

CITY OF HOBOKEN PLANNING BOARD  
SPECIAL MEETING  
CASE: HOP-16-11

RE: 807-809 Castle Point Terrace :  
Block: 236, Lots 3 and 4.02 : June 28, 2016  
Zone: R-1(E) : 7:06 p.m.  
APPLICANT: Trustees of Stevens :  
Institute of Technology :  
Preliminary & Final Site Plan and :  
Variance Review :  
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Held At: 94 Washington Street  
Hoboken, New Jersey

B E F O R E:

- Chairman Gary Holtzman
- Vice Chair Frank Magaletta
- Commissioner Caleb D. Stratton
- Commissioner Jim Doyle
- Commissioner Ann Graham
- Commissioner Caleb McKenzie
- Commissioner Ryan Peene
- Commissioner Rami Pinchevsky
- Commissioner Kelly O'Connor

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

- David Glynn Roberts, AICP/PP, LLA, RLA  
Board Planner
- Andrew R. Hipolit, PE, PP, CME  
Board Engineer
- Patricia Carcone, Board Secretary

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## I N D E X

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1                   CHAIRMAN HOLTZMAN:   Okay.   Good  
2                   evening, everybody.   We are going to get started.

3                   It is Tuesday, June 28th, 7:06 p.m.  
4                   This is the Hoboken Planning Board Meeting.   This is  
5                   a Special 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 Stratton?

20                  COMMISSIONER STRATTON:   Here.

21                  MS. CARCONE:   Commissioner Forbes is  
22                  absent.

23                  Commissioner Doyle?

24                  COMMISSIONER DOYLE:   Here.

25                  MS. CARCONE:   Commissioner Graham?

1 COMMISSIONER GRAHAM: Here.

2 MS. CARCONE: Commissioner McKenzie?

3 COMMISSIONER MC KENZIE: Here.

4 MS. CARCONE: Commissioner Peene?

5 COMMISSIONER PEENE: Here.

6 MS. CARCONE: Commissioner Pinchevsky?

7 COMMISSIONER PINCHEVSKY: Here.

8 MS. CARCONE: Commissioner Jacobson is  
9 absent.

10 And Commissioner O'Connor?

11 COMMISSIONER O'CONNOR: Here.

12 CHAIRMAN HOLTZMAN: Great.

13 Thank you.

14 MS. CARCONE: Okay. Six, seven, eight,  
15 nine.

16 CHAIRMAN HOLTZMAN: So let's see. Is  
17 there any new business that any of the Commissioners  
18 have this evening or anything else that we would  
19 like to --

20 COMMISSIONER DOYLE: Introduce our  
21 counsel.

22 CHAIRMAN HOLTZMAN: Oh, we should have  
23 our new counsel introduce himself, yes, on the  
24 record.

25 MR. LEIMBACH: I am Andrew Leimbach

1 from the Galvin Law Firm, the Board's Attorney.

2 CHAIRMAN HOLTZMAN: Thank you.

3 All right. So are we ready, young man?

4 MR. TUVEL: Ready.

5 Good evening, Mr. Chairman, Members of  
6 the Board, Jason Tuvel, attorney for the applicant,  
7 Stevens Institute of Technology.

8 This is an application for preliminary  
9 and final major site plan approval with several C  
10 variances for the property located at Block 236,  
11 Lots 3 and 4.02.

12 The purpose of this application stems  
13 from the approval, as many of you may be aware, of  
14 the Academic Gateway Building that was approved by  
15 the Board of Adjustment back in November of 2015.

16 Due to the fact that that complex will  
17 be constructed, the Lieb Building that is currently  
18 located on the southern portion of Sixth and Hudson  
19 will have to be demolished. As part of that  
20 demolition, the computer science engineering  
21 department will have to be relocated immediately, so  
22 the students and the faculty will need a new place  
23 to go.

24 So with that comes this application,  
25 which is for the North Building, and what the North

1 Building is is a balance of the need for an  
2 immediate home for the computer science activities,  
3 as well as planning going forward for other types of  
4 renovations and other types of projects on campus.

5 So the building, as you might have seen  
6 in your packets, is not your typical construction.  
7 It is modular construction, and what you will hear  
8 throughout the testimony is that that takes place in  
9 a lot shorter fashion than your typical construction  
10 of a building.

11 In connection with the application, we  
12 also implemented many sustainable features. There  
13 are rain gardens, bioretention swales and many other  
14 sustainable features that we put into the  
15 application.

16 Mr. Chairman, I have five witnesses  
17 that I plan to call --

18 CHAIRMAN HOLTZMAN: Oh, my gosh.

19 (Laughter)

20 MR. TUVEL: -- I don't plan for any of  
21 them to be too long, but I think it is important  
22 that you hear from each discipline.

23 So we're going to have an architect, a  
24 site engineer, traffic, and Mr. Maffia to talk about  
25 operations, and then our professional planner to

1 talk about the variances.

2 So unless there are any questions for  
3 me, I would ask permission to get right to it.

4 CHAIRMAN HOLTZMAN: Please proceed.

5 MR. TUVEL: Okay.

6 So the first witness I will call is our  
7 architect, Mr. Modeste Sobolta.

8 MR. LEIMBACH: I will swear you in.

9 Please raise your right hand.

10 Do you swear or affirm to tell the  
11 truth, the whole truth, and nothing but the truth?

12 THE WITNESS: I do.

13 M O D E S T E S O B O L T A, AIA, Elkin/Sobolta &  
14 Associates, 36 Ames Aveue, Rutherford, New Jersey,  
15 having been duly sworn, testified as follows:

16 MR. LEIMBACH: Please state your first  
17 name and spell your last name for the record.

18 THE WITNESS: Modeste, M-o-d-e-s-t-e,  
19 Sobolta, S-o-b-o-l-t-a.

20 MR. LEIMBACH: Thank you.

21 CHAIRMAN HOLTZMAN: Can we get some  
22 credentials from Mr. Sobolta?

23 MR. TUVEL: Yeah. I believe Mr.  
24 Sobolta has testified and been accepted by this  
25 Board before, but I am happy to go through his

1 qualifications.

2 CHAIRMAN HOLTZMAN: Give us a brief  
3 overview.

4 MR. TUVEL: Okay.  
5 Just a brief overview of your  
6 qualifications, Modeste.

7 THE WITNESS: Registered architect in  
8 New Jersey since 1972, Bachelor in Science of  
9 Architecture...

10 MR. TUVEL: Okay.  
11 Does the Board accept him?

12 CHAIRMAN HOLTZMAN: Thank you.

13 MR. TUVEL: Great.

14 Mr. Sobolta, if you could just get the  
15 Board oriented to the existing conditions on the  
16 property as well as the surrounding structures and  
17 specifically where on the campus this property is  
18 nestled.

19 THE WITNESS: Well, the property is in  
20 the northwest quadrant of the campus.

21 MR. TUVEL: So, Mr. Chairman, should we  
22 mark that as A-1?

23 CHAIRMAN HOLTZMAN: Yes.

24 MR. TUVEL: Thank you.

25 THE WITNESS: This is the site

1 engineer's plan. As you can see, this is the  
2 property on which the building is found or will  
3 be --

4 CHAIRMAN HOLTZMAN: So then let's mark  
5 it, Jason.

6 MR. TUVEL: I'll mark it myself.

7 CHAIRMAN HOLTZMAN: You have tickets  
8 right in front of you.

9 MR. TUVEL: I got it.

10 (Exhibit A-1 marked)

11 COMMISSIONER O'CONNOR: Mr. Chairman?

12 CHAIRMAN HOLTZMAN: Yes.

13 COMMISSIONER O'CONNOR: Can we move  
14 that over?

15 CHAIRMAN HOLTZMAN: We can.

16 Let's get those boards moved forward a  
17 bit, so we can actually see them.

18 MR. TUVEL: This way?

19 CHAIRMAN HOLTZMAN: Move it all the way  
20 over. Don't be shy.

21 MR. TUVEL: I wanted the public to be  
22 able to see them also.

23 CHAIRMAN HOLTZMAN: And if there are  
24 any members of the public that want to see the  
25 boards, feel free to come up. Don't hesitate.

1 (Member of the audience views the board  
2 and confers with the witness)

3 CHAIRMAN HOLTZMAN: We are not having a  
4 conversation about this.

5 We're not having a conversation about  
6 this.

7 MR. LEIMBACH: Excuse me.

8 MR. TUVEL: Modeste, just continue with  
9 the presentation.

10 MR. LEIMBACH: Questions will be  
11 reserved for the public at the end of the meeting,  
12 ma'am.

13 MS. GROSS: You said to come up, and I  
14 came up.

15 MR. LEIMBACH: Yes.

16 THE WITNESS: In the northwest corner  
17 quadrant of the campus, Castle Point Terrace is on  
18 the west side, Ninth Street extension. The building  
19 surrounding the area -- this is an enlarged plan of  
20 the parking lot on which the building is proposed to  
21 be.

22 MR. TUVEL: We will mark that as A-2,  
23 Modeste.

24 (Exhibit A-2 marked)

25 THE WITNESS: Starting now with the

1 southwest corner of the property, we have a  
2 five-story tan brick dormitory, Jonas Hall.

3 MR. LEIMBACH: Let me just ask you some  
4 questions about these photos.

5 Who took these photos that are depicted  
6 on the board?

7 THE WITNESS: Who took them?

8 MR. LEIMBACH: Yes.

9 THE WITNESS: I did.

10 MR. LEIMBACH: Do they accurately  
11 reflect what is existing today?

12 THE WITNESS: Yes.

13 CHAIRMAN HOLTZMAN: When did he take  
14 them?

15 MR. LEIMBACH: And when did you take  
16 them?

17 THE WITNESS: They were taken last  
18 spring.

19 MR. LEIMBACH: Last spring?

20 THE WITNESS: This spring, this past  
21 spring.

22 MR. LEIMBACH: Okay. Thank you.

23 THE WITNESS: Thank you.

24 The next building over is one of three  
25 residential buildings fronting on Castle Point

1 Terrace. The first one on the south side,  
2 two-and-a-half-story tan brick residential building.

3 The next one directly to the west of  
4 the proposed building.

5 Another two-and-a-half-story  
6 residential, that is a tan stucco finish.

7 The building to the northwest is  
8 another two-and-a-half-story residential white  
9 brick.

10 Moving on now to the campus proper, the  
11 building to the north of the site is Pond House,  
12 which is a two-story academic building.

13 The area to the northeast behind  
14 Humphreys Hall, you can see Alexander House, which  
15 is approximately here. That is a three-story brick  
16 building.

17 Directly to the east a three-story  
18 Humphreys Hall dormitory building.

19 And then, again, Humphreys Hall and  
20 Jonas, five-story dormitory.

21 MR. TUVEL: So the proposed area right  
22 now is currently a parking lot, correct?

23 THE WITNESS: Yes.

24 As you can see, all of the shots were  
25 taken from various angles from the parking lot

1 looking out at the surrounding buildings.

2 MR. TUVEL: Let's move to the  
3 elevations.

4 THE WITNESS: The elevation of the  
5 building, this is the east elevation, which is at  
6 the bottom of the drawing.

7 MR. TUVEL: What sheet are you  
8 referring to?

9 THE WITNESS: I'm referring to Sheet  
10 T-100.

11 MR. TUVEL: And that was in the packet  
12 that was submitted to the Board?

13 THE WITNESS: Yes. That's correct.

14 MR. TUVEL: So, Mr. Chairman, I don't  
15 think we need to mark it, if it was submitted.

16 CHAIRMAN HOLTZMAN: No.

17 MR. TUVEL: Thank you.

18 THE WITNESS: The exterior treatment is  
19 called an EIFS system, Exterior Insulated Finished  
20 System. It is made of extruder polystyrene with a  
21 synthetic stucco applied to it. It helps with the  
22 energy consumption in the building because it gives  
23 additional insulation.

24 What we have chosen to do is use a  
25 lighter color that reflects the smaller residential

1 buildings to the west -- to the west.

2 We have accented the window lines with  
3 bands of a darker stucco, introduced a line that  
4 captured the canopy entrance and carried that line  
5 around.

6 At the entrance to the building on the  
7 right or north side, there is going to be a rain  
8 garden, which will be described later by the site  
9 engineer, and all in all, it will be an esthetically  
10 pleasing pleasant building to look at and to  
11 function in.

12 MR. TUVEL: Modeste, what is the exact  
13 square footage and what is the exact height?

14 THE WITNESS: The total square footage  
15 is 15,450. The first floor 5,588, and the other two  
16 floors 4,931.

17 MR. TUVEL: And you're pointing to what  
18 sheet?

19 THE WITNESS: I'm pointing to Sheet  
20 A-101.

21 MR. TUVEL: And what is the exact  
22 height of the building?

23 THE WITNESS: On Sheet A-105, 39.53  
24 feet.

25 MR. TUVEL: Okay. And that is

1 compliant with the zoning ordinance?

2 THE WITNESS: That is within the zoning  
3 requirements.

4 MR. TUVEL: Okay.

5 And the rooftop coverage in terms of  
6 appurtenances and things of that nature, the  
7 coverage also complies with the ordinance, correct?

8 THE WITNESS: The coverage on the  
9 rooftop equipment encompasses 8 -- 6 percent of the  
10 total area of the roof. 10 is required as the  
11 maximum.

12 MR. TUVEL: Why don't you describe for  
13 the Board the floor plan layouts starting from the  
14 ground floor first?

15 THE WITNESS: Coming into the main  
16 entrance, there is a canopy outside to protect  
17 walkers. There will be bike storage racks within  
18 that area as well.

19 Coming through the double entry doors  
20 into the lobby, on the left is the ADA accessible  
21 elevator for access to the second and third floors.

22 Continuing in, there are four rooms of  
23 about 418 square feet to 522. At this point they  
24 are labeled as classrooms because they are slightly  
25 larger than normal office space.

1                   Also, on that same floor is a  
2 predominant number of toilets for men and women, and  
3 to the northeast corner is even a larger room, 875  
4 square feet, which at this time will be used as a  
5 lecture hall. That has an entrance from the  
6 corridor and also as an emergency exit and an exit  
7 through this stair to the outside. A room of this  
8 size requires two exits. Also at that corner of the  
9 building is the I.T. room.

10                   On the south side off the entrance, an  
11 electric closet for the incoming electric service,  
12 an elevator machine room for the elevator.

13                   The second stair tower -- the building  
14 has two stair towers, and at the far corner the  
15 sprinkler room accessible only from the outside, if  
16 needed, and that is the incoming water for the  
17 sprinkler system. The building is fully  
18 sprinklered.

19                   MR. TUVEL: Okay.

20                   And why don't we move to the second  
21 floor plan. And the second and third floor plans  
22 are identical, correct?

23                   THE WITNESS: Yes, they are.

24                   Coming off the elevator, there is a  
25 corridor that circumnavigates the interior of the

1 building, so at no point are you at a dead end.

2 Off of that, we have in the center a  
3 number of smaller offices ranging in size from 76  
4 through 117 square feet. Basically for the most  
5 part single and some of them slightly smaller ones,  
6 too. There is also a student work room for prep  
7 work before the other classes, janitor's closet, and  
8 two single gender neutral toilets.

9 MR. TUVEL: Modeste, there are labs on  
10 that floor, correct?

11 THE WITNESS: There are three computer  
12 labs.

13 MR. TUVEL: And they won't be what you  
14 call wet labs, correct?

15 THE WITNESS: No, they're not. They're  
16 strictly electronic.

17 MR. TUVEL: Okay. So no need for  
18 extensive ventilation or anything of that nature?

19 THE WITNESS: Nothing like that.

20 MR. TUVEL: And nothing is anticipated  
21 for this building to have those types of features,  
22 is that right?

23 THE WITNESS: No, not at all.

24 MR. TUVEL: All right.

25 And we talked about this being swing

1 space where Stevens may want to convert what is  
2 classrooms into office or some other university use.  
3 Is that easily doable based on how the building is  
4 proposed to be configured initially?

5 THE WITNESS: Yes.

6 Most of these partitions are wood stud,  
7 and they're not load bearing, so they can be taken  
8 down and rooms made larger, two, three, four rooms  
9 together as is needed, so the building is flexible  
10 from that perspective.

11 MR. TUVEL: Why don't we move to the  
12 roof plan?

13 THE WITNESS: Now, this is the third  
14 floor of --

15 MR. TUVEL: Just for general purposes,  
16 it is identical to the second floor?

17 THE WITNESS: Yes.

18 On the roof plan we have nine heating  
19 and air-conditioning units and a hatch to get up to  
20 the roof from the third floor. There is also a  
21 lower roof over the canopy.

22 The roof itself slopes from east to  
23 west. It is white EPDM, which is a white rubber  
24 roof. It has the cool roof rating.

25 At the lower end of the roof is a

1 continuous gutter. Five roof leaders carry the  
2 water from the gutter down to the west side into  
3 bioretention planters, which again will be talked  
4 about by the site engineer, so they don't spill just  
5 out onto the ground.

6 MR. TUVEL: And that is the roof plan  
7 where you mentioned earlier only 6 percent of the  
8 roof is covered with --

9 THE WITNESS: That is correct, and  
10 these are them.

11 MR. TUVEL: And is there a parapet wall  
12 on the roof?

13 THE WITNESS: We have a parapet on  
14 three sides, south, east, and north.

15 As I said, the west side is where the  
16 roof slopes, and two -- and we have a continuous  
17 gutter to take the water off the roof.

18 MR. TUVEL: Okay.

19 And in terms of the DEP requirements  
20 for the HVAC equipment, is it your intention that  
21 these will be designed to meet all DEP standards at  
22 the ambient levels of the property line?

23 THE WITNESS: That's exactly correct,  
24 and this building is going to be designed under the  
25 new 2015 building code.

1                   The mechanical code is much more  
2                   stringent than the previous code, so these units  
3                   will be very efficient, and the more efficient the  
4                   units, the quieter they are.

5                   MR. TUVEL:     I think we covered almost  
6                   everything.

7                   Is there anything else that you wanted  
8                   to add in connection with your testimony that we  
9                   didn't cover?

10                  THE WITNESS:  No.

11                  MR. TUVEL:  No.

12                  Mr. Chairman --

13                  CHAIRMAN HOLTZMAN:  That concludes the  
14                  architect's testimony at this time?

15                  MR. TUVEL:  Yes.

16                  CHAIRMAN HOLTZMAN:  Mr. Roberts, you  
17                  had some questions for the architect?

18                  MR. ROBERTS:  Yes, Mr. Chairman.

19                  I think the questions are going to have  
20                  to be intertwined because some of them have to do  
21                  with variances.

