

<p style="text-align: right;">Page 1</p> <p style="text-align: center;">CITY OF JERSEY CITY PLANNING BOARD</p> <p>In the Matter of: : : Transcript CASE P21-074 : : of ILC 44 NEWKIRK, LLC : 167-169 Baldwin Avenue : Proceedings 44-48 Newkirk Street : Block 10802, Lots 27-32 : -----X</p> <p style="text-align: center;">Tuesday, August 10, 2021 Zoom Remote Videoconference Commencing at 8:59 p.m.</p> <p>BOARD MEMBERS PRESENT:</p> <p>CHRISTOPHER LANGSTON, Chairman DR. ORLANDO V. GONZALEZ, Vice Chairman GEOFFREY ALLEN, Commissioner EDUARDO TORRES, Commissioner PETER HORTON, Commissioner DAVID CRUZ, Commissioner DR. VIJAY DESAI, Commissioner</p> <p>APPEARANCES:</p> <p>SANTO T. ALAMPI, ESQUIRE Attorney for the Board CONNELL FOLEY, LLP BY: THOMAS P. LEANE, ESQUIRE Attorneys for the Applicant</p> <p style="text-align: center;">MICHAEL LOMBARDOZZI, Certified Shorthand Reporter</p> <p style="text-align: center;">PRECISION REPORTING SERVICE CERTIFIED SHORTHAND REPORTERS (908) 642-4299</p>	<p style="text-align: right;">Page 2</p> <p>1 ALSO PRESENT: 2 MATT WARD, A.I.C.P., P.P. Supervising Planner 3 City Planning Division 4 MALLORY CLARK, A.I.C.P. Senior Planner 5 City Planning Division 6 TIMOTHY KREHEL, A.I.C.P., P.P. Principal Planner 7 City Planning Division 8 LINDSEY SIGMUND, A.I.C.P., P.P. Environmental Planner 9 City Planning Division 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>
<p style="text-align: right;">Page 3</p> <p>1 TABLE OF CONTENTS 2 WITNESS PAGE 3 (No witnesses sworn.) 4 5 PUBLIC SWORN 6 NAME PAGE 7 (No public sworn.) 8 9 EXHIBITS 10 NO. DESCRIPTION PAGE 11 A-1 Notices 4 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>	<p style="text-align: right;">Page 4</p> <p>1 CHAIRMAN LANGSTON: All right. So let's 2 call item 17, it's case P21-074. It's a one-year 3 extension for 167-169 Baldwin Avenue and 44-48 4 Newkirk Street. 5 MR. LEANE: Good evening, commissioners, 6 for the record, again, Tom Leane of Connell Foley. 7 This is an extension for a project that 8 did receive deviations, so notice was provided, if 9 counsel could just confirm they received my 10 affidavit. 11 MR. ALAMPI: Thank you. 12 I am in receipt of the affidavit of 13 publication, proof of mailing, with respect to the 14 one-year extension for 167-169 Baldwin Avenue, 44-48 15 Newkirk Street, here in the city. All appears to be 16 in order. We can go ahead and mark those as A-1 for 17 the record. 18 (Whereupon, Exhibit A-1 is marked for 19 identification.) 20 CHAIRMAN LANGSTON: Thank you, Counsel. 21 MR. LEANE: Thank you, Counsel. 22 Very briefly, this is the second 23 extension request for this project. Just to give you 24 a short summary of it, it was a 12-story building 25 that was approved by the planning board back in the</p>

