

Hoboken, New Jersey, January 8, 2004

The regular meeting of the **Hoboken Planning Board Subdivision & Site Plan Committee** was held on the above date in the Conference Room, City Hall, Hoboken, New Jersey. Chairman Mooney called the meeting to order at 7:10 p.m. and stated that the provisions of the Open Public Meetings Act have been complied with.

ROLL CALL:

Present: Chairman Mooney, Mr. DeTrizio.

Absent: Mr. Monaco, Mr. Forrest.

Also present were: Clifford Gibbons, Esq., Board Attorney, Elizabeth Vandor, Board Planner, Kristen Russel, Board Planner, Chaz Holloway, Board Engineer and Cathy DePalma, Secretary to the Planning Board.

800 JACKSON STREET

James Burke, Esq. appeared on behalf of the applicant. Ms. Vandor stated that the project was located in the Northwest Redevelopment Plan, immediately adjacent to the north of the 720 Monroe Street site recently approved by the Board. The building is located in a sub-zone 2, which permits building heights of 10 stories of residential, over two stories of parking. If open space is provided, floor area may be increased on a one-to-one basis, up to two additional stories (maximum building height of 14 stories). Ms. Vandor described the site as trapezoid-shaped. She explained that the architect had designed a public park at the wide end, adjacent to the 9th Street light rail station and also the public plaza at Monroe Center. The two open spaces flow into each other. Since the building becomes narrow at the north end, parking cannot fit on two levels, requiring a variance for a third level of parking.

Ms. Vandor and Mr. Burke reviewed the list of documents that had been submitted and those still required from the applicant. Mr. Burke said that he had submitted the necessary checks to the Board. Mr. Marchetto stated that he had reviewed Ms. Vandor's correspondence outlining the Board's concerns with the project and had revised his plans accordingly.

Chaz Holloway requested a complete set of all documents submitted and any revised plans. Mr. Burke agreed to provide copies of those documents.

Mr. Marchetto stated that he would provide a copy of his drawings to the Board after the meeting. He explained that the building is squeezed into a narrow corner. This provides the best area for a public park, but creates a need for a parking variance. Ms. Vandor commented that this maximized the use of the space, as the light rail ends up in the park. Ms. Vandor also noted that NJ Transit had attempted to purchase the site and use open space to make the area visible and encourage ridership. Ms. Vandor certified the matter as complete and the applicant agreed to waive any time limitations on the Board.

A motion was made by Mr. DeTrizio to send the matter before the full Board and adopted by unanimous vote.

369 OBSERVER HIGHWAY

Richard Stanzione, Esq. appeared on behalf of the applicant, Verizon Wireless. Mr. Gibbons noted that Kristen Russel would be serving as Board Planner for purposes of this application.

Mr. Stanzione explained that Verizon Wireless was proposing to install antennae on three sectors of the NJ Transit Maintenance Facility located on Observer Highway. The antennae would be concealed in stealth structures mirroring the triangular portico over the entrance to the building.

The architect, Russ Warnet, stated that the height of the stealth structures concealing the antennae necessitated a variance.

Mr. Stanzione noted that he had submitted a letter on January 2, requesting waivers of the issues raised in the Burgess report. Ms. Russel responded that the request for waivers had been received and the variance fees and escrows had been provided.

Chaz Holloway requested a complete set of documents.

Mr. Stanzione stated that they had requested a waiver of the survey because there is no existing survey and everything was being done on the rooftop. NJ Transit, as a state-owned facility, is not required to get a survey or Site Plan Approval. NJ Transit also owns everything within a 200 foot radius. Mr. Stanzione noted that due to the municipal ordinance changes, they were required to come before the Board with the application, but there is an issue if the Board has jurisdiction over the NJ Transit property. Mr. Stanzione commented that they

were willing to bring the application before the Board, as Verizon Wireless had numerous existing and proposed sites in Hoboken.

Mr. Holloway noted that the RF report had not been signed, and asked that the issue be addressed prior to coming before the full Board. Ms. Russel added that color renderings and material samples should be provided to the full Board. She also commented that the Board would likely request an explanation as to why the antennae could not be placed on the sides of the building. Mr. Stanzone responded that the applicant needed to go higher than the building façade. He also stated that the patch antennae work with PCS, but not with cellular.

Responding to Mr. DeTrizio's question about the area being covered by the antennae, Mr. Stanzone replied that they were attempting to provide service up and down Observer Highway to Henderson Street, specifically picking up the traffic coming around the corner.