22                  CHAIRMAN HOLTZMAN:  Right.

23                  MR. ROBERTS:  Just to start out with,  
24                  we have -- my understanding is we first started  
25                  looking at the application at the SSP, that this was

1 a modular building. We knew it had to be  
2 constructed quickly, and then we have the master  
3 plan presentation, which the university was kind  
4 enough to present to the Board, and we found out  
5 that this Board is really kind of critical to many  
6 other things that are going to happen in the future  
7 with the master plan.

8 So my first question is: What is the  
9 modular nature of the building?

10 Are there prefab sections that are  
11 being put together?

12 Does the modular nature of the building  
13 affect the footprint of it, because that affects the  
14 variances because there are basically variances  
15 being requested from almost every side, from almost  
16 every building, and that makes me wonder whether the  
17 footprint was kind of dictated by the process.

18 So if you could tell us a little bit  
19 about why this particular type of construction was  
20 selected, and whether there was any flexibility in  
21 terms of the design.

22 THE WITNESS: Well, the major reason  
23 for the modular construction is that entire sections  
24 are constructed in a factory off site under  
25 controlled environmental conditions. They are not

1 built during rain. They are not electric exposed,  
2 so that the quality control of those sections is  
3 kept very high as opposed to work on the site.

4 The big plus of that is that these are  
5 being built off site. They are not --

6 CHAIRMAN HOLTZMAN: Mr. Tuvell, that is  
7 not our planner's question.

8 Can you redirect your architect to get  
9 on board?

10 MR. TUVELL: Sure.

11 Did the modular construction in any way  
12 determine the footprint of the building?

13 THE WITNESS: Only to the extent that  
14 there are certain dimensions that in terms of units,  
15 the width of the units that make it effective. You  
16 can't have the units too narrow or too wide because  
17 you can't transport them. So you do have a module,  
18 and it is not that you can make it two feet shorter  
19 or three feet longer as you could if you were  
20 building on the site.

21 MR. TUVELL: But --

22 MR. ROBERTS: I'm sorry.

23 So I suspect that the factory has  
24 certain specs that they create these modules with?

25 THE WITNESS: Right, but they are not

1 insurmountable that, you know, it makes -- it  
2 dictates that you could either have a 15,000 square  
3 foot building or a 4,000 square foot building. It  
4 is still all within reason --

5 MR. ROBERTS: Right.

6 THE WITNESS: -- it is just working  
7 with the sections. They have to be brought in. You  
8 can't have as much of a variety in depth of the  
9 sections because --

10 MR. ROBERTS: So the fact that -- I  
11 mean, you are really putting the building in a  
12 parking lot because it's available land --

13 THE WITNESS: Well, the land was there,  
14 and you are disturbing very little of the green  
15 space that is around it. You are working over a  
16 paved impervious area.

17 MR. ROBERTS: Right. I realize that,  
18 and I know that one of the variances has to do with  
19 the fact that the building is straddling the lot  
20 line between two lots that are owned by the  
21 university --

22 THE WITNESS: Correct.

23 MR. ROBERTS: -- so that is a  
24 preexisting condition.

25 What I am getting to is that you are

1       trying to fit a building for a specific need on a  
2       site on campus, where there is an opportunity to put  
3       it, but you are somewhat constricted by the factory  
4       specifications in terms of how big the boxes are to  
5       get them to work for what you need them for --

6                   THE WITNESS:  Yes, to --

7                   MR. ROBERTS:  -- so in other words, if  
8       you needed to shorten the building by two feet maybe  
9       on one side or a foot and a half on the other, so  
10      they conform with the setback requirements and  
11      possibly maybe even get the 50 percent coverage, it  
12      would seem to me if you are buying the boxes off the  
13      shelf, so to speak, from the factory, you have less  
14      flexibility --

15                  THE WITNESS:  Well, they are not off  
16      the shelf.  They are all made.  There was nothing in  
17      the factory that was this building.  It is a set of  
18      plans, and from that plan --

19                  VICE CHAIR MAGALETTA:  Can I ask a  
20      question?

21                  CHAIRMAN HOLTZMAN:  Mr. Magaletta?

22                  VICE CHAIR MAGALETTA:  You can tell the  
23      factory, you can customize -- you can specify the  
24      size of the boxes that you want, correct?

25                  THE WITNESS:  It is not so much the

1 boxes you want. You work out your floor plan.

2 VICE CHAIR MAGALETTA: Well, that's  
3 exactly what the question was --

4 CHAIRMAN HOLTZMAN: I think that was a  
5 yes.

6 VICE CHAIR MAGALETTA: Yes. You can  
7 customize. You can tell them I want two feet by two  
8 feet, right?

9 You can tell them that, if that is what  
10 you want.

11 If that is what you want, you can tell  
12 them that, and they can do it that way, right?

13 THE WITNESS: But still within the  
14 overall picture of the --

15 MR. TUVEL: I think the answer is  
16 obviously you want to build something that conforms  
17 with what you want to do, but yes, you can customize  
18 the --

19 VICE CHAIR MAGALETTA: Thank you.

20 COMMISSIONER DOYLE: The  
21 manufacturer's --

22 CHAIRMAN HOLTZMAN: Thank you,  
23 Commissioner.

24 MR. ROBERTS: Just a follow-up question  
25 then would be: Is the floor plan that you came up

1 with to meet the needs of the university, is that --  
2 those extra couple feet that you need in those  
3 certain areas to get the building to fit within the  
4 zoning requirements of that, where that parking lot  
5 is, is that for -- I guess what I am looking for is  
6 a justification based on the need of the space for  
7 the variances that you are looking for.

8 THE WITNESS: Well, you still have a  
9 floor -- you still have a floor plan that you also  
10 want the rooms, the spaces you are creating, you  
11 want those spaces to function --

12 MR. ROBERTS: Right.

13 THE WITNESS: -- so you have a corridor  
14 that can only be so --

15 CHAIRMAN HOLTZMAN: I am going to  
16 suggest, Mr. Roberts, that you hold your question  
17 for somebody else. The architect is unable to  
18 answer your questions.

19 MR. ROBERTS: Okay. I was trying to  
20 get to the physical requirements.

21 CHAIRMAN HOLTZMAN: I know. We will  
22 save that for somebody else.

23 MR. ROBERTS: Okay.

24 Well, just to follow up. You had  
25 already -- one of my questions was whether the

1       prefab dictates the footprint, and I think you  
2       covered that.

3                       This type of -- one of the things this  
4       Board looks for, and you mentioned some sustainable  
5       elements, the rain garden and the bioretention  
6       planters, all of which are site improvements.

7                       The modular nature of the building,  
8       does it preclude, for example, green roof treatment,  
9       which would be something that you would expect to  
10      see on a college campus wherever it is possible?

11                      THE WITNESS:  Having done a number of  
12      green roofs, my firm, the structure that is below  
13      the roof has to be increased because of the  
14      retention of the water in the green roof during  
15      heavy rains, so inherently it is a much more  
16      expensive system.

17                      We don't have that much, as you can  
18      see, we have nine separate units --

19                      MR. ROBERTS:  Uh-huh.

20                      THE WITNESS:  -- to then add little  
21      pieces of green roof around it would not be as  
22      functional as if there was one penthouse and then  
23      the area around it.

24                      MR. ROBERTS:  Is that having to do with  
25      the way the boxes are built in the factory that

1 precludes a retrofit?

2 THE WITNESS: No. The factors for  
3 control of the temperature in the building on the  
4 east side versus the west side when the sun rises  
5 and when the sun sets, you can't have one thermostat  
6 controlling all of that. You need separation. So  
7 when you need heat, more heat on one side than you  
8 do on the other, so the flexibility of the nine  
9 units gives you that.

10 MR. ROBERTS: So I think my question  
11 was: Is there anything structurally within the  
12 factory process that would preclude adding a green  
13 roof to a modular building?

14 THE WITNESS: Well, you can add the  
15 structure, but yes, it would be adding substantial  
16 structure at cost.

17 MR. ROBERTS: So it is a cost issue?  
18 The fact that it is modular building,  
19 isn't that a less expensive process?

20 THE WITNESS: It is a little bit less,  
21 yes.

22 But also the green roof comes  
23 inherently with maintenance and upkeep costs over  
24 the -- over its life.

25 MR. ROBERTS: Okay. I think the -- I

1 think we can leave that part of it there, but I  
2 think part of the --

3 CHAIRMAN HOLTZMAN: I don't think we  
4 should just leave it there --

5 MR. ROBERTS: Okay.

6 CHAIRMAN HOLTZMAN: -- no, no, because  
7 the architect obviously is not too well-versed in  
8 green building technology, or he is choosing to be  
9 coy with us this evening.

10 Since obviously we have almost every  
11 application that comes before this Board has some  
12 type of a green roof, sustainable system on it, and  
13 the fact that there are nine condensers up on the  
14 roof wouldn't matter for nothing, because we have  
15 applications that have private decks on roofs, all  
16 types of different equipment, ventilation systems  
17 for restaurants, and somehow everybody seems to  
18 manage to work around them.

19 So it is not that it is impossible. It  
20 is they are choosing not to because unfortunately,  
21 they have chosen to build an inexpensive building,  
22 and it doesn't allow for their budget apparently to  
23 step up for these things.

24 MR. ROBERTS: And it sounds to me like  
25 the modular construction is not precluding a green

1 roof.

2 CHAIRMAN HOLTZMAN: It certainly isn't.  
3 We all know that it doesn't because we have had  
4 modular buildings come before this Board that were  
5 more than adequately structured to be able to  
6 sustain the load.

7 MR. HIPOLIT: It appears it is only  
8 modular from their off-site construction purpose.  
9 It is permanent from their on-site construction  
10 purpose --

11 CHAIRMAN HOLTZMAN: Certainly this  
12 is --

13 MR. HIPOLIT: -- it is not going to be  
14 taken back apart --

15 CHAIRMAN HOLTZMAN: -- as much as the  
16 word "temporary" was originally discussed, obviously  
17 this isn't going to be a temporary building.

18 MR. HIPOLIT: No, it's permanent.

19 CHAIRMAN HOLTZMAN: Can you talk to us  
20 and explain to the Board a little bit as to how this  
21 construction is actually -- what the construction is  
22 with the foam and things like that, and now this is  
23 something that we really do not see here in Hoboken?

24 MR. HIPOLIT: I mean, we don't -- I am  
25 not an architect, but we don't see much of the EIFS

1 at all. It is really a spray foam type function  
2 with a coating on the outside of it that does  
3 provide some installation, but it is a very cheap  
4 way of facading a building.

5 Our facade ordinance will allow a  
6 little bit of it, a very little bit of it. Most of  
7 our facade ordinance is masonry and brick or a  
8 different metal treatment, 75 percent, so it doesn't  
9 meet that ordinance.

10 I know this is not a residential  
11 building yet, but they may convert it to a  
12 dormitory, which then makes it residential, so that  
13 is a different issue for the Board to discuss.

14 CHAIRMAN HOLTZMAN: Right.

15 And when these kinds of systems are  
16 used, they are generally never used at the grade  
17 level because a couple of guys screwing around with  
18 a soccer ball or a lacrosse ball are going to put a  
19 major dent right in the side of this thing.

20 MR. HIPOLIT: Right.

21 MR. ROBERTS: So, Mr. Chairman, I think  
22 for the architect, those are my main questions  
23 having to do with the variances.

24 CHAIRMAN HOLTZMAN: Thank you, Dave.

25 Did you have any other questions, Andy?

1 MR. HIPOLIT: Not right now, no.

2 CHAIRMAN HOLTZMAN: Okay.

3 Commissioners, any questions for the  
4 architect?

5 COMMISSIONER GRAHAM: I am just not  
6 clear why you are doing a modular building.

7 Could you enumerate -- I heard cost. I  
8 heard it's better to build part of it off site and  
9 bring it. I am just not clear why you're doing it  
10 this way.

11 Could you explain that?

12 THE WITNESS: Because the interruption  
13 on campus is shortened tremendously using the  
14 modular method --

15 COMMISSIONER GRAHAM: Okay.

16 THE WITNESS: -- because they are not  
17 starting and working on it for a year or a year and  
18 a half until they put all of the pieces together.

19 The pieces are put together off site,  
20 trucked in, stacked, and in relatively short time  
21 the building is finished.

22 COMMISSIONER GRAHAM: So the purpose is  
23 really to move forward on everything else that you  
24 want to do rather than to build --

25 THE WITNESS: Correct, and also --

1                   COMMISSIONER GRAHAM: -- a building  
2                   that would look more permanent. It implies that it  
3                   is temporary, but it is not temporary.

4                   THE WITNESS: Right.

5                   And if it so happens that the project  
6                   is delayed, and it is wintertime, they are not  
7                   building it in the winter. They are bringing  
8                   finished sections and just finishing them off in the  
9                   winter, so it does have that plus to it.

10                  MR. TUVEL: Commissioner Graham, I  
11                  think Mr. Maffia can also answer any questions about  
12                  why they are doing this type of construction, and he  
13                  would be happy to do that.

14                  I think, Mr. Chairman, with respect to  
15                  the architect's response on the green roof, I think  
16                  the answer was, well, based on the application as  
17                  proposed, the structure could not accommodate that,  
18                  but we hear the Board's comments with respect to the  
19                  desire for a green roof, and we are going to look at  
20                  that.

21                  CHAIRMAN HOLTZMAN: No. My challenge  
22                  was specifically to the architect telling us that it  
23                  was not feasible, and it is feasible.

24                  We certainly have enough engineers even  
25                  in this room that could tell us that it is feasible.

1 It's a matter of the applicant has chosen not to go  
2 that route, and that is good, bad or indifferent,  
3 but it is not that it is not feasible, and I think  
4 that is an important consideration. It's not that  
5 it's not possible.

6 MR. HIPOLIT: Well, I think the  
7 question is, it is possible, but the applicant is  
8 not proposing to do it.

9 CHAIRMAN HOLTZMAN: They are not  
10 proposing to do it. That's correct.

11 MR. HIPOLIT: Right. That's the  
12 answer.

13 CHAIRMAN HOLTZMAN: Right. But I don't  
14 want anybody to be misled that it is not feasible.

15 MR. TUVEL: I would agree with you,  
16 yes.

17 CHAIRMAN HOLTZMAN: Are there any  
18 members of the public that have questions for the  
19 architect, specifically about the architecture?

20 If there are opinions, we will get to  
21 that later, but these are questions about the  
22 architecture, the building itself, construction,  
23 things of that nature.

24 I can't see everybody from behind  
25 the --

1                   COMMISSIONER O'CONNOR: You have  
2 somebody coming up.

3                   CHAIRMAN HOLTZMAN: Anybody, questions?

4                   If you are out there and you want to  
5 come up -- if you want to say something, come up,  
6 because I can't see your hands.

7                   Okay. No members of the public.

8 Great.

9                   Mr. Tuvel, let's move on to your next  
10 witness.

11                  MR. TUVEL: Okay. Our next witness is  
12 our site engineer, Andrew Missey from Lapatka  
13 Associates.

14                  Mr. Chairman, same as Mr. Sobolta, I  
15 believe Mr. Missey has testified here before, but  
16 I'm happy to go through --

17                  CHAIRMAN HOLTZMAN: We know Mr. Missey  
18 well, yes.

19                  MR. TUVEL: Okay.

20                  MR. LEIMBACH: I will swear you in.

21 Please raise your right hand.

22 Do you swear or affirm to tell the  
23 truth, the whole truth, and nothing but the truth?

24                  MR. MISSEY: Yes, I do.

25



1 was submitted to the Board, correct?

2 THE WITNESS: It is. It's exactly the  
3 same sheet. We have not colorized it or anything.

4 What I will do is step over to this  
5 side, if that is okay --

6 MR. TUVEL: Sure.

7 THE WITNESS: -- and let everybody see  
8 it.

9 The building's main entry is on the  
10 easterly side facing Humphreys Hall's west facade.  
11 Along both the south facade and the north facade are  
12 utility room doors and exit doors, but it is not  
13 really a main point of entry in the building.

14 The main point of entry in the building  
15 will be from the easterly side.

16 The building is located on what is now  
17 a secondary parking area. To the east of this  
18 building is a parking area associated with Humphreys  
19 Hall and the Alexander House.

20 To the north is a driveway out to  
21 Babbio Drive, and at Babbio Drive -- and this  
22 driveway approximately 25 feet to the east is the  
23 nearest fire hydrant at this time.

24 The asphalt parking area will be  
25 removed in its entirety. That is the impervious

1 area that is being removed from the site, and this  
2 new building and the walkways to it will replace  
3 that parking area.

4 As part of this work at the ground  
5 level on the easterly facade will be the rain garden  
6 in this area, and that is located at this specific  
7 location for several good reasons.

8 Number one: It is an optimum location  
9 for a rain garden. It receives runoff from  
10 approximately half an acre of land that runs in this  
11 direction, including roughly 5,000 square feet of  
12 the parking area, between Humphreys House and  
13 Alexander House, so it really has an immediate green  
14 area of a rain garden area type of impact on  
15 treating impervious runoff.

16 Along the westerly facade is something  
17 that is a little more new, and those are  
18 bioretention planters. If you recall when I was  
19 before you on the ABS Building, we proposed a  
20 bioretention swale.

21 Bioretention planters are very similar.  
22 They have the same immediate content within them as  
23 the rain garden, but in a more compact area, and  
24 they can receive runoff directly from the roof  
25 leader system that will drain the roof of the

1 building.

2           The plantings in the rain garden are  
3 very colorful and very wet soil and moist soil  
4 compatible, so are the perennials and grasses that  
5 are proposed in the bioretention planters, but they  
6 are also a shade tower because they are on the  
7 westerly phase of the building, and that's  
8 important. Lots of sun on the east phase, but much  
9 less sun on the west phase during certain times of  
10 the year.

11           I am going to put Sheet 2 of 8 up on  
12 the board right now, and we do have a third  
13 stormwater feature here that I think we most  
14 frequently bring before Planning Boards and Zoning  
15 Boards in northern New Jersey, and that is the below  
16 grade detention system, and we do have that here.  
17 It is quite effective on its own. It meets or  
18 exceeds the North Hudson Sewerage Authority  
19 detention requirements on its own before we even try  
20 to quantify the impact of the rain garden or the  
21 bioretention planters, so we have three stormwater  
22 controls.

23           ABS, we were able to devise two, but  
24 here we have three.

25           Our building isn't in the flood plain.

1 We are some 60 to 70 feet higher. However, we do  
2 have a significant reduction in the runoff from this  
3 area that is right now an asphalt parking lot, and  
4 perhaps more importantly, the quality of the runoff  
5 is greatly enhanced because we have both the rain  
6 garden feature and the bioretention planters.

