

CITY OF HOBOKEN  
PLANNING BOARD  
SPECIAL MEETING

- - - - - X  
PRESENTATION BY STEVENS INSTITUTE : June 8, 2016  
OF TECHNOLOGY OF PROPOSED PLANS FOR : 7:45 p.m.  
CAMPUS DEVELOPMENT :  
- - - - - X

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 Brandy Forbes
- Commissioner Jim Doyle
- Commissioner Ann Graham
- Commissioner Ryan Peene
- Commissioner Tom Jacobson

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

- David Glynn Roberts, AICP/PP, LLA, RLA  
Board Planner
- Patricia Carcone, Board Secretary

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

- Ann Holtzman, Zoning Officer
- Jessica Giorgianni, Principal Planner

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

14                  BETH MC GRATH,  
15                  Chief of Staff,  
16                  Director of Community and State Relations  
17                  Office of the President  
18                  For Stevens Institute of Technology

19                  ROBERT MAFFIA, PE  
20                  Vice President for Facilities & Campus Operations  
21                  For Stevens Institute of Technology

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1                   CHAIRMAN HOLTZMAN: Okay. We are going  
2 to get started, everybody. It is Wednesday, June  
3 8th, 7:45 p.m.

4                   This is the Hoboken Planning Board  
5 Meeting. This is a Special Meeting for a Stevens'  
6 presentation.

7                   Mr. Tuvel, you have the floor.

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

9                   Members of the Board, Jason Tuvel,  
10 attorney for the applicant, Stevens Institute of  
11 Technology. Although I should correct myself, this  
12 is not an application. I am so used to saying that,  
13 but on this presentation by Stevens Institute of  
14 Technology.

15                  I appreciate the Board having us here.  
16 I think this is a great idea, as well as their  
17 professionals, who have been working with us over  
18 the last few weeks on this presentation.

19                  Using a sports analogy, which I like to  
20 do, I think this is a good kickoff to a season of a  
21 master plan amendment that Stevens is hoping to  
22 achieve in working with this Board, as well as  
23 hopefully zoning regulations that implement the  
24 policies of the master plan that this Board would  
25 undertake.

1                   We did provide materials to the Board  
2                   at a time, and I hope you had a chance to review  
3                   them. We worked hard on those materials based on  
4                   some comments that we received from your  
5                   professionals.

6                   We plan on presenting two people on  
7                   behalf of Stevens tonight, in addition to myself,  
8                   Beth McGrath. Beth McGrath is the Chief of Staff to  
9                   the President. Beth is going to talk about the  
10                  Stevens' Strategic Plan that many of you may be  
11                  familiar with.

12                  It is published on their website. It  
13                  talks about the policies of enrollment, of  
14                  applications, housing, and all of the things that  
15                  Stevens is looking to achieve from an educational  
16                  standpoint in the future and their goals going ahead  
17                  under President Nariman Farvardin. That's what Beth  
18                  is going to talk about.

19                  Robert Maffia, who is the Vice  
20                  President of Facilities and Operations, who you have  
21                  all seen before this Board, he is going to talk  
22                  about the infrastructure and how we're going to  
23                  house people, how we are going to educate people,  
24                  and how we are going to build on this campus.

25                  So those are really the two aspects of

1 the presentation. So Beth may talk about some  
2 things that you have some questions about in terms  
3 of how it is going to relate to zoning and planning.  
4 Bob may answer those in his presentation, so I urge  
5 you to be patient, but, of course, this a dialogue,  
6 and if you have questions, of course, feel free to  
7 ask.

8 Some of the issues that Bob is going to  
9 tackle in connection with his presentation are some  
10 of the zoning and site plan regulations within the  
11 ordinance right now that are a little inconsistent  
12 with what Stevens is planning to do in the future,  
13 and those relate to height, density, parking and  
14 certain other bulk standards and regulations that  
15 are currently within the ordinance.

16 So we are going to give you a preview  
17 of some of the projects that we foresee in the  
18 future, and hopefully get some good feedback from  
19 you, and that will start the master plan process  
20 that we hope to achieve here.

21 With that, I know you are more  
22 interested in hearing from Stevens than you are from  
23 me --

24 MR. GALVIN: I just want a little bit  
25 of caution. This is a workshop meeting where we are

1 just absorbing information, and hopefully this will  
2 go to our future reexamination of the master plan in  
3 the not too distant future, and I think part of our  
4 job is planning, and this is smart.

5 But what I caution you is we have  
6 active cases, and we are not going to be discussing  
7 any active cases. So this is kind of like the mile  
8 high view of what is happening in the future, and if  
9 we start to get in the weeds, I am going to start  
10 squawking, and then you will know that we have to  
11 change direction a little bit.

12 CHAIRMAN HOLTZMAN: Great.

13 Thank you.

14 MR. TUVEL: Mr. Chairman, do you have  
15 any questions for me before Ms. McGrath starts her  
16 presentation?

17 CHAIRMAN HOLTZMAN: No. You are  
18 setting me up to say, no, I am done with you  
19 already.

20 (Laughter)

21 MR. TUVEL: All right.

22 So I will give the floor to  
23 Ms. McGrath.

24 We did bring a PowerPoint presentation  
25 as well as a board of our campus plan.

1                   CHAIRMAN HOLTZMAN: Sure. Let's bring  
2 that forward, so we have some chance to see it,  
3 yeah.

4                   MR. TUVEL: It was part of the packet,  
5 and I will move it forward.

6                   CHAIRMAN HOLTZMAN: It is a little  
7 tough to see in the packet. It was kind of small.

8                   MR. GALVIN: But it was in there twice.  
9 It was on Pages 33 and 36.

10                  COMMISSIONER PEENE: Yes, that's very  
11 true, Dennis.

12                  MR. TUVEL: I just wanted to make sure  
13 you were paying attention, Dennis.

14                  (Laughter)

15                  MS. MC GRATH: Hello.

16                  CHAIRMAN HOLTZMAN: Good evening.

17                  MS. MC GRATH: I'm Beth Mc Grath. My  
18 title, as Jason said, is Chief of Staff and Director  
19 of Community and State Relations.

20                  Although I live in Morristown, New  
21 Jersey now after I had triplets, I was a resident of  
22 Hoboken for about ten years. I hope to be a Hoboken  
23 resident again when I am an empty nester.

24                  I have been at Stevens for 29 years,  
25 believe it or not, before some of you were born

1 maybe.

2 CHAIRMAN HOLTZMAN: Not this team.

3 (Laughter)

4 MS. MC GRATH: I have been in this role  
5 as Chief of Staff to the President for four years,  
6 and Director of Community and State Relations for  
7 about three years.

8 In my role as Chief of Staff to the  
9 President, I manage the Office of the President. I  
10 get involved in all matters of university business  
11 across all of the different units. I represent the  
12 president internally and externally at things like  
13 this.

14 As Director of Community and State  
15 Relations, I am the liaison with the City of Hoboken  
16 and similarly serve in this role with Stevens'  
17 interests and Trenton as well.

18 So I also want to thank you, Mr.  
19 Chairman, and Members of the Board, for giving  
20 Stevens the opportunity to share our campus  
21 development plans and also put them in the context  
22 of the campus goals and aspirations as expressed  
23 through our strategic plans.

24 Stevens launched a ten-year strategic  
25 plan in 2012. We are about four years into that

1 plan.

2 I have been provided a set of slides,  
3 as Jason mentioned, that I hope you had a chance to  
4 review in advance. You will all be relieved that I  
5 am not going to go through all of those in great  
6 detail. I just want to glance through some things  
7 to set the stage for some of our leads and plans  
8 going forward.

9 I want to start by saying that at a  
10 time when roughly half of the colleges in the  
11 country have experienced enrollment declines over  
12 multiple years, three or four years, and two  
13 colleges made the headlines just last week having  
14 closed because of enrollment declines, Stevens is  
15 really on a steep upward trajectory expressed  
16 through applications and demand for seats in our  
17 undergraduate and graduate programs.

18 We have had a lot of success across all  
19 metrics that we measure, but we know that with  
20 success sometimes comes some challenges. We feel  
21 the challenges every day mostly around space  
22 constraints, and we know that those challenges  
23 sometimes have impacts on the City of Hoboken and  
24 the people of Hoboken as well.

25 We are working hard to mitigate those

1 challenges. We have increased dialogue with our  
2 neighbors and the community. We have instituted a  
3 traffic demand management program that shows an  
4 impact. We are looking at ways to mitigate the  
5 shuttle impacts with a program that we run around  
6 the city for our students, even though that shuttle  
7 has actually increased a demand for parking on the  
8 campus.

9 Stevens' President Nariman Farvardin  
10 came to Stevens in 2011. He has concluded his first  
11 five-year term, and the trustees have renewed his  
12 term for another five years, so he is kicking that  
13 off in July.

14 President Farvardin has said many times  
15 and many of you have probably heard that Stevens and  
16 Hoboken are joined at the hip. Under his leadership  
17 we have tried to become a much more engaged and  
18 responsible member of the community, and we hope to  
19 continue in that path.

20 So, as I said before, Stevens has  
21 launched a ten-year strategic plan. Some of you may  
22 ask: Is there a companion master plan to support  
23 that campus infrastructure growth.

24 And the answer is actually no.

25 A number of years ago under the

1 leadership of Mr. Maffia's predecessor, Vice  
2 President Hank Dobbelaar, Stevens did commission a  
3 study that was on its path to become a master plan.  
4 The product of that effort did not gain consensus  
5 with the leadership at Stevens. It was not adopted  
6 by the Board of Trustees, and in the absence of a  
7 document that outlined our future development goals  
8 over a 20-year period, we proceeded on a  
9 project-by-project approach with the most urgent  
10 projects going before the Zoning Board. For  
11 example, the Gateway project, which satisfied the  
12 urgent need for academic space, the Babbio Garage,  
13 which satisfied the parking requirements for the  
14 Gateway building, the ABS project, which came before  
15 this Board previously and so on.

16 So we know that this approach has  
17 caused questions and some frustrations before this  
18 Board and members of the community, and we are here  
19 tonight to help alleviate some of those concerns, to  
20 clarify some of our plans, and hopefully to kick  
21 off, as Mr. Tuvel said, a process.

22 We recently submitted an application to  
23 this Board, and don't worry, I am not going to talk  
24 about it, but we heard through that process that --  
25 we are hearing through that process that the Board

1 is interested in Stevens' big picture.

2 So what we would like to share with you  
3 tonight is the projects that Stevens anticipates  
4 needing in the next 5 to 10 years, and those  
5 projects that we have a high degree of confidence  
6 that we can fund for the next 5 to 10 years. Beyond  
7 that, it would be purely speculative.

8 So I will go through some of our  
9 enrollment trends and goals, and Mr. Maffia will  
10 talk about the campus infrastructure that we hope  
11 will satisfy those goals.

12 We will aim to answer your questions to  
13 the best of our ability, but our planner, who has  
14 been on board for all of about three weeks, and we  
15 want to emphasize that this is the beginning of a  
16 process, we will take your questions back and work  
17 on them, and we will see you again for sure.

18 So we hope that this process will  
19 provide a reasonable and healthy degree of  
20 flexibility, so that the end result would allow us  
21 the opportunity to realize some things that we can't  
22 anticipate here in 2016.

23 So with that, let me get started. I  
24 will go through this quickly as I said.

25 So a few key take-aways, high level

1 take-aways, and I am sorry that this is a little bit  
2 warped, but I think that will work.

3 CHAIRMAN HOLTZMAN: We can read it.  
4 It's no problem.

5 MS. MC GRATH: Okay.

6 So Stevens is a university on the rise  
7 in terms of applications, academic profiles,  
8 research, growth profit, support, coverage in the  
9 media and more.

10 Moderate growth is a part of our plan.  
11 Our students do extremely well. Employers are  
12 scooping them up. Increasing production of Stevens'  
13 students is good for the economy and good for  
14 society. We are committed to being a positive force  
15 in Hoboken, and we hear from many sectors of the  
16 community that our results -- that our efforts are  
17 being recognized.

18 Our ten-year strategic plan dictates  
19 that we work in a focused effort on areas where we  
20 have expertise and where we can have an impact.  
21 These include health care and medicine, sustainable  
22 energy, financial systems, defense, security and  
23 resilience, and Science Technology, Engineering and  
24 Mathematics education.

25 As Jason said, our strategic plan and

1       our progress is on our website and available for  
2       public review.

3               So these statistics provide an overview  
4       of Stevens at this point in time. We have just  
5       under 3,000 undergraduates, about 2500 full-time  
6       equivalent graduate students. We are part of the  
7       Hoboken community with more than 700 alumni and 175  
8       faculty and staff living in Hoboken, and Stevens is  
9       the fourth largest employer of Hoboken.

10              So the next few slides depict  
11       undergraduate enrollment trends. So demand has  
12       surged, more than doubled in the last five years,  
13       while the size of the undergraduate student body has  
14       increased 34 percent.

15              Stevens is attracting a higher caliber  
16       of students. We now compete for students and  
17       faculty with the most prestigious institutions in  
18       the country.

19              Upon graduation, our students do  
20       extremely well as measured by the career placement,  
21       starting salaries and so on.

22              This slide shows the trend in graduate  
23       involvement, 70 percent increase in applications, a  
24       32 percent growth in full-time equivalent of  
25       graduate students.

1                   Note that of the -- of the -- just over  
2                   2500 full-time equivalent graduate students, about  
3                   500 full-time equivalent of those graduate students  
4                   are online and off-site students.

5                   This shows our target and actual growth  
6                   so far in our undergraduate and graduate student  
7                   enrollment.

8                   So the next couple of slides provide  
9                   examples of the significant progress that Stevens  
10                  has made over the last five years, including in  
11                  research and other collaborations in part inspired  
12                  by and connected to the City of Hoboken.

13                  Our recent first place win in the U.S.  
14                  Department of Energy Solar Decathlon was inspired by  
15                  challenges Hoboken faced during Hurricane Sandy.

16                  Urban infrastructure resiliency in  
17                  flooding research at Davidson Lab, and resilient  
18                  communications networks both have their roots in  
19                  Hoboken's challenges, and there are many, many other  
20                  examples.

21                  We have made a big effort to be active  
22                  and engage members of the Hoboken community,  
23                  inviting community members to attend educational,  
24                  cultural, technology innovation programs, posting  
25                  municipal events, collaborating on research and

1 more.

2 We just launched the new Stevens  
3 Venture Center, a new technology incubator to foster  
4 new tech start-up companies and commercialized  
5 innovations developed by our faculty and our  
6 students. Maybe the next jet.com will come from  
7 this effort.

8 We have made enormous progress over the  
9 next five years in getting our financial house in  
10 order as evidenced by external grading agencies and  
11 reinvestment by our alumni in record numbers.

12 Don't expect me to read this, but our  
13 alumni, our leaders, corporations throughout New  
14 Jersey and throughout the world, rankings are  
15 getting better and better. The media is taking  
16 notice, and we captured some of this progress in the  
17 President's report that perhaps some of you may have  
18 received recently, and it's also online.

19 So all of this gives you the backdrop  
20 for why Stevens is contemplating new development on  
21 the campus. Our objectives for development that we  
22 anticipate for the next 5 to 10 years include  
23 creating a world class and modern academic and  
24 student life infrastructure to continue to attract  
25 the best and brightest students and faculty.

