

CITY OF JERSEY CITY
PLANNING BOARD

In the Matter of: :
CASE P19-194 : Transcript
: of
B.J. PWER, LLC :
632-652 Grand Street : Proceedings
Block 15403, Lots 12, 31 & 14 :
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Tuesday, April 26, 2022
Zoom Remote Videoconference
Commencing at 9:04 p.m.

BOARD MEMBERS PRESENT:
CHRISTOPHER LANGSTON, Chairman
DR. ORLANDO V. GONZALEZ, Vice Chairman
JOYCE WATTERMAN, Council President
EDUARDO TORRES, Commissioner
GEOFFREY ALLEN, Commissioner
VIDYA GANGADIN, Commissioner
PETER HORTON, Commissioner
DR. VIJAY DESAI, Commissioner
DARLENE GREEN, Commissioner
A P P E A R A N C E S:
SANTO T. ALAMPI, ESQUIRE
Attorney for the Board

EUGENE P. O'CONNELL, ESQUIRE
Attorney for the Applicant

MICHAEL LOMBARDOZZI,
Certified Shorthand Reporter

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1 ALSO PRESENT:
2 TANYA MARIONE, A.I.C.P., P.P.
Director of Planning
3 City Planning Division
4 MATT WARD, A.I.C.P., P.P.
Supervising Planner
5 City Planning Division
6 CAMERON BLACK, A.I.C.P., P.P.
Senior Planner
7 City Planning Division
8 MALLORY CLARK, A.I.C.P., P.P.
Senior Planner
9 City Planning Division
10 TIMOTHY KREHEL, A.I.C.P., P.P.
Principal Planner
11 City Planning Division
12 FRANCISCO ESPINOZA
Senior Planner
13 City Planning Division
14 LINDSEY SIGMUND, A.I.C.P., P.P.
Environmental Planner
15 City Planning Division
16 ELIZABETH OPPER, A.I.C.P.
Urban Designer
17 City Planning Division
18
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1 CHAIRMAN LANGSTON: So we are calling
2 item 11, it's case P19-194. It's a preliminary and
3 final major site plan with variances for 632-652
4 Grand Street.
5 Counsel, we finally got you here.
6 MR. O'CONNELL: Yes, good evening,
7 Chairman and commissioners. It's nice to be here.
8 CHAIRMAN LANGSTON: All right. Go
9 ahead, Gene. The floor is yours.
10 MR. O'CONNELL: Okay. So this
11 application is for a four-story mixed-use building
12 with 48 dwelling units. It has very -- it only has
13 two variances: one for maximum number of signs, and
14 minimum side yard. It's a property on the corner of
15 Grand Street and Bishop. It's an old gas station
16 that's going to be reused for a mixed-use building.
17 I have four witnesses tonight:
18 Our engineer is Calisto Bertin, I hope
19 he's out there.
20 Our architect Jasvinder Arjani.
21 I have Lee Klein, our traffic engineer,
22 in case the board wants to hear traffic.
23 And Carolyn Worstell is my planner.
24 So those are my four witnesses.
25 And the is a notice case, so I guess we

