

CITY OF HOBOKEN  
PLANNING BOARD  
SPECIAL MEETING

----- X  
2018 Master Plan Reexamination Report : June 11, 2018  
and 2018 Land Use Element : 7:05 p.m.  
----- X

Held At: Multi-Service Center  
124 Grand Street  
Hoboken, New Jersey

B E F O R E:

- Chairman Frank Magaletta
- Commissioner Caleb D. Stratton
- Commissioner Brandy Forbes
- Commissioner Michael DeFusco
- Commissioner Gary Holtzman
- Commissioner Rami Pinchevsky
- Commissioner Tom Jacobson
- Commissioner Lea Cloud

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

Patricia Carcone, Board Secretary

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I N D E X

E X H I B I T S

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1                   CHAIRMAN MAGALETTA: Good evening.

2                   Welcome.

3                   I would like to advise all of those  
4                   present that notice of this meeting has been  
5                   provided to the public in accordance with the  
6                   provisions of the Open Public Meetings Act and NJSA  
7                   40:55D-13, and that notice was published in The  
8                   Jersey Journal and on the city's website. Copies  
9                   were also provided in The Star-Ledger, The Hoboken  
10                  Reporter, The Record, and provided to Hudson County,  
11                  the County Clerk of Weehawken and Jersey City and in  
12                  Union City and also placed on the bulletin board in  
13                  the lobby of City Hall.

14                  And for those of you who think you know  
15                  where you are, you are at the hearing for the 2018  
16                  Master Plan Reexamination and Land Use Element.

17                  With that, please call the roll of the  
18                  Planning Board.

19                  MS. CARCONE: Chairman Magaletta?

20                  CHAIRMAN MAGALETTA: Here.

21                  MS. CARCONE: Commissioner Peene?

22                  Commissioner DeFusco?

23                  COMMISSIONER DE FUSCO: Here.

24                  MS. CARCONE: Commissioner Forbes?

25                  COMMISSIONER FORBES: Here.

1 MS. CARCONE: Commissioner Holtzman?

2 COMMISSIONER HOLTZMAN: Here.

3 MS. CARCONE: Commissioner O'Connor?

4 Commissioner Pinchevsky?

5 COMMISSIONER PINCHEVSKY: Here.

6 MS. CARCONE: Commissioner Qadir?

7 Commissioner Stratton?

8 COMMISSIONER STRATTON: Here.

9 MS. CARCONE: Commissioner Jacobson?

10 COMMISSIONER JACOBSON: Here.

11 MS. CARCONE: Commissioner Cloud?

12 COMMISSIONER CLOUD: Here.

13 MS. CARCONE: We have a quorum.

14 CHAIRMAN MAGALETTA: Thank you.

15 All right. This is a Special Meeting,

16 as I mentioned. I would like to introduce the

17 individuals who worked very hard on this particular

18 project. To my left, far left, is Susan Favate.

19 She is a principal at BFJ Planning.

20 BFJ Planning is a planning firm in the

21 city, and they really did a lot of work on this

22 project. They took a lot of comments from the

23 public, had a lot of meetings and had sat down with

24 us and went through everything, and they did a very

25 good job of distilling everything and putting it

1 down in the draft you see before us.

2 Also with Ms. Favate is Taylor Young  
3 who is sitting over there, and the other individual,  
4 Noah Levine, who also worked on this project, he's  
5 not here this evening. I would like to thank him as  
6 well for his efforts on this project.

7 I also want to point to Jessica  
8 Giorgianni. Where is she?

9 Oh, she's right in front of me.

10 (Laughter)

11 She is the City Planner, and I do also  
12 want to mention that she did a lot of work on this  
13 project. In fact, about a week or so ago, she was  
14 going on vacation, and she emailed me from the  
15 airport this long, long list of issues and concerns  
16 that she had, so she also worked very tirelessly,  
17 and I want to extend my appreciation to her as well.  
18 It's really a very difficult project, and  
19 "Difficult" in the sense of the time and the effort  
20 it took to accomplish it.

21 Being that the process is going to be  
22 that, we will have public comment. Each individual  
23 will have five minutes to speak. There is a sign-up  
24 sheet. You are not required to sign the sign-up  
25 sheet, but it does help us to keep track of who is

1 here. It is up here in the front. We will pass it  
2 around, if you'd like, and that is really it.

3 I'm going to turn it over to our  
4 attorney, Scott Carlson, who will explain a little  
5 more of the legalities of it.

6 And with that, here you go, Mr.  
7 Carlson.

8 MR. CARLSON: Thank you, Chairman.

9 As he said, this is a public hearing on  
10 the Master Plan Reexamination Report and the Land  
11 Use Element, which is required by statute to be held  
12 prior to its adoption.

13 I believe the way we are going to  
14 proceed tonight is that we will have a presentation  
15 of the plan and the Land Use Element from Susan  
16 Favate, who is the principal draftsman.

17 After that, we will entertain comments  
18 from the public. I want to emphasize that the Board  
19 is here to entertain comments and not necessarily  
20 questions, so if you could please try to keep your  
21 comments phrased as such, that would be appreciated  
22 and helpful.

23 You will be sworn, if you decide -- I  
24 will swear you in, if you are going to testify, and  
25 we'll ask you to place your name and address on the

1 record, after which you will be given five minutes  
2 to make whatever comments you see fitting.

3 We do anticipate that if there are  
4 revisions needed, and there in all likely will be  
5 revisions to this proposal that you are going to see  
6 tonight, there will not be a motion to adopt  
7 tonight, but rather it will be tabled until the 25th  
8 of June at which point you will reconvene here for  
9 the possible adoption of the plan as revised.

10 There will be an opportunity at that  
11 time for the public to make comments again, but it  
12 will be limited only to the revision, any revisions  
13 that are made from the plan that you are going to  
14 see tonight.

15 So if you do have comments generally on  
16 the Reexamination Report or on the Land Use Element,  
17 I would encourage you to make them tonight and not  
18 reserve them for the 25th or any other meeting.

19 CHAIRMAN MAGALETTA: Thank you.

20 Having said that, I will turn it over  
21 to Ms. Favate.

22 MS. FAVATE: Can everybody hear?

23 I can hear the air conditioning, so it  
24 is good to hear that all of you can hear.

25 I'm Susan Favate with BFJ Planning. As



1 Frank said, we are the firm that led this effort of  
2 updating or reexamining your master plan and also  
3 coming up with a new Land Use Element, and I will  
4 get started.

5 I am going to try to be succinct.  
6 There is a lot of material to get through, so I will  
7 try to get through it as quickly as possible to give  
8 everybody time at the end for comments.

9 Frank already introduced I think most  
10 of us. Again, I want to recognize Taylor Young,  
11 Shachi Pandey, who just came in, who was our sub  
12 consultant on this effort and helped us a lot with  
13 the public outreach and some of the layout of the  
14 plan.

15 So, and I again want to recognize  
16 Jessica Giorgianni as well as Brandy Forbes, who  
17 were really invaluable with their time and their  
18 input and their guidance.

19 I also want to recognize the Master  
20 Plan Committee, the subcommittee of the Planning  
21 Board that led this effort, Frank Magaletta, Gary  
22 Holtzman, Ryan Peene and Kelly O'Connor. They have  
23 spent literally hours with us and among themselves  
24 as well really getting down into the details and  
25 understanding the issues and coming up with

1 strategies and recommendations, so it was really a  
2 great effort on their part as well.

3 And I would be remiss if I didn't  
4 recognize again Noah Levine, who couldn't be here  
5 tonight and did really so much work on this project.  
6 He was sad to miss it tonight.

7 So why are we are here tonight?

8 We are here to look at two distinct,  
9 but interrelated planning documents. The first is  
10 the Master Plan Reexamination Report, and the second  
11 is the Land Use Element which follows along from  
12 that Master Plan Reexamination. Neither of these --  
13 can you hear me?

14 Did I get lost?

15 Neither of these is zoning. I just  
16 want to be clear about that.

17 If the Planning Board ultimately adopts  
18 these two documents, that will not constitute  
19 zoning. Both of these documents are a precursor to  
20 a rezoning effort, which the city will probably  
21 undertake at some point soon after adoption of these  
22 plans. All zoning has to be based on a well  
23 reasoned plan, so this is the first step of that,  
24 but it does not become law immediately upon  
25 adoption. Both of those are guiding documents.

1 They're policy documents.

2 So in terms of our timeline process, we  
3 have been at this for almost a year. We got started  
4 back in August, and we spent most of the fall  
5 collecting data, talking to people, hearing from  
6 small groups and focus groups from the public as  
7 well. We reviewed the many, many plans that the  
8 city has undertaken over the past ten or 15 years.

9 We were focused in much of the fall on  
10 what we call "Hoboken Today," kind of understanding  
11 where the city is now, what has changed since the  
12 last time you re-examined your master plan in 2010,  
13 and what that means to the city. Where do you want  
14 to go forward, or what do you want to do with that.

15 We also conducted, as Frank mentioned,  
16 a lot of public outreach. We had two former public  
17 workshops. I see some familiar faces who were at  
18 that first or second workshop. The first one was  
19 here, and the second one was at Wallace Elementary  
20 School.

21 We also conducted a lot of small group  
22 meetings with different stakeholders in the city.  
23 We had focus groups. We had an online public survey  
24 really collecting as much input as we could from the  
25 people who live and work in Hoboken and really know

1 the city best.

2 And then we have been working really  
3 since the beginning of this year at coming up with  
4 draft reports of these two documents, refining  
5 those, talking about it with the committee, refining  
6 it again, and trying to get something that everybody  
7 felt comfortable with, and there was consensus that  
8 we could bring to the public, which is why we are  
9 here tonight.

10 So in terms of outreach, again, we had  
11 six different focus groups. We met with just a lot  
12 of different folks from the city.

13 I think you have to go to the next  
14 slide.

15 We had even more group meetings really  
16 getting down into details, the two public workshops.  
17 Over almost 1600 people took the online survey.

18 Tonight is the formal public hearing,  
19 and then we also had ongoing a project website,  
20 which really distilled a lot of information about  
21 the master plan process, gave you some draft  
22 documents to look at. That is a website that I  
23 think will be ongoing for future planning efforts,  
24 and it would be a good place to go to really get a  
25 sense of what is going on in terms of planning. We

1 also had social media presence on the city streets.

2 Our focus group meetings, we included  
3 residents of the Hoboken Housing Authority, cultural  
4 and community organizations, social service  
5 providers, representatives of the business  
6 community, representatives of the development  
7 community, as well as representatives of the  
8 mobility providers in the city, like New Jersey  
9 Transit, Uber and Lyft, and different regional  
10 transportation organizations.

11 And what was really interesting was how  
12 many themes we heard across those meetings, some  
13 sort of common concerns and common issues that  
14 really came out, and we heard them even more in some  
15 of our smaller topic meetings, and I am not going to  
16 read, but just lots of different folks.

17 City staff, you have some really great  
18 staff here, who know exactly what they are doing and  
19 have a lot of great ideas, and they gave us so much  
20 information.

21 We met with the Board of Education. We  
22 met with Stevens. We met with the staff of the  
23 Housing Authority. We met with representatives of  
24 the City Council Zoning Subcommittee. The Zoning  
25 Officer, we spent a lot of time with her really

1 understanding the details and the nuts and bolts of  
2 what we are dealing with.

3 So what you are reexamining in this  
4 potential Master Plan Reexamination Report is your  
5 last comprehensive master plan, which was done back  
6 in 2004. It was a very comprehensive and wide  
7 ranging document. It had literally hundreds of  
8 recommendations, and some of those have been  
9 implemented. Some of them have not.

10 I think one thing that we were trying  
11 to do was to develop a very user friendly document  
12 that could be easily updated over time, that would  
13 be very easy to implement and to track progress, but  
14 you can see the chapters of the 2004 Master Plan  
15 really, again, wide ranging -- if I could get the  
16 pointer to work.

17 Well, I can't seem to get it to work.

18 Lots of great detail in here. It's a  
19 couple hundred pages long, so it was a really good  
20 solid foundation and a good place to start with this  
21 process.

22 Since 2004, the city has been active in  
23 its planning. There have been two master plan  
24 elements that have been adopted. One is the housing  
25 element back in 2005, and most recent was the green

1 building and environmental sustainability element in  
2 late 2017.

3 A number of other plans and studies  
4 have been completed by the city, which really fed  
5 into our data collection and research process.

6 And then the last time that the city  
7 did a reexamination of its master plan was in 2010.

8 So why now?

9 By state statute, the city and all  
10 municipalities are required to reexamine their  
11 master plan every ten years. It's only been eight,  
12 so why are we doing this now?