1                   Housing more of our students on our  
2                   campus and reducing the number of students and  
3                   leased housing in Hoboken, accomplishing this goal  
4                   would also allow us to reduce the shuttle program  
5                   that is both expensive for us, and we know it is a  
6                   concern to the community, continuing our efforts to  
7                   reduce vehicles to campus and to Hoboken and  
8                   incentivizing alternative forms of transportation  
9                   for those who must travel to campus, incorporating  
10                  sustainability and resilience features into all new  
11                  projects, and finding appropriate ways to honor the  
12                  legacy buildings through historic preservation.

13                  So we understand you all have a lot of  
14                  interest in how we plan to deal with student  
15                  housing, and as I noted in the last slide, bringing  
16                  more of our students to campus is a high priority  
17                  for us.

18                  Of our total undergraduate population,  
19                  68 percent choose to live in university housing, and  
20                  by this I mean dorms on campus, Greek housing, and  
21                  the leased housing in Hoboken that Stevens  
22                  maintains. The remaining 32 percent arrange for  
23                  their own housing or commute.

24                  Of those who live in university  
25                  housing, those three buckets, 67 percent live on

1 campus, and 33 percent live in leased housing in  
2 Hoboken.

3 So over the next few years as our  
4 enrollment grows, we seek to increase beds on campus  
5 and reduce beds in Hoboken. If we assume that 68  
6 percent of undergraduates live in campus housing, we  
7 would need to increase inventory by 1359 beds. That  
8 is about double what we have currently -- that is  
9 what we have currently. We have 1361.

10 So Bob Maffia will discuss the  
11 potential sites for these dormitories, but the  
12 obvious question that we may ask is: How many of  
13 these beds can we accommodate on our campus.

14 So in order to answer that question, we  
15 need to know more about what density and what height  
16 would be allowed. Our goal would be to use the  
17 footprints of existing dormitories and go higher.  
18 How many beds we could accommodate depends on how  
19 many floors and how many students per floor.

20 There are also some issues that we  
21 would like to address during this process. For  
22 example, current ordinances require one parking  
23 space for every two beds that we would build. So if  
24 we were to build a 1,000-bed dorm on campus, we  
25 would be required to provide 500 parking spaces. We

1 don't think that is a good idea, and we don't think  
2 the city would think so either.

3 So just to wrap up, there are a number  
4 of initiatives, I should say in parallel and  
5 ongoing, that are underway and planned that will  
6 continue to evolve in parallel with this process.

7 As I mentioned before, we have launched  
8 a traffic demand management program to review  
9 policies, to further improve and mitigate some of  
10 the university's impacts in Hoboken, such as traffic  
11 and parking, and we have started a shuttle  
12 optimization project to reduce shuttle impacts.

13 The need for additional space on or off  
14 campus could increase, for example, if the Stevens  
15 Venture Center becomes widely successful, or if we  
16 decide to move administrative functions off campus.  
17 We just actually leased space in Hoboken for our  
18 Division of Finance to move off campus to make room  
19 for academic space.

20 We will be revisiting our ten-year  
21 strategic plan at its mid point next year, 2017,  
22 which also may have implications for growth and  
23 infrastructure needs.

24 So I sped through that pretty quickly,  
25 and I am ready to turn it over to Bob Maffia, unless

1 anyone has any further questions.

2 CHAIRMAN HOLTZMAN: Commissioners, any  
3 questions for Ms. McGrath, or we can circle back for  
4 sure.

5 COMMISSIONER DOYLE: Maybe just one  
6 question, and maybe so later obvious, but I'm -- the  
7 notion of --

8 CHAIRMAN HOLTZMAN: I never stopped you  
9 before.

10 (Laughter)

11 MS. MC GRATH: It was obvious to me.

12 COMMISSIONER DOYLE: The notion of  
13 expanding the student body, the undergrad, from 25  
14 to 4,000, what is the motivation for that?

15 MS. MC GRATH: Several.

16 As I mentioned before, the demand has  
17 increased very significantly. Our students do  
18 extremely well. We get requests from employers,  
19 finance district, the, you know engineering  
20 community, Lockheed Martin, ExxonMobil, to produce  
21 more of these students honestly.

22 And also from an economic point of  
23 view, we are sub critical in terms of economies of  
24 scale. As a competitive organization competing  
25 against some of the best institutions like Carnegie

1 Mellon, Rensselaer Polytechnic, we are now competing  
2 against even ivy league schools. We need to do the  
3 best we can to produce and make efficient our  
4 operations, so one student -- one professor can  
5 teach 15 students in a class or 20 students in a  
6 class, so tuition revenue and enrollment, you know,  
7 drives part of those economies.

8 COMMISSIONER DOYLE: Thank you.

9 CHAIRMAN HOLTZMAN: Thank you.

10 Mr. Maffia?

11 Thank you, Ms. McGrath.

12 Good evening, Bob.

13 MR. MAFFIA: Good evening.

14 Thank you for having us.

15 My name is Bob Maffia. I am Vice  
16 President for Facilities and Campus Operations at  
17 Stevens, so my responsibilities are all of the  
18 facilities, design and construction, facilities  
19 operations, as well as other campus operations, like  
20 the mail room, receiving, police department,  
21 grounds, so anything really with regard to shuttle  
22 service and transportation, you know, whatever is  
23 related to campus operations, as well as, you know,  
24 designing construction facilities.

25 So I came to Stevens -- well, September

1 will be three years. I came in September of 2013,  
2 and one of the key objectives when I came was  
3 supposed to be to -- that we had the strategic plan.  
4 It was developed before I got here. Now, how do we  
5 implement it.

6 So we took care of our most immediate  
7 need so far, which was Gateway, and the parking  
8 garage, which is for the Gateway, so now this is the  
9 next step, which is the development plan, which we  
10 are talking about here tonight.

11 So what I would like to do is go over  
12 maybe some of our existing conditions and the  
13 challenges that we have right now and then also our  
14 objectives for how we might want to approach dealing  
15 with those challenges, so that is what I would like  
16 to go over with you.

17 In our existing conditions, housing, as  
18 Beth talked about, our students want to live on  
19 campus. We talked about or Beth talked about how  
20 many beds we have on campus now and many how many  
21 are in leased housing. Actually in the 2016-2017  
22 school year, we will have 588 beds in Hoboken and 95  
23 in Weehawken.

24 And the other thing with our housing is  
25 not only numbers, but it's just out of date. When

1       you look at our dorms, they are older. They are not  
2       consistent with what students expect now. And if we  
3       want to compete with our peer institutions and get  
4       those -- yes, sir.

5                    COMMISSIONER PEENE: I just have a  
6       question regarding leased housing.

7                    MR. MAFFIA: Yes, sir.

8                    COMMISSIONER PEENE: You talked about  
9       the 588 beds --

10                   MR. MAFFIA: Yeah.

11                   COMMISSIONER PEENE: -- and the  
12       90-something in Weehawken. Are those just  
13       off-campus students making their own arrangements,  
14       or are those arrangements that Stevens makes --  
15       Stevens makes for the students?

16                   MR. MAFFIA: Those are arrangements  
17       that we are making for the students.

18                   COMMISSIONER PEENE: Okay.

19                   MR. MAFFIA: There are other students,  
20       like Beth talked about the other 33 percent who are  
21       commuters and others who maybe make their own  
22       arrangements. These are the ones that we lease.  
23       They are in, you know, several locations around  
24       Hoboken and Weehawken.

25                   COMMISSIONER PEENE: Thank you.

1                   MS. GIORGIANNI: Is that 183 units or  
2 is it 183 beds?

3                   MR. MAFFIA: Beds.

4                   CHAIRMAN HOLTZMAN: So, Bob, can you  
5 just point out to us where most of the dorms are on  
6 the maps to make sure that everybody is on the same  
7 page here?

8                   COMMISSIONER FORBES: I just wanted to,  
9 if you don't mind --

10                  CHAIRMAN HOLTZMAN: Yeah.

11                  COMMISSIONER FORBES: -- introduce my  
12 staff. I have two staff members here, and they may  
13 ask some questions, and I want to, you know, open  
14 that up, and hopefully the Board is open to that,  
15 because we have Jessica Giorgianni, who is our new  
16 principal planner in our department, and she is  
17 going to be working on a master plan reexamination  
18 and the element updates, so, you know, she may have  
19 some questions.

20                  And as well, Ann Holtzman, who is our  
21 Zoning Officer, who is working with our City Council  
22 subcommittee on zoning code updates, so they may  
23 have some questions as we go along as well, so I  
24 just wanted to make sure that they were introduced.

25                  CHAIRMAN HOLTZMAN: Great. Thank you,

1 Director.

2                   Could you just point them out for us,  
3 Bob?

4                   MR. MAFFIA: Sure. And there will be a  
5 map in the presentation coming up, too, but I will  
6 point these out to you now.

7                   So for our housing right now is I put  
8 the north end of campus, there is a building called  
9 Castle Point Apartments or Castle Point Hall. That  
10 is one of our dorms.

11                   Sort of in the upper center part of our  
12 campus, there is a couple of dorms. There is  
13 Humphreys Hall here. There's Jonas Hall, and  
14 there's Palmer. These are residences.

15                   Along the edge of our campus right now,  
16 you really can't see it yet, but if you were looking  
17 at your presentation, you would see that there is  
18 dotted red lines, if you can see them. Those dotted  
19 red lines are actually the existing buildings, the  
20 footprints of the existing buildings, so there are  
21 two kinds of rectangular dotted red lines here. One  
22 of those is a dorms, which is Hayden Hall, and the  
23 other one isn't.

24                   The gray building that's just south of  
25 it is Davis Hall, and that is residential also.

1                   And then on River Street, we have dorms  
2                   over there, too, or we have housing over there on  
3                   River. I think that -- then we have our, you know,  
4                   Greek housing sororities and fraternities and  
5                   whatnot.

6                   VICE CHAIR MAGALETTA: The housing on  
7                   River, is that Stevens' or is that leased housing?

8                   MR. MAFFIA: That is Stevens.

9                   VICE CHAIR MAGALETTA: Okay. On River?

10                  MR. MAFFIA: On River Street.

11                  CHAIRMAN HOLTZMAN: So Stevens owns  
12                  those properties --

13                  MR. MAFFIA: We own them.

14                  CHAIRMAN HOLTZMAN: -- and it's part of  
15                  your portfolio?

16                  MR. MAFFIA: Yes, it is.

17                  CHAIRMAN HOLTZMAN: And then how does  
18                  the Greek housing work?

19                  Are those owned by the fraternities --

20                  MR. MAFFIA: It is a combination. Some  
21                  of the Greek housing we own, and some of that Greek  
22                  housing is owned by the fraternities.

23                  CHAIRMAN HOLTZMAN: Okay.

24                  And what are the ages, because you said  
25                  that this is pretty dated dormitories at this point,

1 right?

2 MR. MAFFIA: Yeah. I can get those  
3 ages for you --

4 CHAIRMAN HOLTZMAN: Just ballpark them.  
5 We're having a -- yeah --

6 MR. MAFFIA: -- like sixties, sixties,  
7 seventies.

8 CHAIRMAN HOLTZMAN: -- so they are like  
9 40, 50 -- they're 50 years old?

10 MR. MAFFIA: Yeah, yeah.

11 You know, when dorms used to be, okay,  
12 two beds in a dorm, and then there were community  
13 bathrooms and community showers. Nowadays, students  
14 are looking for a suite style living, like, you  
15 know, what you would also hear on college campuses  
16 is that freshmen and sophomores would be on campus,  
17 but then when they got to be juniors and seniors,  
18 they wanted to move off campus, and they really  
19 wanted to do that because they wanted more apartment  
20 style living.

21 Now students are expecting apartment  
22 style living on campus, and that is what our peer  
23 institutions are doing, and that is what we are  
24 hoping to do.

25 CHAIRMAN HOLTZMAN: Do the percentages

1 of students that are looking for campus housing at  
2 all ages differ for your university because it seems  
3 like you also have a very high percentage of  
4 international students, so are those folks more  
5 inclined to want to be on campus because mom and dad  
6 are sending somebody from overseas, as opposed to a  
7 kid that might have grown up in North Jersey that  
8 mom and dad might be okay with an apartment, does  
9 that differ for you guys than the norm?

10 MR. MAFFIA: I am going to let Beth  
11 jump in just in case I am not correct here, but I  
12 think our -- we talked about we're about 68 percent.  
13 I think typically schools are around 64 percent that  
14 are looking, so we are a little bit above --

15 CHAIRMAN HOLTZMAN: A little higher,  
16 but it's in the same zone.

17 MR. MAFFIA: -- but a lot more of our  
18 international students are graduate students than  
19 undergrads, so you will find a lot -- most of our  
20 graduate students --

21 CHAIRMAN HOLTZMAN: So they are older.

22 MR. MAFFIA: -- but I am talking about  
23 undergraduate housing now. We are not even talking  
24 about our graduate. We don't house our graduate  
25 students now. They find their housing on their own.

1                   We would love to be able to accommodate  
2                   them, but right now we are struggling to accommodate  
3                   our undergrads.

4                   CHAIRMAN HOLTZMAN:   Okay.   Thank you.

5                   MR. MAFFIA:   Okay.

6                   And as part of our existing conditions,  
7                   Beth spoke about our shuttle system, too.   And the  
8                   shuttle system is very important to us, because our  
9                   students are scattered in several locations in  
10                  Hoboken, and for safety and our families, the  
11                  families of the students really demand it for  
12                  safety, and we really do have to shuttle them back  
13                  and forth.

14                  The library closes at 2 a.m.   During  
15                  finals week, it is open 24/7.   For the safety of our  
16                  students and for the benefit of the families, we  
17                  have a shuttle system.

18                  Besides housing, we have other needs.  
19                  You know, we have academic, administrative, and we  
20                  actually have all -- all of our space is  
21                  constrained.   We're presently working on our Gateway  
22                  building, and then after the Gateway building, we  
23                  are going to have what's called a wrap-around  
24                  building, which will be a building that's built  
25                  around the parking garage when that's done.

1                   Those are academic buildings, but even  
2 with those, we still will be strapped for academic  
3 space, so we will be looking to try to do a little  
4 bit more with that.

5                   And with the increase in students and  
6 the increase in growth brings with it a parallel  
7 increased need for administrative space, athletic  
8 space, and so while housing is a critical need of  
9 ours right now, it is not the only need.

10                  Another need is student space. When,  
11 you know, students need a university center, a  
12 student center, they -- we need more space for  
13 individual study, and we need more space for  
14 collaborative study, and a lot of our work with our  
15 students is group work, and there are a lot of  
16 collaborative projects, and we just don't have  
17 enough space for them to do that.

18                  We don't really have a university  
19 center. When we were looking at the map, I talked  
20 about a building that -- these two buildings over  
21 here that were outlined in red, and I said one of  
22 them is a dorm, and the other one is Jacobus Hall.  
23 It's a small building, which we use as a student  
24 center, because we really have no choice, but it is  
25 really not much of a student center.

1                   Those of you who were college-age kids  
2                   and you went on school tours, a key element of the  
3                   tour is always the students at a university center.  
4                   We can't do that because we don't have one to show  
5                   them. We show them our view, which is great, but  
6                   the view only goes so far. They want a student  
7                   center. They want a student center, and to compete  
8                   we need one, too, so --

9                   COMMISSIONER DOYLE: Isn't --

10                  MR. MAFFIA: Yes, sir.

11                  COMMISSIONER DOYLE: -- isn't "Lowe"  
12                  Hall a student center --

13                  MS. MC GRATH: You mean the Howe  
14                  building?

15                  COMMISSIONER DOYLE: -- the Howe, I'm  
16                  sorry.

17                  MR. MAFFIA: No. The student center we  
18                  have now, is that what you're saying?

19                  COMMISSIONER DOYLE: Yeah.

20                  Is that not some form of a student  
21                  center?

22                  MR. MAFFIA: Not really, no.

23                  Well, in the Howe building, we have a  
24                  dining hall, and there is like student services in  
25                  there, where they go to pay their bills. There are

1       some other student offices in there, where the  
2       registrar is there, or career placement and things  
3       like that.