7 I will just proceed to some of the site  
8 utilities. It is very simple. The fire line for  
9 the campus is between Humphreys House and this  
10 building --

11 CHAIRMAN HOLTZMAN: I think we are good  
12 on utilities.

13 THE WITNESS: Okay.

14 Also, there is very little grading  
15 necessary here because of the type of foundation  
16 system that the modules can be placed on. It means  
17 that under both circumstances, it takes many, many  
18 weeks to put the foundation in for a building in  
19 Hoboken. That is not the case here because of this  
20 type of construction. Basically a post and beam  
21 type construction can occur, so that is the  
22 significant time impact on our construction  
23 schedule.

24 MR. TUVEL: Andy, can you walk the  
25 Board through the landscaping plan?

1 THE WITNESS: Certainly. I'll do that  
2 now.

3 The landscaping plan is colorized, so I  
4 guess we should mark that.

5 MR. TUVEL: Mr. Chairman, I will mark  
6 that as A-3.

7 (Exhibit A-3 marked)

8 CHAIRMAN HOLTZMAN: Okay.

9 MR. TUVEL: Go ahead.

10 THE WITNESS: A-3 is precisely the plan  
11 submitted to the Board, the lighting and landscaping  
12 plan, details and notes, Sheet 3 of 8 were revised  
13 June 9th of this year, with the addition that we  
14 have colorized the trees, the vegetation, and the  
15 shrubbery at the front of the building.

16 MR. TUVEL: So where is the rain  
17 garden located on this plan?

18 THE WITNESS: On this plan the rain  
19 garden is located in the same area to the right or  
20 north of the walkway going into the building.

21 MR. TUVEL: And the bioretention  
22 planters are located on the west side?

23 THE WITNESS: On the west side, yes.

24 There are in total, 13 bioretention  
25 planters, each six feet by four feet.

1 MR. TUVEL: All right.

2 And in connection with this  
3 application, we do have a variance for impervious  
4 coverage, although slight, correct?

5 THE WITNESS: That is right. Right  
6 now, I will go to Sheet 7 of 8 very briefly. I will  
7 put it back up.

8 This area right now is 52 percent  
9 coverage, so it is nonconforming.

10 MR. TUVEL: By what?

11 THE WITNESS: By two percent.

12 MR. TUVEL: Okay.

13 THE WITNESS: The lot area combined for  
14 these two tax lots are 19,700 square feet, so it is  
15 a little under 10,000 -- or actually a little over  
16 10,000 right now.

17 Our proposal adds about 500 --

18 MR. TUVEL: I think it was about 540  
19 square feet, correct?

20 THE WITNESS: I believe that is  
21 correct. 540 on the dot, so it is not much.

22 MR. TUVEL: Okay.

23 THE WITNESS: But what that does do as  
24 a percentage of 19,700 square feet is it bumps our  
25 coverage percentage 55 percent.

1 MR. TUVEL: Okay.

2 So this is a three percent increase  
3 over what's existing?

4 THE WITNESS: That's correct.

5 MR. TUVEL: But based on the stormwater  
6 infrastructure that you designed in connection with  
7 this application, do you see any negative impacts  
8 related to that slight increase?

9 THE WITNESS: No, because we are able  
10 to mitigate for that increase by reducing the  
11 quantity of runoff and enhancing the quality of the  
12 runoff.

13 MR. TUVEL: In addition to the rain  
14 garden and bioretention planters that you indicated,  
15 are there any other plantings that are proposed in  
16 connection with the application?

17 THE WITNESS: There are a number of  
18 other plantings.

19 In addition to the rain garden and the  
20 bioretention planter, and I am putting A-3 back up  
21 on the easel, we have a significant massing of  
22 shrubbery as you make the walk to the building front  
23 door.

24 The plants consist of lots of color,  
25 variegated foliage, which means it's got different

1 textures and coloration, and it is towered for full  
2 sun in some months and then shade in some other  
3 months, the winter months.

4 We do have red maples proposed on the  
5 southerly side of the building, where the soil will  
6 be moist in the vicinity of the detention basin.

7 We have a beech tree located at the  
8 northeasterly corner to take advantage of the open  
9 nature of this area.

10 MR. ROBERTS: I'm sorry.

11 Are any of those existing or they're  
12 proposed?

13 THE WITNESS: This is proposed, and  
14 these two are proposed.

15 We are proposing to remove three trees  
16 on this northerly face of the building between Pond  
17 House and this building site.

18 MR. ROBERTS: I was actually going to  
19 ask you about that.

20 What is the reason for removing the  
21 trees?

22 THE WITNESS: The reason for removing  
23 the trees is that they are interfering with our  
24 building to put modules in those locations because  
25 of the spread of the over story.

1                   If the trees were initial planting and  
2                   could be pruned over the years, that would not be  
3                   the case, but in this case those three trees are not  
4                   doing well.

5                   There are four others in that little  
6                   small grove beyond Pond that are doing just fine,

7                   This is a ten scale drawing, so all  
8                   three of those trees are within 15 feet of the  
9                   building.

10                  COMMISSIONER DOYLE: They're not doing  
11                  well now or --

12                  THE WITNESS: They are not doing well  
13                  now, and they are within 15 feet of the building, so  
14                  that is a very limiting factor to constructing, and  
15                  more importantly, finishing the building. You can't  
16                  access up above.

17                  MR. ROBERTS: What is the size and  
18                  type?

19                  THE WITNESS: Of the trees proposed to  
20                  go in?

21                  MR. ROBERTS: No. Of the existing  
22                  trees now, as far as the type --

23                  THE WITNESS: The type, I can't tell  
24                  you that off the top of my head because the survey  
25                  was done. The trees were identified in the winter

1 months. I could now --

2 MR. ROBERTS: Yes. I am just wondering  
3 if they are shown to actual size, if those are  
4 existing trees and growing --

5 THE WITNESS: Well, they're the  
6 template for the drafter -- that the drafter uses  
7 doesn't shrink or grow as we increase the scale, the  
8 ten scale --

9 MR. ROBERTS: Right, but --

10 MR. TUVEL: We can look into that, Mr.  
11 Roberts, and --

12 MR. ROBERTS: I have done a number of  
13 these myself, and the circle doesn't always tell how  
14 big the tree really is.

15 I guess what I am concerned about is 50  
16 feet away from the building, and they are being  
17 removed because they are not doing well, I am just  
18 kind of curious as to what size they are at, or if  
19 that size that's shown is accurate. That's the main  
20 question.

21 MR. HIPOLIT: Do you have a picture of  
22 it?

23 THE WITNESS: No, I don't.

24 MR. HIPOLIT: How about the pictures  
25 that are over there that the architect had?

1                   CHAIRMAN HOLTZMAN:  Dave, where are you  
2                   going with this?

3                   What is it that you want to see, what  
4                   they are proposing is a reasonable size, is that  
5                   where we're trying to get to?

6                   MR. ROBERTS:  No, that there is a  
7                   justifiable rationale for removing the trees --

8                   THE WITNESS:  Well, they are these  
9                   evergreens here.

10                  MR. ROBERTS:  Can I see that?

11                  THE WITNESS:  Yeah, here.

12                  The three closest to -- four actually  
13                  closest to the --

14                  MR. ROBERTS:  So they are pretty large.  
15                  They look like they're about 30 or 40 or 50 feet  
16                  tall.

17                  THE WITNESS:  Yes, but they are also  
18                  very thin.  This was taken in the spring.

19                  MR. ROBERTS:  We may want to think  
20                  about that, Mr. Chairman, as far as getting some  
21                  verification that those trees really need to come  
22                  out.

23                  If it was because they are too close to  
24                  the sidewalk or there's an interference with the  
25                  roof system, that I could understand, but --

1                   CHAIRMAN HOLTZMAN: Okay. We'll take  
2 it under advisement.

3                   Continue, Mr. Missey.

4                   MR. TUVEL: Andy, before we get into  
5 the lighting, can you just talk about the sidewalk  
6 accessibility and whether or not it is ADA  
7 compliant?

8                   THE WITNESS: What I will do is I will  
9 go to Sheet 7 of 8 -- actually 8 of 8, and at the  
10 bottom of 8 of 8 shows our accessible route plan.

11                  As I think many of us know, Castle  
12 Point is a relatively steep part of Hoboken, and  
13 there are -- because of Stevens' age, they're over  
14 140 years old, there are a number of areas at  
15 Stevens that are not at this time accessible.

16                  Jonas Hall from its drop-off point in  
17 this vicinity to this door is not an accessible  
18 route.

19                  What we have devised is a route to go  
20 from the swing space building entry to do additional  
21 work towards the Jonas Hall northeasterly entry to  
22 make that entrance to Jonas Hall accessible.

23                  The grade from this door to this curb  
24 line for the drop-off area here, where you drop off  
25 if you were moving into the dormitory, it is not at

1 ADA compliant grade right now, and it is not -- it  
2 is not economically feasible to redo that entire  
3 drop-off area and maneuver back down to Eighth  
4 Street.

5 It is a significant amount of work, as  
6 you might imagine, because it involves many  
7 different buildings. You have Palmer Hall to the  
8 east. You have the Athletic Building. So at Castle  
9 Point Terrace and the Jonas Hall northwesterly  
10 entrance, that is an accessible route out to a  
11 vehicle drop-off point.

12 So it is a little round-about. It is  
13 significantly approved to get into Jonas Hall. This  
14 route between Humphreys and the swing space building  
15 is an asphalt walkway that will remain an asphalt  
16 walkway, and it is popular in use, but it is not  
17 really an accessible walkway at this time. It  
18 exceeds the slide slopes by a fraction. It is three  
19 percent or thereabouts, so that is the accessible  
20 route proposed.

21 COMMISSIONER DOYLE: Can you show us  
22 on -- no, right there, where you still have it --  
23 where the access -- the one down below doesn't help.

24 How do you access this, if you are  
25 handicapped?

1 THE WITNESS: From Jonas Hall.

2 COMMISSIONER DOYLE: Take your pencil  
3 and follow it through or take your finger and follow  
4 it through.

5 Jonas Hall is the one that's to the due  
6 south?

7 THE WITNESS: Yes.

8 COMMISSIONER DOYLE: And you would go  
9 through the hall?

10 THE WITNESS: Through the hall to the  
11 elevator system, which would bring you up to this  
12 level, and from there, this door over here to the  
13 walkway that we are creating to get down into the  
14 swing space entry.

15 COMMISSIONER DOYLE: So to go to  
16 classes in this building, you would need to cut  
17 through Jonas Hall, which is also an academic  
18 building?

19 THE WITNESS: It is a residential hall.

20 MR. TUVEL: Andy, just answer the  
21 question. That is not the only way to access the  
22 front of the building, correct?

23 THE WITNESS: You can walk in the front  
24 of the building. But if you are looking for an ADA  
25 compliant accessible route, that is the ADA

1 accessible route. That was the specific question.

2 MR. TUVEL: Okay.

3 COMMISSIONER DOYLE: Thank you.

4 THE WITNESS: Sure.

5 The lighting is also on Exhibit A-3,  
6 and that is the campus standard decorative fixture  
7 or post top fixtures.

8 This is the same light that is right  
9 now present in this area.

10 There are four existing lights. There  
11 is one immediately off this sheet. There is an  
12 existing light located here. There is an existing  
13 light located here, and there is a fourth one back  
14 here by the building that fronts on Castle Point  
15 Terrace.

16 We are proposing three additional. We  
17 are proposing an additional light here, here, and up  
18 here between this picture over here and the existing  
19 fixture.

20 We had produced the photometric  
21 analysis to demonstrate that we meet the foot candle  
22 requirements at both the entry and exits, which is  
23 two foot candles at the doorway and on the steps,  
24 and then within the walkway area, which is in this  
25 instance a little over one and a half when we're

1 adding the supplemental fixtures.

2 MR. TUVEL: Okay.

3 Are there bike racks located on the  
4 property?

5 THE WITNESS: There are.

6 They are immediately to the north of  
7 the main entry. We are proposing two bike racks,  
8 which will accommodate a total of 18 units.

9 That really -- it is a very  
10 straightforward building to hook up to utilities,  
11 and in this instance the setting and also the  
12 ability to plan at the outset for the low in fact  
13 development features, the rain garden and the  
14 bioretention planters have been fully integrated  
15 into this plan.

16 MR. TUVEL: Okay.

17 And you've reviewed the Maser report in  
18 connection with the application?

19 THE WITNESS: We have.

20 MR. TUVEL: Will you be able to address  
21 all of the items?

22 THE WITNESS: I believe so.

23 And there is a fire hydrant at Babbio  
24 Drive and this driveway to the site, and the other  
25 nearest fire hydrant is between Palmer and Jonas

1 Hall.

2 MR. TUVEL: All right.

3 So you see no problems with emergency  
4 services?

5 THE WITNESS: At this time, we do not.

6 MR. TUVEL: Thank you.

7 CHAIRMAN HOLTZMAN: Thank you.

8 Mr. Roberts, you had a question, but I  
9 don't know if we got the right person to answer  
10 that.

11 MR. ROBERTS: Yes. I wanted to get  
12 into some of the notes we had in our letter  
13 regarding the loss of parking spaces, the parking  
14 that's created by the building, and the parking that  
15 is being lost in the surface lot and how that's --

16 CHAIRMAN HOLTZMAN: Who is answering  
17 that?

18 MR. TUVEL: The traffic engineer will  
19 go through that.

20 CHAIRMAN HOLTZMAN: Great.

21 Any other questions for the landscape  
22 design, lighting or green elements?

23 COMMISSIONER STRATTON: Can I just ask  
24 for a point of clarification?

25 So the only ADA accessible entrance or

1 access to this building is through a residential  
2 building, is that correct?

3 THE WITNESS: That is correct.

4 CHAIRMAN HOLTZMAN: That is correct.

5 THE WITNESS: That is also the case for  
6 some of the other academic buildings. Actually some  
7 of the academic buildings are not accessible at this  
8 time, but I believe that is being addressed as the  
9 master plan has brought forward.

10 COMMISSIONER STRATTON: And what  
11 triggers compliance with ADA requirements for new  
12 construction?

13 MR. HIPOLIT: So the new building needs  
14 to meet ADA standards, or there has to be a way --

15 COMMISSIONER STRATTON: The physical  
16 building?

17 MR. HIPOLIT: -- right. And also the  
18 access to it.

19 So they need to be able to get from a  
20 drop-off point into the building, so they are  
21 designating, as I just wrote in my notes, Castle  
22 Point to Jonas Hall, through their hallways to an  
23 elevator, to the other side of Jonas Hall through a  
24 new walkway they are creating to the front of the  
25 building, so technically they provide ADA

1 accessibility to the new building, but the rest of  
2 the site is a whole different issue. That is kind  
3 of their problem.

4 COMMISSIONER STRATTON: What are the  
5 limits of that linkage?

6 Is there signage that's required?

7 Is the residential building going to be  
8 open 24 hours a day for accessibility without access  
9 or key cards, or I mean, most residential buildings  
10 are now controlled entry ways.

11 MR. ROBERTS: For the residents of that  
12 building.

13 MR. STRATTON: For the residents of  
14 that building.

15 MR. TUVEL: I think other than Mr.  
16 Missey, Mr. Maffia would be the best person to  
17 answer that because that deals with campus  
18 operations directly.

19 MR. HIPOLIT: It seems like they have a  
20 campus-wide accessibility issue, so somehow they  
21 must deal with it. If you are somebody who is in a  
22 wheelchair or blind or on walkers, how do you get  
23 around this campus?

24 You can't say ADA accessible people  
25 aren't allowed here.

1                   COMMISSIONER STRATTON: I don't know if  
2 we can address all of those issues, but I think it  
3 would be the responsibility of the Board to do the  
4 best we can for this building.

5                   CHAIRMAN HOLTZMAN: Any new building.

6                   COMMISSIONER STRATTON: Any new  
7 building.

8                   MR. HIPOLIT: I agree.

9                   COMMISSIONER GRAHAM: I guess I am not  
10 clear, I'm sorry, clear why this can't be made ADA  
11 accessible, and what floor of the residential  
12 building do they have to go through?

13                   Is it the first floor, the second  
14 floor?

15                   THE WITNESS: The lowest level, the  
16 first floor to an elevator system.

17                   COMMISSIONER GRAHAM: Are there  
18 residential rooms on that floor, dorm rooms on that  
19 first floor?

20                   THE WITNESS: I don't know.

21                   COMMISSIONER GRAHAM: Somebody coming  
22 in the middle of the night that you don't know --

23                   CHAIRMAN HOLTZMAN: Let's make some  
24 notes here, Jason.

25                   THE WITNESS: No, I don't think so --

1                   CHAIRMAN HOLTZMAN:   Okay.  We'll get  
2                   that answered by somebody else.

3                   COMMISSIONER GRAHAM:   Okay.

4                   CHAIRMAN HOLTZMAN:   Any other questions  
5                   from the Board?

6                   COMMISSIONER O'CONNOR:   I have a  
7                   question.

8                   CHAIRMAN HOLTZMAN:   Sure, go ahead.

9                   COMMISSIONER O'CONNOR:   You touched on  
10                  the discussion about the stormwater storage  
11                  requirements, and you said that -- well, maybe can  
12                  you repeat that?

13                  I heard -- I heard something about, you  
14                  know, the storage in and of itself meets or exceeds  
15                  North Hudson's requirements, and then the rain  
16                  garden and bioswale are sort of an added -- I just  
17                  want to make sure I understand that.

18                  THE WITNESS:   That is correct --

19                  CHAIRMAN HOLTZMAN:   Let's have our  
20                  Board Engineer first address the North Hudson  
21                  Sewerage requirements.

22                  MR. HIPOLIT:   I can help you with that.

23                  The site is impervious now.  It's a  
24                  parking lot --

25                  COMMISSIONER O'CONNOR:   Yeah.

1                   MR. HIPOLIT:  -- so technically under  
2 North Hudson, there's not really much of anything  
3 that's required.

4                   COMMISSIONER O'CONNOR:  Because it is  
5 already impervious, and they putting back sort of  
6 impervious --

7                   MR. HIPOLIT:  I think it is about  
8 500 -- you can tell me, but it's about 500 square  
9 feet of new impervious.  That's it.

10                  COMMISSIONER O'CONNOR:  So they would  
11 only have to deal with the 540 square feet of new  
12 impervious technically --

13                  CHAIRMAN HOLTZMAN:  Technically.

14                  MR. HIPOLIT:  They addressed it -- one  
15 of the good things they have done on this  
16 application is they have addressed the issue of  
17 dealing with some other site runoff issues, and the  
18 parking lot and the roadway is just a little piece  
19 of the building, the bioretention swales in the back  
20 for the roof water and then the underground system,  
21 so they are going significantly above and beyond  
22 what they need to do.