<p style="text-align: right;">Page 5</p> <p>1 have to mark the notices, and then we'll be set to</p> <p>2 go.</p> <p>3 CHAIRMAN LANGSTON: Please. Thank you.</p> <p>4 MR. ALAMPI: Thank you, Mr. O'Connell.</p> <p>5 Chairman, I am in receipt of the</p> <p>6 affidavit of publication, proof of mailing. It's</p> <p>7 noted for purposes of the record that this matter was</p> <p>8 originally scheduled back in February, and has been</p> <p>9 carried with preservation of that notice through</p> <p>10 today's meeting. So I've had the opportunity to</p> <p>11 review it; all appears to be in order. We're going</p> <p>12 to mark those as A-1 for the record.</p> <p>13 (Whereupon, Exhibit A-1 is marked for</p> <p>14 identification.)</p> <p>15 MR. ALAMPI: Okay, Counsel.</p> <p>16 MR. O'CONNELL: Yep. My first witness</p> <p>17 will be Calisto Bertin. He's our engineer, and he'll</p> <p>18 do our site plan.</p> <p>19 C A L I S T O B E R T I N, having been</p> <p>20 duly sworn, testified as follows:</p> <p>21 MR. BERTIN: Calisto Bertin,</p> <p>22 C-A-L-I-S-T-O, Bertin, B-E-R-T-I-N.</p> <p>23 CHAIRMAN LANGSTON: And, Mr. Bertin, is</p> <p>24 your license current in the Garden State of New</p> <p>25 Jersey tonight?</p>	<p style="text-align: right;">Page 6</p> <p>1 MR. BERTIN: Yes.</p> <p>2 CHAIRMAN LANGSTON: Okay. Thank you.</p> <p>3 You're qualified.</p> <p>4 MR. O'CONNELL: Thank you, Chairman.</p> <p>5 DIRECT EXAMINATION</p> <p>6 BY MR. BERTIN:</p> <p>7 Q. So, Calisto, if you could just share</p> <p>8 your screen and just go through the site plan for</p> <p>9 the board.</p> <p>10 A. Okay. We have a set of site plans</p> <p>11 that were submitted. The drawings are dated June</p> <p>12 11, 2021. I have before you the cover sheet. So</p> <p>13 just to get an orientation of the property, we are</p> <p>14 on Grand Street. We're four blocks east to</p> <p>15 northeast of Communipaw Avenue, you can see</p> <p>16 Communipaw Avenue. The site -- I'm showing you,</p> <p>17 also, an aerial photograph. The site is outlined</p> <p>18 in a -- in a solid line here. We have Bishop</p> <p>19 Street on the right side, Grand Street below us,</p> <p>20 and State Street on our right.</p> <p>21 Just from this photograph, you can see</p> <p>22 there is one house behind the site, off of Bishop</p> <p>23 Street, and the rest of the site behind us is</p> <p>24 really used for parking buses and trucks, and that</p> <p>25 sort of thing.</p>
<p style="text-align: right;">Page 7</p> <p>1 Opposite this site on State Street is</p> <p>2 -- well, this shows an old building, but it's under</p> <p>3 construction and being redeveloped as a mixed-use</p> <p>4 building, similar to this.</p> <p>5 So the site is in the Morris Canal</p> <p>6 Redevelopment Area, and it's in the mixed-use B</p> <p>7 zone.</p> <p>8 Okay. I'm now showing you our drawing</p> <p>9 C-2.1, which is the existing conditions plan.</p> <p>10 Again, you can see the site is somewhat triangular</p> <p>11 in shape. It is comprised of two lots:</p> <p>12 Lot 12 is the lot on the right side.</p> <p>13 It consists of the former gas station; it has been</p> <p>14 closed. But the site is completely paved. The</p> <p>15 remnants of the tank -- well, the tanks have been</p> <p>16 removed. The islands are still there, but like I</p> <p>17 said, the tanks have been removed.</p> <p>18 And Lot 14, there is a three-story</p> <p>19 mixed-use building, retail on the ground floor and</p> <p>20 apartments above. That building, too, is empty.</p> <p>21 And as I mentioned, the site is about 100 percent</p> <p>22 paved. The total lot area is 20,598 square feet.</p> <p>23 I just should note here that Grand</p> <p>24 Street is a two-way road, as is State Street, but</p> <p>25 Bishop Street is one way heading away from Grand</p>	<p style="text-align: right;">Page 8</p> <p>1 Street, heading up in a northeasterly direction, or</p> <p>2 northwesterly direction.</p> <p>3 There are -- for the gas station,</p> <p>4 there are three driveways, just to point that out.</p> <p>5 Almost the entire -- almost its entire frontage on</p> <p>6 Grand Street is a driveway, as is the case with</p> <p>7 Bishop Street, and there's one driveway for the</p> <p>8 apartment building.</p> <p>9 I'll go to the next page, it's drawing</p> <p>10 C-2.2, our site plan. And we're going to show the</p> <p>11 proposed building. This is a four-story, mixed-use</p> <p>12 building. It'll be three levels of residential</p> <p>13 above the ground floor, which is shown here in</p> <p>14 this -- in the site plan. It'll be a total of 48</p> <p>15 apartments: 12 of them will be studios, 24 would be</p> <p>16 one-bedroom -- so that's 75 percent of the units</p> <p>17 will be one-bedroom or studios -- and then there'll</p> <p>18 be nine two-bedroom units and three three-bedroom</p> <p>19 units.</p> <p>20 The ground floor -- and the architect</p> <p>21 will get into this in more detail, but I just</p> <p>22 thought we'd orient ourselves. The ground floor</p> <p>23 does contain two retail spaces near the</p> <p>24 Bishop/Grand Street intersection. You can see</p> <p>25 there's Retail A and B; they total about 2,600</p>

<p style="text-align: right;">Page 9</p> <p>1 square feet. The rest of the ground floor -- well, 2 the rest of the ground floor, we have transformer 3 room, we have electrical room, we have meter rooms, 4 and we also have a parking lot, and a lobby, and an 5 amenity space. 6 But just staying with the outside of 7 the building, the front yard happens to be State 8 Street. So that means the side yard is the lot -- 9 our rear yard, which is the lot line to the north, 10 and we meet the 10-foot required setback, but our 11 other side yard is Grand Street. And we meet the 12 0-foot setback for a street, but we have a variance 13 for the side yard setback, since Grand Street is a 14 side yard. And there's no rear yard, and so we 15 have the 0-foot setback on Bishop Street. 16 In addition to the building, we will 17 redo the curbs and pavements on all three of our 18 site frontages. In the front of the building, we 19 have a courtyard, which -- with an amenity space, 20 benches, and that sort of thing, and a paver 21 walkway that we proposed, to add an amenity to the 22 building, an exterior amenity. 23 So what I'd like to do is I'm just 24 going to jump, I have it here, it's a rendering the 25 architect will talk about more. This is a</p>	<p style="text-align: right;">Page 10</p> <p>1 rendering looking northerly at the site. So we see 2 the building. It's an L-shaped building. Bishop 3 is on the right, State is on the left, and Grand is 4 on the bottom, and you can see the courtyard. And 5 then, again, we are renovating or upgrading all the 6 street frontages. 7 So I would like to point out here 8 that, for -- our access is off of Bishop Street, 9 and we have a garage door towards the back of the 10 building with 22 parking spaces in it. Going 11 through our parking requirement, the retail 12 requires one space per thousand square feet above 13 5,000, and we have less than 5,000, 2,600 square 14 feet of retail, so there's no parking required for 15 that. The studio and one-bedrooms do not require 16 parking. So the two and three-bedrooms do require 17 parking. So there's 12 units, one quarter space 18 per unit, which is three. So our parking 19 requirement is three spaces, but this parking lot 20 has 22 parking spaces. So we've tried to provide 21 as much parking as we can on-site. 22 Not shown here, because we produced 23 these plans a while ago, haven't revised them, is 24 electric vehicle parking. And we will provide four 25 electric vehicle parking spaces on the site.</p>
<p style="text-align: right;">Page 11</p> <p>1 Pedestrian access, we do have an 2 entrance off of Bishop Street would be the main 3 pedestrian access. There's a second pedestrian 4 access off of that courtyard in the middle of the 5 property, in the middle of grand. And you'll see 6 there's a sidewalk that goes to a doorway leading 7 to the lobby. And then, we have a third pedestrian 8 access. This is a staircase that comes up to a 9 landing in the parking lot. I'll explain why we 10 have the staircase and the landing. And then, the 11 retail buildings have access directly off of Grand 12 Street. And then, I mentioned there's an amenity 13 room, and that has access out to the courtyard. 14 So we'll go to the next sheet, C-2.3. 15 And this is the grading plan. And I'll get into 16 why we have those landings. You can see the spot 17 elevations around the perimeter of the property; 18 it's around 9, elevation 9, but the flood hazard 19 elevation is 12. So what we've done is, as you 20 come into the building, say you drive in with a 21 car, the first area is flat, but then the parking 22 lot slopes up to a higher elevation, which is 13, 1 23 foot above the flood hazard elevation. So that's 24 why we have this landing off that higher area, to 25 have access at 1 foot above the flood elevation, so</p>	<p style="text-align: right;">Page 12</p> <p>1 in the event that the place floods, and we have to 2 evacuate people, they can walk down this staircase 3 and get out of the building above the flood 4 elevation. 5 We have proposed -- and there's 6 details for this -- flood gates for all of the 7 doors, so that we can secure the building, so it 8 doesn't get -- it won't get flooded. So this is 9 called dry floodproof. But the stores are at 10 elevation 9. We've elevated the electrical room, 11 so it's at 13. And then, we have a recycling room 12 and water service room; it doesn't matter if they 13 get wet. I just mention one other room here, it's 14 off the lobby, it's a bicycle storage room, and we 15 have room for 24 bicycles in that room. 16 The site is, as I mentioned, 100 17 percent paved. And you can see we've got a 10-foot 18 landscaped area behind the building, and we've got 19 a courtyard where we've tried to have some 20 landscaping. And any walkway would be pervious 21 pavement. So we've actually reduced the amount of 22 impervious coverage, but we're still going to be 23 providing a rooftop detention under the building, 24 to further reduce the runoff. 25 And then, our utilities, some are</p>

