

Transcript from Harsimus Section 106
Consulting Parties Meeting - 6/8/23

EI - 32930

WEBVTT

1

00:00:06.960 --> 00:00:08.980

Alan Tabachnick: All right. Great great!

2

00:00:10.050 --> 00:00:11.260

Alan Tabachnick: I don't

3

00:00:11.620 --> 00:00:19.160

Alan Tabachnick: Good afternoon, everybody, and welcome to the Harsimus Branch Abandonment Section 106 consulting parties meeting,

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00:00:19.450 --> 00:00:22.360

Alan Tabachnick: Docket Number AB 167 (Sub-No. 1189X

5

00:00:22.480 --> 00:00:34.330

Alan Tabachnick: My name is Alan Tabachnick and I am the Federal Preservation officer here at the Surface Transportation Board's Office of Environmental Analysis.

6

00:00:35.100 --> 00:00:38.550

Alan Tabachnick: Since we haven't met with the consulting parties for a few years,

7

00:00:38.700 --> 00:00:45.089

Alan Tabachnick: we wanted to have this meeting to bring you all up to speed on what has happened since we last met, and where we are going.

8

00:00:46.060 --> 00:00:49.350

Alan Tabachnick: I want to thank everyone for making time to be with us today.

9

00:00:54.800 --> 00:00:57.140

Alan Tabachnick: There's a slight delay in the slide deck.

10

00:00:57.420 --> 00:00:58.910

Alan Tabachnick:

11

00:01:00.750 --> 00:01:14.830

Alan Tabachnick: The purpose of this meeting is to continue our Section 106 consultation process by updating you on the proceeding status, and to continue the Section 106 process through the development and execution of a Memorandum of Agreement.

12

00:01:15.590 --> 00:01:18.749

Alan Tabachnick: Our agenda is divided into four sections,

13

00:01:18.800 --> 00:01:24.639

Alan Tabachnick: welcome and introductions, a presentation to include the abandonment proceeding update

14

00:01:24.710 --> 00:01:27.680

Alan Tabachnick: an update on the Section 106 process

15

00:01:27.830 --> 00:01:32.029

Alan Tabachnick: and a review of updated elements in the Revised MOA

16

00:01:32.630 --> 00:01:41.640

Alan Tabachnick: We will then transition to our comment period where each Consulting Party's designated representative will have five minutes to comment.

17

00:01:42.330 --> 00:01:44.190

Alan Tabachnick: If there is time remaining,

18

00:01:44.200 --> 00:01:48.950

Alan Tabachnick: Others who have not signed up in advance to speak today may also provide comments.

19

00:01:49.770 --> 00:01:53.240

Alan Tabachnick: Finally, we will wrap up the meeting and talk about next steps

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00:01:54.560 --> 00:02:08.560

Alan Tabachnick: I also want to let everyone know, as Matt just did, that the meeting is being recorded for the record. So anyone who could not attend today will be able to view the presentation and hear everybody's comments.

21

00:02:13.660 --> 00:02:18.529

Alan Tabachnick: We've been working with a wide range of Section 106 consulting parties during this proceeding,

22

00:02:18.660 --> 00:02:22.959

Alan Tabachnick: and we should have representatives from almost all of them with us for the meeting this afternoon

23

00:02:23.870 --> 00:02:28.219

Alan Tabachnick: Again, we really appreciate everyone taking time out of their busy days to meet with us.

24

00:02:28.820 --> 00:02:33.579

Alan Tabachnick: I'd like to go through the list and just see who is with us from the consulting parties.

25

00:02:34.830 --> 00:02:43.400

Alan Tabachnick: I know almost everybody has responded. But I wanted to run through and see who could actually make it in person, online

26

00:02:43.750 --> 00:02:46.900

Alan Tabachnick: Advisory Council on Historic Preservation,

27

00:02:51.010 --> 00:02:52.869

Alan Tabachnick: the City of Jersey City

28

00:02:58.510 --> 00:03:01.929

Alan Tabachnick: Matt, there are folks mic's

29

00:03:01.950 --> 00:03:03.670

Alan Tabachnick: muted or unmuted

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00:03:03.700 --> 00:03:08.089

Laura Skolar: uh the mics are muted.

31

00:03:08.240 --> 00:03:11.019

Eric Hofmann: Then had you? Maggie raised her hand. Allen.

32

00:03:12.890 --> 00:03:15.459

But Charles is here from Jersey City. As well.

33

00:03:18.210 --> 00:03:20.830

Alan Tabachnick: Okay, I don't. I don't see the hand raising. So

34

00:03:21.040 --> 00:03:23.380

Alan Tabachnick: Matt, if you see a hand raised,

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00:03:24.730 --> 00:03:27.019

Alan Tabachnick: I guess the hand-raise was to Sam here.

36

00:03:27.030 --> 00:03:28.150

Alan Tabachnick:

37

00:03:29.780 --> 00:03:35.000

Alan Tabachnick: Pacific during this question. City of Jersey City is here. Can you hear me?

38

00:03:35.010 --> 00:03:36.190

Alan Tabachnick: Yeah, I hear you

39

00:03:36.200 --> 00:03:38.070

Alan Tabachnick:

40

00:03:39.430 --> 00:03:41.300

Alan Tabachnick: A Civic Jersey City?

41

00:03:44.880 --> 00:03:46.190

Esther Wintner: I'm. Here.

42

00:03:46.960 --> 00:03:48.190

Alan Tabachnick: Hi, there!

43

00:03:48.230 --> 00:03:50.190

Esther Wintner: Hello! Nice to meet you.

44

00:03:50.720 --> 00:03:52.119

Alan Tabachnick: Good to see you here.

45

00:03:52.470 --> 00:03:54.040

Alan Tabachnick: Conrail?

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00:03:56.340 --> 00:03:58.600

Michael Rosenthal: Mike Rosenthal here for Conrail,

47

00:04:04.190 --> 00:04:06.729

Alan Tabachnick: Great. East Coast Greenway?

48

00:04:08.010 --> 00:04:09.760

Bruce Donald: Bruce Donald's here.

49

00:04:11.070 --> 00:04:12.899
Hi, Bruce! Thanks for joining

50

00:04:13.290 --> 00:04:41.400

Matt Cross: um Alan one just a quick reminder to those of you that maybe weren't in here yet when I made this announcement earlier, if you are not needing to speak or be seen. If you could go ahead and turn your cameras off and leave your microphone muted, and then you'll be prompted. Now for the roll call feel free to obviously unmute your mic, as you are to say that you're here. But during the presentations we will want cameras and mics to stay off. That's all.

51

00:04:41.410 --> 00:04:43.109

Matt Cross: It's your turn to speak

52

00:04:47.220 --> 00:04:48.599

Alan Tabachnick:

53

00:04:49.100 --> 00:04:51.850

Alan Tabachnick: Embankment Preservation Coalition?

54

00:04:52.200 --> 00:04:54.309

stephengucciardo: Stephen Gucciardo is here.

55

00:04:56.550 --> 00:04:58.380

Jenny Meyer: Jennifer Myers here,

56

00:04:58.630 --> 00:05:00.460

Bethany Wall: Bethany Wall is here.

57

00:05:02.630 --> 00:05:04.560

Michael Darling: Michael Darling is here.

58

00:05:06.600 --> 00:05:08.640

Jessica Costantine: Jessica Costantine here

59

00:05:10.060 --> 00:05:12.030

Christina Donnelly: Christina Donnelly

60

00:05:12.530 --> 00:05:14.390

Maureen Crowley: Maureen Crowley,

61

00:05:15.600 --> 00:05:19.859

Matt Cross: Maureen Crowley, your hand is raised. Is that

62

00:05:19.870 --> 00:05:20.850

Maureen Crowley: Yes,

63

00:05:22.300 --> 00:05:23.350

Matt Cross: you

64

00:05:23.400 --> 00:05:25.759

Matt Cross: need to say, Do you have a question or

65

00:05:25.890 --> 00:05:28.390

Maureen Crowley: no? No, it was just to indicate I'm: here.

66

00:05:28.400 --> 00:05:33.320

Matt Cross: Okay, Okay. So yeah and said, Charles, I just saw yours go up. Is there a question

67

00:05:33.400 --> 00:05:35.069

I was trying to lower it.

68

00:05:35.800 --> 00:05:39.710

Matt Cross: Yeah, you just go back to the same section. I actually

69

00:05:48.030 --> 00:05:51.490

Matt Cross: I know I love this hand raising thing.

70

00:05:53.320 --> 00:05:56.039

Alan Tabachnick: Friends of Liberty State Park?

71

00:06:07.340 --> 00:06:08.990

Alan Tabachnick: I great. I, sir,

72

00:06:09.000 --> 00:06:17.770

Matt Cross: i'm sorry on one more thing, also just another reminder to everybody. If you could please make sure you rename yourself with your first and last name, please.

73

00:06:19.210 --> 00:06:23.870

Matt Cross: Mostly everybody is done. I see a couple in here that Aren't. So if you could

74

00:06:24.010 --> 00:06:26.740

Matt Cross: make sure you have first and last name, Thank you.

75

00:06:28.590 --> 00:06:30.050

Alan Tabachnick:

76

00:06:30.410 --> 00:06:31.470

Alan Tabachnick:

77

00:06:31.620 --> 00:06:34.169

Alan Tabachnick: Hamilton Park Neighborhood Association,

78

00:06:38.900 --> 00:06:41.070

Alan Tabachnick: Harsimus Cove Association.

79

00:06:41.130 --> 00:06:56.590

IT Operations: Yeah. Hi, Tom Monaghan for the Harsimus Cove Association. I understand one of my board members Donna Ristorucci is planning on attending she's in the waiting room, named as ipad, and doesn't know how to switch to her name, so I don't know if you.

80

00:06:56.600 --> 00:06:59.090

IT Operations: Her name is Ipad. What's her name? I'm sorry

81

00:06:59.100 --> 00:07:02.790

IT Operations: right now. It's displayed as ipad,

82

00:07:02.800 --> 00:07:03.990

Matt Cross: and the waiting room.

83

00:07:04.000 --> 00:07:07.290

Sam Pesin: He does not know how to rename herself.

84

00:07:07.300 --> 00:07:09.089

IT Operations: Okay, What's her name? I can rename her now.

85

00:07:09.100 --> 00:07:17.289

IT Operations: Uh donna do N. And a Mr. Rossi, R. I. S. T. O. R. You, C. C. I you

86

00:07:17.300 --> 00:07:18.790
Okay, I'm about to let her in now.

87
00:07:18.800 --> 00:07:24.289
Thomas Monahan: Thank you very much. And my my colleague, Mary Ann Serif,
and may also be joining at some point as well.

88
00:07:24.300 --> 00:07:25.460
Thomas Monahan: Thank you.

89
00:07:25.780 --> 00:07:27.369
Alan Tabachnick: Alright, Great to have you

90
00:07:28.440 --> 00:07:31.780
Alan Tabachnick: Historic Paulus Hook Association.

91
00:07:31.860 --> 00:07:33.790
Diane Kaese: Diane Kaese is here.

92
00:07:35.860 --> 00:07:37.730
Alan Tabachnick: Thanks for joining us

93
00:07:38.400 --> 00:07:40.990
Alan Tabachnick: Hudson County Division of Planning,

94
00:07:45.660 --> 00:07:49.389
Alan Tabachnick: Hudson County Office of Cultural and Heritage Affairs.

95
00:07:50.690 --> 00:07:53.600
Gina Hulings, Hudson County Cultural & Heritage Affairs, Tourism: Hi,
this is Gina Hulings and Matt Karen.

