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HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF
: PROCEEDINGS
:
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Hudson County Freeholders Chambers
Third Floor
567 Pavonia Avenue
Jersey City, New Jersey
Wednesday, March 16, 2016
6:30 p.m.

BEFORE:

- RUSHABH MEHTA, Chairperson
- THOMAS MALAVASI, PE, PP, CME, County Engineer
- RENEE BETTINGER, Commissioner
- ELIZABETH HERNANDEZ, Commissioner
- MICHAEL HOLLOWAY, Commissioner

ALSO PRESENT:

- JOHN J. CURLEY, ESQ., Board Attorney
- MASSIEL M. FERRARA, PP, ACIP, Board Secretary
- FRANCESCA GIARRATANA, PP, ACIP
- BYRON A. NICHOLAS, Assistant Planner
- MARIO TRIDENTE, Inspector
- ANTONIO PANAGOPOULOS, PE, CME
- PAUL CRAY, PE, CME

1 CHAIRMAN MEHTA: Call the Planning
2 Board meeting to order, please. To our attorney,
3 has this meeting been noticed properly?

4 MR. CURLEY: Yes. The meeting has
5 been properly advertised in accordance with the Open
6 Public Meetings Act. Notice of the meeting was
7 published in the Jersey Journal and the Star Ledger.
8 Notice of the meeting was also posted on the
9 bulletin board of the County Clerk's office and the
10 Board of Freeholders.

11 CHAIRMAN MEHTA: Roll call, please.

12 MS. FERRARA: Commissioner Bettinger.

13 COMMISSIONER BETTINGER: Here.

14 MS. FERRARA: Commissioner Choffo,
15 absent. Commissioner Cryan, absent. Commissioner
16 Glembocki, absent. Commissioner Hernandez.

17 COMMISSIONER HERNANDEZ: Here.

18 MS. FERRARA: Commissioner Holloway.

19 COMMISSIONER HOLLOWAY: Here.

20 MS. FERRARA: Commissioner Malavasi.

21 COMMISSIONER MALAVASI: Here.

22 MS. FERRARA: Chairman Mehta.

23 CHAIRMAN MEHTA: Here.

24 MS. FERRARA: Mr. Chairman, we have a
25 quorum.

1 CHAIRMAN MEHTA: Everybody please
2 rise.

3 (Flag Salute.)

4 CHAIRMAN MEHTA: Is there adoption of
5 meeting minutes from the February meeting? Do I
6 have a motion?

7 MS. FERRARA: On a motion made by
8 Commissioner Holloway. Second by Commissioner
9 Hernandez.

10 Commissioner Bettinger.

11 COMMISSIONER BETTINGER: Aye.

12 MS. FERRARA: Commissioner Hernandez.

13 COMMISSIONER HERNANDEZ: Aye.

14 MS. FERRARA: Commissioner Holloway.

15 COMMISSIONER HOLLOWAY: Aye.

16 MS. FERRARA: Commissioner Malavasi.

17 COMMISSIONER MALAVASI: Aye.

18 MS. FERRARA: Chairman Mehta.

19 CHAIRMAN MEHTA: Aye.

20 MS. FERRARA: Mr. Chairman. The next
21 item is award for Professional Services for outside
22 counsel. The County has issued three RFQs, one for
23 the counsel to the Board. One response was
24 received -- excuse me, Mr. Chairman. One response
25 was received from John J. Curley, LLC, located at

1 Harborside Financial Center in Jersey City, NJ
2 07311. The committee, the Selection Committee was
3 composed of Commissioner Cryan, the Planner, Byron
4 Nicholas, myself, as well as Commissioner Choffo.
5 The Selection Committee has concluded that Mr.
6 Curley's firm has met the qualifications and is
7 recommending that he be awarded the contract for
8 outside counsel.

9 CHAIRMAN MEHTA: Do I have a motion?

10 COMMISSIONER BETTINGER: I'll make a
11 motion.

12 COMMISSIONER HOLLOWAY: I second.

13 MS. FERRARA: On a motion made by
14 Commissioner Bettinger. Second by Commissioner
15 Holloway.

16 Commissioner Bettinger.

17 COMMISSIONER BETTINGER: Aye.

18 MS. FERRARA: Commissioner Hernandez.

19 COMMISSIONER HERNANDEZ: Aye.

20 MS. FERRARA: Commissioner Holloway.

21 COMMISSIONER HOLLOWAY: Aye.

22 MS. FERRARA: Commissioner Malavasi.

23 COMMISSIONER MALAVASI: Aye.

24 MS. FERRARA: Chairman Mehta.

25 CHAIRMAN MEHTA: Aye.

1 MS. FERRARA: The motion has passed.

2 CHAIRMAN MEHTA: Congratulations, Mr.
3 Curley.

4 MR. CURLEY: Thank you very much.
5 Mr. Chairman, we have also issued RFQs for the
6 outside engineering consultant services, and there
7 were several submissions. The committee who
8 reviewed the submissions included Commissioner
9 Cryan, Commissioner Choffo, Director Ferrara and
10 Mr. Nicholas. After concluding the review,
11 Mr. Chairman, the recommendation by the committee
12 will be that the primary engineering consultant will
13 be the firm Remington, Vernick & Arango Engineers,
14 and that the alternate engineering consultant would
15 be the firm of T & M Associates. That is the
16 recommendation of the committee.

17 CHAIRMAN MEHTA: There will be no
18 change from last year?

19 MS. FERRARA: It's the same, no major
20 changes, just some clarifications in the RFQ about
21 deliverable site plan review, the timing of it that
22 should be provided to the Planning office.
23 Otherwise, it has remained the same as last year.

24 CHAIRMAN MEHTA: Is there a motion?

25 MS. FERRARA: We're going to take two

1 votes. The first one is going to be the primary and
2 then the secondary. So the first vote for primary
3 engineering consultant, Remington Vernick.

4 On a motion made by Commissioner Holloway.
5 Second by Commissioner Bettinger.

6 Commissioner Bettinger.

7 COMMISSIONER BETTINGER: Aye.

8 MS. FERRARA: Commissioner Hernandez.

9 COMMISSIONER HERNANDEZ: Aye.

10 MS. FERRARA: Commissioner Holloway.

11 COMMISSIONER HOLLOWAY: Aye.

12 MS. FERRARA: Commissioner Malavasi.

13 COMMISSIONER MALAVASI: Aye.

14 MS. FERRARA: Chairman Mehta.

15 CHAIRMAN MEHTA: Aye.

16 MR. CRAY: Thank you.

17 MS. FERRARA: Mr. Chairman, the
18 second vote for the award of professional service
19 contract, alternate professional engineers.

20 On a motion made by Commissioner
21 Bettinger. Second by Commissioner Holloway.

22 Commissioner Bettinger.

23 COMMISSIONER BETTINGER: Aye.

24 MS. FERRARA: Commissioner Hernandez.

25 COMMISSIONER HERNANDEZ: Aye.

1 MS. FERRARA: Commissioner Holloway.

2 COMMISSIONER HOLLOWAY: Aye.

3 MS. FERRARA: Commissioner Malavasi.

4 COMMISSIONER MALAVASI: Aye.

5 MS. FERRARA: Chairman Mehta.

6 CHAIRMAN MEHTA: Aye.

7 MS. FERRARA: The motion has passed.

8 MR. PANAGOPOULOS: Thank you.

9 MS. FERRARA: Mr. Chairman, the next
10 item on the agenda is Memorialization of Resolutions
11 considered at the last meeting. Just as a reminder
12 to the Board Members, I will be reading the names of
13 the Commissioners that were present that voted at
14 the last meeting. Starting with Application
15 2015-67-SP; Heller Urban Renewal, LLC; 700 Frank E.
16 Rodgers Boulevard South; Block 133, Lot 1.01.

17 CHAIRMAN MEHTA: Do I have a motion?

18 MS. FERRARA: On a motion made by
19 Commissioner Bettinger. Second by Commissioner
20 Hernandez.

21 Commissioner Bettinger.

22 COMMISSIONER BETTINGER: Aye.

23 MS. FERRARA: Commissioner Cryan, not
24 present. Commissioner Hernandez.

25 COMMISSIONER HERNANDEZ: Aye.

1 MS. FERRARA: Commissioner Holloway.

2 COMMISSIONER HOLLOWAY: Aye.

3 MS. FERRARA: Commissioner Malavasi.

4 COMMISSIONER MALAVASI: Aye.

5 MS. FERRARA: Chairman Mehta.

6 CHAIRMAN MEHTA: Aye.

7 MS. FERRARA: Mr. Chairman, the
8 motion has passed. The second application to
9 memorialized is Application 2015-71-SP; Applicant,
10 JESAJ KEARNY, LLC; located at 342 Schuyler Avenue;
11 Block 220, Lots 3.4, 5.01, 5.02, 5.7, 5, 7, 16-20,
12 25, 26, 29, Kearny.

13 CHAIRMAN MEHTA: Do I have a motion?

14 MS. FERRARA: On a motion made by
15 Commissioner Holloway. Second by Commissioner
16 Bettinger.

17 Commissioner Bettinger.

18 COMMISSIONER BETTINGER: Aye.

19 MS. FERRARA: Commissioner Cryan, not
20 present. Commissioner Hernandez.

21 COMMISSIONER HERNANDEZ: Aye.

22 MS. FERRARA: Commissioner Holloway.

23 COMMISSIONER HOLLOWAY: Aye.

24 MS. FERRARA: Commissioner Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MS. FERRARA: Chairman Mehta.

2 CHAIRMAN MEHTA: Aye.

3 MS. FERRARA: The motion has passed.

4 The next application to be memorialized is
5 Application 2015-73-SP; Waseem Enterprises LLC, 3080
6 Kennedy Boulevard; Block 6401, Lot 8, in Jersey
7 City.