13 I think anybody who has lived here  
14 longer than eight years knows how much has changed  
15 in Hoboken. There has been significant growth in  
16 population, significant development. The economic  
17 picture is different than it was in 2010.

18 Do you remember, those who were here in  
19 2010, we were just coming out of, barely coming out  
20 of a recession at that point, things were quite  
21 different.

22 Now the economy is healthy. There is a  
23 robust development pipeline.

24 And then something happened back in  
25 2010. Some of you might remember. I think

1 everybody does.

2           Hurricane Sandy was really a huge event  
3 for the city, really kind of a wake-up call in terms  
4 of things that the city needed to do to increase its  
5 resiliency against natural disasters and kind of  
6 change, renew the focus on being green and being  
7 sustainable.

8           Since then, there have been major  
9 investments made in infrastructure and parks to  
10 further quality of life, but also to enhance  
11 resiliency and sustainability as well.

12           And I think overall, there has been a  
13 recognized need on the part of the Planning Board  
14 and the staff that there is really -- it's really a  
15 time to reexamine the zoning regulations of the  
16 city. Rezoning was a recommendation of the 2004  
17 Master Plan. It wasn't done at that time, and I  
18 think everybody sort of agreed that they we really  
19 need to take a look and do a comprehensive rezoning  
20 that hasn't been done in decades, so that is kind of  
21 why we are doing it now.

22           And I want to get into the master plan.  
23 I am going to try to be fairly quick. There are a  
24 lot of recommendations. I'm not going to name every  
25 single one. I hope that you all had a chance to



1 take a look at the master plan, the draft on the  
2 city's website, but I am going to quickly go through  
3 the content.

4 So we start off with there are state  
5 statutes that we have to fulfill as part of this  
6 reexamination process. So how are we doing that,  
7 how is the organization fulfilling those  
8 requirements, and what is the general context of the  
9 master plan in terms of prior planning efforts that  
10 the city has already undertaken, and then some  
11 planning process, the outreach and public interest  
12 that it's going to take.

13 We spent a lot of time based on our  
14 data collection and our research and our talking to  
15 different stakeholders in the community looking at  
16 Hoboken then, which was back in 2010 and even  
17 earlier, and Hoboken now, and what is happening now,  
18 what do we expect to happen in the future, so we  
19 looked at a whole range of issues.

20 First of all, with population and  
21 socioeconomics, and I think you all know there has  
22 been significant residential growth in the city, but  
23 in the last ten or 15 years, sort of who a Hoboken  
24 resident is has changed. The overall population has  
25 become more family oriented in terms of more

1 families are living here and staying here. More  
2 fluent, more highly educated, so that has changed a  
3 lot of the demographics and the needs of the  
4 community.

5 In terms of land use and development,  
6 again, there has been that strong housing and  
7 residential growth. But what we found when we did  
8 research and we talked to people is that there was a  
9 feeling that there was a little bit of an imbalance  
10 of the housing units being provided.

11 I think past plans were really focused  
12 a lot on providing larger units with more bedrooms  
13 to attract those families, and I think very  
14 successful.

15 And what we have heard from a lot of  
16 different folks, and the data kind of bore that out,  
17 is that, okay, that has been great. Maybe we need  
18 to have some more small units as well to try to  
19 provide a more balanced range of housing options for  
20 different people, for different people's ages, and  
21 different ages and different types of households.

22 In terms of multi-modal transportation,  
23 I think you all know that public transit is really  
24 the lifeblood of Hoboken. More than half of the  
25 city uses public transportation to get to work, but

1       there is a lot going on in terms of transit that is  
2       beyond your control.

3                       What is happening with New Jersey  
4       Transit, what's happening with the Gateway Tunnel,  
5       what your neighbors are doing, and so it really kind  
6       of speaks to the need for regional coordination and  
7       cooperation.

8                       And overall, the city has really made a  
9       lot of great strides in making Hoboken more bike  
10      friendly, more pedestrian friendly, more conducive  
11      to a multi-modal transportation network.

12                      In terms of open space, I think you all  
13      know there have been a lot of parks created. A lot  
14      of parks expanded and improved, and a lot of that  
15      has been done to further again those resiliency  
16      efforts. I think more facilities that are relevant  
17      to the community need to be upgraded, including this  
18      one where we are tonight.

19                      And we also found that there is just  
20      increasing demands on all community facilities,  
21      parks, infrastructure, schools, senior centers,  
22      libraries. Everything is really being again very  
23      heavily used, and there is a desire to using it  
24      more.

25                      In terms of infrastructure and

1 sustainability, as I said, there have been a number  
2 of projects that the city has undertaken since  
3 Hurricane Sandy, a lot of significant investment.

4 Good governance is something we talked  
5 about. I think the city has also made efforts since  
6 2010 to be try to be both a smarter city in terms of  
7 using technology, using the available technologies  
8 that are here to make things more transparent, more  
9 open and more efficient.

10 We talked a lot about the need for  
11 regional cooperation during this process.

12 Lots of things are happening just south  
13 of here in Jersey City right along the border, and  
14 it is important to maintain those lines of  
15 communication, so that impacts to Hoboken can be  
16 discussed and mitigated and addressed.

17 So that all kind of led into this  
18 research and, you know, all of this work in terms of  
19 figuring out what was going on. It really led us to  
20 come up with five themes of how we wanted to  
21 organize this plan.

22 A complete neighborhood, shared  
23 prosperity, city of connected places, an engaged and  
24 efficient partner, and becoming a sustainable and  
25 resilient city.

1           I am going to go through a little bit  
2           of some objectives and recommendations for each of  
3           these, but this just gives you a sense of how we lay  
4           out the vision, how we talk about it.

5           Each aspect of these five vision areas  
6           has a statement, a vision statement, a few  
7           objectives, and then we used some info graphics here  
8           to illustrate what we mean by this vision. What it  
9           means for Hoboken hopefully in a user friendly way  
10          that kind of gets that across, so this is just one  
11          example for one of the themes.

12          And then within each vision, there is a  
13          whole host of recommendations. Some of them are  
14          very specific in terms of a location, a capital  
15          improvement. Some of them are maybe another study  
16          or a plan. Some of them are a program. Some of  
17          them have to do with marketing or economic  
18          development, and we tried to use, you know, symbols  
19          to make it clear what kind of action we are talking  
20          about, what kind of recommendation this is,  
21          hopefully to make it easier for the appropriate city  
22          agency or partner to help implement that action.

23          So, first of all, a complete  
24          neighborhood, what do we mean by this?

25          Really it is recognizing that every

1 resident in Hoboken has a really unique package of  
2 amenities available to them that make it a great  
3 place to live, and beautiful historic neighborhoods,  
4 good strong architecture, parks and community  
5 amenities, and all of these need to be both  
6 protected and enhanced, if possible.

7 So one aspect of that is promoting the  
8 enhancement of both facilities and events that  
9 support art, culture and education.

10 What are some recommendations of that?

11 Well, upgrading the Multi-Service  
12 Center for one, where we are this evening, looking  
13 at creating perhaps an online calendar of all arts  
14 events, promoting more public art throughout the  
15 city in key locations, so that is kind of what we  
16 are talking about here.

17 Also within a complete neighborhood  
18 really focusing on maintaining the scale and  
19 experience of how the city's street scape is  
20 experienced, the scale of the neighborhoods and  
21 built environment homes, architecture, you know,  
22 trying to preserve what is wonderful about Hoboken's  
23 established neighborhoods and strengthening them now  
24 where we can.

25 So a few options here, preserving what

1 is called the donut hole, which some of you may have  
2 heard a lot about. It's that, you know, basically  
3 the rear yard and making sure that there is enough  
4 open space to provide that light, that air, and  
5 greenery, you know, preserving that scale in the  
6 rear of the apartment buildings or homes.

7 Another thing is a program that could  
8 have people adopt the gateway to the city. You  
9 adopt a gateway and help improve its appearance,  
10 landscaping, signage. All of that really furthers  
11 that neighborhood scale and attractiveness,  
12 preserving historic properties and protecting their  
13 heritage.

14 So we are recommending expanding some  
15 historic districts. We are preparing historic  
16 preservation elements of your master plan. That is  
17 something that we heard a lot about.

18 Building, upgrading and connecting  
19 parks and open space, some recommendations here is  
20 preparing an open space and recreation element that  
21 addresses both potential for new or expanded parks,  
22 as well as maintenance of those parks and the  
23 existing ones as well.

24 Expanding and improving the waterfront  
25 walkway, developing a green circuit around the

1 western edge of the city that connects to the water  
2 walkways, that we have a complete recreational  
3 circuit and walkway. All of those are  
4 recommendations under that theme.

5 The next theme is shared prosperity,  
6 and by that we mean supporting and building  
7 Hoboken's local economy, supporting a diversity of  
8 businesses, and providing different housing options  
9 for people of varied ages and incomes. It's a  
10 really wide ranging theme here.

11 The first objective here is supporting  
12 local businesses, arts and industries. Some things  
13 we heard here that are recommendations.

14 Establishing an arts district, considering special  
15 improvement districts for some business portions of  
16 the city, and increasing the city's own resources  
17 for economic development and business retention.  
18 That is something we heard from a lot of folks in  
19 the business community.

20 Affordable housing, providing  
21 affordable housing options for both families and non  
22 family households, and for lower income households  
23 as well. There are some recommendations here -- is  
24 it still on?

25 Okay.



1                   Working with the Housing Authority on  
2                   its future plans for thinking about its own campus  
3                   and how to revitalize that campus into something  
4                   that is better connected with the surrounding  
5                   neighborhood, okay? So that's one option.

6                   Adopting city ordinances that really  
7                   get at encouraging for affordable housing, perhaps  
8                   through fees or in lieu of payments, make sure that  
9                   the developments included are knowledgeable of the  
10                  housing.

11                  Okay. Diversifying the local economy  
12                  by encouraging more non residential uses, especially  
13                  in underserved areas of the city, okay?

14                  So one thing that we focused a lot on  
15                  here was neighborhood retail, and the idea that it  
16                  is already occurring in some residential zones, and  
17                  we need to think about how and whether to encourage  
18                  it even more, so that everybody who lives in  
19                  Hoboken, even if they are not within walking  
20                  distance to Washington Street, has local businesses  
21                  that they can frequent that serve their daily needs,  
22                  okay?

23                  Other things to think about are in  
24                  established commercial areas. Maybe there are some  
25                  properties that make sense to have more of a floor

1 place for retail uses, or even retail on the second  
2 floor. It helps to obtain a different range of  
3 retailers, including national retailers as they are  
4 appropriate.

5 A city of connected places, and by this  
6 we really mean just supporting a multi-modal network  
7 that is so important to Hoboken's commutation, daily  
8 life, you know, just overall quality of life.

9 The first one is dealing kind of with  
10 the key complete streets. Making Hoboken a better  
11 place for pedestrians, bicyclists and transit  
12 riders, but also acknowledging a lot of folks here  
13 do still drive, do depend on their automobile, and  
14 we need to encourage -- encourage recommendations  
15 that support them as well.

16 So there is a whole host of very  
17 specific recommendations on key streets, different  
18 infrastructure projects that really get at  
19 strengthening bike and pedestrian conditions.

20 Also, we're recommending an updated  
21 circulation element of the master plan that would  
22 get at a whole host of issues and opportunities  
23 here.

24 This one deals with the roadway network  
25 itself. Again, recognizing that plenty of people

1 get around by car, and lots of folks are actually  
2 coming through Hoboken to get to work or to other  
3 places, so we need to try to mitigate that impact,  
4 so improving the efficiency of the overall roadway  
5 network, especially at entrances to the city and  
6 through the central business district.

7 So some ideas here, again, that  
8 circulation element, making more loading zones. We  
9 heard that was a need from a lot of people, and  
10 improving connections between Jersey City and  
11 Hoboken to try to relieve some of those bottlenecks.

12 Okay. Parking, parking, parking, we  
13 heard it so much. You always hear it in Hoboken,  
14 and we experience it ourselves when we are here. So  
15 there are a lot of tools available that the city has  
16 looked at in the past. There's just a whole host of  
17 options here, and the recommendation here is to use  
18 all of those tools as best practices to efficiently  
19 manage and improve the overall conditions of the  
20 parking.

21 Some ideas here: Develop a smart  
22 parking program that can be an app as well to help  
23 guide folks to their parking places. Consider  
24 pricing strategies for both residential and  
25 commercial parking, to make sure that it is priced

1       appropriately, so that people who are using the  
2       parking are paying appropriately for it, and that  
3       the turnover is happening, so those spaces are  
4       becoming available to everybody.