96
00:07:54.980 --> 00:07:58.460
Alan Tabachnick: Hi, guys.

97
00:07:59.500 --> 00:08:02.180
Alan Tabachnick: Jersey City Landmarks Conservancy

98
00:08:04.470 --> 00:08:07.710
Laura Skolar: Chris Perez is here to see his

99
00:08:08.580 --> 00:08:12.100

Chelsea Castro: Chelsea Castro here

100

00:08:12.850 --> 00:08:15.110

Nathalie Kalbach/JCLC: Natalie Kalbach here

101

00:08:16.100 --> 00:08:17.879

Kaia Rafoss: Kaia Rafoss here.

102

00:08:21.120 --> 00:08:22.910

Alan Tabachnick: Thanks, guys for joining

103

00:08:23.620 --> 00:08:26.619

Alan Tabachnick: Jersey City Parks Coalition.

104

00:08:26.820 --> 00:08:29.139

Laura Skolar: Laura Skolar here.

105

00:08:30.250 --> 00:08:31.480

Alan Tabachnick: Hi Laura,

106

00:08:31.840 --> 00:08:32.900

Laura Skolar: Hi,

107

00:08:33.539 --> 00:08:37.300

Alan Tabachnick: Marin Boulevard LLC, et al?

108

00:08:37.870 --> 00:08:45.749

Peter Pfohl: Hi, Peter Pfohl here, and also with me, presenting today is Chris Albanese, of the Albanese organization,

109

00:08:46.810 --> 00:08:51.880

Peter Pfohl: and there are several other representatives that may be here for both groups

110

00:08:53.620 --> 00:08:55.050

Alan Tabachnick: Thanks. Peter,

111

00:08:56.060 --> 00:09:00.800

Alan Tabachnick: New Jersey Department of Environmental Protection Historic Preservation Office,

112

00:09:02.050 --> 00:09:05.350

Kate Marcopul, NJHPO: Kate Marcopul from the Historic Preservation Office,

113

00:09:05.970 --> 00:09:09.089

Andrea Tingey: Andrea Tingey from the historic Preservation office.

114

00:09:10.670 --> 00:09:12.489

Alan Tabachnick: Hey, guys, how's it going?

115

00:09:14.570 --> 00:09:15.960

Alan Tabachnick: We'll talk later

116

00:09:16.840 --> 00:09:19.319

Alan Tabachnick: Newport Neighborhood Association,

117

00:09:22.880 --> 00:09:26.549

Alan Tabachnick: New York, New Jersey Bay keeper. I think that was mentioned before,

118

00:09:29.960 --> 00:09:33.090

Sam Pesin: you know, like I mentioned he was coming.

119

00:09:33.100 --> 00:09:35.190

Sam Pesin: Yeah, Greg will be on in a minute or two.

120

00:09:35.200 --> 00:09:36.240

Alan Tabachnick: Okay,

121

00:09:37.750 --> 00:09:41.390

Alan Tabachnick: Pennsylvania Railroad Technical and Historical Society.

122

00:09:45.320 --> 00:09:48.459

Alan Tabachnick: Powerhouse Arts District Neighborhood Association,

123

00:09:50.370 --> 00:09:52.470

Kathryn Moore: Kathryn Moore representing

124

00:09:55.080 --> 00:09:56.740

Alan Tabachnick: Good afternoon

125

00:09:57.710 --> 00:09:59.990

Alan Tabachnick: Preservation New Jersey

126

00:10:06.210 --> 00:10:08.399

Alan Tabachnick: Rails the Trails Conservancy

127

00:10:08.630 --> 00:10:10.840

Andrea Ferster, General Counsel, Rails to Trails Conservancy: Andrea Ferster is here

128

00:10:11.910 --> 00:10:13.260

Alan Tabachnick: Hi Andrea

129

00:10:14.650 --> 00:10:19.649

Gerry Bakirtjy - VVNA: Van Vorst Neighborhood Association.

130

00:10:22.520 --> 00:10:24.099

Alan Tabachnick: Thanks for joining

131

00:10:25.220 --> 00:10:27.990

Alan Tabachnick: Village Neighborhood Association?

132

00:10:28.070 --> 00:10:30.129

Eric Hofmann: Eric Hoffman, representing

133

00:10:34.010 --> 00:10:36.570

Alan Tabachnick: Hi Eric and thanks again for joining.

134

00:10:38.930 --> 00:10:40.160

Alan Tabachnick: Ah!

135

00:10:40.870 --> 00:10:43.540

Alan Tabachnick: Is anyone else on the

136

00:10:43.670 --> 00:10:45.670

Alan Tabachnick: call on the Zoom

137

00:10:45.850 --> 00:10:50.469

Alan Tabachnick: who's representing one of these groups, or hasn't introduced themselves yet?

138

00:10:52.380 --> 00:10:54.090

Tom Slattery: I

139

00:10:54.120 --> 00:10:55.390

Tom Slattery: sorry.

140

00:10:55.640 --> 00:11:01.429

Francesca, HC Dept of Planning and Business Opportunity: Sorry. I just want to make sure you saw my message in the chat. Francesca Giarratana from Hudson County Divisional planning.

141

00:11:03.370 --> 00:11:05.689

Alan Tabachnick: Oh, great! I thought you weren't going to make it.

142

00:11:05.700 --> 00:11:08.589

Francesca, HC Dept of Planning and Business Opportunity: Yeah, I was able to so

143

00:11:08.600 --> 00:11:11.039

Alan Tabachnick: alright, good,

144

00:11:11.250 --> 00:11:15.630

peter delman: and Peter Delman from the Embankment Preservation Coalition

145

00:11:16.700 --> 00:11:19.139

Steve Magouirk: and uh, Steve Magouirk from Conrail,

146

00:11:20.490 --> 00:11:22.990

Tom Slattery: Tom Slattery. Jersey City

147

00:11:25.570 --> 00:11:28.919

Peter Baker: Peter Baker Corporation Council City of Jersey City.

148

00:11:29.710 --> 00:11:30.839

Charles Montange:

149

00:11:32.720 --> 00:11:36.739

ETPaolino: Gene Paulino on behalf of the Albanese organization I won't be speaking.

150

00:11:40.980 --> 00:11:52.089

Matt Cross: This is Matt. Just one more reminder. If you are not speaking or need to be on camera. If you could. Please make sure you turn your microphone and camera off right now, Please

151

00:11:52.100 --> 00:11:53.410

Matt Cross: got it.

152

00:11:53.770 --> 00:11:59.239

Matt Cross: It's another announcement. I know people have been kind of trickling in and stuff, so

153

00:12:01.250 --> 00:12:02.979

Alan Tabachnick: I Well, all of you

154

00:12:03.290 --> 00:12:07.099

Alan Tabachnick: Matt and Roberta. You guys are letting books in as they log in.

155

00:12:07.600 --> 00:12:13.279

Laura Skolar: Yes, we have one one user that's there to name is Iphone.

I

Is

156

00:12:13.490 --> 00:12:21.770

Matt Cross: I iPhone, iPhone. Yup, and we don't know who that is. Does anybody aware of someone trying to get in there? Can't.

157

00:12:29.090 --> 00:12:31.120

Alan Tabachnick: But ah,

158

00:12:32.400 --> 00:12:41.330

Alan Tabachnick: well, let's find a way to. If anyone knows who that is, I've been sending messages to them a response.

159

00:12:41.760 --> 00:12:46.849

Alan Tabachnick: We'll try to let we try to get them in. Uh, I don't know about the presentation in the meeting.

160

00:12:47.960 --> 00:12:52.969

Alan Tabachnick: Yeah, for that. But let's try to find a way to get that person in if we can.

161

00:12:56.290 --> 00:12:57.790

Alan Tabachnick:

162

00:12:57.800 --> 00:13:02.060

Alan Tabachnick: Okay, Thanks. So thanks everybody for joining us. I appreciate it, and I know

163

00:13:02.490 --> 00:13:07.339

Alan Tabachnick: we're going through a tough environmental time. I don't know how the air quality is in Jersey City, but

164

00:13:08.460 --> 00:13:14.330

Alan Tabachnick: It's really bad down here, too, so I hope everybody's staying safe and wearing masks,

165

00:13:15.370 --> 00:13:16.560

Alan Tabachnick: in this

166

00:13:16.650 --> 00:13:19.669

Alan Tabachnick: current atmosphere, which is kind of rough.

167

00:13:19.840 --> 00:13:20.980

Alan Tabachnick: Ah,

168

00:13:21.200 --> 00:13:29.300

Alan Tabachnick: I'd like to give you all an update now on the Section 106 process since we last met, which was

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00:13:29.360 --> 00:13:30.949

Alan Tabachnick: almost three years ago,

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00:13:36.440 --> 00:13:42.750

Alan Tabachnick: the Section 106 process for the Harsimus Branch Abandonment Case has been ongoing for many years.

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00:13:43.000 --> 00:13:48.260

Alan Tabachnick: these next few slides summarize all the work that's been undertaken regarding cultural resources

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00:13:48.270 --> 00:13:50.060

Over the past fifteen years.

173

00:13:50.440 --> 00:13:53.690

Alan Tabachnick: I want to emphasize that during the entire process

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00:13:53.700 --> 00:14:02.889

Alan Tabachnick: the OEA has been consulting with all of the Section 106 consulting parties and all the documents generated over the years reflect substantial review and input from all of you

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00:14:03.040 --> 00:14:06.140

Alan Tabachnick: we really appreciate all your efforts in working with us.

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00:14:07.130 --> 00:14:09.350

Alan Tabachnick: Finally, I want to mention that

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00:14:09.660 --> 00:14:12.679

Alan Tabachnick: all the documentation produced and all the reports

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00:14:12.830 --> 00:14:19.730

Alan Tabachnick: have been posted, and are still posted publicly on our website, and are still available for public review.

179

00:14:20.610 --> 00:14:25.199

Alan Tabachnick: and everything that we generate here, you know, is publicly available.

180

00:14:26.630 --> 00:14:33.160

Alan Tabachnick: As you can see in this slide OEA initiated the Section 106 process in 2008-2009

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00:14:33.270 --> 00:14:36.980

Alan Tabachnick: established the undertaking, started public involvement,

182

00:14:37.040 --> 00:14:41.740

Alan Tabachnick: identified the consulting parties and defined the area of potential effects.

183

00:14:42.370 --> 00:14:46.320

Alan Tabachnick: This was step one of the four-step section 106 process.

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00:14:46.630 --> 00:14:50.809

After a few years of litigation concerning the legal status of the line,

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00:14:50.990 --> 00:14:55.860

Alan Tabachnick: OEA commenced with step two, identification of historic properties.

186

00:14:56.390 --> 00:15:00.789

This intensive work was undertaken between 2015 and 2019,

187

00:15:01.090 --> 00:15:06.130

with the OEA issuing a cultural resources identification report in 2017,

188

00:15:06.540 --> 00:15:08.780

Alan Tabachnick: and then, after consultation,

189

00:15:08.970 --> 00:15:12.230

Alan Tabachnick: producing an addendum report in October, 2018,

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00:15:13.070 --> 00:15:23.950

Alan Tabachnick: we identified nineteen historic properties in the ape, including the embankment, the Harsimus Branch historic district, and numerous other historic districts and individual resources.

191

00:15:26.390 --> 00:15:32.659

Alan Tabachnick: OEA then moved forward with step three of the section 106 process, the assessment of potential effects.

