

CITY OF HOBOKEN
Subdivision & Site Plan Review

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REGULAR MEETING OF THE HOBOKEN : September 14, 2016
PLANNING BOARD SITE PLAN :
REVIEW COMMITTEE MEETING : 7:10 p.m.
----- X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
Commissioner Ryan Peene

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

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

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

Patricia Carcone, Board Secretary

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

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3 730 Brewers Bridge Road
4 Jackson, New Jersey 08527
5 (732) 364-3011
6 Attorney for the Board.

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I N D E X

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

3 It is Wednesday, September 14th, at
4 7:10 p.m. This is the Hoboken Subdivision and Site
5 Plan Review Committee Meeting.

6 Pat, please call the roll.

7 MS. CARCONE: Commissioner Holtzman?
8 Yes.

9 CHAIRMAN HOLTZMAN: Yes, I am sorry.

10 (Laughter)

11 MS. CARCONE: Commissioner Magaletta?

12 VICE CHAIR MAGALETTA: Yes.

13 MS. CARCONE: And Commissioner Ryan?

14 COMMISSIONER PEENE: Yes.

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

24 Thank you.

25 (Continue on next page)

CITY OF HOBOKEN
Subdivision & Site Plan Review
HOP-16-20

RE: 521 Washington Street : September 14, 2016
Block 215, Lot 12 :
APPLICANT: Broja Corp :
Minor Site Plan, Conditional Use and : 7:10 p.m.
Variance Review :
----- X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
Commissioner Ryan Peene

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

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

ROBERT C. MATULE, ESQUIRE
Two Hudson Place (5th Floor)
Hoboken, New Jersey 07030
Attorney for the Applicant.

1 CHAIRMAN HOLTZMAN: What have we got
2 here?

3 Well, let's do 521 Washington. Mr.
4 Matule, are you ready for us?

5 MR. MATULE: Sure.

6 Good evening. Robert Matule, appearing
7 on behalf of the applicant.

8 MR. CARAMIA: Ignatius Caramia,
9 architect for the applicant.

10 MR. GALVIN: What was that?

11 MR. RAND: Brendan Rand.

12 CHAIRMAN HOLTZMAN: Slow down, guys.
13 One at a time.

14 MR. CARAMIA: C-a-r-a-m-i-a.

15 MR. RAND: Brendan Rand.

16 CHAIRMAN HOLTZMAN: Spell your last
17 name.

18 MR. RAND: R-a-n-d.

19 CHAIRMAN HOLTZMAN: Thank you so much.

20 MR. GALVIN: Remember we have a high
21 ceiling, so you have to at least be able to reach us
22 over here, okay?

23 I bet you on Friday night, you have no
24 problem.

25 (Laughter)

1 MR. MATULE: All right. So this is an
2 application for 521 Washington Street.

3 There is an existing ground floor
4 commercial space that is currently in the process of
5 being renovated as retail space, an Asian market,
6 and we are before you for a conditional use and
7 minor site plan approval for the restaurant use on
8 the site.

9 The intention is to have in conjunction
10 with the Asian market a sushi bar and I guess poke
11 cocktail service, the Hawaiian --

12 CHAIRMAN HOLTZMAN: Like a tiki thing
13 or what --

14 MR. RAND: It won't be a tiki, but it
15 will be a fast type of poke.

16 MR. MATULE: It is Hawaiian.

17 (Laughter)

18 MR. MATULE: But, in any event, we have
19 Mr. Roberts' report and Mr. Hipolit's report.

20 I sent a letter back I think Monday to
21 Mr. Hipolit trying to address some of the issues
22 that he raised, because a lot of what is going on is
23 taking place on the existing site. We're in an
24 existing building.

25 We will address one of the things Mr.

1 Roberts has asked us to look at, which is while we
2 are going to address our parking burden by
3 participation in the Park and Shop Program, as the
4 ordinance permits for commercial on Washington
5 Street, we need to sit down and actually do a little
6 harder calculation to figure out exactly what that
7 number is.

