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HOBOKEN ZONING BOARD OF ADJUSTMENT
CITY OF HOBOKEN

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REGULAR MEETING OF THE HOBOKEN : Tuesday 7 p.m.
ZONING BOARD OF ADJUSTMENT : August 18, 2020
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MEETING CONDUCTED VIA ZOOM

B E F O R E:

- Vice Chair John Branciforte (Acting Chairman)
- Commissioner Ann Graham
- Commissioner Antonio Grana
- Commissioner Owen McAnuff
- Commissioner Diane Fitzmyer Murphy
- Commissioner Steven Firestone
- Commissioner Carol Marsh
- Commissioner Steven Smolyn

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

BANISCH ASSOCIATES, INC.
BY: Frank Banisch, PP

BOSWELL ENGINEERING
BY: Christopher Nash, PE

Patricia Carcone, Board Secretary

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

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 2 DAVISON, EASTMAN, MUNOZ,
 3 LEDERMAN & PAONE, PA
 4 Monmouth Executive Center
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 6 Freehold, New Jersey 07728
 7 (732) 462-7170
 8 BY: DENNIS M. GALVIN, ESQUIRE
 9 Attorney for the Board.
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1 VICE CHAIR BRANCIFORTE: Pat, can you
 2 read the --
 3 MS. CARCONE: Can you hear me?
 4 VICE CHAIR BRANCIFORTE: Yes.
 5 MS. CARCONE: Okay. I would like to
 6 advise all of those present that notice of this
 7 meeting has been provided to the public in
 8 accordance with the provisions of the Open Public
 9 Meetings Act, and that notice was published in The
 10 Jersey Journal and city's website. Copies were also
 11 provided in The Star-Ledger, The Record, and also
 12 placed on the bulletin board in the lobby of City
 13 Hall.
 14 This meeting is a judicial proceeding.
 15 Any questions or comments must be limited to the
 16 issues that the Board may legally consider to reach
 17 a decision, and the decorum appropriate for a
 18 judicial hearing must be maintained at all times.
 19 VICE CHAIR BRANCIFORTE: Okay.
 20 For some reason I just lost my entire
 21 Zoom. Are you guys out there?
 22 Oh, there you are.
 23 MS. CARCONE: We can hear you.
 24 VICE CHAIR BRANCIFORTE: Good. Now I
 25 am back.

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1 So tonight is Tuesday, the 18th of
 2 August, 7 o'clock.
 3 Can you call the roll, Pal -- Pat?
 4 MS. CARCONE: Pat? Okay.
 5 Yes. Let me get to the right screen.
 6 All right. Commissioner Aibel is
 7 absent.
 8 Commissioner Branciforte?
 9 VICE CHAIR BRANCIFORTE: Here.
 10 MS. CARCONE: Commissioner Graham?
 11 COMMISSIONER GRAHAM: Here.
 12 MS. CARCONE: Commissioner Grana?
 13 COMMISSIONER GRANA: Here.
 14 MS. CARCONE: Commissioner McAnuff?
 15 COMMISSIONER MC ANUFF: Here,
 16 MS. CARCONE: Commissioner Murphy?
 17 COMMISSIONER MURPHY: Here.
 18 MS. CARCONE: Commissioner Weaver?
 19 Okay. No Commissioner Weaver.
 20 Commissioner Firestone?
 21 COMMISSIONER FIRESTONE: Here.
 22 MS. CARCONE: Commissioner Maganuco is
 23 absent.
 24 MS. CARCONE: Commissioner Marsh?
 25 COMMISSIONER MARSH: Here.

1 MS. CARCONE: Commissioner Smolyn?
 2 COMMISSIONER SMOLYN: Here.
 3 MS. CARCONE: Okay. We have a quorum.
 4 VICE CHAIR BRANCIFORTE: Should we
 5 start right with the administrative stuff?
 6 MS. CARCONE: Yeah. I want to go
 7 straight through the agenda top to bottom so we
 8 don't miss anything. It's just we have some small
 9 things.
 10 VICE CHAIR BRANCIFORTE: So the first
 11 is the withdrawal of 1501 Adams Street?
 12 MS. CARCONE: Yep. That was one of Jim
 13 Burke's projects. I don't know if he wants to speak
 14 to that. The applicant came in and he pretty much
 15 immediately withdrew it. It hadn't gone very far
 16 with the Board of Professionals.
 17 VICE CHAIR BRANCIFORTE: Okay.
 18 MS. CARCONE: Jim, do you have anything
 19 you want to say, or you're muted. Jim Burke, you
 20 are muted.
 21 MR. BURKE: There we go.
 22 MR. GALVIN: Can you hear me now?
 23 (Laughter)
 24 MR. BURKE: The application centered
 25 around the use of a gym or a facility like that, and

1 given the pandemic, the gym withdrew, so that is why
 2 the application was withdrawn.
 3 MR. GALVIN: Okay.
 4 VICE CHAIR BRANCIFORTE: So do we need
 5 motion to withdraw it or --
 6 MR. GALVIN: Yeah. Just make a motion
 7 and a second to withdraw it.
 8 COMMISSIONER GRANA: Motion to withdraw
 9 as stated.
 10 MR. GALVIN: Without prejudice.
 11 COMMISSIONER GRAHAM: Second.
 12 COMMISSIONER GRANA: Without prejudice.
 13 MR. GALVIN: Yeah.
 14 COMMISSIONER GRAHAM: Second.
 15 VICE CHAIR BRANCIFORTE: Do I have a
 16 second?
 17 MS. CARCONE: All in favor?
 18 COMMISSIONER GRAHAM: Second.
 19 (All Board members answered in the
 20 affirmative)
 21 MR. GALVIN: All in favor?
 22 (All Board members answered in the
 23 affirmative)
 24 MR. GALVIN: All right. Thank you.
 25 (Laughter)

1 MS. CARCONE: Okay. The next --
 2 VICE CHAIR BRANCIFORTE: Waiver.
 3 MS. CARCONE: -- wait a minute -- 611
 4 Hudson Street.
 5 Frank Banisch, are you ready to do the
 6 completeness review for this project?
 7 MR. GALVIN: Frank, you are on mute,
 8 man.
 9 MR. BANISCH: Oh, thank you for that.
 10 I apologize. Yeah. This is --
 11 MR. GALVIN: Don't apologize. It's
 12 okay. We are all doing it.
 13 MR. BANISCH: Yeah. Well, I keep
 14 hitting mute as soon as I'm done talking, so --
 15 (Laughter)
 16 MS. CARCONE: Frank, can you see your
 17 report on the screen?
 18 MR. BANISCH: I see my report on my
 19 screen, which was August 10th, 2020.
 20 MS. CARCONE: Do you see the report on
 21 the screen, the shared screen, or you are not
 22 looking at that?
 23 Can the Board see the report --
 24 COMMISSIONER MURPHY: We can only see
 25 part of it, Pat.

1 MS. CARCONE: You can only see part of
 2 it?
 3 COMMISSIONER MURPHY: Yes.
 4 MS. CARCONE: Okay.
 5 COMMISSIONER MURPHY: There you go.
 6 That's better.
 7 MR. BANISCH: If you want to scroll up
 8 a little bit or down a little bit rather, it will
 9 show more of the body of the report.
 10 MS. CARCONE: Okay.
 11 COMMISSIONER GRANA: You are on the
 12 body of the first page now, Pat.
 13 MR. BANISCH: Right.
 14 So here we are talking about a variance
 15 required for building height. 40 feet is permitted
 16 with three stories above the DFE, and 42 feet and
 17 four stories exists and is now proposed in this
 18 application.
 19 The request for waivers relate to the
 20 resolution of redeveloper designation, and that one
 21 doesn't apply. It is not in a redevelopment area.
 22 The Flood Plain Administrator letter,
 23 Ann Holtzman has indicated in her 7/31/2020 letter
 24 that they have nothing they have to do here for
 25 this.

1 Environmental conditions or remediation
 2 documentation, they have indicated that it is not
 3 applicable because less than 5,000 square feet of
 4 disturbance is proposed, and the stormwater
 5 management plan requirement is not applicable
 6 because the lot coverage requirement is not
 7 exceeded.
 8 Based on all of that, we would
 9 recommend that the Board find the application to be
 10 complete for review by the Board.
 11 VICE CHAIR BRANCIFORTE: Thank you,
 12 Frank.
 13 Does anyone have any questions for
 14 Frank?
 15 If not, I will just ask for a motion.
 16 No questions. So can I have motion to
 17 accept the waivers?
 18 COMMISSIONER MC ANUFF: So motioned.
 19 COMMISSIONER MURPHY: Second.
 20 VICE CHAIR BRANCIFORTE: All in favor?
 21 (All Board members answered in the
 22 affirmative)
 23 VICE CHAIR BRANCIFORTE: Great.
 24 Thanks, Frank.
 25 MR. BANISCH: Thank you.

1 VICE CHAIR BRANCIFORTE: Next up?
 2 MS. CARCONE: 11 Willow Court. I
 3 circulated a resolution today. I know it was kind
 4 of late. I don't know if anybody had a chance to
 5 review it or have any comments on it.
 6 VICE CHAIR BRANCIFORTE: Does anybody
 7 want to speak on the resolution, any questions or --
 8 who can vote on this, Pat?
 9 MS. CARCONE: I'm getting there.
 10 Grana, Marsh, Smolyn, that is it.
 11 VICE CHAIR BRANCIFORTE: Great.
 12 So can I ask somebody on that list to
 13 make a motion to approve?
 14 COMMISSIONER GRANA: Can you just
 15 scroll up, Pat?
 16 I admit I didn't -- could you just
 17 scroll up just a little bit? I want to see number
 18 one, if you could go up to the top? Right there.
 19 Pat, yeah, stop right there. Okay.
 20 Yeah, yeah.
 21 John, I will motion it. Motion to
 22 approve.
 23 VICE CHAIR BRANCIFORTE: Okay. Carol,
 24 do you want to second it, Carol?
 25 COMMISSIONER MARSH: Sure. I will

1 second it.
 2 MS. CARCONE: Were you able to -- who
 3 made the first -- who made the motion?
 4 COMMISSIONER GRANA: I did.
 5 MR. GALVIN: Mr. Grana.
 6 MS. CARCONE: Oh, Mr. Grana. Okay.
 7 I'm sorry.
 8 MR. GALVIN: And Carol seconded it.
 9 MS. CARCONE: Okay.
 10 So, Commissioner Grana?
 11 COMMISSIONER GRANA: Yes.
 12 MS. CARCONE: Commissioner Marsh?
 13 COMMISSIONER MARSH: Yes.
 14 MS. CARCONE: Commissioner Smolyn?
 15 COMMISSIONER SMOLYN: Yes.
 16 MS. CARCONE: Okay, approved.
 17 MR. GALVIN: There you go. Thank you.
 18 MS. CARCONE: Thank you.
 19 The next resolution is for 711 Monroe
 20 Street. This one again I don't know if you had a
 21 chance to review it. It came out late today, but
 22 there was a condition that the Board wanted to
 23 review the facade before memorialization. So,
 24 Jim --
 25 MR. GALVIN: Well, without the facade