192

00:15:33.450 --> 00:15:38.810

Alan Tabachnick: We issued a cultural resources effects assessment report in March 2019,

193

00:15:39.330 --> 00:15:41.910

Alan Tabachnick: and after consulting with all of you,

194

00:15:41.940 --> 00:15:45.850

Alan Tabachnick: issued an effects addendum report in November 2019

195

00:15:46.670 --> 00:15:56.059

Alan Tabachnick: The results of the assessment of potential effects led to an OEA determination that the proposed Harsimus Branch Abandonment could have an adverse effect.

196

00:15:57.160 --> 00:16:04.340

Alan Tabachnick: I want to emphasize that during all these efforts from initiation to identification to the assessment of effects,

197

00:16:04.390 --> 00:16:06.720

Alan Tabachnick: OEA consulted closely with

198

00:16:06.840 --> 00:16:13.089

Alan Tabachnick: most of our section 106 consulting parties. Everybody who reached out to us we've been consulting with,

199

00:16:13.660 --> 00:16:18.709

Alan Tabachnick: and we worked diligently to ensure that these documents reflected your input

200

00:16:19.940 --> 00:16:31.319

Alan Tabachnick: all these efforts led to OEA, receiving concurrence on our determinations of eligibility for all the properties surveyed and evaluated, and concurrence on the potential adverse effect determination.

201

00:16:33.260 --> 00:16:36.889

Alan Tabachnick: we are now in step four of the Section 106 process.

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00:16:37.130 --> 00:16:41.830

Alan Tabachnick: Working to avoid, minimize or mitigate the potential adverse effects,

203

00:16:42.830 --> 00:16:47.519

Alan Tabachnick: OEA determined that the development of an MOA was the best approach,

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00:16:47.580 --> 00:16:55.759

Alan Tabachnick: and, as you may recall, OEA circulated the draft MOA to all the consulting parties in October 2020 for review.

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00:16:56.590 --> 00:17:03.809

Alan Tabachnick: We also hosted a consulting parties meeting to present the draft MOA and to solicit comments and input

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00:17:04.569 --> 00:17:08.049

Alan Tabachnick: For those of you who attended that meeting and provided comments

207

00:17:08.569 --> 00:17:11.470

Alan Tabachnick: Thank you for your participation and feedback.

208

00:17:12.319 --> 00:17:20.459

Alan Tabachnick: After that meeting, and after we had received written comments from a number of parties, we began revising the draft moa to reflect that input

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00:17:21.369 --> 00:17:25.109

Alan Tabachnick: This was in the winter of 2020/2021.

210

00:17:26.920 --> 00:17:31.689

Alan Tabachnick: OEA did not issue or circulate the revised MOA in early 2021

211

00:17:31.760 --> 00:17:35.400

Alan Tabachnick: as the section 106 process was put on hold

212

00:17:38.730 --> 00:17:46.630

Alan Tabachnick: In the spring of 2021 OEA paused the section 106 process, in order for the Board to investigate allegations of

213

00:17:46.980 --> 00:17:49.470

Alan Tabachnick: of a section 110(k) violation

214

00:17:49.940 --> 00:17:54.200

Alan Tabachnick: in general section 110(k) of the National Historic Preservation Act

215

00:17:54.260 --> 00:18:06.029

Alan Tabachnick: does not permit granting an application or approval to an applicant who intentionally, significantly, adversely affected an historic property, with the intent to avoid the requirements of Section 106

216

00:18:06.990 --> 00:18:09.480

Alan Tabachnick: in the Harsimus Branch Abandonment case,

217

00:18:09.500 --> 00:18:15.410

Alan Tabachnick: The allegation was that Conrail intentionally, significantly, adversely, affected a historic property

218

00:18:15.420 --> 00:18:16.740

Alan Tabachnick: the Embankment, Then,

219

00:18:16.830 --> 00:18:19.600

Alan Tabachnick: with the intent to avoid section 106

220

00:18:20.540 --> 00:18:24.249

Alan Tabachnick: after a year-long review of all the facts and case history,

221

00:18:24.450 --> 00:18:27.910

Alan Tabachnick: and reviewing the information provided by various parties

222

00:18:28.380 --> 00:18:31.280

Alan Tabachnick: the board in August, 2022

223

00:18:31.510 --> 00:18:35.109

Alan Tabachnick: found that there was no violation of section 110(k).

224

00:18:36.400 --> 00:18:42.339

Alan Tabachnick: After a court challenge to the Section 110(k) decision was dismissed in January 2023

225

00:18:42.530 --> 00:18:45.589

Alan Tabachnick: OEA restarted the section 106 process

226

00:18:45.800 --> 00:18:50.210

Alan Tabachnick: and again began working on the draft memorandum of agreement,

227

00:18:54.170 --> 00:19:02.499

Alan Tabachnick: as you know. We drafted and circulated the draft MOA in October 2020

228

00:19:02.680 --> 00:19:07.449

Alan Tabachnick: and then had a consulting parties meeting where we walked through the MOA and provided an opportunity

229

00:19:07.840 --> 00:19:11.869

Alan Tabachnick: for all of the consulting parties to provide comments during that meeting,

230

00:19:12.820 --> 00:19:20.239

Alan Tabachnick: As I noted before, after the meeting, we received a number of written comments as well, and we revised the Moa to address the input that we received.

231

00:19:21.330 --> 00:19:25.790

Alan Tabachnick: and thank you for the thorough review and providing your comments.

232

00:19:26.700 --> 00:19:36.860

Alan Tabachnick: We've now prepared a revised draft, MOA that reflects those earlier comments, and also includes the resolution of the section 110(k) process

233

00:19:37.630 --> 00:19:43.929

Alan Tabachnick: the general format and terms of the draft MOA remain consistent with the original 2020 version,

234

00:19:44.080 --> 00:19:48.240

Alan Tabachnick: including the mitigation stipulations which remain the same.

235

00:19:52.140 --> 00:20:00.269

Alan Tabachnick: I want to take a few brief moments to review these stipulations with you, as you've already seen, and reviewed them as part of the 2020 MOA.

236

00:20:01.420 --> 00:20:08.280

Alan Tabachnick: The full elaboration of each of these stipulations will be presented in much more detail in the revised draft MOA

237

00:20:08.570 --> 00:20:12.290

Alan Tabachnick: which will be circulated for your review following today's meeting

238

00:20:14.000 --> 00:20:20.960

Alan Tabachnick: the recordation stipulation to be coordinated closely with the SHPO and the consulting parties is comprehensive.

239

00:20:21.140 --> 00:20:24.110

Alan Tabachnick: and includes a number of required elements,

240

00:20:24.430 --> 00:20:32.300

Alan Tabachnick: including one consolidating all the extensive and diverse previous documentation prepared during the course of this proceeding.

241

00:20:32.540 --> 00:20:40.499

Alan Tabachnick: Two, conducting additional field survey of any remaining built elements of the Harsimus Branch from Marin Boulevard to CP waldo

242

00:20:41.380 --> 00:20:46.430

Alan Tabachnick: three, conducting any additional archival research deemed necessary through consultation

243

00:20:47.470 --> 00:21:00.759

Alan Tabachnick: four, assembling high-quality copies of any relevant historical documentation, and documents, such as maps, photographs, engineering drawings, et cetera, that were uncovered during this research,

244

00:21:01.400 --> 00:21:08.250

Alan Tabachnick: and five, preparing a full and comprehensive documentation package for review by all of the consulting parties.

245

00:21:09.600 --> 00:21:15.430

Alan Tabachnick: This documentation package will be disseminated publicly and provided to the consulting parties

246

00:21:15.470 --> 00:21:19.730

Alan Tabachnick: as well as local libraries schools and other organizations.

247

00:21:21.080 --> 00:21:23.959

Alan Tabachnick: In addition to the Recordation stipulation,

248

00:21:24.230 --> 00:21:32.410

Alan Tabachnick: the Moa calls for the development and production of interpretive signage on the history of the rail line and associated historic properties.

249

00:21:32.890 --> 00:21:41.360

Alan Tabachnick: At least six panels are to be prepared with content to be reviewed and approved by OEA and the SHPO.

250

00:21:42.550 --> 00:21:50.290

Alan Tabachnick: This could include historic images of the Harsimus Branch, a narrative of the rail line and the adjacent historic districts.

251

00:21:50.510 --> 00:21:55.349

Alan Tabachnick: and how this fits into the historic context of Jersey city's development during the late nineteenth

252

00:21:55.360 --> 00:21:59.530

Alan Tabachnick: through mid-twentieth century, as a shipping hub

253

00:22:00.150 --> 00:22:09.150

Alan Tabachnick: educational panels, illustrating the history and development of immigrant communities in jersey city with specific references to the Harsimus Cove Historic District.

254

00:22:09.510 --> 00:22:11.289

Hamilton Park historic district

255

00:22:11.520 --> 00:22:15.390

Alan Tabachnick: or the Italian village historic district, among others

256

00:22:16.340 --> 00:22:25.980

Alan Tabachnick: and potentially another panel depicting the historic significance of the war of 1812, in relation to the Jersey City and Harsimus Cemetery historic district.

257

00:22:27.930 --> 00:22:34.800

Alan Tabachnick: Finally, the Moa stipulates that a web page be designed and developed as additional documentation and interpretation.

258

00:22:35.430 --> 00:22:39.219

Alan Tabachnick: This will require developing historical and educational materials

259

00:22:39.230 --> 00:22:43.150

Alan Tabachnick: and utilizing those to prepare a fully developed web page

260

00:22:43.340 --> 00:22:47.080

Alan Tabachnick: to be hosted on an agreed upon locally administered website.

261

00:22:48.820 --> 00:22:53.620

Alan Tabachnick: The web page will include a written summary of the history and significance of the Harsimus Branch,

262

00:22:53.740 --> 00:23:03.330

Alan Tabachnick: including historical images as well as a digital video component. Also focusing on the Embankment, the Harsimus Branch, and adjacent historic districts and properties.

263

00:23:04.160 --> 00:23:10.269

Alan Tabachnick: The web page will also include information on the immigrant communities and their experience in Jersey City.

264

00:23:10.670 --> 00:23:13.700

Alan Tabachnick: focusing on the surrounding historic districts

265

00:23:13.750 --> 00:23:20.890

Alan Tabachnick: and information on the many historic properties within the APE for the Harsimus Branch Abandonment.

266

00:23:22.630 --> 00:23:25.470

Alan Tabachnick: Once the Moa has been signed and executed,

267

00:23:25.680 --> 00:23:29.949

Alan Tabachnick: the required mitigation items will be implemented in close coordination

268

00:23:29.970 --> 00:23:32.920

Alan Tabachnick: with all of the section 106 consulting parties,

269

00:23:32.970 --> 00:23:35.860

Alan Tabachnick: including reviews of all materials prepared.

270

00:23:36.720 --> 00:23:42.449

Alan Tabachnick: We are looking forward to continuing all this consultation with all of you here today.

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00:23:44.120 --> 00:23:47.410

Alan Tabachnick: This concludes the formal presentation portion of the meeting.

272

00:23:48.170 --> 00:23:52.690

Alan Tabachnick: Uh, we will now be moving into the consulting party's comment period,

273

00:23:53.730 --> 00:23:59.390

Alan Tabachnick: and we try to leave everybody enough time to speak,

274

00:23:59.750 --> 00:24:03.780

Alan Tabachnick: and I just wanted to go through a little bit of the kind of the ground rules

275

00:24:03.820 --> 00:24:06.950

Alan Tabachnick: for how this is going to work.

276

00:24:08.030 --> 00:24:15.220

Alan Tabachnick: Uh, as you know, we have twenty four consulting parties that we are coordinating with on the Harsimus Branch Abandonment. We

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00:24:15.620 --> 00:24:17.259

Alan Tabachnick: then we have seventeen

278

00:24:17.690 --> 00:24:21.729

Alan Tabachnick: we had eighteen. Now we have seventeen parties that have registered to speak today.