<p style="text-align: right;">Page 5</p> <p>1 summer of 2018. It contains 140 units, 14 parking 2 spaces, and ground floor retail. Minor deviations 3 were provided for the distance for the upper floors 4 from the right-of-way, as well as the height of the 5 ceiling at the ground floor level. 6 This is really just -- I don't want to 7 use the phrase again, so I'll just say it's keeping 8 up our pants. We're just making sure that we can 9 continue the approval, because we're probably coming 10 back to the board with a new project, as my client 11 has obtained a neighboring project, but there is no 12 assurance that that approval will be granted. Were 13 it not to be, they would move forward with this 14 proposal. Obviously, COVID has held things up as 15 well. 16 So, hopefully, this is just us coming 17 back for this second extension, and we shouldn't need 18 another. 19 CHAIRMAN LANGSTON: All right. Thank 20 you, Counsel. 21 Anybody, any questions? 22 Okay. So, at this time, let's open it 23 up for public comment. If you'd like to comment on 24 this application, please raise your hand; if you're 25 calling in, you can press star 9 to raise your hand.</p>	<p style="text-align: right;">Page 6</p> <p>1 Anybody from public? 2 VICE CHAIRMAN GONZALEZ: Mr. Chair, 3 seeing no public, I move to close the public. 4 COMMISSIONER CRUZ: I second it. 5 CHAIRMAN LANGSTON: Okay. Motion is 6 made and seconded. 7 (Whereupon, a voice vote is taken; a 8 chorus of "ayes" heard.) 9 CHAIRMAN LANGSTON: Public is closed. 10 Tim, do you have anything you want to 11 add, besides the deviations will be carried forward? 12 MR. KREHEL: I have no comment, planning 13 is in favor. 14 CHAIRMAN LANGSTON: Okay. Thank you. 15 VICE CHAIRMAN GONZALEZ: Mr. Chair, I'd 16 like to make a motion to approve case P21-074, as 17 presented to the board tonight. 18 COMMISSIONER CRUZ: Second it. 19 CHAIRMAN LANGSTON: Okay. We have a 20 motion and a second for approval. 21 MR. KREHEL: Vice Chair Dr. Gonzalez? 22 VICE CHAIRMAN GONZALEZ: Aye. 23 MR. KREHEL: Commissioner Torres? 24 COMMISSIONER TORRES: Aye. 25 MR. KREHEL: Commissioner Allen?</p>
<p style="text-align: right;">Page 7</p> <p>1 COMMISSIONER ALLEN: Aye. 2 MR. KREHEL: Commissioner Dr. Desai? 3 COMMISSIONER DESAI: Aye. 4 MR. KREHEL: Commissioner Cruz? 5 CHAIRMAN LANGSTON: David? 6 MR. KREHEL: Muted. 7 COMMISSIONER DESAI: He's sleeping. 8 MR. ALAMPI: Oh, David. 9 COMMISSIONER DESAI: His mic is off. 10 MR. WARD: You're still muted there, 11 Mr. Cruz. 12 COMMISSIONER CRUZ: Aye. I kept on 13 saying "aye, aye." 14 CHAIRMAN LANGSTON: I could hear you 15 down the block, David. 16 MR. KREHEL: Commissioner Horton? 17 COMMISSIONER HORTON: Aye. 18 MR. KREHEL: Chairman Langston? 19 CHAIRMAN LANGSTON: Aye. 20 MR. KREHEL: All in favor, motion 21 passes. 22 MR. LEANE: Thank you very much, 23 everyone. 24 CHAIRMAN LANGSTON: Thank you, Counsel. 25 (Whereupon, the hearing concluded at</p>	<p style="text-align: right;">Page 8</p> <p>1 9:02 p.m.) 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>

CERTIFICATE

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

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

Michael Lombardozzi,
Certified Court Reporter, State of New Jersey
CERT #: 30X100239700
Date: 21 Aug 2021