8 CHAIRMAN MEHTA: Do I have a motion?

9 MS. FERRARA: On a motion made
10 Commissioner Hernandez. Second by Commissioner
11 Bettinger.

12 Commissioner Bettinger.

13 COMMISSIONER BETTINGER: Aye.

14 MS. FERRARA: Commissioner Cryan, not
15 present. Commissioner Hernandez.

16 COMMISSIONER HERNANDEZ: Aye.

17 MS. FERRARA: Commissioner Holloway.

18 COMMISSIONER HOLLOWAY: Aye.

19 MS. FERRARA: Commissioner Malavasi.

20 COMMISSIONER MALAVASI: Aye.

21 MS. FERRARA: Chairman Mehta.

22 CHAIRMAN MEHTA: Aye.

23 MS. FERRARA: The motion has passed.

24 The next application to be memorialized is
25 2016-03-SP, Applicant 1420 Willow Hoboken, LLC; 20

1 Willow Avenue/1227 Clinton Street; Block 123, Lots 7
2 through 12 and 14, in Hoboken.

3 CHAIRMAN MEHTA: Do I have a motion.

4 MS. FERRARA: On a motion made by
5 Commissioner Holloway. Second by Commissioner
6 Bettinger.

7 Commissioner Bettinger.

8 COMMISSIONER BETTINGER: Aye.

9 MS. FERRARA: Commissioner Hernandez.

10 COMMISSIONER HERNANDEZ: Aye.

11 MS. FERRARA: Commissioner Holloway.

12 COMMISSIONER HOLLOWAY: Aye.

13 MS. FERRARA: Commissioner Malavasi.

14 COMMISSIONER MALAVASI: Aye.

15 MS. FERRARA: Chairman Mehta.

16 CHAIRMAN MEHTA: Aye.

17 MS. FERRARA: The motion has passed.

18 Chairman, as we had discussed, we're going to Agenda
19 Item E.

20 CHAIRMAN MEHTA: Yes.

21 MS. FERRARA: The next item on the
22 agenda is Applications To Be Declared Exempt,
23 starting with Application 2015-81-SD; Tonnelle 74th
24 Street, LLC; located at 730 Tonnelle Avenue; Block
25 254, Lots 66, 71, 75, 88, 90, 92, 144, 146; North

1 Bergen.

2 The next application, 2015-14-SP; the City
3 of Bayonne; Port Terminal Boulevard; Block 700, 770,
4 731, 750, 751, 790, 720, 780 and 730; Lots 1, 1, 1,
5 1, 1, 1, 1, 1, and 2, in Bayonne.

6 CHAIRMAN MEHTA: Do I have a motion?

7 MS. FERRARA: On a motion made by
8 Commissioner Holloway. Second by Commissioner
9 Bettinger.

10 Commissioner Bettinger.

11 COMMISSIONER BETTINGER: Aye.

12 MS. FERRARA: Commissioner Hernandez.

13 COMMISSIONER HERNANDEZ: Aye.

14 MS. FERRARA: Commissioner Holloway.

15 COMMISSIONER HOLLOWAY: Aye.

16 MS. FERRARA: I'm sorry. There is
17 one more. I didn't call it. The third application
18 is 2016-16-SP; Applicant, Sprint Spectrum, LLC, 225
19 Grand Street; Block 15901, Lot 4, Jersey City.

20 On a motion made by Commissioner Holloway.
21 Second by Commissioner Bettinger.

22 Commissioner Bettinger.

23 COMMISSIONER BETTINGER: Aye.

24 MS. FERRARA: Commissioner Hernandez.

25 COMMISSIONER HERNANDEZ: Aye.

1 MS. FERRARA: Commissioner Holloway.

2 COMMISSIONER HOLLOWAY: Aye.

3 MS. FERRARA: Commissioner Malavasi.

4 COMMISSIONER MALAVASI: Aye.

5 MS. FERRARA: Chairman Mehta.

6 CHAIRMAN MEHTA: Aye.

7 MS. FERRARA: Next item on the agenda
8 is Applications to be Administratively Approved,
9 Application 2016-19-SP, Applicant, Sector Site, LLC,
10 located at 1225 John F. Kennedy Boulevard; Block 24,
11 Lot 1, in Bayonne.

12 CHAIRMAN MEHTA: Do I have a motion?

13 MS. FERRARA: On a motion made by
14 Commissioner Bettinger. Second by Commissioner
15 Holloway.

16 Commissioner Bettinger.

17 COMMISSIONER BETTINGER: Aye.

18 MS. FERRARA: Commissioner Hernandez.

19 COMMISSIONER HERNANDEZ: Aye.

20 MS. FERRARA: Commissioner Holloway.

21 COMMISSIONER HOLLOWAY: Aye.

22 MS. FERRARA: Commissioner Malavasi.

23 COMMISSIONER MALAVASI: Aye.

24 MS. FERRARA: Chairman Mehta.

25 CHAIRMAN MEHTA: Aye.

1 MS. FERRARA: The motion has passed.
2 Mr. Chairman, I don't have any old business. The
3 next item is new business, and I would like to
4 request for the Board table to the next meeting the
5 bylaws that we would like to introduce from the
6 Technical Review Committee.

7 CHAIRMAN MEHTA: Okay.

8 MS. FERRARA: We would like to table
9 it. So returning to Agenda Item E, Site Plans,
10 Subdivisions and Other Matters Scheduled for Public
11 Hearing, the first application to be heard us
12 2015-77-SP, JFK Condo Developer LLC, located at 5711
13 John F. Kennedy Boulevard; Block 195, Lots 60B, in
14 North Bergen.

15 CHAIRMAN MEHTA: If I recuse myself
16 tonight, is there enough quorum?

17 MR. CURLEY: Mr. Chairman, you mean
18 you sat in this particular application on the night
19 this came before you in North Bergen?

20 CHAIRMAN MEHTA: Yes. I was sitting
21 on the North Bergen Zoning Board of Adjustment when
22 I heard the project.

23 MR. CURLEY: Mr. Chairman, we can
24 carry this over the next month's meeting. We could
25 carry it for one month with the consent of the North

1 Bergen Board and hear it at the hearing next month.

2 COMMISSIONER HOLLOWAY: I know in the
3 past, the Chairman sat on the zoning board when
4 there was an application, and he still sat and heard
5 the case. I don't understand why he can't hear it.

6 MR. CURLEY: We looked into this and
7 checked with the County ethics attorney and reached
8 a conclusion that as long as it was actually here to
9 decide the application for a North Bergen project,
10 in the event that he was actually at the hearing
11 before the local board, that it would be appropriate
12 not to sit on the same application so to speak.

13 CHAIRMAN MEHTA: So even if the
14 applicant and the applicant's attorney take no
15 objection, I wouldn't to able to sit? If you don't
16 want to vote wouldn't mind. We can table it.

17 MS. ATTORNEY: If we presented it
18 tonight and then the transcript was reviewed by
19 another member that could vote, that would eliminate
20 the conflict as far as presenting it tonight.

21 CHAIRMAN MEHTA: I think that if I
22 recuse myself, then we have four Board Members, and
23 we have to adjourn it.

24 COMMISSIONER HOLLOWAY: He thinks he
25 shouldn't even hear it.

1 MR. CURLEY: If we don't have a
2 quorum, we can't hear it.

3 MS. ATTORNEY: We'll come back.
4 Thank you.

5 CHAIRMAN MEHTA: Do we have to vote?

6 MR. CURLEY: Yes. This application
7 is being carried, subject to the consent of the
8 North Bergen Zoning Board.

9 MS. FERRARA: We need a motion to
10 table. On a motion made by Commissioner Hernandez.
11 Second by Commissioner Bettinger.

12 Commissioner Bettinger.

13 COMMISSIONER BETTINGER: Aye.

14 MS. FERRARA: Commissioner Hernandez.

15 COMMISSIONER HERNANDEZ: Aye.

16 MS. FERRARA: Commissioner Holloway.

17 COMMISSIONER HOLLOWAY: Aye.

18 MS. FERRARA: Commissioner Malavasi.

19 COMMISSIONER MALAVASI: Aye.

20 MS. FERRARA: Chairman Mehta.

21 CHAIRMAN MEHTA: I abstain.

22 MS. FERRARA: Mr. Chairman, you can
23 vote to table it, otherwise we won't have enough
24 votes to table.

25 CHAIRMAN MEHTA: I vote aye.

1 MS. FERRARA: Next item, sorry, I
2 have to recuse myself from this application, so I
3 will turn it over to the Planner, Francesca.

4 MS. GIARRATANA: The next item to be
5 heard is Application 2016-06-SP for Applicant One
6 Journal Square Tower North Urban Renewal Company,
7 LLC; One Journal Square Tower South Urban Renewal
8 Company, LLC; One Journal Square Partners Urban
9 Renewal Company, LLC; One Journal Square Condo
10 Association, Inc., One Journal Square, Block 9501,
11 Lot 23 in Jersey City.

12 MR. PAOLINO: Just a moment. It gets
13 complicated. Actually, do you mind if I begin while
14 he's working?

15 Good evening. My name is Eugene Paolino
16 from Genova Burns. I represent the applicant, One
17 Journal Square, Block 9501, Lot 23. This is a
18 project that actually has been before this Board
19 probably in 2007 or 2008, with another developer
20 whose name was Multi-Employer Pension Trust Fund.
21 That project just to refresh your memory in case you
22 were here, was a two-tower project over a base with
23 a podium with retail and parking. This is not
24 dissimilar, but architectural difference, the podium
25 is different, but the location is the same.

1 The location is Sip Avenue and Bergen
2 Avenue, basically I guess the northeasterly corner
3 of Bergen Avenue, right across from the Jersey
4 Journal building. It looks down on the site. Right
5 now that site is a vacant land, with a little part
6 of it is a parking lot. It's about two-plus acres,
7 and the proposal here is for this developer, which
8 is Urban Renewal Entities, who is going to build a
9 two-tower project.

10 You only have the first tower in front of
11 you, the phase one. I'm not going to except to show
12 you in context the other tower. Your approval is
13 just going to be with respect to phase one. That
14 phase one is, you'll hear more of this later, it's a
15 nine-story podium, two floors of parking, four
16 floors of office, a mechanical room, residential.
17 It's going to 45 stories with a mechanical room at
18 the top. The whole thing, top to bottom is about 55
19 stories.

20 The interesting thing about this project
21 is that it was a job to assemble the property. In
22 fact, the County was part of that job. The
23 assemblage required the area in front of the
24 property, I think you know, where there's a taxi
25 stand. It's not a taxi stand. It's in-line parking

1 that is often occupied by taxis. That part becomes
2 part of a plaza area for which this developer is
3 spending a considerable amount of money. That plaza
4 is you're going to hear it from a woman named Kate
5 Orff from Scape Landscaping, and it going to be
6 comparable to all the major plazas in the
7 metropolitan area. It's comparable in size. It's
8 comparable in quality. It's going to be comparable
9 in every way.

10 We did a poll to determine whether or not
11 the City of Jersey City residents would like to see
12 the fountain and the memorial names moved and/or
13 refinished and redone in a new way, and they all
14 responded in overwhelming favor of fixing up the
15 fountain, not actually redoing the fountain that's
16 there. Right now it's not working, and it is dirty,
17 and it hasn't been maintained, and it's an eyesore.
18 The names will be very respectfully positioned in
19 another location near another fountain that's a
20 completely different design that we think is really
21 exciting.