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00:24:22.390 --> 00:24:27.320

Alan Tabachnick: Uh, the comment period is set up to have one person speak on behalf of each consulting party,

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00:24:27.370 --> 00:24:29.629

Alan Tabachnick: and each will have five minutes time.

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00:24:30.350 --> 00:24:33.409

Alan Tabachnick: Of course, additional comments can be submitted in writing,

282

00:24:33.580 --> 00:24:36.720

Alan Tabachnick: following circulation of the revised MOA,

283

00:24:36.820 --> 00:24:39.699

Alan Tabachnick: and will be reviewed and included as part of the record.

284

00:24:40.950 --> 00:24:44.100

Alan Tabachnick: The consulting parties will be called an alphabetical order

285

00:24:44.510 --> 00:24:47.549

Alan Tabachnick:

286

00:24:47.850 --> 00:24:51.839

Alan Tabachnick: in order to keep everyone within their allotted time,

287

00:24:51.920 --> 00:24:55.439

Alan Tabachnick: and to give our many registered speakers time for their remarks.

288

00:24:55.480 --> 00:24:59.790

There will be a time clock posted. So each of you keep track of your time while you speak.

289

00:25:01.560 --> 00:25:03.660

Alan Tabachnick: You'll also be notified

290

00:25:03.730 --> 00:25:05.960

Alan Tabachnick: when you have thirty seconds left,

291

00:25:06.140 --> 00:25:08.410

Alan Tabachnick: so you have time to wrap up your statement.

292

00:25:09.630 --> 00:25:14.330

Alan Tabachnick: Please try to stay within the time limit as much as you can.

293

00:25:14.850 --> 00:25:26.090

Alan Tabachnick: If you go over your time uh we'll try to let you finish your statement, but we won't really want to make sure there's enough time for all the registered speakers to convey their views,

294

00:25:26.150 --> 00:25:30.640

Alan Tabachnick: and we're hopeful that we'll have time remaining within the ninety minute comment period

295

00:25:30.790 --> 00:25:37.170

Alan Tabachnick: for others who haven't pre-registered to provide a few remarks if they wish.

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00:25:38.540 --> 00:25:43.939

Alan Tabachnick: After the registered speakers have finished, and if time allows, as I just said,

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00:25:44.420 --> 00:25:47.630

Alan Tabachnick: we will open it up so others can provide comments.

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00:25:53.520 --> 00:25:58.040

Alan Tabachnick: So now i'd like to turn it over to the comment period,

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00:25:58.410 --> 00:26:03.499

Alan Tabachnick: and I will, I think Matt will let everybody in by name.

300

00:26:03.520 --> 00:26:08.569

Alan Tabachnick: But I'm going to introduce the registered speakers, and then Matt will.

301

00:26:08.620 --> 00:26:15.769

Alan Tabachnick: I guess free up your mics or clue you so you can uh provide your uh comments.

302

00:26:16.710 --> 00:26:19.279

Alan Tabachnick: Our first speaker will be Charles Montange,

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00:26:19.510 --> 00:26:21.790

Alan Tabachnick: representing the city of Jersey City

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00:26:22.520 --> 00:26:23.590

Alan Tabachnick:

305

00:26:24.400 --> 00:26:33.840

Charles Montange: hey? Thank you very much. Ah, this is Charles Montague. I'm the legal counsel for the city of Jersey City. I hope you can hear me. Let me know if you cannot

306

00:26:34.470 --> 00:26:38.379

Alan Tabachnick: in my audio, and it's my audio working. I hear you fine.

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00:26:38.530 --> 00:26:39.880

Charles Montange: Okay, great.

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00:26:39.890 --> 00:26:57.890

Charles Montange: Um I. There are a number of topics that one could cover on behalf of Jersey City. Let me just start some very summary points. The city of Jersey City is extremely interested in keeping the Harsimus branch and the Harsimus embankment intact for a variety of public purposes,

309

00:26:57.900 --> 00:27:25.090

Charles Montange: one of which is it's the last unused transportation corridor in downtown Jersey City. It' be useful for light rail for us by light rail connections for us. Um. It has been studied to some degree for that purpose. It would be useful as a trail that would be part of the East Coast Greenway if we could keep it intact, and both those uses light rail and East Coast Greenway could be combined. It can serve as urban open space which is badly needed in the fast, developing urban areas,

310

00:27:25.100 --> 00:27:42.579

Charles Montange: and it would be a general amenity if we could keep it intact, for the people of the city of Jersey City, as well as the state of New Jersey, and even nationally. So it's a very important item for us on that basis. We object to an moa which would purport to bless the

311

00:27:42.590 --> 00:27:58.839

Charles Montange: abandonment of the granting of an abandonment is conforming to section 106 with an MOA that's restricted solely to documentation and kind of putting up tombstones or little plaques, saying, This is where it once was folks. We're sorry it's gone

312

00:27:58.850 --> 00:28:28.430

Charles Montange: putting together a file in some library somewhere. But even as simply the documentation may serve some benefit to our urban Industrial archaeologists in the future. But it doesn't do anything for the city of Jersey City now or in the future that will really be a benefit to assist. And so we're very interested in trying to get the Surface Transportation Board, Conrail and the Albanese's LLC. Group to enter into bonified negotiations that lead to preservation

313

00:28:28.440 --> 00:28:31.680

of the Harsimus Branch and its embankment.

314

00:28:31.690 --> 00:28:54.389

Charles Montange: The Albanese's Llc group the developers say that they have a voluntary plan to do that. There's no reason that voluntary plan could not right now be reduced into an actual agreement, and that agreement that, but embodied in some respect in the MOA, in fact, that they have claimed to have a voluntary plan,

315

00:28:54.620 --> 00:29:05.600

Charles Montange: but really are not presenting. It should be very troubling to the surface Transportation Board and to everyone that's at this meeting, because it means that they think that they could do something to mitigate

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00:29:05.610 --> 00:29:21.780

Charles Montange: the adverse effects flowing from this abandonment. But they won't really tell us, and they won't really agree to do it in a binding fashion. In fact, what's happened is Conrail dropped out of any negotiations a couple of years ago, and has been mum ever since.

317

00:29:21.790 --> 00:29:51.069

Charles Montange: the Albanese group has failed to invoke or to start the final city planning process needed to refine and get approval for a plan that could mitigate some of the adverse effects from this, but they failed to do so. They are refusing to do so, and they have not yet entered into a settlement agreement. So if this leaves the jurisdiction of the STB There is nothing that really protects the embankment,

318

00:29:51.100 --> 00:29:54.689

Charles Montange: critical as it is from loss,

319

00:29:54.700 --> 00:30:12.980

Charles Montange: and it is under pressure for loss. The developer has in the past sought demolition permits to take the whole thing out, and, in fact, historically, it actually took out a stanchion in the Branch part of the of the Harsimus branch

320

00:30:13.040 --> 00:30:18.180

Charles Montange: which we, the city, stop by filing a proceeding

321

00:30:18.190 --> 00:30:38.950

Charles Montange: docketed as F. D. 34818 back in two thousand and six. So it's really critical that we do something here at the Federal level to actually afford some protection of this property. Now, why is it especially important in the situation here? Because we're dealing with an illegal abandonment,

322

00:30:38.960 --> 00:30:57.140

Charles Montange: even though the branch was a clear line of railroad, and even though lines of railroad require a prior authorization by the STB before they are transferred or sold, either for real purposes or for non-real purposes, much less abandoned.

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00:30:57.150 --> 00:31:06.839

Charles Montange: That requires Stb's prior authorization. During That process there is supposed to be a section 106 compliance and NEPA compliance that just did not happen here.

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00:31:06.930 --> 00:31:15.730

Charles Montange: Stb itself, contemporaneous with the unlawful sale of this line in two thousand and five,

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00:31:15.870 --> 00:31:31.989

Charles Montange: actually stated that sales were unlawful. Such sales without prior authorization from Stb are unlawful, in a document. Let's see if I can find it here quickly. I can certainly supply it for the record. But in A, in a

326

00:31:32.000 --> 00:31:32.690

Charles Montange: the

327

00:31:32.700 --> 00:31:34.600

Alan Tabachnick: document entitled

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00:31:34.970 --> 00:31:59.689

Alan Tabachnick: ex Party, six hundred and Seventy eight consummation, real life benefits are subject environmental conditions. The agency specifically said, these kind of things are unlawful, and the agency would take action to remedy the situation caused by the illegal abandonment, including seeking legal remedies against the railroad and the court of law that Hasn't been considered in this case.

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00:31:59.700 --> 00:32:04.239

Alan Tabachnick: Sorry, could you just uh wrap up quickly? So we have time for everyone else to speak.

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00:32:04.250 --> 00:32:33.509

Alan Tabachnick: Okay, And you okay, really, very quick. Wrap up. I could go on. But one thing I did want to comment on is 110(k). Yes, the 110(k) Law. The appeal was dismissed, but it's dismissed on procedural grounds because we're not allowed to appeal from any order of the STB. Other than a final order, and everyone should know. The city of Jersey City reserves the right file petition for review, contesting what we think, is an erroneous determination. That section one ten K. Was not violated.

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00:32:33.610 --> 00:32:57.349

Charles Montange: Thank you very much for this opportunity to speak Alan. I wish I could. I wish we could work together more closely. Appreciate your efforts. We have no problem with your identification of the historic assets. It's the complete and utter failure to provide any reasonable

protection to them, so that they can. The adverse effects of loss of Federal jurisdiction can be truly mitigated. That we object to thank you very much.

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00:32:59.340 --> 00:33:01.930

Alan Tabachnick: Thank you, Charles. Enjoy your vacation.

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00:33:02.400 --> 00:33:07.390

Maggie O'Neill: Thank you. I'm on the beach right now.

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00:33:08.480 --> 00:33:15.330

Alan Tabachnick: All right, thank you. Let's turn over to a Maggie O'Neill Jersey City Historic Preservation Commission.

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00:33:15.340 --> 00:33:45.010

Maggie O'Neill: Good afternoon, everyone. I'm. Maggie oneill the Senior Historic Preservation Specialist for the City of Jersey City and the Secretary for the Jersey City Historic Preservation Commission. Um! In an attempt to keep things brief, I've narrowed most of our concerns to three points. Um. Our first point is that since the beginning of this process. A primary concern of the Jersey City Historic Preservation Commission has been the loss of Federal jurisdiction on the Embankment, as we've identified that as an adverse effect, and the only thing that can mitigate that is, a settlement

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00:33:45.020 --> 00:34:00.580

Maggie O'Neill: that all parties agree to prior to any abandonment being granted, the voluntary plan for preservation presented by Albanese should be formalized in the Settlement agreement. That's agreed to and signed to by all parties prior to the completion of the section 106 process and federal abandonment process.

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00:34:00.590 --> 00:34:12.570

Maggie O'Neill: Our second point is the city of Jersey City has adopted redevelopment plans for the sixth-street embankment, and is in the process of adopting a redevelopment plan amendment for the Marin boulevard plan

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00:34:12.580 --> 00:34:32.890

Maggie O'Neill: Um, and these two redevelopment plans should be incorporated into the memorandum of agreement. The Sixth Street Embankment is a local landmark, and therefore the Jersey City Historic Preservation Commission will be the entity tasked with the long term management of appropriate work on this embankment, and these two documents are the guiding documents that we feel comfortable moving forward with, in addition to a settlement agreement.