23                  COMMISSIONER O'CONNOR:  Okay.  That's  
24 good to know.

25                  VICE CHAIR MAGALETTA:  So they're

1 generating --

2 MR. HIPOLIT: They're not generating  
3 any more --

4 VICE CHAIR MAGALETTA: Bathrooms --

5 MR. HIPOLIT: What's that?

6 VICE CHAIR MAGALETTA: They have  
7 bathrooms --

8 COMMISSIONER DOYLE: That goes to --

9 MR. HIPOLIT: The bathrooms is the same  
10 place --

11 (Commissioners talking at once)

12 MR. HIPOLIT: They do, but for the  
13 stormwater they don't require -- so the storm system  
14 is very good.

15 COMMISSIONER O'CONNOR: Yeah.

16 But actually getting to Commissioner  
17 Magaletta's question, there is a separate discussion  
18 with the Sewerage Authority about the additional  
19 stormwater -- I mean the sewerage flow, but it is  
20 minute compared to the stormwater --

21 MR. HIPOLIT: Minute. And that is why  
22 one of the discussions that the Board needs to have,  
23 and you will get there at some point, right now this  
24 is proposed as swing space for office. If you  
25 convert it to swing space for classrooms, I think

1 the population goes up.

2 So I mean, the discussion for the Board  
3 is: Is that part of the approval?

4 Do they need to come back to you?

5 Do they need other permits?

6 Do they need a North Hudson Sewerage  
7 Authority permit because they have way more sewerage  
8 now?

9 I don't know the answers to all of  
10 those questions, but I think that's a discussion for  
11 the Board when we get to that point.

12 CHAIRMAN HOLTZMAN: Okay. We have  
13 added to the list of conditions for approval that if  
14 the space changes, that we are going to need to have  
15 a review.

16 VICE CHAIR MAGALETTA: Then with the  
17 storm, is it a one-year storm they're prepared for?  
18 That is what I thought the report said.

19 MR. HIPOLIT: They have a bunch of --

20 THE WITNESS: 100-year storm.

21 COMMISSIONER DOYLE: You saw the one,  
22 but there were two zeros after that.

23 (Laughter)

24 VICE CHAIR MAGALETTA: No, there was  
25 not.

1                   COMMISSIONER O'CONNOR: That's a good  
2 clarification.

3                   Thank you.

4                   Now, this is just really out of  
5 curiosity. So it comes through here and then it  
6 just of goes over land until it finds a storm sewer?  
7 Because I am seeing like this little like -- what is  
8 this little thing with the trapezoid and the --

9                   THE WITNESS: That is right. It  
10 discharges to the trapezoid, which is a riff raff  
11 apron area that is created in order to not cause  
12 erosion.

13                   There is an inlet located behind a  
14 retaining wall at Jonas and Castle Point Terrace,  
15 that entrance that we were speaking of a few minutes  
16 ago. There is an inlet down there that receives  
17 stormwater flow from this particular area of the  
18 campus, so it continues to be directed there.

19                   COMMISSIONER O'CONNOR: Okay. Got you.

20                   THE WITNESS: It will continue to go  
21 into the combined sewer, but it will be  
22 significantly improved in quality, and it will be  
23 reduced in quantity.

24                   COMMISSIONER O'CONNOR: Okay.

25                   And then I am trying to understand the

1 existing conditions on the site, and so the existing  
2 condition is that it is largely a parking lot?

3 THE WITNESS: It is a parking lot.

4 COMMISSIONER O'CONNOR: The whole  
5 thing.

6 So is the building essentially taking  
7 up the entire same area as the parking except for  
8 that little 540 square feet of extra --

9 THE WITNESS: Yes.

10 COMMISSIONER O'CONNOR: Okay.

11 THE WITNESS: On Sheet 7 of 8 that I  
12 turned upside down to get to the same orientation --

13 MR. TUVEL: We didn't mark that one.

14 THE WITNESS: Oh, we better mark it.

15 MR. TUVEL: It will be A-4. Just stick  
16 that on there.

17 (Exhibit A-4 marked.)

18 THE WITNESS: Okay.

19 CHAIRMAN HOLTZMAN: Did you have a  
20 follow-up on that, Ms. O'Connor, or is that what you  
21 just wanted to confirm?

22 COMMISSIONER O'CONNOR: No. I just  
23 wanted to kind of get my understanding of that.

24 CHAIRMAN HOLTZMAN: Good, great.

25 So you are set?

1 COMMISSIONER O'CONNOR: Yes.

2 CHAIRMAN HOLTZMAN: Thank you.

3 Mr. Doyle?

4 COMMISSIONER DOYLE: My only question  
5 is the bioretention 13 boxes in the back.

6 THE WITNESS: Yes.

7 COMMISSIONER DOYLE: How does the  
8 overflow from that work?

9 THE WITNESS: It is detailed on the  
10 plan, but once the water fills up the reservoir  
11 level, it enters a round flat slotted grade --

12 COMMISSIONER DOYLE: Okay.

13 THE WITNESS: -- at the -- and then a  
14 couple -- seven inch lower than the wall, and then  
15 it proceeds to the detention system.

16 COMMISSIONER DOYLE: The same  
17 aforementioned?

18 THE WITNESS: Yes, the same detention  
19 system --

20 COMMISSIONER DOYLE: Thank you.

21 THE WITNESS: -- that same overflow is  
22 here for the rain garden.

23 COMMISSIONER DOYLE: Okay.

24 CHAIRMAN HOLTZMAN: Are you set, Mr.  
25 Doyle?

1 COMMISSIONER DOYLE: I'm all set.

2 CHAIRMAN HOLTZMAN: Thank you.

3 Commissioners, any additional questions  
4 at this time?

5 Any members of the public that have  
6 questions for the landscape architect or any of the  
7 design?

8 Sure, come on up.

9 MR. LEIMBACH: I have to swear you in  
10 first.

11 Please raise your right hand.

12 Do you swear or affirm to tell the  
13 truth, the whole truth, and nothing but the truth?

14 MS. GROSS: Yes.

15 MR. LEIMBACH: Please state your name  
16 and spell your last name for the record.

17 MS. GROSS: Barbara Gross, G-r-o-s-s.

18 MR. LEIMBACH: All right.

19 CHAIRMAN HOLTZMAN: That's fine.

20 MS. GROSS: I want to know how many  
21 cars currently can be accommodated in that parking  
22 space?

23 CHAIRMAN HOLTZMAN: Okay. We are going  
24 to have, as the attorney said to us, we are going to  
25 have the traffic engineer talk about the parking lot

1 and the parking spaces and everything else, so we  
2 are going to get that from one of our other people.

3 MS. GROSS: Okay.

4 CHAIRMAN HOLTZMAN: Is there anything  
5 that you wanted to ask about the landscape or  
6 anything?

7 MS. GROSS: Nope.

8 CHAIRMAN HOLTZMAN: Okay.

9 Anybody else?

10 Great.

11 MR. TUVEL: Mr. Chairman, can I just  
12 ask just for clarification, so I make sure that I  
13 hit everything if we have to come back?

14 CHAIRMAN HOLTZMAN: Sure.

15 MR. TUVEL: Andy, you just had an issue  
16 about if the swing space changes and how that  
17 affects the sanitary flow, was that the question?

18 MR. HIPOLIT: And the population --

19 MR. TUVEL: Okay. So if the use were  
20 to change from --

21 MR. HIPOLIT: Office.

22 MR. TUVEL: -- now it's classroom --  
23 office, would that in any way modify the flows and  
24 so on and so forth --

25 MR. HIPOLIT: Not only the sanitary

1 flows, but also the number of people occupying that  
2 building.

3 MR. TUVEL: Okay. All right. I just  
4 wanted to make sure we address it.

5 CHAIRMAN HOLTZMAN: Great.

6 COMMISSIONER DOYLE: It applies to  
7 residential or --

8 MR. TUVEL: Yes. I can stipulate to  
9 that. This building is not intended to have  
10 residential occupancy. It will only be office or  
11 classroom. It will never be residential. We can  
12 stipulate to that.

13 CHAIRMAN HOLTZMAN: Do we have somebody  
14 else?

15 Who is next?

16 MR. MISSEY: Thank you.

17 MR. TUVEL: So the next witness is  
18 Matthew Seckler from Stonefield Engineering. He  
19 will be our traffic engineer.

20 CHAIRMAN HOLTZMAN: Okay.

21 MR. TUVEL: I don't believe Mr. Seckler  
22 has ever testified before this --

23 MR. SECKLER: Yes.

24 MR. TUVEL: Oh, I'm sorry. Okay.

25 So we'll just go through the

1 qualifications again.

2 CHAIRMAN HOLTZMAN: We'll take it for  
3 the record.

4 MR. TUVEL: Okay.

5 MR. LEIMBACH: Please -- okay.

6 Do you swear or affirm to tell the  
7 truth, the whole truth, and nothing but the truth?

8 MR. SECKLER: I do.

9 M A T T H E W J. S E C K L E R, PE, PTOE,  
10 Stonefield Engineering & Design, LLC, 35 Ames  
11 Avenue, Rutherford, New Jersey, having been duly  
12 sworn, testified as follows:

13 MR. LEIMBACH: Please state your name  
14 for the record.

15 THE WITNESS: My name is Matthew  
16 Seckler. That's S-e-c-k-l-e-r.

17 MR. TUVEL: Okay. We'll go through  
18 your -- Matt, could you --

19 CHAIRMAN HOLTZMAN: Mr. Seckler, could  
20 you give us some qualifications, please?

21 THE WITNESS: Yes.

22 Senior Project Manager at Stonefield  
23 Engineering & Design, and a bachelors in science in  
24 civil engineering from Union College in Schenectady,  
25 New York, and a masters in city and regional

1 planning from Rutgers University, and I'm a licensed  
2 professional engineer in the State of New Jersey.

3 CHAIRMAN HOLTZMAN: And other than when  
4 we saw you previously on a Stevens' application, are  
5 there two other Boards that you've appeared before  
6 recently?

7 THE WITNESS: Last week I was in  
8 Middlesex and Paramus.

9 CHAIRMAN HOLTZMAN: Terrific.

10 Thank you.

11 MR. TUVEL: Okay.

12 Mr. Seckler, did you prepare a traffic  
13 report in connection with this application?

14 THE WITNESS: Yes. I prepared a  
15 traffic report. It was dated April 11th, 2016. The  
16 primary purpose was to look at both trip generation  
17 and parking demands associated with the proposed  
18 development.

19 MR. TUVEL: All right. So let's go  
20 through both. Let's start with trip generation.

21 THE WITNESS: Trip generation,  
22 typically with any type of proposed use, we utilize  
23 the Institute of Transportation Trip Generation  
24 Manual to determine the projected number of trips  
25 the development would generate.

1                   For this site we utilized the Trip  
2                   Generation Manual land use code for a junior college  
3                   and a community college -- a commuter college -- a  
4                   community college because it allows us to provide  
5                   for the highest level or the greatest number of  
6                   trips that a site could generate.

7                   CHAIRMAN HOLTZMAN: Let's just make  
8                   sure we get that right.

9                   You said "commuter" and "community," so  
10                  which one is it?

11                  THE WITNESS: I'm sorry. A junior  
12                  community college.

13                  CHAIRMAN HOLTZMAN: A junior community  
14                  college, okay.

15                  THE WITNESS: And the reason why is  
16                  because that generates the highest number of  
17                  commuters. Most campuses that are, let's say, all  
18                  on campus, you don't see any trip generation.

19                  When you add new buildings, you  
20                  typically -- especially office buildings or  
21                  classroom buildings, it is more generated per  
22                  internal trips of the residential building coming up  
23                  and people walking from class to class.

24                  So we utilized this and utilized a  
25                  conservative estimate of 35 percent commuter

1 students that would utilize this space. That's high  
2 with Stevens' past number, but, of course, a  
3 population of a campus can change over time.

4 We also considered that everyone that  
5 would be commuting to the campus would be utilizing  
6 their own vehicles.

7 Obviously, Stevens and in Hoboken, you  
8 have a high number of people using buses, the Path  
9 trains to get to class. There is an efficient  
10 shuttle system on campus as well, so, again, we  
11 looked at conservative numbers.

12 CHAIRMAN HOLTZMAN: Slow down.

13 THE WITNESS: Slow down, absolutely.

14 In addition, and I think Mr. Maffia  
15 will mention later, the intended use of this is  
16 swing space. The idea is that you are relocating  
17 members that are currently on campus to this  
18 building, so that things get renovated,  
19 reconstructed or rebuilt.

20 So you are not talking about  
21 necessarily adding new population, but for the  
22 purposes of our report, we took into account as if  
23 this was new square footage that isn't replacing any  
24 other square footage on campus.

25 So utilizing all of those variables, we

1       came up with that this site would generate about 17  
2       new trips in the morning and 14 new trips in the  
3       evening peak hours, so about one new car every three  
4       minutes.

5                 Again, this is conservative, that this  
6       is brand new square footage, not replacing, using a  
7       35 percent community rate, which is higher than what  
8       Stevens currently has, and assuming that this is  
9       again some more of a junior college, community  
10      college, more typical campus for a college.

11                Typically in the industry, we look at  
12      trip generation of over 100 as being something that  
13      would significantly impact the roadway network.  
14      Again, we are looking at trip generation rates in  
15      17, 14 an hour, very, very low numbers.

16                In addition, the number of people that  
17      will be using this specific building are most likely  
18      they are not parking at this building. They are  
19      parking at the other campus parking lots, and this  
20      will lead into the parking analysis portion.

21                The existing parking lot this site has  
22      been built on has 19 parking spaces, so we have an  
23      obligation to find 19 parking spaces elsewhere on  
24      campus.

25                In addition, the zoning ordinance

1 requires one new parking space for every 1,000  
2 square foot building being built, which is 16 in the  
3 case of this building as we round up. As we  
4 mentioned, it was 15 and change, a thousand square  
5 feet, we require 16 parking spaces, so it is a total  
6 35 parking spaces that we are obligated to meet.

7 One of the purposes of this application  
8 is to replace the Lieb Building during construction.  
9 The Lieb Building has a parking obligation that's  
10 currently provided on campus for 17 spaces. So  
11 approximately the square footage that we are taking  
12 out of the Lieb, we are adding to the campus in this  
13 building, so it is generally a wash. We actually  
14 end up with one extra parking space to our credit.

15 MR. TUVEL: Now, Matt, there is going  
16 to be a building that goes there --

17 THE WITNESS: Yes.

18 MR. TUVEL: -- after the Lieb  
19 Building --

20 THE WITNESS: Yes.

21 MR. TUVEL: -- is demolished, and how  
22 is that being accounted for, just so we don't lose  
23 those spaces in the --

24 THE WITNESS: We prepared the  
25 application and did the traffic report for the

1 Gateway Building. We accounted for the parking  
2 within the Gateway Building without taking any  
3 credit for the reduction of Lieb.

4 So these 17 parking spaces we have  
5 credited, we never took credit anywhere else as part  
6 of any other previous applications.

7 MR. TUVEL: And the Gateway, parking is  
8 all accounted for in the Babbio Garage?

9 THE WITNESS: Correct. I believe it's  
10 92 parking spaces that are accounted for in the  
11 Babbio Garage.

12 MR. TUVEL: Okay.

13 Please continue. I'm sorry.

14 THE WITNESS: In addition, so the  
15 actual square footage of the building is basically  
16 offset by the building that's being taken away from  
17 the campus.

18 In order to account for the 19 parking  
19 spaces that will be lost with the surface space,  
20 Stevens recently in this previous spring has  
21 restriped the Griffith lot.

22 You guys know the Griffith lot. That's  
23 the one east of Sinatra, looked kind of like the  
24 surface of the moon up until about the spring and  
25 during the most previous break, they resurfaced the

1 lot, restriped it and provided a new circulation  
2 pattern that was able to realize about 42 new  
3 parking spaces.

4 So over all the campus, following  
5 within this reduction of 19 parking spaces in this  
6 particular spot, actually has a net 24 more parking  
7 spaces when you account for all the demands that  
8 this project has.

9 So, again, while the parking is not  
10 being provided right at this site, it is being  
11 provided on campus, and this actually is a better  
12 form of urban design which is to basically  
13 consolidate your parking. You don't want your  
14 students and your staff cruising around, you know,  
15 the streets of Hoboken trying to look for parking.

16 We have basically increased through the  
17 Babbio Garage project and the restriping of Griffith  
18 more parking in one central location. So people  
19 that are looking for areas to park on campus know to  
20 go to Sinatra as opposed to weaving in and out of  
21 residential streets or other areas on the campus.

22 So overall, we believe that we meet the  
23 parking demand for this project based on the overall  
24 campus increase in parking, as well as the trip  
25 generation that we are generating by this project.

1       Although we provided conservative estimates, we  
2       believe it will not significantly impact traffic on  
3       the roadway network.

4                   CHAIRMAN HOLTZMAN:   Mr. Hipolit?

5                   MR. HIPOLIT:   So I guess the easy one,  
6       the Babbio Garage will not be constructed in  
7       reference to this until --

8                   THE WITNESS:   It may be under  
9       construction, but we're not using any of the excess  
10      parking that the Babbio has.

11                   So the Babbio Garage, whether it is  
12      operating by the time this project is open is not  
13      relevant in terms of parking demand --

14                   CHAIRMAN HOLTZMAN:   Do us a favor.  
15      Humor us.   Give us an answer.

16                   THE WITNESS:   The Babbio Garage is in  
17      no way related to this project.

18                   CHAIRMAN HOLTZMAN:   I heard that for  
19      the second time.

20                   THE WITNESS:   Yes.

21                   CHAIRMAN HOLTZMAN:   Humor us.   Give us  
22      an answer.

23                   COMMISSIONER DOYLE:   Let somebody else  
24      answer the question.

25                   CHAIRMAN HOLTZMAN:   Let's get Mr.

1 Maffia up here just for fun.

2 MR. TUVEL: Sure. I'm sorry.

3 MR. LEIMBACH: Please raise your right  
4 hand.

5 CHAIRMAN HOLTZMAN: No problem. We're  
6 going to get the right guy.

7 MR. LEIMBACH: Do you swear to tell the  
8 truth, the whole truth, and nothing but the truth?

9 MR. MAFFIA: Yes.

10 R O B E R T M A F F I A, PE, Vice President for  
11 Facilities and Campus Operations, Stevens Institute  
12 of Technology, Hoboken, New Jersey, having been duly  
13 sworn, testified as follows:

14 MR. LEIMBACH: Please state your name  
15 and spell your last name for the record.

16 THE WITNESS: Robert Maffia, M-a-  
17 double f, like in Frank, i-a. I'm Vice President  
18 for Facilities and Campus Operations at Stevens.

19 MR. TUVEL: Can you answer the question  
20 about when the Babbio Garage will be constructed?

21 THE WITNESS: Yes. We don't have an  
22 exact date, but we're looking at fall, starting  
23 construction in the fall, October, November,  
24 probably about a ten-month construction.