4                   But a student center as far as what  
5       students look for, which is cafe style eating, you  
6       know, event space, clubs, things like that, that is  
7       not in the Howe Center, so it is a real need of  
8       ours.

9                   VICE CHAIR MAGALETTA:  Is there no  
10      place for a lounge area?

11                  MR. MAFFIA:  There is not much.  We  
12      have this building called Jacobus Hall, which is  
13      pretty beat up and it's --

14                  VICE CHAIR MAGALETTA:  I was there  
15      years ago.  There was sports facilities downstairs  
16      and things like that --

17                  MR. MAFFIA:  Yeah.

18                  VICE CHAIR MAGALETTA:  -- that is what  
19      it is.

20                  MR. MAFFIA:  But it is woefully  
21      inadequate.  It is not current with today's needs.  
22      It is much, much smaller.

23                  As I said, we avoid it on the tour.  
24      That's the kind of student center it is.  I mean, we  
25      don't even take them there.

1                   COMMISSIONER PEENE: Through the Chair.

2                   So aside from the dining hall at the  
3                   Howe Center, there are no a la carte on campus route  
4                   options for the students to eat at?

5                   MR. MAFFIA: There are a couple of  
6                   other places on campus where they eat. We have some  
7                   little cafes here or there inside the buildings,  
8                   like inside the library building, there's a little  
9                   cafe called Murray's Coventry. You can eat inside  
10                  one of our other buildings. There's a Red & Gray  
11                  Cafe, a place you could grab a snack. You can grab  
12                  a cup of coffee on your way to class or coming out  
13                  of class and whatnot.

14                  But as far as student center type  
15                  space, where students go to congregate and where  
16                  they go to hang out and do their studying and  
17                  whatnot, that is kind of what is missing.

18                  COMMISSIONER PEENE: Thank you.

19                  MR. MAFFIA: And in terms of traffic  
20                  demand management, what we do right now -- well, our  
21                  existing condition right now is Ninth Street is  
22                  really the main access to our campus, so any  
23                  vehicular traffic that comes to campus comes through  
24                  Ninth Street, so that is a pinch point. There is no  
25                  other way on to our campus, other than if you walk

1 onto it through south end of campus, bike, but it  
2 does create a little bit of a traffic pinch point  
3 over there.

4 Bus access is severely challenged.  
5 Ninth Street is very narrow. It's a steep slope.  
6 Trying to get a tour bus up Ninth Street is tricky.

7 And then as far as our traffic demand  
8 management goes, Beth mentioned our parking  
9 requirements. There is a requirement, which is in  
10 the zoning ordinance, of needing one space for every  
11 two beds, and honestly, that is really inconsistent  
12 with our traffic demand management goals. I think  
13 it is inconsistent with Hoboken's traffic management  
14 goals, and it is also inconsistent with our own  
15 parking policies. We don't allow students to have  
16 cars on campus.

17 The only students that are allowed to  
18 have cars on campus presently are seniors or co-op  
19 students. Right now that is 51 cars, so the whole  
20 concept of one per two beds, it really doesn't make  
21 any sense for us.

22 COMMISSIONER DOYLE: You mean the 51  
23 represents co-ops or -- because you have more than  
24 51 seniors obviously.

25 MR. MAFFIA: 51 cars that belong to

1       either co-op students or seniors. That is all we  
2       have parking on campus. That is the demand for  
3       parking on campus, so --

4                   VICE CHAIR MAGALETTA: So that's --

5                   CHAIRMAN HOLTZMAN: Hang on --

6                   (Everyone talking at once)

7                   THE REPORTER: I'm sorry, Jason, what  
8       did you say?

9                   MR. GALVIN: Whoa, whoa, whoa,

10                  CHAIRMAN HOLTZMAN: One at a time.

11                  Jason, you got the floor.

12                  MR. TUVEL: I'm sorry. I was just  
13       clarifying the question that was asked, because it,  
14       you know, it makes sense.

15                  Just the 51 represents the number of  
16       seniors and co-op students who have requested  
17       parking spaces.

18                  MR. MAFFIA: Right.

19                  MR. TUVEL: Okay.

20                  COMMISSIONER DOYLE: But if they all  
21       did, there would be 600, so --

22                  MR. MAFFIA: Oh, right. That is the  
23       number that requested it. I'm sorry.

24                  CHAIRMAN HOLTZMAN: Mr. Magaletta, you  
25       had a question?

1                   VICE CHAIR MAGALETTA: As far as that,  
2                   those are students. What about staff and people  
3                   like that? That's a parking need also, so what is  
4                   that number?

5                   MR. MAFFIA: Hum, I don't know what the  
6                   total number of parking passes is. I could get that  
7                   number for you, but --

8                   CHAIRMAN HOLTZMAN: But, Bob, I think  
9                   you would be hard pressed actually to ever be able  
10                  to come up with the total number because you also  
11                  have students that arrange their own housing, so it  
12                  becomes this sort of middle ground of their Stevens  
13                  students, but they are not living in your housing,  
14                  and as a resident of Hoboken, they would also have  
15                  the opportunity to have a parking pass on the  
16                  street, so it becomes another category of -- but it  
17                  is a bit unknown it seems.

18                  MR. MAFFIA: You are talking about --  
19                  well, a student that is in leased housing -- I am  
20                  not sure if I'm following -- a student that's in  
21                  leased housing in Hoboken is not considered a  
22                  Hoboken resident, so he can't get or she can't get a  
23                  resident parking permit.

24                  CHAIRMAN HOLTZMAN: And what would stop  
25                  them from requesting one?

1                   MR. MAFFIA: Well, what they can do is  
2 they can get -- and this is in accordance with the  
3 Hoboken Parking Utility's rules and regs -- they can  
4 get a temporary parking pass. I think it is a  
5 45-day parking pass.

6                   COMMISSIONER DOYLE: These properties  
7 are listed, so that if I go in, and I am living in  
8 leased housing X, and ask for it, the red flag goes  
9 up and says, you are not entitled to get a --

10                  MR. MAFFIA: You have to prove  
11 residency, Hoboken residency.

12                  The truth of the matter is that if our  
13 students weren't in those leased housing, there  
14 probably would be more cars in Hoboken than there  
15 are now because if they were occupied by people who  
16 were residents, they could all get cars.

17                  COMMISSIONER DOYLE: Gary is asking  
18 how -- does the parking utility know when I walk in  
19 and say I live at 810, you know, Bloomfield Street,  
20 and that is a leased unit, how do they know it is a  
21 leased unit so they deny your parking permit?

22                  MR. MAFFIA: Well, I think they have to  
23 prove that they are a resident. They have to have a  
24 Hoboken --

25                  CHAIRMAN HOLTZMAN: All right. Mr.

1 Tuvel, you have some insight on this?

2 MR. MAFFIA: -- their driver's  
3 license --

4 CHAIRMAN HOLTZMAN: Hold on, Bob.

5 MR. TUVEL: I could be wrong, but I  
6 think the answer to that question is that Stevens  
7 actually is the tenant in those buildings, so the  
8 student cannot produce a lease saying that they are  
9 a Hoboken resident with a leased apartment, because  
10 they are not the tenant that signs the lease.  
11 Stevens signs the lease and then provides housing to  
12 their students.

13 VICE CHAIR MAGALETTA: That's true. In  
14 fact, there's somebody in my building that it is  
15 leased -- and the person who is living there is not  
16 a student, but is a staff member, works in the  
17 housing department, but they have bills that they  
18 pay that are sent to them individually. Maybe not  
19 the lease itself. You know, they pay water bills.  
20 They pay whatever bills they pay, and they get a  
21 driver's license, so they can still prove --

22 COMMISSIONER DOYLE: They are  
23 employees.

24 MR. MAFFIA: You're talking about  
25 employees. We don't have employees living in

1 Stevens leased housing.

2 VICE CHAIR MAGALETTA: Well, that is  
3 not my understanding.

4 MS. MC GRATH: We have RAs --

5 MR. MAFFIA: Oh, the RAs, yeah, well --

6 VICE CHAIR MAGALETTA: Yeah.

7 CHAIRMAN HOLTZMAN: So the point being,  
8 Bob, I think is that, you know, parking is obviously  
9 on top of a lot of people's concerns in Hoboken. It  
10 doesn't matter what we are talking about. Parking  
11 is always near the top of the list.

12 So I know you have made some efforts to  
13 pull out some of the numbers. I just think it is  
14 just not as definitive as the slides might like to  
15 show, and that we probably all need to do more  
16 research on this in terms of what are the actual  
17 needs and requirements, and also what are the other  
18 potentials for your students that also, if they  
19 don't live in necessarily Stevens' housing, but in  
20 any of the fraternities, that becomes another thing  
21 because that is not your property.

22 It is another category of students that  
23 are your students that also then have the potential  
24 for parking needs or creating parking problems, so I  
25 think it is pretty complicated. Nobody is

1       anticipating an answer to it tonight. I think it is  
2       something that needs to have a lot of research.

3                   MR. TUVEL:    Mr. Chairman, I completely  
4       agree.

5                   We were talking about how we  
6       misrepresented some concepts that we are concerned  
7       about, and we have a traffic expert that worked for  
8       us on a lot of projects that were before this Board  
9       and Gateway, and we are going to need to do a  
10      significant amount of research to come up with a  
11      parking standard that works for the city, and we are  
12      going to do that with hopefully some of your experts  
13      as well. So we totally intend to do that again, as  
14      much data as possible, so everybody is comfortable  
15      with the standard that --

16                   CHAIRMAN HOLTZMAN: All right.

17                   Because everybody is smart, and when it  
18      comes to trying to figure out how I can park on the  
19      street for an entire year for 15 bucks, people are  
20      going to be pretty conniving to try to figure out  
21      how to work -- make it work around on that.

22                   I'm sorry, a little diversion.

23                   MR. MAFFIA:   That is okay.

24                   (Laughter)

25                   I can get you the actual numbers of

1 parking --

2 CHAIRMAN HOLTZMAN: I don't want you to  
3 get me that, because you have too much more research  
4 to do, so don't rush to get me that answer.

5 MR. MAFFIA: But we do have -- I will  
6 tell you, we do have a traffic demand management  
7 committee that was formed, and we meet once a month  
8 to discuss issues like parking and other traffic  
9 management issues, and we have senior level  
10 participation in this meeting, so it is serious  
11 enough to us that we formed a committee to just  
12 discuss these issues, so...

13 CHAIRMAN HOLTZMAN: Great.

14 Let's just make sure -- it is certainly  
15 going to be on everybody's agenda, right.

16 (Laughter)

17 MR. MAFFIA: Okay.

18 Just to speak a little bit about the  
19 existing conditions of our existing zoning, you  
20 know, some of the challenges that we have, and Jason  
21 has kind of touched on this, was we have -- we  
22 have -- there are uses that are not expressly  
23 permitted on our campus. Like parking decks are not  
24 expressly permitted, lounges, cafes, they are not  
25 expressly permitted, so that is a little bit of a

1 zoning challenge for us.

2 Height limitations, when you look at  
3 our height, our height requirements, they talk in  
4 terms of ten-foot floor-to-floor heights, four feet  
5 or four stories -- 40 feet or four stories, a  
6 hundred feet or ten stories.

7 Today's academic buildings are not  
8 ten-foot floor to floor with the kind of air  
9 requirements and infrastructure that you have to put  
10 through these buildings. It is more like 15 feet  
11 floor to floor, which is similar to what Gateway is.

12 So, for example, in a 40 foot height,  
13 you can get a two-story building. You won't get a  
14 four-story building, so that is a bit of a challenge  
15 for us --

16 COMMISSIONER JACOBSON: I'm sorry. Can  
17 you elaborate on that in the context of the  
18 different functions?

19 I could understand that for some of the  
20 academic functions, but for administrative and  
21 residential, that seems like a bit of a reach.

22 MR. MAFFIA: Well, academics certainly,  
23 administrative certainly, you are not going to get  
24 administrative in a ten-foot floor to floor.

25 Residential can get closer to that, and

1       you might get to ten and a half, you might get to 11  
2       feet. Maybe you can get to ten feet residential,  
3       but certainly academic, certainly administrative,  
4       you are not going to do it in a ten foot floor to  
5       floor. There is just not enough room in the  
6       ceiling.

7                   VICE CHAIR MAGALETTA: Why not?

8                   MR. MAFFIA: Because you have a lot of  
9       duct work, a lot of steel --

10                  VICE CHAIR MAGALETTA: Academic  
11       understanding --

12                  MR. MAFFIA: What's that?

13                  CHAIRMAN HOLTZMAN: -- an academic  
14       understanding, but for the --

15                  CHAIRMAN HOLTZMAN: For academics, we  
16       understand. That is your wheelhouse.

17                  Our wheelhouse, though, certainly is  
18       residential and commercial space all over town, and  
19       ten to ten has been our standard in, gosh,  
20       multi-million-dollar projects that are 12-story --

21                  VICE CHAIR MAGALETTA: Luxury homes --

22                  CHAIRMAN HOLTZMAN: -- lux -- super  
23       high luxury homes that are well north of a million  
24       dollars, so --

25                  MR. MAFFIA: Residential, I think

1       you -- I -- residential you could approach ten foot,  
2       and you could get ten foot, but again, with  
3       administrative needs and the kind of air that you  
4       have to move through there, and you have duct work  
5       that is deep, you know, beam depth, and then you got  
6       light fixture depth, and then trying to get duct  
7       work through there, it is, you know, ten feet for a  
8       regular administrative building is a challenge.

9                   CHAIRMAN HOLTZMAN:   Let's keep moving.

10                  MR. GALVIN:    Yes.

11                  MR. MAFFIA:   Okay.  Another zoning  
12       ordinance that we need relief from, which would  
13       require in most zoning applications like this,  
14       building separation requirements.  There is a lot of  
15       coverage requirements, facade design requirements,  
16       so these are all in the zoning ordinance that make  
17       it a little bit of a challenge for us when we want  
18       to file an application.

19                  And then outside of the university, we  
20       talk about possibly being outside the campus, but  
21       there is actually no university use that is  
22       permitted outside of the Stevens campus.

23                  So what are some of our objectives?

24                  One, as we said, we want to increase  
25       our beds as much as possible by -- we're saying

1 2024, which is what we are targeting as our growth,  
2 the end of our growth period.