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00:34:32.949 --> 00:34:57.439

Maggie ONeill: Our third point is that when the section 106 process is resumed, that process cannot be completed without a public meeting for Jersey City residents. Um! This was something that the STB Had previously committed to, and Allen and I have been working on prior to Covid. Um. It has not happened yet, and while we appreciate the opportunity to give comments as stakeholders, the citizens of Jersey City also deserve an opportunity to provide input as Well,

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00:34:57.450 --> 00:35:03.410

we appreciate the opportunity to comment as a consulting party, and we look forward to rectifying these concerns. Thank you all.

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00:35:06.580 --> 00:35:08.189

Alan Tabachnick: Thanks Maggie.

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00:35:09.280 --> 00:35:12.839

Alan Tabachnick: A Civic Jersey City, Esther Wintner.

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00:35:21.470 --> 00:35:25.660

Matt Cross: Esther I'm prompting you to unmute your microphone.

344

00:35:30.300 --> 00:35:34.020

Alan Tabachnick: And Matt. If you could turn off the timer. It's making me nervous.

345

00:35:39.590 --> 00:35:40.680

Alan Tabachnick: Thank you.

346

00:35:44.810 --> 00:35:47.519

Matt Cross: Esther is not responding to.

347

00:35:56.890 --> 00:35:59.990

Alan Tabachnick: Maybe she stepped away.

348

00:36:00.000 --> 00:36:03.450

Alan Tabachnick: Yeah, Let's I guess we could move on, and come back to her.

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00:36:05.160 --> 00:36:06.470

Alan Tabachnick: it's

350

00:36:06.710 --> 00:36:09.219

Alan Tabachnick: sorry, Esther, we'll come back to you.

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00:36:09.230 --> 00:36:12.059

Alan Tabachnick: Ah, the Embankment Preservation Coalition.

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00:36:12.260 --> 00:36:14.340

Alan Tabachnick: Ah, Steve Gucciardo!

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00:36:16.230 --> 00:36:19.870

stephengucciardo: Yes, I'm here. Thank you. For the time

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00:36:20.520 --> 00:36:21.580

stephengucciardo: It's a

355

00:36:22.400 --> 00:36:42.329

stephengucciardo: good afternoon. My name is Stephen Gucciardo. I'm. President of the Pennsylvania Railroad Harsimus Branch and Embankment Preservation Coalition. We are a nonprofit five hundred and one, c. Three organization dedicated to the protection of the six street embankment and the Harsimus Branch rail line as a historic resource,

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00:36:42.510 --> 00:36:44.189

stephengucciardo: bike and rail route,

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00:36:45.230 --> 00:36:49.249

stephengucciardo: a bike and trail route. Excuse me.

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00:36:49.750 --> 00:36:58.729

Matt Cross: The unlawful sale of portions of the Harsimus Branch before officially abandoning the rail line was not a mistake. It was not an accident. The

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00:36:58.810 --> 00:37:17.720

stephengucciardo: The coalition was there. When it all took place. We engaged Conrail representatives and the purchaser of the rail line long before the sale, and made them aware of the Harsimus branch's status as a rail line, and the coalition and the city's intentions to preserve the six street embankment.

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00:37:17.950 --> 00:37:21.670

stephengucciardo: Conrail's actions were deliberate and intentional.

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00:37:21.870 --> 00:37:35.390

stephengucciardo: The premature unlawful sale of portions of the Harsimus Branch by Conrail prior to legal abandonment has not been appropriately addressed by the STB. It is completely absent from the MOA.

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00:37:36.150 --> 00:37:44.780

stephengucciardo: STB has convinced itself and other agencies that it has no jurisdiction. that there is nothing more that it can do.

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00:37:44.830 --> 00:37:49.819

stephengucciardo: This results in a foreclosure of meaningful comment by the consulting parties.

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00:37:49.990 --> 00:38:08.180

stephengucciardo: The conclusions reached by the STB OEA in the current moa invite railroad companies to sell off rail lines without following proper abandonment procedures. First, the STB is creating a systemic problem by falsely limiting its jurisdiction, and

365

00:38:09.010 --> 00:38:10.529

stephengucciardo: and it's authority.

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00:38:10.700 --> 00:38:15.049

stephengucciardo: the current section 106 MOA is unacceptable to us.

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00:38:15.060 --> 00:38:21.899

stephengucciardo: It does nothing to protect the historic resource, from adverse effects. signs and a website

368

00:38:22.030 --> 00:38:24.049

stephengucciardo: There's no mitigation at all.

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00:38:25.850 --> 00:38:31.709

stephengucciardo: Mr. Pfohl, Attorney for the LLC's states in two letters to Miss Gosselin,

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00:38:33.140 --> 00:38:45.880

stephengucciardo: that the LLCs and Albanese have worked extensively with the mayor, city and neighborhood groups in exhaustive efforts to develop a voluntary mitigation plan centered on a embankment preservation,

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00:38:46.150 --> 00:38:54.010

stephengucciardo: open spaces and a linear park and trail of unsurpassed excellence similar to the High line in Manhattan. The

372

00:38:54.520 --> 00:39:04.629

stephengucciardo: that the plan would donate to the city most of the property, and includes preservation that far exceeds the usual conditions for Section 106. The

373

00:39:05.770 --> 00:39:08.390

stephengucciardo: it's your fault also says that

374

00:39:08.400 --> 00:39:11.719

stephengucciardo: Mr. Pfohl also requests

375

00:39:11.860 --> 00:39:22.800

stephengucciardo: simply request that an expeditious review and disposition of these proceedings to allow an invaluable preservation opportunity to be further,

376

00:39:24.000 --> 00:39:43.280

stephengucciardo: we asked the Llcs to stand behind the claims of a voluntary mitigation plan and sign a settlement that achieves meaningful historical preservation. But we ask them to sign it. Now, if a voluntary plan is offered that provides real mitigation, put it in. The

377

00:39:43.490 --> 00:39:48.370

stephengucciardo: Why should STB or Conrail object? Why would anyone object

378

00:39:48.480 --> 00:40:00.759

stephengucciardo: waiting till he no longer has jurisdiction exposes the property to lawsuits brought by the Llcs. These suits that are currently staying

379

00:40:01.180 --> 00:40:03.890

stephengucciardo: efforts to demolish the Embankment blocks

380

00:40:03.900 --> 00:40:11.290

stephengucciardo: that would cause irreparable adverse effects to a resource. As Mr. Montange says in his May, the thirty first letter to Miss Gosselin, The

381

00:40:11.300 --> 00:40:17.909

stephengucciardo: these efforts to derail preservation come back to life when Stb jurisdiction always

382

00:40:18.090 --> 00:40:21.819

stephengucciardo: I'm sorry we are asking

383

00:40:21.910 --> 00:40:28.030

stephengucciardo: for accountability not punishable. We only ask the Llcs to commit

384

00:40:28.100 --> 00:40:30.819

stephengucciardo: to what they say they are willing to do.

385

00:40:31.840 --> 00:40:49.780

stephengucciardo: Also there are two redevelopment plans. mentioned by Maggie O'Neill A moment ago that have been undertaken by Jersey City, one approved, and one about to be considered that reflect the settlement terms and provide meaningful historic protections and mitigation.

386

00:40:51.100 --> 00:40:54.199

stephengucciardo: There is a lot of good work that has been done.

387

00:40:54.350 --> 00:40:56.579

stephengucciardo: Let's make use of it.

388

00:40:58.710 --> 00:41:12.250

Laura Skolar: We ask that SHPO and Conrail and all the consulting parties to review the city's plans, and cite them as meaningful historic preservation and mitigation of adverse effects in the 106 MOA.

389

00:41:12.260 --> 00:41:29.190

stephengucciardo: We ask that all parties and agencies work together to accomplish a meaningful section 106 process that demonstrates a full-exploration for mitigation alternatives resulting in meaningful protection of the sixth street embankment and the Harsimus branch.

390

00:41:55.640 --> 00:41:59.790

stephengucciardo: I would like to thank the consulting parties that have continued to support us. The

391

00:41:59.800 --> 00:42:04.690

stephengucciardo: we ask you to read the revised MOA to be circulated after this meeting you,

392

00:42:04.700 --> 00:42:10.050

stephengucciardo: and ask yourselves if you have been sufficiently consulted and represented.

393

00:42:10.120 --> 00:42:17.790

stephengucciardo: We asked if you write to the STB, ACHP, and SHPO and call for the review and inclusion of the settlement terms the

394

00:42:17.800 --> 00:42:23.129

stephengucciardo: and the city's redevelopment plans in the MOA there is more work to be done.

395

00:42:23.250 --> 00:42:42.360

stephengucciardo: We ask the agencies that are meant to protect us, to do more than clean up the infraction as if it never happened. Ordinary citizens chose not to turn a blind eye in two thousand and five. When the sale took place, we ask the agencies that are to protect the public interest

396

00:42:42.370 --> 00:42:46.500

stephengucciardo: not to turn a blind eye. Now, thank you very much for your time.

397

00:42:49.030 --> 00:42:50.469

Alan Tabachnick: Thanks Stephen.

398

00:42:50.490 --> 00:42:51.649

Alan Tabachnick: She's

399

00:42:53.730 --> 00:42:55.240

Alan Tabachnick: next up.

400

00:42:55.360 --> 00:42:58.329

Alan Tabachnick: Friends of Liberty State Park, San Pesin.

401

00:43:05.500 --> 00:43:13.770

Matt Cross: Okay, Alan, this is Matt. I'm: sorry. Did you want Esther was ready? Are we going to do what you want to do? Yes, sir.

402

00:43:14.990 --> 00:43:19.999

Alan Tabachnick: Uh Sam, you mind if Esther goes first? Not at all.

403

00:43:21.880 --> 00:43:24.790

Alan Tabachnick: Yeah, it's like That's a go.

404

00:43:25.090 --> 00:43:29.789

Esther Wintner: Okay, Thank you hold on, Let me turn this up because I want to make sure you can hear me.

405

00:43:30.350 --> 00:43:33.040

Esther Wintner: I'm in the office today, so i'll be brief.

406

00:43:33.120 --> 00:43:34.169

Esther Wintner: Um.

407

00:43:34.430 --> 00:43:52.959

Esther Wintner: I'm. Here to representing civic Jc. Which is a non-profit organization in Jersey City, it's five hundred and one C. Four Civic JC signed on as a consulting party years ago with the Embankment Coalition on this issue.

408

00:43:53.240 --> 00:43:57.389

Esther Wintner: Our Mission, as an organization primarily

409

00:43:57.610 --> 00:44:02.710

Esther Wintner: includes good government, clean government and transparency,

410

00:44:02.880 --> 00:44:09.490

Esther Wintner: keeping in that vein of our mission, and what we believe is the best for Jersey City.

411

00:44:10.250 --> 00:44:22.849

Esther Wintner: I'll start by saying that engaging the public is a requirement of the section 106 process, and, to the best of our knowledge, no public meetings have been hosted by the agency.

412

00:44:23.210 --> 00:44:26.580

Esther Wintner: Consulting parties are not The public

413

00:44:27.370 --> 00:44:35.079

Esther Wintner: members are committed to the specific missions, but the wider public has been very interested in what happens to the branch.

414

00:44:35.740 --> 00:44:50.600

Esther Wintner: This interest was evidenced by those who sent comments or petitions to the Board during other comment periods, but their

involvement was largely the result of outreach from the Embankment coalition, and not from the agency.

415

00:44:51.200 --> 00:45:10.500

Esther Wintner: There are members of the public who may not know about the agency's administration of the section 106 process, even if they have property abutting the Harsimus branch. Local law requires that property owners within a certain area be informed of applications for governmental action that may affect their property,

416

00:45:10.510 --> 00:45:23.100

Esther Wintner: and to the best of our knowledge. The agency has done no similar notification. So in the interest of transparency for the wider public, we ask you to do that. Thank you.