25 MR. TUVEL: That's of this year?

1 THE WITNESS: This year.

2 MR. ROBERTS: You are pending in front  
3 of the Zoning Board for a revised plan --

4 MR. TUVEL: That was approved.

5 MR. ROBERTS: It was approved. Okay.

6 MR. HIPOLIT: When will this be  
7 constructed by?

8 THE WITNESS: Hopefully January. That  
9 is what we would love to see.

10 MR. HIPOLIT: So there is an overlap.

11 And then I don't know who knows the  
12 answer to this.

13 Which Board approved the restriping of  
14 the Griffith lot?

15 MR. TUVEL: That went to the -- I  
16 believe that we have a zoning certificate for that,  
17 and then it went straight to the building  
18 department.

19 MR. HIPOLIT: I think -- I am not sure  
20 that is the proper process. I think to redo a lot  
21 is a site plan.

22 COMMISSIONER DOYLE: Well, was the  
23 lot -- may I ask -- you described it as 42 new  
24 spots.

25 Was that 42 additional spots because of

1 a more efficient use of the space that was always a  
2 parking lot, and you just repaved it and maybe made  
3 the spaces more narrow and --

4 MR. SECKLER: We came up with a  
5 different circulation pattern. There were some  
6 areas of unmarked, you know, kind of no man's land  
7 areas on the --

8 THE WITNESS: There was also like a  
9 loading platform there that was removed during this,  
10 and that provided some additional spaces.

11 COMMISSIONER DOYLE: And the shore  
12 house moved out, so --

13 (Laughter)

14 MR. ROBERTS: What's the total  
15 number --

16 CHAIRMAN HOLTZMAN: One at a time guys,  
17 sorry.

18 THE REPORTER: What did you say, Mr.  
19 Doyle?

20 COMMISSIONER DOYLE: And a shore  
21 house --

22 CHAIRMAN HOLTZMAN: Mr. Doyle was just  
23 mumbling.

24 COMMISSIONER MC KENZIE: It was an  
25 aside.

1                   CHAIRMAN HOLTZMAN: That's what the  
2 record should show.

3                   (Laughter)

4                   MR. ROBERTS: What is the total number  
5 of spaces in the Griffin lot?

6                   MR. SECKLER: I believe it's 178.

7                   THE WITNESS: 178.

8                   CHAIRMAN HOLTZMAN: Did you have  
9 something else, Mr. Hipolit?

10                  MR. HIPOLIT: No.

11                  CHAIRMAN HOLTZMAN: Not at this time.  
12 Okay.

13                  Thank you.

14                  Commissioners?

15                  MR. ROBERTS: Just to follow up.

16                  CHAIRMAN HOLTZMAN: Mr. Roberts?

17                  MR. ROBERTS: I think I followed the  
18 train of parking being moved around, but it sounded  
19 like you are compensating for the generated spaces,  
20 the 16 spaces from the 17 spaces that the Lieb  
21 Building currently has.

22                  MR. SECKLER: Correct.

23                  MR. ROBERTS: So you figured that is a  
24 wash. And then but the Lieb Building when it's -- I  
25 guess that is Gateway -- part of Gateway --

1 MR. SECKLER: Gateway.

2 MR. ROBERTS: -- when that is  
3 constructed, then that is going to rely on the  
4 Babbio Garage?

5 MR. SECKLER: Correct. I believe it is  
6 91 or 92 spaces related to Gateway provided in the  
7 Babbio Garage.

8 MR. ROBERTS: Right.

9 Then you are saying that the 19 spaces  
10 of the existing parking capacity is going to be  
11 credited towards the 42 spaces that you are netting  
12 by the restriping of the Griffin lot.

13 So I guess I'm still -- in terms of who  
14 parks in the lot now, I don't know if your parking  
15 analysis -- I don't know if that is a question for  
16 Mr. Maffia or for you, the spaces that are there,  
17 how are they utilized, who utilizes them, and how is  
18 that going to be managed in terms of the proximity  
19 of the 42 spaces of Griffith and this new building?

20 MR. SECKLER: The parking spaces --  
21 there is two lots kind of behind Pond House and  
22 Humphreys House. They are a mix of staff and  
23 student parking.

24 The rest of the Griffith lot, which is  
25 where the spaces are generally being replaced, is



1 in Griffith that sounds like are going to be  
2 assigned, or at least 17 of them, assigned to this  
3 building, how is that going to be managed, and  
4 what's the walking distance that we are talking  
5 about?

6 MR. SECKLER: Well, there is no  
7 assigned by lot parking on the campus, so it is  
8 first come first serve as long as you're eligible.

9 So the 19 spaces that people were  
10 finding here was first come first serve, just like  
11 everywhere else on campus.

12 So it is not like these spaces were  
13 assigned to someone, let's say, Humphreys, where  
14 it's very close to them. They were parking wherever  
15 they were.

16 People parking in the Griffith lot  
17 would most likely cross Sinatra and the new  
18 crosswalk we'll be providing as part of the Babbio  
19 project, take the elevator up into Babbio and then  
20 cross the rest of the campus just like everybody  
21 else.

22 MR. ROBERTS: Okay. That is pretty  
23 much it, Mr. Chairman.

24 CHAIRMAN HOLTZMAN: Thank you.

25 Commissioners, any questions at this

1 time for the traffic engineer?

2 Members of the public?

3 Ms. Gross, now we got you.

4 MS. GROSS: Okay.

5 CHAIRMAN HOLTZMAN: We will swear you  
6 in real quick here.

7 MR. LEIMBACH: Please raise your right  
8 hand.

9 Do you swear to tell the truth, the  
10 whole truth and nothing but the truth?

11 MS. GROSS: Yes.

12 MR. LEIMBACH: Please state your name  
13 again for the record.

14 MS. GROSS: Barbara Gross, G-r-o-s-s.

15 MR. LEIMBACH: Thank you.

16 MS. GROSS: I sat through the many  
17 Zoning Board hearings for the Gateway project, and  
18 even the Commissioners at that hearing acknowledged  
19 that it is human nature to drive to Hoboken, see a  
20 spot, and take it, even if you are part of Stevens.

21 I am wondering if you are willing to  
22 acknowledge that.

23 You seem to think that this number of  
24 parking spaces that you have assigned will take care  
25 of that and that the street spaces that are vacant

1 will not be used by the Stevens' population.

2 MR. SECKLER: As somebody who lived in  
3 Hoboken and drives through Hoboken often, I think  
4 people tend to like to get to Sinatra Drive because  
5 it tends to cruise a little faster than going  
6 through a lot of the interior streets.

7 I think now if there are people that  
8 are students at Stevens that are parking on  
9 residential streets, I think it is because there are  
10 lots of lots at Sixth and Hudson that is currently  
11 in operation and will not be part as part of  
12 Gateway. It is because with a lot like this, the  
13 lot that we are taking away has access off of a  
14 general residential street, so people are saying,  
15 hey, I'm going to eventually get to this parking  
16 lot, let me see if there is something else along the  
17 way.

18 Now, the parking lots are moved off the  
19 residential areas, and people will be heading  
20 towards Sinatra instead of these interior spaces.

21 MS. GROSS: And on the way to Sinatra,  
22 if they see an empty space, will they not take it?

23 MR. SECKLER: I mean, if you're heading  
24 towards Sinatra, most likely they are entering  
25 Sinatra from let's say Third or coming downtown or

1 from Tenth or Eleventh. They are not traveling  
2 along Hudson Street and those other streets where  
3 they could possibly see a space.

4 Plus, there is also obviously the  
5 regulations on the spaces where students can be on  
6 campus for six hours for all day classes, they're  
7 not going to be able to park in a space that's for  
8 four-hour visitors.

9 MS. GROSS: That remains to be seen  
10 because there is something I understand that will  
11 allow you to renew the meter.

12 But aside from that, I want to also ask  
13 you: You said you took a very conservative estimate  
14 when you did your studies.

15 MR. SECKLER: For the trip generation.

16 MS. GROSS: Did you take into  
17 consideration the fact that the president of Stevens  
18 has extremely ambitious plans to expand the student  
19 population?

20 MR. SECKLER: As they expand the  
21 student population, I imagine they will be adding  
22 more and more square footage, and there will be  
23 applications in front of either this Board or the  
24 Zoning Board, where we would have to show that those  
25 future plans will not negatively impact the traffic

1 in the area, so I can't speak to those potential  
2 allegations at this point.

3 MS. GROSS: I hope that it's taken into  
4 consideration because it is a just a finite amount  
5 of space.

6 Thank you.

7 CHAIRMAN HOLTZMAN: Thank you, Ms.  
8 Gross.

9 CHAIRMAN HOLTZMAN: Any other members  
10 of the public that wish to speak or have any  
11 questions for the traffic engineer?

12 No. Not at this time. Okay.

13 (Board members confer)

14 CHAIRMAN HOLTZMAN: Let's take ten  
15 minutes.

16 MR. TUVEL: Sure.

17 (Recess taken)

18 CHAIRMAN HOLTZMAN: Here we go. It is  
19 8:41. We are back on the record.

20 Pat, you have the floor. You have a  
21 July 13th?

22 Everybody, Commissioners, please.

23 Thank you.

24 MS. CARCONE: At the last meeting  
25 Brandi Forbes said that we were going to be getting

1 the Northwest Redevelopment Plan at some point, and  
2 she recommended that we have an extra meeting in  
3 July.

4 You are not here, Andy? You seem  
5 surprised.

6 MR. HIPOLIT: I am going to be away.

7 MS. CARCONE: Oh, okay. Well, I think  
8 it is a planning thing.

9 MR. HIPOLIT: Good.

10 CHAIRMAN HOLTZMAN: It's a planning  
11 thing.

12 MS. CARCONE: So we were looking at  
13 dates on the calendar, and July 13th is our work  
14 session night, but we thought after that like at  
15 7:30, we would have a meeting for the Northwest  
16 Redevelopment Plan, if we can get a --

17 COMMISSIONER DOYLE: It is actually  
18 Seventh and Jackson, but -- yeah, on the 6th, it is  
19 on the agenda.

20 MS. CARCONE: It's on July 6th. It is  
21 on the agenda. But we have 45 days to hear that.

22 CHAIRMAN HOLTZMAN: The anticipation is  
23 that the City Council is going to send it to us.

24 COMMISSIONER DOYLE: That's correct.

25 MS. CARCONE: Right. And to meet the

1 45-day time frame.

2 COMMISSIONER DOYLE: The City Council  
3 actually is going to have a special meeting later in  
4 July, assuming that the Planning Board gets  
5 recommendations between the two meetings, so...

6 CHAIRMAN HOLTZMAN: Okay. July 13th is  
7 what Pat is looking at for that.

8 MS. CARCONE: It's a Wednesday at 7:30  
9 after our work session, if we can get a quorum  
10 together.

11 CHAIRMAN HOLTZMAN: Okay. Pat will  
12 send out an email tomorrow morning, and if you can,  
13 please respond to her, so we can make sure we have  
14 people.

15 MS. CARCONE: So we would have two  
16 meetings in July then, July 5th and July 13th.

17 CHAIRMAN HOLTZMAN: Thank you.

18 Okay. Mr. Tuvel, the floor is yours.

19 MR. TUVEL: Thank you, Mr. Chairman.

20 The next witness I would like to call  
21 is Mr. Maffia, the Vice President of Facilities and  
22 Operations.

23 I know he has testified before this  
24 Board on what his duties and responsibilities are,  
25 if the Board is all aware of them --

1 CHAIRMAN HOLTZMAN: We are.

2 MR. TUVEL: Okay, great.

3 MR. LEIMBACH: And you are still under  
4 oath.

5 R O B E R T M A F F I A, PE, Vice President for  
6 Facilities and Campus Operations, Stevens Institute  
7 of Technology, Hoboken, New Jersey, having been  
8 previously sworn, testified as follows:

9 MR. TUVEL: Mr. Maffia, let's discuss  
10 some of the operational aspects of this building for  
11 the Board.

12 What are the hours, the proposed hours  
13 of operation?

14 THE WITNESS: The same as the rest of  
15 the campus, 8 a.m. to 10 p.m.

16 MR. TUVEL: Okay. And it will be  
17 closed during normal holiday breaks and spring  
18 breaks?

19 THE WITNESS: Closed during holiday  
20 breaks and spring breaks, right.

21 MR. TUVEL: Okay.

22 And what is the initial purpose for the  
23 use of the building?

24 THE WITNESS: Initially the building is  
25 going to be used for decanting the people from the

1 Lieb Building into this building, so we can demo  
2 Lieb and do the Gateway construction.

3 MR. TUVEL: And that is computer  
4 science?

5 THE WITNESS: That's computer science,  
6 yes.

7 MR. TUVEL: So there will be classrooms  
8 for computer science and their faculty?

9 THE WITNESS: Classrooms and faculty,  
10 right, classrooms and offices.

11 MR. TUVEL: All right.

12 And once those individuals go back to  
13 the Gateway building, what will take place in this  
14 building and what is the intent of it?

15 THE WITNESS: The intent of the  
16 building is really for the swing space. We don't  
17 have a lot of space on campus, so any time we want  
18 to do renovation, we need a place to put people.

19 So, you know, we're doing, for example,  
20 we are doing a restacking in the Howe Building right  
21 now, where we are trying to do some renovations  
22 inside the Howe Building to make more efficient use  
23 of our space, and in order to do that you have to  
24 decant the people to do it. So the building will be  
25 used for the most part for swing space to do

1           whatever renovations we want to do.

2                         MR. TUVEL:    Okay.

3                         And Mr. Hipolit kind of stole my  
4           thunder.  I was going to ask you this question.

5                         Will this ever be used for a  
6           residential type purpose?

7                         THE WITNESS:  No, never.

8                         MR. TUVEL:    Okay.

9                         Will other events take place in the  
10          building, other than classes or offices?

11                        THE WITNESS:  No.  Classes, offices,  
12          no.  Maybe some desktop labs.  Like when I say  
13          "labs," I mean like computer labs, things that you  
14          do on a desktop or something like that, but not  
15          residential or anything else.

16                        MR. TUVEL:    And no wet labs, correct?

17                        THE WITNESS:  No wet labs, no.

18                        MR. TUVEL:    How will access and  
19          security be handled for the building?

20                        THE WITNESS:  So the building is open  
21          during the day like the rest of our buildings on  
22          campus are open, so from 8 a.m. to 10 p.m., they  
23          have free access.

24                        10 p.m. the building will lock down,  
25          and you will need an authorized swipe card access to

1 get in.

2 MR. TUVEL: How is the building secured  
3 after 10 p.m.?

4 THE WITNESS: So there is going to be a  
5 card swipe on the door. There will be an automatic  
6 lockdown, where campus police will do a tour through  
7 the building, make sure there is nobody in the  
8 building, and then the only access really at that  
9 point is going to be the cleaning crew, and they  
10 will have a card to get in.

11 MR. TUVEL: All right.  
12 How will lighting be handled within the  
13 building at night?

14 THE WITNESS: Well, lighting in the  
15 building is going to be on occupancy sensors. All  
16 of our work that we do now, any construction that we  
17 do, our rooms are on occupancy sensors, and that is  
18 it. So at night, the lights will go off.

19 There will be some minimal egress  
20 lighting, the code required egress lighting.

21 MR. TUVEL: Okay.

22 THE WITNESS: As the cleaners are  
23 working through, the lights are going to go on.  
24 They are going to clean, and then they will go off.

25 MR. TUVEL: Okay. How long does that

1 process usually take?

2 THE WITNESS: No more than two hours.

3 MR. TUVEL: Okay.

4 Will there be security cameras?

5 THE WITNESS: Yes. We will have  
6 security cameras really focused on the exits and  
7 entrances of the building.

8 MR. TUVEL: All right.

9 And there won't be a cafe or any food  
10 service in the building, correct?

11 THE WITNESS: No. No food service.

12 MR. TUVEL: All right.

13 What about deliveries?

14 Will this building increase deliveries  
15 to campus?

16 THE WITNESS: No. The deliveries are  
17 going to be the same as the deliveries to the  
18 buildings that are around it.

19 You know, all of our mail comes into  
20 house center. That is where it gets distributed, so  
21 there will be like a small cargo van, small car from  
22 the house center, which pools around campus and  
23 drops off packages and things like that. It will be  
24 done the same way.

25 MR. TUVEL: Okay.

1                   And what about trash? How will trash  
2 work for the building?

3                   THE WITNESS: The trash will typically  
4 be taken out twice a day. They will take the  
5 garbage out, put it into carts, rolling carts, and  
6 not far from the building is trash containers.  
7 There is a regular trash container, and there's a  
8 trash container for single string recycling, and  
9 those they keep separate in the building, and they  
10 just take them out in the carts and dump them in  
11 the --

12                  MR. TUVEL: So there is no dumpsters  
13 proposed with the application?

14                  THE WITNESS: No.

15                  MR. TUVEL: Is there bicycle storage on  
16 the site?

17                  THE WITNESS: There's bicycle -- I  
18 think there is bicycle parking for the 18 spaces in  
19 this building, and we presently have bike parking  
20 for 263 bikes, so this will add 18 to the 263.

21                  MR. TUVEL: Okay.

22                  How will the building and the grounds  
23 be maintained in terms of landscaping and the rain  
24 garden, and how does that work?

25                  THE WITNESS: Well, we have two ways of

1 maintaining the grounds.

2 First of all, we have our own ground  
3 keepers, and typically our ground, what they call  
4 ground maintenance helpers, they do the grounds, and  
5 they do some other work on campus.

6 Recently we hired a couple more ground  
7 maintenance helpers, but these are people who are  
8 specifically trained in landscaping, so we have  
9 people who just do landscaping now on our crew. And  
10 then besides that, we have a landscaping vendor who  
11 does a lot of the heavy lifting. They will do all  
12 of the lawnmowing and all of the big stuff.

13 MR. TUVEL: Okay.

14 And you heard Mr. Missey talk about  
15 some of the rain gardens and other sustainable  
16 features for the site.

17 Will any of the Stevens' faculty be  
18 working with the rain gardens that are going to be  
19 implemented with this application?

20 THE WITNESS: Yes.

21 So we have a professor, Elizabeth  
22 Fassman-Beck, and her specialty is stormwater  
23 management, so she works very closely with us now,  
24 and she has her students working closely with us.

25 The rain garden, for example, in this

1 building is going to be part of her academic work as  
2 well, so they will be monitoring whatever they  
3 monitor in the rain garden for its performance and  
4 whatnot, they will be doing that.

5 But honestly, we reach out to Elizabeth  
6 a lot of times for any of the work that we're doing  
7 to see if there are opportunities where we can --  
8 like she worked with us on the ABS bioswale. She  
9 worked on that with us also.