3 We do want to reduce the number of beds  
4 in Hoboken. We would love to be able to consolidate  
5 any beds that we have in Hoboken into fewer  
6 locations, possibly even one location, which  
7 certainly Beth talked about a shuttle optimization  
8 project that we are doing right now, where we are  
9 trying to simply and reduce the shuttle routes --

10 COMMISSIONER GRAHAM: Could you tell  
11 me, where are your locations?

12 Are they primarily what used to be  
13 called the Rivington --

14 CHAIRMAN HOLTZMAN: You're asking for  
15 the location --

16 COMMISSIONER GRAHAM: -- the location  
17 of their off-campus --

18 CHAIRMAN HOLTZMAN: -- of the  
19 off-campus students?

20 MR. MAFFIA: Yeah. I don't have it  
21 listed here, but we have --

22 COMMISSIONER GRAHAM: It used to be  
23 called the Curling Iron I think.

24 CHAIRMAN HOLTZMAN: Curling Club.

25 COMMISSIONER GRAHAM: Curling Club.

1 (Laughter)

2 CHAIRMAN HOLTZMAN: You are dating  
3 yourself now, Ann.

4 MR. MAFFIA: 800 Madison, 100 Marshall,  
5 and I am trying to think of some of the locations,  
6 but there's -- I can get you all of the addresses.  
7 I just don't have them here.

8 CHAIRMAN HOLTZMAN: So how does that  
9 usually work?

10 There is an apartment building and  
11 units become available, and you guys reach out and  
12 you kind of capture those as part of your portfolio  
13 with the property owner?

14 MR. MAFFIA: No. I wouldn't say it's  
15 part of our portfolio.

16 What happens is our -- and that's one  
17 thing that is not under my responsibilities, but our  
18 residents, like people do that. And basically they  
19 just work the phones, and they try to track when --  
20 when they get all of the applications in for housing  
21 and see how many beds we have available, and what we  
22 have in leased housing.

23 Sometimes they will need to find more.  
24 Sometimes leases come up that for one reason or  
25 another, they can't be renewed --

1                   CHAIRMAN HOLTZMAN:  So they call them  
2                   property owners, real estate agents, I mean, just to  
3                   sort of try to beat the bushes unfortunately  
4                   sometimes, it sounds like.

5                   MR. MAFFIA:  Yeah.  That is kind of  
6                   what they do.  They know a lot of the property  
7                   owners now when we have what we need, housing, they  
8                   will reach out to some of these landlords that we  
9                   have built with, and say, "Are you going to have  
10                  anything available for this coming August," and  
11                  they -- like you said, they beat the bushes is kind  
12                  of how they do it, you know.

13                  CHAIRMAN HOLTZMAN:  So once you get  
14                  something, do you tend to keep it, so that -- or is  
15                  it continually a moving target and it's random?

16                  I am just trying to understand.

17                  MR. MAFFIA:  Some of it in some ways it  
18                  is a moving target, and the residents and some other  
19                  people can answer this better, but I know that  
20                  typically these leases that we get are one-year  
21                  leases, and it's --

22                  MS. MC GRATH:  They're renewed.

23                  MR. MAFFIA:  -- what?

24                  MS. MC GRATH:  They are renewed.

25                  MR. MAFFIA:  -- they're renewed if

1       they're one-year leases, but sometimes they are not  
2       renewed. Sometimes they are not available.

3                   I think Curling Club is one of the  
4       places that I believe is now being renovated, and we  
5       had to find alternative locations for them.

6                   COMMISSIONER DOYLE: So they are empty  
7       for three months out of the year, these apartments?

8                   MR. MAFFIA: Well --

9                   CHAIRMAN HOLTZMAN: They would end up  
10      probably signing the lease for a year, so they are  
11      going to own for the year, and then they work it  
12      out --

13                  COMMISSIONER DOYLE: But I believe --

14                  CHAIRMAN HOLTZMAN: -- the students --  
15      but the apartment ends up potentially being vacant,  
16      right, during the summer months?

17                  MR. MAFFIA: The lease is for a year.

18                  COMMISSIONER DOYLE: Yes, fine.

19                  MR. MAFFIA: Okay.

20                  So another objective would be to, you  
21      know, obviously expand, as we talked about before,  
22      instructional space back at the offices and in  
23      parallel have facilities like this university center  
24      or student center that we were talking about, that  
25      would be an opportunity for us to get rid of the

1 overcrowding in our locker room and our weight rooms  
2 and in our gyms, which is barely enough to satisfy  
3 the capacity at these, much less all of the other  
4 people on campus. You know, this would be an  
5 opportunity for us to put like, let's say, a weight  
6 or training facility or fitness facility inside the  
7 university center, freeing up more space for --

8 VICE CHAIR MAGALETTA: Didn't you just  
9 renovate the gym about four years ago, five years  
10 ago?

11 MR. MAFFIA: Hum --

12 VICE CHAIR MAGALETTA: Yeah. I think  
13 it was completely gutted.

14 MR. MAFFIA: -- the gym?

15 VICE CHAIR MAGALETTA: Yes.

16 MR. MAFFIA: No.

17 VICE CHAIR MAGALETTA: No?

18 MR. MAFFIA: We didn't -- well, I only  
19 have three years, but I don't know of any -- no one  
20 has ever told me we renovated the gym.

21 VICE CHAIR MAGALETTA: I run by there  
22 frequently, and I remember it was closed off, and  
23 now it's all nice and bright. It used to be very  
24 dingy.

25 MR. MAFFIA: The Schaefer gym?

1 VICE CHAIR MAGALETTA: Well --

2 MR. MAFFIA: No. I mean, it is  
3 brighter now because we changed all of the lighting  
4 outside and --

5 (Laughter)

6 COMMISSIONER DOYLE: It's easy to fool  
7 Frank.

8 (Laughter)

9 VICE CHAIR MAGALETTA: Yeah. It was  
10 very dark when I ran by. But seriously, I mean, it  
11 was closed off. It was -- I mean, there were beams  
12 holding it together, and it was renovated as I  
13 recall. No?

14 MR. CHRISTIAN: Are you talking about  
15 the gym that's round --

16 THE REPORTER: I'm sorry. I can't hear  
17 you.

18 VICE CHAIR MAGALETTA: Yeah.

19 MR. CHRISTIAN: So there was some work  
20 in the basement there --

21 MR. GALVIN: Could you do me a favor,  
22 please identify yourself?

23 MR. CHRISTIAN: Oh, I'm sorry.

24 CHAIRMAN HOLTZMAN: Why don't you just  
25 stand up so we can hear you?

1                   MR. CHRISTIAN: Ted Christian, project  
2 manager for Stevens.

3                   THE REPORTER: And what did you say?  
4                   (Laughter)

5                   MR. CHRISTIAN: We said we repaired the  
6 ceiling of Walker Gym's basement.

7                   MR. MAFFIA: It was just a repair, and  
8 it was recently. It wasn't four or five years ago.

9                   VICE CHAIR MAGALETTA: Okay. Maybe my  
10 recollection is wrong, but that's okay.

11                   Please continue.

12                   MR. MAFFIA: There is a skylight in  
13 that Walker Gym that is a big skylight, and they  
14 might have done some renovation on that because once  
15 in a while we --

16                   VICE CHAIR MAGALETTA: It was more than  
17 that, but go ahead. I don't want to slow you down  
18 any more.

19                   COMMISSIONER DOYLE: Let it go.

20                   CHAIRMAN HOLTZMAN: Let it go.

21                   (Laughter)

22                   MR. GALVIN: It always depends on the  
23 people.

24                   (Everyone in the audience talking at  
25 the same time)

1                   CHAIRMAN HOLTZMAN: Oh, we are in the  
2 weeds.

3                   (Laughter)

4                   MR. MAFFIA: Do you want the pointer?

5                   VICE CHAIR MAGALETTA: I want my  
6 glasses.

7                   CHAIRMAN HOLTZMAN: I told you to bring  
8 your camera with you, Frank, so you could take  
9 pictures of these things here running.

10                  You're giving Mr. Maffia homework for  
11 tomorrow morning. That's right, you know.

12                  VICE CHAIR MAGALETTA: Go ahead.

13                  MR. MAFFIA: Okay.

14                  And this is the space we talked a  
15 little bit about.

16                  So our objective is also the traffic  
17 demand management, and we want to create a new  
18 access point to the campus, and this way it reduces  
19 that pinch point on Ninth Street, which we will talk  
20 more about when we look at the map a little closer,  
21 where we would like to create a shuttle drop-off  
22 point at the Babbio Garage, so all of the shuttles  
23 won't have to drop off at the same location on  
24 campus now, and additional parking for cars and  
25 bikes.

1                   We want to also increase our bike  
2                   parking. We found a lot of demand for bike parking.  
3                   We have increased our bike racks by a good number  
4                   the past couple of years.

5                   Now, with the Gateway project, we are  
6                   going to be putting in covered bike parking. With  
7                   the garage we are going to be putting in covered  
8                   bike parking, and we have got more of a demand  
9                   actually for bike parking, if you can accommodate it  
10                  now.

11                  CHAIRMAN HOLTZMAN: Mr. Peene tells me  
12                  that you're -- are you part of the Bike Share  
13                  Program?

14                  MR. MAFFIA: Yes. Yes, we are.

15                  COMMISSIONER PEENE: And their  
16                  students, I believe, also get a discount from the  
17                  city, too, right?

18                  MR. MAFFIA: They get a discount, yes,  
19                  they do.

20                  CHAIRMAN HOLTZMAN: That's great.

21                  VICE CHAIR MAGALETTA: But if you put  
22                  everybody on campus, do they need bikes any more?

23                  MR. MAFFIA: I'm sorry?

24                  VICE CHAIR MAGALETTA: If you put  
25                  everybody on campus, do they need the bikes any

1 more?

2 COMMISSIONER PEENE: Yes, because there  
3 are no places to eat. They have to go eat  
4 somewhere.

5 (Laughter)

6 MR. MAFFIA: And also part of our  
7 objectives is to just to continue to leverage our  
8 green infrastructure efforts. We have been doing a  
9 lot of work in sustainability in multiple areas on  
10 our campus, photovoltaic cells, combine power plans,  
11 changing our lighting to LED lighting, occupancy  
12 sensors, LEED accredited projects. The Gateway  
13 building has a target of LEED gold..

14 We are looking at stormwater  
15 management. We had a senior project called the  
16 RainWorks Challenge, which was sponsored by the U.S.  
17 Department of Energy. Out of 70-some-odd schools,  
18 we competed in this, and they came in second, and it  
19 was just a wonderful stormwater management plan for  
20 our campus that would actually reduce the -- or  
21 reduce the stormwater by about 20 percent by just  
22 retaining it and by absorbing it.

23 COMMISSIONER DOYLE: Are you part of  
24 the North Hudson Sewerage Authority system? Your  
25 runoff goes into the same --

1                   MR. MAFFIA: It goes into the same one,  
2                   yeah.

3                   But like, for example, on the ABS  
4                   project, which is under construction now, we have a  
5                   bioswale there.

6                   The North Building project, which we  
7                   are looking to get approval for has a rain garden,  
8                   so we are trying to incorporate these elements into  
9                   all of our work, and we will continue to do that,  
10                  and this RainWorks Challenge Project that the  
11                  students did is wonderful, and it has got so many  
12                  different elements, that we're hoping to just pick  
13                  parts of that.

14                  Every time we are doing work, and we'll  
15                  do it by campus, we'll implement another element  
16                  here or there, so -- and we are looking to  
17                  install -- we're working on right now to get  
18                  electric vehicle charging stations on campus.

19                  And another one of our objectives is to  
20                  just, you know, maintain some of the open space and  
21                  maintain the view lines. In fact, we think you  
22                  could enhance the view lines better than that we  
23                  have right now.

24                  We have talked about these building  
25                  over here, which are right on the edge. They kind

1 of -- they run parallel to the river, and they just  
2 create a wall, where with some creative design, we  
3 could even open up those view lines and make them  
4 better than they are now, so --

5 VICE CHAIR MAGALETTA: One question.

6 One question.

7 MR. MAFFIA: Yes.

8 VICE CHAIR MAGALETTA: Do you know what  
9 percentage of the campus is open space currently?

10 MR. MAFFIA: I don't know that number.

11 VICE CHAIR MAGALETTA: And in the  
12 future, you said maintain some of the open space. I  
13 mean, how much of the open space do you want to take  
14 over and build on, do you know?

15 MR. MAFFIA: Well, we are trying to  
16 build, and I could walk through the map a little  
17 bit, but what our mission is really for the most  
18 part is to build on the footprints of the buildings  
19 that are already there.

20 So can I walk you through the map a  
21 little bit?

22 CHAIRMAN HOLTZMAN: Sure.

23 MR. TUVEL: Just to answer that, you  
24 know, in connection with Mr. Galvin, who is at our  
25 Zoning Board meetings, there was some discussion

1 about the open space ratio, and that the whole  
2 campus does meet the ordinance requirement of 50  
3 percent as a whole.

4 VICE CHAIR MAGALETTA: That is fine. I  
5 just wanted the percentages, though.

6 MR. TUVEL: Yeah, yeah. I don't know  
7 the exact percentage, but it is roughly --

8 MR. GALVIN: It is more than 50  
9 percent --

10 (Laughter - people talking at once)

11 VICE CHAIR MAGALETTA: Thanks. That's  
12 helpful.

13 MR. GALVIN: -- but maybe in the future  
14 we could find out what that exact percentage is.

15 VICE CHAIR MAGALETTA: That would be  
16 great.

17 Thank you.

18 MR. MAFFIA: So what we attempted to do  
19 with this map is just highlight the yellow, the  
20 buildings that are part of our -- what we would  
21 consider our immediate program or our program right  
22 now of what we are looking to implement, and these  
23 are just some of our ideas.

24 One would be, and I am going to look at  
25 the text on the side of the map here just so we can

1 give this some context.

2 ABS Lab renovation, that shows the date  
3 of 2016 occupancy. That is the Davidson Lab Project  
4 that's right on Hudson Street right now, and that is  
5 due to be completed in October of this year.

6 Another building, the second one,  
7 building number two on the map is called the North  
8 Building, and that is something that we would love  
9 to have completed hopefully by January of 2017, and  
10 that is right over here. That is sort of nestled in  
11 between some buildings that we have around it, some  
12 of our -- these are all of our buildings here --

13 CHAIRMAN HOLTZMAN: That one is  
14 currently a parking lot, correct, a surface parking  
15 lot?

16 MR. MAFFIA: The parking lot, yes, it's  
17 a parking lot now.

18 MR. GALVIN: And we are not going to  
19 discuss it too much because it's going to come  
20 before us.

21 MR. MAFFIA: Right.

22 The Babbio Garage addition is something  
23 that has recently been approved, so that's in design  
24 right now, and we are looking to start our  
25 construction in the fall and complete it by the fall

1 of 2017.

2 MR. GALVIN: There are two phases of  
3 that. We approved one of the phases, and then the  
4 eventual phase has got a wrap-around, right?

5 MR. TUVEL: Right.

6 MR. MAFFIA: Right.

7 So you see -- it's kind of like two  
8 buildings here. The first phase, what Mr. Galvin is  
9 talking about, is right here. That's the actual  
10 garage addition.

11 And then in 2020, we were going to  
12 start construction on what we call the academic  
13 wrap-around building, which will come and literally  
14 wrap around the building, and that's what you will  
15 see from Sinatra Drive.

16 MR. GALVIN: At this point they will  
17 have to come back to the Zoning Board before they  
18 get the authorization for that.

19 And the Babbio Garage, parking was very  
20 important to the decision that the Zoning Board made  
21 to approve the Gateway project, some of the parking  
22 that needs to be -- that provides for the Gateway  
23 will be in the Babbio Garage --

24 MR. MAFFIA: Hum...

25 MR. GALVIN: -- sorry. I was trying to

1 help you, not mess you up.

2 MR. MAFFIA: No. Thank you. You did.  
3 Thanks. Perfect.

4 The Academic Gateway building,  
5 obviously that is the one over here, and that is in  
6 design right now, and we will hopefully complete  
7 that by January or the spring semester of 2019.