Mr. DeTrizio remarked that he was not opposed to the wireless antennae, but wanted to ensure that they would be enclosed in stealth structures.

A motion was made to specifically approve the waiver for the survey requirement, in addition to all other waivers requested, and adopted by unanimous vote.

528 RIVER STREET

Arnold Chait, Esq. appeared on behalf of the applicant, Verizon Wireless. Mr. Chait stated that the applicant proposed adding three antennae to the north side of the Bircher Hall building on the Stevens Institute Campus. There are currently six at that site. Mr. Chait also stated that the applicant submitted a revised waiver list, including those suggested by the Board, and agreed to apply for a height variance for the GPS antenna. The GPS antenna is 2 inches in diameter, extending 4 feet above the structure. All of the proposed structures will be mounted on the façade. Nothing will be added to the roof.

Mr. Chait explained that the applicant is requesting a waiver of the survey requirement, as the lot is bounded on four sides by public streets. Their drawing is based on the limited field measurements taken by Mr. Warnet's firm, as well as drawings of the engineers from the original cell-site application. There have been no changes to the building since that application.

Mr. Holloway commented that, considering the features noted, it was reasonable for the applicant not to provide a survey, but he wanted some assurances as to indemnification of the municipality. Mr. Gibbons explained that the municipality bears no liability under these circumstances; it would be between the lessor and

lessee. The municipality is making a good-faith determination based upon sworn testimony.

Ms. Russel felt that the waiver request was appropriate. Mr. Gibbons recommended granting the request and Mr. Holloway concurred. Ms. Russel noted that the applicant provided all of the outstanding waivers and fees. She requested that color renderings and material samples be provided to the full Board.

Responding to a request from Ms. Russel, Mr. Chait confirmed that there would be no changes to the roof appurtenances. Mr. DeTrizio wondered if the antennae could be made more attractive than the existing structures. Mr. Chait responded that they would provide several options to the Board.

A motion to declare the application complete and grant the variances requested was made by Mr. DeTrizio and unanimously adopted.

ADJOURNMENT:

There being no further business to attend to, the meeting adjourned at this time: 8:10 p.m.

Respectfully submitted,

AudioEdge Transcription, LLC

CHARLES J. TRAMER, JR.,
Operations Manager

CJT/jar

Hoboken, New Jersey, April 8, 2004

The regular meeting of the Hoboken Planning Board, Subdivision & Site Plan Committee, was held on the above date in the Council Chambers, City Hall, Hoboken, New Jersey. Commissioner DeTrizio called the meeting to order at 6:32 p.m. and stated that the provisions of the Open Public Meetings Act have been complied with.

ROLL CALL:

Present: Mr. DeTrizio

Absent: Vice-Chairman Monaco, Mr. Forrest

Also present were: Glen Lines, Board Engineer, Eileen Banyra, Board Planner, Dennis Galvin, Attorney to the Planning Board and Cathy DePalma, Secretary to the Planning Board.

801 -823 Adams Street

Joseph O'Neal, Esq. appeared on behalf of the applicant. Ms. Banyra stated that they issued a report which found them to be substantially complete and asked if there were any questions. Mr. O'Neal did not have any comments or questions about the report. Commissioner DeTrizio had no comments or questions about the report, but asked that the issue of cell phone antennae coverings be discussed at the full meeting.

Ms. Banyra informed that the application would likely be heard at the June meeting. Any issues relating to the report or comments about covering or hiding the antennae will be addressed at the full meeting.

300-326 Adams Street

Richard Scholnick, Esq. appeared on behalf of the applicant. Ms. Banyra informed that a letter of incomplete was issued in February, as she had failed to receive the comprehensive plan, signed and sealed plans and tax certification. Also, the submission package cover was not stamped by the secretary. The applicant submitted the information two weeks ago. Ms. Banyra stated that the letter of completeness has been satisfied and that she is in the process of preparing the report. The application would be heard in June or July. Ms. Banyra advised that she and Mr. Lines will issue a report for the wireless application and that most issues could be worked out prior to coming before the full Board. Ms. Banyra stressed that the Board is very concerned with screening in wireless applications.

Mr. Scholnick stated that the current plans show a substantial amount of stealth. They will be submitting revised plans to reduce the amount of stealth, but still screen the antennae and equipment from the street.