5               There is lots of parking  
6       recommendations, so please read the plan.

7               I am not trying to keep us here all  
8       night.

9               Public transportation, including the  
10       convenience of public transportation as well as  
11       other green alternatives to encourage more people to  
12       use public transportation, so some ideas here:  
13       Expand the Hop shuttle service. We've heard a lot  
14       of support for that and support for expanding it.

15               Encouraging New Jersey Transit to build  
16       a new Light Rail station in the north end, and that  
17       is something that we heard in the northwest  
18       redevelopment process that started as well.

19               All right.

20               The next -- the next visionary is  
21       becoming a sustainable and resilient city. These  
22       are actually different things. Sustainability and  
23       resiliency, but they are very closely linked, and  
24       the city has done a tremendous amount of work in  
25       both areas.

1                   So this first one deals with  
2           infrastructure, both building and upgrading and  
3           innovating the infrastructure system, so that they  
4           are more resilient as well as sustainable.

5                   And this objective -- the objectives  
6           here just really deal with containering more the  
7           planning infrastructure improvements, including  
8           Rebuild By Design, continuing the efforts to build  
9           that green circuit that I mentioned.

10                   The next one is about adaptation and  
11           preparedness for climate change and natural  
12           disaster, so that the next time another Sandy comes,  
13           the city is equipped to deal with that.

14                   So some recommendations here: Increase  
15           emergency municipal capacity, consider a study of a  
16           citywide microgrid to provide some adoptive energy  
17           there.

18                   The next one again deals with waste and  
19           energy systems. This is more on the sustainability  
20           end of things.

21                   Prepare an energy master plan and  
22           explore a citywide composting program. We heard  
23           some support from residents about composting. They  
24           would like to do more of that.

25                   The last theme is engage an efficient

1 partner, and this really means engaging with your  
2 neighbors, engaging with constituents as well, so  
3 that there is a municipal capacity to deal with all  
4 of the things the city has to deal with in a smart  
5 and efficient way and to be transparent and  
6 efficient when dealing with constituents, as well as  
7 talking to your neighbors frequently.

8 So the first one here is to standardize  
9 processes and procedures for information sharing.

10 Some objectives here include making public meeting  
11 schedules and minutes and agendas web accessible and  
12 searchable, so that people can easily find them, and  
13 considering more city staff for things like  
14 information technology, economic development and  
15 constituent services.

16 This one is increase municipal  
17 capacity, efficiently manage resources, and track  
18 performance over time. One of these is to prepare a  
19 community facilities element, which would look at  
20 city owned facilities, what the future needs and  
21 opportunities are there. Look at the potential to  
22 upgrade various city facilities, including police,  
23 fire, DPW, either where they are currently located  
24 or perhaps elsewhere, if it makes sense.

25 And then the last item of this -- I

1 think it is the last one is -- or second to last  
2 one, "Smart City." That is a buzz word that we are  
3 hearing more and more, but really what it means is  
4 there is a lot of technology out there that can be  
5 very helpful to city staff and cities as a whole to  
6 understand what is going on, to track improvements  
7 and track performance of different elements of the  
8 city. So really there are people working on this  
9 all of time, and there is a lot of opportunity to  
10 take advantage of it.

11 So some options here: Improve the 311  
12 app, so that folks can easily use that and see the  
13 results. Create different wifi modes within the  
14 city, and then using smart technology to manage a  
15 whole host of items, such as traffic flow, water  
16 consumption, waste collection, you know, really  
17 knowing kind of real time where you stand in all of  
18 these different areas and how they might be  
19 improved.

20 And then this is the last one I think,  
21 and this deals with collaboration with your  
22 neighbors, with the county and with other regional  
23 entities. Some recommendations here are establish  
24 regular meetings with your neighbors, particularly  
25 Jersey City and Weehawken. We are seeing

1 significant developments along the borders, also  
2 regular meetings with Hudson County. There is a lot  
3 of cross jurisdictional issues that need to be  
4 addressed here.

5 And then also develop a system for  
6 cross identification of utilities, so that when a  
7 utility provider is tearing up a road or replacing a  
8 utility infrastructure, different people know about  
9 it, and you can maybe coordinate your efforts  
10 better.

11 Okay. That was the master plan. We  
12 got through that.

13 The next half of the recommendation --  
14 the next half of the presentation deals with the  
15 Land Use Element and the proposed recommended new  
16 zoning districts.

17 So the Land Use Element is sort of a  
18 following step from the Master Plan Reexamination.  
19 It is a critical part of your master plan. It's one  
20 of the very few required elements of a master plan  
21 in New Jersey, and it's really meant to set the  
22 stage for zoning, for other land use regulations.  
23 Again, all zoning has to be consistent with your  
24 Land Use Element and your master plan, so the idea  
25 is that we are creating a framework here that will



1 enable the city to undertake our zoning effort --  
2 hi, boys. We got some Cub Scouts here. Welcome.

3 Again, though, this is not in itself  
4 zoning, okay?

5 The Land Use Element is meant to really  
6 telegraph a lot of those changes, but it doesn't  
7 become zoning once it's adopted. That is a whole  
8 separate process that the city will undertake with  
9 this as a guiding document.

10 A BOY SCOUT: Good-bye.

11 (Laughter)

12 MS. FAVATE: So just the context of  
13 this, we go through in some detail here existing  
14 land use and development patterns. We look at what  
15 your existing districts are, and what they allow,  
16 and what they provide for, and perhaps what some of  
17 their shortcomings might be, and we also look at  
18 your historic preservation, redevelopment areas.

19 We spent a lot of time, and we have a  
20 lot of great data that the city staff provided,  
21 particularly Jessica, about development potential in  
22 different zones, the existing development patterns,  
23 how tall buildings are in certain areas of the city,  
24 what is the density that exists across  
25 neighborhoods, how neighborhoods are different from

1 each other, and really a whole lot of data that  
2 really furthered our work and gave us great insight  
3 into the future here.

4 We took recommendations that were from  
5 the Master Plan Reexamination or relevant to the  
6 Land Use Element, and we included them here.

7 Then we spent a fair amount of pages on  
8 what are the issues and opportunities.

9 What does it mean, all of this data and  
10 all of this public input?

11 What do we do with that?

12 What does it mean for future zoning and  
13 for land use?

14 And then at the culmination of that is  
15 just deal with recommendations on the zoning and  
16 land use.

17 So I know you can't read these maps.  
18 They are in the plan. They were helpful to us  
19 during the process.

20 The first one on the left looks at  
21 existing and future planned open space. A lot of  
22 that I think that people are well aware of.

23 You see the green circuit is along the  
24 western edge. The waterfront and the eastern edge,  
25 and the scattered parks throughout, expansions or

1 new parks perhaps.

2 And then the map on the right is what  
3 we call development opportunity areas. In areas of  
4 the city that we think are most subject to change,  
5 and those include redevelopment areas, which are  
6 already known. They include Stevens campus, which  
7 is undergoing growth and has plans for the future,  
8 and just individual sites where we know that there  
9 is potential -- oops, excuse me -- potential for  
10 change, potential for future revitalization perhaps.

11 It doesn't mean that all of this will  
12 happen. It doesn't mean that only this will happen.  
13 It was just meant to be kind of an interim step  
14 thinking about future change in Hoboken.

15 So your existing zoning, and this is I  
16 believe your official zoning map in black and white,  
17 it doesn't even show all of your zones actually. It  
18 is really outdated. It has not been updated in some  
19 time.

20 Where it has been updated, it has  
21 created a patchwork of zoning. You only have three  
22 zoning -- the residential zoning districts and one  
23 commercial, and yet, somehow you end up with 31  
24 individual districts, and that is because there's a  
25 lot of overlapping districts. You have

1 redevelopment areas. You have historic districts,  
2 really a very layered approach to zoning, and there  
3 are a lot of inconsistencies that happen with that,  
4 when things were updated piecemeal over time that  
5 always seems to happen, so they don't really reflect  
6 we think based on all of the work that we have done  
7 both your existing development pattern, as well as  
8 where we think based on what we heard, the city  
9 wants to go in the future, so that is an issue.

10 And we also were looking at this whole  
11 process with an eye towards simplifying things, if  
12 we could. You know, consolidating some zones, where  
13 it makes sense, maybe creating new zones where there  
14 is a need for that. But, again, making things a  
15 little bit more simple and nuance and tailored and  
16 making it more modern overall.

17 So this is a conceptual land use plan  
18 that we showed at our second public workshop, and I  
19 am not going to go through it here. Again, it was  
20 kind of an interim step to get us thinking about  
21 where we wanted to go, what were the main points  
22 that we wanted to achieve, and it really kind of  
23 created the foundation for the approach to the  
24 individual proposed zoning districts, which I'm  
25 going to go through.

1           So just an overview of the new proposed  
2 zoning districts, which again are proposed at this  
3 point, they would have to be enacted by zoning or  
4 undertaken by the city, and they are illustrated  
5 here, and this map is your existing, and this map is  
6 your proposed, if you want to take a look later.

7           But the upshot is that in the  
8 residential side, again, there are currently three  
9 residential zones. You will see there is a little  
10 bit more than three. We had recommended splitting  
11 your R-1 zone, which generally covers a lot of the  
12 eastern part of the city into I think five  
13 individual zones, which really reflect the different  
14 neighborhoods that are in place in that zone.

15           You have the R-2, which has some  
16 different boundaries, and the R-3 again, changing  
17 those boundaries.

18           And in the new districts, the R-4,  
19 which is sort of a high-rise residential district,  
20 which really is meant to recognize your planned unit  
21 developments that are in the northeastern part of  
22 the city, the Maxwell Place, Shipyard, those  
23 developments that happened already, as well as other  
24 parts of the city that were done by the  
25 redevelopment plan.



1 start with the lower end of the density, the low  
2 density parts of the city, and the idea that there  
3 are a lot of neighborhoods that are certainly very  
4 distinct and neat neighborhoods in Hoboken, that we  
5 really want to make sure we protect and preserve,  
6 and here are a couple of those.

7 The first is Castle Point and Willow  
8 Terrace, and they are both currently in the R-1  
9 zone, but they are very different from each other  
10 and from the rest of the city.

11 So the first new zoning district that's  
12 proposed is the Castle Point District, which really  
13 just recognizes that Castle Point Terrace  
14 neighborhood. It's really the only primary  
15 single-family area of the city. It has been  
16 traditional historic mansions built as a  
17 single-family neighborhood. I think it was built as  
18 a gated community of sorts, very historic, very  
19 residential. So the idea is really that that would  
20 remain. The scale would remain. The focus and  
21 residential uses would remain.

22 There may be other uses that are  
23 appropriate here. There are existing fraternity and  
24 sorority houses. There's existing non student  
25 housing for Stevens, and existing offices, both

1 related to Stevens and professional offices. All of  
2 those could be appropriate as well as bed and  
3 breakfasts, as long as they maintain all existing  
4 and neighborhood scale and residential scale that's  
5 already there, so that is really the intent of this  
6 district.

7 So everything we'll need to keep that  
8 residential context, and this entire district is  
9 proposed to be a historic district, whatever is not  
10 currently in one.

11 I should also note here that in the  
12 Land Use Element, the draft, there are a lot of  
13 details about height and density, and bulk  
14 regulations and uses, and those are really meant to  
15 be recommendations. Each zoning district has a  
16 statement of policy, a statement of purpose, and  
17 that is what we really want the Planning Board to  
18 focus on.

19 When it comes down to doing the actual  
20 zoning for these proposed districts, what ultimately  
21 is decided on what's the best height, what's the  
22 density that may differ a little bit from those  
23 numbers, but as long as it really meets that policy  
24 statement, that's the intent of each zone, so I want  
25 to just make sure that's clear.



1                   The next zoning district, Willow  
2 Terrace, this is really unique, a very small area of  
3 Hoboken. It's a couple cobblestone streets.  
4 There's detached two-story houses on very narrow  
5 lots, totally unique from anywhere else in Hoboken.  
6 We felt we needed it to be recognized in a district  
7 to make sure that that character is maintained. As  
8 far as the R-1, really the intent is to make a  
9 zoning district that retains that scale. This is  
10 also proposed to be a historic district.

11                   Washington and Hudson Streets, these  
12 are portions of upper Washington that are currently  
13 residential as well as large portions of Hudson  
14 Street. It really has a very, again, distinct  
15 character. It has got multi-family brownstones and  
16 row houses that tend to be a little bit higher -- a  
17 little bit higher in density than adjacent  
18 neighborhoods, and we really want to try to maintain  
19 that. So the use, the proposed use and bulk  
20 standards are meant to retain that character and  
21 scale. This is also proposed to be an expanded  
22 historic district.