10 She just had some senior students.  
11 They participated in what is called the EPA Rain  
12 Works Challenge. There were 77 participants in this  
13 challenge, and her students came in second out of  
14 77.

15 Basically what they did is they  
16 designed a lot of stormwater management for the  
17 entire campus. They have proven how they can reduce  
18 stormwater runoff by 20 percent.

19 If you incorporate all of these things,  
20 and some of them are small and some of them are  
21 large, and she is going to be involved in this rain  
22 garden on this building and also the bioretention  
23 planters obviously and whatever we do on campus.

24 MR. TUVEL: Okay.

25 Why did Stevens choose modular

1 construction for this project?

2 THE WITNESS: Mostly speed.

3 I mean, when we were looking to --  
4 remember, this was -- initially this was born out of  
5 Gateway, so we needed a space to put the computer  
6 science people from the Lieb Building.

7 So the first thought, okay, where can  
8 we put some trailers on campus where we can put them  
9 in temporarily, and let's do that.

10 And then as we thought about that, we  
11 said, but we need a little more space than a typical  
12 temporary trailer and whatnot.

13 So it kind of -- we said, okay, can we  
14 get a little bit more space out of this, and when we  
15 saw what we can do with modular versus just new  
16 regular temporary trailers, then we said, okay, why  
17 don't we make this more of a permanent structure,  
18 and let's make it more of a just a modular building.

19 So basically we made it modular because  
20 it was for speed for Gateway. But now we found as  
21 it progressed, it sort of morphed into this swing  
22 building that we are going to use for other projects  
23 post Gateway.

24 MR. TUVEL: Okay.

25 And what is the anticipated

1 construction schedule for the building?

2 THE WITNESS: Three to four months from  
3 site work to completion, quick.

4 MR. TUVEL: What is the anticipated  
5 amount of days that deliveries will occur to the  
6 site?

7 THE WITNESS: So we have been working  
8 with the vendor on this, and we have worked with the  
9 Hoboken Parking Utility. We worked with Hoboken  
10 OEM, and we're probably going to have no more than  
11 11 days where we are going to have -- where we're  
12 going to deliver modules to the site.

13 So what we will be doing is we'll be  
14 bringing the modules up Eighth Street, and that is  
15 where they will be dropping off on campus and the  
16 trucks will be going back down Eighth Street.

17 MR. TUVEL: Okay.

18 And you heard some of the Board's  
19 concerns relating to a green roof.

20 Is that something that you would be  
21 willing to explore to see if it could be done on  
22 this project?

23 THE WITNESS: We can certainly explore  
24 that.

25 I mean, we are doing the rain garden

1 out front. We're doing the bioretention planters.  
2 We have a commitment to green infrastructure, and we  
3 will look at that, too.

4 CHAIRMAN HOLTZMAN: What is the  
5 occupancy of this building?

6 MR. TUVEL: We have it.

7 CHAIRMAN HOLTZMAN: I know it is some  
8 place. Let's make sure we get it on the record.

9 THE WITNESS: I think it is 295.

10 MR. TUVEL: Correct.

11 CHAIRMAN HOLTZMAN: 295?

12 MR. TUVEL: Correct.

13 CHAIRMAN HOLTZMAN: Andy, Dave, any  
14 questions for Mr. Maffia?

15 MR. HIPOLIT: No.

16 CHAIRMAN HOLTZMAN: Commissioners, any  
17 questions for Mr. Maffia?

18 Mr. Doyle?

19 No. I thought you were giving me the  
20 signal there.

21 COMMISSIONER PINCHEVSKY: I have a  
22 question.

23 CHAIRMAN HOLTZMAN: Mr. Pinchevsky?

24 COMMISSIONER STRATTON: Go ahead.

25 COMMISSIONER PINCHEVSKY: So you

1 mentioned that at ten o'clock the building would  
2 shut down and only those with key swiping access  
3 would be able to enter.

4 Do students using the computer lab,  
5 would they be able to get special permission to be  
6 able to access post 10 p.m.?

7 THE WITNESS: This building probably  
8 won't be used for that. This is just going to be  
9 cleaned after hours.

10 You know, there are other facilities on  
11 campus, like the library and whatnot, where they get  
12 access. That's open until two o'clock in the  
13 morning. During finals week, it's open 24/7. We  
14 don't anticipate using this building after hours at  
15 all, like for studying or things like that.

16 COMMISSIONER PINCHEVSKY: Thank you.

17 THE WITNESS: Even computer labs  
18 nowadays aren't what they used to be. The entire  
19 campus is wireless, and their computers are with  
20 them.

21 COMMISSIONER PINCHEVSKY: Yes. I guess  
22 I went to school too many years ago.

23 (Laughter)

24 The -- it was brought up before about  
25 the residents that someone -- for ADA compliance,

1       that someone had to travel through, and I didn't  
2       bring it up, but I am definitely curious about  
3       here --

4                   CHAIRMAN HOLTZMAN:  Yes.  I think Mr.  
5       Stratton has a follow-up on that.

6                   COMMISSIONER PINCHEVSKY:  Well, then,  
7       maybe I'll just defer.

8                   COMMISSIONER STRATTON:  How do you  
9       do -- how are going to access the control for Jonas  
10      Hall?

11                   How does Stevens do access control for  
12      the residents?

13                   THE WITNESS:  Jonas Hall, that's on a  
14      card swipe 24/7.  So in this case, if a handicapped  
15      person had to get access, their card would be  
16      programed to be able to go through Jonas Hall.

17                   COMMISSIONER STRATTON:  Okay.

18                   COMMISSIONER DOYLE:  If you were a  
19      visiting professor coming for a lecture or  
20      something, you just would have to make  
21      accommodations?

22                   THE WITNESS:  Yes.  We do that all of  
23      the time.

24                   We have an office of disability  
25      services.  The office of disability services is

1 specifically -- it specifically exists for making  
2 these accommodations as we need them.

3 For example, even if we know prior to a  
4 semester starting that a particular class is going  
5 to have a physically challenged person, that office  
6 will work with the register's office and actually  
7 schedule classes that this person would take in more  
8 easily accessible buildings, so we kind of look  
9 ahead at things like that, and the office of  
10 disability services is very progressive with that.

11 COMMISSIONER PINCHEVSKY: That is  
12 great.

13 But getting back to the residents hall,  
14 I think it was mentioned that the person -- the  
15 handicapped individual has to go through the first  
16 floor, take an elevator up and then exit.

17 Can you just maybe provide a few  
18 details on exactly what that is?

19 Like what is the first floor?

20 Is it actual rooms, or is it something  
21 else?

22 THE WITNESS: Well, there are rooms on  
23 the first floor, but they would come in through the  
24 lobby of the first floor.

25 I believe the first -- the entrance or

1 the way that they would exit Jonas Hall is actually  
2 the third floor of the building, so I believe they  
3 would take the elevator up, I believe it's two  
4 floors, and they would just come out right in the  
5 lobby of Jonas Hall, come out the door and then they  
6 would traverse over to the new building.

7 COMMISSIONER PINCHEVSKY: So there is  
8 minimal passage of residential doors?

9 THE WITNESS: Right.

10 COMMISSIONER PINCHEVSKY: From the --  
11 during the trek from the first floor to the third  
12 floor?

13 THE WITNESS: Yes, yes. It's more of a  
14 public space -- common space, I'm sorry.

15 CHAIRMAN HOLTZMAN: Does it make sense,  
16 or have you anticipated adding some additional  
17 signage for a handicapped person to give them some  
18 guidance on their trek through these other  
19 buildings?

20 THE WITNESS: Absolutely.

21 We are working with a firm right now,  
22 not for this project, but we are working with a firm  
23 right now on an ADA accessibility program for the  
24 entire campus, which includes signage and everything  
25 ADA, and then separately we have an RFP out right

1 now to landscape architecture firms for a way  
2 finding program for the campus as well, which --

3 CHAIRMAN HOLTZMAN: Let's focus on this  
4 building, though, not the whole campus.

5 So obviously, I think it would seem to  
6 make sense with some additional signage to help  
7 somebody out, so that they are not wandering around  
8 in a residence hall.

9 I mean, I don't even know how many  
10 people is the potential need for, but the person  
11 wants it to be as easy as possible, and not have to  
12 ask for assistance, right?

13 People like to be independent, so that  
14 is always a good thing.

15 THE WITNESS: We will provide the  
16 signage, of course.

17 COMMISSIONER STRATTON: I would like to  
18 follow up.

19 What are the physical topography  
20 constraints that prohibit you from providing direct  
21 accessibility to the building?

22 Are we talking about like a 30-foot  
23 grade difference or like a ten-foot grade  
24 difference?

25 MR. TUVEL: Should I bring up the site

1 engineer for that question? I think that's more  
2 appropriate.

3 MR. HIPOLIT: I think I can help a  
4 little bit.

5 MR. TUVEL: Sure.

6 MR. HIPOLIT: ADA's max is 8 percent.

7 Under ADA guidelines, they talk about  
8 where the handicapped ramps go, where the access to  
9 the doors go, and all of the like.

10 But when you get onto a roadway  
11 network, because Hoboken has the same problem, you  
12 follow the road network that exists, so if it's over  
13 8 percent, it is over 8 percent.

14 The difference is: This is a college  
15 campus, and I think Mr. Maffia said the right word.  
16 They are preparing a campus-wide ADA plan, which may  
17 involve them transporting people.

18 COMMISSIONER GRAHAM: For the what?

19 MR. HIPOLIT: Transporting people.

20 Their site doesn't allow them to  
21 provide ground ADA access to every building. It is  
22 not possible because of the topography, and ADA  
23 doesn't necessarily require that, but if they can't  
24 do it, they need to provide a method to get somebody  
25 there.

1                   So having a disability group inside the  
2 campus that organizes this, and then having a  
3 disability or an ADA plan will meet that  
4 requirement, but they're going to have to finish  
5 that. It doesn't sound like they finished all of  
6 that yet. That's the problem.

7                   CHAIRMAN HOLTZMAN: Did you want some  
8 additional detail on that, on the specific site?

9                   COMMISSIONER STRATTON: I think it is  
10 worthwhile to hear.

11                   I'm just not -- I can't -- if it's a  
12 flat parking lot, its access -- can I --

13                   CHAIRMAN HOLTZMAN: Yeah. Let's bring  
14 him up. Let's get him up here. Let's figure it  
15 out.

16                   MR. TUVEL: Did you hear the question?

17                   MS. MISSEY: I did.

18                   CHAIRMAN HOLTZMAN: Can you show us  
19 something visual, or we don't have a topography map  
20 in here today, but is there anything that can help  
21 to shine some light on this?

22                   MR. MISSEY: I will go back to Sheet 8  
23 of 8, which was on the easel earlier, and also --  
24 it's actually -- this is Sheet 7 of 8.

25                   Also, Exhibit A-4.

1                   COMMISSIONER DOYLE: Can you put it up  
2 like you did last time?

3                   MR. MISSEY: Yes, it's much better.

4                   COMMISSIONER DOYLE: There is a road  
5 that comes in?

6                   MR. MISSEY: There is.

7                   The drop-off area that I was speaking  
8 of earlier is as you leave house center, and you  
9 make your way back to Eighth Street, that driveway  
10 that you take is over here. It curves around and  
11 then goes between Jonas Hall and the athletic field  
12 and the athletic building.

13                   There is also this drop-off here that  
14 serves both Humphreys Hall and Jonas Hall.

15                   The grade from this door at the  
16 northeast corner of Jonas up to this drop-off area  
17 to the curb line of the drop off-area at this time  
18 exceeds the 8 percent. It is about 10 to 11  
19 percent.

20                   Over that distance, that is a little  
21 under four feet. But I think if you remember that  
22 coming from Palmer Hall just down to Jonas or to  
23 this walk-through area between Jonas and Humphreys,  
24 you are dropping probably 15 feet.

25                   It is pretty quick because you are

1 walking down a series of steps, at least two series  
2 of steps, and at Palmer Hall you have a commanding  
3 view of the athletic fields over to the south and  
4 west. You can see basically the entire field.

5 That is just the topography that Castle  
6 Point is built on, and Stevens was built into that  
7 topography, so that is where it is technically not  
8 feasible.

9 We can create a means to get up here,  
10 but this is not an accessible area. It is not a  
11 parking area.

12 COMMISSIONER DOYLE: Why can't you  
13 drive in the existing -- no, no, no, keep going --  
14 there you go.

15 Take that road in there, and you are  
16 saying from there to the building would be a grade  
17 that would be more than 8 percent?

18 CHAIRMAN HOLTZMAN: It seems the most  
19 obvious that it is coming right in the front door,  
20 right?

21 MR. MISSEY: Come in the front door  
22 from this area, to come in from this area?

23 COMMISSIONER DOYLE: Yeah.

24 MR. MISSEY: You go down a macadam  
25 walkway all the way to here.

1                   COMMISSIONER DOYLE: Right. Oh, and  
2 then stairs?

3                   MR. MISSEY: And then the walkway  
4 there.

5                   This is an accessible route, but the  
6 walkway area, the surface of it simply doesn't meet  
7 the ADA surface requirements. This is all concrete.

8                   COMMISSIONER STRATTON: I guess that is  
9 getting to the point of that walkway may need to be  
10 replaced to be ADA compliant to serve this building.

11                   CHAIRMAN HOLTZMAN: What does that  
12 specifically mean, the surface doesn't meet ADA  
13 compliance?

14                   MR. MISSEY: Because it's a --

15                   CHAIRMAN HOLTZMAN: It is a macadam  
16 surface as opposed to concrete, that's the problem?

17                   MR. MISSEY: That's one of the  
18 problems. The surface texture isn't smooth. It  
19 doesn't meet the definition.

20                   MR. TUVEL: To Castle Point, can that  
21 be regraded --

22                   CHAIRMAN HOLTZMAN: Can it be regraded  
23 or resurfaced?

24                   Can we put a concrete sidewalk in there  
25 and make this simple?

1 I don't know.

2 Is that obvious or not?

3 MR. MISSEY: We could do that.

4 THE WITNESS: Just resurfacing the  
5 walkway --

6 MR. MISSEY: We could replace this area  
7 with concrete back to here.

8 COMMISSIONER DOYLE: Are --

9 CHAIRMAN HOLTZMAN: I think we have  
10 over-engineered a solution here. Let's go simple.

11 (Laughter)

12 MR. MISSEY: Well, for one thing, it  
13 doesn't connect to the rest of the academic campus,  
14 but I mean, yes, that could be done.

15 COMMISSIONER DOYLE: You can still go  
16 through the Jonas building, if you want. This  
17 wouldn't preclude that.

18 MR. MISSEY: It would be a second way.  
19 We really only need one, but, yes, we can do two  
20 ways.

21 COMMISSIONER STRATTON: Are the  
22 majority of people entering the new facility from  
23 the macadam walkway?

24 CHAIRMAN HOLTZMAN: I'm sorry. One  
25 more time?

1                   MR. TUVEL: I think that is a question  
2 for Bob in terms of like how it operates, right?

3                   COMMISSIONER STRATTON: The majority of  
4 people would be entering this building from what  
5 approach?

6                   Would it be from the macadam walkway?

7                   CHAIRMAN HOLTZMAN: Yes.

8                   THE WITNESS: I think it would be  
9 from --

10                  COMMISSIONER STRATTON: They are not  
11 going to walk up the hill between two buildings,  
12 right?

13                  THE WITNESS: Well, they may, if they  
14 are coming from the campus, they might go between --  
15 I would imagine they would go between Humphreys and  
16 Jonas, if they are, you know, physically able, they  
17 will go between Humphreys and Jonas to get to the  
18 building as well, so I think they would come from  
19 both ways, right?

20                  MR. TUVEL: I think we should look at  
21 the other options. There's no doubt --

22                  THE WITNESS: Yes. We will look at  
23 that walkway --

24                  CHAIRMAN HOLTZMAN: Let's add a new  
25 sidewalk to the list of things to consider.

1                   Okay. That's good. Great.

2                   Thank you.

3                   Commissioners, anything else for Mr.  
4 Maffia?

5                   Members of the public, questions for  
6 Mr. Maffia?

7                   Ms. Pregibon?

8                   MR. LEIMBACH: Raise your right hand.

9                   Do you swear to tell the truth, the  
10 whole truth and nothing but the truth?

11                  MS. PREGIBON: I do.

12                  MR. LEIMBACH: Please state your name  
13 and spell your last name for the record.

14                  MS. PREGIBON: Susan Pregibon. P, like  
15 Peter, r-e-g-i-b-o-n, 624 Hudson Street.

16                  MR. LEIMBACH: Thank you.

17                  MS. PREGIBON: Mr. Maffia --

18                  THE WITNESS: Yes.

19                  MS. PREGIBON: -- when we are talking  
20 about the modular building, and you said its speed  
21 would be -- speed is why you want to get this thing  
22 done, that is why you want to use modular because it  
23 would be built a lot faster.

24                  THE WITNESS: One of the reasons, yes.

25                  MS. PREGIBON: Okay.

1                   During -- during all the Gateway  
2           discussions, it was never mentioned that you needed  
3           a swing space for the Lieb Building.

4                   When did you realize that you needed  
5           swing space for the Lieb Building?

6                   I mean, was that in the plan?

7                   THE WITNESS: I am pretty sure it was  
8           mentioned during the Gateway hearings, but --

9                   MR. TUVEL: I don't know if it's  
10          relevant to this.

11                  THE WITNESS: -- but we always knew  
12          that we had to take the people out of the Lieb  
13          Building before we demoed it, if that's -- I mean --

14                  MS. PREGIBON: Right.

15                  But no. My question is: Because it is  
16          being a rush kind of a thing, do you feel that it is  
17          a bit rushed now, that sort of this building has to  
18          now be built in order for the other one to come  
19          down, and perhaps you are looking at speed too much  
20          in thinking of how to build this and get it done?

21                  My question is the timing issue.

22                  Was this not anticipated prior to when  
23          the Gateway was?

24                  I mean, the Gateway has now been --  
25          it's been since December since it was approved

1 and --

2 THE WITNESS: Uh-huh. Well, like I  
3 said --

4 MS. PREGIBON: -- should it not perhaps  
5 have been thought about prior to, so that maybe  
6 other -- not modular -- could be looked at?

7 THE WITNESS: -- well, we always knew  
8 we have to take people out.

9 Like I said, what we thought initially  
10 is, okay, we are going to need some swing space to  
11 put the people from computer science in. We looked  
12 at where can we put trailers on campus, you know,  
13 first, now that we got the approval of the Gateway.  
14 Where can we -- how do we do this now. Because we  
15 knew we still had to go through our designs for  
16 Gateway and all of that, so we said, okay, where can  
17 we put some temporary trailers on campus.