1 we shouldn't memorialize it.
 2 COMMISSIONER MC ANUFF: You don't have
 3 the facade?
 4 MS. CARCONE: Yeah.
 5 COMMISSIONER GRAHAM: It's there in
 6 the --
 7 (Commissioners speaking at once and dog
 8 barking)
 9 MS. CARCONE: We sent it out today,
 10 Dennis.
 11 MR. GALVIN: Okay.
 12 MS. CARCONE: Jim, did you want to
 13 speak or did you want to have Jensen?
 14 MR. BURKE: Yes. Jensen should be on,
 15 but we did send it out to the professionals last
 16 week and sent it out to her today, and I did that.
 17 So, you know, everyone should have it, and it's
 18 basically just one piece of the facade, so it is
 19 not, you know, it's not going to take too much time
 20 to decide.
 21 MS. CARCONE: Jensen, did you want
 22 to -- you should be able to share your screen, if
 23 you wanted to do that.
 24 MR. VASIL: So the crux of the revision
 25 revolved around the parapet. The side -- the

1 parapet was quite broad, quite tall, so it was
2 breaking it down into segmented pieces.
3 So I had -- reinforced this idea of the
4 number, obviously 7, the 711 with the address, so I
5 have accentuated that with the shadow line, a one
6 inch shadow line in the brick.

7 And then the aluminum clad balcony
8 phases that are running through the lower levels,
9 again, up here at the top to give the top of the
10 building some finality. Prior there was no -- there
11 was no cap or stop to the building. It looked
12 incomplete. So I felt like this was a way to bring
13 back some consistency with elements in the other
14 building to add a definition to the top of the
15 facade.

16 COMMISSIONER GRANA: So, John, can I
17 just jump in here real quick because I was at the
18 meeting.

19 VICE CHAIR BRANCIFORTE: Absolutely,
20 Antonio.

21 COMMISSIONER GRANA: So, Jenson, thank
22 you.

23 And I know that there were some
24 Commissioners that were really concerned about that
25 may or may not be in this meeting, but just so for

1 my benefit, so from what we discussed and we agreed
2 that -- I think that some of us said we liked
3 version one better than version two, if I recall
4 correctly.

5 MR. VASIL: Correct.

6 COMMISSIONER GRANA: So would you agree
7 that what we're saying is it's everything we saw on
8 version one with the exception of the small changes
9 you have made to the top of this parapet and the
10 line at the cornice? Are those really the only
11 changes?

12 MR. VASIL: These two changes are the
13 only ones. And if you would like, I could show you
14 the previous approval -- not approval --

15 COMMISSIONER GRANA: No. That is all I
16 needed to know.

17 Thank you so much.

18 COMMISSIONER MURPHY: I would like to
19 see the other one.

20 COMMISSIONER MC ANUFF: I just have a
21 question on the one you had up.

22 MR. VASIL: Sure.

23 COMMISSIONER MC ANUFF: The brick to
24 the right most side, which forms the vertical leg of
25 the 7 --

1 MR. VASIL: Yes.

2 COMMISSIONER MC ANUFF: -- that is also
3 one inch proud of the rest of the facade?

4 MR. VASIL: That is correct, so it

5 forms -- it forms like the number 7 --

6 COMMISSIONER MC ANUFF: Got it. Thank
7 you.

8 MR. VASIL: Okay.

9 And then the previous -- the

10 previous --

11 COMMISSIONER GRANA: I get it. Number
12 7.

13 (Laughter)

14 COMMISSIONER MURPHY: Sunset Strip.

15 MR. VASIL: So this was the previous
16 elevation that just had the 6 feet 9 with no detail
17 at the top. That same brick in a -- in a much
18 larger top with a 7, and then these are the
19 balconies, the doors and the windows.

20 COMMISSIONER MURPHY: Okay.

21 VICE CHAIR BRANCIFORTE: Steve, did you
22 have any questions?

23 COMMISSIONER SMOLYN: I saw -- I saw
24 that the Concept A and a Concept B were circulated
25 earlier today.

1 Mr. Vasil, is Concept A your
2 preference, you feel that's most appropriate?

3 THE WITNESS: That is the preference.
4 That's the one the client likes as well.

5 Concept B was something that was part
6 of the discussion, and it used more of the same
7 material of brick in different -- in both the
8 soldier course pattern, and then to bring this
9 pillar up and separate the pillar -- the side pillar
10 from the fascia. It has a lot -- Option B or Scheme
11 B has a lot more going on, but I feel like A, the
12 simplicity in A is more true to the design. I feel
13 like this is doing ornamentation to make
14 ornamentation.

15 COMMISSIONER SMOLYN: Yeah. I mean, I
16 would tend to agree. I think A is breaking up that
17 6 foot 9 swath of brick better, so I think it is
18 consistent with what we requested last meeting on
19 this, so thank you.

20 VICE CHAIR BRANCIFORTE: Okay. If
21 there is not any more questions -- are there any
22 more questions for the architect?

23 If not, I suppose we need a motion
24 to -- are we accepting the resolution, is that what
25 we are doing tonight?

1 MR. GALVIN: The Board by moving the
2 resolution will both adopt this format and approve
3 the resolution.
4 So is there a motion to approve the
5 resolution?
6 COMMISSIONER MC ANUFF: Motion --
7 MS. CARCONE: Can you release the
8 screen, so I can pull up the resolution, so I could
9 see who is eligible?
10 MR. VASIL: You should have it, Pat.
11 MS. CARCONE: All right. Let me go
12 back.
13 All right. Here we are. 711 Monroe,
14 eligible to vote are Graham, Grana, McAnuff.
15 COMMISSIONER MC ANUFF: Motion to
16 approve with Version A of the facade.
17 COMMISSIONER GRAHAM: Second.
18 MS. CARCONE: Commissioner Graham?
19 COMMISSIONER GRAHAM: Yes.
20 COMMISSIONER GRANA: Do we need to add
21 anything, Dennis?
22 MR. GALVIN: No. We are good. We're
23 good.
24 MS. CARCONE: Commissioner Grana?
25 COMMISSIONER GRANA: Yes.

1 MS. CARCONE: Commissioner McAnuff?
2 COMMISSIONER MC ANUFF: Yes.
3 MS. CARCONE: Okay.
4 MR. GALVIN: It passed.
5 MS. CARCONE: It passes.
6 MR. BURKE: Thank you, all.
7 MS. CARCONE: Okay.
8 Jim, the next item on the agenda is 154
9 Second Street, which we were supposed to continue
10 tonight.
11 And can everybody see this memo that
12 Jim submitted requesting that it be carried to
13 September?
14 COMMISSIONER MC ANUFF: Yes.
15 VICE CHAIR BRANCIFORTE: Yes.
16 COMMISSIONER GRANA: Yes.
17 MS. CARCONE: Okay. So if anyone wants
18 to accept this, I need a motion and a second to
19 carry this to September 15th.
20 COMMISSIONER GRANA: I have no
21 concerns. I will motion it.
22 COMMISSIONER MC ANUFF: Second.
23 MR. GALVIN: Without further notice,
24 correct.
25 COMMISSIONER GRANA: By Jim Burke, no

1 further notice?
2 MR. BURKE: Well, that is what I am
3 asking for and also if you notice my letter extends
4 time of decision to October 1.
5 MR. GALVIN: Thank you.
6 COMMISSIONER GRANA: So, Dennis, I am
7 going to motion it as stated in this letter and as
8 Mr. Burke just described.
9 MR. GALVIN: Yeah, that works for me.
10 COMMISSIONER MC ANUFF: Second.
11 MS. CARCONE: I think we have people on
12 this call that are for this project, so I don't know
13 if you want to announce it.
14 MR. GALVIN: Well, when is it going to
15 be carried to?
16 MS. CARCONE: It's going to be carried
17 to September 15th.
18 MR. GALVIN: Yo, everybody on the line,
19 this case is carried to September 15th.
20 (Laughter)
21 MS. CARCONE: That will go good on the
22 transcript, "yo."
23 (Laughter)
24 COMMISSIONER GRANA: Do we need an all
25 in favor on that?

1 MS. CARCONE: No -- we have the -- oh,
2 okay.
3 MR. GALVIN: Yes, we do. We need an
4 all in favor.
5 COMMISSIONER MURPHY: All in favor?
6 (All Board members answered in the
7 affirmative)
8 MS. CARCONE: Anyone opposed?
9 Seeing none.
10 MR. GALVIN: So we will see you on
11 September 15th, all.
12 MR. BURKE: Thank you, Dennis.
13 Thank you, Board.
14 COMMISSIONER GRANA: Okay. Jim,
15 thanks.
16 MR. BURKE: I think I am done.
17 MS. CARCONE: All right.
18 COMMISSIONER MURPHY: Have a good
19 summer.
20 (Continue on the next page)
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HOBOKEN ZONING BOARD OF ADJUSTMENT
CITY OF HOBOKEN
HOZ-20-9

----- X
RE: 602 Grand Street : Tuesday 7:15 p.m.
Block 78, Lot 33, Zone R-2 :
Applicant: Robert & Carissa Perrotta : August 18, 2020
Variances :
(Continued from 7-28-2020) :
----- X

MEETING CONDUCTED VIA ZOOM

B E F O R E :

Vice Chair John Branciforte (Acting Chairman)
Commissioner Ann Graham
Commissioner Antonio Grana
Commissioner Owen McAnuff
Commissioner Diane Fitzmyer Murphy
Commissioner Steven Firestone
Commissioner Carol Marsh
Commissioner Steven Smolyn

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

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236A Newark Avenue
Jersey City, New Jersey 07302
BY: STEPHEN JOSEPH, ESQ.
Attorneys for the Applicant.