<p style="text-align: right;">Page 13</p> <p>1 attached to go out to Grand Street, and the other</p> <p>2 utilities to go out to Bishop Street.</p> <p>3 I'm going to go to our next street,</p> <p>4 which is 2.5 -- well, 2.5, yeah, our landscape</p> <p>5 plan. So the area behind the building is on the</p> <p>6 north side of the site. We do propose to put in</p> <p>7 some trees and make the rest of the area lawn.</p> <p>8 That area is accessed by both Bishop and State</p> <p>9 Street. There's no access directly from the</p> <p>10 building, although we can make it to the utility</p> <p>11 room, but there's really no sense in doing that.</p> <p>12 So, that, we would have for general purposes. It</p> <p>13 could be used, in part, for dog run behind the</p> <p>14 building.</p> <p>15 So the courtyard is landscaped. We</p> <p>16 have ground cover. We have shrubs in that area.</p> <p>17 There's a little triangle next to the amenity room,</p> <p>18 which is fully landscaped, no lawn. And then, we</p> <p>19 will replace -- we will install street trees on all</p> <p>20 three street frontages.</p> <p>21 Lastly, we'll go to the landscape</p> <p>22 plan, which is C-2.6 -- I'm sorry, lighting plan.</p> <p>23 And we propose to have wall lights all around the</p> <p>24 building. That's this symbol B that's there. And</p> <p>25 it's a down-light proposed all around the building.</p>	<p style="text-align: right;">Page 14</p> <p>1 So we will be lighting the sidewalk all around the</p> <p>2 building. There are three streetlights in front of</p> <p>3 the site, and a streetlight across the street, but</p> <p>4 we will provide lighting all around the building.</p> <p>5 So I tried to make that quick.</p> <p>6 There's a quick summary of the site plan, if</p> <p>7 there's any questions.</p> <p>8 Q. Thank you, Calisto.</p> <p>9 MR. O'CONNELL: Chairman, if there's any</p> <p>10 questions for Calisto Bertin, you want to hold them</p> <p>11 until I put my architect on?</p> <p>12 CHAIRMAN LANGSTON: I have no questions.</p> <p>13 Anybody else?</p> <p>14 VICE CHAIRMAN GONZALEZ: No.</p> <p>15 MR. BERTIN: I should just mention that</p> <p>16 we do have a letter from engineering, and it's a very</p> <p>17 brief letter, which I like to see, and we can comply</p> <p>18 with all the comments they have. They're very minor</p> <p>19 in nature.</p> <p>20 CHAIRMAN LANGSTON: Go ahead, Counsel.</p> <p>21 Let's move on.</p> <p>22 MR. O'CONNELL: Jasvinder Arjani, our</p> <p>23 architect, will share his screen, and he can be sworn</p> <p>24 in.</p> <p>25</p>
<p style="text-align: right;">Page 15</p> <p>1 J A S V I N D E R A R J A N I, having</p> <p>2 been duly sworn, testified as follows:</p> <p>3 MR. ARJANI: Jasvinder Arjani,</p> <p>4 J-A-S-V-I-N-D-E-R, last name A-R-J-A-N-I.</p> <p>5 CHAIRMAN LANGSTON: Good evening, sir.</p> <p>6 Is your license current in the state of New Jersey</p> <p>7 tonight?</p> <p>8 MR. ARJANI: Yes, sir.</p> <p>9 CHAIRMAN LANGSTON: All right. You're</p> <p>10 qualified again.</p> <p>11 MR. O'CONNELL: Thank you, Chairman.</p> <p>12 DIRECT EXAMINATION</p> <p>13 BY MR. BERTIN:</p> <p>14 Q. Jasvinder, can you share your screen</p> <p>15 and just go through the architectural details of the</p> <p>16 building?</p> <p>17 A. Yes.</p> <p>18 Can you see the plan on your screen?</p> <p>19 Q. Yes.</p> <p>20 CHAIRMAN LANGSTON: We can, yes.</p> <p>21 A. So Mr. Bertin did describe the</p> <p>22 building briefly, so I will straight away go into</p> <p>23 the floor plan. What you have on the screen is</p> <p>24 C-4.1, which is part of the set that was submitted</p> <p>25 with the application, and it shows the first floor.</p>	<p style="text-align: right;">Page 16</p> <p>1 The first floor is 16,743 square feet, which covers</p> <p>2 approximately 81 percent of the site. And as</p> <p>3 Mr. Bertin mentioned, 2,604 square feet is retail</p> <p>4 space facing Grand Street. Slightly at the angle</p> <p>5 bottom, it's Grand Street, on the left side is</p> <p>6 State Street, and on the right side is Bishop</p> <p>7 Street. So the two spaces, retail space A and B</p> <p>8 together, are 2,604 square feet.</p> <p>9 And rest of the footprint is for the</p> <p>10 residential use; that includes garage, amenity</p> <p>11 space, utility rooms, and bike parking. As</p> <p>12 Mr. Bertin mentioned, there are 24 bike parking</p> <p>13 spaces. There's this amenity room for the</p> <p>14 residents, with this walkout door and courtyard.</p> <p>15 Then, behind -- inside the lobby,</p> <p>16 there is a mail package room, a trash recycling</p> <p>17 which opens to Bishop Street directly, and, of</p> <p>18 course, there's a transformer room, and electrical</p> <p>19 room -- electrical room is raised to above the</p> <p>20 flood hazard elevation, while the transformer is</p> <p>21 lower, and that can be. And in the upper right</p> <p>22 corner is the water room.</p> <p>23 Behind the parking spaces, there's a</p> <p>24 leftover space that we're using for utilities, and</p> <p>25 storage, and some maintenance areas.</p>