8 Our plans originally said nine, but I
9 think it could be as high as 34 based on a rather
10 restrictive parking load for bars and restaurants.

11 CHAIRMAN HOLTZMAN: Okay. I know there
12 were a couple of things that I noticed in the
13 professional review letters that were of particular
14 concern, so maybe we should highlight a couple of
15 these.

16 It was mentioned, and I think you guys
17 had your meeting for Historic Preservation on
18 Monday.

19 MR. MATULE: No. We have not been
20 through Historic yet.

21 CHAIRMAN HOLTZMAN: Oh, that is the
22 other guys. I'm sorry.

23 MR. MATULE: We are planning on
24 hopefully we will be at Historic in October.

25 CHAIRMAN HOLTZMAN: Okay. So you still

1 owe us that. All right.

2 The front of the building is a
3 retractable folding glass front. Is that correct?

4 MR. CARAMIA: Part of it is or eight
5 feet of it is. We are providing a separate door for
6 the restaurant, which is required as a condition of
7 the proposed use and another eight feet of it is
8 going to be retractable.

9 CHAIRMAN HOLTZMAN: Okay.

10 And does that comply with our code
11 completely, because I know that those types of doors
12 are not allowed everywhere in town.

13 MR. MATULE: I have not run into that.
14 We have used them in other restaurants that I have
15 had experience with.

16 I am assuming it is going to be for an
17 outdoor cafe service.

18 MR. RAND: Correct.

19 CHAIRMAN HOLTZMAN: Let's make sure it
20 is a hundred percent, because I know that there were
21 some of the residential areas that are not allowed
22 or it is a gray area, so let's just make sure that's
23 a hundred percent.

24 MR. MATULE: I will reconfirm that with
25 the zoning officer.

1 CHAIRMAN HOLTZMAN: Great.

2 A couple other callouts -- well, I
3 would say probably the single most important one
4 from my view with regard to potential for trouble
5 with the neighbors for a new business would be the
6 exhaust system that Mr. Hipolit called out in his
7 letter.

8 MR. MATULE: Yes. I --

9 MR. HIPOLIT: Is there currently one
10 there now?

11 MR. MATULE: No.

12 MR. HIPOLIT: Is there any piping to
13 the roof?

14 MR. MATULE: No, there is not.

15 I had in my response to Mr. Hipolit, I
16 sent him a cut sheet. There is no cooking proposed
17 on the premises, other than an electric
18 self-contained, self-cleaning oven that roasts or
19 bakes chicken, a vertical roaster --

20 MR. HIPOLIT: That doesn't need a vent?

21 MR. MATULE: No. It actually, as I
22 understand it, is self-cleaning and self-venting,
23 and the vent hood that is on there is tied into the
24 door. So when you open the door, the fan speeds up,
25 and it has steam inside that captures all of the

1 cooking odors and scrubs them and recirculates them
2 inside. There is no venting required.

3 The only venting that the cut sheet
4 says is required is if it is gas fired as opposed to
5 electric, and the unit they are putting in there is
6 electric.

7 CHAIRMAN HOLTZMAN: That sounds like a
8 miracle oven.

9 (Laughter)

10 MR. MATULE: I will be happy to send
11 you the cut sheet as well.

12 CHAIRMAN HOLTZMAN: You can send it to
13 the engineer.

14 MR. MATULE: He has it already.

15 CHAIRMAN HOLTZMAN: Here is what our
16 concern is. We would like you to open this business
17 and for it to be fabulous and successful, and we do
18 not want to throw any impediments in your way --

19 THE AUDIENCE: Excuse me. Can you
20 speak up a little?

21 CHAIRMAN HOLTZMAN: -- on the other
22 hand, what we would also like is for your business
23 to be a good neighbor to the people that already
24 exist there.