8 We talked about this a little bit  
9 before, where these two buildings are right here,  
10 there is Jacobus Hall, and there's Hayden Hall.

11 Jacobus is the quasi-student center,  
12 and Hayden is the dorm, and we would be looking to  
13 take those down, and in that footprint create that  
14 long bar that you see right there would be a new  
15 university center, and coming out of that would  
16 be -- we are looking to create a couple of towers,  
17 residential towers that would come out of that.

18 VICE CHAIR MAGALETTA: How tall is it  
19 contemplated to be?

20 CHAIRMAN HOLTZMAN: I'm sorry. Could  
21 you speak up?

22 VICE CHAIR MAGALETTA: How tall is it  
23 contemplated to be?

24 MR. MAFFIA: Well, I am going to go in  
25 more detail on some of these the next couple of

1 slides --

2 VICE CHAIR MAGALETTA: That's fine.

3 MR. MAFFIA: -- and we can talk about  
4 that a little bit. I just wanted to walk you  
5 through the map first.

6 VICE CHAIR MAGALETTA: Okay.

7 MR. MAFFIA: And then Castle Point  
8 Apartments is another one right here. That is a  
9 dorm that's presently there, and you can see maybe  
10 the red outline.

11 This would literally be right in that  
12 same footprint as the one that's there now, except  
13 somewhat taller, and part of that would be -- we  
14 would be building here what we're calling the Castle  
15 Point garage, and that would be additional parking,  
16 which we would access from a new road that we were  
17 hoping to go here from Sinatra Drive, and we can  
18 have an access road up to the back of campus that  
19 way, and that's where we would access that parking.

20 That garage that we're talking about,  
21 it shows kind of green on top. It doesn't show  
22 yellow, and the reason why it shows green is because  
23 it's going to be cut into the topography of the  
24 actual land. So it is going to have green space on  
25 top, and it's for the most part buried.

1                   Then the one building, one of the other  
2 buildings that is down here, right on the edge of  
3 our campus, which is on Fifth and Sinatra, we are  
4 just calling that the Fifth and Sinatra Building,  
5 and we're showing it with a date of somewhere 2026  
6 or beyond because we don't really have any -- we  
7 don't know yet. By the time we get to that, we  
8 don't know what our needs are going to be, and we  
9 would say we should -- we know that we have a space  
10 that we can develop, and when we reach that point,  
11 we will have more of an idea of what our needs are,  
12 and what we have to -- what we'd be looking to put  
13 there.

14                   So I can take you through a couple of  
15 these in a little more detail now.

16                   CHAIRMAN HOLTZMAN: Sure.

17                   MR. MAFFIA: So the north building, we  
18 will talk about, you know, another time, but that  
19 would be swing space for our capital projects.

20                   The university center is what we talked  
21 about a couple of times. It gives us the university  
22 center that we need. It replaces Jacobus and  
23 Hayden, and we are looking at two towers, which  
24 would be perpendicular to the river and also with an  
25 enhanced view corridor is what we have envisioned is

1 something where, even from the campus, you can look  
2 out to the river now and look across the river,  
3 where right now you can't do that because the  
4 buildings are in the way, but with some clever  
5 design, we can enhance those views.

6 We are talking about a height that's  
7 comparable to the top of the Howe Center, so the  
8 numbers of stories isn't the same as the number of  
9 stories for the Howe Center, because of the way the  
10 land slopes, but a building that's about the height  
11 of the Howe Center might be about 22 stories, and we  
12 don't know how much capacity we would get out of  
13 that, because we don't know how many floors we're  
14 talking about yet, but we think you can get around  
15 60 to 65 beds per floor.

16 COMMISSIONER JACOBSON: For a building  
17 or for two buildings?

18 MR. MAFFIA: For the two buildings,  
19 like 30 and 35 or something, depending on how the  
20 floor is laid out.

21 Castle Point Apartments, which is at  
22 the north end of our campus, we are looking at the  
23 documents here, somewhere 2022 to 2024. We are  
24 obviously looking to build that Jacobus gate and  
25 dorm project, the university center project first,

1 and it would be followed up by this one.

2           Again, it replaces some antiquated  
3 housing, and we see a tower that's about 35 to 40  
4 beds per floor, same footprint, just taller, and  
5 with the below grade parking garage we talked about,  
6 and the new access road from Sinatra Drive. That  
7 new access road would undoubtedly give us an  
8 opportunity to bring more cars into campus from a  
9 different way other than Ninth Street, but also  
10 would provide better bus access because that's a  
11 little bit -- like I said, buses are the  
12 challenge --

13           (Board members confer)

14           MR. GALVIN: Can we have a time out?

15           Was this slide in the package?

16           COMMISSIONER PEENE: Yes, it is on  
17 page --

18           MR. GALVIN: 34?

19           COMMISSIONER PEENE: -- 34.

20           CHAIRMAN HOLTZMAN: Okay, great. Thank  
21 you.

22           Thanks.

23           COMMISSIONER STRATTON: Can I ask a  
24 question about the north parking garage?

25           CHAIRMAN HOLTZMAN: Sure.

1                   Just speak up a little, so we can hear  
2     you.

3                   COMMISSIONER STRATTON:    Sure.

4                   Who would that parking garage serve?

5                   MR. MAFFIA:    Stevens' community,  
6     faculty, staff.

7                   COMMISSIONER STRATTON:    And how many  
8     spots would be in that northern garage?

9                   MR. MAFFIA:    We're -- it is not fully  
10    baked yet, but we're probably looking at somewhere  
11    at 110 -- around 110 spaces maybe.

12                  COMMISSIONER STRATTON:    Okay.    So there  
13    is -- there would be an increase in on-site demand  
14    following the expansion of the Babbio Garage as  
15    well, you are anticipating that in building the  
16    northern garage?

17                  MR. MAFFIA:    You're saying beyond the  
18    new expansion garage?

19                  COMMISSIONER STRATTON:    Right.

20                  So basically if you build it, they will  
21    come.    I mean, if we build additional parking spaces  
22    on campus, they are going to be used and filled.

23                  Just as a general comment, I would  
24    encourage you to think of other kinds of  
25    transportation demand management strategies rather

1 than building out more spaces on campus, which is  
2 going to generate more traffic flow, so it is --

3 MR. MAFFIA: You know, we are here to  
4 listen. Sure.

5 CHAIRMAN HOLTZMAN: It all has to be  
6 part of the mix, right?

7 MR. MAFFIA: Right.

8 CHAIRMAN HOLTZMAN: I would think while  
9 we are discussing parking also, you know, and  
10 contemporary parking solutions, it really struck me  
11 when I just took a Google Map view of the campus as  
12 to how many surface parking lots there are.

13 I was really like taken aback by it,  
14 because it is really an outdated mode of any kind of  
15 usage. In the long run, maybe it plays good for --  
16 into your hand in terms of now you got parking lots  
17 that are potential development sites for the future,  
18 but I was really struck by how much surface parking  
19 there is, and you know, we try to -- we do  
20 everything possible to eliminate down here in town  
21 from a stormwater management and just from a, you  
22 know, a visual, as well as environmental issues.

23 COMMISSIONER STRATTON: That kind of  
24 leads into my second question.

25 Is there any anticipated use or

1 changing use for the surface parking lot on the  
2 Sinatra Drive waterfront or for that physical  
3 building as part of this development?

4 MR. MAFFIA: Right now --

5 CHAIRMAN HOLTZMAN: We're talking about  
6 the one on the east side to the river side, right?

7 COMMISSONER STRATTON: Yes.

8 CHAIRMAN HOLTZMAN: Yup.

9 COMMISSIONER GRAHAM: You mean where  
10 that old place used to be?

11 CHAIRMAN HOLTZMAN: Yeah.

12 (Laughter)

13 COMMISSIONER GRAHAM: Okay.

14 MR. MAFFIA: That's the one that we  
15 just paved, yeah.

16 Right now we don't know what -- we  
17 haven't given much thought to what would go on the  
18 waterfront.

19 I know that's a -- it is a question  
20 that I am not surprised you're asking. We just, as  
21 part of our immediate plan and as part of our  
22 ten-year growth plan, right now we see what we  
23 discussed so far is what could be -- what's solving  
24 the problems for our immediate needs. I think there  
25 needs to be a discussion about what can happen over

1       there, but right now it's not something that we have  
2       given very much thought to at all.

3                   VICE CHAIR MAGALETTA: Well, I mean,  
4       that is kind of why we are here, because that is a  
5       big part of the property, and that's a big part of  
6       Hoboken's waterfront, so we would like to know what  
7       you want to do with that property, if you can.

8                   COMMISSIONER DOYLE: Well, there is a  
9       Sinatra Drive plan that has been developed for the  
10      city. I mean, I think that might be folded into  
11      that process --

12                  CHAIRMAN HOLTZMAN: But it is a very  
13      large and glaringly outdated parking lot on our  
14      glorious waterfront, so it does really stand out as  
15      a sore thumb there.

16                  COMMISSIONER DOYLE: Although we can't  
17      build on it.

18                  MR. MAFFIA: It has also got our  
19      physical plant building on it, which needs to have a  
20      home, too. I mean, there is a lot of function in  
21      that building, and there's 178 parking spaces there.

22                  COMMISSIONER STRATTON: I would  
23      certainly encourage you to look at how that property  
24      can be used, as well as the vulnerabilities of your  
25      physical plant. That area is not going to be

1 included as part of the area that receives  
2 protection as part of the Rebuild By Design Project.

3 So if that's a necessity for the  
4 Stevens campus and --

5 CHAIRMAN HOLTZMAN: That has to be in  
6 the V zone.

7 COMMISSIONER STRATTON: Right.

8 So if you are contemplating growth and  
9 issues, then the physical plant, the relocation of  
10 the physical plant, I would encourage you to  
11 consider as part of this conceptual development  
12 program, not only for Stevens University, but also  
13 the esthetic use of the water.

14 CHAIRMAN HOLTZMAN: You guys should be  
15 hosting an America's Cup. You are the guys of the  
16 original America's Cup winners, right?

17 MR. MAFFIA: Yes, we are.

18 (Laughter)

19 CHAIRMAN HOLTZMAN: I read the first 16  
20 pages. Don't worry.

21 MR. MAFFIA: Okay.

22 Oh, we didn't talk much about -- like I  
23 said, we don't really know what our use for that  
24 might be, because we are thinking somewhere after  
25 the rest of this, so it will be post 2026, so I

1 think it will be clearer once we know what our needs  
2 are back then.

3 But when we look at what height that  
4 might be, we just kind of looked at what was around  
5 it, and we looked at-- if you look at --is it 333  
6 River --

7 MR. TUVEL: Yes.

8 MR. MAFFIA: -- 333 River, if you did  
9 something in context with that, you would have a  
10 building that's about 13 over there. Just trying to  
11 see what might be in context with what is around it.

12 COMMISSIONER DOYLE: Could you point  
13 out on your map where the Castle Point Apartments  
14 are you're talking about?

15 MR. MAFFIA: Castle Point Apartments is  
16 up here at the top of the map. That is the one  
17 where the new proposed access road is --

18 COMMISSIONER DOYLE: So that is not  
19 what you're talking about with regard to --

20 CHAIRMAN HOLTZMAN: Nope. Nope, not  
21 that. Keep going.

22 You are talking about where the old  
23 dorms are now along the ridge, right?

24 That's the one you're talking about?

25 COMMISSIONER DOYLE: No --

1                   COMMISSIONER PEENE: No. Castle Point  
2 by the tennis courts --

3                   CHAIRMAN HOLTZMAN: I'm sorry.

4                   COMMISSIONER DOYLE: -- the one you  
5 were just talking about.

6                   MR. GALVIN: No. You meant the --

7                   COMMISSIONER DOYLE: You were saying in  
8 the context of 333 River --

9                   MR. MAFFIA: Oh, I'm sorry.

10                  In the context of 333 River, that is  
11 this one, Fifth and Sinatra, because right over here  
12 is 333 River, and that's the one I was talking  
13 about.

14                  MR. TUVEL: Right next to the Babbio  
15 Garage.

16                  COMMISSIONER DOYLE: Yes.

17                  VICE CHAIR MAGALETTA: And the little  
18 league field.

19                  MR. TUVEL: Yes.

20                  CHAIRMAN HOLTZMAN: Does that conclude  
21 your presentation, Mr. Maffia?

22                  MR. MAFFIA: It does.

23                  I would be happy to take questions, or  
24 all of us would be happy to take questions.

25                  CHAIRMAN HOLTZMAN: Mr. Roberts, I know

1       you had a short period of time to review the deck  
2       that they provided to us.

3                   Any specific callouts or comments or --

4                   MR. ROBERTS: At this point, Mr.  
5       Chairman, what I tried to do is to just provide --  
6       just try to get a handle of where each of the sites  
7       were on campus, that they were proposing projects,  
8       and even to by number, they were numbered on the  
9       development plan, so I do have basically a close-up  
10      of Googles for each site, if the Board would like  
11      that for reference. I thought it would be good to  
12      get the whole view of the plan first, but the only  
13      real --

14                  CHAIRMAN HOLTZMAN: And you printed  
15      those out for us tonight?

16                  MR. ROBERTS: Sure.

17                  They are referenced by number based on  
18      the development plan numbers for this project, just  
19      in case you wanted to get an idea of where the sites  
20      were on campus.

21                  But the one callout or the one question  
22      I had, Mr. Chairman, was I noticed on the  
23      development plan that there was a building, I think  
24      it was called Alexander --

25                  MR. MAFFIA: Oh, okay.

1                   MR. ROBERTS:  -- that they didn't have  
2 references to what it was being called out for.

3                   MR. MAFFIA:  You know, I'm sorry.  That  
4 is my mistake.

5                   There are two buildings actually that  
6 are colored yellow and that we didn't talk about,  
7 and one is called Alexander, and one is called Pond  
8 House and --

9                   MR. ROBERTS:  Right.  Pond House, too,  
10 that looks like nothing was going to happen with  
11 that.

12                   MR. MAFFIA:  -- they're colored yellow  
13 only because we would plan some interior renovations  
14 in there, but they are not new buildings.  They're  
15 not new buildings.  They're just really interior  
16 renovations.  I should have mentioned that.  My  
17 apologies.

18                   MR. ROBERTS:  Right.

19                   But at this point, Mr. Chairman, it was  
20 just to give the Board an idea of the size of these  
21 areas and kind of the existing buildings that are  
22 there, a lot of them because the development plan is  
23 relying a lot, to some extent, on the existing  
24 footprints, I just wanted to give you an idea of  
25 what the context on each one of those sites was.

1                   But as far as some of the ideas on  
2 height and some other things, obviously that is not  
3 something that we can really deal with tonight. We  
4 would have to really ponder that.

5                   I think -- I know the Board is -- some  
6 of the issues I heard is getting most of what has  
7 already been articulated, getting students back on  
8 the campus to the greatest extent possible, and just  
9 reducing the extent of the shuttle influencing the  
10 city

11                  One thought I had, just in listening,  
12 was that in terms of this idea of if the growth  
13 continues during -- given the trajectory that we  
14 have been seeing, that the school has been seeing,  
15 and the school effectively outflows their campus,  
16 where else they could have -- they're talking about  
17 having consolidating maybe a satellite campus  
18 somewhere else in town.