18 And then, like I said, this kind of  
19 grew into, okay, but let's make this a little bit  
20 more substantial, rather than just using these  
21 temporary trailers, so it kind of grew into what it  
22 is now.

23 But keep in mind, like, I mean, people  
24 seem to be equating modular with cheap or something  
25 like that. It is a method of construction --

1 CHAIRMAN HOLTZMAN: It is.

2 THE WITNESS: -- if you stayed in --

3 MS. PREGIBON: No. I totally  
4 understand modular. I have been in construction all  
5 of my life, so I know what it means --

6 THE WITNESS: Right --

7 MS. PREGIBON: -- but --

8 (The witness and Ms. Pregibon speaking  
9 at the same time.)

10 CHAIRMAN HOLTZMAN: Hold on, guys.

11 Mr. Maffia, she is asking the  
12 questions.

13 THE WITNESS: Okay.

14 MS. PREGIBON: But the point being that  
15 now you are going to use it probably for on a more  
16 permanent basis, rather than it just being --  
17 regardless of what use, swing or not, or at some  
18 point would it not be better to take the time to  
19 build something of greater value that would blend  
20 into that area better?

21 I mean, styrofoam stucco is just -- it  
22 does not match anything that is in there, whether it  
23 is historic or not. But would it not be a better  
24 idea to -- if you are looking at a more permanent  
25 building -- to build it in a more substantial

1 fashion?

2 THE WITNESS: Well --

3 CHAIRMAN HOLTZMAN: Ms. Prigabon, are  
4 you looking for an actual answer from Mr. Maffia on  
5 that or --

6 MS. PREGIBON: Just yes or no.

7 CHAIRMAN HOLTZMAN: Yeah.

8 THE WITNESS: All right.

9 I mean, we proposed this solution  
10 because we think it is a really good solution, and  
11 it's --

12 MS. PREGIBON: Okay. But it's not.  
13 Okay.

14 My question is: You don't feel that  
15 you are being rushed --

16 THE WITNESS: No, not at all --

17 MS. PREGIBON: -- with this particular  
18 design?

19 THE WITNESS: -- not at all, no.

20 CHAIRMAN HOLTZMAN: Ms. Pregibon, I  
21 think I am going to take your idea and expand upon  
22 it. Let me see if I could maybe put some additional  
23 words in your mouth without being too much.

24 But I think what you are getting at is  
25 that what we have from Stevens is once again a

1       reactionary knee jerk type answer.

2                   I don't know where on earth Mr. Maffia  
3       thought he was going to put 15,000 square feet of  
4       trailers all over his campus. They would be stacked  
5       up all over the place and on every available piece  
6       of parking lot, and you wouldn't be able to use a  
7       walkway around the place.

8                   So, again, it becomes like this thing  
9       is, oh, gee, the Gateway project got approved, and  
10      we needed to do something with those people. Well,  
11      we need to do something with them, but we really  
12      obviously didn't seem to put too much thought into  
13      it as to how much we needed to deal with it.

14                   So now they came up with what was  
15      originally referred to as a modular temporary  
16      building, which as soon as we said "temporary," my  
17      next question was: Great. When is the temporary  
18      building leaving?

19                   Then it became we are not going to  
20      refer to it as a temporary building, only a modular  
21      building.

22                   Now we have delved very deep into our  
23      creative juices, and we came up with we're going to  
24      call it the North Building.

25                   So it does beg the question as to it

1 keeps being a moving target from Stevens as there is  
2 no plan, or if there is a plan, it seems like a  
3 three-card Monty game, and it keeps moving.

4 First, it is the parking lot that never  
5 gets finished. Then it's the Gateway center that  
6 gets approved, but the parking for that is going to  
7 go over here.

8 And then we have a modular building,  
9 which, well, we don't need the Gateway thing, but  
10 we've got that over here. There is a lot of moving  
11 parts here that don't seem to really add up to  
12 anything that's cohesive, and I think that is part  
13 of what you are getting at is everything seems to be  
14 a last minute, and we are all familiar with really  
15 high quality modular buildings, and we have had some  
16 of them here in town, and this certainly is not one  
17 of them.

18 This is a quality of construction that  
19 if somebody came before this Board, they wouldn't  
20 get off first base.

21 MS. PREGIBON: Thank you.

22 CHAIRMAN HOLTZMAN: Thank you.

23 Are there any other members of the  
24 public?

25 Ms. Gross?

1 MS. GROSS: Me again.

2 Do I need to be sworn in?

3 CHAIRMAN HOLTZMAN: You're good.

4 MR. LEIMBACH: You are still good.

5 MS. GROSS: Okay.

6 I have questions about the construction  
7 of the building, what will happen during the  
8 construction period.

9 When I have seen modular systems being  
10 transported on the road, it is usually a wide load  
11 truck, and we are talking about Eighth Street, which  
12 is a narrow street. I don't know what the route  
13 would be.

14 When the trucks bring the modulars into  
15 Hoboken, it will come up Sinatra Drive, Hudson  
16 Street. Eighth Street is one street going west.  
17 Your project is east of Hudson Street.

18 How will these trucks get there?

19 THE WITNESS: Eighth Street is -- when  
20 we do the delivery, there is going to be flagmen out  
21 there. There is going to be the Hoboken Police out  
22 there.

23 We are going to be removing for the  
24 four hours, let's say during the delivery, removing  
25 parking from one side of Eighth Street.

1                   Removing parking from one side of  
2 Eighth Street gives you enough room to get up Eighth  
3 Street with the modular, and the truck is going to  
4 come down Eighth Street the same way, and then  
5 Eighth Street returns to its normal use, so --

6                   CHAIRMAN HOLTZMAN: Are they coming  
7 into town via Washington Street?

8                   THE WITNESS: I believe so.  
9 Washington --

10                  CHAIRMAN HOLTZMAN: So they are going  
11 to come down Washington Street and turn onto Eighth  
12 to go up the hill?

13                  THE WITNESS: Yes.

14                  MS. GROSS: Have you already measured?  
15 Do you know that these wide trucks will  
16 fit on Eighth Street with only one side of parking?

17                  THE WITNESS: Yes. Those logistics  
18 were looked into, and then once we had the logistics  
19 worked out, we met with the Hoboken OEM and the  
20 Hoboken Parking Utility, and reviewed the plan with  
21 them, and they agreed with the plan, and it was a  
22 plan that was discussed with them, and the solution  
23 was agreed upon, yes, so --

24                  MS. GROSS: Do all of the modulars  
25 arrival on one truck one day at one time or is it --

1 THE WITNESS: No --

2 MS. GROSS: -- over a period?

3 How long of a period?

4 THE WITNESS: -- it's over a period of  
5 11 days.

6 MS. GROSS: 11 days?

7 THE WITNESS: Yes.

8 MS. GROSS: So for 11 days we have the  
9 loss of Eighth Street?

10 THE WITNESS: No.

11 You have -- during the 11 days, there  
12 are going to be intermittent periods when Eighth  
13 Street will be closed for four hours, like from  
14 noon -- probably from noon to 4 p.m. that is what we  
15 are thinking, because it takes a while for the  
16 modular to get to town and probably arrive somewhere  
17 around noon.

18 Traffic is changed on Eighth Street for  
19 that four hours to allow the deliveries, and then it  
20 returns back to its normal use, and it is just  
21 intermittent times during 11 days.

22 MR. HIPOLIT: So they come from the  
23 south, up 78 up to Washington, and then up Eighth  
24 Street, I assume?

25 THE WITNESS: I'm sorry. I don't know.

1 I am looking at --

2 UNIDENTIFIED VOICE: From the north.

3 THE WITNESS: -- I thought it was from  
4 the north.

5 (Witness confers with a person in the  
6 audience)

7 THE WITNESS: From the north, it's  
8 going to come south on Washington --

9 CHAIRMAN HOLTZMAN: Who is talking?

10 MS. GROSS: Now, when you turn up  
11 Eighth, you can't go all the way through Castle  
12 Point without crossing Hudson Street, so Hudson  
13 Street has to be closed as well as Eighth Street  
14 during that time.

15 THE WITNESS: Well, Hudson Street  
16 doesn't have to be closed. There is going to be a  
17 flagman there.

18 I mean, it is literally going to be a  
19 truck that drives up Eighth Street past Hudson  
20 Street. We don't have to close Hudson Street for  
21 this. We just have the flagman stopping traffic  
22 until the truck gets by, and then traffic flows  
23 again.

24 MS. GROSS: And this will be 11 days of  
25 this, is that what you're saying?

1                   THE WITNESS: Over an 11-day period is  
2 when these deliveries will take place. I am not  
3 saying that we are closing Eighth Street for 11  
4 days.

5                   COMMISSIONER DOYLE: They're not  
6 consecutive days?

7                   THE WITNESS: They're not -- maybe  
8 consecutive days --

9                   CHAIRMAN HOLTZMAN: No, they're not --

10                  THE WITNESS: -- sorry, but like a  
11 four-hour period.

12                  CHAIRMAN HOLTZMAN: -- they are not  
13 going to be, because they're not going to be making  
14 deliveries on Saturday and Sunday either --

15                  MS. GROSS: And what about --

16                  CHAIRMAN HOLTZMAN: -- so this plan  
17 obviously, Ms. Gross, needs a lot more  
18 consideration, but we are going to get to that. But  
19 keep going, please.

20                  MS. GROSS: It is not just the modulars  
21 that have to be delivered, but other equipment and  
22 material that is going to be needed at the work  
23 site. Is that correct?

24                  THE WITNESS: There will be other  
25 sporadic deliveries, normal material deliveries.

1 MS. GROSS: I'm talking about things  
2 like HVAC systems --

3 CHAIRMAN HOLTZMAN: Furniture.

4 MS. GROSS: -- furniture, hum --

5 THE WITNESS: Yeah. Normal deliveries  
6 that would happen, sure, besides the modulars.

7 MS. GROSS: And they will also go up  
8 Eighth Street and that portion of Hudson closed off  
9 while these trucks make those deliveries?

10 THE WITNESS: No. There's going to be  
11 some deliveries -- the normal deliveries are going  
12 to come up Ninth Street the normal way, because they  
13 are going to be normal sized trucks, and they're  
14 going to come up Ninth Street.

15 It is just the modulars that they are  
16 going to have to close part of Eighth Street for  
17 because they are bigger.

18 CHAIRMAN HOLTZMAN: So is it fair to  
19 say then for the record that Eighth Street will be  
20 closed only for the delivery of the modular  
21 components and for no other site materials?

22 THE WITNESS: Right.

23 CHAIRMAN HOLTZMAN: Is that a fair  
24 statement?

25 THE WITNESS: Yes.

1                   CHAIRMAN HOLTZMAN: I would also think  
2                   that you should truly examine the fact, like they do  
3                   in midtown Manhattan, which is to avoid the  
4                   congestion of the middle of the day, which you  
5                   suggested of between 12 and 4, I can't imagine a  
6                   worse option in the middle of Hoboken of closing  
7                   Eighth Street, and then periodically closing Hudson  
8                   Street during that period of time, in midtown  
9                   Manhattan major deliveries are brought in in the  
10                  middle of the night for the idea that there is less  
11                  traffic. Most construction sites get their heavy  
12                  materials at three o'clock in the morning, so that  
13                  there is less impact on the neighborhood.

14                  I can't imagine these things driving  
15                  down the middle of Washington Street with the double  
16                  and triple parking that we all know is the madness  
17                  of Washington Street, and trying to get one of these  
18                  modular components from Observer to Washington to  
19                  Eighth. This just sounds like a disaster.

20                  MR. TUVEL: We will look at it.

21                  MS. GROSS: Thank you.

22                  And even if it is during the night, and  
23                  I agree with your point, that presents a problem for  
24                  people who are parked overnight --

25                  (People in the audience talking)

1                   CHAIRMAN HOLTZMAN: Hang on. One at a  
2 time back there.

3                   MR. TUVEL: Bob, Bob, Bob, just listen  
4 to Gary.

5                   CHAIRMAN HOLTZMAN: Ms. Gross, please.

6                   MS. GROSS: What I am saying is even if  
7 these are done during the middle of the night, this  
8 presents a problem for people who park their cars  
9 overnight. It means they have to wake up at two  
10 o'clock in the morning to get their car out of the  
11 way.

12                  CHAIRMAN HOLTZMAN: It presents a big  
13 problem. You're right.

14                  MS. GROSS: So it is a problem.

15                  I have a question also about the ADA  
16 issue, and that is, I assume in the new spaces that  
17 are going to be built, there are going to be some  
18 designated as handicapped parking.

19                  Do you know if that is so, and if so,  
20 how many?

21                  THE WITNESS: Whenever you build new  
22 spaces, you do, yeah.

23                  MS. GROSS: How many of those spaces  
24 will be handicapped spaces?

25                  THE WITNESS: When you say "new

1 spaces" --

2 MR. TUVEL: In the Griffith parking  
3 lot, Bob, are there ADA spaces --

4 THE WITNESS: The Griffith parking lot  
5 has been built already, and the ADA spaces are  
6 provided.

7 MS. GROSS: Okay.

8 And my question is: This gentleman  
9 asked questions about getting into the building for  
10 handicapped people from the parking lot getting into  
11 the building --

12 CHAIRMAN HOLTZMAN: Which parking lot,  
13 Ms. Gross?

14 MS. GROSS: From the building, where  
15 there will be handicapped spaces.

16 THE WITNESS: There are handicapped  
17 spaces scattered throughout campus, so we have  
18 handicapped parking. We have several parking lots  
19 on campus, and they all have handicapped spaces.

20 MS. GROSS: Maybe I am not clear on  
21 this --

22 CHAIRMAN HOLTZMAN: Take your time.

23 MS. GROSS: -- we are removing the  
24 parking lot --

25 THE WITNESS: Yes, yes.

1 MS. GROSS: -- in order to put this  
2 building in --

3 THE WITNESS: Go ahead, yes.

4 MS. GROSS: -- but the building will  
5 have parking, but for a smaller number of cars than  
6 already --

7 CHAIRMAN HOLTZMAN: There will be no  
8 parking lot after they build this building.

9 MS. GROSS: There will be no parking?

10 CHAIRMAN HOLTZMAN: No.

11 MS. GROSS: So where would --

12 CHAIRMAN HOLTZMAN: The parking lot is  
13 going away a hundred percent.

14 MS. GROSS: A hundred percent.

15 And where are these -- what did you  
16 say, 17 or 19 spaces --

17 THE WITNESS: The extra parking  
18 spaces --

19 MS. GROSS: Yes.

20 THE WITNESS: -- that are being created  
21 are in the Griffith parking lot.

22 MS. GROSS: And how many of them are  
23 designated as handicapped parking?

24 THE WITNESS: I don't know.

25 CHAIRMAN HOLTZMAN: I think Mister --

1 don't answer that.

2 I think she has a valid question, which  
3 is, there is probably a handicapped component that  
4 would be appropriate to this new building.

5 The question is: Where would a  
6 handicapped person be able to park.

7 That is a fair question. That seems  
8 like a good question.

9 The answer is not on the waterfront  
10 obviously.

11 How on earth would they get to this  
12 building?

13 They couldn't.

14 MS. GROSS: How on earth could they get  
15 to the elevator, in which they need to get to the  
16 third floor?

17 CHAIRMAN HOLTZMAN: Right, so --

18 MR. TUVEL: All I can say is that I  
19 know that as to new construction, we have to  
20 construct it per ADA requirements.

21 CHAIRMAN HOLTZMAN: Right.

22 MR. TUVEL: Okay.

23 So my understanding is that we provided  
24 the access that was required. There was good  
25 thoughts from the Board to provide additional ADA

1 access, which we should clearly look at. There's no  
2 question about that.

3 In terms of the parking, the ADA  
4 requirements, I don't know if Mr. Hipolit could jump  
5 in here, whether there is a requirement for us to  
6 provide as part of new construction adjacent -- I  
7 guess the question is adjacent to the building --

8 CHAIRMAN HOLTZMAN: Let us know where  
9 there is adjacent handicapped parking, please. How  
10 about that? That is a short question. That's an  
11 easy question --

12 MR. TUVEL: No problem. Okay.

13 CHAIRMAN HOLTZMAN: -- let's not answer  
14 it right now. We'll get the answer. Let's not wing  
15 it.

16 MS. GROSS: Thank you.

17 And I just want to add my concern that  
18 this issue did not come up in the very long amount  
19 of time that we sat through the Gateway hearings,  
20 and thank you for putting it the way you did.

21 I think it is more than a knee jerk  
22 reaction. I think it is almost being forced upon  
23 us.

24 And I want to ask a final question. It  
25 is pretty obvious what benefit all of these

1 variances you are asking for have to Stevens, but  
2 what -- in what way does that benefit us, the  
3 community?

4 I'm not part of the student community.  
5 I am a Hoboken resident. How do I benefit from this  
6 by giving these variances?

7 CHAIRMAN HOLTZMAN: We are going to  
8 have a planner make some testimony eventually about  
9 that, so I don't think that is in Mr. Maffia's  
10 wheelhouse.

11 MS. GROSS: Okay. Thank you.

12 CHAIRMAN HOLTZMAN: Thank you.

13 Any other members of the public that  
14 wish to speak or have questions -- not really speak,  
15 but questions for Mr. Maffia at this time?

16 Okay.

17 VICE CHAIR MAGALETTA: Actually before  
18 you sit down --

19 CHAIRMAN HOLTZMAN: Sure. Go ahead,  
20 Frank.

21 VICE CHAIR MAGALETTA: I don't know if  
22 this is for you to answer.

23 I don't question the quality of modular  
24 units. The question I have is the EIFS system, you  
25 have a latex coating on the outside.

1                   Is there a way to make it so that it  
2 blends in more with the buildings that are currently  
3 on campus, to have some kind of a brick facade?

4                   Can you do that?

5                   THE WITNESS: I believe there are  
6 finishes that could be put on an EIFS, like a  
7 stamped brick look or something like that, yeah.  
8 There are different finishes that could be put on.

9                   VICE CHAIR MAGALETTA: Yes, I know  
10 that.

11                  THE WITNESS: Okay.

12                  VICE CHAIR MAGALETTA: So obviously it  
13 is a question, which obviously I know the answer to,  
14 but there are other things you could do, and would  
15 you be willing to do them?

16                  THE WITNESS: We would be willing to go  
17 back and look at the facade and see if there is some  
18 other treatment we could do on that to make more of  
19 a brick look or something like that --

20                  COMMISSIONER STRATTON: Can I just jump  
21 in here?

22                  CHAIRMAN HOLTZMAN: Hang on one second.

23                  Mr. Magaletta, in your research, did  
24 you have anything that came up about durability as  
25 well?