VICE CHAIR BRANCIFORTE: So next up is
602 Grand Street.
MS. CARCONE: Yes.
VICE CHAIR BRANCIFORTE: And the
attorney for that is Stephen Joseph.
MR. JOSEPH: Stephen Joseph of the
Cherami Law Firm.
How are you, everyone?
Thank you for clearing the agenda just
for me. I appreciate that.
(Laughter)
MS. CARCONE: It is summertime. We
don't want to mess around here.
MR. JOSEPH: So I don't want to waste
anyone's time. We are going to jump right into the
plans. There were revised plans submitted based on
your comments at the last hearing on -- dated August
8th. We have a second engineering review August
17th. There are a couple of items we are going to
touch on.
I may jump in as necessary, but Jensen
is going to take it away and run through the plans.
VICE CHAIR BRANCIFORTE: Can we swear
Jensen?
Dennis? Ready to swear Jensen in

1 there, Dennis?
 2 MR. GALVIN: Yes.
 3 Are you ready?
 4 Jensen, raise your right hand.
 5 Do you swear or affirm the testimony
 6 you are about to give in this matter is the truth,
 7 the whole truth, and nothing but the truth?
 8 MR. VASIL: I do.
 9 J E N S E N V A S I L, Architect, having been duly
 10 sworn, testified as follows:
 11 MR. GALVIN: State your full name for
 12 the record and spell your last name.
 13 THE WITNESS: Jensen Vasil, V, as in
 14 Victor, a-s-i-l.
 15 MR. GALVIN: Chairman Branciforte,
 16 we're going to accept Vasil's credentials as an
 17 architect?
 18 VICE CHAIR BRANCIFORTE: If there are
 19 not any objections, we will.
 20 MR. GALVIN: Okay. Kindly proceed.
 21 THE WITNESS: Okay.
 22 Pat --
 23 MS. CARCONE: You should be able to.
 24 Yeah, there you go.
 25 MR. GALVIN: It's a good looking

1 building.
 2 (Laughter)
 3 THE WITNESS: So for this project per
 4 our last meeting, there were a few additional
 5 variances that needed to be requested that were not
 6 outlined on the first go-round. They consisted of
 7 the lower roof deck and the front yard, and they are
 8 proposing no setbacks on either side, where three
 9 foot setbacks on either side are required.
 10 Then the rear deck in the back, it
 11 needs a -- it would require a three foot setback
 12 from either adjacent property line, and zero is
 13 required at both, so those two were added to the
 14 zoning table.
 15 There was also a request to verify the
 16 condition and the -- the current curb cut to see
 17 what was there. Currently the curb cut runs lot
 18 line to lot line and is out of concrete. It is in
 19 very good condition recently. It's recently been
 20 replaced. I don't know how recently, but it was in
 21 solid condition without any chips or cracks.
 22 We are proposing to reduce the curb cut
 23 width to just the width of the garage door. We felt
 24 like that would be beneficial to the street. It
 25 would not allow people to try to park or block more

1 of the sidewalk than is necessary and would
 2 restrict -- you know, just restrict the amount that
 3 is dropped to the street. Also, you know, it gives
 4 us more of a possibility to put in a, you know,
 5 planting or a street tree, if needed.
 6 And then on the plans there was some --
 7 there was some technical points that were brought up
 8 by the engineer regarding elevations in the rear
 9 yard, regarding the sprinkler equipment. That was
 10 all -- that was addressed.
 11 We added some construction details for
 12 flood vents and for the grass in the backyard. And
 13 one of the larger requests or more significant ones
 14 for the look of the building was the jointing and
 15 detailing of the front facade.
 16 So previously the front facade had a
 17 fill hatch in it with panel sizes that were not
 18 necessarily coordinated with the sills and heads of
 19 the windows, so I redesigned the facade, so that the
 20 panel sizes are more consistently coordinated. The
 21 windows are coordinated with the heights and sills.
 22 The joints are aligned with the window openings.
 23 I added score marks to the cement
 24 stucco at the bottom floor, and some more
 25 ornamentation around the door. But overall the

1 detail was significantly toned down to -- in an
 2 effort to make it as modern as possible.
 3 My client still does prefer a more
 4 traditional esthetic, but we did not want to be --
 5 to try to be with historic mimicry, so we tried to
 6 avoid that and to strip it down -- strip the details
 7 down to very minimalist esthetic.
 8 At the rear of the facade, the same --
 9 the same goes for that. The joints were aligned.
 10 The elevation was more coordinated, so that it looks
 11 orderly, and those were the major changes to the
 12 plans.
 13 MR. JOSEPH: Jensen, I did want you to
 14 touch very quickly on the lot coverage calculation.
 15 I know that was brought up in the most recent
 16 version of the engineering review.
 17 THE WITNESS: Yeah.
 18 So the lot coverage -- so we have --
 19 the building is 50 percent lot coverage. The deck
 20 takes up the next 10 percent, so building coverage
 21 of 60 percent. We do have a one foot strip here of
 22 paving that extends beyond the deck.
 23 Per the zoning resolution, you are
 24 allowed to pave in the rear yard 30 percent of the
 25 rear yard with impervious pavers. So we would only

Jensen Vasil 30

1 be taking up one percent of the rear yard -- or one
2 percent of the lot. It is a little more than that,
3 but it is well below 30 percent for just the apron
4 of the paving at the rear yard and the rest is
5 impervious.

6 MR. JOSEPH: If the Board believes we
7 need a variance for that, we are more than happy to
8 add that, but we do not believe we need a variance
9 because of what Jensen just said.

10 COMMISSIONER MURPHY: So the yard is
11 pervious or impervious?

12 THE WITNESS: So the yard has -- the
13 yard is pervious with the grass. There is a strip
14 of paving that is one foot, but that would be
15 impervious.

16 COMMISSIONER MURPHY: Right. I got
17 you. I wasn't sure when you were finishing if I
18 heard you right. Perfect.

19 VICE CHAIR BRANCIFORTE: So the
20 backyard has a drain, right, basically?

21 THE WITNESS: The backyard is all a
22 detention tank really because there is ten inches of
23 gravel underneath the grass, so it makes its own
24 stormwater sink.

25 VICE CHAIR BRANCIFORTE: So the pavers

Jensen Vasil 31

1 will be protected. It's not like water is going to
2 be going into the neighbors' yards now, right?

3 THE WITNESS: No. We would be
4 providing more storage than the neighbors would.

5 VICE CHAIR BRANCIFORTE: Great.
6 Anything else, Mr. Joseph, or should we
7 just go to Board questions?

8 MR. JOSEPH: We can go to Board
9 questions. That covers the revisions.

10 VICE CHAIR BRANCIFORTE: Great. I am
11 not going to start with Ann Graham tonight.

12 COMMISSIONER GRAHAM: Good. I don't
13 have any questions.

14 VICE CHAIR BRANCIFORTE: Well, I will
15 go to McAnuff.

16 Owen, any questions?

17 COMMISSIONER MC ANUFF: Yes.
18 What is the width of the current curb
19 cut?

20 THE WITNESS: It's the width of the
21 lot, 25 feet. It goes from lot line to lot line.

22 COMMISSIONER MC ANUFF: And what is
23 proposed?

24 THE WITNESS: Proposed is -- with
25 displays, it is 14 foot 9. Without displays it's 11

Jensen Vasil 32

1 foot 9.

2 COMMISSIONER MC ANUFF: Okay. So are
3 you picking up a parking spot by shrinking the curb
4 cut?

5 THE WITNESS: No, you are not.
6 Unfortunately, because there is another
7 garage door that exits for the adjacent building, I
8 didn't see enough that you would pick up there.

9 COMMISSIONER MC ANUFF: Okay. I was
10 just concerned about -- I would rather have the
11 larger large curb cut, if it was going to become a
12 parking spot, because if you park there, it would
13 block the vision of the person backing out of the
14 garage.

15 The only other thing I would suggest is
16 I'd like to see a speed bump inside the garage since
17 it is back-out parking --

18 THE WITNESS: Okay.

19 COMMISSIONER MC ANUFF: -- and if it is
20 not going to be a parking spot on the street, I am
21 fine with reducing the width.

22 THE WITNESS: Okay.

23 COMMISSIONER MURPHY: What about
24 parking for like a motorcycle?

25 THE WITNESS: It would definitely

Jensen Vasil 33

1 accommodate that. I am trying to pull up the
2 picture and share it with you. I have a picture of
3 the --

4 COMMISSIONER MURPHY: So I assume you
5 wouldn't block it as a non parking. It's just most
6 cars wouldn't fit in it?

7 THE WITNESS: That is correct.

8 COMMISSIONER GRANA: Jensen --
9 COMMISSIONER SMOLYN: Go ahead,
10 Antonio.

11 COMMISSIONER GRANA: So, Jensen, just a
12 couple of questions on what you testified to a
13 moment ago and then a quick memory refresh.

14 So I think what you stated was if you
15 just -- lot coverage will be 60 percent. Of that
16 the actual building footprint is 50 percent. Is
17 that correct?

18 THE WITNESS: That's correct.

19 COMMISSIONER GRANA: And the current
20 lot coverage is a hundred percent?

21 THE WITNESS: The current lot coverage
22 including paving is a hundred percent. The current
23 building coverage --

24 COMMISSIONER GRANA: I'm sorry. I
25 should have clarified myself.

Jensen Vasil 34

1 The current lot coverage, including
2 impervious paving, is a hundred percent?
3 THE WITNESS: Yes, that's correct.
4 COMMISSIONER GRANA: Okay. Thank you.
5 And the second -- the second piece I
6 was going to talk to you about street trees, but
7 does that apply with a 25 foot wide building? I am
8 not sure if that squeaks in here.
9 And I am thinking out loud a little
10 bit, because I always try to say like if we have an
11 opportunity to green the street when we do the
12 redevelopment, we should.
13 I guess I would go to Owen's comments
14 about are we blocking the garage and its door, so I
15 guess am not sure, so I will put that out as a
16 general question. I don't have an answer.
17 VICE CHAIR BRANCIFORTE: So the
18 question is: Are they required to put a street tree
19 in there because of the --
20 COMMISSIONER GRANA: And is it
21 appropriate, and is it appropriate.
22 VICE CHAIR BRANCIFORTE: Any thoughts
23 from our Board Professionals on that, or anyone else
24 on the Board?
25 COMMISSIONER MC ANUFF: I would say the

Jensen Vasil 35

1 least amount of obstruction you have on that street
2 with back-out parking, the better, but that is my --
3 COMMISSIONER GRANA: That is what I was
4 kind of commenting on. I mean, it won't be as
5 attractive, but it might be safer.
6 VICE CHAIR BRANCIFORTE: Got you.
7 MR. NASH: I agree. Yeah. This is
8 Chris. I don't have video tonight. I don't know
9 why, and I wore a tux, too, of all nights to wear a
10 tux.
11 (Laughter)
12 MR. GALVIN: Well, if you're going to
13 do it --
14 MR. NASH: We also don't know where the
15 other trees are on the block, so -- and the tree
16 here would be right in front of their stoop, so I
17 don't know.
18 VICE CHAIR BRANCIFORTE: Got you.
19 COMMISSIONER MURPHY: The block could
20 use some trees.
21 VICE CHAIR BRANCIFORTE: You have a
22 tree pit there, though. Is that --
23 THE WITNESS: Correct. They do have
24 the small planter bed that is here, and you can see
25 this is our curb cut.