23                   Okay. All of these so far have been in  
24 R-1, and then the last two are also in the current  
25 R-1 district. This is R-1 north, which is going to

1 take preservation, and this is generally north of  
2 11th Street between Park and Bloomfield. If you  
3 know the area, you know that it is a very  
4 architecturally intact area. It has got a whole lot  
5 of portions and most portions that have an  
6 established roof line from its time. We want to  
7 make sure that that's preserved.

8 It is consistently three-story in this  
9 neighborhood. It's solidly residential, so we want  
10 to have a zoning district that continues that, so  
11 that if there is an additional height built, it has  
12 to step back, so it preserves that three-story  
13 facade. It should be considered as a historic  
14 district, and retail should not be allowed in this  
15 district. It should remain solidly residential.

16 Preservation South, the R-1 south, this  
17 is generally between Fourth and 11th Streets,  
18 between Park and Bloomfield. It is different,  
19 right, from its neighbor to the north. This tends  
20 to be a little bit higher, three to four-story.  
21 There are areas of established inclines, but not as  
22 consistently as to the north, so we, again, want to  
23 preserve that small scale character, but there may  
24 be some opportunities for retail here. It may make  
25 sense to have retail and small offices at the

1 corners, even in mid block areas where it is  
2 appropriate.

3 We want to make sure that the donut  
4 hole in the rear is preserved, the rear yard  
5 regulations. There's no change in density here, and  
6 basically preserve what's there now, and this area  
7 could be considered to be part of a historic  
8 district as well.

9 So that is low density areas of the  
10 city, and there's a lot of areas that are medium  
11 density, which is currently in the R-2 and R-3  
12 zones.

13 What we found when we started looking  
14 at these two districts is they were really almost  
15 exactly alike. There were some differences, but  
16 they were very minor. I think the differences  
17 between those two zones have eroded over time, but  
18 basically a lot of these areas in the city are the  
19 areas that have a potential for revitalization.

20 And one of the R-1 areas to the east  
21 that tend to be some of them in flood zones, and  
22 they tend to be a little bit higher in terms of  
23 building height, and there is a lot of infill  
24 development happening already, and we expect that to  
25 continue.

1                   So new zones here.

2                   This is your R-2, which has been  
3 reduced in size, in existing R-2, and here buildings  
4 tend to be three to five-story buildings. There is  
5 a lot more architectural diversity here than  
6 elsewhere in the city, and so we want to make sure  
7 that we are allowing for infill development as  
8 appropriate for what is there, but also providing  
9 opportunities, so people will have varied housing  
10 options.

11                  So density is proposed to be slightly  
12 increased here to really be in line with what was  
13 traditionally the pattern of units, which is  
14 typically one unit per floor. Here mixed use and  
15 some retail commercial uses would be permitted.

16                  R-3, which has been enlarged, this is  
17 basically a merger of your existing R-2 and R-3 to  
18 some extent of those existing dwellings. The main  
19 intent here is to ensure that there's a variety of  
20 different housing stock, as we expect a lot of this  
21 area will continue to some info development.

22                  The buildings that are there now tend  
23 to be four and five-stories, but there are pockets  
24 of even taller buildings and bigger buildings, so it  
25 is a little bit tougher to come up with standard

1 zoning, but we want to try to make sure that what is  
2 built in the future is consistent within that  
3 character.

4 Here density is proposed to be  
5 increased to again align with what traditionally and  
6 historically was that development pattern, so  
7 perhaps two units, up to two units per floor. And  
8 then some areas of this could be considered for an  
9 affordable housing overlay, which I will talk about  
10 in a moment, and mixed use and a wider variety of  
11 businesses could be appropriate here.

12 All right. The last residential zone  
13 is, again, as I was mentioning earlier, is the high  
14 density new R-4 zone, and again, this is really just  
15 meant to recognize this development has already  
16 taken place in Hoboken. It does represent some of  
17 your highest density residential development in the  
18 city, and we think now that it has been built out,  
19 it could be brought into regular zoning.

20 So here's what we're talking about.  
21 Basically the northeastern corner of the city, the  
22 former River Street redevelopment area and the  
23 former Observer Highway redevelopment area, those  
24 have been built out, so this would just recognize  
25 that.

1                   Commercially, right now again, you have  
2                   one commercial district. We felt there are  
3                   different areas and needs throughout the city that  
4                   should be a more tailored approach. And, again, we  
5                   heard a lot about the neighborhood scale retail. It  
6                   is already happening to a large extent in  
7                   residential zones, passed through variances or  
8                   otherwise, so let's recognize it and promote it  
9                   where it's appropriate.

10                   So what we came up with on the  
11                   neighborhood retail is the idea of these corridors.  
12                   So Washington Street is already -- upper Washington  
13                   Street is already a neighborhood business corridor.

14                   14th Street is becoming one.

15                   First Street is also in large part  
16                   becoming one, and then there is an opportunity here  
17                   along Jackson, which runs adjacent to the Housing  
18                   Authority campus, to provide more of a retail need  
19                   to serve that western neighborhood.

20                   So the first commercial district is  
21                   right around the Hoboken terminal. It's your new  
22                   Hoboken terminal commercial district, and here the  
23                   focus is primarily on less residential, more non  
24                   residential, more jobs, business, office, that type  
25                   of development that is really taking advantage of,

1       you know, your world class terminal here that  
2       provides access to the region as a whole.

3                 Taller buildings are a little bit more  
4       appropriate here. Some of them are already there.  
5       The streets are wider here. Really the focus is  
6       about creating a nice street scape environment, a  
7       good design, a solid pedestrian oriented  
8       infrastructure, and that area would be in a historic  
9       district as it currently is.

10                The central business district is where  
11       your current central businesses exist. It's on  
12       Washington Street and really the commercial core of  
13       your city. The idea here is to maintain the  
14       existing scale through your area and bulk  
15       provisions, but increase residential density just a  
16       little bit to allow up to four units on a typical  
17       lot and allow a broader array of retail, perhaps  
18       allow retail that has a little bit of a bigger floor  
19       plate, so again, on that second story, you can start  
20       to attract different types of retailers.

21                Neighborhood business, as I said, is on  
22       these neighborhood corridors. They almost start to  
23       create a little bit of a square around the city, not  
24       a complete square, but kind of where it makes sense.  
25       And the idea here is really mixed use, but a smaller

1 scale than perhaps your central business or your  
2 terminal district. You know, office, retail on the  
3 ground floor on small footprints.

4 The height and density of this zone  
5 really should be consistent with the adjacent  
6 residential neighborhoods. You don't want to have  
7 high buildings on these corridors. They really  
8 should complement those neighborhoods.

9 And then industrial, so right now you  
10 have a fair amount of industrial zoning by land  
11 area, but most of it is not actually industrial at  
12 all, so the idea is that for those few remaining  
13 areas that still are industrial in nature, and most  
14 of them tend to be in your gateways, right, at the  
15 northern end and the southwestern portion, you  
16 really want to try to modernize that district,  
17 update the use to the performance standards, try to  
18 support more of an array of light industrial or  
19 commercial mixed-use businesses that are, you know,  
20 in more keeping with today's industrial standards,  
21 that maybe have high technology uses, business  
22 incubators, office space. It really is about  
23 economic diversity and jobs.

24 And also where the street scapes are  
25 adjacent to gateways, making sure that that's high



1 quality design, and it creates an attractive and  
2 welcoming entrance into the city.

3 So here is where we are talking about  
4 for this new light industrial mixed use district,  
5 LIMU, it's kind of a long acronym, Light Industrial  
6 Mixed Use.

7 So we've covered these areas in pink,  
8 where you see the northern end along Observer  
9 Highway and Newark in the southern end, and then a  
10 portion in the central -- a portion of Hoboken,  
11 which is actually your pop-up park, so all of that  
12 is currently zoned industrial, and it would remain  
13 in this industrial type of a zone, but again,  
14 allowing more of a variety of uses, more in keeping  
15 with modern standards.

16 I should be clear that there are  
17 redevelopment areas in this zone. There is the  
18 southwest rehab area in the southwestern portion of  
19 the city, and there is Newmann Leathers down there  
20 as well. And in the upcoming north end  
21 redevelopment area is just starting with that  
22 planning process. This would not change any of  
23 those redevelopment plans, okay?

24 This would be the underlying based  
25 zoning. It is not intended to change any

1 redevelopment plan that has already been adopted.  
2 It's also not intended to sway the direction or the  
3 outcome of the north end plan. That is undergoing a  
4 separate planning process. You know, we expect that  
5 that is going to probably result in different uses  
6 and different heights and densities than the rest of  
7 that industrial area, but again, it changes the  
8 underlying zoning, but it's not going to impact  
9 those redevelopment areas, okay?

10 So here is what we are talking about.  
11 It's a little bit more detail. You know, the north  
12 end area you can see really covers a lot of that  
13 industrial area, so that in some sense will govern  
14 the development of that area.

15 Then, again, on the southwestern  
16 portion, really a lot of that area is already  
17 colored the redevelopment and overlay.

18 Waterfront - Open Space Zone: Portions  
19 of this are already within the waterfront zone of  
20 the city, but the intent really is to create a zone  
21 that is primarily recreational in nature and related  
22 to the water, okay?

23 So there may be other uses. There may  
24 be water dependent businesses or education, or even  
25 some commercial uses, but it really is primarily

1       meant to be recreational, which is also because it's  
2       in a flood zone, so a significant building isn't  
3       possible here, nor is it desired. So it is meant to  
4       continue. The work of the city is already done in  
5       creating this wonderful waterfront walkway that at  
6       some point in the future, soon we hope, will connect  
7       with that green circuit along the other side of the  
8       city, okay?

9                So here you see where it is. Most of  
10       the areas are already within the waterfront walkway.  
11       It is meant to fill in some of those gaps in that  
12       walkway, okay?

13               Higher education, this is the Stevens  
14       campus, most of which has already been a sub  
15       district of the R-1 zone, that focuses on higher ed,  
16       so there will be some changes proposed here really  
17       meant to balance the plan for Stevens with the need  
18       to preserve both its historical elements on its own  
19       campus as well as reduce the impacts on neighboring  
20       residential neighborhoods, okay?

21               And the city is working with Stevens  
22       concurrently on some future zoning that would be  
23       consistent with this plan.

24               So what it would do is it would create  
25       three sub areas within this district. There is a

1 transition sub area, which is intended to be a  
2 buffer zone from the residential neighborhoods that  
3 abut it. It is intended to have a scale that is  
4 consistent with those neighborhoods.

5 And then there is the core district,  
6 which you see in yellow, and that part of the  
7 central campus we can see some perhaps taller  
8 buildings, that really strengthen that core campus  
9 of Stevens, but, again, are sufficiently located  
10 away from residential neighborhoods, so they don't  
11 have an impact, okay?

12 And then lastly on the edge sub area,  
13 which is along the waterfront along the top of the  
14 bluff in that pink, here is where you might see even  
15 taller buildings that have the potential to create a  
16 really unique and striking skyline for Hoboken, but  
17 because of the topography and the distance from  
18 those residential neighborhoods, the impact on views  
19 is much less and can be mitigated, so that is  
20 towards the overall approach for that.

21 The other approach for Stevens in this  
22 education zone, I include revising the parking  
23 standards to try to be more efficient and actually  
24 reflect the demand that is there for the students  
25 and staff to try to encourage parking demand

1 management strategies for Stevens to undertake to  
2 reduce that demand. Proposed designation of  
3 individual buildings as historic. And then some  
4 annual reporting requirements to the city on things  
5 like the number of students, the number of students  
6 in housing both on and off campus, parking  
7 utilization, utilization on its space allocation of  
8 its different buildings, and then public safety.

9 All of these things are meant to keep  
10 the city abreast of what is happening on campus, so  
11 that the city and Stevens can continue to work  
12 together on these issues.

13 I want to speak for a minute about  
14 density, which I have touched on throughout the  
15 zones. Right now the way you treat residential  
16 density in Hoboken is you have a formula for  
17 residential zones and a slightly different formula  
18 for your commercial zones, where residential is  
19 allowed.

20 It's kind of a blanket approach, and it  
21 really doesn't recognize the different neighborhood  
22 patterns, and also what it does is it has created,  
23 and I don't think this was an intended consequence  
24 necessarily, but it has created kind of a  
25 proliferation of large units, often large

1 two-bedrooms or even three-bedrooms, because that is  
2 the maximum number of units that the developer can  
3 build, so they build larger units.