22 Okay. This project includes parking, and
23 has a real consideration for traffic because to do
24 any major project in this location, it is going to
25 affect the neighborhood. We think it's going to be

1 a catalyst for Journal Square. It's going to spark
2 that base. So without further ado, I have a
3 architect because we want you to see it so you get
4 it in context. The human level, the first level,
5 the landscaping level, I have a landscaper that's
6 going to discuss that with you as I said. Then I'm
7 going to present an architect and engineer, and
8 there are some traffic issues which we need to
9 address. That's it. I'll try to go as
10 expeditiously as possible so that you understand
11 this, and we don't spend too much time on it. So
12 without further --

13 CHAIRMAN MEHTA: Excuse me. You that
14 mentioned that you have not gotten phase two
15 approved, this project?

16 MR. PAOLINO: Yes. Only phase one is
17 before you.

18 CHAIRMAN MEHTA: So are you taking
19 more property?

20 MR. PAOLINO: Keep your question. We
21 have got the drawings, and you will see it. The
22 answer is yes, there is a location for it, but we're
23 not asking for anything on it. We have to get back
24 to you. We're talking about one tower, base and one
25 tower. The second tower will be on the same base by

1 the way.

2 CHAIRMAN MEHTA: So all you are
3 asking for right now is one tower?

4 MR. PAOLINO: Right.

5 CHAIRMAN MEHTA: And in phase two
6 you're going to build a second tower on the same
7 base, on the same property?

8 MR. PAOLINO: There is a podium,
9 correct me if I'm wrong on this when you come up,
10 there is a podium on which is going to be one tower.
11 The podium consists of potentially the retail and
12 parking. On that is going to be the tower that we
13 are asking you to approve, that podium we're asking.
14 If it happens, the second tower will be on the same
15 podium. We don't have anymore land. We have got to
16 do it on the same location.

17 CHAIRMAN MEHTA: So when you are
18 going to propose the second application for your
19 phase two --

20 MR. PAOLINO: I can't tell you when
21 the phase two will be before you.

22 CHAIRMAN MEHTA: I understand. My
23 question is, is phase two looking to include more
24 parking or the parking will be the same as you are
25 proposing right now?

1 MR. PAOLINO: We're not near there.
2 Probably it will be the same, but we're not there
3 yet. I can't tell you. I don't know. I wish I
4 could. My guess -- I don't want to guess. That
5 would be a mistake. It's not my job to guess.

6 COMMISSIONER HOLLOWAY: So for the
7 record you're telling us that this building will
8 built completed before this second phase even
9 starts?

10 MR. PAOLINO: Exactly.

11 COMMISSIONER HOLLOWAY: Thank you.

12 MS. GIARRATANA: Before the
13 presentation, will the application mark all the
14 exhibits, A-1, A-2? Whatever to you want to label.

15 MR. PAOLINO: It's a PowerPoint. I
16 could label this A-1 and give you a hard copy of the
17 PowerPoint. That's A-2.

18 MR. SINGER: Good evening.

19 (The witness is sworn.)

20 MR. CURLEY: Would you please state
21 your name for the record and spell your last name?

22 MR. SINGER: Jeremy Singer, last name
23 is S-i-n-g-e-r.

24 MR. PAOLINO: Mr. Singer, you are an
25 architect in the state of New Jersey?

1 MR. SINGER: I am.

2 MR. PAOLINO: Who do you work for?

3 MR. SINGER: Woods-Bagot.

4 MR. PAOLINO: Where is Woods-Bagot
5 Architects?

6 MR. SINGER: In New York City at 142
7 West 52nd Street.

8 MR. PAOLINO: Have you reviewed all
9 of the site plans for this project?

10 COMMISSIONER HOLLOWAY: I'm sorry,
11 Mr. Chairman. So before we start, can we give you a
12 microphone? There's air conditioning over us.

13 MR. PAOLINO: Can you hear me?

14 COMMISSIONER HOLLOWAY: I can hear
15 you.

16 MR. PAOLINO: Before you start, can
17 you give the Board the benefit of your background?

18 MR. SINGER: Sure. First off, good
19 evening. Thank you for having us. We are
20 absolutely thrilled to be a part of contributing to
21 the growth and vitality of the City through this
22 project, which we're enormously excited about.
23 Thank you.

24 Again, my name is Jeremy Singer, and I am
25 the managing principal of Woods-Bagot Architects.

1 We are located in New York City, and I am a licensed
2 architect in the state of New Jersey. I have
3 certified that I that reviewed the drawings which
4 are part of this application and believe that those
5 are appropriate for this application. I did this
6 evening, my colleague, John Jourden, who is also an
7 architect, will take you through the full details of
8 the project. Again, I'm here as a registered
9 architect in the state of New Jersey having a full
10 review and professional review.

11 MR. PAOLINO: Before you turn this
12 over, have you reviewed the Journal Square 2016
13 Redevelopment Plan for this project?

14 MR. SINGER: Yes.

15 MR. PAOLINO: And this project is
16 compliant in terms of the architectural?

17 MR. SINGER: It is in compliance.

18 CHAIRMAN MEHTA: So have you been in
19 front of boards like this in any other jurisdiction
20 as a professional architect?

21 MR. SINGER: Yes, I have.

22 CHAIRMAN MEHTA: Everybody all right
23 here? We accept you as an architect.

24 MR. SINGER: Thank you very much.
25 With that, I'm going to transfer it over to the John

1 Jourden.

2 MR. PAOLINO: Mr. Jourden is going to
3 identify himself.

4 (The witness is sworn.)

5 MR. CURLEY: Would you please state
6 your name for the record and spell your last name?

7 MR. JOURDEN: John Jourden,
8 J-o-u-r-d-e-n.

9 MR. PAOLINO: John, you worked on the
10 plan; is that correct?

11 MR. JOURDEN: Yes.

12 MR. PAOLINO: You're an architect?

13 MR. JOURDEN: Yes.

14 MR. PAOLINO: Are you licensed
15 anywhere?

16 MR. JOURDEN: No.

17 MR. PAOLINO: Okay. You've been
18 involved with the development of the plans for this
19 project?

20 MR. JOURDEN: Yes. I've been a lead
21 on this.

22 MR. PAOLINO: I would like this
23 witness to take you through the PowerPoint. I offer
24 him as an expert witness.

25 CHAIRMAN MEHTA: Same thing, have you

1 ever appeared in front of boards like this before,
2 and did they accept as you an expert?

3 MR. JOURDEN: I have given the same
4 presentation to your colleagues previously as a
5 preview.

6 CHAIRMAN MEHTA: Okay.

7 MR. JOURDEN: I'll make sure I use
8 the mic. So if could I direct your attention to the
9 wall over here. This is the presentation that we
10 prepared for you. Thank you again for inviting us
11 here. So this is the location of the project, One
12 Journal Square is actually three stops from
13 downtown, and as has been stated, the 2016 master
14 plan for Jersey City is very much about this
15 transit-oriented, what they're calling transit
16 villages mandate. Our project is part of this,
17 influenced by the tenets of the master plan. So
18 here is the site situation. This is the Journal
19 Square Transit Center.

20 MR. PAOLINO: The PATH station.

21 MR. JOURDEN: The PATH station. This
22 is JFK Boulevard here, and this is our site, bounded
23 by a dashed line, and this is Journal Square, Bergen
24 Avenue here and Sip to the south. This is the
25 current conditions on the site. Currently, there is

1 a parking lot on Sip and Bergen Avenue, at the
2 southwest corner. This is the cleared lot that Gene
3 was describing, and this is the PATH terminal. This
4 is the conditions in front of the PATH terminal.
5 This is the Loew's Theatre that's on Bergen Avenue.

6 MR. PAOLINO: Kennedy Boulevard.

7 MR. JOURDEN: And this the memorial
8 fountain.

9 MR. PAOLINO: I want you to take a
10 look at the chair that's in front.

11 MR. JOURDEN: The current fountain
12 doesn't the work currently. There is no water. So
13 what is going to happen here, it's been cleared for
14 quite a while now. If I can walk you through, this
15 is what is here today. This is what is going happen
16 January 2017. This is the plan. So one of the
17 characteristics of the plan, there is four
18 elevations that can be fully circulated about.

19 One of the elements that has been driven
20 by the 2016 plan is that 70 percent of all these
21 elevations is glazed in for retail. So the east
22 concourse will be activation. There is 99 percent
23 of this 312-foot facade is activated by retail.
24 That's all part of 2016. We have also allowed for a
25 common area which is 50 feet by 150, and all of that

1 is public space. So my colleague, Kate Orff, will
2 talk about the plaza. The whole idea is to bring
3 the public into that build from what is to be
4 activated, the new Journal Square.

5 MR. PAOLINO: Jeremy, where is the
6 front door?

7 MR. JOURDEN: Right here.

8 MR. PAOLINO: So any member of the
9 public who walks through that front door, walks into
10 what?

11 MR. JOURDEN: Walks into a common
12 space, what we're calling a public common. It's an
13 arcade that's visually connected to this easement.

14 MR. PAOLINO: How tall is it?

15 MR. JOURDEN: It's double height,
16 22 feet tall.

17 MR. PAOLINO: And what is along the
18 inside of it?

19 MR. JOURDEN: Retail on the inside,
20 on this side as well as an elevator to the
21 residences, elevators to office space.

22 COMMISSIONER BETTINGER: Is that
23 enclosed?

24 MR. JOURDEN: Yes. It's not open to
25 the elements.

1 COMMISSIONER HOLLOWAY: Can I ask a
2 question? I'm assuming what's in back of the
3 building is adjacent to Hudson County Community
4 College?

5 MR. JOURDEN: Yes.

6 COMMISSIONER HOLLOWAY: Is there any
7 way of getting from your building to there?

8 MR. JOURDEN: No. So the easement is
9 maintained in the 2016 plan. So that walkway will
10 always be maintained. What we have done is, there
11 are -- we let that connection to the eastern
12 concourse going from Enos Avenue, cross the
13 crosswalk, and they get to the PATH station as they
14 have in the past, and there is a parking ramp which
15 is open visually to the common space, but there is
16 no retail over here, and once you get up 75 percent
17 of that easement, you're able to be part of that
18 retail situation.

19 COMMISSIONER HOLLOWAY: And there are
20 a lot of colleges students in that area.

21 MR. JOURDEN: Yeah, and we really
22 keep that activated with Journal Square as being
23 part of the center of the 2016 plan, which is to
24 reactivate Journal Square as the center of Jersey
25 City.

1 COMMISSIONER BETTINGER: Mr.
2 Chairman, I have a question. The parking facility
3 is that being utilized now --

4 MR. PAOLINO: There is no parking.
5 There a parking lot.

6 COMMISSIONER BETTINGER: That's still
7 available to the public?

8 MR. PAOLINO: That will be gone. The
9 building will be in its way.

10 COMMISSIONER BETTINGER: You're
11 taking over there, okay.

12 MR. JOURDEN: The parking lot you
13 were referring in this area. Part of that, the City
14 wants to remove that area.

15 COMMISSIONER BETTINGER: And there
16 was parking in back at the community college.

17 MR. JOURDEN: Oh, there was a lot,
18 yes. There is a service lot. That's gone.
19 Obviously, the staff, there is more parking. So let
20 me walk you through the building. There is two
21 floors of retail, at one and two, which is the
22 maroon, an area that is 120,000 square feet of
23 retail space. Then at Levels 3 and 4 in the gray,
24 is parking, which is at 118,000 square feet, and
25 above that are four floors of office. That's

1 rendered in blue. That's 117, 118,000 square feet.
2 Then there is a mechanical floor above that, one
3 floor of mechanical, that serves that tower. That
4 constitutes our base. The bases ends at 133 feet,
5 four inches, and above that, we have two floors of
6 amenities in this darker yellow, and then 45 floors
7 of residential which are 744 apartments. On top of
8 that there is a mechanical floor, total height is
9 701 feet, eight inches.