417

00:45:26.000 --> 00:45:28.179

Alan Tabachnick: Thanks very much. Thanks for taking that time.

418

00:45:28.220 --> 00:45:29.290

Esther Wintner: Thank you.

419

00:45:32.470 --> 00:45:34.700

Alan Tabachnick: Okay, Sam Pesin, you're up.

420

00:45:34.720 --> 00:45:36.100

Sam Pesin: Okay, Thank you.

421

00:45:36.190 --> 00:45:48.790

Sam Pesin: The friends of Liberty State Park is a thirty, five year old urban open space and park advocacy organization centered on the second most visited State Park in the United States Liberty St. Park,

422

00:45:48.870 --> 00:45:56.730

Sam Pesin: with five million visitors a year is next to shrines of our democracy, the Statue of Liberty and Ellis Island.

423

00:45:56.840 --> 00:46:16.490

Sam Pesin: We, the friends of Liberty State Park, have a deep interest in the Harsimus branch, and Embankment, because the habitats that has naturally seated there enhances the value of the habitats that Liberty State Park provides very rare and significant in this urban area.

424

00:46:24.380 --> 00:46:40.839

Sam Pesin: The State Park's historic Central Railroad of New Jersey Complex, together with the Pennsylvania Railroad Harsimus branch and embankment tell the American story of the railroad here in Jersey City better than any documentation could ever do.

425

00:46:41.320 --> 00:46:56.789

Sam Pesin: Two-thirds of the twelve million immigrants who were processed at Ellis Island, then went to the Cr. And J. Terminal. The Liberty Park is now. Those immigrants went to the terminal to start out on their American lives.

426

00:46:56.800 --> 00:47:15.439

Sam Pesin: Many of them settled in downtown Jersey City, around the Harsimus Branch. The section 106 review currently going on, has identified the immigrant Roman Catholic historic district of Holy Rosary and St. Anthony across from the embankment as eligible for the National Register of historic places,

427

00:47:15.450 --> 00:47:21.539

Sam Pesin: Although not recognized in the formal section 106 process underway, you can see that

428

00:47:21.600 --> 00:47:38.000

Sam Pesin: because of the powerful immigrant history interconnections, the adverse effects of abandonment, abandonment will reach far and beyond the Harsimus branch itself, and diminish the historic significance of liberty State Park's own history

429

00:47:38.010 --> 00:47:49.649

Sam Pesin: For more than a century. Railroads dominated Jersey city's waterfront and walled off the public's access to use of and enjoyment of the Hudson River water,

430

00:47:49.660 --> 00:47:59.670

Sam Pesin: making huge profits, and then leaving their structures generally, and their land for government and nearby residents to clean up

431

00:47:59.740 --> 00:48:14.079

Sam Pesin: Conrail added to the insult for decades by leaving its residents to remove the snow and trash left around its property, then sold part of the corridor unlawfully when the city was trying to purchase it for public use.

432

00:48:14.140 --> 00:48:17.439

Sam Pesin: Now it finally appears

433

00:48:17.520 --> 00:48:30.229

Sam Pesin: there is a real opportunity for positive change, if only Conrail and the purchaser and Stb cooperate with Jersey City, the Embankment coalition and rails to trails

434

00:48:30.850 --> 00:48:44.620

Sam Pesin: the friends, We fully support the embankment preservation, coalition, and calling for meaningful mitigation and for comprehensive public participation in this major urban public policy issue,

435

00:48:44.630 --> 00:48:54.029

Sam Pesin: and we call on Conrail and the purchaser to include their mitigation plan in the draft memorandum of agreement for our consideration.

436

00:48:54.910 --> 00:49:11.939

Sam Pesin: Urban re uses of former industrial sites as public land to serve the public good is enlightened and necessary public policy to benefit future generations.

437

00:49:12.170 --> 00:49:13.919

Sam Pesin: Quality of life.

438

00:49:14.220 --> 00:49:18.110

Sam Pesin: Hey? Thank you for this opportunity for letting me speak today.

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00:49:21.960 --> 00:49:24.430

Alan Tabachnick: All right, Thanks, Sam appreciate it.

440

00:49:27.140 --> 00:49:31.429

Alan Tabachnick: Yeah, let's move on to Harsimus Cove Association, Tom Monaghan.

441

00:49:32.210 --> 00:49:34.210

Thomas Monahan: Good afternoon. Can you hear me?

442

00:49:38.230 --> 00:49:40.390

Thomas Monahan: I assumed soon. That's yes,

443

00:49:40.400 --> 00:50:03.620

Alan Tabachnick: Good afternoon. I'm Tom Monahan, I'm the president of the Harsimus Cove Association, we're a non-profit. Neighborhood

Association organized for the well-being and common good of the residents of Harsimus Cove, and to facilitate communication between the residents community in order to improve quality of life within Harsimus Cove and Jersey City.

444

00:50:03.750 --> 00:50:19.199

Thomas Monahan: The Harshness branch embankment delineates the northern border of our Neighborhood Association, and to put it simply, the mission of our organization is community engagement, sustainable development. Safe streets. It's essentially being good neighbors.

445

00:50:19.210 --> 00:50:40.240

Thomas Monahan: The Embankment Preservation coalition and their hard work. They have been a great neighbor working to preserve the Harsimus Branch embankment to maintain this important piece of history, and provide a connection through rails, trails, and open space from Harsimus Cove to the banks of the Hudson River to Journal Square, to the Hackensack River, and beyond

446

00:50:40.390 --> 00:50:44.090

Thomas Monahan: Conrail and the Albanese Lcs have not been good neighbors.

447

00:50:44.100 --> 00:51:09.620

Thomas Monahan: Conrail unlawfully sold the historic Harsimus branch embankment to Albanese and the Albanese LLCs, and since that time has sought to destroy a piece of historic rail infrastructure that should be repurposed to preserve the important history of the Harsimus Branch embankment as a driver of the growth and development of the port of New York, New Jersey, and the New York City, and Jersey City metropolitan area. More generally, this is an important piece of history.

448

00:51:09.780 --> 00:51:26.010

Thomas Monahan: Restoring the Harsimus branch embankment will provide much-needed open space trails and possible light rail, infrastructure, access from historic downtown to the west side of Jersey City to Hoboken and other areas,

449

00:51:26.020 --> 00:51:36.740

Thomas Monahan: Conrail and Albanese have fought these preservation efforts at every turn, notwithstanding their on clean hands, stemming from the unlawful sale and failure to maintain this important piece of infrastructure,

450

00:51:36.880 --> 00:51:47.659

Thomas Monahan: the draft memorandum of agreement between conrail, the Surface Transportation Board, and others falls woefully short of redressing. The serious harm caused by conrail's, unlawful sales,

451

00:51:47.670 --> 00:51:56.959

Thomas Monahan: signage, and a website, and website content does not even come close to addressing the damages caused by Conrail's unlawful sale.

452

00:51:56.970 --> 00:52:04.169

Thomas Monahan: It's disassembly of portions of the Embankment infrastructure, and its failure to maintain the historic property for decades

453

00:52:04.180 --> 00:52:27.670

Thomas Monahan: only unwinding the sale, requiring Conrail to transfer the property to local government and community partners who will restore and preserve the Harsimus branch embankment, to preserve this historic resource and provide rails, trails, and open space for the community, will actually avoid, minimize and mitigate the adverse effects of Conrail and Albanese, Llc's unlawful conduct.

454

00:52:27.680 --> 00:52:35.900

Thomas Monahan: The failure to hold Conrail accountable now will only encourage this type of unlawful behavior and conduct in the future.

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00:52:35.910 --> 00:52:52.949

Thomas Monahan: We ask that the Surface Transportation Board and other State and Federal historic preservation agencies, who are potential signatories to the memorandum of agreement, not sign it, and until It contains provisions to address Conrail's unlawful conduct, and preserve the Harsimus cove and embankment

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00:52:52.960 --> 00:53:12.639

Thomas Monahan: Only then will the adverse effects of Conrail's conduct be minimized and mitigated to the extent the Albanese Llcs are sincere in actually doing that they should render that agreement to writing, and it should be included in the memorandum of agreement. We need this codified in a writing that's enforceable.

457

00:53:13.070 --> 00:53:19.239

Thomas Monahan: Finally, I'd like to address the lack of public involvement in the section 106.

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00:53:19.250 --> 00:53:26.920

Thomas Monahan: Well, we appreciate the inclusion of the Harsimus Cove Association and other communicating organizations. Um. In this process

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00:53:26.930 --> 00:53:29.799

Thomas Monahan: our organizations are not the public

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00:53:29.810 --> 00:53:34.590

Thomas Monahan: homes in our neighborhood actually, abut and are built upon the wall of the rail embankment.

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00:53:34.600 --> 00:53:43.479

Thomas Monahan: These neighbors have not been given a notice of, or invited to participate in this process, and that failure violates local law and notice requirements.

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00:53:43.490 --> 00:53:56.490

Thomas Monahan: Moreover, the failure to allow community members to participate in a public hearing involving this important piece of rail infrastructure is a tremendous oversight, and it needs to be redressed

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00:53:56.500 --> 00:53:59.789

Thomas Monahan: before any memorandum agreement can truly be codified.

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00:53:59.800 --> 00:54:00.990

Thomas Monahan: Ultimately

465

00:54:01.000 --> 00:54:12.230

Thomas Monahan: only such a public hearing can fully satisfy the Surface Transportation Board's obligation to provide for complete public notice and involvement in this process.

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00:54:12.360 --> 00:54:26.430

Thomas Monahan: We appreciate the efforts to preserve the Harsimus Branch and embankment. We believe much more needs to be done than is currently outlined in the memorandum of agreement. Thank you for the time.

467

00:54:28.500 --> 00:54:30.590

Alan Tabachnick: Thanks very much. Appreciate it.

468

00:54:32.090 --> 00:54:34.740

Alan Tabachnick: The Historic Paulus Hook Association.

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00:54:35.220 --> 00:54:37.629

Alan Tabachnick:

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00:54:38.510 --> 00:54:54.439

Diane Kaese: Good afternoon I'm Diane Kaese. I'm The president of the Historic Paulus Hook Association. I want to thank you for the opportunity to speak today. The Paulus Hook Association has been a part of this since the very beginning, and as I read through all of the background information regarding this meeting,

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00:54:54.450 --> 00:55:01.459

Diane Kaese: I was again reminded that this process, if you can almost call it that, has been ongoing for over a generation.

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00:55:01.640 --> 00:55:06.259

Diane Kaese: Uh, I believe that Allen has reinforced that in his remarks today

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00:55:06.350 --> 00:55:20.840

Diane Kaese: the reality is that the embankment and the associated elements are historic resources. There are established rules and guidelines that have been in place to address the ongoing issues associated with the Embankment. Long before all of this started

474

00:55:21.030 --> 00:55:34.240

Diane Kaese: those rules and guidelines. Haven't been followed, or have been reluctantly addressed only when forced to be addressed. From the looks of it. We can continue to play this game for another twenty years. But for what end?

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00:55:34.290 --> 00:55:37.290

Diane Kaese: What is the purpose? What is the goal?

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00:55:37.510 --> 00:55:48.259

Diane Kaese: We all know the guidelines. We all know the procedures. We know what community input is, and we know what public input is. We know what mitigation means, and it's not this.

477

00:55:48.270 --> 00:55:59.940

Diane Kaese: We all know what adverse effect is; and if we don't know what these things are by this time there are plenty of agencies that deal with these concepts daily. Their resources. Let's use them.