Mr. Lines stated that they would wait for the revised plans and then issue one report. Ms. Banyra instructed that the plans would be deemed complete with the understanding that revisions would be submitted and there may be additional changes at that point.

ADJOURNMENT:

There being no further business to attend to, this meeting adjourned at this time: 6:41 p.m.

Respectfully submitted,

AudioEdge Transcription, LLC

CHARLES J. TRAMER, JR.,
Operations Manager

CJT/jar

Hoboken, New Jersey May 13, 2004

The regular meeting of the Hoboken Planning Board, Subdivision and Site Plan Work Committee was held on the above date in the Conference Room, City Hall, Hoboken, New Jersey. Mr. Monaco called the meeting to order at 7:00 p.m. and stated that the provisions of the Open Public Meetings Act have been complied with.

ROLL CALL:

Present: Mr. Monaco, Mr. DeTrizio, Mr. Forrest, Mr. Mooney.

Also present were: Dennis Galvin, Esq., Attorney to the Planning Board, Eileen Banyra, Board Planner, and Cathy DePalma, Secretary to the Planning Board.

2-14 TWELFTH STREET

Ira Karasick, Esq. appeared on behalf of the applicant, Shipyard Associates, and stated that this is application for Amended Preliminary Site Plan and Final Site Plan Approval for development of Block L.

Thomas McGintly, architect and planner, described Development Block F and the differences from the original approval in January 1997. The project was originally approved for 256 units and they are now proposing 261 units. Mr. Karasick explained that the entire project was approved for 1160 units and they will stay within that number by removing extra units from the last building.

Mr. McGintly reviewed issues raised in a letter from Ms. Banyra. Mr. McGintly explained that the parking garage was originally three stories. Since the site was located on the smallest waterfront block, it was difficult to fit in the required number of spaces. An additional level, located a half level below grade, was added to allow for the required number of spaces. The height will only change by one or two feet. He then reviewed the curb cuts and handicapped parking spaces. He informed stated that efficiency units were added to the building in the back, facing Hoboken. A central lobby will be located on 14th Street and a second lobby will be on 15th Street. There has been some shifting of the underground floor space and 4,200 square feet of retail space has been added where the triplex apartments were, making it a more active public space.

Other changes involved modulating the number of apartments and the entrances. A pool has been added to the project and there will be private terraces, a lawn and landscaped area. Mr. McGintly reviewed the pool building and stated that a lounge area and a serving area were added. Ms. Banyra asked for clarification of how the space would be used and also, commented that the space appeared to project up another story. Mr. McGintly stated that it was made more similar to the marina building, which

lets a lot of light and air into center space. The serving area is nothing more than a microwave and a refrigerator for people to use when they come down to the pool. The gross use calculations have changed so that there is less residential and more public, semi-public and commercial space. There will be 330,000 square feet residential, where 335,000 square feet were originally approved. The building height is under the 125 foot limit but will be twelve stories. Mr. Karasick pointed out that the original approval was for thirteen stories for the two towers. Mr. McGintly stated that modifications were made to accommodate the parking, to properly align the project and to address comments from tenants that they would like taller space in their apartments. Floor to ceiling height was raised by four inches.

Mr. McGintly remarked that the landscaping plan is the same as the original plan, with more trees added at the street. The lawn area is one of the most popular and demanded areas by tenants. The garage doors are roll-up metal doors, which have previously been used in the shipyard. The color will match the facade.

A general discussion took place about parking, commercial garages, the underutilization of some parking garages, and the need for hourly parking for the retail spaces.

Ms. Banyra commented on the need for a bond or performance guarantee. Michael Barry, a principal of Shipyard Associates, explained that in the original shipyard, they bonded because there were several public amenities, such as parks, walkways and roads. In this particular project, the walkway is strictly for the building and they have not been putting up bonds in these situations. There is still a bond posted which has been reduced in each phase.

Ms. Banyra asked about the temporary parking lot on the Development Block E and F. It was explained that this was temporary parking for Development of Block D. The lot is now vacant and will be replaced by the building. Mr. Forrest inquired about the waterfront promenade and the streets. Mr. McGintly stated that the continuation of Sinatra Drive is being repaired together with the county and he reviewed the configuration of 15th Street.

Mr. Karasick indicated that he would request a special meeting in June.

A motion to deem the application complete was adopted by unanimous vote.

ADJOURNMENT:

There being no further business to attend to, this meeting adjourned at 8:15 p.m.