<p style="text-align: right;">Page 17</p> <p>1 So going to the next sheet, which is</p> <p>2 the typical floor plan for three floors, and I want</p> <p>3 to make sure you're looking at the floor plan.</p> <p>4 Q. Yes.</p> <p>5 A. So as Mr. Bertin mentioned, it's a mix</p> <p>6 of studio, one-bedroom, and two- and three-bedroom,</p> <p>7 and each floor has 16 units, for a total of 48 on</p> <p>8 three stories.</p> <p>9 Inside, near the core, are studio</p> <p>10 apartments, on either side of the core and across</p> <p>11 the stairs. And the square footage of the studio</p> <p>12 is 580 square feet and 608 square feet.</p> <p>13 One-bedroom -- the two-bedroom</p> <p>14 apartments are -- at the top right corner is one</p> <p>15 and the bottom two apartments are two-bedrooms, and</p> <p>16 they are 1,153 square feet, and the larger one is</p> <p>17 1,337 square feet.</p> <p>18 At the top left corner is a</p> <p>19 three-bedroom apartment, which has an area of 1,692</p> <p>20 square feet.</p> <p>21 And the rest of them are one-bedrooms,</p> <p>22 which is total of eight units per floor and they</p> <p>23 range 719 square feet to 726 square feet.</p> <p>24 Besides that, there are two elevators,</p> <p>25 two sets of stairs, some utility space, and a trash</p>	<p style="text-align: right;">Page 18</p> <p>1 chute, on the typical floor. And the floors above</p> <p>2 are the same as this, so total of three stories.</p> <p>3 On the roof, there are -- there is</p> <p>4 some rooftop equipment. And we have just shown</p> <p>5 them -- showing them as blocks. When we prepare</p> <p>6 the mechanical drawings, we will have exact</p> <p>7 locations of the equipment, but what is shown here</p> <p>8 is an area for mechanical equipment, an elevator</p> <p>9 room, which is actually closer to the edge of the</p> <p>10 building, which requires a variance, because there</p> <p>11 is an ordinance that says any bulkhead or rooftop</p> <p>12 structure has to be 10 feet from the edge of the</p> <p>13 building. While the elevator room is very close to</p> <p>14 the corner of the building, it's away from the</p> <p>15 property line, but it's within 10 feet, so that</p> <p>16 will require a variance.</p> <p>17 Now, the next -- instead of using the</p> <p>18 elevations, we'll go straight to the renderings.</p> <p>19 But before I do that, we did submit -- prepare a</p> <p>20 shadow analysis. Now, the building across Grand</p> <p>21 Street is a three-story building; across State</p> <p>22 Street is a five-story building, as Mr. Bertin was</p> <p>23 testifying to; and across Bishop Street is</p> <p>24 one-story. And behind the property is -- I'll</p> <p>25 straight away go into the shadow study -- that's --</p>
<p style="text-align: right;">Page 19</p> <p>1 across Grand Street is a three-story mixed-use</p> <p>2 building, and across State is a five-story building</p> <p>3 that is being built, and on the -- across Bishop is</p> <p>4 a one-story warehouse, behind is a parking lot, and</p> <p>5 a -- two residential buildings.</p> <p>6 Based on the shadow study, I guess the</p> <p>7 shadow study is required when the building is more</p> <p>8 than 40 square feet, and we've done a study for a</p> <p>9 53-foot -- sorry, 40-foot-high building. So our</p> <p>10 shadow analysis is based on a 53-foot-high building</p> <p>11 with a 3-foot-6 parapet. And I'll summarize this,</p> <p>12 and the worst case would be the December, where the</p> <p>13 sun is the lowest. And the shadow travels from the</p> <p>14 State Street side, behind the parking, and on the</p> <p>15 Bishop side. So it'll affect the rear parking lot</p> <p>16 the most, but on the three sides, it has minimal</p> <p>17 effect, and Grand Street as well.</p> <p>18 Going to the exterior finishes of the</p> <p>19 building, I'll use the rendering that Mr. Bertin</p> <p>20 had started sharing, which is we've tried to take</p> <p>21 the element from the buildings adjacent tower</p> <p>22 property. The building across, the three-story</p> <p>23 building, is brick construction with the top story,</p> <p>24 which is, like, a stucco type of finish, and then</p> <p>25 it has bands, and I have an elevation that shows --</p>	<p style="text-align: right;">Page 20</p> <p>1 street view that shows the comparison.</p> <p>2 So the building across is a red brick,</p> <p>3 and we have -- we are trying to mimic the brick</p> <p>4 from across Grand Street. The colors don't -- the</p> <p>5 rendering and the picture doesn't show exactly what</p> <p>6 -- our plan is to match the color, brick color, of</p> <p>7 the building across. The bands -- horizontal bands</p> <p>8 will match as well; they're limestone color.</p> <p>9 And the windows are different, which</p> <p>10 are similar to the windows across State Street,</p> <p>11 which will be a bronze colored finish.</p> <p>12 I'll go back to the aerial, which</p> <p>13 shows the brick window fenestrations, the</p> <p>14 courtyard, a fence, and the brick pilasters. The</p> <p>15 top -- rooftop equipment will be screened. And the</p> <p>16 two -- this shows the two retail stores with the</p> <p>17 storefront, and storefront windows, and this is a</p> <p>18 typical window with louvers below which will be</p> <p>19 used for air conditioning units.</p> <p>20 I think that that, really, is the</p> <p>21 finishes.</p> <p>22 Now, in terms of -- there are certain</p> <p>23 design standards in the Mixed-Use B Zone. And</p> <p>24 we've tried to meet all the requirements of the</p> <p>25 design standards, like screening the parking, not</p>