Jensen Vasil 36

1 So you would get -- I didn't find 18
2 feet out of it, but you see where the lines are
3 painted. By bringing this all the way back to 11
4 foot 9, you know, you might just fit a car there
5 actually.
6 VICE CHAIR BRANCIFORTE: Okay. And you
7 will be repairing that curb cut, right, shortening
8 it up?
9 THE WITNESS: That is correct.
10 COMMISSIONER MC ANUFF: Well, is it
11 going to be a parking spot or not when you shrink
12 the curb cut?
13 THE WITNESS: So it won't be on our
14 lot, but it is straddling the other building by eye.
15 Yeah. It looks like you gain an extra 8 feet on
16 this side, and we are having 14 -- we have 10 on
17 ours, so it is just there.
18 It's probably -- when I was there, I
19 remember it not being 18 feet. It's just under.
20 COMMISSIONER GRANA: I think --
21 COMMISSIONER MC ANUFF: Well, you --
22 VICE CHAIR BRANCIFORTE: One at time,
23 please.
24 Go ahead, Owen.
25 COMMISSIONER MC ANUFF: If that is the

Jensen Vasil 37

1 case, I would rather the curb cut stay the width
2 that it is, and not allow a car there potentially
3 blocking the visibility of oncoming traffic with a
4 back-out garage.
5 THE WITNESS: That is fair. I --
6 COMMISSIONER MC ANUFF: I don't know
7 how anyone else feels.
8 COMMISSIONER SMOLYN: On Google Street,
9 I presently see a compact car parked directly in
10 front of 604 Grand in what appears to be a legal
11 spot. There is a sign post there so maybe someone
12 took off no parking or something, but there is a car
13 parked there.
14 COMMISSIONER MURPHY: I feel like --
15 COMMISSIONER SMOLYN: In that space,
16 yes --
17 MR. GALVIN: Okay. One at time.
18 VICE CHAIR BRANCIFORTE: Go ahead, Ms.
19 Murphy.
20 COMMISSIONER MURPHY: I feel like even
21 though -- I mean, there are a lot of garages in
22 Hoboken that are pull out the back. I have one on
23 my block. There are three up the next block from
24 me. I realize that, you know, it could be
25 dangerous, but taking away a spot, like it is an

Jensen Vasil 38

1 ongoing problem in the next block up from me, where
2 a small smart car could park, and one neighbor puts
3 cones out there all the time, even though the city
4 has not blocked it off, and I think that we have a
5 parking problem here. Whether a motorcycle or small
6 car wants to fit into it, it's the city's job to
7 say, you know, you are too big for this spot and
8 give somebody a ticket. That is how I feel.

9 COMMISSIONER MC ANUFF: Well, are we
10 talking about the two, and I can't point to the
11 photograph, the two -- that is based there. That is
12 what we are talking about as smart car, motorcycle
13 parking?

14 THE WITNESS: Correct.

15 COMMISSIONER MC ANUFF: What I am
16 concerned about is when you shrink that curb cut,
17 that existing curb cut, you are going to have a full
18 size car in there and next to a back-out garage, and
19 I feel it is safer to leave the curb cut as it is
20 and give him some more visibility -- the driver more
21 visibility as he is backing out onto a street,
22 especially given the way the traffic is flowing.

23 VICE CHAIR BRANCIFORTE: Yeah. I
24 certainly see your point, Owen.
25 Antonio, did you want to jump in and

Jensen Vasil 39

1 say something?

2 COMMISSIONER GRANA: I think I -- well,
3 you know, I am not going to stop the discussion. It
4 is not important enough to me to make too big of a
5 case, but I tend to agree with Diane here.

6 I think that, you know, the curb cut
7 for access to the parking -- the off-street parking
8 is reasonable. I understand the concern about
9 safety, but that condition exists in multiple places
10 in town, and I am not sure, you know, that that is a
11 problem we are set up to try to fix here, so I am
12 less concerned about it.

13 And in the context of, you know, for me
14 personally, in an urban street setting, I would
15 rather see sidewalk and planting because I am not as
16 concerned about the safety. But, you know, I am not
17 going to make a big case out of it. I am going to
18 side with Diane on the parking, but I'm not going to
19 make too much of a case.

20 I will leave that up to somebody else,
21 a professional.

22 VICE CHAIR BRANCIFORTE: Okay, so --

23 COMMISSIONER MARSH: Can I ask --

24 VICE CHAIR BRANCIFORTE: Go right
25 ahead, Ann.

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1 COMMISSIONER MARSH: Did we decide how
2 big that space would be, if they moved the curb in,
3 or would you just set a guesstimate?

4 THE WITNESS: We don't have an exact
5 figure for the --

6 MR. GALVIN: Not sure.

7 THE WITNESS: -- yeah.

8 COMMISSIONER MARSH: Well, what was
9 your guesstimate?

10 MR. GALVIN: Can you help us out with
11 that?

12 THE WITNESS: Pardon?

13 MR. GALVIN: Mr. Nash, can you help us
14 out with that?

15 MR. NASH: Well, the parking spaces are
16 not delineated on the street, so it is going --
17 there either is going -- I hate to dander like this
18 because there either is going to be enough room or
19 there's not, because the parking is going to start
20 stacking from one end to the other. You are going
21 to be adding, what did Jensen say, approximately 8
22 feet?

23 So 8 feet might help and it may not. I
24 don't know. I don't know what the rest of the block
25 shakes out, but it is always better to have room

Jensen Vasil 41

1 anyway. So you are going to put a full line curb
2 back, and it is going back to parking, however
3 that -- whatever that means, either it is going to
4 be, you know, more room on that side to have more
5 comfortable parking or be able to squeeze another
6 space on that.

7 MR. GALVIN: Let me make the
8 suggestion, everybody.

9 If this is a final detail, we will deal
10 with it on the deliberations, and you guys can kind
11 of decide. They're willing to do whatever you want.

12 MR. JOSEPH: Yes. The applicant is
13 happy to do anything. We would obviously just like
14 that clarified whether we should put a curb cut, or
15 whether we are putting a street tree in there or
16 we're not. We are happy to do whatever the Board
17 likes on this issue.

18 COMMISSIONER MURPHY: I have a
19 question --

20 VICE CHAIR BRANCIFORTE: Can you
21 just -- the garage all together then?

22 MR. GALVIN: Diane has got a question.

23 VICE CHAIR BRANCIFORTE: Just go ahead.
24 I was only joking.

25 Diane, do you have a question?

Jensen Vasil 42

1 COMMISSIONER MURPHY: I just want to
2 understand what I am looking at.
3 This picture has the yellow lines. Is
4 that for the property to the south of this spot?
5 THE WITNESS: Yeah, that's the --
6 that's the 25 feet to the curb -- to the
7 intersection.
8 COMMISSIONER MURPHY: Oh, so we already
9 have -- okay -- a big space there that is not going
10 to be parked in anyway, so it's just the ongoing. I
11 got it.
12 So even though you are backing out --
13 okay, thanks.
14 VICE CHAIR BRANCIFORTE: Any other
15 questions for the architect from the Board members?
16 COMMISSIONER SMOLYN: Can I ask a quick
17 hypothetical, and I will only go down this further
18 if there are any neighbors that raised concern with
19 parking on the street as we've had in the 600 block
20 of Grand before.
21 Jensen, if you were to -- near the
22 entire plan north-south locating, the stoop closer
23 to the south side, would there be any possibility
24 that an additional parking space could be added to
25 the south closer to 600 Grand, where it is currently

Jensen Vasil 43

1 striped yellow, or we could go to the stop sign --
2 COMMISSIONER GRAHAM: That's red.
3 That's red. It is red.
4 COMMISSIONER SMOLYN: Presently it's
5 red, yeah.
6 THE WITNESS: So you would get two
7 spaces that are not -- not able to be parked in.
8 Okay.
9 COMMISSIONER SMOLYN: Not viable.
10 Thank you.
11 VICE CHAIR BRANCIFORTE: Any other
12 Board members have questions, because then I will
13 open it up to the public.
14 MR. NASH: I have some questions, John.
15 VICE CHAIR BRANCIFORTE: Oh, sure. Go
16 right ahead, Chris. Sorry.
17 MR. NASH: Sure.
18 Back to the garage, Jensen, are you
19 proposing a pedestrian warning system of any kind?
20 THE WITNESS: Yes. We are proposing a
21 pass -- pass system, which is a warning light, and
22 it is going to be only turned on when the -- when
23 the garage door is open, and it would give an
24 audible warning. It will say vehicle exiting, and
25 it will have the rotating red light.

Jensen Vasil 44

1 MR. NASH: Okay. Great.
2 Also, back to the lower roof deck
3 variances.
4 I just want -- I just wanted to be
5 clear that you are asking for the variances, and I
6 will clear this with Dennis and Frank.
7 So actually for both lower roof decks,
8 both of them go to the property lines --
9 THE WITNESS: That's correct.
10 MR. NASH: -- and the requirement is to
11 have a three-foot setback from adjoining properties.
12 So since you are going to both property
13 lines, I would view this, and I'll defer to Dennis
14 and Frank, though, I think you need a variance for
15 each of the violations, if you want to call them
16 violations.
17 So you need a variance for each
18 setback, so it's not just a variance for side yard
19 setback. It's a variance for two side yard
20 setbacks, which means two separate variances. Does
21 that sound plausible, Frank, or --
22 MR. BANISCH: I would agree with that.
23 MR. GALVIN: The question is: Can we
24 avoid that some way?
25 MR. NASH: Well, the plans showed the

Jensen Vasil 45

1 decks going to the property line, so that is what
2 the applicant is proposing, and therefore, those are
3 the variances he needs.
4 MR. BANISCH: I guess the question is
5 partly why are they unable to meet the requirement
6 of the ordinance.
7 MR. GALVIN: Jensen, what do you got on
8 that, kid?
9 THE WITNESS: So in the back of the
10 building -- I'll start with the back. In the back
11 of the building, we are in, for lack of a better
12 term, a hole between the two buildings.
13 We can certainly bring the deck in
14 three feet, but we don't -- I did not feel that it
15 is any impact at all to the two neighbors because
16 they would never ever be able to see it, so the
17 three feet just adds an awkward space in the
18 backyard. It's not -- you know, I think that that
19 ordinance in my -- I don't -- my thought process for
20 that always was to keep the decks further away from
21 the neighbors, so you are not right on top of the
22 neighbor by having this three feet away from a blank
23 wall, I don't think that helps.
24 MR. GALVIN: So there is no substantial
25 negative impact, and you think it is going to be an