4 And while that may be appropriate, and  
5 there may be -- and we know there is a demand for  
6 those units. We know that there is also a demand  
7 for smaller units, which is not being met currently  
8 because oftentimes a developer can't build that  
9 number of units due to this formula, so it is not  
10 necessarily responsive to providing a full range of  
11 more of the options. And also, those larger units  
12 tend to be a lot less affordable for many, many  
13 folks in the city.

14 So the approach here, which is really  
15 kind of carried through all of the different zoning  
16 districts, is a much more tailored and nuance  
17 approach to density, really recognizing what is  
18 there already.

19 In your existing neighborhoods, as well  
20 as recognizing the potential for future  
21 revitalization and where that infill development is  
22 likely to happen, so in this area of the city in the  
23 far northeastern corner, again, the higher density  
24 area, which would be the new R-4, there would be no  
25 change proposed to density. We really just want to

1 recognize what is there and not change it.

2 In this area, which is currently an  
3 R-1, we would propose some slightly low density to  
4 really be consistent with what is there already,  
5 because those are very intact, architecturally  
6 significant in historic neighborhoods.

7 Let me see if I could get the pointer  
8 to show -- maintain the density kind of here and  
9 through the middle eastern, slightly increase it  
10 here, which I think would be the R-2, a little bit  
11 higher here on the train station, and then here  
12 where the revitalization infill is sort of happening  
13 already, making sure that the density calculation is  
14 providing for a full range of housing sizes and  
15 types, so some higher density proposed there.

16 We are almost there, folks.

17 A couple of words about historic  
18 preservation, and this was something you heard a lot  
19 about during the public outreach, and we talked a  
20 lot about as well, and right now the way it's  
21 handled is through a series of overlay zones and  
22 different zoning districts.

23 Our proposal is to have one overlay  
24 district. It would be for all of the historic  
25 districts in Hoboken. They could have different

1 provisions based on where it is in the city and what  
2 individual district it's in. We think it would be a  
3 lot cleaner. It would be a lot easier to update  
4 over time, as some of those districts may expand,  
5 and it would really kind of bring in the regulations  
6 that are already in place into one place and one  
7 unified district.

8           Also a big part of this element, as  
9 well as the master plan reexamination, is expanding  
10 historic districts. So bringing the remainder of  
11 the residential Castle Point existing district into  
12 that historic district that's adjacent and kind of  
13 bringing in that whole neighborhood, as I mentioned,  
14 some aspects of the Hudson -- Washington-Hudson  
15 District would be brought into that historic  
16 district, a new historic district for Willow  
17 Terrace, and then other parts or areas of the R-1  
18 and R-2 zones really should be considered for future  
19 expansion.

20           The other overlay district that's  
21 proposed is an affordable housing overlay district.  
22 This is kind of recognizing the potential here when  
23 we talked and met with the Housing Authority. You  
24 know, they have some plans to revitalize their  
25 campus. If you know that campus at all, you know



1       some of the other designated affordable senior  
2       housing in Hoboken, you know that it tends to be  
3       what we call, it's a tower in the park, right?

4               Tall, high-rise development, kind of  
5       surrounded by some green space, but often a lot with  
6       surface parking.

7               This was from the 1960s, 1950s way of  
8       doing things. It served them well, but it's kind of  
9       aging and really has been proven not to be very  
10      conducive to neighborhood revitalization, making for  
11      connectiveness, so the intent of this zone, really  
12      this overlay would be to kind of try to facilitate  
13      some revitalization of these areas, so that if they  
14      do redevelop in the future, they do it with strong  
15      design and strong street scape that kind of creates  
16      that grid that's lacking. But if they do that, they  
17      also have to maintain and provide that affordable  
18      housing set aside. So it is meant to kind of  
19      incentivize things, but make sure that the  
20      affordable housing remains and exists.

21              Just heading off in the maps in any  
22      particular area, we think it makes sense for a lot  
23      of the Housing Authority properties as well as  
24      perhaps some other properties, which are either  
25      designated or serving seniors or low income

1 residents.

2           There is a whole range of other zoning  
3 issues that the Land Use Element discusses. I'm not  
4 going to through these individually. These are more  
5 city wide, and some of them are really responding to  
6 issues that the Planning Board and the Zoning Board  
7 sees on a regular basis. Some of them could be  
8 categorized as cleanup. There are other things that  
9 are sort of best practices from planning that could  
10 be about form based code, which is really more about  
11 design and less about use.

12           It could be about incentive zoning, the  
13 way to create and to incentivize the type of  
14 development you want. Landscaping, street scaping,  
15 lighting, parking, parking, parking, a whole lot of  
16 these in terms of how the buildings are measured,  
17 how they are taken into account, height setbacks,  
18 treatment of rear yard, a lot of sort of cleanup  
19 items, housekeeping, opportunities to improve its  
20 overall zoning across the district.

21           All right. I think this might be one  
22 of our last slides. That was a lot of material to  
23 get through. I tried not to cover everything.  
24 There was a lot. I hope you will have plenty of  
25 questions or comments, and we're going to try to

1 incorporate those.

2 So what is going to happen now after  
3 the Planning Board adopts these two documents, they  
4 are individual documents that need to be adopted  
5 individually by the Planning Board, so that's step  
6 one.

7 In the short term, the next step would  
8 be for the City Council to involve rezoning or a  
9 zoning update of the city that uses this as a  
10 framework. The city is also, as I mentioned,  
11 working with Stevens Institute on that first phase  
12 of the zoning, which would be the higher education  
13 district. That is being done in partnership with  
14 Stevens.

15 There is, as I mentioned, the north end  
16 redevelopment plan that is beginning and happening  
17 independently from this process, and that is going  
18 to kick start very soon.

19 And then medium term, I think there is  
20 higher priority recommendation that the city is  
21 interested in starting soon, like the recreation  
22 open space element and historic preservation and  
23 cultural resources element, community facilities  
24 element, and these are all elements of the master  
25 plan that can be updated individually.

1                   And then also complete green and smart  
2 streets master plan, so lots of good planning in the  
3 future in the midterm.

4                   That's the end of that. I will turn it  
5 over to Frank to moderate comments.

6                   CHAIRMAN MAGALETTA: Thank you, Susan.  
7 It was excellent.

8                   So what we are going to do now is take  
9 a break for about ten minutes. We will reconvene at  
10 8:15.

11                  Hold on a second.

12                  Please, at that time, if you get a  
13 chance, put your name on the comment sheet, if you  
14 want to comment. You don't have to. You come up  
15 and have five minutes each.

16                  I do want to note, though, that I think  
17 Susan made an excellent point at the very end, that  
18 the city is undertaking a lot of change, and we are  
19 moving forward with the Master Plan Reexam, and the  
20 Land Use Element, while crucial and important, have  
21 not stopped projects in the city, and I would like  
22 to think that whatever comes out of this plan and  
23 this element will help the city in guiding it in  
24 what to do when this is currently ongoing.

25                  All right. Again, 8:15 we will come

1 back.

2 Thank you.

3 (Recess taken)

4 CHAIRMAN MAGALETTA: All right. The  
5 first person is Michael Evers. Please come forward.

6 MR. EVERS: Am I supposed to be sworn  
7 in?

8 CHAIRMAN MAGALETTA: Yes, you will be.

9 MR. EVERS: A microphone, too? This is  
10 fancy.

11 (Laughter)

12 CHAIRMAN MAGALETTA: Thank you.

13 MR. CARLSON: Sir, would you please  
14 raise your right hand for us, please?

15 Do you swear the testimony you're about  
16 to give is the truth, the whole truth, and nothing  
17 but the truth?

18 MR. EVERS: I do.

19 MR. CARLSON: State your name and  
20 address for the record.

21 MR. EVERS: Michael Evers, 252 Second  
22 Street, Hoboken, New Jersey.

23 MR. CARLSON: Go ahead.

24 MR. EVERS: There are two basic points.  
25 I enjoyed reading the plan, and it is very

1 thoughtful, but I think there are two -- one I think  
2 is a distinct blind spot you might want to  
3 reconsider, and the other as to the affordable  
4 housing issue.

5 I don't fully understand why the bottom  
6 part of R-1 has been turned into R-2, and I am  
7 concerned about that simply because of what we have  
8 seen so far since the zoning ordinance has changed  
9 to allow in effect four stories in that zone.

10 And what we have seen are historic 19th  
11 Century houses being destroyed, you know, because  
12 now that you can build four stories on buildings  
13 that used to have three, it is profitable to  
14 demolish them and replace them with four-story  
15 buildings, and property values have gotten that  
16 high.

17 My suggestion would be you consider  
18 letting that situation where you in effect permit a  
19 bonus floor, if you have a resident who has a  
20 residential basement, that they can no longer use  
21 because of flooding purposes, and allow that as a  
22 provision for existing homes, but continue to permit  
23 or actually go back to having that be either R-1 or  
24 have that section of R-2 have only three buildable  
25 floors or residential floors the way you are

1 describing it now for the R-1 district.

2 If you did it that way, and you limited  
3 that provision only to existing buildings, you would  
4 eliminate the incentive to destroy those old  
5 buildings, so you could build a four-story building  
6 while still meeting the needs of people who have  
7 that now uninhabitable lower floor.

8 I think that not paying attention to  
9 market forces or more attention is desirable. I  
10 think you may want to rethink that particularly in  
11 terms of designating that as an R-2 zone no maximum  
12 number of residential floors as is indicated now,  
13 even the suggestion when you get to the fifth floor,  
14 that is a setback. You are just going to vastly  
15 increase the density of a relatively low density  
16 neighborhood.

17 The other point is a simple one  
18 regarding affordable housing. I think that whatever  
19 recommendations you make, the current arrangement,  
20 whereby the developers have the responsibility to  
21 actually build the units, get that job done, and in  
22 fact, the way the current code is written, the COs  
23 for the affordable units are linked to the COs for  
24 the market rates, so they can't build one without  
25 the other.

1                   I would suggest you keep that or make  
2                   no recommendations to change that because the  
3                   municipal authority is just not going to get the job  
4                   done as quickly or efficiently. There is no  
5                   evidence to suggest that that would be the case.

6                   Thank you very much.

7                   CHAIRMAN MAGALETTA: Thank you.

8                   Next, Dan Tumpson, please.

9                   MR. CARLSON: Please raise your right  
10                  hand.

11                  Do you swear the testimony you're about  
12                  to give is the truth, the whole truth, and nothing  
13                  but the truth?

14                  MR. TUMPSON: Yes.

15                  MR. CARLSON: State your name and  
16                  address for the record.

17                  MR. TUMPSON: My name is Daniel  
18                  Tumpson, 330 Park Avenue, Hoboken, New Jersey.

19                  THE REPORTER: Can you speak over here,  
20                  please?

21                  MR. TUMPSON: Okay. Sure. Hopefully I  
22                  will not electrocute myself. Okay.

23                  (Laughter)

24                  I didn't have a chance to really,  
25                  really examine this in great detail, but I do see



1       some problems with some of the suggestions in the  
2       reexamination.

3                   There does seem to be a tendency to  
4       increase the density in that zone, which is a  
5       problem. I hope that that is something that can be  
6       filtered out of the new plan.

7                   One example, which was recommended, is  
8       to create a larger facility for the Multi-Service  
9       Center. My understanding, since I was at the  
10      meeting about that, is that it will be not only  
11      taller, but it will also cover the entire property.

12                   I just think that moving in the  
13      direction of increased density and upzoning is a bad  
14      idea. I will emphasize that.

15                   I am also -- I am concerned about this  
16      rezoning of the entire waterfront area. This is an  
17      ongoing controversy, and it has to be worked out,  
18      but currently there seems to be a problem because it  
19      may be that part of the waterfront is needed for  
20      purposes of ferry maintenance and so forth, and that  
21      has to be worked out because a lot of people depend  
22      upon the ferry service. And if that is pushed out,  
23      it could undermine ferry service, and that would be  
24      a big impact on not only Hoboken, but other  
25      communities that have to commute across the Hudson.

1                   One of the things that I think that  
2                   Mike Evers brought up was building height. I know  
3                   that you changed this R-2 district, so that  
4                   buildings could now go up to, as I understand it,  
5                   they could go all the way up to five stories.

6                   If you have a building that is five  
7                   stories, and there are some historical buildings  
8                   that are there, and you happen to be in between a  
9                   five-story and a four-story building, and you are in  
10                  a three-story building, which is what used to be the  
11                  height that was allowed in the district that you can  
12                  go up not to four stories, which was a big concern  
13                  when that happened, but now it is five stories. I  
14                  think that is a mistake. I don't think you should  
15                  be able to jack up the heights of buildings that  
16                  encourages construction of historic buildings, so  
17                  please reconsider that.