10 MR. PAOLINO: The height, is the
11 height compliant with the limit of the 2016 plan?

12 MR. JOURDEN: There is no height
13 limit in the core of Jersey City. There is a
14 minimum of -- yes, it complies. It's a minimum of
15 60 feet.

16 MR. PAOLINO: The use is mixed?

17 MR. JOURDEN: Yes.

18 CHAIRMAN MEHTA: Out of the 744
19 apartments, just for the record, how many will be
20 one-bedroom, how many two-bedroom?

21 MR. JOURDEN: I have a slide for
22 that. A majority are studios and one-bedroom. I
23 have a slide. It ends up being a majority of within
24 400 are the smaller units. The majority of the
25 tower is smaller units, but I can give you the

1 numbers.

2 COMMISSIONER HOLLOWAY: Why don't we
3 let you go through your presentation.

4 MR. JOURDEN: Sure. So this is the
5 west elevation, again, this has 99 percent of this
6 is open for retail, and this is the commons that we
7 were talking about, the entry. So six floors of
8 retail, two floors of parking, an office component,
9 the amenity space, and 45 floors of residential.

10 This is the south elevation. There is a
11 common space that runs the full length of the
12 building on this side on the south which will have
13 terraces and various common areas for the tenants of
14 this building. This is the entrance for the parking
15 ramp, which on Sip Avenue.

16 MR. PAOLINO: That's on Sip Avenue
17 looking at the building, right?

18 MR. JOURDEN: Yes.

19 COMMISSIONER HERNANDEZ: And you meet
20 the parking requirements?

21 MR. JOURDEN: Yes, we meet the
22 requirements on that. Another person will testify,
23 but we have --

24 COMMISSIONER HERNANDEZ: You have a
25 ramp?

1 MR. JOURDEN: Yes. There are van
2 spaces as well as handicapped. This is the east
3 elevation. This is along the easement against the
4 Hudson County Community College. This is the
5 elevation to the north that looks towards the PATH
6 terminal. This is what's called the eastern
7 concourse. This is a view looking from the corner
8 of Sip and Bergen towards the site.

9 The site is approximately 91,000 square
10 feet, and of that, we have approximately 37,000
11 square feet of plaza area, and then the building
12 footprint is around 62,000. The total lot coverage
13 is under 70 percent; 68 percent, but there is no
14 requirement for that. So we meet that criteria as
15 well, and then the apartments, the studios, there's
16 244 studios and 320 one-bedrooms and 135
17 two-bedrooms and 45 three bedrooms, total of 744.

18 COMMISSIONER BETTINGER: Mr. Chairman,
19 are they rentals?

20 MR. PAOLINO: They're rentals.

21 MR. JOURDEN: And again, the reason
22 for that, the 2016 plan is relying on a transient
23 commuter-friendly tower. The developer sees it as
24 an opportunity around the PATH station.

25 MR. PAOLINO: That's all I have for

1 the architect. Any questions?

2 CHAIRMAN MEHTA: The Board have any
3 questions?

4 COMMISSIONER HERNANDEZ: How many
5 emergency exits?

6 MR. JOURDEN: Well, there is
7 different components, yes. So we've fulfilled the
8 requirements of the New Jersey AVC 2015, and so I
9 can point out the exits on the plan, but it's a
10 mixed use tower. There's is going to be multiple
11 exits for each component. So there's a core for the
12 tower. So there is an exit here for the parking
13 component. The parking requires a separate egress
14 from every other use. There is an exit here for
15 parking. There is an exit -- I'm sorry, an exit
16 here for parking, and as well as in this location
17 and this one there. Those are all parking-related
18 exits.

19 And on top of that we have exits for the
20 second floor retail here and here, and the second
21 floor retail has five exits that are in tandem with
22 the residential building above. There are only two
23 stairs required for the tower because it's both R-2
24 and R-1. So the uses are stacked. Does that
25 satisfy the question?

1 COMMISSIONER HERNANDEZ: Thank you.

2 COMMISSIONER HOLLOWAY: Mr. Chairman,
3 are you speaking about the traffic and parking?

4 MR. PAOLINO: Someone else.

5 COMMISSIONER HOLLOWAY: I'll hold my
6 questions for you then.

7 CHAIRMAN MEHTA: Is there more than
8 244 parking spots, right?

9 MR. JOURDEN: I didn't mention the
10 parking, but there are 388 spots, and it's
11 distributed over three floors. Again, Jersey City
12 and the 2016 master plan only have a maximum amount
13 of spaces.

14 CHAIRMAN MEHTA: Do they know how
15 many will be looking at the residential?

16 MR. JOURDEN: It's a tenant parking
17 lot. I assume there are none dedicated for the
18 resident.

19 CHAIRMAN MEHTA: It's not for retail
20 or anything?

21 MR. JOURDEN: No, it's not required.

22 CHAIRMAN MEHTA: Any other questions?

23 MR. PAOLINO: No questions for
24 architect. No, thank you. We're all done.

25 (The witness is sworn.)

1 MR. CURLEY: Please state your name
2 for the record and spell your last name.

3 MS. ORFF: My name is Kate Orff,
4 O-r-f-f.

5 MR. PAOLINO: Do you have a job?

6 MS. ORFF: I do have a job
7 thankfully. I am the founder of Scape Landscape
8 Architecture. We are based in lower Manhattan, and
9 I am a registered landscape architect in the state
10 of New Jersey.

11 MR. PAOLINO: Would you give us the
12 benefit of you educational background and
13 qualifications.

14 MS. ORFF: I have a master's degree
15 from Harvard University in landscape architecture.

16 MR. PAOLINO: I offer her as an
17 expert. Kate, would you describe what is on the
18 plaza that we were talking about?

19 MS. ORFF: Yes, we have as has been
20 testified, we have designed a plaza inspired by the
21 social history and ecological history of Journal
22 Square, a generous public plaza that has broader
23 civic aspirations to connect the City with the
24 vibrant public wealth, and that is characterized by
25 two primary kinds of open spaces. One is centered

1 around the new memorial plaza, and another around
2 the open lawn.

3 The plaza is also characterized by the
4 stepping down, so it can meet the grade of the
5 building as described by my colleague and the
6 street. So in general, it is a project that has an
7 open, generous circulation in all directions, and
8 it's characterized by two kinds of organized open
9 spaces. It's inspired by the stepping down that you
10 can see here at the Metropolitan Museum of Art.

11 This is the plan of the plaza. You can see how it
12 creates a welcoming civic gesture toward the center
13 of Journal Square, and in general, we feel that we
14 have aimed to and hopefully accomplished the goal of
15 really sort of creating an open space that will be a
16 signature for the Journal Square for the next
17 century.

18 Here are some images of the plaza that
19 shows in three. This is a bird's-eye view how the
20 plaza steps down in a generous open way, embraces
21 the streets connects easily which the adjacent path
22 and creates clear lines of circulations in all
23 directions. So you can see in this drawing also the
24 crosswalks. The plaza also directs the pedestrians
25 towards these crosswalks to make an open legible and

1 open space.

2 This is a view of the proposed fountain.
3 We did quite a bit of research on the fountain
4 itself. We kept the fountain in its existing
5 location, however, it is new in concept and it is
6 characterized by multiple levels of granite stone in
7 keeping with the significance of the events and the
8 people that it is memorializing, and it is a
9 fountain that has a public gathering component and
10 also a water wall fountain the creates a sort of
11 pattern of reflective light over its surface.

12 Here is a view of the plaza itself. It
13 has many new trees and a lot of new vegetation.
14 Here is how it will be housed, the vegetation, the
15 trees and lawn, the stepping of benches that will
16 activate and provide social spaces, and we have a
17 paving pattern that is inspired by geology, and
18 together we have this sort of broad civic gesture.
19 The paving pattern itself is a combination of grays
20 and tans, and the benches will be made of a precast
21 off-white precast, and the trees are designed with
22 an eye toward regional and native plants, native
23 adaptive, those that are very tough for urban
24 landscaping.

25 This is a composite view looking up John

1 F. Kennedy Boulevard, and basically in terms of a
2 night view, it will be very well lit. We're working
3 with the lighting designer, and that is the final
4 view. No, excuse me. I apologize for going
5 backwards, but if I may go back to the plan, I
6 forgot to note that of particular interest to you is
7 John F. Kennedy Boulevard, there are four existing
8 trees that we will be protecting. They are located
9 on approximately 11 to 12 feet on center. Our plan
10 adds three new trees at 50 feet on center. I
11 believe we are in compliance with the requirement
12 for this zone along John F. Kennedy.

13 MR. PAOLINO: The size of that plaza
14 is how much?

15 MS. ORFF: Well, it's about a hundred
16 feet. It's about 200 feet. It's tapered about a
17 hundred.

18 MR. PAOLINO: Is it 36,000? It's
19 almost an acre.

20 MS. ORFF: That's correct.

21 MR. PAOLINO: And can you describe
22 the kind of fountain that you have there, blowing
23 fountain, falling?

24 MS. ORFF: Yes. It is a fountain
25 which there is -- sorry to not get into detail.

1 That is a fountain that's made out of panels of
2 granite, we call them weeping panels. The water
3 will be flowing from these panels and sheeting down
4 in front of this stone, and the water will have a
5 very reflective quality. What we wanted to avoid
6 frankly was this kind of feeling of a fountain that
7 in the wintertime when it's not on, it's empty. So
8 it just creates this sculptural element for all
9 seasons, even in the depths of winter when the
10 fountain is not on, there is really a strong
11 presence of the memorial.

12 MR. PAOLINO: It will also have
13 seating walls, is that correct?

14 MS. ORFF: Yes. There are a series
15 of seating walls that is facing the fountain and
16 away from the street, and there is seating also
17 meeting the street, and quite an amount of seating
18 as you can see.

19 MR. PAOLINO: And you have pavers
20 going around the pedestrian ways and along the sides
21 of the pathways on the side of the seating wall?