<p style="text-align: right;">Page 21</p> <p>1 providing a freestanding sign, having mixed-use</p> <p>2 retail on first floor, brick as a predominant</p> <p>3 finish, providing 15 percent landscape in front, 5</p> <p>4 percent facing Grand Street. Then, the curb cut is</p> <p>5 on the lowest order street, which is Bishop Street,</p> <p>6 and the parking is enclosed. So we've tried to</p> <p>7 meet all the design requirements of the mixed-use</p> <p>8 business and the redevelopment plan.</p> <p>9 If there are any questions, I can</p> <p>10 answer, but that summarizes the building that we</p> <p>11 are proposing.</p> <p>12 CHAIRMAN LANGSTON: Okay. Thank you,</p> <p>13 sir.</p> <p>14 Okay. Anybody, any questions?</p> <p>15 COMMISSIONER DESAI: Yeah, I have a</p> <p>16 question.</p> <p>17 CHAIRMAN LANGSTON: Go ahead, Doctor.</p> <p>18 COMMISSIONER DESAI: How many apartments</p> <p>19 you have and how many parkings you provide?</p> <p>20 MR. ARJANI: There are 48 units and</p> <p>21 there are 22 parking spaces and 24 bicycle parking</p> <p>22 spaces. Based on the zone, we exceed the</p> <p>23 requirement; Mr. Bertin had testified to that. We</p> <p>24 have more than what we need based on the ordinance.</p> <p>25 COMMISSIONER DESAI: Okay.</p>	<p style="text-align: right;">Page 22</p> <p>1 CHAIRMAN LANGSTON: Okay. Anybody else,</p> <p>2 any questions?</p> <p>3 MR. O'CONNELL: I have one.</p> <p>4 BY MR. O'CONNELL:</p> <p>5 Q. Jasvinder, are you going to talk about</p> <p>6 the signage or do you want Carolyn to do that?</p> <p>7 A. Yeah, I can do that.</p> <p>8 There are -- that was on the building</p> <p>9 elevations. Let me go back to --</p> <p>10 Q. Yeah, I just want to put that out.</p> <p>11 A. So we are proposing, our plans show</p> <p>12 four signs. One is for the apartment. But we have</p> <p>13 counted the address as a sign as well. Therefore,</p> <p>14 there are four signs where three are permitted. So</p> <p>15 although we call this as a sign, this will not be a</p> <p>16 sign; it's just an address, street address number.</p> <p>17 So other than that, there are two retail signs</p> <p>18 proposed. So there are three signs total, two for</p> <p>19 retail and one for the building on Bishop Street.</p> <p>20 Q. Thank you.</p> <p>21 MR. O'CONNELL: Okay. That's my</p> <p>22 testimony from my architect. Do you want me to go</p> <p>23 on -- Lee Klein wants to just give a quick traffic</p> <p>24 report, if you can hear him next.</p> <p>25 CHAIRMAN LANGSTON: Sure. And let's</p>
<p style="text-align: right;">Page 23</p> <p>1 just ask everybody: Any other questions, given the</p> <p>2 signage testimony?</p> <p>3 VICE CHAIRMAN GONZALEZ: No.</p> <p>4 CHAIRMAN LANGSTON: Okay. Go ahead,</p> <p>5 counsel.</p> <p>6 MR. O'CONNELL: Thank you.</p> <p>7 L E E K L E I N, having been duly</p> <p>8 sworn, testified as follows:</p> <p>9 MR. KLEIN: Lee D. Klein, K-L-E-I-N. My</p> <p>10 license is current and in good standing, and my</p> <p>11 national certification is current and in good</p> <p>12 standing.</p> <p>13 CHAIRMAN LANGSTON: Excellent. Thank</p> <p>14 you, Mr. Klein. You're qualified.</p> <p>15 MR. KLEIN: Thank you.</p> <p>16 A. I just want to go briefly over the</p> <p>17 trip generation, and the circulation, and access to</p> <p>18 the site.</p> <p>19 As you heard Mr. Bertin say, Bishop is</p> <p>20 one way from Grand, so people entering the site</p> <p>21 will enter via Bishop Street, making either a left</p> <p>22 turn or a right turn off of Grand Street. And when</p> <p>23 they leave, they'll go down to Cornelison, and then</p> <p>24 either make a right or a left and go out to</p> <p>25 Johnston, or go down make a left Summit Avenue, and</p>	<p style="text-align: right;">Page 24</p> <p>1 they'll have a traffic signal at Grand Street to</p> <p>2 make access out.</p> <p>3 Based on 48 units, and 2,600 square</p> <p>4 feet of retail space, during the a.m. peak hour,</p> <p>5 we're looking at about 18 trips, about six in</p> <p>6 twelve out in the morning, and about 12 -- about 29</p> <p>7 trips total, about 11 -- 18 in and 11 out. And</p> <p>8 then, there'll be pedestrian, bicycle, and transit</p> <p>9 trips as well.</p> <p>10 As the architect said, we exceed the</p> <p>11 parking requirement; we're proposing 22 where only</p> <p>12 four are required. And we've got the bicycle</p> <p>13 parking spaces as well, to give people that option.</p> <p>14 There's mass transit along Grand Street, so people</p> <p>15 can afford themselves of mass transit to get to and</p> <p>16 from work, or to and from other nodes of</p> <p>17 transportation.</p> <p>18 That's really all I have to say about</p> <p>19 the traffic and parking.</p> <p>20 CHAIRMAN LANGSTON: Anybody, any</p> <p>21 questions for Mr. Klein?</p> <p>22 All right. Thank you, sir.</p> <p>23 MR. KLEIN: Thank you.</p> <p>24 MR. O'CONNELL: My last witness is</p> <p>25 Carolyn Worstell, our planner, and she'll get our</p>