18                  The density also seems to in some ways  
19                  allow five stories, increasing heights to five  
20                  stories, so that is something that I hope that you  
21                  will eliminate from the new zoning law and your  
22                  recommendations for the zoning laws. Anything that  
23                  will increase the height, the density, upzone, that  
24                  is not good idea.

25                  So thank you.

1 MR. CARLSON: Thank you.

2 CHAIRMAN MAGALETTA: Cheryl Fallick.

3 After Ms. Fallick is Jason Tovel, and  
4 then Mary Ondrejka, just so you know.

5 MR. CARLSON: Raise your right hand.

6 Do you swear the testimony you're about  
7 to give is the truth, the whole truth, and nothing  
8 but the truth?

9 MS. FALLICK: Yes.

10 MR. CARLSON: State your name and  
11 address for the record, please.

12 MS. FALLICK: Cheryl Fallick, 204 Third  
13 Street.

14 Good evening, everybody.

15 A couple of -- there are some good  
16 things in here, so I am not going to talk about  
17 those because I only have five minutes.

18 (Laughter)

19 But I want you to know that it is not  
20 that I think the whole thing is s-h -- yeah --

21 (Laughter)

22 -- it is that there are a couple of  
23 things in here that are so problematic, we cannot  
24 pass it, so very problematic.

25 First off, this upzoning that Dan

1 Tumpson before me referenced, where now two  
2 buildings on either side are higher than the zoning,  
3 we go -- you used to be -- the Zoning Board used to  
4 be able to go to the lower of the two. Now it is  
5 the higher of the two.

6 On my walk over here, I took pictures  
7 between Third and Second on my way down on Park.  
8 Four buildings immediately could be impacted by  
9 that. I don't know what would possess anybody to  
10 upzone anybody, and I don't know why that little  
11 tidbit wasn't included in the presentation because  
12 that's important. I think a lot of people won't  
13 like that.

14 The second thing is that I attended the  
15 sustainability element public hearing. I don't know  
16 how many of you were on the Planning Board last  
17 year, but I was looking for it during that  
18 presentation in that -- at that public meeting, the  
19 Planning Board at the time, so those of you who were  
20 on the Planning Board at the time, I know Director  
21 Forbes and I know Mr. Holtzman unanimously approved  
22 including Community Land Trust into our master plan  
23 into Hoboken to being something.

24 And I could read it to you, but I only  
25 have five minutes, but it's up on my smart phone.

1                   Oh, and, Mr. Magaletta, you were there,  
2                   too.

3                   It is nowhere in this draft, and I  
4                   looked at all of the sections, and I did a search,  
5                   Community Land Trusts, CLT, Community Housing  
6                   Trusts, CHT, and it is nowhere. It is very  
7                   disturbing and very concerning to me that I sat  
8                   here, I was the one who brought it up, watched you  
9                   all say "great idea," watched you all approve it  
10                  unanimously and now it is gone.

11                  There was a time in Hoboken when things  
12                  happened behind a citizen's back. That is something  
13                  happening beyond a citizen's back.

14                  The other thing is I am going to  
15                  somewhat disagree with my neighbor, Mike Evers. I  
16                  know he is saying that the city will not get to  
17                  building, or if they take money for affordable  
18                  housing, it won't happen. But the Community Land  
19                  Trust actually allows us to purchase housing,  
20                  purchase existing housing.

21                  I think it should be a huge concern to  
22                  everybody when we are talking about putting all of  
23                  the poor people, and by the way, you don't actually  
24                  ever mention the middle class.

25                  In Hoboken now, that master plan is

1 rich and poor, so you are wiping out the middle  
2 class.

3 The one organization, the nonprofit  
4 organization that I am part of, the Hoboken Fair  
5 Housing Association, was not included in any of  
6 these focus groups.

7 Bike Share Hoboken was more important  
8 than people who are concerned with people's housing,  
9 and by the way, in that sustainability meeting,  
10 again, it is in that transcript, where Director  
11 Forbes said she was going to reach out to the  
12 Hoboken Fair Housing Association, and she didn't.

13 I'm also very, very concerned that you  
14 are presenting the plan as done, when you haven't  
15 done the housing element, which is the element that  
16 would actually address the affordability and  
17 displacement issues in Hoboken. It is not done.  
18 And you know what?

19 Once we put the press release out how  
20 happy we are and how great we are that we finished  
21 the master plan, nothing else will happen, so that  
22 means you will never do it.

23 I don't know if my time is up. I can  
24 go on.

25 Oh, lastly, the consultants don't seem

1 to know the difference between rent control and  
2 affordable housing, because that master plan says we  
3 should put an overlay on all of the building  
4 complexes in Hoboken that are rent controlled. That  
5 is that is the entire town, folks.

6 So if we have a consultant that we're  
7 paying lots of money to that doesn't understand the  
8 difference between rent control, affordable housing,  
9 public housing, we have a problem. We are wasting  
10 our money,

11 Thank you very much.

12 CHAIRMAN MAGALETTA: Thank you.

13 Jason Tuvel.

14 MR. CARLSON: Raise your right hand,  
15 please.

16 MR. TUVEL: You're not swearing me in?

17 MR. CARLSON: Yes.

18 (Counsel confer)

19 MR. TUVEL: Do you want to swear me in?

20 MR. CARLSON: Yes.

21 Do you swear the testimony you're about  
22 to give is the truth, the whole truth, and nothing  
23 but the truth?

24 MR. TUVEL: Yes, I do.

25 MR. CARLSON: State your name and

1 address for the record.

2 MR. TUVEL: Sure.

3 Jason Tuvel, 141 Ayers Court, Teaneck,  
4 New Jersey, attorney here representing Stevents  
5 Institute of Technology.

6 So I want to thank you, Mr. Chairman,  
7 and Members of the Board. It seems like -- it was  
8 actually two years ago that we were before this  
9 Board, and we presented Stevens' future plan, so I  
10 commend the Board and the staff for working with us  
11 here and getting to this result.

12 I also want to commend Director Forbes  
13 and her staff, the Zoning Officer, as well as the  
14 various subcommittees that have been working very  
15 hard with Stevens to finalize the zoning ordinance  
16 for the campus as well.

17 I did submit a document to both Pat and  
18 to counsel that outlined some of the comments that  
19 we had to the master plan. I am not going to go  
20 through that. I just wanted to make sure that was  
21 part of the record, and I do have copies of it here  
22 in the event the Board requests hard copies.

23 COMMISSIONER HOLTZMAN: We received it.

24 CHAIRMAN MAGALETTA: The answer to your  
25 question is yes. We received it and considered it.



1 MR. TUVEL: Okay. Terrific.

2 So there are just a few salient points  
3 that I just wanted to make in connection with we've  
4 got a document that we presented. The first has to  
5 do with historic preservation.

6 Within the historic preservation  
7 discussion regarding Stevens, it talks about 16 to  
8 20 buildings or structures that should be designated  
9 for historic preservation and it lists them out.

10 Stevens is committed to working with  
11 both the Planning Board, as well as the Historic  
12 Preservation Commission with regard to establishing  
13 historic landmarks on the property.

14 However, what we suggest here is  
15 instead of outlining sort of main specific  
16 structures or buildings on the campus, just an  
17 overall statement that Stevens is willing to work  
18 with the city Planning Board, Historic Preservation  
19 Commission on designating certain landmarks on the  
20 campus. That is number one.

21 Number two is with respect to the  
22 waterfront zone. We are in agreement with the  
23 overall concept on the waterfront zone, except for  
24 one. We do want something to be added in the master  
25 plan that allows for a maritime related academic and

1 research uses for Stevens to be there, that would  
2 allow them to work on the Griffith building and  
3 rebuild the Griffith building, as well as continuing  
4 their efforts for maritime research and academic.

5 COMMISSIONER HOLTZMAN: I want you to  
6 know that we did acknowledge that specific callout,  
7 and we added it to our recommendations.

8 MR. TUVEL: Great. Terrific.

9 The next item has to do with  
10 conditional uses. Within the master plan, it calls  
11 out many uses as conditional.

12 Our goal is to appear before this Board  
13 from now on through the future, once the ordinance  
14 is adopted, so the conditional use situation, and  
15 from experience, what happens is if you don't comply  
16 with one of the conditions, and there could be a  
17 number of them, you have to go to the Zoning Board  
18 no matter how small that deviation is. And I  
19 understand as part of implementing conditions of  
20 conditional uses, the goal is to put some extra  
21 layers of protection.

22 We recommend doing that through either  
23 supplemental guidelines, design standards,  
24 supplemental regulations that are not conditions of  
25 conditional use standards. That way, if there is a

1 variance that's needed, it is a Planning Board  
2 variance. We are always before this Board, and we  
3 don't have to go to the Zoning Board for a D-3  
4 variance. That is another one of the items I wanted  
5 to mention.

6 There was also some discussion here  
7 regarding the ordinance that is about to take place  
8 I've been working on with Stevens.

9 I just want to make sure that this  
10 Board is looking at that ordinance to make sure that  
11 what is in the master plan document is consistent  
12 with the bulk requirements within that ordinance, as  
13 well as the uses, the conditional uses that I  
14 mentioned here, because this Board, once an  
15 ordinance is introduced by the City Council, will  
16 have to do a consistency determination to make sure  
17 that the ordinance is consistent with the master  
18 plan.

19 I ask this Board between this meeting  
20 and the next meeting, just to make sure that all of  
21 the bulk regulations and the use regulations are  
22 consistent.

23 That was the final point that I wanted  
24 to make --

25 COMMISSIONER HOLTZMAN: And just to

1 acknowledge that, Jason, yes, we understand that.  
2 We have acknowledged that. We are working on that.

3 MR. TUVEL: Terrific.

4 And then finally, I just wanted to just  
5 for the public's and the Board's information, we  
6 have been working hard with Director Forbes and her  
7 staff. We planned to implement the TDM Plan for our  
8 parking and traffic.

9 We -- Stevens hired a consultant that  
10 has been working for about two years on this TDM  
11 plan, and we are very excited about that.

12 We have also engaged experts on both  
13 historic preservation and green infrastructure, and  
14 we are working with Director Forbes, the Zoning  
15 Officer, and the other subcommittees on that, so we  
16 are excited about this, and we thank you very much  
17 for your time.

18 COMMISSIONER HOLTZMAN: Thank you.

19 MR. CARLSON: Before you sit down,  
20 would you kindly mark the correspondence to the  
21 Board as P-1 with today's date and give a copy to  
22 Pat?

23 MR. TUVEL: Absolutely. No problem.

24 COMMISSIONER HOLTZMAN: Here you go.

25 (Document marked Exhibit P-1)

1                   CHAIRMAN MAGALETTA: Next is Mary  
2           Ondrejka.

3                   MR. CARLSON: Raise your right hand.

4                   Do you swear the testimony you're about  
5           to give is the truth, the whole truth, and nothing  
6           but the truth?

7                   MS. ONDREJKA: I do.

8                   MR. CARLSON: Please state your name  
9           and address for the record.

10                  MS. ONDREJKA: Mary Ondrejka, 159 9th  
11           Street.

12                  I haven't been able to read the entire  
13           plan, so I perused it, but I am very concerned about  
14           the vein of upzoning in the plan.

15                  I am not sure what the goal of the  
16           consultants were in the population growth of the  
17           city, because people bring cars, so I really  
18           seriously think that the idea of parking and being  
19           able to accommodate it should be forgotten. It is  
20           not a reality. We will never be able to get all of  
21           the people in here. We will either have to charge  
22           for cars or ban them because it's just not going to  
23           work.

24                  In all of the speech she said that  
25           every area was upzoned. Now, I have a problem with

1       that, and I have a problem with the commercial that  
2       never materializes in all these developments. They  
3       are empty, and they sit there empty.

4                I don't like commercial on the corners  
5       usually, and she mentioned something about that.

6                And I also do not like the --  
7       destroying the height of the buildings with -- by  
8       allowing higher, by stepping back, by stepping back  
9       with buildings, you destroy the donut. Now, also I  
10      am talking about the light in the donut and the air  
11      quality.

12               The donut is to be preserved. It is  
13      not being preserved to this day. It is in the  
14      master plan currently, but I see it firsthand  
15      destroyed at almost every meeting that is given  
16      variances, so it is sort of a farce.