22 MS. ORFF: Yes. That's part of the
23 exhibit.

24 MR. PAOLINO: I have no more
25 questions.

1 COMMISSIONER BETTINGER: Mr.
2 Chairman, it's a beautiful landscaping. My question
3 is which I'm very -- it's very important to me.
4 There is a circle honor, and you mentioned in the
5 beginning of the presentation that a survey was sent
6 out to area residents. I happen to be an area
7 resident. I live in a building with 271 units, and
8 I don't recall anyone sending any kind of
9 information for my input. I am curious who gave the
10 input for the community.

11 MR. PAOLINO: There is a graph there
12 on the left side of that screen what the input was,
13 and what the responses that we got and answers to
14 the questions. I believe that was done --

15 COMMISSIONER BETTINGER: Was that
16 done randomly?

17 MR. PAOLINO: I think it was with the
18 Division of Planning. It was sent out to everyone
19 within I think it was within Jersey City.

20 MS. GIARRATANA: Mr. Chairman, if I
21 may, I know that it was advertised via social media
22 and also on NJ.com. There was a survey, yeah. It
23 was an online survey.

24 COMMISSIONER BETTINGER: What happens
25 to individuals that don't have any access, were they

1 not able to participate and give their input? If
2 you didn't know it was there, how would you be able
3 to have input? My question is, what is your plan?
4 It's called The Circle of Honor, and it's to honor
5 individuals in the community that have done a lot
6 for the Journal Square area and for Jersey City. So
7 what is you plan for that?

8 MR. PAOLINO: I can only tell you
9 what we've represented as far as the Jersey City
10 Redevelopment Agency, and that is that all of the
11 names that are there will remain there. In fact, we
12 agreed, it was our idea, to contact the families of
13 all of the people whose names are there so that they
14 understand that during construction, we're not going
15 to demolish their names. We're actually going to
16 place them back again, and in the location of the
17 fountain. So the plan is to do this as respectfully
18 as demolition and construction will allow, but the
19 names are going to be the same. We understand that
20 the 7-Eleven memorial is there, and other people
21 that are honored by the City and the County. So
22 they all stay.

23 MS. ORFF: Mr. Chairman, if I could
24 add, the names are on this. The idea is the names
25 are on that vertical surface. Right now they're on

1 the ground. They are lifted onto the vertical
2 surface, so that they are more legible and visible.

3 MR. PAOLINO: It was 9/11. I said
4 7-Eleven.

5 COMMISSIONER HOLLOWAY: So we're
6 going to remove these and put another fountain.
7 That's what our concern was. It wasn't being moved
8 from the Journal Square and put in Lincoln Park.

9 MR. PAOLINO: No, no, no, you're
10 right.

11 MS. ORFF: They are going to remain
12 at the site. On this image there are two people
13 looking down, and there is where the surface and the
14 names would be.

15 MR. PAOLINO: You didn't catch that?

16 COMMISSIONER HOLLOWAY: I have a
17 couple of questions if I can. Is there any kind of
18 green effect on top of the roof or any part of the
19 building itself?

20 MR. JOURDEN: I can answer that.
21 There are public areas for the residents of the
22 tower is on the top of the parking lot, and that
23 will change, and there is also a terrace on top of
24 the amenities. So there is ample spaces. I can
25 walk through.

1 COMMISSIONER HOLLOWAY: No. I just
2 wanted to know if they were there. Just two more
3 questions concerning the trees. What type of trees
4 are there?

5 MS. ORFF: So you can see in this
6 image, we have two different kinds of cherry tree.
7 It's basically a spring flowering cherry tree, and
8 then we have oak, a white oak tree, Alba, and on the
9 street, we have a white maple, and the reason we
10 choose this particular tree is that it is an
11 incredibly large scale tree to match the scale of
12 the walkway, and it's very hardy to a tough urban
13 environment.

14 COMMISSIONER HOLLOWAY: My concern
15 about the tree, if you look along Kennedy Boulevard,
16 if you look along Kennedy Boulevard going north to
17 North Bergen, those trees were planted many, many
18 years ago. They're taking up the sidewalk. Not
19 only are they tearing up the sidewalk, they grow so
20 thick the system, the lines, right, and during the
21 storm, you see what happens. That's why I was
22 wondering what type of trees these were because, you
23 know, applicants come in and say they're going to
24 maintain it in front of the Board, and five years
25 later after everything is done and everybody is

1 home, these trees are being not treated. No nobody
2 is treating them. No one is cutting them, and I am
3 wondering who is responsible. Is the City of Jersey
4 City responsible for that, or is it the person who
5 owns the building?

6 MR. PAOLINO: I can answer that
7 question really well. This is a recorded
8 maintenance agreement. It's dated June 4, 2009, and
9 requires all of the entire plaza, everything in
10 terms of the pavers and snow removal, all of that
11 stuff, maintained in that entire plaza is the
12 responsibility of the owner.

13 COMMISSIONER HOLLOWAY: Right. Good.

14 MR. PAOLINO: There is an entire body
15 of law that deals with tree roots, if you know that.

16 MS. ORFF: I was going to say that
17 the detail is the tree pit. It is very important
18 because if the tree doesn't have water and
19 continuous root, the tree will pick up pavement.

20 COMMISSIONER HOLLOWAY: At the end
21 who pays for that? The taxpayers of Jersey City,
22 not now, but down the road.

23 COMMISSIONER MALAVASI: I would
24 assume there's some provisions in the ordinance if
25 you're going into the right-of-way?

1 MR. PAOLINO: I haven't reviewed the
2 enforcement provisions, but this was reviewed by the
3 City Law Department and me, and I can tell you that
4 the City Law Department was concerned about it too.
5 There are penalties if they don't do it. I'm sure
6 that they will do it somewhere along the line.

7 CHAIRMAN MEHTA: Would you give a
8 copy to our attorney also?

9 MR. PAOLINO: I'm sorry?

10 CHAIRMAN MEHTA: Would you give the
11 copy to our attorney also?

12 MS. GIARRATANA: Yes, Mr. Chairman.
13 We have a copy of it, yeah.

14 CHAIRMAN MEHTA: Thank you.

15 (The witness is sworn.)

16 MR. CURLEY: Would you please state
17 your name for the record and spell your last name?

18 MR. SAVINO: Certainly. My name is
19 Leonard Savino, last name is spelled S-a-v-i-n-o. I
20 am a principal of Langan Engineering Environmental
21 Services, civil engineer, graduate of NJIT, bachelor
22 of science and also master of science, licensed in
23 the state of New Jersey, 20 years or so, and I have
24 testified before many boards.

25 MR. PAOLINO: I offer him as an

1 expert.

2 MR. SAVINO: So you saw the pretty
3 stuff. Now we can look under the ground a little
4 bit. I really don't have that much to go into. I
5 have two slides.

6 MR. PAOLINO: I want to ask you one
7 question though. Have you reviewed all of the
8 engineering issues with County Engineer?

9 MR. SAVINO: Yes, we have.

10 MR. PAOLINO: Okay.

11 MR. SAVINO: Some of the existing
12 conditions where there was a question earlier about
13 existing conditions, I'll put them up quickly, that
14 parking lot you referred to next to the Hudson
15 Community College walkway. This is Sip, Bergen and
16 JFK. This part of the site used to be a building
17 that was demolished, that have you the orange soil
18 exposed next to the parking lot. This is the area
19 where the taxicabs are.

20 The second slide, the second slide, these
21 are utility plans, so we are showing this just to
22 give you an idea of the building and the access for
23 both for pedestrians and vehicles. So we have both
24 access for cars and also for a loading dock. The
25 loading is the access to the right. This is the

1 access for cars. You can see the pedestrian
2 crossing, that we worked through with City Planning
3 to adjust a little bit to better aligned to this
4 space, and then down here are a couple of utility
5 poles from PSE&G, rather large obviously. We were
6 able to squeeze them in and make sure they're not
7 impacting on utilities.

8 This calls for phase two, which is really
9 not the subject of this application. I'm just
10 giving that for information. Predominantly, the
11 utilities come off of Sip. We have a water line
12 coming off of Sip here. We have the sanitary sewer
13 that's running through that we're going to realign
14 to get around our proposed subsurface retention
15 system.

16 The connection to the County facilities
17 right on JFK for the stormwater and up here to the
18 new liaison, so there are two connections into the
19 County right-of-way. There was some question about
20 details. We do have our details, and we will
21 coordinate as requested to make sure that the County
22 details are on there and that they align themselves,
23 and there is no conflict when it comes to working
24 with the County right-of-way versus the City.

25 The other thing that is important is

1 stormwater management. We have proposed a
2 subsurface detention system, which is just a series
3 of underground vaults basically, and that addresses
4 reduction for stormwater for all required storms.
5 This is a major development, so there are reductions
6 for the two, ten and hundred-year storms are
7 addressed in the stormwater detention system, and
8 the water quality does not need to be addressed.
9 All of this area per DEP stormwater quality, the
10 roof is always considered clean and plaza also. So
11 water quality is not necessary.

12 So the subsurface detention system also
13 has a collection system here, and the water rolls
14 off the collection system into that detention
15 system, and it's released. It's connected to the
16 County sewer. Other than that, there really isn't
17 much from a civil perspective, but our traffic
18 consultant, he here from Langan, and he's going to
19 talk about traffic, and I believe I'm here for
20 questions.

21 CHAIRMAN MEHTA: Do you have question
22 from the engineer expert, Mr. Cray?

23 MR. CRAY: It might be better after
24 the traffic testimony. I can recap. He has touched
25 all the points. I'll wait for traffic if you don't

1 mind.

2 (The witness is sworn.)

3 MR. CURLEY: Please state your name
4 for the record and spell your last name.

5 MR. LOTHIAN: William Lothian,
6 L-o-t-h-i-a-n.

7 MR. PAOLINO: Do you have a job?

8 MR. LOTHIAN: I certainly do.

9 MR. PAOLINO: Tell the Board what you
10 do.

11 MR. LOTHIAN: I'm a senior consultant
12 with the firm of Langan Engineering Environmental
13 Services, and I have a bachelor of science from
14 Newark College of Engineering, master of science in
15 traffic and transportation from NJIT. I've been
16 with Langan for last 44 years, and I have worked
17 many times in the City of Jersey City and have
18 appeared before the Hudson County Board as well over
19 the years.

20 MR. PAOLINO: I offer him.

21 CHAIRMAN MEHTA: Thank you.

22 MR. PAOLINO: So I'll give you a free
23 reign. Would you tell the traffic results of the
24 construction of this building?

25 MR. LOTHIAN: Langan has provided a

1 traffic impact study. It's dated 19 January of this
2 year, and we addressed the traffic impact from the
3 proposed development for this single tower on top of
4 a retail and the office space. Jersey City has
5 already approved the project, and we did receive two
6 comment letters from the County, the Hudson County
7 Division of Planning, that was done by Byron
8 Nicholas that was dated March 10th of this year.
9 We're okay with every item in this letter. The
10 issue will be addressed if they haven't already been
11 addressed with the accepting -- they have already
12 been accepted by the County. We have no problem
13 with any of those items in that letter.