1 odd space left off?
 2 THE WITNESS: It's going to be just
 3 three feet by ten feet of, you know, there's -- I
 4 mean, nothing really in it.
 5 VICE CHAIR BRANCIFORTE: Okay.
 6 MR. GALVIN: So I would agree that you
 7 need variances, but maybe there is a justification,
 8 unless you are going to put some sort of landscaping
 9 in that three feet.
 10 THE WITNESS: Again, we are going to be
 11 challenged only because we are between two very tall
 12 buildings in the back there, so to now have a narrow
 13 slot between a deck, I don't know that you would get
 14 much that you could grow.
 15 MR. GALVIN: And we are not going to be
 16 able to maintain it, right?
 17 Say yes.
 18 THE WITNESS: Yes.
 19 (Laughter)
 20 MR. GALVIN: They can't see you nodding
 21 your head, dude.
 22 (Laughter)
 23 MR. NASH: Not even the witness.
 24 (Laughter)
 25 MR. GALVIN: Do you want to go home

1 today or what?
 2 (Laughter)
 3 VICE CHAIR BRANCIFORTE: All right.
 4 Who brought that point up, was it Stephen?
 5 MR. GALVIN: No. Chris Nash brought it
 6 up.
 7 VICE CHAIR BRANCIFORTE: Chris Nash.
 8 I'm sorry.
 9 Chris, is that -- so I am glad you
 10 brought it up, Chris, because it is important that
 11 we cover the bases when it comes to variances.
 12 Any other questions, Chris, for the
 13 architect?
 14 MR. NASH: I have none. They revised
 15 the plans and, you know, substantially covered
 16 everything in my letter.
 17 VICE CHAIR BRANCIFORTE: Frank, are you
 18 okay with everything?
 19 Frank Banisch?
 20 MR. BANISCH: I am. Thank you.
 21 I have no other questions.
 22 VICE CHAIR BRANCIFORTE: Okay. If
 23 there are no questions from Board members, I'll open
 24 it up to members of the public.
 25 MR. BANISCH: Hey, John, can I just ask

1 a quick question?
 2 If we are considering an additional
 3 variance, did that have to be noticed for?
 4 MR. GALVIN: No, no. I don't think so.
 5 I think it is consistent with the plan that was
 6 submitted, and I think people are on notice as to
 7 the property. If it were bigger or different, then
 8 it might require some additional noticing, but I
 9 mean, I could defend this.
 10 In this case, Mr. Joseph, you included
 11 the language that says: Any other variances
 12 identified by the Board or its professionals at the
 13 time of the hearing?
 14 MR. JOSEPH: Yes, sir.
 15 MR. GALVIN: Yeah. I think this one
 16 would fall in there, so I am not getting the sense,
 17 Stephen, that we have -- that we're going to have
 18 any opposition on this, so I think that makes it a
 19 little bit more comfortable.
 20 MR. JOSEPH: I agree.
 21 Also keep in mind we do have a licensed
 22 planner to offer some brief testimony on the
 23 variance as well to make the Board --
 24 MR. GALVIN: Well, we already have it
 25 covered. I already took care of it.

1 MR. STEPHEN: Thank you, Dennis.
 2 VICE CHAIR BRANCIFORTE: So we're going
 3 to move on, if there are no other questions from the
 4 Board, we will move on to the public.
 5 Now, members of the public --
 6 MS. CARCONE: We have Ellen Dillon on
 7 the line who is raising her hand right now.
 8 VICE CHAIR BRANCIFORTE: Okay. Ellen
 9 Dillon?
 10 MS. CARCONE: Ellen Dillon.
 11 MS. DILLON: Yes.
 12 Hi.
 13 My husband and I live at 604 Grand next
 14 door to 602 Grand.
 15 VICE CHAIR BRANCIFORTE: Okay. Just,
 16 I'm sorry to interrupt.
 17 Can you just give us your name, address
 18 and spell your first and last name for us for the
 19 record?
 20 MS. DILLON: Absolutely.
 21 He name is Ellen Dillon. It's
 22 E-I-I-e-n D-i-I-I-o-n. I live at 604 Grand, number
 23 8.
 24 VICE CHAIR BRANCIFORTE: Great. Thank
 25 you.

Jensen Vasil 50

1 MS. DILLON: If it is possible, I don't
2 know, Jensen, if it was you who had the photograph
3 of the street that you were all just looking at. If
4 you could put that up again, I could answer a couple
5 of questions, and I have something that we wanted to
6 bring up with the Board.
7 VICE CHAIR BRANCIFORTE: Sure. If it
8 is question, we can --
9 MR. GALVIN: John --
10 VICE CHAIR BRANCIFORTE: -- yes.
11 MR. GALVIN: -- I think we should put
12 Ellen under oath because she is going to testify.
13 MS. DILLON: Okay.
14 MR. GALVIN: All right. Ellen, raise
15 your right hand.
16 MS. DILLON: It is raised.
17 MR. GALVIN: Thank you.
18 Do you swear or affirm the testimony
19 you are about to give in this matter is the truth,
20 the whole truth, and nothing but the truth?
21 MS. DILLON: Yes.
22 MR. GALVIN: State your full name for
23 the record.
24 MS. DILLON: Ellen Dillon.
25 MR. GALVIN: And it's D-i-l-l-o-n?

Jensen Vasil 51

1 MS. DILLON: Yes.
2 MR. GALVIN: All right. You may
3 proceed.
4 MS. DILLON: Okay. Thanks.
5 MR. GALVIN: What do you want to tell
6 us?
7 MS. DILLON: I just wanted to mention
8 you guys were discussing the parking spaces in front
9 of those two properties. The space in front of the
10 tree garden at 604 Grand -- I'm sorry -- yes, at 604
11 Grand where we live, that is a full sized space. So
12 we have cars parking in that space between our
13 garage exit and the beginning of the property of
14 602, so that is a full sized space.
15 MR. GALVIN: Well, let me ask you a
16 question.
17 MS. DILLON: Sure.
18 MR. GALVIN: The Board is trying to
19 figure out whether to leave the curb cut as it is or
20 to reduce it by 8 feet. What do you think?
21 MS. DILLON: That is not my decision.
22 That is up to them.
23 MR. GALVIN: No. What do you think?
24 Should we get rid of that curb cut or
25 not?

Jensen Vasil 52

1 VICE CHAIR BRACIFORTE: I --
2 MS. DILLON: Go ahead.
3 VICE CHAIR BRANCIFORTE: -- I'm going
4 to jump in. I don't know if it is really fair to
5 ask because --
6 MS. DILLON: Right.
7 MR. GALVIN: She would have experience
8 from the location, so I thought she might be able to
9 make a suggestion on her experience whether or not
10 we could get another car in there or not.
11 MS. DILLON: I'm not going to say
12 because I don't -- I haven't seen the -- I mean,
13 I've seen the plans, and they are beautiful. I am
14 not going to say anything about that.
15 I just want to mention that there are
16 of the 8 parking spaces in the garage at 604, three
17 of those cars have to back out, okay?
18 So five of us can drive out forward.
19 Three of them back out onto that street.
20 And what you are bringing up is a very
21 good point about visibility for 602 Grand because my
22 question this evening for my husband and I was about
23 our tree garden.
24 There was a tree there until the
25 spring. It was half dead, so the building paid to

Jensen Vasil 53

1 have it cut down and to have the root ball removed,
2 so right now it is a low garden of flowers.
3 We had intended to put another tree in
4 there this fall. But when we heard of the intention
5 of the 602 buyers to build, we decided not to go
6 ahead with that, to wait and see what all of the
7 plans were.
8 So there are two questions I have. One
9 is: When I was out in the garden recently having
10 heard Jensen describe the plans for the stairs that
11 will be coming down along our property line and
12 going out approximately halfway into the sidewalk,
13 which we have no problem with, my question, though,
14 is, and you can see it possibly from this photograph
15 is: Will there be enough space between the corner
16 of the -- the north side corner of the steps and our
17 tree garden for pedestrians walking by, strollers
18 scooters, children on bicycles? We are concerned
19 that there is not enough space between the stairs
20 and the tree garden.
21 MR. GALVIN: This is Dennis. Let's let
22 Jensen answer your first question.
23 MS. DILLON: Great. Thanks.
24 THE WITNESS: So just give me one
25 second, Ellen.

Jensen Vasil 54

1 MS. DILLON: And, Jensen, I apologize.

2 I sent you an email about this, and for some reason

3 it got kicked back. It was late this afternoon, and

4 it got kicked back to me. I didn't want to surprise

5 you with this this evening.

6 THE WITNESS: No problem. No problem.

7 MS. DILLON: Okay.

8 THE WITNESS: So the overall sidewalk

9 width is 15 foot 4 and a half, and our projection

10 is -- so our projection is 7 foot 8 and a half,

11 which gives you about 8 feet, 7 foot 8 inches left

12 over. Depending what is -- do you know the width of

13 the tree pit that's there now?

14 MS. DILLON: Yes. I actually just went

15 out and measured everything. The tree pit is -- the

16 actual garden, the actual garden space right now is

17 48 by 48 inches.

18 So what I measured is from the corner

19 of the garden that is closest to what will be the

20 steps, so that would be the southwest corner of the

21 garden to the bottom corner of the steps

22 approximately, and this is looking at if the steps

23 stopped where your -- along the line where your --

24 or the concrete is divided on that sidewalk, so it

25 would be 50 percent would be 52 inches.

Jensen Vasil 55

1 Now, that is a slope by the way also

2 because of where the curb cut is, there is a slope

3 up from the 602 property up onto our sidewalk.

4 THE WITNESS: I'll say one of the

5 things that we will -- that was part of the Flood

6 Plain Administrator's components is the elevation

7 this time will be more level, so we are going to

8 level up to -- so there won't be that aggressive

9 slope that goes between our property and yours when

10 it is done.

11 MS. DILLON: Okay.

12 THE WITNESS: Just give me one second.

13 So the -- yeah, I get the same thing.

14 I get 44 inches. Is that what you got?

15 MS. DILLON: No. I got a little bit

16 more than you've got -- I mean, and you have the

17 exact dimensions. You know, I am measuring out. I

18 have 52 inches because I am measuring from the

19 middle of the two blocks of concrete, figuring that

20 is probably halfway between the property and the

21 sidewalk from that corner of the square to the

22 corner of the garden is approximately 52.