478

00:56:00.540 --> 00:56:15.230

Diane Kaese: It's time to stop the games and get this appropriately settled. We all know that it will take another generation to get this build out so that the Embankment is a viable amenity, not only for Jersey City, but for the metropolitan area.

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00:56:15.640 --> 00:56:22.199

Diane Kaese: As I get older it becomes more apparent that one thing that we can never regain is time.

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00:56:22.780 --> 00:56:32.230

Diane Kaese: It is time to focus and move forward with vision and with legacy in mind, not a continuation of the petty power games that we've seen.

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00:56:32.240 --> 00:56:51.979

Diane Kaese: I ask that all parties seriously look at where this process is, and where it is going. Do we need another generation of this conflict. I look forward to being a part of this process that serves the future, not the past. Please let us know how we can move this situation forward towards a meaningful resolution,

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00:56:51.990 --> 00:57:03.070

Diane Kaese: a meaningful resolution that we all can be proud of and say we are a positive part of Thank you for the opportunity to speak today. I hope to have a public hearing on these matters.

483

00:57:05.300 --> 00:57:07.459

Alan Tabachnick: Thanks, Diana, appreciate the time.

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00:57:09.050 --> 00:57:11.670

Alan Tabachnick: Hudson County division of planning.

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00:57:15.630 --> 00:57:19.710

Alan Tabachnick: I had your name out there originally, and then I overwrote it. Because you said, you are coming.

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00:57:19.720 --> 00:57:24.180

Alan Tabachnick: Yeah, no problem. I don't have time to re-type your name on this.

487

00:57:24.190 --> 00:57:37.929

Alan Tabachnick: It's okay. Hi, everyone. My name is Francesca Giarratana. I'm. The deputy director of the Department of Planning and business opportunity, and I served as the division chief of planning for about six years,

488

00:57:38.180 --> 00:57:55.100

Francesca, HC Dept of Planning and Business Opportunity: and our office um does regional planning for the county Um in various different topics,

including transportation, economic development, Um, environmental planning open space, planning our office also oversees The Hudson County Open Space Trust Fund,

489

00:57:55.430 --> 00:58:13.740

Francesca, HC Dept of Planning and Business Opportunity: Um and Um and our planning Board Um and I The Sixth Street embankment really fits into all those categories, and for a very long time has fitted to them Um. Under county policy and our administration. Um, who has been supporter of this project

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00:58:13.750 --> 00:58:18.740

Francesca, HC Dept of Planning and Business Opportunity: for many years. Um, including my

491

00:58:18.750 --> 00:58:34.700

Francesca, HC Dept of Planning and Business Opportunity: two predecessors ago for having meetings with the Embankment coalition and Conrail before the sale. Um, we've always felt very passionate about this project. Um! We see it as a huge asset, like, I said, in all those different areas. Um,

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00:58:34.920 --> 00:58:38.319

Francesca, HC Dept of Planning and Business Opportunity: especially in circulation. Um, it'll.

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00:58:38.430 --> 00:58:56.590

Francesca, HC Dept of Planning and Business Opportunity: It will connect to very important the end of an East-west connection that is very important to us. Um, That would build off of the Essex and Hudson Greenway um, and we also see it as um an opportunity, for you know, to improve quality of life in the area. So

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00:58:56.600 --> 00:59:05.050

Francesca, HC Dept of Planning and Business Opportunity: um and i'd also just like to echo all the comments uh from the Embankment Preservation coalition as well. Thank you so much for your time.

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00:59:07.750 --> 00:59:12.399

Alan Tabachnick: Thank you. I appreciate your comments. So thank you.

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00:59:12.700 --> 00:59:18.080

Alan Tabachnick: Uh, let's move on to uh Hudson County Office of Cultural Heritage Affairs.

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00:59:18.160 --> 00:59:19.490

Alan Tabachnick:

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00:59:20.610 --> 00:59:26.680

Gina Hulings : Hi! Good afternoon, Allen. This is Gina. I'm: sorry my video is not on as i'm currently in transit.

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00:59:26.690 --> 00:59:54.809

Gina Hulings : But thank you so much for the time today, and so essentially my name is Gina Hulings. I'm the director for the Hudson County Office of Cultural and Development. Ah, tourism, development and, you know, part of one of our branches is to maintain the historic and heritage preservation. For not only, you know local historic areas, but also nationally as well. Um, and really maintain the integrity. So um,

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00:59:54.820 --> 01:00:21.610

Gina Hulings : you know, this would be such a tremendous loss to the county's historic assets if the Harsimus branch and the embankment were lost. Um, you know the section 106 was designed to protect it. And so we fully support that and look forward to seeing a resolution where all parties are on the same page, and maintaining, like I said, preserving the historic integrity of this

501

01:00:21.620 --> 01:00:35.389

Gina Hulings : historic embankment. So um, you know we are in full support. And again just echoing everybody's thoughts, and in maintaining this and preserving it. So thank you so much for your time.

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01:00:39.370 --> 01:00:41.500

Chris Perez: Alright,

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01:00:45.520 --> 01:00:47.120

Chris Perez: all right. I was

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01:00:49.220 --> 01:00:50.700

Chris Perez: sorry. Sorry,

505

01:00:53.290 --> 01:00:57.650

Alan Tabachnick: Jersey City landmarks Conservancy, Christopher Perez,

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01:01:00.900 --> 01:01:03.150

Chris Perez: hey? Good afternoon, Everybody

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01:01:03.250 --> 01:01:33.120

Chris Perez: uh My name is Chris Perez I'm, the President of the Jersey City landmarks Conservancy. Uh, thank you for allowing us an opportunity to speak uh this afternoon. I'm actually in two places at once. I'm. In the middle of the board meeting. So i'm going to kind of keep this short and sweet um. The Jersey City landmark's conservancy was founded in one thousand nine hundred and ninety-nine. It is Jersey City's prevailing citywide preservation organization, and the embankment is a very important piece of what brought the Jersey City landmarks

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01:01:33.130 --> 01:01:41.160

conservancy into conception. It was the late ninetys. There's a lot of things starting to happen in downtown Jersey City.

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01:01:41.170 --> 01:02:10.180

Chris Perez: Um! One of our founding efforts was the powerhouse. The embankment is another one in our organization was founded just shortly after the Embankment organization came together. We are no strangers to knowing how important the Embankment is to Jersey City's history. It's important in telling the story of Jersey city's growth and development. Um in the late one thousand eight hundreds into the turn of the century. It's an important central piece of

510

01:02:10.190 --> 01:02:37.289

Chris Perez: historical assets to many other historical assets surrounding it, and we do not believe that the proposed moa does any justice to protecting this asset having a website and signage about something that is at risk of being lost really doesn't seem like mitigating the adverse effects. We have an opportunity here and

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01:02:37.300 --> 01:03:07.159

Chris Perez: It's no secret that Jersey City has some awesome plans to reactivate this site into something that will serve the public and serve the health of the public, and create a beautiful asset preserving an asset and creating a new use for this asset. So I am asking that the voluntary mitigation plans be incorporated into this moa, it's essential that happens. And also some of the other consulting parties have

512

01:03:07.170 --> 01:03:28.429

Chris Perez: talked about how there has been a lack of uh, a public engagement component in this process that needs to happen. There are many people in the public who want to be engaged and more involved in this. And there's sort of a block in the way, and we need to create that opportunity for people to speak up. I think we will find that there are many, many

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01:03:28.440 --> 01:03:50.179

Chris Perez: everyday residents who would like to see this site preserved and turned into a resource for everybody in Jersey City. We are also

concerned about how the unlawful sale of this site has not really been resolved. It seems to be kind of not talked about and put in the back burner. I think that sets

514

01:03:50.190 --> 01:04:20.099

Chris Perez: a very dangerous precedent in terms of following rules and following a process, and by not coming, not drawing attention to that issue, and not coming up with a solution to that issue just sort of says you can do whatever you want, and there are no consequences. This I don't want that to be misinterpreted. I think the goal Actually, I know the goal here, isn't about consequences for illegal and incorrect actions. The goal here is to preserve this

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01:04:20.110 --> 01:04:47.409

Chris Perez: place, the goal, whatever it takes to preserve this place that is legal, ethical, and practical needs to happen. And it's just been just sort of an injustice that this has been dragging on for so long. It's almost like uh people are trying to wear us out, and we won't get tired. We may get old, but we certainly will not get tired, so I ask that there be public engagement. I ask that

516

01:04:47.420 --> 01:04:54.609

Chris Perez: in the very least the voluntary mitigation plan be incorporated into this MOA. We can do a lot better,

517

01:04:54.620 --> 01:05:15.089

Chris Perez: and I appreciate that this process is being carried out. But there's many more pieces and more steps that need to happen, and we're also reluctant to have the SHPO and the Achp sign off on this in its current draft form, and that's very important to say this is a draft

518

01:05:15.100 --> 01:05:32.770

Chris Perez: which means there's a lot of opportunity for amending it and creating something that is really going to be robust in preserving what we have here signs and a website that may direct you to something that's been demolished.

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01:05:32.780 --> 01:05:43.360

Chris Perez: Aren't: nearly as effective as signs and a website that direct you to something that you can physically see, walk on and experience. Thank you very much for your time. Have a good day.

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01:05:44.780 --> 01:05:46.799

Chris Perez: Our thanks Chris. Appreciate it.

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01:05:48.900 --> 01:05:54.590

Alan Tabachnick: Jersey City Parks Coalition. Laura Skolar.

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01:06:04.770 --> 01:06:08.280

Laura Skolar: Okay, I am unmuted, and

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01:06:08.600 --> 01:06:12.309

Laura Skolar: I don't know why my video is not coming on.

524

01:06:20.820 --> 01:06:24.729

Laura Skolar: Okay, There I am. Hi! Can everybody hear me?

525

01:06:27.470 --> 01:06:30.979

Alan Tabachnick: I can. Okay, Terrific? Thanks.

526

01:06:30.990 --> 01:06:51.279

Laura Skolar: My name is Laura Skolar, and I am the past president and the current board member of the Jersey City Parks Coalition. We are a nonprofit five hundred and one, c. Three formed in two thousand and four as a citywide parks and public space advocacy organization.

527

01:06:51.290 --> 01:07:07.340

Laura Skolar: We are comprised of twenty nine park organizations, including parks in the historic districts and neighborhoods through which the Harsimus branch runs, and that have been identified as being adversely affected, should the Harsimus branch be authorized for abandonment.

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01:07:07.370 --> 01:07:19.490

Laura Skolar: Some of those neighborhoods are represented by the consulting parties here, but others were apparently not invited to consult, and should be because of their special interests or proximity to the branch.

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01:07:19.500 --> 01:07:35.600

Laura Skolar: These include the Bergen Arches Preservation coalition, which formed to advocate for the old Erie rail line to connect to the Harsimus branch on the east, and the old Boonton line on the west to accommodate the East Coast Greenway from New Jersey City.

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01:07:35.610 --> 01:08:03.890

Laura Skolar: Another is the historic Jersey City and Harsimus Cemetery, which borders the Harsimus Branch at the West, and has been found in a State historic Preservation Office opinion in this section 106 review to be eligible for listing in the National Register as a historic district,

and the Parks Coalition is currently in the process of engaging a historian to write that nomination. Also, Friends of Mary Benson Park.

