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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

PHYLLIS T. LEWIS
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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.

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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 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 These are all completed. They are
2 built out largely, and the intent was to just bring
3 them into conventional zoning, right?

4 Recognize what is there, sort of
5 preserve that built environment, so we are not
6 imposing a new high-rise residential or anything
7 else, but we are recognizing what has already been
8 built.

9 For the commercial, where you currently
10 have one commercial district, we are really
11 recognizing that there is a lot of different types
12 of commercial districts in the city that need to be
13 recognized and reflected in zoning.

14 And in industrial, currently you have
15 two industrial zones. A lot of those are actually
16 covered by residential buildings that are built, so
17 it is really about taking what is left, that's still
18 in an industrial zone and bringing it into one
19 unified zone.

20 We have also two other zones, which I
21 will touch on, the waterfront open space zone and a
22 higher education zone for the Stevens campus.

23 So just to go through this, and again,
24 I'll try to be succinct.

25 Looking at residential, we are going to

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 about 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 Tuvel, 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 Stevens
 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 MR. CARLSON: State your name and
2 address for the record.

3 MR. PRANSES: Terry Pranses,
4 P-r-a-n-s-e-s, 730 Park Avenue.

5 Some of these initial comments also
6 reflect some thinking from the responsibility
7 development task force that has been shared through
8 the planning process.

9 I do want to note the work here, the
10 process, I think it has been good. There has been
11 certainly many points where I have seen reflection
12 of public input, even including our own at that
13 point. In particular, there is quite a bit of
14 acknowledgement of historic areas and proposed
15 historic protections, historic considerations.

16 Similarly, there has been a reflection
17 of a concern about what goes on inside the donut and
18 how to make it a green donut, not a cement donut.
19 In both cases, I will just express a concern that
20 the how is not addressed.

21 So as a direction, the words are good.
22 They are soothing. They are positive, and that is
23 certainly the direction that we urged earlier in the
24 process.

25 In terms of some thinking that has come

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

1
 2
 3 I, PHYLLIS T. LEWIS, a Certified Court
 4 Reporter, Certified Realtime Court Reporter, and
 5 Notary Public of the State of New Jersey, do hereby
 6 certify that the foregoing is a true and accurate
 7 transcript of the proceedings as taken
 8 stenographically by and before me at the time, place
 9 and date hereinbefore set forth.
 10
 11 I DO FURTHER CERTIFY that I am neither
 12 a relative nor employee nor attorney nor counsel to
 13 any of the parties to this action, and that I am
 14 neither a relative nor employee of such attorney or
 15 counsel, and that I am not financially interested in
 16 the action.
 17
 18 s/Phyllis T. Lewis, CCR, CRCR
 19 -----
 20 PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
 Notary Public of the State of New Jersey
 21 My commission expires 11/5/2020.
 This transcript was prepared in accordance with
 22 NJAC 13:43-5.9.
 23
 24
 25

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