<p>A</p> <p>A-1 3:11 4:16,18 A.I.C.P 2:2,4,6,8 accurate 9:8 action 9:13,16 add 6:11 affidavit 4:10,12 ahead 4:16 ALAMPI 1:15 4:11 7:8 Allen 1:11 6:25 7:1 Anybody 5:21 6:1 appears 4:15 Applicant 1:18 application 5:24 approval 5:9,12 6:20 approve 6:16 approved 4:25 assurance 5:12 attorney 1:16 9:12,14 Attorneys 1:18 Aug 9:20 August 1:7 Avenue 1:5 4:3 4:14 aye 6:22,24 7:1 7:3,12,13,13 7:17,19 ayes 6:8</p>	<p>calling 5:25 carried 6:11 case 1:3 4:2 6:16 ceiling 5:5 CERT 9:20 Certified 1:22 1:24 9:6,19 certify 9:7,11 Chair 6:2,15,21 Chairman 1:10 1:11 4:1,20 5:19 6:2,5,9,14 6:15,19,22 7:5 7:14,18,19,24 chorus 6:8 CHRISTOPH... 1:10 city 1:1,1 2:3,5,7 2:9 4:15 CLARK 2:4 client 5:10 close 6:3 closed 6:9 coming 5:9,16 Commencing 1:8 comment 5:23 5:23 6:12 Commissioner 1:11,12,12,13 1:13 6:4,18,23 6:24,25 7:1,2,3 7:4,7,9,12,16 7:17</p>	<p>7:4,11,12</p> <p>D</p> <p>date 9:10,20 David 1:13 7:5,8 7:15 Desai 1:13 7:2,3 7:7,9 DESCRIPTI... 3:10 deviations 4:8 5:2 6:11 distance 5:3 Division 2:3,5,7 2:9 Dr 1:11,13 6:21 7:2</p> <p>E</p> <p>E 1:14,14 2:1,1 3:9 9:1,1 EDUARDO 1:12 employee 9:12 9:14 Environmental 2:8 ESQUIRE 1:15 1:17 evening 4:5 Exhibit 4:18 extension 4:3,7 4:14,23 5:17</p>	<p>give 4:23 go 4:16 Gonzalez 1:11 6:2,15,21,22 Good 4:5 granted 5:12 ground 5:2,5</p> <p>H</p> <p>H 3:9 hand 5:24,25 hear 7:14 heard 6:8 hearing 7:25 height 5:4 held 5:14 hereinbefore 9:10 hopefully 5:16 Horton 1:12 7:16,17</p> <p>I</p> <p>identification 4:19 ILC 1:4 interested 9:15 item 4:2</p> <p>J</p> <p>Jersey 1:1 9:7 9:19</p> <p>K</p> <p>keeping 5:7 kept 7:12 KREHEL 2:6 6:12,21,23,25 7:2,4,6,16,18 7:20</p>	<p>level 5:5 LINDSEY 2:8 LLC 1:4 LLP 1:17 Lombardozzi 1:22 9:5,19 Lots 1:6</p> <p>M</p> <p>mailing 4:13 making 5:8 MALLORY 2:4 mark 4:16 marked 4:18 MATT 2:2 Matter 1:2 MEMBERS 1:9 mic 7:9 Michael 1:22 9:5,19 Minor 5:2 motion 6:5,16 6:20 7:20 move 5:13 6:3 muted 7:6,10</p> <p>N</p> <p>N 1:14 2:1 NAME 3:6 need 5:17 neighboring 5:11 neither 9:11,13 new 5:10 9:6,19 Newkirk 1:4,5 4:4,15 Notary 9:5 notice 4:8 Notices 3:11</p>
<p>B</p> <p>B 3:9 back 4:25 5:10 5:17 Baldwin 1:5 4:3 4:14 block 1:6 7:15 board 1:1,9,16 4:25 5:10 6:17 briefly 4:22 building 4:24</p>	<p>commissioners 4:5 concluded 7:25 confirm 4:9 Connell 1:17 4:6 contains 5:1 CONTENTS 3:1 continue 5:9 counsel 4:9,20 4:21 5:20 7:24 9:12,14 Court 9:6,19 COVID 5:14 Cruz 1:13 6:4,18</p>	<p>F</p> <p>F 9:1 favor 6:13 7:20 financially 9:15 floor 5:2,5 floors 5:3 Foley 1:17 4:6 foregoing 9:7 forth 9:10 forward 5:13 6:11 further 9:11</p>	<p>L</p> <p>L 2:1 Langston 1:10 4:1,20 5:19 6:5 6:9,14,19 7:5 7:14,18,19,24 Leane 1:17 4:5,6 4:21 7:22 let's 4:1 5:22</p>	<p>O</p> <p>O 2:1 obtained 5:11 Obviously 5:14 Oh 7:8 Okay 5:22 6:5 6:14,19 one-year 4:2,14 open 5:22 order 4:16</p>
<p>C</p> <p>C 1:14 9:1,1 call 4:2</p>		<p>G</p> <p>GEOFFREY 1:11</p>		