23 THE WITNESS: So the preference -- you

24 know, our stairs do start in about six inches from

25 the property line, so they are a little bit away

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1 from the actual property --

2 MS. DILLON: Oh, okay.

3 THE WITNESS: -- but they prefer that

4 stoops not block more than 50 percent of the

5 sidewalk. However, I never seen anything

6 incorporating the tree. I certainly have seen

7 sidewalks in Hoboken with tree pits that go down to

8 36 inches, but I can't recall off the top of my head

9 what the minimum dimension they have there is.

10 MS. DILLON: Okay. So I mean, I have

11 two questions for you.

12 One was: If that tree pit needed to be

13 moved over, so our squares of concrete on our

14 driveway are 48 by 54, 48 side by 54 deep.

15 THE WITNESS: Yeah.

16 MS. DILLON: It needed to be moved

17 north one or two squares. If you guys would pay for

18 that to be moved, if it needed to be moved, before

19 we went and put in a tree.

20 You know, so while it is just a pit of

21 dirt at this point, and there is no tree in there,

22 if it needed to be moved, would you guys move it

23 forward, move it up north?

24 And the other question is, and I hadn't

25 thought about this, but as you are speaking about it

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1 is for them to be backing out, we need to be

2 considering what we're planting for a tree in that

3 spot, so we're not blocking their vision.

4 THE WITNESS: Yes. I mean, although if

5 you move it further over, the obstruction

6 diminishes.

7 But I just texted the owner, so just

8 give me a second to answer your question.

9 MS. DILLON: Thanks.

10 THE WITNESS: You're welcome.

11 VICE CHAIR BRANCIFORTE: I am going to

12 interject something. Inasmuch as I hate doing this,

13 I really hate doing it, if you do go to Google Earth

14 and you look at 601 Grand, you see that there is a

15 Volkswagen, mid-sized Volkswagen parked in that

16 space between the two curb cuts.

17 THE WITNESS: At least the one that I

18 have has the back end hanging over the line. The

19 front end is right there.

20 I mean, it is not -- it is not 18 by 8

21 which is -- but it looks like you can sneak

22 something in there. You can sneak a car in there.

23 VICE CHAIR BRANCIFORTE: Okay. Anyway,

24 Jensen.

25 THE WITNESS: And the owner said yes,

1 they would be happy to move the planter tree pit for
 2 you.
 3 MS. DILLON: Okay. We would be happy
 4 to just talk to you about that privately, you know
 5 what I mean, about making that change, and if we
 6 could talk to you about that at some point about
 7 what you think is the best location.
 8 THE WITNESS: Sure, no problem.
 9 MS. DILLON: Thank you so much.
 10 THE WITNESS: You're welcome.
 11 VICE CHAIR BRANCIFORTE: Do you have
 12 something else, or was that it?
 13 MS. DILLON: No, that was it.
 14 VICE CHAIR BRANCIFORTE: Okay. Thanks
 15 for your comments and your questions.
 16 MS. DILLON: Thank you.
 17 VICE CHAIR BRANCIFORTE: Anyone in the
 18 public, any other members of the public who would
 19 like to ask questions of the architect, just raise
 20 your hand, jump in, unmute, jump right in.
 21 MR. VAN GARDEREN: Yes.
 22 VICE CHAIR BRANCIFORTE: Introduce
 23 yourself, please, sir.
 24 MR. VAN GARDEREN: My name is Pascal
 25 Van Garderen.

1 Would you like me to spell that?
 2 THE REPORTER: Yes.
 3 VICE CHAIR BRANCIFORTE: Could you
 4 spell it and give us your address, please, very
 5 slowly?
 6 MR. VAN GARDEREN: Sure. First name is
 7 Pascal, P, as in Peter, a-s-c-a-l. Last name Van
 8 Gardere, V, as in Victor, a-n space G, as in George,
 9 a-r-d, as in David, e-r-e-n.
 10 VICE CHAIR BRANCIFORTE: And your
 11 address?
 12 MR. VAN GARDEREN: 604 Grand Street as
 13 well.
 14 VICE CHAIR BRANCIFORTE: Do you think
 15 you will just be asking questions, or do you want to
 16 give comments and should we swear him in, if he
 17 does?
 18 MR. VAN GARDEREN: I just have two
 19 quick questions. I don't know if I need to be sworn
 20 in or not.
 21 MR. GALVIN: No, not if you just ask
 22 questions, you're fine.
 23 Go ahead.
 24 MR. VAN GARDEREN: Okay.
 25 The two questions -- the first question

1 I had was in regards to the backyard that was
 2 mentioned.
 3 I understand there was a drainage
 4 system that is under the proposed backyard. Will
 5 there be any consideration given between the
 6 proposed yard and our yard?
 7 We live in the unit right next door on
 8 the ground floor, to have it level at the same
 9 height?
 10 THE WITNESS: So we are leveling to the
 11 lowest adjacent grade or the elevation certificate.
 12 It should be your adjacent grade, but because I know
 13 there is a wall there, I don't -- am not certain
 14 whether that is exactly -- the surveyor comes out
 15 and takes what is there, and we are not allowed to
 16 lower it or raise it with fill. So whatever it is,
 17 we would have to abide by whatever the lowest
 18 adjacent grade is per the flood plain regulation,
 19 but we are not proposing any fill to go higher than
 20 you, but I couldn't bring any in to match t.
 21 MR. VAN GARDEREN: Okay. That was the
 22 concern, like if there is some of those significant
 23 storms that we recently had in Hoboken, that
 24 potentially the water could be flooding over to our
 25 side.

1 THE WITNESS: Yeah.
 2 MR. GALVIN: Let me make you a little
 3 comfortable.
 4 Post development runoff is not allowed
 5 to exceed pre-development runoff, so technically
 6 nobody is ever supposed to add additional runoff to
 7 your property. I am not saying it never happens,
 8 but they are not supposed to.
 9 MR. VAN GARDEREN: Okay. That's great.
 10 Thank you.
 11 The other question was, and I don't
 12 know if this is a question for the architect or if
 13 this is even a question that there is an answer for.
 14 But I had concern with the garage in the back that
 15 is currently where the proposed yard is going to be
 16 and where the deconstruction is going to happen of
 17 that thing.
 18 Will there be any accommodations being
 19 made to prevent any debris and rocks and everything
 20 from falling over to the other side?
 21 THE WITNESS: I would say as a course,
 22 they have to make sure that your adjacent yards are
 23 protected. Any damage or dirt or debris that goes
 24 over, it has to be cleaned up. But as a matter of
 25 course, they should be protecting with tarps before

1 they remove it.
 2 MR. VAN GARDEREN: Okay. That was all
 3 of the questions I had.
 4 Thank you so much for your time.
 5 VICE CHAIR BRANCIFORTE: Is there
 6 anyone out there? I think I saw another hand raised
 7 that wanted to ask a question of the architect?
 8 MS. CARCONE: John, right now all we
 9 have is Ellen and Mr. Van Garderen. They still have
 10 their hands raised. I don't know if they are done.
 11 MS. CARCONE: Ellen, are you done with
 12 questions?
 13 MS. DILLON: Done.
 14 (Laughter)
 15 MS. CARCONE: You still have your hand
 16 up. I am going to put your hand down.
 17 VICE CHAIR BRANCIFORTE: So if there
 18 are no other questions from the public, I will ask
 19 for a motion to close the public portion.
 20 COMMISSIONER MC ANUFF: So motion.
 21 VICE CHAIR BRANCIFORTE: Is there a
 22 second?
 23 COMMISSIONER GRANA: Second.
 24 VICE CHAIR BRANCIFORTE: All in favor?
 25 (All Board members answered in the

1 affirmative)
 2 VICE CHAIR BRANCIFORTE: Mr. Joseph, do
 3 you have anybody else to present tonight?
 4 MR. JOSEPH: We do. We have Charles
 5 Heydt, our licensed planner. He is going to be very
 6 brief because I can see Dennis giving me the cane.
 7 So, Charles, please let's get you sworn
 8 in and --
 9 MR. GALVIN: Where are you, Charles?
 10 Where are you at? How come I can't see you?
 11 MR. HEYDT: I am here. If I speak, do
 12 I pop up?
 13 MR. GALVIN: Yeah, you do.
 14 All right. Do you swear or affirm the
 15 testimony you are about to give in this matter is
 16 the truth, the whole truth, and nothing but the
 17 truth?
 18 MR. HEYDT: I do.
 19 C H A R L E S H E Y D T, Planner, having been duly
 20 sworn, testified as follows:
 21 MR. GALVIN: State your full name for
 22 the record and spell your last name.
 23 THE WITNESS: Yes. Charles Heydt.
 24 Last name spelled H-e-y-d, as in David, t, as in
 25 Thomas.

1 MR. GALVIN: Now, Charles, you have
 2 appeared before us previously. Is that correct?
 3 THE WITNESS: I have.
 4 MR. GALVIN: All right.
 5 Mr. Chairman, do we accept Mr. Heydt's
 6 credentials as a licensed planner?
 7 VICE CHAIR BRANCIFORTE: Yes.
 8 MR. GALVIN: All right.
 9 Go ahead. Be direct, Charles.
 10 THE WITNESS: Thank you. Yes.
 11 We do have four variances. Two were
 12 included in our report --
 13 MR. GALVIN: Are you including the two
 14 that we talked about on the roof?
 15 VICE CHAIR BRANCIFORTE: You mean from
 16 the back decks --
 17 THE WITNESS: There are more than two,
 18 but they come from -- the multiples come from the
 19 multiple setbacks, so I think you were wanting to
 20 detail them individually, which that's all I was
 21 going to say was that they should be detailed
 22 individually because --
 23 MR. GALVIN: No. Do you have four or
 24 do you have six?
 25 THE WITNESS: So we have fenestration.

1 We have floor-to-ceiling height, and then we have
 2 the two roof decks with the multiple iterations.
 3 MR. GALVIN: All right. Did you notice
 4 for those two or no?
 5 THE WITNESS: The roof decks?
 6 MR. GALVIN: Yeah.
 7 THE WITNESS: I didn't send out the
 8 notice, and I don't believe Stephen did. I think
 9 they going to be requested under the catch all.
 10 MR. GALVIN: All right. Fire away,
 11 Charles. Go ahead. Good job.
 12 THE WITNESS: Okay.
 13 Good evening, Board members. I hope
 14 summer is going well for everyone.
 15 We do have four types of variances.
 16 This is a single-family home in the R-2 District.
 17 It's a very compatible use. We are not discussing
 18 any use or height or substantial height as use here.
 19 With the fenestration, we do have two
 20 floors, a second and third floor that are below the
 21 minimum 10 feet that is required.
 22 Given the proposed elevations and the
 23 taller second floor, the main residential floor is
 24 11 feet. We could comply by redistributing some of
 25 that height.