1 I had expressed a concern about  
2 durability.

3 VICE CHAIR MAGALETTA: They are fine.

4 The only question you had to worry with  
5 EIFS, if it gets wet behind, then you have to worry  
6 about it. It's always an issue with them. If they  
7 do it right and a good job, a great installation,  
8 quality, just because it is modular doesn't mean  
9 it's crap. It's still good.

10 CHAIRMAN HOLTZMAN: We will be coming  
11 to you with all of our architectural questions in  
12 the future.

13 Thank you.

14 Mr. Stratton?

15 COMMISSIONER STRATTON: I think that we  
16 had enough questions for Mr. Maffia.

17 I want to follow up on Frank's  
18 question, but can I ask the architect?

19 CHAIRMAN HOLTZMAN: You can.

20 MR. TUVEL: Modeste?

21 CHAIRMAN HOLTZMAN: Go ahead.

22 COMMISSIONER STRATTON: Are there other  
23 facade materials that can be used besides EIFS, not  
24 different treatments, different materials?

25 MR. TUVEL: Modeste, can there be other

1 facade -- other than EIFS, can you give us an  
2 example, like a brick-like paneling or something  
3 like that?

4 Are there other options?

5 MR. SOBOLTA: Yes. There are various  
6 other options that could be looked at, which would  
7 be prefabricated panels with open joints, rain  
8 screen type system, a little more contemporary  
9 looking than EIFS, but yes, there are other systems.

10 COMMISSIONER STRATTON: I would just --  
11 Frank, I would rather than trying to make the EIFS  
12 look like something that it isn't, we should stay in  
13 context with something that is or isn't, but a  
14 different -- potentially a different facade  
15 material.

16 VICE CHAIR MAGALETTA: I would be fine  
17 with that.

18 CHAIRMAN HOLTZMAN: Right. So it's  
19 something that is contemporary to 2016 as opposed to  
20 a faux brick, for example.

21 VICE CHAIR MAGALETTA: Right.

22 CHAIRMAN HOLTZMAN: Right.

23 VICE CHAIR MAGALETTA: I just wondered  
24 what they had, but if something else works better, I  
25 am all for it.

1 CHAIRMAN HOLTZMAN: Ms. Graham?

2 COMMISSIONER GRAHAM: This is for Mr.  
3 Maffia.

4 I am still not clear on it, and I know  
5 we talked about this a lot. But when a person who  
6 is handicapped has to go up to the third floor of  
7 this building to go up to the new building --

8 CHAIRMAN HOLTZMAN: Third floor of the  
9 dormitory building, right.

10 COMMISSIONER GRAHAM: Right.

11 So they are walking through only common  
12 space to get to the other building?

13 THE WITNESS: I believe they come in  
14 through a common corridor on the first floor --

15 COMMISSIONER GRAHAM: Yes.

16 THE WITNESS: -- and then they get to  
17 the elevator and then they go up the elevator.

18 COMMISSIONER GRAHAM: Okay.

19 But then the elevator takes them to the  
20 third floor of the residential building, correct?

21 THE WITNESS: Right. Which is right  
22 next to the entrance to the building, so they come  
23 up --

24 COMMISSIONER GRAHAM: So when they get  
25 off at the third floor, are they still in common

1 space?

2 Do they have to walk by dorm room  
3 doors?

4 THE WITNESS: No. That elevator is  
5 right next to the entrance to the building, so they  
6 would come out of the elevator and just leave the  
7 building.

8 COMMISSIONER GRAHAM: I'm just very  
9 concerned about safety issues, especially for women  
10 on college campuses.

11 CHAIRMAN HOLTZMAN: This is a great  
12 point, which is why this other exterior option of  
13 perhaps an enhanced sidewalk is very important.

14 Thank you, Ms. Graham.

15 Commissioners, anything else?

16 So at this point, did you want to take  
17 a pause, Mr. Tuvell, and not bring on your planner at  
18 this point?

19 MR. TUVEL: I think that would be a  
20 wise idea, because I think we have a lot of issues  
21 that we have to explore based on several comments  
22 from the public and the Board.

23 CHAIRMAN HOLTZMAN: Would you like to  
24 hear some opinions of the Board and the public, sort  
25 of a little unorthodox, but perhaps it is best for

1           tonight?

2                       MR. TUVEL:   Yes.

3                       I have a list that I made, and if you  
4           want, I can run that by you, and then the Board can  
5           chime in with additional issues, if they have them.

6                       CHAIRMAN HOLTZMAN:  Sure.

7                       MR. TUVEL:  I have the issue about the  
8           facade of the building, looking into other possible  
9           alternatives.

10                      The ADA requirements --

11                      CHAIRMAN HOLTZMAN:  I think it is  
12           important to note Mr. Stratton's follow-up that, you  
13           know, something that is a contemporary material  
14           choice as opposed to the Board certainly never  
15           endorses faux finishes and things like that.

16                      So we are not going to go with a faux  
17           Garden State brick face stucco type of thing.

18                      MR. TUVEL:  Okay.

19                      CHAIRMAN HOLTZMAN:  Okay?

20                      MR. TUVEL:  All right.  Got it.

21                      ADA requirements as it relates to --  
22           I'm sorry --

23                      MR. HIPOLIT:  No, go ahead.

24                      MR. TUVEL:  -- the walkway in the front  
25           of the building as well as the parking issue --

1 MR. HIPOLIT: So just for a note --

2 MR. TUVEL: Okay.

3 MR. HIPOLIT: -- 36 parking spaces that  
4 you are technically deficient or need to replace  
5 them would require two handicapped spaces. If you  
6 follow that asphalt sidewalk up, it goes to a  
7 parking lot. So if you put two handicapped parking  
8 spaces there, you meet the requirement.

9 MR. TUVEL: Okay. We will take a look  
10 at that.

11 CHAIRMAN HOLTZMAN: Okay. Great.

12 MR. TUVEL: All right.

13 The green roof issue.

14 Mr. Roberts mentioned trees along the  
15 side of the structure now that we are removing,  
16 whether or not that needs to be done or whether or  
17 not they can stay.

18 CHAIRMAN HOLTZMAN: Let's get an  
19 explanation, right.

20 Also, I think, Dave, the second part of  
21 that was a standard in the requirement for the trees  
22 that are being replaced?

23 MR. ROBERTS: Yes. Just ensure that  
24 they really need to be replaced. I think that's --

25 CHAIRMAN HOLTZMAN: But also as a

1 standard for what the new material is in terms of  
2 its caliber and things like that, right?

3 MR. ROBERTS: Yes.

4 I think that would probably be more of  
5 the same shade trees that they had placed in other  
6 parts, but just replacing them --

7 MR. TUVEL: Got it.

8 Signage for ADA as part of that  
9 secondary means of access, if we need to put it.

10 I have the sidewalk, and then also  
11 looking at the delivery issues in terms of how the  
12 construction materials are going to get there.

13 We did explore with the city's OEM  
14 department, and they did examine that, but we can  
15 provide some documentation as to that for the  
16 Board's professionals to review, and if there are  
17 other alternatives that are more beneficial to the  
18 neighborhood, we obviously will try to accommodate  
19 that.

20 CHAIRMAN HOLTZMAN: Sure.

21 MR. TUVEL: That is what I have.

22 CHAIRMAN HOLTZMAN: Commissioners, any  
23 other opinions or notes for Mr. Tuvell and the folks  
24 from Stevens?

25 Let's make sure we get, you know, they

1 are going to take a pause here, so let's make sure  
2 they have got everything possible to work with.

3 Anything, Mr. Peene?

4 COMMISSIONER PEENE: Just a comment.

5 I think at the previous meeting and at  
6 this meeting, obviously you have demonstrated a need  
7 as to why a solution is necessary in the  
8 intermittent construction period.

9 I just think it needs to be tightened  
10 up a little bit. Frank's comments about the facade  
11 I think are very important to the Board right now,  
12 and I have no doubt once you guys confer, you will  
13 come back with something helpful hopefully.

14 MR. TUVEL: Okay.

15 CHAIRMAN HOLTZMAN: Mr. Doyle?

16 COMMISSIONER DOYLE: I guess without  
17 the planner's testimony, maybe it is premature, but  
18 I was on the edge of my seat about I guess something  
19 that came up with the architect, you know, the  
20 justification for the variances relating to what  
21 seemed to be relatively small distance setbacks, so,  
22 you know, if you are saying we need 15,160, whatever  
23 the number is --

24 MR. TUVEL: Right.

25 COMMISSIONER DOYLE: -- you know, if

1       you take an 82 square foot room out of there, and  
2       you get rid of a couple of variances, you know, I  
3       mean, I am open to the justification --

4               MR. TUVEL:  Of course.

5               COMMISSIONER DOYLE:  -- but it doesn't  
6       seem like you are going way over, you know, the  
7       setbacks and so forth --

8               MR. TUVEL:  So if it is possible to  
9       eliminate those variances, we will explore that.

10              COMMISSIONER DOYLE:  Or have a good  
11      reason why --

12              MR. TUVEL:  Understood.

13              CHAIRMAN HOLTZMAN:  Ms. O'Connor?

14              COMMISSIONER O'CONNOR:  Was there a  
15      discussion about the green roof, did I miss that?

16              MR. TUVEL:  I mentioned that.

17              COMMISSIONER O'CONNOR:  I'm sorry.

18              CHAIRMAN HOLTZMAN:  Great.  Thank you  
19      for that.

20              COMMISSIONER O'CONNOR:  Okay.

21              CHAIRMAN HOLTZMAN:  Ann, did you have  
22      something else?

23              COMMISSIONER GRAHAM:  No.  I just agree  
24      with Mr. Doyle and the other issues that I brought  
25      up.

1                   CHAIRMAN HOLTZMAN:   Okay.   Thank you.

2                   Any members of the public that wish to  
3 offer some additional opinions, guidance?

4                   Nothing is written in, you know, stone,  
5 but we've got an opportunity.   We have an applicant  
6 here that is obviously making a very good faith  
7 effort to work with the Board and work with the  
8 community, so it doesn't necessarily mean that we  
9 don't need to throw rocks at them, but if we have  
10 got some opinions that get this to a better place,  
11 let's have it.

12                  Sure, Ms. Prigabon, why don't you come  
13 back up?

14                  MS. PRIGABON:   I believe that the main  
15 issue is the parking, like it is with every issue in  
16 Hoboken.   You know, there is things with parking.

17                  And I don't really understand what  
18 looks like horse trading five spots here, ten spots  
19 here, but that makes up for this, and it is very,  
20 very hard to follow, and whether that is really  
21 happening, I don't know, because I can't figure it  
22 out.

23                  But as a time-wise thing, and I am not  
24 saying that you have to do it, but what we would  
25 like, right now I am representing the Hudson Street

1 Alliance, and we made a very good effort to come out  
2 and support the Babbio Garage. We felt it was good  
3 for Hoboken. We felt it was good for Stevens and  
4 certainly for our neighborhood.

5 And I would like to see that come to  
6 fruition as soon as it can, so that we don't have to  
7 horse trade parking spots. We can just say the  
8 Babbio is now open. We have 450 spots, and we are  
9 going to put everybody in there.

10 And I think that would, you know, take  
11 away all of the variances needed for spaces required  
12 and really know that that is where they are. We are  
13 going to consolidate everything.

14 So I don't know where Stevens stands  
15 with going forward with the Babbio Garage, but I  
16 think it would make it a lot easier on this Board  
17 and on the Zoning Board when things come up, and  
18 much easier for Stevens, too, having to have that  
19 component out of the way, so I would like to -- I  
20 think they said it was going to be November.

21 MR. TUVEL: Yes. No, I agree with what  
22 you said about the need to get the garage, and  
23 Stevens does, too, to get that going, and I think  
24 what Mr. Maffia was saying was that the fall of  
25 2016 --

1                   CHAIRMAN HOLTZMAN: I'm sorry. We  
2 couldn't hear you, Jason.

3                   MR. TUVEL: I'm sorry, Mr. Chairman.

4                   The fall of 2016 is when they hope to  
5 get underway with the actual construction. You were  
6 at the meetings for the Babbio Garage in front of  
7 the Zoning Board --

8                   MS. PRIGABON: Yes.

9                   MR. TUVEL: -- we did get our  
10 resolution at the end of May. I think May 24th was  
11 the date we got the resolution, and we are going  
12 through the resolution compliance process and making  
13 sure we have all of our permits, and got everything  
14 else, and so our goal is to wrap everything up, and  
15 hopefully be under construction by the time Mr.  
16 Maffia indicated.

17                  MR. MAFFIA: About the fall of 2017 to  
18 complete the construction and open the garage, if  
19 that is what you are asking.

20                  MS. PRIGABON: Are you planning any  
21 more buildings coming on line before that happens?

22                  MR. MAFFIA: No.

23                  MS. PRIGABON: I am just thinking that  
24 it would be very helpful if it is already built,  
25 that we really put that to bed and say we got the

1 spots, we don't have to be, hum...

2 CHAIRMAN HOLTZMAN: I agree with you a  
3 hundred percent because the horse trading is  
4 correct, because they have already done the  
5 restriping and better alignment of the garage -- the  
6 parking lot rather, not the garage, the parking lot  
7 that's on the waterfront.

8 So if we really wanted to hold their  
9 hand to the fire, we could say, well, you already  
10 did that, and you did that to provide the use of  
11 your own parking lot facility, so you didn't really  
12 create the new 17 spots that you really need for  
13 this building. You did a better job of engineering  
14 what you already had, but you didn't pull anything  
15 new. You didn't find anything new, so it is a  
16 little bit of a misnomer that there's new spots  
17 being created.

18 MS. PRIGABON: New spots or whatever.

19 CHAIRMAN HOLTZMAN: Right.

20 MS. PRIGABON: So by getting this done  
21 as soon as possible, even quicker than that --

22 CHAIRMAN HOLTZMAN: But to your point,  
23 this really begs the question, which we know from a  
24 meeting that we had with Stevens in the last month,  
25 that they have finally also engaged a professional

1 planner to start a process of a master plan for  
2 them, so that, again, these types of things and some  
3 kind of a chronological appropriate order will be  
4 factored into that.

5 Mr. Tuvel, do you have any speculation  
6 as to what the scope is of the professional  
7 planner's work, and are they starting?

8 Is there some conclusion date?

9 Where is the team with that process?

10 MR. TUVEL: I was going to jump in  
11 actually because there's good points that are being  
12 raised.

13 In addition to the planner, Mr.  
14 Chairman, also the planner is having a traffic  
15 expert, and that is just after the meeting that we  
16 had, is retaining -- I don't think they have been  
17 retained as of yet -- a traffic expert to also  
18 examine, and we talked about this a lot, the parking  
19 standard as it applies to the campus and the overall  
20 parking infrastructure, so that will be part of the  
21 master plan process.

22 In addition to that, I know that  
23 Commissioner Forbes is not here this evening, but  
24 our planner, Mr. Phillips' office has reached out to  
25 Ms. Forbes to schedule a sort of kick-off meeting

1 between the professionals, the city's planning staff  
2 and Stevens' planning staff, to really move forward  
3 on the master plan and examine not only the parking  
4 and traffic, but all of the issues that were brought  
5 up.

6 So we are pursuing that aggressively  
7 and hope to get a meeting, you know, as soon as  
8 possible with Ms. Forbes, and I'm sure obviously  
9 there will be more than one, and pursue it, and we  
10 will be back to this Board for issues relating to  
11 the master plan. No question about that.

12 CHAIRMAN HOLTZMAN: And no disparaging  
13 remarks against Ms. Forbes that she is on vacation,  
14 right?

15 (Laughter)

16 MR. TUVEL: Of course not. Everybody  
17 is allowed a vacation.

18 CHAIRMAN HOLTZMAN: Of course not.

19 Thank you, Ms. Prigabon.

20 Anything else?

21 MS. PRIGABON: No.

22 CHAIRMAN HOLTZMAN: Okay.

23 Any other members of the public that  
24 want to offer any opinions or suggestions to  
25 Stevens?

1                   Okay. So I guess we will carry you.

2                   We need to make a formal --

3                   MR. TUVEL: Announcement and a new  
4                   date.

5                   CHAIRMAN HOLTZMAN: -- announcement or  
6                   a motion, and we'll take a vote to carry this.

7                   MS. CARCONE: August 2nd, does that  
8                   give you enough time?

9                   CHAIRMAN HOLTZMAN: August 2nd?

10                  MR. TUVEL: Let me just check with the  
11                  professionals and make sure they are all available.

12                  (Counsel confers)

13                  We are all good for August 2nd.

14                  CHAIRMAN HOLTZMAN: Do you want to  
15                  handle this?

16                  MR. LEIMBACH: So it is going to be for  
17                  August 2nd, no new notice required.

18                  MR. TUVEL: 7 o'clock in this room?

19                  MS. CARCONE: 7 o'clock in this room.

20                  CHAIRMAN HOLTZMAN: Right.

21                  MR. TUVEL: Great.

22                  CHAIRMAN HOLTZMAN: So do you waive any  
23                  time to --

24                  MR. TUVEL: Sure.

25                  CHAIRMAN HOLTZMAN: -- let's put that

1 on the record, Mr. Tuvel.

2 MR. TUVEL: We will extend the time in  
3 which the Board has to act up and through August  
4 2nd, and if there is a further need to revisit the  
5 extension at that time, we will do that.

6 CHAIRMAN HOLTZMAN: Great. Thank you.  
7 Commissioners, anything further?

8 If not, is there a motion to adjourn?

9 COMMISSIONER PEENE: So moved.

10 MS. CARCONE: We need a motion to  
11 accept his --

12 CHAIRMAN HOLTZMAN: Let's back that up,  
13 Mr. Peene.

14 Make a motion to accept the motion to  
15 carry to August 2nd.

16 COMMISSIONER PEENE: So moved.

17 CHAIRMAN HOLTZMAN: Second?

18 COMMISSIONER MC KENZIE: Second.

19 CHAIRMAN HOLTZMAN: All in favor?

20 (All Board members answered in the  
21 affirmative)

22 CHAIRMAN HOLTZMAN: Any objectors?

23 No.

24 Okay. And now?

25 COMMISSIONER PEENE: Motion to adjourn.

1 CHAIRMAN HOLTZMAN: Thank you.

2 Second?

3 COMMISSIONER MC KENZIE: Second.

4 CHAIRMAN HOLTZMAN: All in favor?

5 (All Board members answered in the

6 affirmative.)

7 CHAIRMAN HOLTZMAN: Thank you, people.

8 MS. CARCONE: Everybody, July 5th.

9 (The meeting concluded at 9:40 p.m.)

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C E R T I F I C A T E

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

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

s/Phyllis T. Lewis, CCR, CRCR

PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300  
Notary Public of the State of New Jersey  
My commission expires 11/5/2020.  
Dated: 6/29/16  
This transcript was prepared in accordance with  
NJAC 13:43-5.9.