Respectfully submitted,

AudioEdge Transcription, LLC

. CHARLES J. TRAMER, JR.,
Operations Manager

CJT/jar

Hoboken, New Jersey, July 8, 2004

A meeting of the Hoboken Subdivision & Site Plan Committee was held on the above date in the Conference Room, City Hall, Hoboken, New Jersey. Vice Chairman James Monaco called the meeting to order at 7:00 p.m. and stated that the provisions of the Open Public Meetings Act have been complied with.

ROLL CALL:

Present: Vice Chairman James Monaco, Commissioner Hank Forrest

Absent: Commissioner Nicholas DeTrizio

Also present were Erin Kurowicki, Esq., Board Attorney, Eileen Banyra, Burgess Consultant, Cathy DePalma, Secretary to the Planning Board, Glen Lines, Birdsall Engineer

Final Site Plan

1100 Adams Street

Applicant 1100 Adams Street Urban Renewal, LLC

Attorney John Curley

Architect Gruzen Samton LLP

John Curley, Esq., appeared representing the Applicant, 1100 Adams Street Urban Renewal, LLP.

Minor revisions to the original plan were presented as a Rider. Memoranda from the Planning Board Planner and Engineer were received. The Planner's memorandum recommended that the Application be deemed complete, subject to the submission of an updated tax certification. Taxes were paid through the second quarter and will be up to date at the time of the hearing.

Regarding Special Condition #5, it was pointed out that Eleventh Street was repaved. Shade Tree Commission recommendations were incorporated into the Plan. Manhole lids are water tight and inlets are gas traps to minimize smell of sewage gas.

Referring to questions as to how far the end of the stairs are from the building and how wide the sidewalks are, it was pointed out that the stoop is 13 feet in total width, with 9 feet of step and the sidewalks on both Jefferson and Adams Streets are 12 feet wide.

It was requested that the transformer be put underground. The current Plan is for the transformer to be above ground and the difference in cost would be approximately \$75,000 to \$90,000.

Final hearing will be August 3, 2004.

Final Site Plan

801-831 Monroe Street/800-380 Madison Street

Applicant Block 88 Development, LLC

Attorney John Curley

Architect Gruzen Samton LLP

John Curley, Esq., appeared on behalf of the Applicant, Block 88 Development, LLC.

The Planner's memorandum recommended the Application be deemed complete, subject to the developer or the City taking title to the property which is in litigation because of an easement dispute with a neighbor. Once final title is taken, the Applicant will file a Deed of Consolidation. It is a Condition of the Contract of Sale that all approvals are in.

A discussion took place about placing the transformers under the street. The applicant had previously asked that this consideration be waived due to the cost; however, the Board does not make considerations based on cost, only on practicality. A project just east of this property has transformers underground, and the Board felt it would be a good idea to follow suit.

There was also a discussion about the placement of bump-outs because of the bad intersection and if the bump outs would interfere with plowing and sweeping of the Streets. Bump outs would not be placed on all four streets. This needs to be looked at again and the Board will make a recommendation.

Shade Tree Commission recommendations were incorporated into the Plan. However, question came up about the use of Cherry Trees as street trees because of interference with utility lines. The Shade Tree Commission needs to make a final decision about this. Lighting will need to be the same as what is already across the street.

The Remedial Action Work Plan must be approved by the DEP before any units will be sold and the Traffic engineer will raise a few questions that need to be addressed as conditions of the Resolution at the final hearing on August 3rd.

Design Façade
720 Monroe Street/Village West
Applicant Monroe Street Development, L.L.C.
Attorney Glen Kienz LLP
Architect Vijay Kale P.C.

Glen Kienz, Esq., appeared on behalf of the Applicant, Monroe Street Development, LLC.

This was a limited proposal for site plan approval on phase 2 of C Building. It was confirmed that architectural redesign of the building is conforming to what the full Board was requesting.

The redesign was rounded balconies and a mixture of bay and square windows. Low rise windows will have muttons to pick up the character of the older buildings across the street. Bay windows will not have muttons.

Board decided that Exhibit A1, dated July 2004 will be built.

ADJOURNMENT:

There being no further business to attend to, this meeting adjourned at 8:03 p.m.

Respectfully submitted,

AudioEdge Transcription, LLC

CHARLES J. TRAMER, Jr.,
Operations Manager

CJT/js
7/22/04