25 So our concern is that you don't start

1 your business, and 15 minutes after you open and
2 start cooking that first chicken is that there are
3 20 phone calls to City Hall to the Health
4 Department, to the Mayor's Office and things like
5 that. So we would like to try to take every
6 opportunity to make sure that your business doesn't
7 have any negative impacts on the neighbors, so that
8 is why the engineer has that in his letter, which is
9 to add that exhaust type system, so it takes it off
10 the board completely.

11 MR. GALVIN: Well, this is just the
12 Review Committee, so we are just giving you a
13 heads-up about how some of the Commissioners feel
14 about that.

15 MR. MATULE: It is a conversation I
16 will have with the architect and the applicant.

17 As you know, it is a substantial
18 expense, and I know --

19 MR. GALVIN: I think we are way beyond
20 where we should go, and I think it's just being
21 pointed out that it is a concern for the Board.

22 We are giving you the advantage of
23 cases that we had in the past, that that happens to
24 be a concern of the Board as well.

25 MR. HIPOLIT: Where are we with ADA

1 accessibility?

2 I didn't even realize there was a
3 step --

4 MR. CARAMIA: There is a little step.
5 However, there is a basement as well, so we can't
6 lower our floor.

7 All we can do is perhaps raise the
8 sidewalk when and if that time should, you know,
9 occur, but it is not in the plan right now.

10 MR. MATULE: We will have to look I
11 think at the rehab code based on the extent of the
12 renovation that is going on, and it's an existing
13 space to see whether we have to bring it up.

14 MR. HIPOLIT: You are renovating the
15 whole inside --

16 MR. CARAMIA: We are, and everything
17 inside is ADA compliant.

18 MR. HIPOLIT: Right.

19 So you are going to need accessibility
20 outside.

21 MR. CARAMIA: Under the rehab code, I
22 don't, but we can make provisions for the future as
23 I said.

24 MR. MATULE: That's another thing we
25 will look at.

1 MR. HIPOLIT: Except if you truly don't
2 think you need to provide it, just send me where
3 that is.

4 MR. MATULE: The code reference.

5 MR. HIPOLIT: I would like to see it.

6 MR. MATULE: Okay.

7 CHAIRMAN HOLTZMAN: Gentlemen,
8 anything, Mr. Magaletta?

9 VICE CHAIR MAGALETTA: Yes, please.

10 I think, Mr. Matule, you answered it
11 already.

12 I think in one of the letters, I think
13 Mr. Roberts said that he thinks minor site plan
14 review is appropriate, and I think you said this is
15 for a minor site plan review, right?

16 MR. MATULE: Right.

17 VICE CHAIR MAGALETTA: So that's fine.

18 And are you relying on the current
19 stormwater management plan, is that what's
20 happening?

21 MR. MATULE: Well, the short answer is
22 yes, such that it is. There is no stormwater
23 management system in the property now.

24 VICE CHAIR MAGALETTA: Okay.

25 MR. MATULE: We are a tenant, you know,

1 sort of what is there is there. Everything we are
2 doing is internal up to the point of the interface
3 with the street connection.

4 VICE CHAIR MAGALETTA: Right, right. I
5 understand that.

6 And I think one of the things that was
7 asked is for more details on the operation of the
8 restaurant. Is that going to happen or is that --

9 MR. MATULE: We could submit an
10 operating plan or something in writing.

11 VICE CHAIR MAGALETTA: Yeah, that's
12 fine.

13 CHAIRMAN HOLTZMAN: Or at least have
14 some testimony about what the --

15 VICE CHAIR MAGALETTA: Yes.

16 MR. MATULE: I could do it in testimony
17 as well --

18 VICE CHAIR MAGALETTA: That's fine.
19 That's fine.

20 MR. MATULE: -- but if you want it
21 ahead of time -- oh, yeah, I am going to have Mr.
22 Rand testify all about the number of seats, what is
23 going to be served and the hours of operation.

24 VICE CHAIR MAGALETTA: Okay.

25 MR. HIPOLIT: You are going to be

1 cooking. I know if you have food, you have to have
2 a grease trap.

