7 please. That is really it.

8 Thank you.

9 MR. GALVIN: I just wanted to talk
10 about a recap of where we are at.

11 You guys went for a zoning permit to
12 operate the office. You were denied.

13 You filed an application with the
14 Zoning Board. That is where they were going to have
15 to go next to vet this, and there's a good chance
16 that the Zoning Board would come to the same
17 conclusion that the subcommittee is coming to.

18 I just thought it would make some sense
19 to get them here and just have somebody listen to
20 it.

21 Now, the question is, the zoning
22 officer would have to reconsider this.

23 CHAIRMAN HOLTZMAN: So we need to
24 communicate with the zoning officer to basically
25 send her --

1 MR. GALVIN: Not officially. I think
2 we have to do it unofficially. There's nothing --
3 we have no power. The Planning Board has no power
4 in this. But I think the fact that you submitted it
5 to us, now you just educated enough people to start
6 having the conversation on this side, and I am the
7 Zoning Board Attorney, so if you are forced to come
8 back, I will have a better understanding of what
9 we're doing.

10 MR. ROBERTS: Dennis, I'm actually
11 thinking that maybe what they could do is resubmit a
12 zoning permit application with the stipulation with
13 the number and the parking --

14 MR. GALVIN: That's what I'm saying.

15 By the way, I sat on the Shipco case --

16 CHAIRMAN HOLTZMAN: Does that sound
17 reasonable, Mr. Meese?

18 You kind of like resubmit the
19 application with the conclusion that we have come to
20 this evening and have the zoning officer take a
21 second pass at it?

22 MR. MEESE: Sure.

23 Let's just reiterate what the
24 conclusion is to make sure that we are all on the
25 same page as to what we're going --

1 MR. GALVIN: Since we don't have any
2 official juice here, we are not telling you to do
3 anything. But I heard that we think you should have
4 six spaces in a parking garage available, right?

5 MR. ROBERTS: I think that is what they
6 suggested they would do --

7 CHAIRMAN HOLTZMAN: I think the first
8 thing was communication with anybody that's coming
9 to the office, right, that there is no double
10 parking really.

11 We have to be serious about this, guys,
12 and that you have a number of lots that the guys can
13 use, and you are in some conversation with the
14 parking lots to potentially secure spots for your
15 driver partners.

16 You know, whatever you can do to
17 communicate that to your drivers, and maybe it is a
18 situation where I am sure there are people that
19 would potentially show up without calling you guys
20 first. Like, hey, I just dropped off, you know, a
21 ride in Hoboken, I'm going to swing by the office.

22 Maybe there is something that
23 technology-wise, that if they click on 'Where is the
24 office point,' that kind of a warning pops up to
25 give them a little bit of a poke in the nose kind of

1 thing to wake them up.

2 I don't know. I am sure you can come
3 up with something.

4 MS. MAHONEY: Yes.

5 CHAIRMAN HOLTZMAN: Commissioners, does
6 that sound at least reasonable?

7 COMMISSIONER MC KENZIE: Yes.

8 CHAIRMAN HOLTZMAN: Does that give you
9 enough to put a little bit of dialog together, Mr.
10 Meese?

11 MR. MEESE: Sure.

12 MR. ROBERTS: Then it could be in the
13 file, and you can pull that file out a year from now
14 and know what the situations are.

15 CHAIRMAN HOLTZMAN: Great.

16 MR. GALVIN: In the meantime, you are
17 still in the cue, so either this hopefully will all
18 happen very quickly, and then you can just dismiss
19 what --

20 CHAIRMAN HOLTZMAN: You can just
21 proceed.

22 MR. GALVIN: -- you had at the Zoning
23 Board. But if not, I will do my best to get you on
24 at the Zoning Board quickly.

25 CHAIRMAN HOLTZMAN: Now, I know that

1 the Shipco people are still in there, so did you
2 have any kind of a time frame that you are working
3 with also?

4 They are still operational in there. I
5 walked past there today. There's people in there.

6 MR. MEESE: I think they are next door,
7 right?

8 MS. MAHONEY: Our office is -- is --

9 MR. MEESE: Uber's office is clean.

10 MS. MAHONEY: -- yes --

11 CHAIRMAN HOLTZMAN: Oh, did I look next
12 door and think I was looking at the wrong place?

13 MS. MAHONEY: -- they're not operating.

14 It has our furniture -- it has our furniture --

15 MR. MEESE: Yeah. The Uber office
16 is --

17 MS. MAHONEY: Vacant.

18 MR. MEESE: -- it's just one
19 storefront.

20 CHAIRMAN HOLTZMAN: Okay.

21 VICE CHAIR MAGALETTA: Maybe they are
22 using your space.

23 CHAIRMAN HOLTZMAN: I think that does
24 it then. That's great.

25 MR. MEESE: Thank you very much.

1 MS. MAHONEY: Thanks.

2 CHAIRMAN HOLTZMAN: Is it Ana or Ann?

3 MS. MAHONEY: Ana.

4 CHAIRMAN HOLTZMAN: Do you have a
5 business card?

6 MS. MAHONEY: Yes.

7 The phone number doesn't work, which is
8 why I'm x'ing it out now. It's an old Google Voice
9 number for a different market that I was working on.

10 CHAIRMAN HOLTZMAN: So how can I
11 communicate with you, if I'd like to?

12 MS. MAHONEY: By my email.

13 CHAIRMAN HOLTZMAN: Just your email.
14 Okay.

15 Do we need to make a motion to close
16 this meeting?

17 COMMISSIONER MC KENZIE: I so move.

18 VICE CHAIR MAGALETTA: Second.

19 CHAIRMAN HOLTZMAN: All in favor?

20 (All Board members answered in the
21 affirmative.)

22 (The meeting concluded at 8:30 pm.)

23

24

25

C E R T I F I C A T E

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

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

s/Phyllis T. Lewis, CCR, CRCR

- - - - -

PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
Notary Public of the State of New Jersey
My commission expires 11/5/2015.
Dated: 6/17/15
This transcript was prepared in accordance with
NJAC 13:43-5.9.

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