17               It's like we want parking. We want the  
18      donut. It's not going to happen.

19               Hum, rentals aren't mentioned. I mean,  
20      she didn't mention them. One good thing is we are  
21      sick and tired of the two and -- no -- three and  
22      four-bedrooms. A lot of people that move here do  
23      not need that amount of bedrooms, and that is not  
24      being considered. Only extraordinarily high end  
25      luxury residences are being considered, so you

1       already, as Cheryl said, you got rich and you got  
2       poor. The middle class is being pushed out until we  
3       all die I guess or be pushed out, one or the other.

4                 There is -- I don't -- I would like to  
5       actually ask the question: How many more people  
6       that is intended to be crammed in our city now?

7                 We have a Washington Street that is not  
8       faring very well because it is very hard to get  
9       here.

10                We have to be realistic. You can only  
11       fit so many rats in a box, and there is just not  
12       that much room. Unless you go up higher, then you  
13       are going to require a lot more people. We don't  
14       have a very good sewerage system. It is not being  
15       changed all over town, just on Washington --  
16       actually not even on Washington.

17                So these are serious, serious issues.  
18       Your quality of life in the years I lived here has  
19       diminished. You may get a park thrown in here or  
20       something else, but you have a lot of minuses, and I  
21       am beginning to look at the town a lot differently  
22       sadly because I hate going in that direction. You  
23       cannot upscale the whole town. You can't. If you  
24       do, no one will want to live here.

25                Thank you.

1 CHAIRMAN MAGALETTA: Thank you.

2 Tim Staub.

3 MR. CARLSON: Raise your right hand,  
4 please.

5 Do you swear the testimony you're about  
6 to give is the truth, the whole truth, and nothing  
7 but the truth?

8 MR. STAUB: I do.

9 MR. CARLSON: State your name and  
10 address for the record.

11 MR. STAUB: Timothy Staub, 81 Madison  
12 Street.

13 There is actually -- really I like a  
14 lot about the plan. It is pretty thorough. I mean,  
15 obviously some tweaks here and there.

16 The first thing I was going to go after  
17 is 3A2, which talks about requiring private entities  
18 to install microgrids, because I do like it, but the  
19 thing about it is that has happened is a lot of  
20 these private entities that have installed these  
21 bike racks to be used by the residents, the  
22 residents have to move their bikes, and then they  
23 become essentially useless. This is a big issue at  
24 Trader Joe's where I have to lock my bike up to a  
25 street sign. So having no public racks, it would be



1 a big item for me.

2 The next thing I am a big fan of is the  
3 loading zones. As we are moving more towards a  
4 delivery based economy with Amazon and groceries  
5 getting delivered, and people needing to drop off  
6 their kids or dropping off groceries, having more  
7 temporary parking available in the area would be  
8 very beneficial for -- would be very beneficial more  
9 along the lines of just being able to move  
10 everything around and also be very useful for car  
11 commuters who are nearby, but unable to get there  
12 via transit. This would provide a possibility for  
13 them to park when they return from there.

14 The other item I took note on was the  
15 green circuit. In the green circuit, it goes along  
16 the border between Union City, Jersey City and  
17 Hoboken. This area is kind of not very good. There  
18 is a lot of garbage that has come down. It is the  
19 embankment essentially.

20 If there is any way we could pursue a  
21 county park or a city park shared between three  
22 cities, that would be I think very beneficial in  
23 completing the green circuit and making it much more  
24 active.

25 Hum, the other items -- oh, in terms of

1 public events more searchable, now, I only knew  
2 about this event because I followed the website and  
3 I communicated with people in government. But  
4 usually there was a Facebook message -- Facebook  
5 event for this in previous cases.

6           There was none this time, and it would  
7 be a lot easier if we could have a more active  
8 source for media, and in addition start streaming  
9 live events to Facebook, to Twitter or Twitch, or  
10 whatever you want to use, just so that people are  
11 able to watch it, not having to just go to the  
12 Hoboken site.

13           The other two items I want to talk  
14 about is the zoning. The first item or the land  
15 use -- the first item is the increase, what I will  
16 call south commercial, basically allowed land owners  
17 or property owners to activate land to become  
18 commercial or basically not have it, if they don't  
19 feel that they can fill it. This would prevent  
20 empty storefronts. Like a good area would be along  
21 Clinton and Willow where you already have activated  
22 storefronts, but it is not zoned that way.

23           Along First obviously, Fourth and Fifth  
24 have active storefronts as well, but they are not  
25 going to be -- some might not be, and some might be.

1           The other thing I want to talk about is  
2       upzoning. I want upzoning. I want people to come  
3       and live in Hoboken. We have not even hit our peak  
4       population as a city yet, which hasn't been achieved  
5       in nearly a century. I mean, I want more neighbors  
6       essentially, and that is it. I want to see more  
7       people around.

8           I don't want -- I don't want massive  
9       buildings that are basically shadowing over streets  
10      or over parks, but I wouldn't mind some more housing  
11      around because I have friends that have been priced  
12      out of Hoboken because there is no -- there's not  
13      enough housing stock to support the people that want  
14      to live here essentially, and the only way we can  
15      make our housing stock is if we add more units and  
16      if we become more dense.

17           So that is it.

18           CHAIRMAN MAGALETTA: Thank you.

19           Next is Terry Pranses, followed by  
20      Aliny Westermann.

21           MR. CARLSON: Raise your right hand.

22           Do you swear the testimony you're about  
23      to give is the truth, the whole truth, and nothing  
24      but the truth?

25           MR. PRANSES: I do.



1 out tonight and that therefore this is really only  
2 my own personal thoughts on this, I do have some  
3 concern, and I heard this from others, about  
4 possible over population. We are already one of the  
5 most densely populated cities in the country.  
6 Certainly pushing two kinds of density, New York  
7 City as a city.

8 So the question in general becomes what  
9 is the objective. What is the population that we  
10 foresee is appropriate for Hoboken, for Mile Square?

11 There is also -- and it doesn't happen  
12 everywhere, but certainly in certain changes that  
13 are proposed, such as the R-2 and the R-3, there is  
14 the opportunity I would see for higher density.

15 I must go back to some conversations  
16 that have been in the five to ten years ago period,  
17 where a number of people, either in office or  
18 running for office, said that, in fact, higher  
19 population for Hoboken came at some sort of loss.  
20 In other words, the cost of adding population in a  
21 residential sense was adding so many costs to the  
22 costs of the government, that really Hoboken needed  
23 to realign what it was attracting, not so much  
24 residential, which we get quite well, and we do  
25 quite well at by trying to attract more business and

1 business revenues.

2 So as this process goes forward, I just  
3 want some reexamination of those facets.

4 Thank you.

5 CHAIRMAN MAGALETTA: Thank you.

6 COMMISSIONER HOLTZMAN: Thank you.

7 CHAIRMAN MAGALETTA: After Aline is  
8 Paul Wojnicki.

9 MS. WESTERMANN: Thank you.

10 COMMISSIONER HOLTZMAN: Take your time.

11 MR. CARLSON: Raise your right hand,  
12 please.

13 Do you swear the testimony you're about  
14 to give is the truth, the whole truth, and nothing  
15 but the truth?

16 MS. WESTERMANN: Yes.

17 MR. CARLSON: State your name and  
18 address for the record.

19 MS. WESTERMANN: My name is Aline  
20 Westermann, A-l-i-n-e, W-e-s-t-e-r-m-a-n-n, and I  
21 live on 625 Willow Avenue.

22 So this is very new to me, so this is  
23 going be a very candid view of what I observed  
24 today, and I like a lot of the work that has been  
25 done on the existing. I think it was a good job of

1 protecting the historical part of Hoboken.

2 What -- I have more questions actually  
3 than comments, but I will try to phrase them as  
4 comments.

5 So I have -- I would like to know more  
6 about the vision for the area that is called R-3  
7 right now, and especially the area around Jackson,  
8 because the fact that we want to increase the  
9 density here can be a good thing, and also a bad  
10 thing, depending on how we are going to turn this  
11 neighborhood around.

12 And with the addition of this  
13 commercial, I think it could be a great way to  
14 recruit like a younger population, because right now  
15 the population of Hoboken has become a little bit  
16 older, which is great right now, because I'm more  
17 affluent, but in the future when this is going to go  
18 down, how do we keep recruiting younger generation?

19 So I see that as an area of  
20 opportunity, but I think there is more work that  
21 needs to be done to make sure it goes the right way,  
22 and you attract the right people and not over  
23 populate, so we got to see a little bit more balance  
24 in that green area and a better vision for what's  
25 the next of Hoboken.

1                   And something that wasn't addressed I  
2 think is like churches and things like that. I  
3 don't know if it is part of the mapping, but I have  
4 not seen anything, so I just have no idea what is  
5 the plan.

6                   And the parking situation, I don't  
7 drive, but I think -- I heard other things, so --  
8 oh, the last thing as far as the city, I think this  
9 is a great vision also, but give a little glance  
10 over, so that we continue the brainstorming or  
11 something to just bring it to the next level.

12                   Thank you.

13                   CHAIRMAN MAGALETTA: Thank you.

14                   COMMISSIONER HOLTZMAN: Thank you.

15                   CHAIRMAN MAGALETTA: Paul Wojnicki  
16 followed by Nicola Maganuco.

17                   MR. CARLSON: Raise your right hand,  
18 please.

19                   Do you swear the testimony you're about  
20 to give is the truth, the whole truth, and nothing  
21 but the truth?

22                   MR. WOJNICKI: Yes, I do.

23                   MR. CARLSON: State your name and  
24 address for the record.

25                   Paul Wojnicki, 225 Washington Street.



1 THE REPORTER: How do you spell that?

2 MR. WOJNICKI: W-o-j-n-i-c-k-i.

3 Again, I also had only a brief time to  
4 read through this, but I appreciate that there was  
5 an increase in the historic district that has been  
6 put throughout Hoboken, and I see that they are  
7 encompassing all of Court Street.

8 Now, I happen to back Court Street, and  
9 Court Street I'll tell you is one of the photograph  
10 places in Hoboken. You will go out on a Saturday,  
11 and you'll see three or four wedding parties.

12 But the fact is, is that the commitment  
13 of the city to historic districts differs in reality  
14 from what is on paper.

15 There has been -- down the street,  
16 there's garbage cans sitting out. There's piles of  
17 garbage on Court Street. We have film crews  
18 literally moving garbage cans out of the way, so  
19 they can shoot the street. I know there is an  
20 initiative to do arts and things like that and draw  
21 people in there.

22 As some of you may know, there's at  
23 least one scene that was shot on Court Street in On  
24 The Waterfront, and so I see plaques around the city  
25 for different things like that, and I think it has

1       been a terribly neglected street. And I said, okay,  
2       maybe it's not in the budget.

3                       But then when I look, and I see CBS  
4       reset, or I see the 14th Viaduct reset, I question  
5       the commitment of the city to these -- to the  
6       historic district.

7                       Secondly, you know, I see a lot of  
8       things about, you know, we have beautiful parks now.  
9       But, again, not just Court Street, but there's --  
10      just even the corner down here on Second. The  
11      sidewalk is in complete disrepair.

12                      So what good is a great park, if while  
13      you're walking there, you trip over the sidewalk?

14                      You can't ride your bike there. You  
15      can't take a scooter there. You can't jog down  
16      there.

17                      So, again, what I am looking for is I  
18      think that the plan lacks the city's commitment to  
19      follow the guidelines that they're dictating to  
20      everyone else.

21                      I can quote 123, the Land Use Element.  
22      I happen to be also a professor at Stevens, and just  
23      have to say special care should be given to the  
24      design and maintenance -- this is a quote,  
25      unquote -- special care should be given to the

1 design and maintenance of the street scape,  
2 including sidewalk, fences, landscaping that  
3 highlight the campus setting in the urban  
4 environment.

5 What I suggest is that Hoboken makes a  
6 commitment to highlighting the street scape,  
7 sidewalks, et cetera, that highlight our city,  
8 right?

9 This is the plan. It is about that.  
10 It is about making this better, so I do that.

11 I do have a couple of other comments on  
12 things. I don't know who is doing the traffic  
13 studies. I actually am a car driver. Whoever  
14 turned Observer Highway into a single lane, and then  
15 I saw the --

16 (Applause)

17 -- yes.

18 For those of you who have not, whoever  
19 turned it into a single lane, and then I look at the  
20 traffic study, which was in, I'm not sure which  
21 page, but I saw the traffic study, and it had a  
22 number like 54 percent, if I am wrong between six  
23 and eight and it's red, and the reason it is like  
24 that is because that's a single file lane going all  
25 the way down.