3 MR. CARAMIA: We do have one.

4 MR. MATULE: My understanding is they
5 have one.

6 MR. HIPOLIT: Okay.

7 CHAIRMAN HOLTZMAN: Anything, Mr.
8 Peene?

9 COMMISSIONER PEENE: Just a real quick
10 question for Mr. Hipolit. In your letter you had
11 described the lighting or the architect had
12 described the lighting as peak linear gooseneck
13 fluorescent sign light. Is that in compliance with
14 our ordinance as we speak?

15 MR. MATULE: Well, I don't know the
16 answer to that question, but I think until we get
17 through Historic, we can't really firm the answer to
18 that question up.

19 COMMISSIONER PEENE: Okay.

20 CHAIRMAN HOLTZMAN: That's good.

21 MR. CARAMIA: But we have used them in
22 the past, gone through Historic. They are indirect,
23 in other words, you are not seeing the source. They
24 are just there to light the board.

25 MR. HIPOLIT: I would tell you that I

1 think they are, but Historic does that.

2 COMMISSIONER PEENE: Okay.

3 CHAIRMAN HOLTZMAN: So some of the
4 other callouts on the professional letters was the
5 signage.

6 MR. MATULE: I mean, we are within the
7 permitted square feet, but again, the design per se
8 is awaiting Historic.

9 CHAIRMAN HOLTZMAN: Right, but we'd
10 like to -- and we will get that included in our
11 additional packets obviously, right?

12 MR. MATULE: Yes.

13 CHAIRMAN HOLTZMAN: The outdoor cafe
14 layout, even though it is not a requirement, it's
15 always usually good practice to kind of get, while
16 you have the architect on staff and everything else,
17 to kind of get that layout, so that it also complies
18 with the --

19 MR. CARAMIA: We have it included.

20 MR. HIPOLIT: It's on the plan.

21 CHAIRMAN HOLTZMAN: Oh, it is on it?
22 Okay.

23 MR. CARAMIA: We have it, yes.

24 MR. HIPOLIT: Yes.

25 CHAIRMAN HOLTZMAN: Okay.

1 And then the awning?

2 MR. CARAMIA: The awning projects over
3 the outdoor cafe.

4 CHAIRMAN HOLTZMAN: He wanted to check
5 to make sure that that was a permissible --

6 MR. CARAMIA: The awning projects over
7 the outdoor cafe and only over the outdoor cafe.

8 CHAIRMAN HOLTZMAN: What's that?

9 MR. CARAMIA: I said the awning
10 projects over the outdoor cafe and only over the
11 outdoor cafe.

12 CHAIRMAN HOLTZMAN: We just want to
13 make sure that we are good with attaching things to
14 the outside of the building. I just wanted to make
15 sure you're a hundred percent with it.

16 MR. HIPOLIT: It is a roll-up, and you
17 can roll it in.

18 CHAIRMAN HOLTZMAN: Okay.

19 MR. MATULE: That is also related to
20 the Historic --

21 CHAIRMAN HOLTZMAN: And then from a
22 functional standpoint, it was really like the
23 garbage, the recycling, the use of the rear of the
24 building and things like that, that I think we
25 should be getting some more details on.

1 MR. MATULE: When we amend the plans,
2 my understanding is because one of the questions
3 also was about the air conditioning vents in the
4 courtyard, the current building permit has been
5 upgraded to include that because that is being put
6 in as part of the current renovation.

7 It is my understanding that the
8 original thought was to have the trash and recycling
9 in the basement, but now the thought is to have
10 sealed containers in the courtyard and just put it
11 out on collection night.

12 CHAIRMAN HOLTZMAN: Well, just make
13 sure it works.

14 MR. MATULE: We will detail that on the
15 upgraded plan.

16 CHAIRMAN HOLTZMAN: Okay.

17 Anything else, gentlemen?

18 VICE CHAIR MAGALETTA: That's it.

19 COMMISSIONER PEENE: No.

20 CHAIRMAN HOLTZMAN: Mr. Roberts?

21 MR. ROBERTS: I just wanted to point
22 out that one of the things we called out was just
23 one verification of the flood zone, and we got it
24 from Mr. Matule almost the next day, and it is well
25 above the flood zone and the basement, and all of

1 that stuff.