1 The building does also comply with the
2 overall building height of 40 feet as measured from
3 DFE, but it is just a preference of this applicant
4 to have the second and third floors as 9 feet 6
5 inches. We are six inches shy on each floor.

6 Given this is a single-family home and
7 it's a request of the homeowner, the building is
8 still designed with a balance and intent, and I know
9 there were revisions on the architecture and the
10 facade, so I don't see that there is any sort of
11 substantial detriment here. I would think that
12 that's a C-2 request.

13 With respect to fenestration, that is
14 obviously the percentage of details on the front
15 facade. The requirement is 45 percent, and I
16 believe we are at approximately 37 percent, so we
17 don't have that minimum 45 percent, but everyone is
18 aware of it, and I believe it was covered in detail
19 at the first hearing as to what is being proposed.

20 We made modifications to modernize the
21 townhome with some sleeker lines, not anything too
22 ornate, and I think it does come together, and it is
23 a cohesive beneficial design from an esthetic
24 standpoint, so those are the two we did include.

25 The other two were in close review of

1 the proposed deck areas. One occurs in the front
2 yard, which is accessible from the fifth floor, so
3 it is right above the fourth floor.

4 The property to the north, 604, does
5 have a front yard roof deck that does also stand the
6 full width of the building.

7 I do have a photo in our report, an
8 aerial. You might be able to see it there. It has
9 a red texture to it, so you can pick it up in the
10 aerial.

11 Given that it is a common element to
12 buildings, it is consistent with the building to the
13 north and was mentioned earlier, where it is
14 located, we really are only impacting a blank wall
15 on 604, and the roof elements on the building to 600
16 Grand I believe to the south.

17 This is the same issue with the rear
18 yard deck. We are sandwiched between both. It
19 would be both second stories on either side of the
20 building, of the proposed structure, so in my mind
21 there are no substantial impacts in not complying
22 with the setbacks that are being required, and it is
23 also lower, so you are not having any sort of
24 competition at the highest roof level on top of the
25 fifth floor.

1 They do add for additional habitable
2 space for the residents. This building does comply
3 with building coverage, and I might also add that it
4 improves the impervious coverage on the property,
5 where previously with two buildings -- the two
6 garage structures and the paved area at a hundred
7 percent, we are complying with almost 30 percent of
8 the lot being pervious grass area, so that is an
9 improvement in terms of overall utilization of space
10 and outdoor space for the future residents.

11 I do think that these are C-2
12 variances. We could easily comply with modifying
13 the design, but I do think that it advances the
14 goals and objectives of the Municipal Land Use Law
15 to provide for light and air and open space. And in
16 a situation like this, where you are proposing a
17 single-family home, access to immediate open space
18 takes off some of the burden on the public open
19 space and it is a nice amenity for the future
20 residents and the future family who will be living
21 here, so that is --

22 MR. GALVIN: Couple questions.

23 Is the building attractive?

24 THE WITNESS: Yes.

25 MR. GALVIN: So it is an advantage to

1 us that it is going to look good, right?

2 THE WITNESS: It does improve the
3 purpose of Purpose I of the Land Use Law to promote
4 a desirable visual environment, and I also don't
5 think that there is any substantial detriment to the
6 zone plan or zoning ordinance. It is a really
7 compliant building except but for the minor
8 variances we are requesting, and I don't see any
9 sort of substantial impact to the general welfare in
10 my professional opinion.

11 MR. GALVIN: In weighing it, in
12 weighing it, this application outweighs any negative
13 detriment, right?

14 THE WITNESS: On balance, I think the
15 benefits outweigh the detriments.

16 MR. GALVIN: All right. Let's go to
17 the Board. Good job, Charles.

18 THE WITNESS: Thank you, Dennis.

19 VICE CHAIR BRANCIFORTE: Okay. Great.

20 Any questions for the planner from the
21 Board members?

22 COMMISSIONER GRAHAM: I have a
23 question.

24 VICE CHAIR BRANCIFORTE: Go right
25 ahead, Dr. Graham.

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1 COMMISSIONER GRAHAM: Thank you.
2 So this is a single-family home you
3 say?
4 THE WITNESS: Correct.
5 COMMISSIONER GRAHAM: And so it has
6 five bedrooms?
7 THE WITNESS: Correct.
8 COMMISSIONER GRAHAM: I am concerned
9 about the density. I mean, you say here in the
10 negative criteria that the residential intent of the
11 district and concerns the scale of residential
12 blocks and street patterns, but this seems to be at
13 the other end of the scale for sure. This is quite
14 a lot of bedrooms. That is my comment.
15 THE WITNESS: So they wouldn't be able
16 to use any bedrooms in terms of other dwelling
17 units. They would need to provide kitchens. It
18 couldn't be devised that way. And if it was, it
19 would be illegal and easily enforceable. So in
20 terms of density when you are counting units per
21 lot, the project does comply.
22 And, yes, it is a five-story,
23 five-bedroom, one-family home, which will be able to
24 accommodate a larger family I assume.
25 COMMISSIONER GRAHAM: Oh, that's a

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1 pretty large -- so it won't be a bunch of Stevens'
2 students in all five bedrooms using one kitchen?
3 THE WITNESS: I am not aware of that.
4 I don't know if there is any intention there.
5 COMMISSIONER GRAHAM: I hope not.
6 MR. JOSEPH: My client plans to live at
7 the property for the record.
8 COMMISSIONER GRAHAM: Plans to what?
9 MR. JOSEPH: Live at the property. He
10 has waited a very long time to make this his new
11 home.
12 COMMISSIONER GRAHAM: Okay.
13 VICE CHAIR BRANCIFORTE: Any other
14 questions, Ann?
15 COMMISSIONER GRAHAM: Nope.
16 VICE CHAIR BRANCIFORTE: Anyone else,
17 just jump right in.
18 Owen, Steve, Diane?
19 Steve?
20 Anybody?
21 Carol?
22 Nobody?
23 Antonio?
24 Okay. If not, I am going to open it up
25 to the public. Anyone in the public who would like

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1 to ask a question of the applicant's planner, please
2 speak up now. Now is your time.
3 Okay. Not seeing anyone, I will ask
4 for a motion to close the public portion.
5 THE WITNESS: For the benefit of the
6 Board, the distance of the parking space between the
7 two driveways is about 14 feet.
8 As a planner, just thinking about the
9 general welfare, that is an undersized parking lot.
10 When we visited the site, we have a photo in our
11 report, a full size vehicle overhangs what is
12 permitted, so it is technically illegally parking.
13 If the curb cut was reduced even a few
14 feet, you might say four feet to accommodate an 18
15 foot parking space, you would have a much more of a
16 sufficient distance for a vehicle to appropriately
17 parallel park in that space and not encroach.
18 I would suggest that the Board ask the
19 Board's engineer ask how much sufficient space is
20 and then decrease the curb cut to accommodate a
21 full -- standard sized parking space.
22 VICE CHAIR BRANCIFORTE: Thank you,
23 Charles.
24 Frankly, and I appreciate what Owen was
25 bringing up about the safety of backing out.

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1 There are two points to this that I
2 think the Board should discuss.
3 One is: We should probably increase it
4 to it make a legal space. I mean, we could, but I
5 don't want it increased so much that an SUV, like a
6 GMC, you know, truck or a Cadillac Escalade is going
7 to park there because that is really going to be a
8 problem with a blind spot. An SUV is going to be a
9 big problem. A small mid-sized car would be much
10 less of a problem. Still a problem, but much less
11 of a problem.
12 COMMISSIONER MC ANUFF: Well, a parking
13 space goes by length, so it's going to be -- so if
14 we make it a true legal spot, there is nothing to
15 say an SUV can't park in it.
16 VICE CHAIR BRANCIFORTE: Well, I know
17 that is the problem. We have to make it short
18 enough so an SUV would be hanging over and wouldn't
19 want to park there, but big enough for a mid-sized
20 car to go there, but that is the conundrum. I guess
21 that's the problem that I am facing.
22 THE WITNESS: I think 18 feet would be
23 a comfortable distance where you would prevent it.
24 The problem with this space is vehicles can pull
25 right into it. They don't need to actually parallel

1 park. You could make it just long enough where an
2 SUV would be overhanging, and I think any one of us
3 can find the distance of a SUV, a standard SUV, and
4 make the space maybe six inches or a foot shorter
5 than that.

6 VICE CHAIR BRANCIFORTE: Okay.

7 So if there are no questions -- yes, go

8 ahead. Owen, did you say something --

9 COMMISSIONER GRANA: John, I was just
10 going to motion to close the public portion.

11 VICE CHAIR BRANCIFORTE: Okay.

12 Yes, go right ahead, Antonio.

13 COMMISSIONER MC ANUFF: Second.

14 COMMISSIONER GRANA: So motion.

15 VICE CHAIR BRANCIFORTE: All in favor?

16 (All Board members answered in the
17 affirmative)

18 VICE CHAIR BRANCIFORTE: So, Mr.
19 Joseph, do you have any final thoughts before we
20 start deliberations?

21 MR. JOSEPH: I do very quickly. I just
22 wanted to run through the variances again, so that
23 everybody is on the same page.

24 It is a C variance for the presence of
25 the front roof decks.

1 Two C variances for the setback related
2 to the front roof deck.

3 Two C variances for the setbacks, the
4 setbacks for the rear of the roof deck.

5 A C variance for the parking.

6 A C variance for the fenestration, and
7 the floor-to-floor heights.

8 As far as condition tallies that I have
9 so far, there is a deed restriction for the ground
10 floor, so it can't be used as habitable space.

11 A roof deck, if added, shall not exceed
12 150 square feet.

13 We are adding the warning system and
14 the speed bump related to the parking.

15 If the tree pit needs to be moved, we
16 are going -- the client is going to pay to move the
17 tree pit, not add a new tree, but move the tree pit,
18 and then we have to make a decision what we are
19 doing about the curb cut.