19                  One thought that I did have was I know  
20 when we were doing the Western Edge Development  
21 Plan, there was some discussion about allowing  
22 student housing as a permitted use in the Western  
23 Edge. But one of the thoughts I had at the time was  
24 it is at the other end of town, which means you are  
25 going to have a lot of movement between the west and

1 east side of Hoboken.

2 But, on the other hand, the north end  
3 is kind of a blank campus at this point, and it is  
4 probably more proximate to Stevens, so that might be  
5 a consideration for when that new development plan  
6 without being -- being developed as to maybe some  
7 dedicated portion of that, that is closer to the  
8 north end of Stevens might be an option for --

9 COMMISSIONER DOYLE: Academic or --

10 MR. ROBERTS: -- well, whatever --  
11 yeah, whatever -- I think it seems like the emphasis  
12 is to get the students on the campus, so maybe an  
13 academic site, so there is more room on campus for  
14 the students.

15 CHAIRMAN HOLTZMAN: Any other macro  
16 type views to take a look at?

17 MR. ROBERTS: I think that was -- well,  
18 the parking is obviously a big issue, and with the  
19 reexam report, obviously kind of a great -- great  
20 time to be having this dialog start up, so I think  
21 that is something we are just going to have to work  
22 through, like we have been working through a lot of  
23 other kind of gnarly things that the city has been  
24 dealing with over the last few years.

25 CHAIRMAN HOLTZMAN: Uh-huh. Thank you.

1 Any questions for Mr. Maffia?

2 Frank?

3 VICE CHAIR MAGALETTA: Actually this is  
4 more of a touchy-feely kind of thing, I suppose.

5 You know, I realize that it's expensive  
6 for the university to have the off-site leased  
7 properties, but one of the benefits of that is you  
8 also have an interplay between the students and the  
9 town.

10 Now, I know Stevens does a lot with the  
11 students as far as with the town high school, this  
12 and that, but the concern I have or the question I  
13 have is by this plan that you have, will that  
14 isolate the campus from the town, and again, this is  
15 a planning question, and it's -- I know it's not  
16 really a construction question.

17 Like how do you go about or how would  
18 you go about keeping a connection between the town  
19 and the student body?

20 COMMISSIONER GRAHAM: I don't think  
21 there --

22 (Commissioners talking at once.)

23 VICE CHAIR MAGALETTA: Yeah. That's  
24 for Ms. McGrath. I know, I know.

25 CHAIRMAN HOLTZMAN: I think Mr. Neilson

1 is -- we need him, right?

2 MS. MC GRATH: That's right.

3 So our students go through intentional  
4 programs that the university orchestrates and on  
5 their own through service fraternities and many  
6 other things are really integrally involved in the  
7 community. Alpha Phi Omega is the service  
8 fraternity that dedicates thousands and thousands of  
9 hours to things like the Jubilee Center, Hoboken  
10 schools.

11 We just recently ran something called  
12 the Step-A-Thon, where you know, a lot of our  
13 undergraduate students worked with, I guess about  
14 300 eighth graders through all of the schools  
15 throughout the city.

16 Our students do federal work study,  
17 have federal work study money, and they work in  
18 places like Hoboken Historical Museum and many other  
19 things that I'm not thinking of right now, so I  
20 don't -- that goes for the students that are on our  
21 campus, as well as those who are part of the  
22 community.

23 Our orientation activities actually  
24 have service opportunities in the community, so this  
25 is really part of the fabric of, you know, student

1 life.

2 Does that answer your question?

3 CHAIRMAN HOLTZMAN: Yeah.

4 VICE CHAIR MAGALETTA: It goes more to  
5 it for sure -- for sure. All right.

6 Because I mean on a Saturday morning, I  
7 see a lot of Stevens' kids walking around. In my  
8 neighborhood there's a couple of the leased  
9 properties that I see Stevens -- I see kids -- I  
10 should say "students" probably instead of "kids" --

11 (Laughter)

12 -- but I see the students, and it is  
13 nice to see them walking around, and they have a  
14 presence on a Saturday morning when otherwise they  
15 would just be on campus.

16 So what you said is great because I  
17 think it's fantastic. I know the kids -- the  
18 students help with the school system and things like  
19 that, and it's fantastic. They tutor. But I'm  
20 talking more about just actually being part of the  
21 community, just day to day, as opposed to providing  
22 a service.

23 So what you said is they interact for  
24 sure, but it's not the same level, but it's helpful.

25 MS. MC GRATH: So I would also just say

1       that the 32 percent of our students who opt not to  
2       live in university housing, lease free and on campus  
3       dormitories, many of them do live in Hoboken. They  
4       make their own arrangements and live in Hoboken or  
5       Jersey City, so they are Hoboken residents as well.

6                   VICE CHAIR MAGALETAT: But once you  
7       have your suites for the students and you have the  
8       amenities on campus, there's less incentive to go  
9       off campus.

10                  MS. MC GRATH: Perhaps.

11                  COMMISSIONER GRAHAM: Frank, they're  
12       going to come, they're going to come to Washington  
13       Street to buy -- all of these fast food places that  
14       we have on Washington, they frequent them, and I'm  
15       not being critical, there's lots of Stevens'  
16       students.

17                  COMMISSIONER DOYLE: You're also  
18       increasing the student body by 65 percent, so even  
19       though the number may stay the same, you have the  
20       portion -- the portion moves to campus, you know --

21                  MS. MC GRATH: Hum, I'm sorry --

22                  COMMISSIONER GRAHAM: No, go ahead.

23                  MS. MC GRATH: -- you reminded me of  
24       something.

25                  Part of our student dining program is

1 Washington Street Wednesdays, and so they can use a  
2 meal chip for, you know, any number of different  
3 restaurants in town. So there are lots of things  
4 that are built into this, and I can provide more, if  
5 I had more time to think about it.

6 CHAIRMAN HOLTZMAN: Okay.

7 VICE CHAIR MAGALETTA: Thank you.

8 CHAIRMAN HOLTZMAN: Commissioner  
9 Graham?

10 COMMISSIONER GRAHAM: Oh, I just wanted  
11 to say that I really appreciate you coming before us  
12 and starting this dialog, because this is a very  
13 complex issue.

14 I mean, as you know obviously, this is  
15 a very small town, and we are having a hard time  
16 even contemplating when we approve a new building,  
17 at least I am, you know, because we just don't have  
18 that much space left.

19 And so when I hear you wanting to  
20 increase the student body by that many students, not  
21 that I am saying that that is something you  
22 shouldn't do, but the planning, and the planning  
23 with us that's involved in that is extremely complex  
24 and long range.

25 So my question is: You want to

1       increase the student body by that many students, but  
2       how much is contingent upon everything that you want  
3       to have happen approved, and how have you figured  
4       out, okay, if we do this, we'll get this?

5                       Where are you in that process, and how  
6       much of that involves working closely, obviously  
7       closely with the city, but the zoning issues, but  
8       where are you in that process? Perhaps I should  
9       ask --

10                      MS. MC GRATH: Can I take a stab at --

11                      CHAIRMAN HOLTZMAN: Why don't you come  
12       on up, Beth.

13                      MS. MC GRATH: So we have had a growth  
14       plan as part of our strategic plan. We have  
15       actually altered our growth plan until at least the  
16       Gateway project comes on line. We have been able to  
17       accommodate the housing demand through, as Bob  
18       mentioned, we are leasing 95 beds in Weehawken as of  
19       the fall, but we're --

20                      COMMISSIONER GRAHAM: Why don't you  
21       keep them in Weehawken?

22                      Right, good idea.

23                      (Laughter)

24                      MS. MC GRATH: But others like them  
25       here.

1 VICE CHAIR MAGALETTA: Very much.

2 COMMISSIONER GRAHAM: Some of them.

3 (Laughter)

4 MS. MC GRATH: So, you know, I think we  
5 are just about at that point. We held down the size  
6 of the incoming freshmen class for several years,  
7 and we will do that for a couple more until there's  
8 a little bit more of a release valve with academic  
9 spacing in particular.

10 But our dormitory project is really our  
11 next highest priority. If we could put that up  
12 tomorrow, we would do that.

13 COMMISSIONER GRAHAM: But it doesn't  
14 make you more attractive, though, when you have --  
15 not that you don't want to expand, but when you have  
16 a very select small number for more and more people  
17 to come, this is a very select place that I want to  
18 go there, so you get more applications, and then  
19 your yield is better, you know, because you have got  
20 a small class --

21 MS. MC GRATH: We've studied this, and  
22 it was --

23 COMMISSIONER GRAHAM: Yeah, you know --

24 MS. MC GRATH: -- like -- no --

25 COMMISSIONER GRAHAM: -- I worked at

1 colleges, so I --

2 (Laughter - Commissioner Graham and Ms.  
3 McGrath talking at the same time)

4 MS. MC GRATH: -- I mean, you're  
5 exactly right. Our selectivity has gone up  
6 significantly. Our yield has also gone up.

7 We expect, and we have, you know, as  
8 part of our strategic plan to grow our applications  
9 significantly, so we expect that trend to continue  
10 even as applications grow.

11 COMMISSIONER GRAHAM: Okay. Thank you.

12 CHAIRMAN HOLTZMAN: Thanks,  
13 Commissioner. It was great.

14 Commissioners, any other questions for  
15 Mr. Maffia?

16 COMMISSIONER STRATTON: I have one  
17 other.

18 CHAIRMAN HOLTZMAN: Sure. Go ahead.

19 COMMISSIONER STRATTON: In relationship  
20 to the maritime history of Stevens, do you guys have  
21 any functionally dependent waterfront uses that you  
22 need to contemplate as part of the growth plan?

23 CHAIRMAN HOLTZMAN: An aircraft  
24 carrier?

25 COMMISSIONER STRATTON: I'm talking

1 about -- I mean, you guys have boats that you send  
2 out on a daily basis. Is there some -- do you  
3 harbor vessels in some other area of the city?

4 There is almost no docking space from  
5 the Transit terminal up to 11th Street, so if this  
6 is part of a long-term planning strategy, I want  
7 to --

8 MS. MC GRATH: We do have a research  
9 vessel. I must admit that I don't know where it is  
10 docked.

11 I know that our campus police also is  
12 called upon because of whether they use the research  
13 vessel or something else to assist Hoboken Police  
14 when somebody goes into the river.

15 So, yes, that is a question that I  
16 don't think I or Bob can answer definitively.

17 CHAIRMAN HOLTZMAN: Let's put it on the  
18 list, yes.

19 Great. That's a great idea.

20 COMMISSIONER DOYLE: Chairman?

21 CHAIRMAN HOLTZMAN: Yes.

22 COMMISSIONER DOYLE: It appears that  
23 many of your changes, your projected and existing  
24 approvals are focusing on -- my question is the  
25 academic -- the size of the academic space doesn't

1        seem to match up with the size of the residential  
2        increases in, you know, density I guess or bulk.

3                    I mean, the Gateway has obviously more  
4        academic in it. The ABS building has more academic  
5        in it, but, you know, the Babbio is just really  
6        parking at this point.

7                    So if you're adding 65 percent more  
8        students, and you have more need for classrooms and  
9        labs and everything else, are there other plans that  
10       may be further down the road for more academic  
11       expansion as opposed to the university center and  
12       the residential side?

13                   MR. MAFFIA: Well, that wrap-around  
14       building is the next one, so the plan would be  
15       really as soon as Gateway is done, which would be  
16       done in 2019, we are looking at 2020 starting  
17       construction of this academic wrap-around building,  
18       which will be somewhere around 48,000 square feet or  
19       something like that.

20                   COMMISSIONER DOYLE: Okay.

21                   MR. MAFFIA: That will come up -- up to  
22       the height of the parking garage, so that is the  
23       next one that's planned.

24                   COMMISSIONER DOYLE: All right.

25                   CHAIRMAN HOLTZMAN: To follow up to Mr.

1 Doyle, I would say, probably the most serious  
2 concern on checking some of the graphs is it seemed  
3 like there was a fairly dramatic increase in the  
4 academic square footage and not a corresponding  
5 increase in the student housing and dormitory  
6 capabilities for some time after, that there seemed  
7 to be a lag in terms of those things weren't moving  
8 in synchronicity, and that there would be a surge in  
9 students at the university, but not the requisite --  
10 the requisite amount of housing, and that there is  
11 going to be, it looks like, a surge of demand that  
12 you're going to have to put more students off campus  
13 in Hoboken, in Weehawken, and you're going to start  
14 looking all over the place.

15 That looked to me to be very troubling,  
16 that if I'm reading the graph right, it looks like  
17 our problems are going to get significantly worse  
18 before there is ever any addressing them.

19 COMMISSIONER GRAHAM: Right.

20 MS. MC GRATH: Well, I think  
21 Commissioner -- Board Member --

22 CHAIRMAN HOLTZMAN: Graham.

23 MS. MC GRATH: -- Graham asked that  
24 question. I knew the "Graham" part. I just wasn't  
25 sure about the salutation.

1 (Laughter)

2 You know, we paused our growth plan for  
3 undergraduates because of just this issue.

4 When the academic Gateway building  
5 comes online, that provides space for -- it provides  
6 some relief for the academic needs, and as I said,  
7 you know, if we could build a dorm tomorrow, we  
8 would. We anticipate --

9 CHAIRMAN HOLTZMAN: So can you finish  
10 that thought?

11 So then why don't you?

12 MS. MC GRATH: Because we would expect  
13 to -- in order to build on our campus, we would  
14 expect to need relief from the ten-story height  
15 limitation, which currently exists on the eastern  
16 side of our campus to make it an efficient process.

17 MR. TUVEL: Sorry, Mr. Chairman.

18 Just to go to the zoning aspect of your  
19 question, so when looking at that, that specific  
20 project, it would be a D-6 variance, more than  
21 double -- not really double -- but a large 70 feet  
22 higher -- approximately 70 feet higher than the  
23 ordinance permits, so that would be a D-6 variance  
24 before the Zoning Board.

25 In addition to that, it would require

1 over 500 spaces based on the current zoning.

2 COMMISSIONER DOYLE: Parking spaces?

3 MR. TUVEL: Yes --

4 CHAIRMAN HOLTZMAN: Or it would require  
5 a relief variance on that.

6 MR. TUVEL: -- so -- well, we thought  
7 that the prudent course of action would be rather  
8 than going to the Zoning Board for a magnitude of  
9 those variances, which is part of this process here,  
10 we could come to the Board, see what the Board's  
11 input is on these projects, go through the master  
12 plan process, the zoning process, and hopefully get  
13 a project that conforms with what the city really  
14 needs.

15 CHAIRMAN HOLTZMAN: Okay. Thank you.

16 Commissioners?

17 Mr. Jacobson?

18 COMMISSIONER JACOBSON: On a -- maybe  
19 on a macro level, the bulk of the proposed new  
20 buildings appear to be on the periphery,  
21 particularly the eastern and southern edges of the  
22 existing campus.

23 What consideration has been given to  
24 increasing the size of some of the buildings more  
25 inland in the campus?

1                   So, for example, adjacent to the  
2                   academic field -- the athletic field -- the large  
3                   swath of gray buildings to the east of the athletic  
4                   field --

5                   MR. MAFFIA:   So -- so part of the issue  
6                   is that there is a 40 foot zone here, and I don't  
7                   know if you can really see it on the nap.  But this  
8                   kind of yellowish area here, that is a zone where we  
9                   can't go more than 40 feet or four stories, so that  
10                  is a pretty strict limitation.