<p style="text-align: right;">Page 25</p> <p>1 planning testimony.</p> <p>2 CHAIRMAN LANGSTON: Sure.</p> <p>3 C A R O L Y N W O R S T E L L, having</p> <p>4 been duly sworn, testified as follows:</p> <p>5 MS. WORSTELL: Carolyn Worstell,</p> <p>6 W-O-R-S-T-E-L-L.</p> <p>7 CHAIRMAN LANGSTON: Ms. Worstell, your</p> <p>8 license is current in the state of New Jersey</p> <p>9 tonight?</p> <p>10 MS. WORSTELL: It is.</p> <p>11 CHAIRMAN LANGSTON: Okay. Thanks.</p> <p>12 You're qualified again.</p> <p>13 MS. WORSTELL: Great. Thank you.</p> <p>14 A. Good evening, everyone. As mentioned,</p> <p>15 this is a project -- we're in the Mixed-Use Zone B</p> <p>16 of the Morris Canal Redevelopment Plan. We're here</p> <p>17 seeking a couple of variances this evening: That</p> <p>18 minimum side yard setback, maximum number of signs,</p> <p>19 and from the Jersey City LDO for the minimum</p> <p>20 required setback for rooftop appurtenance.</p> <p>21 As discussed, this site is both a</p> <p>22 corner lot and a through lot, and based on the</p> <p>23 definitions of the Jersey City LDO, Grand Street is</p> <p>24 technically a side yard.</p> <p>25 The building has been designed so that</p>	<p style="text-align: right;">Page 26</p> <p>1 there is a 0-foot front setback along Grand Street,</p> <p>2 treating it as a front yard rather than a side</p> <p>3 yard, which probably was intended by the</p> <p>4 redevelopment plan. And so this really, sort of,</p> <p>5 reinforces the streetscape and the corridor where</p> <p>6 the other buildings that are being designed across</p> <p>7 the street, and on the corner -- on the opposite</p> <p>8 corner both have 0-foot setbacks on Grand.</p> <p>9 So it's really, sort of, completing</p> <p>10 the corridor, and consistent with the character of</p> <p>11 the corridor, and with the intent of the</p> <p>12 redevelopment plan, to have Grand Street, which</p> <p>13 would be your typical front, to have a 0-foot</p> <p>14 setback.</p> <p>15 We have a variance for the extra sign</p> <p>16 on Bishop Street. We do have the two tenant signs</p> <p>17 for the retail spaces, one per tenant, and then the</p> <p>18 two building signs, one for the building and one,</p> <p>19 specifically, for the numbers. So we are asking</p> <p>20 for a minor -- for a variance there for that extra</p> <p>21 sign.</p> <p>22 And then, finally, we're seeking a</p> <p>23 variance for rooftop setback of the appurtenance.</p> <p>24 Specifically, there is a stairwell -- no, it's an</p> <p>25 elevator bulkhead that's right at the corner of the</p>
<p style="text-align: right;">Page 27</p> <p>1 building. Per the LDO, for every appurtenance,</p> <p>2 you're supposed to have a 1-foot 1-inch setback</p> <p>3 from the facade of the building for every foot in</p> <p>4 height. We're right at the corner, we don't have</p> <p>5 any setback, but the -- due to the design of the</p> <p>6 building, it is set back from the street frontage.</p> <p>7 In addition because we are not</p> <p>8 providing rooftop access, this is a very short</p> <p>9 bulkheads. So it will only be about a foot or so</p> <p>10 visible above the parapet. So it is going to be</p> <p>11 set back from the street, and it's going to be much</p> <p>12 shorter than a typical bulkhead that we would see</p> <p>13 on a rooftop.</p> <p>14 So, overall, this project proposes --</p> <p>15 advances the purposes of the Municipal Land Use</p> <p>16 Law:</p> <p>17 It's an appropriate use and</p> <p>18 development of the site, consistent with purpose A.</p> <p>19 It's a -- will provide adequate light,</p> <p>20 air, and open space, consistent with purpose C, by</p> <p>21 providing appropriate front and side yard setbacks.</p> <p>22 And it will promote a desirable visual</p> <p>23 environment, consistent with purpose I, by</p> <p>24 constructing this new mixed-use building on what is</p> <p>25 currently a vacant site that was formerly a gas</p>	<p style="text-align: right;">Page 28</p> <p>1 station.</p> <p>2 This will not have a detrimental</p> <p>3 impact in the public welfare. The proposed setback</p> <p>4 along Grand Street is consistent with other</p> <p>5 development along the corridor. The additional</p> <p>6 numerical sign on the building will not have a</p> <p>7 negative impact; in fact, it'll provide additional</p> <p>8 wayfinding for people looking for the building.</p> <p>9 And the project has significant frontage along</p> <p>10 three streets. So the signage, as with the extra</p> <p>11 sign, is part of the cohesive package for the whole</p> <p>12 overall building.</p> <p>13 And the deviations and variances will</p> <p>14 not result in a substantial impairment to the</p> <p>15 zoning ordinance or zone plan, and it actually</p> <p>16 accomplishes the purposes of the Mixed-Use Zone B</p> <p>17 to provide shopping to restaurant facilities at a</p> <p>18 pedestrian scale for nearby residents.</p> <p>19 And to place these uses along Grand</p> <p>20 Street, a buffer of retail uses will be created</p> <p>21 between Grand Street and the Industrial Zone A, and</p> <p>22 will likely have -- and it will also avoid</p> <p>23 disrupting the flow of traffic, if by removing the</p> <p>24 curb cuts along Grand Street, and providing access</p> <p>25 to parking off the secondary street off of Bishop</p>