2 CHAIRMAN HOLTZMAN: Okay. Great.

3 So if there is nothing further, do you
4 think this is --

5 VICE CHAIR MAGALETTA: It is fine. You
6 have to go before Historic, like I think you said,
7 but other than that, we're fine. I think we are
8 fine.

9 MR. MATULE: I don't know what your
10 current backlog is.

11 Are you going into November?

12 MS. CARCONE: I believe we could get
13 you on in October, October 4th.

14 MR. MATULE: I don't know if we'll get
15 to Historic --

16 MS. CARCONE: We can talk about that
17 tomorrow, if you want to go over the schedule and
18 whatever projects you have.

19 CHAIRMAN HOLTZMAN: So we will deem it
20 complete, and Pat and Mr. Matule will coordinate the
21 timing for scheduling.

22 Thank you.

23 MR. MATULE: All right. Perfect.

24 Thank you for your time. Good evening.

25 CHAIRMAN HOLTZMAN: Thank you.

1 VICE CHAIR MAGALETTA: Good night,
2 guys.

3 CHAIRMAN HOLTZMAN: So we are done with
4 this application. All right.

5 (The matter concluded)

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C E R T I F I C A T E

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

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

s/Phyllis T. Lewis, CCR, CRCR

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

CITY OF HOBOKEN
Subdivision & Site Plan Review
HOP-16-19

- - - - - X
RE: 527 Washington Street : September 14, 2016
Block 216, Lot 15 :
APPLICANT: 1 Chu U, Inc. :
Conditional Use Review for a proposed : 7:20 p.m.
Quick Serve Crepe Restaurant :
- - - - - X

Held At: 94 Washington Street
Hoboken, New Jersey

B E F O R E:

Chairman Gary Holtzman
Vice Chair Frank Magaletta
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1 CHAIRMAN HOLTZMAN: So our next
2 application now is 527 Washington Street.

3 Is there somebody for this applicant
4 here?

5 Okay. We have a note here from Mr.
6 Burke that I will put on the record:

7 "I represent the Secaucus Affordable
8 Housing Board, which meets tonight at 7 p.m. This
9 conflict prevents me from attending the subcommittee
10 meeting.

11 "James J. Burke."

12 Okay. So now that that is done, I know
13 that you guys submitted some additional drawings and
14 information to us. Unfortunately it seems to have
15 gotten to us kind of late, right?

16 MR. WU: We apologize.

17 CHAIRMAN HOLTZMAN: So we appreciate
18 you saying that.

19 THE REPORTER: Could you state your
20 names for the record?

21 MR. WU: Edward Wu, W-u.

22 MR. LAM: Architect of record, Kendrick
23 Lam, L-a-m, as in Maryann, and this is a partner of
24 my firm, Benjamin Lam. We are brothers.

25 CHAIRMAN HOLTZMAN: All right. So

1 fine --

2 VICE CHAIR MAGALETTA: As far as the
3 answers, you're fine. Okay.

4 MR. HIPOLIT: -- yeah, the answers are
5 fine. Then they can provide testimony as to the
6 details, and you would have your hearing.

7 VICE CHAIR MAGALETTA: That's fine.

8 The substance is one thing, but you're
9 fine with what they answered?

10 MR. HIPOLIT: Yes.

11 VICE CHAIR MAGALETTA: Okay. Thank
12 you.

13 CHAIRMAN HOLTZMAN: They provided
14 answers, but we haven't flushed them out yet I guess
15 is the --

16 VICE CHAIR MAGALETTA: That's fine. We
17 can do that at the full hearing.

18 MR. GALVIN: Correct.

19 MR. ROBERTS: Mr. Chairman, I think on
20 this particular application, we did get the Historic
21 Preservation approval, so we don't have that
22 concern. A lot of things we just talked about with
23 the other application is very similar about signage
24 and whatever, we can get past that, so I think that
25 helps.