14 The other letter is from Remington Vernick
15 by Paul Cray. We have responses to the comply with
16 the traffic comments from that March 10th letter.
17 If I could just respond to those issues that focuses
18 on some of the traffic issues, the first one is on
19 page 3 of this letter, discussing about the
20 60-percent reduction in expected trips to the
21 proposed development.

22 Every project we ever worked on in Jersey
23 City, and particularly lately, you can only build a
24 small number of parking spaces in the space because
25 there's a very small number of trips when you are

1 developing over the top and adjacent to the PATH
2 terminal multiuse and the transit-use use that is
3 going to be available to this particular site are
4 immense. Very few people will wind up using their
5 own cars. This typically when you move here, your
6 cars will be parked in the parking garage, and you
7 probably never see them. In our significant Jersey
8 City history, we don't use any very high trip
9 generation rate for this type usage. It's a very
10 low trip generation rate.

11 B talks about the traffic study should be
12 on record to show the existing conditions. In our
13 study we identified all the conditions which are
14 existing, plus a percentage of traffic, and we show
15 you the proposed. We can follow up and provide the
16 existing conditions just to supplement the report.

17 The third item refers to the Sip Avenue,
18 Bergen Avenue intersection that's expected to
19 increase. Some level of service increases as a
20 result of the project, and we will coordinate with
21 both the City and the County to make sure if there
22 is any signalization change that have to be made,
23 timing changes, that we will work closely with the
24 County and City as is necessary.

25 D is the fourth item in that section. The

1 applicant should provide testimony to support the
2 proposed parking ratios. Again, those parking
3 ratios are provided by Jersey City. They provide a
4 very small ratio because of the close proximity to
5 the PATH station. Very few people, particularly the
6 residents, the higher bedroom residents will use a
7 very small number of parking spaces in this
8 facility. We are providing 388 parking spaces for
9 the 744 residential units, plus the retail. The
10 retail is typically occupying the parking spaces
11 during the day, and if there is anybody using their
12 car from the residential, they leave, so there is
13 additional parking spaces from the commercial space
14 during the day and the office space. In our opinion
15 the number of parking spaces should be more than
16 adequate to service this development.

17 The last item talking about the project's
18 compatibility with prior planning for the area and
19 the City's Journal Square 2016. We're okay with
20 that. That's all good. We also looked at their
21 proposed parking provided by the development. As I
22 mentioned, Jersey City does have that minimum
23 language. In spirit of all of the other projects we
24 have in Jersey City, 388 spaces are more than
25 adequate to satisfy this development for the mixed

1 use development.

2 COMMISSIONER BETTINGER: Mr.
3 Chairman, will there be any parking for retail?

4 MR. LOTHIAN: The spaces are
5 available for retail during the day. It's going to
6 be no set spaces for in any particular use. During
7 the day, any available parking spaces can be used,
8 and two other parking lots will be available for the
9 people coming in to go to the retail.

10 COMMISSIONER BETTINGER: It's not
11 just going to be for the residential?

12 MR. LOTHIAN: Not set aside for
13 retail.

14 COMMISSIONER BETTINGER: Assigned
15 spots?

16 MR. LOTHIAN: No assigned spots.

17 COMMISSIONER BETTINGER: Is there
18 going to be a fee to park?

19 MR. PAOLINO: It is not our decision,
20 but yes. I should also point out that that's the
21 intent of annunciating the Journal Square 2016 plan.
22 It is precisely to encourage public transit. Unless
23 you're building on top of the train station, there
24 is no other closer building, and this is there.
25 You're not going to get closer.

1 COMMISSIONER HOLLOWAY: Mr. Chairman,
2 I have a question if I could. I'm not sure if
3 you're familiar with that area.

4 MR. LOTHIAN: I am.

5 COMMISSIONER HOLLOWAY: So you know
6 between the hours of seven in the morning and 9:30
7 during school time, not only you have buses, you
8 have several schools and buses, you have people
9 going to the PATH. I know the cabs won't still be
10 around, but right now they're there. Now you have
11 this building. You mentioned businesses. Are you
12 talking retail? Are you talking about a company
13 like Goldman Sachs going into this building? This
14 is going to be retail, not business?

15 MR. LOTHIAN: There is office space,
16 but again the office space is geared toward public
17 transportation. The other type of business is
18 retail. The business is shops. There is 121,000
19 feet of retail space, of which only 78,000 square
20 feet is leasable. There is 101,000 square feet of
21 leasable office space.

22 COMMISSIONER HOLLOWAY: And on Sip
23 Avenue you put the loading dock?

24 MR. LOTHIAN: Yes.

25 COMMISSIONER HOLLOWAY: There no

1 queuing on Sip.

2 MR. LOTHIAN: It's actually not going
3 to need it. It's head in, head out.

4 MR. JOURDEN: If I could show you,
5 that's the ramp down, and that's where you circulate
6 in.

7 COMMISSIONER HOLLOWAY: Can you show
8 me where Sip Avenue is?

9 MR. JOURDEN: This is it. This is
10 below grade cellar level.

11 COMMISSIONER HOLLOWAY: One other
12 question, Sip Avenue, going east, no left turns into
13 the loading dock, right?

14 MR. LOTHIAN: I don't know if there
15 is anything to prevent a left. It might have to. I
16 don't know if you're going to send them all the way
17 around the block.

18 COMMISSIONER HOLLOWAY: I'm saying
19 the left turns going into your property going east
20 on Sip Avenue.

21 MR. PAOLINO: Yes. The difficulty,
22 sir, is that because of the location of the building
23 because it's on Bergen Avenue, on Sip Avenue, the
24 two other sides are adjacent to other buildings.
25 The only place to put an entry is right in that

1 corner. You can't put it on Kennedy Boulevard or
2 Bergen Avenue. You've got to put it on Sip.

3 MR. LOTHIAN: The existing signals
4 that are there on Sip will breakdown the traffic and
5 create the gaps in traffic to allow left turn
6 movements to get in.

7 COMMISSIONER HOLLOWAY: If I'm not
8 mistaken, there is a light?

9 MR. LOTHIAN: There's two.

10 COMMISSIONER HOLLOWAY: There two,
11 right. Are those lights staying there?

12 MR. LOTHIAN: Traffic lights stay.

13 MR. PAOLINO: That issue, traffic
14 issue, whether it's a left turn or whatever the
15 traffic issue is, it's going to be repeatedly looked
16 at to make it refined for its purposes. All we can
17 tell you is at this point, that's the only place for
18 in and out. There is no other location.

19 COMMISSIONER HOLLOWAY: Just for the
20 record I wanted to ask.

21 COMMISSIONER BETTINGER: Just to
22 clarify, what there is going to be moving in, moving
23 out, that would be the loading zone for it?

24 MR. PAOLINO: Yes, that's the
25 location that trucks would go in.

1 MR. LOTHIAN: Not on the street.

2 MR. PAOLINO: Inside the building,
3 inside the building.

4 COMMISSIONER BETTINGER: Another
5 question, Mr. Chairman. Will there be some type of
6 a concierge or doorman? What my concern is for the
7 transient community, let's be realistic, there's
8 going to be a lot of takeout deliveries.

9 MR. LOTHIAN: I don't have that
10 answer.

11 COMMISSIONER BETTINGER: That is
12 important to traffic. I know just in my own
13 building, I have seen several times there are cars
14 lined up with pizza and Chinese, and that would be
15 where the cars would be double parked.

16 MR. PAOLINO: I want to, I've been
17 here a long time. I remember what was there. There
18 was a McDonald's and a dentist.

19 COMMISSIONER BETTINGER: But I'm
20 trying to -- my concern on this Board is that we
21 make sure that it's safe, and the cars are not
22 double parked.

23 MR. PAOLINO: The building ownership
24 will make sure.

25 COMMISSIONER BETTINGER: I am very,

1 very excited. This is a wonderful improvement to
2 community, and however, how many units are in these
3 apartment?

4 MR. PAOLINO: We are proposing 744.

5 COMMISSIONER BETTINGER: So that is
6 going to be a major impact with cars and parking.

7 MR. JOURDEN: We have provided a
8 space for quick dropoff. If I can go back to this
9 location here. There is a stop for FedEx vans so
10 they're not parking on street. That could also
11 serve for your food, and this gets into a logistics
12 question.

13 COMMISSIONER BETTINGER: People are
14 on Amazon getting deliveries.

15 MR. JOURDEN: That's what this lane
16 is here. It's not listed as one of the four. This
17 is the ramp down to the cellar. This is going
18 directly up. This is a double. In the morning that
19 will be going in, and at night it will be going out.
20 That lane is for the parking. There is another
21 space here just for quick dropoff, your FedEx and
22 food service. That's a logistic questions.

23 COMMISSIONER HOLLOWAY: Is this the
24 only exit in and out.

25 MR. PAOLINO: It's the only one

1 available, and the ownership is concerned about
2 that. The ownership is concerned about that plaza.
3 They're spending a lot of money on that plaza. That
4 don't want that mixed up with cars double parked.
5 They're aware of that too. I will communicate it to
6 them.

7 COMMISSIONER HOLLOWAY: So this was
8 approved by Jersey City.

9 MR. TRIDENTE: Mr. Chairman, I have a
10 question. Could you just describe the function
11 detail, like how many loading docks, whether they're
12 platform, if there's ramps? Just describe the
13 facilities down in the loading area.

14 MR. JOURDEN: Certainly. This orange
15 lined area is the loading dock. There are two
16 berths here, a trash facility here for pickup from
17 the trash pickup. Then this portion at a lower
18 level is a dock leveler there.

19 MR. TRIDENTE: So it will be able to
20 accommodate FedEx trucks with a tailgate involved?

21 MR. JOURDEN: That's what the leveler
22 would be used for.

23 MR. PAOLINO: And then for turning
24 vehicles?

25 MR. JOURDEN: It's for a full size

1 refrigerator truck. I forgot the dimensions.

2 That's the plan. We don't know who the retailers
3 are. They might not require it.

4 COMMISSIONER HOLLOWAY: Is it capable
5 to handle a tractor trailer.

6 MR. JOURDEN: That's what the space
7 is.

8 COMMISSIONER HOLLOWAY: It can handle
9 a tractor trailer?

10 MR. JOURDEN: That's what's shown
11 here is a turnaround for the tractor trailer. That
12 mostly how big trucks are. It's not for a
13 double-loaded one.

14 MR. TRIDENTE: How many vehicles will
15 it accommodate while they're queuing? In that
16 loading dock, how many people before they get jammed
17 up?

18 MR. JOURDEN: It's only capable of
19 handling two. One is queued up. Two can queue, but
20 only one --

21 MR. TRIDENTE: Let's say that two
22 loading docks are loaded, and another truck decides
23 to come in, what is going to control that truck from
24 getting locked in there and having to back out to
25 Sip Avenue?