1                   Now, I do have a suggestion, which is  
2                   make no left turns. So if you are coming back out,  
3                   you take no left turns. You can partially rectify  
4                   the flow problem there, but turning that into a  
5                   single lane, I don't understand where the study went  
6                   through. I am sorry. I didn't -- I missed that in  
7                   the -- I am a Nixle user. Of course, that other  
8                   person mentioned city media, Nixle worked great. I  
9                   do believe it should be more emphasized to get it  
10                  out that way. Posting the public notice, just I  
11                  don't do paper.

12   (Laughter)

13                  And then the last thing I have here is  
14                  Washington Street, I know they did just put up a  
15                  bunch of trees on Washington Street, and I actually  
16                  thought somebody mentioned this, that they were  
17                  going to improve sewerage on Washington Street in  
18                  some of these zones. And the problem -- sewerage,  
19                  rainwater runoff, and if you don't know where the  
20                  rainwater runoff -- it only runs to the corners on  
21                  Washington Street, or it runs underneath Washington  
22                  Street, which is where our power lines are, which is  
23                  where the water main was, which is why we had water  
24                  main problems because the drainage is bad, so we  
25                  went back from zero to zero.

1                   Again, the commitment to thinking  
2 things all the way through, I think is a little  
3 unclear.

4                   And then lastly, I do like the bicycle  
5 routes. I don't ride the bicycle around in the  
6 city, but we need to like start enforcing double  
7 parking. You're talking about beautifying the city,  
8 but simple things with the infrastructure, like  
9 enforcing double parking.

10                  Double parking on Washington Street  
11 makes Washington Street a nightmare, so things like  
12 that.

13                  But I appreciate the time, and thank  
14 you very much.

15                  CHAIRMAN MAGALETTA: Thank you.

16                  I would say to you I appreciate all  
17 your comments. It sounds like an enforcement  
18 question. If something happens, contact the city.

19                  MR. WOJNICKI: Oh, I have.

20                  CHAIRMAN MAGALETTA: Okay.

21                  MR. WOJNICKI: I have, and multiple  
22 times. It's just not being enforced.

23                  CHAIRMAN MAGALETTA: Okay. Fair  
24 enough.

25                  Thank you.

1                   Next Nicola Maganuco, and then Tiffanie  
2 Fisher will be our last speaker.

3                   Oh, I'm sorry. It's Maganuco. You have  
4 terrible handwriting.

5                   (Laughter)

6                   MR. CARLSON: Raise your right hand,  
7 please.

8                   Do you swear the testimony you're about  
9 to give is the truth, the whole truth, and nothing  
10 but the truth?

11                  MR. MAGANUCO: Yes.

12                  Nicola Maganuco, M-a-g-a-n-u-c-o.

13                  MR. CARLSON: You may proceed.

14                  MR. MAGANUCO: Well, first off, thank  
15 you. Thank you, everyone, for being here. Thank  
16 you for taking the time to do this. You guys have  
17 done a ready good job, and I applaud you for that,  
18 and I don't take for granted the fact that we live  
19 in a country where we can do this, so thank you.

20                  I know the master plan has covered very  
21 briefly, and it was mentioned about New Jersey  
22 Transit, and I am here to speak about that.

23                  I want just to understand the extent to  
24 which we are engaging with them. I think a lot of  
25 the residents here in Hoboken have a serious issue

1 specifically the uptown side, Northwest, Fifth Ward  
2 predominantly.

3 We are looking at 9th and Clinton, 12th  
4 and Clinton, 14th and Willow, 14th and Bloomfield,  
5 specifically with NJ transit buses. They are at  
6 overcapacity during rush hour, so between 7 a.m. to  
7 9 a.m. overcapacity.

8 A lot of the residents are waiting in  
9 long lines. And if you take a look at some of these  
10 bus stops in the morning, you see the lines extend  
11 300, 400 feet. It is absolutely ridiculous.

12 No one is refuting the fact that our  
13 population has grown roughly 8 to 9 percent, and I  
14 just want to understand, have we been engaging with  
15 New Jersey Transit to take a look at ridership  
16 levels, statistics?

17 To what point do we accept this?

18 Because a lot of the residents will  
19 voice this issue, the ones that commute, which is a  
20 majority of us, because we live in this town. So I  
21 just wanted to understand the engagement, and if  
22 there is a plan in place to address that issue.

23 Thank you.

24 CHAIRMAN MAGALETTA: Thank you

25 Tiffanie Fisher and then Jim Doyle.

1                   MR. CARLSON: Raise your right hand,  
2 please.

3                   Do you swear the testimony you're about  
4 to give is the truth, the whole truth, and nothing  
5 but the truth?

6                   MS. FISHER: I do.

7                   MR. CARLSON: State your name and  
8 address for the record, please.

9                   MS. FISHER: Tiffanie Fisher, 1500  
10 Hudson Street.

11                   So thanks for letting people speak  
12 tonight.

13                   I have really just one question that I  
14 believe was raised on the subcommittee, which is,  
15 and I believe Terry brought it up as well, which is  
16 the total population issue.

17                   I think the build-out study had  
18 indicated, and correct me if I get the exact numbers  
19 wrong, but with what is currently approved in our  
20 redevelopment plan, as well as what we currently  
21 have in place, like that is potentially going to be  
22 built, I believe it says our housing stock is going  
23 to go up about 22 percent.

24                   And if you assume that that translates  
25 to a similar increase in population, it is a



1 simple -- another 12,000 people.

2 What I am curious about is, what -- in  
3 some of the upzoning and some of the zoning changes  
4 that you are recommending, have you calculated what  
5 that incremental population is going to be?

6 And if so, we would love to see that  
7 and just understand what the impact is for the  
8 recommended upzoning.

9 And really where my concern is, it's  
10 not whatever the exact number is, but just as we are  
11 within the city, and I know it was a sure part of  
12 the dialog, and a lot of input that you received  
13 from people, and we hear about it, you know, and  
14 we're handed things when we're talking to residents  
15 is that the city -- the city feels crowded, and not  
16 necessarily just the sidewalks, but we are lacking  
17 in sufficient services to support our current  
18 population.

19 The most easiest example to point to is  
20 field space for small kids, right?

21 We had what we talked about on a number  
22 of occasions, we have had doubling of seven and  
23 eight-year-olds in the last five years, and we  
24 literally don't have enough field space for them.

25 We had a lot of families come in, which

1 I think people love living here, and they stayed a  
2 lot longer, and it is a testament to all of the  
3 positive things that have happened in the last  
4 decades that we can say that perception that our  
5 schools are improved, but we are a victim of our  
6 own -- we are a victim of our own --

7 A VOICE: Success.

8 MS. FISHER: -- success, yes.

9 Because now we don't necessarily have  
10 municipal services to support this growing  
11 population.

12 So when I look at the reexam and I look  
13 at the Land Use Element, similar to what some other  
14 people have said about the missing pieces that have  
15 not been studied yet, they feel like they should be  
16 more integrated than they have been right now, that  
17 we are starting with something that is a good basis,  
18 but it is difficult to think about rezoning, if we  
19 don't yet know what the school needs are going to be  
20 of a growing population, what the potential growth  
21 population, what the potential population growth is  
22 going to be, so we know what that right, you know,  
23 ratio of open space to families are, et cetera.

24 And although this feels like it is a  
25 pretty good foundation, it feels incomplete

1 relative -- because we don't have the other plans,  
2 and I would love to do that, and I am looking  
3 forward to whatever that conversation is with  
4 Director Forbes during the budget process next year  
5 because I imagine going through those remaining six  
6 or seven plans is not an inexpensive task.

7           So I mean, this is a real issue that I  
8 think we need to think about for the city is how do  
9 we take this, you know, foundation that you guys  
10 have started here and actually make it something  
11 that matches with all of the various demands that  
12 are being recommended for the next step. But if we  
13 don't do those, I personally don't know how we are  
14 going to be able to adopt the massive zoning changes  
15 without understanding the economic impact of all of  
16 them actually and how they implement, et cetera.

17           And I don't want that to sound  
18 negative. If anything, I want it to sound positive,  
19 like we should. I am a huge advocate for doing  
20 whatever we need to do to get those pieces budgeted,  
21 funded and, you know, underway and whatever support  
22 we need in the city to do that.

23           So I hope you take it as a positive,  
24 not a negative, but it's really the impact of our  
25 growth, and I would love to see the number with the

1 upzoning in addition to a build up.

2 So thank you.

3 CHAIRMAN MAGALETTA: Thank you.

4 Right now Mr. Doyle is the last person  
5 speaking. If anybody else wants to come to speak,  
6 please let me know, and we will take you.

7 Thank you.

8 MR. CARLSON: Raise your right hand,  
9 please.

10 Do you swear the testimony you're about  
11 to give is the truth, the whole truth, and nothing  
12 but the truth?

13 MR. DOYLE: I do.

14 MR. CARLSON: State your name and  
15 address for the record.

16 CHAIRMAN MAGALETTA: James Doyle, 806  
17 Park Avenue.

18 I wanted to also commend you all for  
19 your work. I think you have done a great job.

20 I just have to echo something that  
21 Ms. Fisher just pointed out.

22 As far as the sort of the question on  
23 the population question, I know the distinction  
24 between bulk and density, which I think may be some  
25 of the speakers tonight have not focused on, but

1       certainly additional density, just means more units,  
2       which in the same size box could just mean smaller  
3       units, which could mean, you know, one-bedroom or  
4       studios, rather than three-bedroom apartments. The  
5       density is not bad in my view.

6                   But as I was reading through the Land  
7       Use Element, I saw that you seemed to be reflecting  
8       reality in that when you were talking about the R-1  
9       and you chose to preserve that, so you reduced the  
10      amount of density, which makes sense, you know,  
11      certainly at Castle Point Terrace it makes sense.

12                   But when you start working your way  
13      down to the R-2 and the R-3, the text talks to the  
14      issue of what is there, and therefore, let's do the  
15      math to accommodate what is there and make more of  
16      what is there, and it seems to me that R-2  
17      especially, I think we may be -- I would ask that we  
18      consider, you know, leading rather than following  
19      what is there. And it may be that what is  
20      predominantly there now is not the right thing and  
21      maybe a little bit less would be better, and it  
22      would be fewer people. It would be, you know, less  
23      population.

24                   The density number can be whatever it  
25      is, but I think, you know, going to five and a half

1 stories, where it is currently four, I don't think  
2 it is a great idea, and so I think that maybe we  
3 need to think about what we want, not what we have.

4 Thank you very much.

5 CHAIRMAN MAGALETTA: Thank you.

6 Is there anybody else?

7 I don't see anybody, so I guess we will  
8 close the public portion.

9 All right.

10 Scott, anything else?

11 MR. CARLSON: I think what we need to  
12 do is -- I think what we need is a motion to adjourn  
13 this to June 25th.

14 COMMISSIONER HOLTZMAN: I am happy to  
15 make a motion to refer the comments from this  
16 evening for consideration to the master plan  
17 committee and also to carry this meeting to Monday,  
18 June 25th, without any further additional public  
19 notice.

20 CHAIRMAN MAGALETTA: Is there a second?

21 COMMISSIONER CLOUD: Second.

22 MS. CARCONE: Mr. DeFusco?

23 COMMISSIONER DE FUSCO: Yes.

24 MS. CARCONE: Commissioner Forbes?

25 COMMISSIONER FORBES: Yes.

1 MS. CARCONE: Commissioner Holtzman?  
2 COMMISSIONER HOLTZMAN: Yes.  
3 MS. CARCONE: Commissioner Pinchevsky?  
4 COMMISSIONER PINCHEVSKY: Yes.  
5 MS. CARCONE: Commissioner Stratton?  
6 COMMISSIONER STRATTON: Yes.  
7 MS. CARCONE: Commissioner Jacobson?  
8 COMMISSIONER JACOBSON: Yes.  
9 MS. CARCONE: Commissioner Cloud?  
10 COMMISSIONER CLOUD: Yes.  
11 MS. CARCONE: Chairman Magaletta?  
12 CHAIRMAN MAGALETTA: Yes.  
13 Okay. Any further business?  
14 Is there a motion?  
15 COMMISSIONER HOLTZMAN: Motion to close  
16 the meeting.  
17 COMMISSIONER DE FUSCO: Second.  
18 CHAIRMAN MAGALETTA: All in favor?  
19 Yes.  
20 (All Board members answered in the  
21 affirmative).  
22 CHAIRMAN MAGALETTA: Any opposed?  
23 Thank you.  
24 (The meeting concluded at 9:15 p.m.)  
25

C E R T I F I C A T E

I, PHYLLIS T. LEWIS, a Certified Court Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the 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.  
This transcript was prepared in accordance with  
NJAC 13:43-5.9.