11                  MR. TUVEL:    I know the Zoning Officer  
12                  is here, so she can probably clarify it better, but  
13                  I believe you cannot build higher than 40 feet, if  
14                  you are located within 200 feet of the R-1 Zone.

15                  So in order to respect the R-1 Zone, a  
16                  lot of the development that we're proposing as part  
17                  of this plan --

18                  MR. GALVIN:  What was the height of the  
19                  Gateway?

20                  MR. TUVEL:  The Gateway building was, I  
21                  believe, we did a D-6 variance for that --

22                  MR. GALVIN:  Okay.

23                  MR. TUVEL:  -- that was about -- that  
24                  was approximately 65, 66 feet.

25                  MR. GALVIN:  Okay.

1                   CHAIRMAN HOLTZMAN: I think, though,  
2                   that Mr. Jacobson was referring to the buildings  
3                   that I think they are part of the sports center that  
4                   are immediately to the east of the football field?

5                   UNIDENTIFIED VOICE: Library and the  
6                   gym.

7                   CHAIRMAN HOLTZMAN: Library and the  
8                   gym.

9                   MR. GALVIN: Library and the gym.

10                  MR. MAFFIA: Well, I mean, we haven't  
11                  given any thought to what we would do with the  
12                  library or the gym because the -- the real need  
13                  right now is housing. So as far as the expansion to  
14                  the library or the gym, that might be something that  
15                  might come later, but right now --

16                  CHAIRMAN HOLTZMAN: Mixed use, housing  
17                  on top, library below.

18                  MR. MAFFIA: Well --

19                  COMMISSIONER DOYLE: Well, Frank has  
20                  already testified they --

21                  CHAIRMAN HOLTZMAN: They've already  
22                  fixed the -- the gym has already been fixed as per  
23                  Mr. Magaletta's testimony. That's right.

24                  (Laughter)

25                  VICE CHAIR MAGALETTA: You guys did a

1 good job.

2 (Laughter)

3 CHAIRMAN HOLTZMAN: So I think to Tom's  
4 point is that that is sort of inland of Hudson  
5 Street, inland of the waterfront, so maybe it is a  
6 little bit of an easier lift.

7 MR. TUVEL: Understood.

8 MR. GALVIN: Or there are residential  
9 neighborhoods that would be very upset if we went  
10 too high or too close to them. They were not too  
11 happy with us being at 65 feet.

12 CHAIRMAN HOLTZMAN: And I think if they  
13 were on the other side of the football field, and  
14 nobody in the residential neighborhood could  
15 possibly see it, they might think differently.

16 MR. GALVIN: Okay.

17 CHAIRMAN HOLTZMAN: Okay.

18 (Laughter)

19 Mr. Peene, you had something?

20 MR. GALVIN: My job is to help.

21 COMMISSIONER PEENE: No.

22 CHAIRMAN HOLTZMAN: We do have some  
23 members of the public. If there are any members of  
24 the public that wish to ask a question or, Mr.  
25 Kratz, you have something?

1                   Please come up.

2                   MS. GIORGIANNI: Can I say something,  
3                   too?

4                   CHAIRMAN HOLTZMAN: Sure. The more,  
5                   the merrier.

6                   Jessica, come on up.

7                   MS. GIORGIANNI: Thank you for the  
8                   presentation.

9                   Just a couple of questions in thinking  
10                  about the master plan reexamination report and the  
11                  new zoning or potential zoning revisions.

12                  You showed a map here with kind of like  
13                  the boundaries of your campus. Is there any -- are  
14                  there any plans to at some point feature doing an  
15                  expansion by additional properties around the  
16                  project, or are you kind of looking at it as a fixed  
17                  campus boundary?

18                  MR. MAFFI: Well, my campus is pretty  
19                  much landlocked, you know, with the river on one  
20                  side, and north and south, and Hudson Street on  
21                  other side, there is not too much -- you can't  
22                  really expand it.

23                  So I mean, outside in other parts of  
24                  Hoboken is a possibility, as was discussed before,  
25                  but I don't think --

1 MS. GIORGIANNI: But the satellite  
2 campus and a satellite building --

3 MR. MAFFIA: Well, possibly, yeah. I  
4 mean, that is certainly something that we could  
5 entertain. It's just growing the campus where it is  
6 now and just moving the borders out isn't really  
7 possible.

8 CHAIRMAN HOLTZMAN: To perhaps help  
9 answer Mr. Maffia's question or the elephant in the  
10 room, the answer is yes, since we know that our  
11 friends at Stevens have attempted to purchase other  
12 pieces of property throughout Hoboken through some  
13 of the members of the development community --

14 MS. GIORGIANNI: And they're scattered  
15 in Hoboken, not necessarily adjacent to the current  
16 campus --

17 CHAIRMAN HOLTZMAN: There are various  
18 properties throughout town, correct.

19 MS. GIORGIANNI: -- the height that you  
20 were you talking about 22, 23 stories, is that kind  
21 of like a map, kind of the ceiling level that you  
22 are looking at?

23 I don't think we talked about what  
24 height or number of stories we want for Castle  
25 Point.

1 MR. MAFFIA: Right.

2 We didn't talk about the number of  
3 stories that we would want per say, because we are  
4 still at the early stage of this process.

5 What we tried to do is we tried to put  
6 it in context of -- with the top -- I'm sorry --  
7 what we tried to do is we tried to put them in  
8 context of where the top of the building would be,  
9 so we said 22 stories, for example, for the dorm  
10 students, and the project would take you about to  
11 the height of the Howe Center, because we wanted to  
12 put it in context --

13 MS. GIORGIANNI: Right.

14 MR. MAFFIA: -- the same reason why we  
15 said that about Fifth and Sinatra, so --

16 MR. GALVIN: Can I interrupt --

17 CHAIRMAN HOLTZMAN: Hang on one second.  
18 Dennis?

19 MR. GALVIN: The thought, I just wanted  
20 to get out of my head, it is like a measure from sea  
21 level --

22 MS. GIORGIANNI: Right, right --

23 MR. GALVIN: -- as opposed to having a  
24 number of floors that go anywhere, and therefore,  
25 you got the undulation. It's going to be gigantic,

1 if it goes back.

2 MS. GIORGIANNI: No, I understand what  
3 you're saying.

4 MR. GALVIN: Okay.

5 MS. GIORGIANNI: And when you had  
6 talked about Castle Point Apartments, 35 to 40 beds  
7 per floor, do you have any sense of that, what that  
8 would reference in terms of --

9 MR. MAFFIA: Yeah. I didn't -- we  
10 didn't put that in the context of anything that's  
11 around it. Like the other one had the Howe Building  
12 near it, and we just thought that that was kind of a  
13 standalone, so we represented about how many beds we  
14 think we could get per floor based on that  
15 footprint, and you know, as a part of this process,  
16 you know, we will let that flow and see where it  
17 ends up, and where it could end up, so we didn't  
18 really have a number.

19 MS. GIORGIANNI: Okay.

20 For that -- for that building --

21 MR. MAFFIA: Yeah.

22 MS. GIORGIANNI: -- all right.

23 Because, I mean, the objective here is,  
24 you know, we want to go through this process once,  
25 and we want to do it, and as the recommendations

1       that go in the master plan and the reexamination  
2       report can be those that inform the Council as to  
3       what direction to take that you're going in.

4                So, you know, in considering, you know,  
5       what the zoning should be for this campus, I mean,  
6       those are the metrics. Those are the things that we  
7       want to know, like what would be your plan, so we  
8       can kind of get a judgment about it and see if that  
9       makes sense in this area.

10               MR. MAFFIA: Right. But we just  
11       brought our planner on board three weeks ago, and  
12       where we are at right now is just basically trying  
13       to understand our objectives and where we are trying  
14       to get to.

15               We don't have a fully baked plan to say  
16       exactly what we want to do. I mean, we are just at  
17       the early stages, and that is what we came here to  
18       share, and eventually, it is going to have to reach  
19       that, but right now --

20               CHAIRMAN HOLTZMAN: Mr. Galvin?

21               MR. GALVIN: Jessica, don't you think  
22       that, I mean, we are pushing them to give us what  
23       their vision is, and they are trying to collect  
24       their vision --

25               MS. GIORGIANNI: Right, right.

1                   MR. GALVIN:  -- so some of the things  
2                   that are sooner, they are going to be in our reexam  
3                   report, and maybe we can meet them, maybe even these  
4                   dorm room things, we are going to be able to meet.

5                   But the Castle Point project, that  
6                   might be something that's going to be the subject of  
7                   the next reexamination report.

8                   Do you follow what I am saying?

9                   Yes, it's in there, but they --

10                  MS. GIORGIANNI:  Yes, of course.  We  
11                  don't have everything today, and they don't know  
12                  everything today, so, no, I completely understand.

13                  But having information about your, you  
14                  know, the points of access, plan access changes, the  
15                  amount of parking you are looking for, you know, how  
16                  many parking spaces that you have, you know,  
17                  technical information --

18                  MR. TUVEL:  If I could jump in.

19                  Part of what we wanted to do was just  
20                  get the reaction to some of these structures and  
21                  uses that were on this map, and have gotten at least  
22                  some good feedback, and we were going to take the  
23                  next step from here.

24                  And I was going to ask the Chairman  
25                  actually when we conclude this process, what is the

1 next step, and my hope was to start interacting with  
2 your office, with Mr. Roberts, and have our  
3 professionals start getting into these details and  
4 accumulating data, so we can come up with these  
5 exact figures that you are looking for collectively  
6 as a team --

7 CHAIRMAN HOLTZMAN: Well, I think  
8 Jessica has some additional questions. Let's make  
9 sure we get them on the record.

10 MR. TUVEL: No problem.

11 MS. GIORGIANNI: Oh, no. That is about  
12 it.

13 My next question was, you know, how do  
14 we get in touch and communicate about this and  
15 really to getting the information that they want  
16 into the reexam.

17 CHAIRMAN HOLTZMAN: Okay.

18 If there are any other questions,  
19 please let's make sure we get them out there.

20 You're good right now?

21 MS. GIORGIANNI: I'm good for now.

22 Thank you.

23 CHAIRMAN HOLTZMAN: Thank you.

24 Mr. Kratz?

25 MR. KRATZ: Thank you, Mr. Chairman.

1                   My name is Allen Kratz, 1235 Bloomfield  
2 Street.

3                   Thank you very much for the opportunity  
4 to have this presentation, and I thank Stevens for  
5 coming forward with this very nice plan.

6                   As I read the plan before the meeting  
7 and I listened to the questions and the answers and  
8 heard the presentation tonight, it occurs to me that  
9 we need to pick up one of the themes that Mr.  
10 Roberts and Mr. Magaletta have used with the word  
11 "macro." It occurs to me that we are looking at a  
12 very site constrained campus for the reasons Mr.  
13 Maffia identified, the river, two parks, and Hudson  
14 Street.

15                   This is really a very challenged  
16 peninsula that is being asked to do a lot for the  
17 student body, for the community, for all of the  
18 stakeholders, so it occurs to me that maybe the  
19 question that needs to be raised at a macro level is  
20 what is an urban university as we look at changes in  
21 society.

22                   We have seen examples of urban  
23 universities in other cities. I lived in  
24 Washington, D.C., where George Washington University  
25 just developed everything around it, including the

1 neighborhood around it.

2 But is there a way of thinking about  
3 universities in which Stevens, which was a novel  
4 educational experiment when it was founded in 1870  
5 and think of not consolidating students in a student  
6 center or on a campus? Perhaps it does require  
7 thinking about, as Mr. Roberts said, an annex  
8 somewhere.

9 Programs, as Mr. Magaletta has  
10 suggested, we need to be thinking about the  
11 interrelationship of students and faculty and  
12 residents in the community. That really is a very  
13 good learning experience. It really permits  
14 students to live in the real world.

15 We have a wonderful opportunity here in  
16 Hoboken. I mean, as the Chairman has pointed out,  
17 every discussion seems to revolve or perhaps devolve  
18 to the question of parking.

19 (Laughter)

20 And when I think about building  
21 excavating into shifts to do 110 parking spaces, I  
22 can't imagine what that will cost.

23 So are there less expensive ways of  
24 satisfying today's students without a bricks and  
25 mortar approach, but really looking at more shared

1 housing elsewhere in town, more opportunities?

2 We have, as I said, a town where, you  
3 know, 56 percent of everyone in Hoboken who commutes  
4 to work does so by public transportation. Why are  
5 we so fixated on cars and the need for the students  
6 to have cars?

7 I think this is a wonderful  
8 opportunity, so I guess my research question is: Is  
9 there a new way of thinking about an urban  
10 university that avoids some of the constraints we're  
11 facing on this very challenged project?

12 Thank you very much.

13 CHAIRMAN HOLTZMAN: Thank you.

14 Mr. Somerville?

15 MR. SOMERVILLE: Good evening.

16 CHAIRMAN HOLTZMAN: Good evening.

17 MR. SOMERVILLE: Paul Somerville, 1235  
18 Bloomfield Street, Former Chair of the Preservation  
19 Commission, and thank you for that very cogent  
20 presentation.

21 I listened to the presentation tonight  
22 with a filter of a preservationist as in the fifth  
23 generation of Hoboken, who has great regard to  
24 Stevens' state, so I am not so great on goals.

25 (Laughter)

1           So I have some thoughts for the Board  
2           to chew on, maybe for the Stevens folks to consider,  
3           too, and in no particular order.

4           As you know, Stevens is one of the  
5           historic districts in the master plan, and yet I  
6           only have one reference to preservation tonight.

7           I was happy to hear about the use of  
8           the existing footprints for the buildings to be  
9           renovated on top of. But under the Federal  
10          Secretary of the Interior Standards, which the  
11          Preservation Commission adheres to, the kickoff is  
12          50 years. Some of those 1950 structures are coming  
13          against that hard line margin of review.

14          I am happy to hear about taller versus  
15          denser, because, you know, we can look at examples  
16          in town, like The W Hotel, as hideous as it may be,  
17          has less of an impact on the city than 333 River  
18          Street.

19          That said, you're talking about the  
20          tallest part of town and how some of the tallest  
21          buildings, and while, you know, it may be true that  
22          walking down Hudson Street you are not going to see  
23          them, there are places all throughout Hoboken where  
24          you can see the Howe Center.

25          Stevens campus also is located where

1       some of the only native American sites are in town.  
2       They might not have been permanent settings because,  
3       as I understand it, the Lenni-Lenape Indians did not  
4       actually want to live in Hoboken because there were  
5       too many mosquitoes, but they did come --

6                   COMMISSIONER GRAHAM:   Too many what?

7                   MR. SOMERVILLE:   Mosquitoes.

8                   COMMISSIONER GRAHAM:   Oh, mosquitoes.

9                   CHAIRMAN HOLTZMAN:   Too many students.

10                   (Laughter)

11                   MR. GALVIN:   The Jersey state bird.

12                   MR. SOMERVILLE:   So there are  
13       repositories of being an American element on the  
14       Stevens campus, hum, and the institute, which I  
15       think is one of the best parts of Hoboken has a  
16       pretty good dismal track record when it comes to  
17       preservation.

18                   You know, going back a generation, the  
19       year I was born, they demolished the most important  
20       Italian made mansion in the United States after  
21       spending a million dollars just the year before on  
22       it to restore it in some fashion.  A million dollars  
23       spent in 1959 would be worth over \$8 million today.  
24       Why they chose to demolish it, I will never know.