20 VICE CHAIR BRANCIFORTE: Okay. We
21 still have to open it to the public, too, for
22 general comments.

23 Anyone in the public would like to make
24 a comment at this point about the project?

25 Ellen, anything?

1 MS. DILLON: No.

2 VICE CHAIR BRANCIFORTE: Can we have a
3 motion to close the public portion -- comment?

4 COMMISSIONER MC ANUFF: So motioned.

5 COMMISSIONER MURPHY: Second.

6 VICE CHAIR BRANCIFORTE: All in favor?

7 (All Board members answered in the

8 affirmative)

9 VICE CHAIR BRANCIFORTE: So let's start
10 deliberations and talk about that.

11 Dennis, did Mr. Joseph cover all of
12 the --

13 MR. GALVIN: He did. He did better
14 than me, and I am stunned. I am very grateful.

15 Thank you. You made my life easy. Great job.

16 Nobody ever does that.

17 (Laughter)

18 VICE CHAIR BRANCIFORTE: Did you ever
19 consider being a Board Attorney, Mr. Joseph?

20 MR. JOSEPH: Yeah. If, Dennis, you're
21 stepping down, right? I could always step in your
22 place.

23 MR. GALVIN: Well done.

24 (Laughter)

25 VICE CHAIR BRANCIFORTE: All right.

1 Okay. Let's start the deliberations and the
2 discussion.

3 MS. CARCONE: John, do you want me to
4 go to down the list?

5 VICE CHAIR BRANCIFORTE: Yeah, sure.

6 MS. CARCONE: Commissioner Graham,
7 comments?

8 COMMISSIONER GRAHAM: I already made my
9 comments, my concern, but that is all I have for
10 now.

11 Thank you.

12 MS. CARCONE: Commissioner Grana?

13 COMMISSIONER GRANA: I support the
14 application and the project.

15 I think that there are a couple of
16 things that are kind of in the good neighbor policy,
17 which is their willingness to work with the neighbor
18 about the right amount of space at the curb as well
19 as moving the tree pit.

20 But I think the primary benefit has to
21 do with there is a hundred percent impervious lot
22 coverage right now in the C-2, and this project is
23 going to move back to 60 percent footprint for the
24 lot and for the building, and so we are going to go
25 back into a compliant situation, and in addition to

1 that, the applicant is also ameliorating the water
2 impacts in that neighborhood that are an anomaly --
3 adding the impervious component, but also adding the
4 underground water system, so I think those two
5 things make this a very worthwhile project.

6 With respect to the curb cut, I think I
7 said it is not going to be a major issue for me, but
8 I tend to side with Ms. Murphy's comments that, you
9 know, a parking space is a parking space whether it
10 is accommodating a motorcycle or a small car, and I
11 think that is acceptable.

12 Those are my comments.

13 VICE CHAIR BRANCIFORTE: Great.

14 Thanks, Antonio.

15 MS. CARCONE: Commissioner McAnuff?

16 COMMISSIONER MC ANUFF: Yes, I also
17 support the project.

18 The only thing I would suggest is the
19 space between the two curb cuts be made into a legal
20 sized spot, parking spot, and the existing curb cut
21 be reduced to no more than to allow that.

22 That is all I have to say.

23 VICE CHAIR BRANCIFORTE: Very good.

24 Thanks, Owen.

25 Anyone else?

1 MS. CARCONE: Diane Murphy?

2 COMMISSIONER MURPHY: I also support
3 the project, and I echo my Commissioners' views.

4 I just want to make a mention to Ann
5 about, you know, when we have a five-bedroom, it is
6 often not a five-bedroom. It is often an
7 office/study. I mean, my house is an old house,
8 and, you know, many people use a second or one of
9 the floors to have a TV room upstairs, so I am not
10 worried about five bedrooms in a one-family home
11 right now. And, yeah, like I said, the curb cut I
12 would like it to be there and be a legal size.

13 I think that this house is doing more
14 than most individual single-family homes are doing
15 for a parking spot with the light, the sound and the
16 speed bump, which I think is excellent.

17 That is all I got.

18 MS. CARCONE: Commissioner Firestone,
19 comments?

20 COMMISSIONER FIRESTONE: I would just
21 suggest that I think Commissioner Grana did a
22 terrific job of summing up the key issues.

23 I also would concur with Commissioners
24 Murphy and Grana about the size of the curb cut,
25 although I think the additional recommendation of

1 maybe reducing the size of the shrinkage of the curb
2 cut would probably make sense as well.

3 So to me, I don't think that is the
4 main issue, so I support this application.

5 MS. CARCONE: Commissioner Marsh?

6 COMMISSIONER MARSH: No, I am fine.

7 MS. CARCONE: Commissioner Smolyn?

8 COMMISSIONER SMOLYN: I would only add
9 that I am in favor of reducing the width of the curb
10 cut in order to ease the grading to 604 Grand. I
11 think it will make accessibility along the sidewalk
12 easier to kind of accommodate. Otherwise, I think
13 it is a great project.

14 Thank you.

15 MS. CARCONE: Commissioner Branciforte?

16 VICE CHAIR BRANCIFORTE: Yeah. I have
17 no problems with that.

18 I think I am with Owen on the curb cut.

19 I don't think the curb cut should be made any
20 bigger. It shouldn't be any wider than it has to
21 be, so I am with Owen on that one.

22 The question is: Are we all in

23 agreement that the curb cut shouldn't be too big
24 here or --

25 MR. GALVIN: John, can I help?

1 VICE CHAIR BRANCIFORTE: Yeah, go
2 ahead, Dennis.

3 MR. GALVIN: I think, not to put
4 pressure on Mr. Nash, who I can neither see nor
5 hear, but I think that Mr. Nash should evaluate what
6 is an appropriate size parking spot there, and then
7 determine what the curb cut should be, as long as
8 the applicant is willing to comply with Mr. Nash's
9 recommendation.

10 VICE CHAIR BRANCIFORTE: Anybody have
11 comments on that?

12 (Commissioners speaking at once and a
13 dog is barking)

14 THE REPORTER: I'm sorry. I can't hear
15 anybody.

16 MR. GALVIN: Only if he's wearing a
17 tuxedo. Otherwise, I don't want to hear what he has
18 to say.

19 (Laughter)

20 VICE CHAIR BRANCIFORTE: Okay. Mr.
21 Nash, are you all right with that, Mr. Nash?

22 MR. NASH: I am fine. Thank you.

23 COMMISSIONER MURPHY: I agree.

24 VICE CHAIR BRANCIFORTE: All right.

25 Are we ready for a motion?

1 COMMISSIONER MC ANUFF: I just want to
2 clarify one thing. What I am suggesting is that the
3 space between the two curb cuts be made into a legal
4 size, and that is it, no more, no less. I don't
5 want to see a car and a half sized spot there, and I
6 have no objection to a car parking there.

7 MR. GALVIN: Owen, normally -- I had a
8 case about this. Some vehicles out there are
9 aggressively large. A normal parking space is 10 by
10 20. Nowadays, almost everything is 9 by 18.

11 COMMISSIONER MC ANUFF: Right.

12 MR. GALVIN: Look at the car to the
13 size of the space. If somebody comes in with an
14 Escalade that is 21 feet long, they probably are not
15 going to fit in an 18 foot long spot, and they will
16 move and go to the next place. That is what your
17 neighbors are suggesting. It should be a legal
18 spot, whatever that is, 9 by 18, 10 by 20.

19 COMMISSIONER MC ANUFF: That is what I
20 am agreeing to. I am just saying it shouldn't be
21 more.

22 MR. GALVIN: Yeah. But there are a few
23 vehicles out there that are so huge, that they won't
24 fit.

25 COMMISSIONER MC ANUFF: Yeah. I would

1 rather them look at the spot than the width of the
2 garage door.

3 VICE CHAIR BRANCIFORTE: Got it. I
4 agree with you, Owen. What is more important is
5 that we save the visibility from those driveways
6 rather than trying to make the space so big and
7 accommodate everyone that wants to park there.

8 MR. GALVIN: All I am saying, John, is
9 I suspect that if we make it 18 to 20 feet long, it
10 probably is not going to accommodate like a super
11 huge Escalade that is, you know, bigger than normal.

12 VICE CHAIR BRANCIFORTE: Okay.

13 So Chris is on board and he
14 understands?

15 MR. GALVIN: He is nodding his head,
16 and he agrees.

17 MS. CARCONE: Dennis, are we asking
18 Chris to make a call on this before memorialization,
19 like we did the other project?

20 MR. GALVIN: Yes, and I don't see why
21 it can't be done.

22 VICE CHAIR BRANCIFORTE: Okay. So
23 let's have a motion then.

24 COMMISSIONER GRANA: Motion to approve
25 this application with said requirements.

1 COMMISSIONER MC ANUFF: Second.
2 MS. CARCONE: All right. That was Owen
3 for the second?

4 COMMISSIONER MC ANUFF: Yes.

5 MS. CARCONE: Commissioner Graham?

6 COMMISSIONER GRAHAM: Yes.

7 MS. CARCONE: Commissioner Grana?

8 COMMISSIONER GRANA: Yes.

9 MS. CARCONE: Commissioner McAnuff?

10 COMMISSIONER MC ANUFF: Yes,

11 MS. CARCONE: Commissioner Murphy?

12 COMMISSIONER MURPHY: Yes.

13 MS. CARCONE: Commissioner Firestone?

14 COMMISSIONER FIRESTONE: Yes.

15 MS. CARCONE: Commissioner Smolyn?

16 COMMISSIONER SMOLYN: Yes.

17 MS. CARCONE: Chairman Branciforte?

18 VICE CHAIR BRANCIFORTE: Yes.

19 MS. CARCONE: Okay.

20 COMMISSIONER GRAHAM: You skipped
21 Commissioner Marsh. Why did you skip Commissioner
22 Marsh?

23 MS. CARCONE: It was seven, and Carol
24 missed the last hearing, so -- and Steve was there,
25 so --

1 COMMISSIONER GRAHAM: Okay.

2 MR. GALVIN: And if she wants to, she's
3 not voting unless she does a certification.

4 I just wanted to say that Mr. Heydt and
5 Mr. Vasil all did a very good job in this case.

6 Thank you so much.

7 MR. HEYDT: Thank you very much.

8 Enjoy the rest of your summer,
9 everyone.

10 MR. VASIL: You, too. Thank you very
11 much.

12 MS. CARCONE: See everybody in
13 September.

14 A VOICE: Woo-hoo.

15 COMMISSIONER MC ANUFF: Motion to
16 adjourn.

17 COMMISSIONER GRAHAM: Motion to
18 adjourn.

19 COMMISSIONER MURPHY: Motion to
20 adjourn. Happy summer, everyone.

21 VICE CHAIR BRANCIFORTE: All right.
22 Good night, everyone.

23 MS. CARCONE: All right. Thank you,
24 everyone.

25 (The meeting concluded at 8:30 p.m.)

C E R T I F I C A T E

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

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

s/Phyllis T. Lewis, CCR, CRCR

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

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