1 MR. JOURDEN: Logistics is the person
2 that is controlling the shipping dock. They would
3 have to stage it. So I don't know if that's a
4 traffic questions.

5 MR. LOTHIAN: Right. They are at the
6 street level. There are people monitoring that.
7 Oh, that is a security guard at street level.

8 MR. TRIDENTE: That third truck that
9 comes in, where does he go?

10 MR. LOTHIAN: Hopefully he would
11 drive around. We don't want him waiting on the
12 street.

13 MR. PAOLINO: There is no queuing
14 here for trucks. I don't think the City would
15 permit that.

16 MR. LOTHIAN: The trucks are kept on
17 Sip.

18 CHAIRMAN MEHTA: So the loading and
19 unloading is done during the business hours, so you
20 would not affect morning time for work or evening
21 time for work?

22 MR. TRIDENTE: If you have got a
23 building that big with that many tenants in the
24 building, you would have one UPS truck parked there
25 all doing 150 deliveries and a FedEx parked at the

1 other dock doing another hundred deliveries, how?

2 CHAIRMAN MEHTA: My question is not
3 for the residents' loading and unloading, but for
4 the retail purpose, when the retail gets the
5 delivery.

6 MR. LOTHIAN: I was just told that
7 one driveway here where we use for the delivery
8 trucks for pizza, it's the size that could take a
9 Federal Express truck. They're not having to drive
10 all the way down under the building to park where
11 the tractor trailers are going. They he have the
12 ability of pulling up closer to the street.

13 CHAIRMAN MEHTA: I understand that.
14 Same thing like Commissioner Holloway started to
15 say, what about buses because of the school in the
16 morning rush hour? Perhaps, wait until the local
17 transit buses leave rather than having a traffic jam
18 or traffic problem. Is there any restrictions or
19 any condition that the retail will allow from nine
20 to four o'clock, so it will not interfere with
21 morning?

22 MR. LOTHIAN: From nine to five, but
23 there might be restrictions during the morning peak
24 hours.

25 COMMISSIONER HOLLOWAY: I think

1 there's a restriction now at the light, that street
2 that's parallel to yours. there is a restriction.
3 You can't turn left going west off. There is a
4 restriction at a certain time. I think it's the
5 peak hours.

6 MR. LOTHIAN: Peak in the morning,
7 peak evening for that reason. That's why I was
8 mentioning it. I don't think that going to change.

9 MS. GIARRATANA: Mr. Chairman, if I
10 may, can I ask Paul if he has any comments during
11 your review of, what he looked into, any observation
12 in terms of deliveries, if you had any concern?

13 MR. CURLEY: Mr. Cray, if you're
14 going to answer questions, you have to be sworn.

15 (The witness is sworn.)

16 MR. CURLEY: Please state your name
17 for the record.

18 MR. CRAY: Paul Cray from Remington,
19 Vernick & Arango Engineers. I reviewed the
20 application documents, also knowing that a lot of
21 interaction had already occurred with the City, and
22 also this goes back before their application from a
23 planning perspective, I referenced the 2016
24 Redevelopment Plan Area; also the related master
25 plan circulation element, which having reviewed that

1 before from another project in Journal Square a few
2 years ago on the other side of the train, I noticed
3 that the County was represented at the technical
4 advisory committee for the circulation elements of
5 the City's master plan.

6 So, one of the things I'll get to in the
7 testimony I requested, we'll talk about the
8 circulation plan. So there has been a lot of
9 planning this project, knowing this that level of
10 traffic would come in. JFK has no access to this
11 site. There is a taxi queuing area for the PATH
12 station, which I don't know if that was mentioned.
13 It's going to be extended 55 feet to reach in front
14 this project's frontage. Again, not access to the
15 site, but that's something to do with the taxi
16 queuing along Journal Square Plaza, which is
17 referred to as Bergen Avenue, there will be not
18 access to the site. I don't disagree Sip is it.

19 COMMISSIONER HOLLOWAY: I understand
20 Sip Avenue is not our jurisdiction. Kennedy
21 Boulevard is. When it comes to the egress, I want
22 to get it on the record as a Commissioner. That
23 area is tremendous, a lot of traffic in the morning
24 and evening. I want to make sure if there is a
25 signal, a time table where you can turn left going

1 into that parking lot because right now traffic
2 backs up as soon as somebody wants to make a legal
3 left turn into that open lot. It backs across
4 Kennedy Boulevard down Sip Avenue. That's one
5 vehicle stopped.

6 MR. CRAY: Something that I had asked
7 for that had now been provided was in addition to
8 the resolution of the City's land use approval, I
9 also found the transcript, and I actually went
10 through everything. There was a lot of discussion
11 on Sip. One thing I don't recall on that particular
12 topic, there was discussion about having a modified
13 design of Sip, a lot of back and forth, and it was
14 agreed this was the best for the circumstances.

15 It was also revisited that the impact to
16 Sip and Bergen's traffic light, that you have
17 projections and you hope it would play out the way
18 you would expect, but actual traffic would be
19 reviewed to retime Sip and Bergen. My review
20 comment that I wanted the applicant's attorney to
21 coordinate with the Board attorney in crafting an
22 approval condition, was to make sure the County is
23 pulled right in. Sip and Bergen are both City, but
24 yet are very close to JFK. So any change to the
25 signalization is most likely going to affect JFK. I

1 wanted the County to have the seat at the table at
2 the beginning, not at the end.

3 What I will ask for is a follow-up
4 included in the approval to as a condition of
5 approval just the specifics to be worked out with
6 the Board Attorney as far as response, a point by
7 point response being made to my review comments.

8 Now, one thing is now what I saw in the
9 back and forth with the City was more about, it
10 wasn't specific to comments raised today about the
11 logistics and how many controls, if any, have
12 already put on the scheduling of deliveries to your
13 facilities, and also about the left turn timing
14 restrictions throughout the day, and whether there
15 is an entertainment on the plan for the new
16 facility, not just the street. I have to ask for
17 some commentary on that, to see if there should be
18 some linkage to when it's operational, you agree
19 with the City to look at actual traffic patterns to
20 see if something should be done with the signal.

21 I think in the light of the Board's
22 comments here, Sip being City controlled, yet I
23 think because the next signal. So if I could put it
24 to you at that point, what would be your offer to
25 link that in what we're going to evaluate

1 post-occupancy, and how the County, what leverage
2 the County would have to have a seat at the table to
3 meeting with you?

4 MR. PAOLINO: I don't think there's
5 any problem with the County having a seat at the
6 table. It seems to me that your proposition, and
7 any problem on Sip, even though that's not your
8 jurisdiction, will eventually affect Kennedy
9 Boulevard, which is in your jurisdiction. I don't
10 have a problem with that. I'll recommend that to my
11 client.

12 MR. CRAY: I know in certain
13 operations, things are done for specific tenants,
14 but has there been consideration of the current left
15 turn restriction in terms of what you considered for
16 your operation? I know that most trucks, there's
17 the timing of it and you can stage certain things.
18 We all know you can't control every delivery there.
19 We have not considered how there would be
20 enforcement of that left turn. It's one thing by
21 Sip and Bergen. It's a different thing once you get
22 into Sip.

23 MR. PAOLINO: I can tell you that
24 there was intensive discussion on left turn issues,
25 not at the planning board, but with the planning

1 division of Jersey City. That issue arose, and we
2 agreed that we would be consulting with the City of
3 Jersey City, you know, pretty diligently. My
4 expectation is that the City of Jersey City is also
5 going to consult with you, and so if that's not
6 their expectation, I'll make that clear that they
7 should. We have no problem with that at all.

8 What I can't say to you is whether or not
9 there has as of this date been any restrictions on
10 left turns. I can tell you the police department
11 has looked at it. The Division of Traffic
12 Engineering Industry has looked at it, the Division
13 of Engineering has looked at it. We have discussed
14 it multiple times at the planning level. There are
15 certain restrictive considerations that it is going
16 to have to abide the way it's placed. I mean I
17 can't tell you -- I can tell you you're going to
18 have a seat at the table, and we will consult with
19 the City, but I can't tell you what the result is
20 going to be. I don't know.

21 MR. CRAY: Mr. Chairman and Board,
22 without writing that restriction, I would have the
23 same concerns. I don't want to -- if the trips have
24 to be there, I don't want to get redundant with the
25 traffic, but some of it is a matter of getting

1 familiar with those patterns. But there should be
2 an acknowledgment that if there is an unanticipated
3 queuing problem, I don't anticipate it as far as the
4 Board is concerned, I think that they are preparing
5 to explain how the garage will work, and I think
6 that we'll worry the delivery vehicles then, and
7 that there certainly could be a possibility that
8 from an operational perspective, there may have to
9 be a compromise by that facility.

10 What I'm trying to do and what I think the
11 Board is considering, it's one thing to all agree it
12 was a problem to be looked at. But you know, if
13 there is no mechanism to enforce it to their
14 operation, for example, they have to limit or
15 restrict deliveries to certain times, that affects
16 their delivery schedule. It could affect them with
17 some kind of a convenience or in some kind of
18 financial way. Often there would be resistance. So
19 I'm trying to see what we could craft here.

20 MR. PAOLINO: I don't know if you can
21 craft it. What you're asking is, you're asking for
22 regulation for an area that you don't have a
23 regulatory power to do, and which the City of Jersey
24 City has not requested anything other than
25 consultation with them with respect to that area. I

1 think that the Division of Planning in the City, if
2 they had a problem, if they have a problem, we can
3 discuss that at the table which you're present, and
4 you can give input. I think at the end of the day
5 what regulations it needs, without having the full
6 authority to do that, you're going to be doing it
7 through the City. I can't -- I can't say you're
8 going to. I can't give you that authority, unless I
9 was a Freeholder, but I'm a Republican. You're
10 going to have abide --

11 MR. CRAY: I understand. At the end
12 of the day, even though the County would have at
13 some point --

14 MR. PAOLINO: That's the reason why.

15 MR. CRAY: It is City jurisdiction.
16 It's not a private lane. It is a City roadway.
17 They have the ability to change that. That would be
18 within their rights. It would be the County going
19 through them.

20 Now, the thing is that this is not a phase
21 project. Phase two is a generic sense, but this
22 application is only one. None of us know if and
23 when it will happen with the tower. The only major,
24 tangible restriction is that whether this applicant
25 or somebody else came for tower two, the record

1 would reflect that they have a lot of restructuring
2 to do so to speak, not to aggravate a condition that
3 was created by this application. Sip is City
4 jurisdiction. All I can say is there was a lot of
5 back and forth that, much more by the time it came
6 in front of the County.