25                   But then recently they carved into the

1       serpentine rock to create a parking deck.  
2       Serpentine rock is mentioned in Henry Hudson's  
3       logbook. It exists, as I understand it, in only two  
4       places on the globe, Hoboken and Scotland, and now  
5       it is a parking deck.

6                   And then most recently, too, there is  
7       the demolition of the Lieb Lab, which is about to  
8       occur, and that is the place that is one of the few  
9       remaining World War I structures in the State of New  
10      Jersey. You can argue about its esthetics, but it  
11      is historically important because it is undeniable.

12                   It also stands on what was I think the  
13      only cemetery in Hoboken. If it were a vacant lot,  
14      we could be talking about how great the Gateway  
15      Center might be, but it's not a vacant lot.

16                   And, you know, the growth of the  
17      student body in town I think is a great success  
18      story, but as others have pointed out, it can't  
19      continue on.

20                   I lived in the East Village, and I saw  
21      what NYU did there. I shared our apartment in  
22      Washington, D.C. and saw what George Washington  
23      University is talking about. It's referred to by  
24      the locals as the thing that ate Foggy Bottom, and  
25      while I think the wisest thing to do would be to

1 separate the campus, because Stevens is extending  
2 their curriculum, and there seems to be no logical  
3 reason that they have it all in one site, I am not  
4 sure I want to see that happen in Hoboken, because  
5 if it were to happen in Hoboken, it means a large  
6 swath of land, such as we have on the northwest side  
7 of town, would become more taxable property, and I  
8 don't know about you, but my taxes are pretty steep.

9           And there was a lot of time spent on  
10 parking tonight, and I can think of no other urban  
11 campus that even worries about that. You know, I  
12 don't think Columbia talks about parking, and I  
13 don't think NYU talks about parking. Once you cross  
14 this river, and because we are in New Jersey,  
15 somehow parking is the most important thing. And if  
16 it is to exist, since it's not necessarily directly  
17 related to education, perhaps that could be a  
18 taxable entity for the institute, and that is all I  
19 have to say.

20           CHAIRMAN HOLTZMAN: Thank you.

21           Any other members of the public?

22           Do any other professionals wish to  
23 speak?

24           MS. HOLTZMAN: I have just a couple of  
25 things that I think that should be maybe added into

1 your thought processes as you go through the work  
2 that you are going to be going through -- getting  
3 into.

4 First, I think because we did talk  
5 about parking so much, if you could take a look at  
6 in a five and ten-year time period what you project  
7 the campus' parking needs to actually be. Obviously  
8 we know what they currently are, what they more or  
9 less could potentially be on some of these projects,  
10 but what is your actual projected need for  
11 administrative staff and professors and students.

12 Obviously, you don't have a lot of  
13 students with vehicles based on what you spoke about  
14 tonight, so what is that actual number?

15 The other thing that I was thinking, I  
16 know you have students in housing around town, and  
17 most of the buildings have parking in them. If your  
18 students don't have cars, who is parking in those  
19 parking lots?

20 Just a thought.

21 Those are vacant spaces because the  
22 students don't have vehicles, and your shuttles are  
23 picking up at those locations already, maybe some of  
24 your teachers who are coming in from out of town  
25 could take those spaces during the day and get on

1 the shuttle with the rest of the kids.

2 You talked about potentially  
3 consolidating the locations that you have off-campus  
4 housing. Is there a plan?

5 Is there something maybe potentially in  
6 the works to consolidate some of that space, or is  
7 that just a goal?

8 MS. MC GRATH: So we have been  
9 approached -- I should I stand up, I'm getting the  
10 hang of this -- we have been approached by a number  
11 of property owners with different proposals.

12 We have not, you know, made any  
13 determinations. We are evaluating a number of  
14 options, because we do expect that, you know, this  
15 will continue to be an issue until we have a dorm  
16 built.

17 If that became an opportunity, a  
18 realistic opportunity, and the city allowed that,  
19 that is definitely something that we would look very  
20 seriously at.

21 MS. HOLTZMAN: Just from the standpoint  
22 of my office and what I deal with on a regular  
23 basis, I certainly would be in favor of seeing you  
24 consolidate students to a particular location  
25 because it reduces the amount of shuttle trips

1 around town, if you are going to one particular  
2 location.

3 It also eliminates students, four or  
4 six students to an apartment, living directly next  
5 door to a young couple with their baby that is  
6 paying, you know, \$3800 for an apartment, you know  
7 to rent.

8 So, you know, there are those dynamics,  
9 too, that, you know, come to my office occasionally,  
10 so, you know, consolidating where the students are  
11 located actually would be probably a good thing.

12 The other question that I had --

13 MS. MC GRATH: I guess I should sit  
14 down.

15 MS. HOLTZMAN: -- the other one that I  
16 had, and if you would put that into your notes, is  
17 as part of your planning process, are you taking a  
18 strategic look at the existing structures that are  
19 on campus and how they are utilized, and if there  
20 are opportunities to maximize the utilization of  
21 some of those existing buildings?

22 I was recently on campus to do an  
23 inspection at the library, and as we were walking  
24 through the library, some things may be in flux, but  
25 there was an entire floor of the library that was

1 virtually empty, and I am not sure why. Again, it  
2 may be something that is in flux. Somebody's --  
3 they're moving things around or relocating inventory  
4 or whatever the case was, but it was surprising to  
5 me to see a floor that had almost no books on it,  
6 and just a few, a handful of study --

7 MR. MAFFIA: Well, I can address that,  
8 but that's --

9 CHAIRMAN HOLTZMAN: Come on up, Bob.

10 MR. MAFFIA: -- sure.

11 No. That was actually by design was  
12 what used to be on that floor was all stacks, book  
13 stacks, and libraries have taken on a different  
14 flavor nowadays than what they were when we went to  
15 college, and books are not as important as they used  
16 to be.

17 We actually reduced -- we actually took  
18 35,000 volumes off our campus and created that study  
19 area, and I don't know when you got there, but maybe  
20 it was just a slow time, but that's usually packed  
21 with students. In fact, we are looking to add about  
22 38 more seats there to get more study space, and we  
23 are looking to take more stacks and remove them to  
24 create more study space.

25 So we are looking to take more books

1 out and create more of what you saw, because it  
2 really gets overcrowded.

3 MS. HOLTZMAN: Most of it was vacant,  
4 and there wasn't a lot of seating or anything there.  
5 It was pretty much an empty floor, so there might be  
6 some opportunity to repurpose some of the existing  
7 space in a better way or more strategically fit it  
8 out, so that it is more useful.

9 MR. MAFFIA: Another thing we've done,  
10 too, is in our academic buildings and our lab  
11 buildings, we have taken space that wasn't being  
12 used efficiently, and we converted it to classrooms.

13 We do that routinely. Every space we  
14 get that was likely storage space that we don't use,  
15 we convert either to a faculty office or a  
16 classroom. We have done many of those conversions.  
17 We really do scrub our campus looking for any  
18 opportunities like that, I can promise you --

19 MS. HOLTZMAN: Now that you have a  
20 professional planner on board, too, do you have  
21 somebody that might be able to look at that a little  
22 bit more strategically?

23 Obviously, you have a good sense of  
24 that, but somebody else coming in from outside may  
25 have a different perspective that they can bring to

1 the table, so...

2 MR. MAFFIA: Okay.

3 CHAIRMAN HOLTZMAN: Thank you.

4 Any other members of the public,  
5 Commissioners, any additional questions for any of  
6 our -- on any of the testimony or presentations we  
7 have seen tonight?

8 Mr. Peene?

9 COMMISSIONER PEENE: Just a comment on  
10 what Mr. Somerville said about, you know, the  
11 history of the buildings and moving towards the  
12 future as a research technology institution, and I  
13 really appreciate you guys coming here today.

14 Thank you, Beth.

15 Thank you, Kay.

16 Thank you, Bob, for your presentation.

17 It's just very important that we get  
18 this right this time. Whenever the Howe Center was  
19 built, it looks like a cold war relic right now, so  
20 don't be afraid to be great. Don't be afraid to --  
21 don't be afraid to bring Brandy, bring Ann all your  
22 great ideas, and this is a collaborative effort.

23 You know, we've been pretty progressive  
24 on this Board over the past year. You know, we like  
25 to see art, at least I do, and I know some other

1 members of this Board like to see art as  
2 architecture as well, and I think that really  
3 enhances the city's culture, its flavor, and it's a  
4 great thing to look at out the windows or walking by  
5 the Stevens campus, and especially on the other side  
6 of the river. We look at New Jersey from New York,  
7 and we see the Howe setting. Yeah, this is a great  
8 canvas for you to really build something great.

9 So thank you again for coming here  
10 tonight.

11 CHAIRMAN HOLTZMAN: Thank you, Mr.  
12 Peene.

13 Okay. Well, if there is nothing  
14 further, I think we had a great evening.

15 Thank you, everybody, for coming, Ms.  
16 McGrath, Mr. Maffia, for your efforts and your  
17 testimony,

18 I think that is it, unless you wanted  
19 to wrap anything up there, Mr. Tuvel?

20 VICE CHAIR MAGALETTA: Well, I think --

21 CHAIRMAN HOLTZMAN: Mr. Magaletta?

22 VICE CHAIR MAGALETTA: -- I think you  
23 asked before, where do we go from here.

24 MR. TUVEL: Yeah. I mean, that was  
25 going to be my question.

1 VICE CHAIR MAGALETTA: Yeah, mine, too.

2 MR. TUVEL: You know, we really want  
3 to move this along and work with your professionals  
4 and come back and keep up the dialogue, so we can  
5 really get to the weeds as you said before, some of  
6 the details here --

7 MR. GALVIN: No. We want to stay out  
8 of the weeds.

9 (Laughter)

10 MR. TUVEL: Okay. We'll get into more  
11 of the details, so I ask for your guidance on that.

12 CHAIRMAN HOLTZMAN: Well, if we are  
13 being completely forthright, we are very happy that  
14 you came tonight.

15 On the other hand, there is certainly a  
16 level of content that we are looking for and  
17 specificity, and I know that you have just recently  
18 engaged a new planner, so hopefully, you know, they  
19 are getting the feel that they better step on the  
20 gas, too, and I am not sure exactly what the next  
21 step is.

22 Director Forbes, what do you think the  
23 next step is?

24 COMMISSIONER FORBES: I think certainly  
25 on the master planning front, you know, as you have

1 information, what we can do is start, you know,  
2 coordinating and providing it. There are a lot of  
3 questions that came up and information that people  
4 are looking for.

5 I think that, you know, as Jessica's  
6 questions suggest, there is a lot that will help us  
7 in our planning efforts as a Board and Jessica's  
8 work in giving us information, so I think that we  
9 can have a dialog and interaction.

10 Certainly Jessica and I will be the  
11 point people when it comes to the information on  
12 that master planning, and we'll work with the  
13 Planning Board on perhaps setting up a subcommittee,  
14 like we did the last time we did the reexam and  
15 really work with that subcommittee as well, as  
16 Jessica gets more information from you, so it will  
17 be a lot of right now information gathering and --

18 CHAIRMAN HOLTZMAN: Does your  
19 planning -- are you far enough along with your new  
20 planner that you have some type of a time line with  
21 them as to when you expect some work from them with  
22 regard to your plan that they are putting together  
23 for you?

24 MR. TUVEL: The answer to that is we  
25 haven't discussed that. I think we wanted to get as

1 much information and feedback. You know, we didn't  
2 know what to expect coming into this meeting, and we  
3 wanted to hear what this Board had to say, so I  
4 think we could implement a time line now.

5 I was going to actually ask a very  
6 similar question. Did the Board have a specific  
7 time line on the reexam, assuming we could provide  
8 you with as much information in the next month or  
9 two as we can?

10 COMMISSIONER FORBES: We are just  
11 kicking that off. I guess we just hired our  
12 planner, and we will be starting that process now,  
13 and we will work with the Board on establishing a  
14 subcommittee with the Planning Board and really  
15 start working away with that.

16 We do have a lot of different draft  
17 elements that already Jessica is working on, but the  
18 land use element is going to be one that we really  
19 are going to need to focus on with the Board.

20 MR. TUVEL: Okay.

21 So I guess I see this as a back and  
22 forth with your office and our professionals for the  
23 time being, and then we will get direction at some  
24 point to come back to the Board for maybe another  
25 presentation that is more detailed.

1                   CHAIRMAN HOLTZMAN: That would be  
2 great, yeah.

3                   And I want to second Mr. Peene's  
4 thoughts, which are I think that Stevens has often  
5 taken a rather curtailed conservative approach to  
6 what their proposals have been, and I am very glad  
7 that tonight we have got some members of our  
8 community here that represent some other factions.

9                   I know you reached out to other groups  
10 in our town as well, and the idea is to try to make  
11 this a bigger story as opposed to more of this  
12 one-on-one, whether it's with the Fund for a Better  
13 Waterfront, the Hudson Street Group, different  
14 organizations, the Quality of Life Coalition, people  
15 like this, and the idea is to get this in to be a  
16 bigger story, but also to try to get you guys out of  
17 your box and playing perhaps only to your neighbors  
18 across Hudson Street, and thinking a little bit more  
19 globally and thinking perhaps more contemporary for  
20 our current era as opposed to looking to the past as  
21 inspiration.

22                   There are some aspects of that on your  
23 campus. Some have been successful; some have not  
24 been successful obviously. But even, you know, we  
25 had Mr. Somerville up here who served for an entire

1 decade on our Historic Preservation Commission --

2 MR. SOMERVILLE: 14 years.

3 CHAIRMAN HOLTZMAN: -- 14 years.

4 And the first thing that he tells us  
5 about is the Department of Interior Guidelines for  
6 how you're supposed to move forward as opposed to,  
7 you know, we wouldn't be building Lenni-Lenape Birch  
8 Longhouses, so let's open it up. Let's really see  
9 how big we can make this thing.

10 MR. TUVEL: Thank you.

11 CHAIRMAN HOLTZMAN: That's my personal  
12 view.

13 COMMISSIONER JACOBSON: If I could just  
14 add one comment, and forgive me if my recollection  
15 is not perfect, but I recall attending some of the  
16 presentations and discussions when the Babbio Center  
17 was being brought forward, and my recollection of  
18 that was that the building was named, and there was  
19 a vision for, you know, the building, and the  
20 benefactor for the naming had, you know, promised  
21 money subject to some conditions, et cetera. And it  
22 made for a very difficult discussion with the city  
23 and the community because it felt like the horse was  
24 before the cart a little bit in terms of that  
25 development, and I think with, you know, this is a

1 great first step with a view of an integrated plan  
2 that as the plan proceeds going forward, let's by  
3 all means not get ourselves into those kinds of  
4 situations, where somebody or, you know, I  
5 understand fund raising development for a university  
6 is a difficult thing, and you're dealing with, you  
7 know, large single donors, et cetera, but let's not  
8 come, you know, with, hey, you know, X, Y, Z person  
9 wants to give us \$20 million, but to get it we have  
10 to do this, and that you're uncomfortable in your  
11 discussion. Let's continue the dialogue as it has  
12 been going.

13 CHAIRMAN HOLTZMAN: Okay. Great.

14 Thanks, everybody.

15 MR. TUVEL: Thank you very much.

16 CHAIRMAN HOLTZMAN: Thank you very  
17 much.

18 (The meeting concluded at 9:50 p.m.)

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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

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PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300  
Notary Public of the State of New Jersey  
My commission expires 11/5/2020.  
Dated: 6/9/16  
This transcript was prepared in accordance with  
NJAC 13:43-5.9.