1 The plans, again, I looked at them just
2 quickly, not for studying them, looked very
3 complete, and I am assuming that this is on
4 Washington Street. The issues with the conditions
5 will be pretty straightforward, so I would be
6 comfortable assuming that, one, we get into this in
7 detail that we generate a detailed latter of what we
8 may be missing now, we will get at the hearing.

9 CHAIRMAN HOLTZMAN: Okay.

10 VICE CHAIR MAGALETTA: Yeah. I am fine
11 with saying it is complete. I think you have enough
12 information for our professionals.

13 I also think that the place that it is
14 going to be, there shouldn't be too many issues, and
15 if there are issues, we will deal with them at the
16 hearing, but I don't think it's too complicated, so
17 I would deem it complete.

18 CHAIRMAN HOLTZMAN: Right.

19 What I would ask is that, Andy, if you
20 and your office can make sure some of the technical
21 things get confirmed as soon as possible, so that if
22 there are any questions, you can get back to these
23 guys, and we can get some answers before we get to
24 the hearing. We would rather not try to deal with
25 that at the hearing obviously.

1 MR. HIPOLIT: We will review them next
2 week.

3 CHAIRMAN HOLTZMAN: Great. Okay.

4 And, Lam and Lam --

5 (Laughter)

6 -- obviously you guys got to step on
7 the gas a little faster, and if you guys start
8 sending in plans two days before our hearing, you
9 are going to drive everybody crazy, so don't do
10 that, because there are only the three of us up here
11 now, but when there are nine of us here, you don't
12 want to deal with that. That's a mess.

13 MR. LAM: There was a slight
14 miscommunication.

15 VICE CHAIR MAGALETTA: Yes. It is a
16 ten-day period, so we're pretty tight about that,
17 so...

18 MR. LAM: I mean, since we're going to
19 a hearing, if you could send the letter next week,
20 you have to have the turn-around pretty quick --

21 MR. HIPOLIT: Be aware that if we write
22 a review letter, and it requires testimony, that
23 doesn't mean you go crazy and change your plans and
24 submit a whole new set of plans, because there will
25 be two sets of plans sitting up here. So in a lot

1 of cases, I believe it will only be testimony.

2 Before you generate a new plan, call me
3 to make sure that you have to generate that plan.

4 MR. LAM: Okay. Sure.

5 COMMISSIONER PEENE: Don't be afraid of
6 us. We are here to help you.

7 (Laughter)

8 CHAIRMAN HOLTZMAN: Okay. So we will
9 deem this complete, gentlemen?

10 VICE CHAIR MAGALETTA: Yes.

11 COMMISSIONER PEENE: Yes.

12 CHAIRMAN HOLTZMAN: Yes. We will deem
13 this complete, and --

14 MS. CARCONE: I will speak with Mr.
15 Burke tomorrow.

16 CHAIRMAN HOLTZMAN: Do you have their
17 contact information also?

18 MS. CARCONE: Yes, I do.

19 CHAIRMAN HOLTZMAN: Okay. Because I
20 think there was a little -- I am not sure everybody
21 had each other's contact information.

22 Everybody is good.

23 MR. LAM: I didn't get the Board
24 documents until pretty late, so --

25 CHAIRMAN HOLTZMAN: Okay. So Pat will

1 confirm with Mr. Burke to get you guys scheduled,

2 Great. Thank you.

3 COMMISSIONER PEENE: Motion to adjourn.

4 CHAIRMAN HOLTZMAN: Motion to adjourn.

5 VICE CHAIR MAGALETTA: Yes.

6 CHAIRMAN HOLTZMAN: Second.

7 All in favor?

8 (All Board members answered in the

9 affirmative)

10 CHAIRMAN HOLTZMAN: Thank you.

11 (The matter concluded)

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C E R T I F I C A T E

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

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

s/Phyllis T. Lewis, CCR, CRCR

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