7 COMMISSIONER HOLLOWAY: Just for the
8 record, Jersey City departments do their due
9 diligence. I understand that. My purpose of
10 bringing it is it's on the record. It's not going
11 to change anything. It's not going to add anything
12 to it, but for the record. I want you to understand
13 that.

14 MR. PAOLINO: You can before I'm
15 recording it. I have one more witness for the
16 garage, and then I'll be done. Is that okay?

17 MR. CRAY: If I could ask one more
18 question to the traffic consultant, just to go
19 through, and there are some technical things that I
20 know we'll get that on record at some point with the
21 extra details. With regards to the testimony about
22 the consistency with the Journal Square 2016, that's
23 needed to follow, we did discuss this at the review
24 committee meeting we attended to six weeks ago and
25 two weeks ago, which was interactive and useful.

1 One thing I mentioned is that I went through the
2 circulation element and didn't find anything
3 specifically, but I asked for the applicant to put
4 on record that as far as the timing of any related
5 actions identified in the circulation element, that
6 they are not affecting the Journal Square core, that
7 this applicant is consistent with anything
8 identified in the circulation element, if he could
9 have put on record.

10 MR. PAOLINO: We would agree to that.

11 MR. CRAY: We didn't find any. I
12 want to make sure it's their due diligence as how
13 much planning they had done with the City thus far.
14 I'll come back to -- my closing is pretty simple.
15 It's about some technical details for the site
16 civil, but we can hold that to the end.

17 (The witness is sworn.)

18 MR. CURLEY: Please state your name
19 for the record and spell your last name.

20 MR. COLLINS: Brian Collins,
21 C-o-l-l-i-n-s. I'm employed by SP Plus Parking. I
22 have 33 years experience in parking management. I
23 have testified before planning boards before.

24 MR. PAOLINO: I offer him as an
25 expert.

1 MR. COLLINS: There is not a whole
2 lot to say about the garage. It's going to be
3 invisible to most people other than maybe in the
4 afternoon and evening for the office purpose. It's
5 sealed by the sides of the building. The beauty of
6 it is the wealth and reservoir of space, which is
7 nearly 400 feet of ramp from the street to the first
8 parking level.

9 From an operation standpoint, it's a
10 dream; a 388-space garage, two lanes in in the
11 morning, two lanes out in the evening. Each of
12 those lanes can handle in any situation four hundred
13 cars. It's even when the first parking floor gets
14 full, it's very easy to reroute the vehicles up to
15 the next parking floor. When the first floor, when
16 it come up to this point, basically the ramp climbs
17 up, has to come up above the retail, and that's
18 nearly 400 feet of ramp coming in from the street.

19 When the first parking level is full,
20 there is another ramp that goes around 150 feet of
21 distance. The cars can be rerouted so there is
22 never going to be a traffic problem with inside the
23 garage, not that that matters to anybody from the
24 outside. The people operating the tenant parking
25 garage on the inside, it's a huge plus. This is a

1 mixed population of customers. Residential cars
2 generally don't tend to move every single day. The
3 office cars and retail cars are going to be coming
4 and going as they need, and it's a terrific mixed
5 use situation, and there is a lifting plan for the
6 facility. It is ideal for a residential component,
7 cars that don't move that often are just kept on the
8 parking floor up in the air. It's operationally
9 about as good as it gets as far as the tenant
10 parking garage. I wish we had more facilities like
11 this. If there are questions, I would be happy to
12 answer.

13 COMMISSIONER HOLLOWAY: A personal
14 question, a project this big, is it okay to have an
15 exit and entrance in one area and whole all the way
16 around. I know you can't because of the area.

17 MR. COLLINS: It's almost going to be
18 abnormal to have more. Everybody would love to have
19 that flexibility. From the standpoint of
20 construction, street traffic and what have you, any
21 project certainly this size, you're only going to
22 have one place where an exit off the street will be
23 permitted because at the point of congestion, and
24 obviously, you're going to place it where it's going
25 to have the least impact on its surroundings. The

1 Metropolitan Museum of Arts has 460 spaces with one
2 lane in and two lanes out. That's a high turnover
3 transient facility. This facility will operate
4 extremely well. Planning was done for the entrance
5 and exit lanes. It's a pretty much nothing is going
6 to happen short of a disaster where there's an
7 operational problem.

8 COMMISSIONER HOLLOWAY: For the
9 record, I think it's an excellent, excellent
10 project. It's really going to open up the whole
11 area.

12 COMMISSIONER BETTINGER: Mr. Chairman,
13 one more question. Naturally, I don't know who is
14 going manage as far as when the building is under
15 construction, where will most of the construction
16 take place? I guess my concern is about Kennedy
17 boulevard.

18 MR. PAOLINO: I would guess that the
19 construction logistics are going to be a function
20 whatever the construction agreement is. There is
21 going to be -- the City is not going to want Kennedy
22 Boulevard to be obstructed.

23 COMMISSIONER BETTINGER: I want that
24 on the record.

25 COMMISSIONER HOLLOWAY: So you know,

1 now we're talking about Kennedy Boulevard. It's
2 more of a County issue, and we want to make sure the
3 traffic flows while the project is being done, and
4 that any projects being done on Kennedy Boulevard,
5 take the school in North Bergen, that the traffic is
6 always flowing. That's what our concern is, to make
7 sure the traffic still flows while this project is
8 being done.

9 MR. PAOLINO: Staging, that's the
10 issue; the construction staging is going to be
11 clear, I'm sure.

12 COMMISSIONER MALAVASI: Mr. Chairman,
13 just a couple of the questions, the issue of
14 deliveries, the day-to-day Chinese food is
15 delivered, and my concern is that does relate to
16 Kennedy Boulevard because they're extending the taxi
17 dropoff on Kennedy Boulevard. That taxi area is
18 going to be used for the Journal Square and PATH
19 patron. I can kind of see that as the temptation to
20 pull up there and do drop-offs.

21 Looking at the layout of your basement and
22 your loading area, I'm thinking that at the time of
23 day when those deliveries would be happening, the
24 deliveries will be happening probably during the day
25 would be your retail. During the evening from an

1 operation standpoint, is there a way or a mechanism
2 for the basement to have a service lobby to take
3 those deliveries? It seems like a lot of space
4 where you're going to get single units and vans
5 pulling in and dropping off people's Chinese food.
6 If you create service lobby, you get them off the
7 street in the evening hours and solve that concern.

8 MR. PAOLINO: Superb idea. I don't
9 know that's been thought of. What you're saying is
10 that in the evening hours when somebody would have a
11 yen for Chinese food and have a delivery, it's not
12 going to be used for deliveries for retail.

13 COMMISSIONER MALAVASI: There
14 shouldn't be trucks coming in and out of there all
15 night. That's a potential solution to take away
16 that concern about traffic. Then the deliveries
17 can get out of the street. I think that might
18 address your issue on deliveries. That's all I
19 have.

20 CHAIRMAN MEHTA: Any comments or
21 questions?

22 MS. GIARRATANA: Paul, do you want to
23 finish addressing your comments?

24 MR. CRAY: Mr. Chairman, just to
25 finish with the only thing I didn't touch upon, it's

1 been referenced but just for the record, the
2 comments we didn't get into detail with are really
3 more specific construction detail, plus the
4 utilities work is off of JFK, but there's a couple
5 of sewer connections to the Jersey City MUA pipe
6 within our right-of-way. But the plans have enough
7 information, but there are some details, for
8 example, after the trenches are dug, we just don't
9 want a skinny trench repair. We typically have a
10 rectangular area. I have got kind of specific in my
11 letter about what is expected there.

12 There is a standard plan for pedestrian
13 modification plan to be submitted prior to
14 construction. In addition to the vehicular
15 circulation that needs to be done from a staging
16 perspective, there also needs to be a specific
17 pedestrian modification plan, and that's standard.
18 So these few comments during the miscellaneous steps
19 in the letter, and really anything else in the
20 letter, plus comments required testimony to be
21 provided tonight, all of the remaining items that
22 require plan review, it's the applicant's
23 representation that you are agreeing to address all
24 of them in total?

25 MR. PAOLINO: Yes.

1 MR. CRAY: That being the case, I
2 don't have any further comments.

3 CHAIRMAN MEHTA: Mario?

4 MR. TRIDENTE: No comments.

5 MS. GIARRATANA: Mr. Chairman, I will
6 just address a few comments that were in our
7 Planning letter, review letter. The applicant has
8 fulfilled the green technique requirement well over.
9 There is no encroachment on the County right-of-way,
10 and they're fulfilling the street tree requirement,
11 eight would be required, and there will be ten along
12 JFK. That's it.

13 CHAIRMAN MEHTA: Any other comments
14 or motion?

15 COMMISSIONER BETTINGER: I'll like to
16 make a motion. First of all I would really like to
17 comment that as a lifelong resident of Jersey City,
18 Journal Square growing up to me was the hub of
19 Jersey City, and it's really a pleasure to be able
20 to make a motion and hopefully bring back Journal
21 Square to all its glory that it was in the past. I
22 would like to make a motion.

23 COMMISSIONER HOLLOWAY: I'll second
24 it.

25 MS. GIARRATANA: On a motion made by

1 Commissioner Bettinger and seconded by Commissioner
2 Holloway.

3 Commissioner Bettinger.

4 COMMISSIONER BETTINGER: I vote aye.

5 MS. GIARRATANA: Commissioner
6 Hernandez.

7 COMMISSIONER HERNANDEZ: Aye.

8 MS. GIARRATANA: Commissioner
9 Holloway.

10 COMMISSIONER HOLLOWAY: Aye.

11 MS. GIARRATANA: Commissioner
12 Malavasi.

13 COMMISSIONER MALAVASI: Aye.

14 MS. GIARRATANA: Chairman Mehta.

15 CHAIRMAN MEHTA: I vote aye.

16 MR. PAOLINO: Thank you.

17 MS. GIARRATANA: The motion passed.

18 CHAIRMAN MEHTA: Make sure that you
19 bring that back to life.

20 MR. PAOLINO: Absolutely, thank you.
21 Thank you.

22 COMMISSIONER BETTINGER: I hope I get
23 invited to the ribbon cutting.

24 CHAIRMAN MEHTA: Motion to adjourn?

25 COMMISSIONER BETTINGER: I'll make a

1 motion.

2 CHAIRMAN MEHTA: Everybody vote aye.

3 (Whereupon the proceeding is then

4 concluded at 8:33 p.m.)

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C E R T I F I C A T I O N

I, SHARI CATHEY, CCR, RPR, License No. 30XI00234700, and Notary Public of the State of New Jersey, hereby certify that the proceedings herein are from the notes taken by me of a Regular Caucus Meeting of the Hudson County Planning Board, held on Wednesday, March 16, 2016; and that this is a correct transcript of the same.



SHARI CATHEY, CCR, RPR
A NOTARY PUBLIC of the
State of New Jersey
I.D. No. 2283786
Commission Expires 2/4/17

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