<p style="text-align: right;">Page 29</p> <p>1 Street. However, the building is still oriented to</p> <p>2 Grand Street.</p> <p>3 And the applicant and -- and that's</p> <p>4 the end of my testimony.</p> <p>5 Q. Thank you.</p> <p>6 MR. O'CONNELL: And that completes our</p> <p>7 application.</p> <p>8 CHAIRMAN LANGSTON: Okay. Thank you.</p> <p>9 Any questions for Ms. Worstell?</p> <p>10 VICE CHAIRMAN GONZALEZ: No.</p> <p>11 CHAIRMAN LANGSTON: Okay. Thank you</p> <p>12 very much.</p> <p>13 And, Counsel, you stated that was the</p> <p>14 conclusion of your testimony, so, at this time, let's</p> <p>15 open it up for public comment. If anybody's here</p> <p>16 from the public that wants to comment, please raise</p> <p>17 your hand. I see Val's hand raised already.</p> <p>18 MR. BLACK: Promoting Val.</p> <p>19 CHAIRMAN LANGSTON: And anybody else, if</p> <p>20 you'd like to comment, please raise your hand; if</p> <p>21 you're calling in, you can press star 9 to raise your</p> <p>22 hand for this application.</p> <p>23 VALERIY VERKHOVSKIY,</p> <p>24 having been duly sworn, testified as follows:</p> <p>25 CHAIRMAN LANGSTON: Val, good evening.</p>	<p style="text-align: right;">Page 30</p> <p>1 We have three minutes for you, please.</p> <p>2 MR. VERKHOVSKIY: Of course. Of course.</p> <p>3 This is actually the application I was waiting for.</p> <p>4 I have to say that I have great</p> <p>5 excitement for this proposal. There are a few</p> <p>6 comments I would like to point out and add.</p> <p>7 First and foremost, I would like to see</p> <p>8 a little more green roof, since, you know, there's no</p> <p>9 access to the roof, to add a little bit more greenery</p> <p>10 that this area desperately needs. Also, I think it</p> <p>11 would be appropriate to add some, you know, public</p> <p>12 seating in the front courtyard, if possible, for the</p> <p>13 members of the community, such as myself.</p> <p>14 You know, I also would like for more</p> <p>15 attention to be brought to the flooding that occurs</p> <p>16 in this area. It does get hit with water coming down</p> <p>17 from the hill where I live and reside, especially</p> <p>18 along with the rainwater that's accumulated.</p> <p>19 Other than that, I think it's a perfect</p> <p>20 proposal. I think it's great. It's exactly what the</p> <p>21 area needs. You know, I thought five stories would</p> <p>22 probably be more appropriate than four, since all the</p> <p>23 new development is five stories, but I guess that</p> <p>24 doesn't really matter.</p> <p>25 Other than that, I think it adds</p>
<p style="text-align: right;">Page 31</p> <p>1 greenery when it's needed, lighting when it's needed,</p> <p>2 and, of course, walkability, since -- you know, since</p> <p>3 those sidewalks are just terrible, in terrible</p> <p>4 condition.</p> <p>5 Besides that, I'm really excited about</p> <p>6 this proposal.</p> <p>7 Thank you so much.</p> <p>8 CHAIRMAN LANGSTON: Yeah, thanks, Val.</p> <p>9 And yeah, I agree on those sidewalks.</p> <p>10 Anybody else, if you'd likes to comment,</p> <p>11 please raise your hand; if you're calling in, you can</p> <p>12 press star 9 to raise your hand. Anybody else from</p> <p>13 the public?</p> <p>14 VICE CHAIRMAN GONZALEZ: Mr. Chair, I'd</p> <p>15 like to make a motion to close public.</p> <p>16 COMMISSIONER HORTON: Second.</p> <p>17 CHAIRMAN LANGSTON: Okay. Motion is</p> <p>18 made and seconded.</p> <p>19 (Whereupon, a voice vote is taken; a</p> <p>20 chorus of "ayes" heard.)</p> <p>21 CHAIRMAN LANGSTON: Public is closed.</p> <p>22 Matt, do you have anything to add?</p> <p>23 MR. WARD: I just wanted to, I guess,</p> <p>24 first start off with we provided the applicant and</p> <p>25 the board with a memo, dated February 28, 2022.</p>	<p style="text-align: right;">Page 32</p> <p>1 CHAIRMAN LANGSTON: Yes.</p> <p>2 MR. WARD: Mr. Bertin already testified</p> <p>3 that they're going to be meeting the Jersey City</p> <p>4 Engineering comments.</p> <p>5 We do have six recommended staff</p> <p>6 conditions from city planning. I just wanted to ask</p> <p>7 if Mr. O'Connell has reviewed that with his client,</p> <p>8 and if they agree to comply with those.</p> <p>9 MR. O'CONNELL: We have, and we do</p> <p>10 agree.</p> <p>11 MR. WARD: All right. I think the</p> <p>12 applicant's team did a good job of describing this</p> <p>13 application. Staff's satisfied with the planning</p> <p>14 testimony given by Mrs. Worst.</p> <p>15 I just wanted to add two things:</p> <p>16 This application was submitted in 2019;</p> <p>17 in fact, this is -- and it's been relatively in this</p> <p>18 configuration. Early on, I think the COVID had</p> <p>19 delayed this project from coming before the -- before</p> <p>20 our city -- the planning board for some time, and</p> <p>21 then there was a change in some professionals on</p> <p>22 their team. This does not trigger the IZO because of</p> <p>23 that fact.</p> <p>24 Beyond that, I don't know if there's any</p> <p>25 questions that the board may have for me. Staff</p>

<p style="text-align: right;">Page 33</p> <p>1 recommends approval.</p> <p>2 CHAIRMAN LANGSTON: All right. Thanks,</p> <p>3 Matt.</p> <p>4 If nobody has any questions, I'll</p> <p>5 entertain a motion.</p> <p>6 VICE CHAIRMAN GONZALEZ: Mr. Chair, I'd</p> <p>7 like to make a motion at this time to approve case</p> <p>8 P19-194, as presented to the board here tonight.</p> <p>9 COMMISSIONER TORRES: Second.</p> <p>10 COMMISSIONER HORTON: Second it.</p> <p>11 CHAIRMAN LANGSTON: Okay. Motion is</p> <p>12 made and seconded for approval.</p> <p>13 MR. WARD: Okay. On a motion to approve</p> <p>14 with conditions, Vice Chairman Dr. Gonzalez?</p> <p>15 VICE CHAIRMAN GONZALEZ: Aye.</p> <p>16 MR. WARD: Commissioner Torres?</p> <p>17 COMMISSIONER TORRES: Aye.</p> <p>18 MR. WARD: Commissioner Allen?</p> <p>19 COMMISSIONER ALLEN: Aye.</p> <p>20 MR. WARD: Commissioner Horton?</p> <p>21 COMMISSIONER HORTON: Aye.</p> <p>22 MR. WARD: Commissioner Green?</p> <p>23 COMMISSIONER GREEN: Aye.</p> <p>24 MR. WARD: Commissioner Dr. Desai.</p> <p>25 COMMISSIONER DESAI: Aye.</p>	<p style="text-align: right;">Page 34</p> <p>1 MR. WARD: Council President Watterman?</p> <p>2 COUNCILWOMAN WATTERMAN: Aye.</p> <p>3 MR. WARD: Commissioner Gangadin?</p> <p>4 COMMISSIONER GANGADIN: Aye.</p> <p>5 MR. WARD: And Chairman Langston?</p> <p>6 CHAIRMAN LANGSTON: Aye.</p> <p>7 MR. WARD: Motion carries, all in favor,</p> <p>8 on a motion to approve with conditions.</p> <p>9 CHAIRMAN LANGSTON: Okay. Thank you.</p> <p>10 (Whereupon, the hearing concluded at</p> <p>11 9:44 p.m.)</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 35</p> <p>1 C E R T I F I C A T E</p> <p>2</p> <p>3</p> <p>4</p> <p>5 I, Michael Lombardozzi, a Notary Public</p> <p>6 and Certified Court Reporter of the State of New</p> <p>7 Jersey, do hereby certify that the foregoing is a</p> <p>8 true and accurate transcript of the testimony as</p> <p>9 taken stenographically by and before me at the time,</p> <p>10 place, and on the date hereinbefore set forth.</p> <p>11 I do further certify that I am neither a</p> <p>12 relative nor employee nor attorney nor counsel of any</p> <p>13 of the parties to this action, and that I am neither</p> <p>14 a relative nor employee of such attorney or counsel</p> <p>15 and that I am not financially interested in this</p> <p>16 action.</p> <p>17</p> <p>18</p> <p>19 Michael Lombardozzi,</p> <p>20 Certified Court Reporter, State of New Jersey</p> <p>CERT #: 30X100239700</p> <p>Date: 10 May 2022</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	

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