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01:08:04.050 --> 01:08:17.860

Laura Skolar: This park is a potential contributor to an Italian village historic district. Enos Jones Park is proposed to connect the Harsimus branch as the city's proposed trail system is developed,

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01:08:17.960 --> 01:08:33.650

Laura Skolar: although the current consulting parties appear to have done a good job of identifying historic resources that will be affected by abandonment. This phase of the section 106 process has not yet received the careful attention it should get

533

01:08:33.660 --> 01:08:42.780

Laura Skolar: It so far has resulted in no measures to avoid or minimize What could be a cascade of adverse effects

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01:08:43.760 --> 01:09:03.240

Laura Skolar: in my perspective; and while I speak on behalf of the Coalition, I have to convey my personal dismay that I felt in reading the Mou when it came to the section on mitigation. I read it. I saw a signage. I saw websites, and i'm like,

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01:09:03.250 --> 01:09:04.990

Laura Skolar: Oh, okay,

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01:09:05.340 --> 01:09:07.899

Laura Skolar: wait a minute. This is mitigation.

537

01:09:07.910 --> 01:09:24.570

Laura Skolar: I have slipped back, thinking Well, there has to be more. And unfortunately there wasn't. Needless to say, I was flabbergasted and find it woefully insufficient. As a lifelong resident in Jersey City,

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01:09:24.580 --> 01:09:33.230

Laura Skolar: and a realtor for over forty years. I am very familiar with the blight left by the railroads when their operations were no longer profitable.

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01:09:33.240 --> 01:09:44.650

Laura Skolar: The embankment, for instance, was neglected for decades, and it fell to the city and residents along the length of it to organize clean ups along it. The most recent was last weekend.

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01:09:44.660 --> 01:10:00.029

Laura Skolar: It had the opportunity to sell the property to the city after abandoning it, abandoning it properly. Instead, it ignored overtures, and sold it to a private developer before following Federal law requiring Stb

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01:10:00.770 --> 01:10:01.920

Laura Skolar: permission,

542

01:10:02.110 --> 01:10:05.109

Laura Skolar: it continues to act badly.

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01:10:05.770 --> 01:10:21.219

Laura Skolar: Conrail was created by government, and exists with governmental support, but its unlawful sale was wrong. They don't appear to be trying to make up for it, and Stb does not appear to be holding them accountable.

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01:10:21.350 --> 01:10:23.569

Laura Skolar: Sad. But true.

545

01:10:23.580 --> 01:10:42.360

Laura Skolar: Conrail should start acting like a good corporate citizen, and contribute to a settlement of litigation that would preserve most of the historic embankment, and avoid adverse effects on all the historic resources along it.

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01:10:42.370 --> 01:10:49.139

Laura Skolar: Thank you for this opportunity and hope you will consider these words very strongly. Thank you.

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01:10:52.310 --> 01:10:53.949

Alan Tabachnick: Thanks. Good to see you.

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01:10:58.140 --> 01:11:03.129

Alan Tabachnick: Next is Marin Boulevard LLCs. Peter Pfohl.

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01:11:04.700 --> 01:11:05.960

Peter Pfohl: Good afternoon.

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01:11:05.970 --> 01:11:06.860

Can you hear me?

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01:11:07.290 --> 01:11:08.749

Alan Tabachnick: Here's fine Peter

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01:11:09.050 --> 01:11:11.619

Peter Pfohl: Great Um! My name is Peter Pfohl.

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01:11:11.630 --> 01:11:17.470

Peter Pfohl: I serve as outside counsel for the limited liability parties who all need embankment parcels

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01:11:17.500 --> 01:11:22.200

Peter Pfohl: that underly lie the Harsimus branch

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01:11:23.310 --> 01:11:30.099

Peter Pfohl: uh presenting with me today when I have a separate location as Chris Albanese of the Albanese organization,

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01:11:30.110 --> 01:11:32.019

Peter Pfohl: whom we also represent.

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01:11:32.030 --> 01:11:35.919

Peter Pfohl: Um, if it's okay with you at home, we're going to divide up our limited time.

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01:11:36.070 --> 01:11:38.320

Peter Pfohl: This will start, and I'll wrap up

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01:11:38.580 --> 01:11:42.729

Peter Pfohl: so if you'd allow Chris to uh have audio, that would be terrific.

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01:11:45.360 --> 01:11:47.999

Chris Albanese: Can everyone here. Can everyone hear me?

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01:11:48.440 --> 01:12:06.220

Chris Albanese: Yeah. Okay, Hey, Alan? Thanks, Peter. Thanks, Alan. My remarks were going to be short, but now they won't because I need to address a lot of the things that were discussed.

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01:12:07.570 --> 01:12:13.760

Chris Albanese: The Embankment is an amazing resource and amenity, as Diane said,

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01:12:14.040 --> 01:12:22.780

Chris Albanese: and, as Christopher said, The Embankment is a very important historical landmark, and very important to Jersey City,

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01:12:23.000 --> 01:12:24.330

Chris Albanese: and

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01:12:24.350 --> 01:12:38.200

Chris Albanese: it will serve an amazing and great public park. There's no dispute on that the Albanese's are trying to deliver that, and have been trying to deliver that for six years.

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01:12:38.860 --> 01:12:51.359

Chris Albanese: There's been a lot of conversations about. Why isn't, the public informed as to what's going on, because, as I hear everyone speak, I'm almost shocked

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01:12:51.370 --> 01:13:20.720

Chris Albanese: is that the public isn't more informed about the negotiations that have gone on for five to six years the Albanese group has been dealing with the city and the Embankment Coalition for almost six years. Now the Albanese group assumed that the embankment coalition is educating the public. I have personally offered to speak at neighborhood associations. I've offered to speak at the Embankment Coalition. I've never been invited.

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01:13:21.130 --> 01:13:36.090

Chris Albanese: Um! But the and so unfortunately well. Fortunately the city has held multiple public meetings, zoning meetings conducted by planning and meetings in front of city Council outlining the zoning and Albanese's plan

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01:13:36.170 --> 01:13:39.019

Chris Albanese: the zoning and all beneath his client.

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01:13:39.330 --> 01:13:51.939

Chris Albanese: I was very disappointed and surprised by Mr. Montange's comments given that he's been part of these negotiations for five or six years.

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01:13:54.070 --> 01:14:01.989

Chris Albanese: Albanese's plan is a hundred percent public. It's been submitted by to the city, and the city has displayed it.

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01:14:02.340 --> 01:14:14.390

Chris Albanese: Not only that, but the public has been given the opportunity to comment on Albanese's plans for the building on block one and then the park for blocks, two to through 8

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01:14:14.400 --> 01:14:38.589

Chris Albanese: and Albanese has taken all of those comments, adjusted the plans and effectuate that, including reducing the density, reducing the size of the building the thirty foot right of way, the rail, the trail, the light rail stairways. I would say that ninety percent plus what the Embankment Coalition wanted Albanese has been incorporated into the plan.

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01:14:41.850 --> 01:14:54.010

Chris Albanese: Albanese is not a bad member, and I know Tom, I mentioned that, and Tom I'm more than happy to sit down with you and your group. We have been fighting

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01:14:54.020 --> 01:15:03.750

Chris Albanese: with you for you to build a park, Build a residential building on Block one and preserve the Embankment coalition.

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01:15:03.770 --> 01:15:05.240

Chris Albanese: Um!

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01:15:05.500 --> 01:15:07.120

Chris Albanese: How do we do that?

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01:15:07.390 --> 01:15:20.009

Chris Albanese: How do we do that matter of fact, we even came up with a suggestion to connect the embankment to the Bergen arches and produced the video and showed it to the city.

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01:15:20.120 --> 01:15:34.199

Chris Albanese: I agree when Diane says the games should stop. They absolutely should, because my goal is pretty much consistent with everyone's goal. Here we have been at the negotiating tables for five to six years, And Albanese

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01:15:34.210 --> 01:15:49.089

Chris Albanese: someone mentioned that we've had unlawful conduct. That's misinformation? And actually the first thing I ask myself, is, why is there so much misinformation. And who's spreading the misinformation because everything that Albanese has proposed is public record.

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01:15:49.650 --> 01:16:00.710

Chris Albanese: The issue is, and I'm sorry, Allen. But I I need another minute or two, and I think it's important that you let me speak. The issue is,

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01:16:01.270 --> 01:16:04.870

Chris Albanese: the parties need to enter into a settlement agreement.

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01:16:05.580 --> 01:16:08.709

Chris Albanese: The zoning that the city would like to give

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01:16:09.760 --> 01:16:16.580

Chris Albanese: to the eight blocks. It's one building for all beneath on block one, i'm gonna say for all of these, for all of these to build

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01:16:16.990 --> 01:16:34.789

Chris Albanese: the Llcs would deliver blocks two through eight back to the city for a park. We hired a landscape architect. We've done numerous plans, showing the beauty and the different types of planning that can be unlocked two hundred. And we've submitted back to the city, and we've submitted that to the

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01:16:34.800 --> 01:16:51.769

Chris Albanese: and if the Embankment Coalition has ensured that with all these other neighborhood groups on this call, my question is, why not? Why Haven't these groups wanted to meet with. I'll meet with them any time. I'm eager to meet with them, because I'm with them.

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01:16:51.780 --> 01:16:59.339

Chris Albanese: I want to preserve the embankment, and I want to help create something similar to the Chelsea Manhattan highline.

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01:16:59.880 --> 01:17:01.689

Chris Albanese: all right, Chris. I don't,

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01:17:01.700 --> 01:17:19.030

Chris Albanese: I understand. Let me make one more statement. Okay, So what Albanese is asking for is always does not think that a settlement will ever be reached, even though I've been at it for five, six years, until the section 106 process is completed,

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01:17:19.050 --> 01:17:28.599

Chris Albanese: and again I reiterate my eagerness to meet with any group who has not gone to the public meetings,

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01:17:28.610 --> 01:17:41.200

Chris Albanese: and the committee by the city and the planning department, and walk them through this beautiful block, one and then two through eight, that we have been pushing for

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01:17:43.210 --> 01:17:45.460

Alan Tabachnick: all right. Sorry, Pete. Sorry, Peter.

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01:17:45.470 --> 01:17:51.159

Alan Tabachnick: Sure if there's time at the end we will made available. Then we can speak for the If there's time

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01:17:51.250 --> 01:17:52.980

Alan Tabachnick: I quit you every minute.

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01:17:53.870 --> 01:17:56.889

Chris Albanese: I I have another minute. Oh, no, you're a negative a minute,

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01:17:56.900 --> 01:17:57.860

Chris Albanese: hey?

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01:17:57.950 --> 01:18:01.600

Alan Tabachnick: But thank you. Then hopefully, there will be time at the end of the

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01:18:01.610 --> 01:18:07.319

Alan Tabachnick: you guys and others who haven't spoken that want to. Uh provide additional comments later on. So

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01:18:07.350 --> 01:18:10.410

Alan Tabachnick: thanks, Chris, and I hope we will hear from you later, Peter.

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01:18:11.810 --> 01:18:14.719

Alan Tabachnick: Well, let's move on to

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01:18:15.810 --> 01:18:19.200

Alan Tabachnick: uh New York, New Jersey baykeeper, Greg Remaud

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01:18:29.840 --> 01:18:32.429

Matt Cross: it all I know Greg is not responding.

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01:18:36.830 --> 01:18:39.349

Alan Tabachnick:

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01:18:39.430 --> 01:18:42.230

Alan Tabachnick: Will go back to Greg if he responds later on.

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01:18:42.360 --> 01:18:46.789

Alan Tabachnick: Powerhouse Arts District Neighborhood Association,
Kathryn Moore,

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01:18:46.800 --> 01:18:50.470

Kathryn Moore: I yield my time back to Chris.

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01:18:53.030 --> 01:18:55.280

Chris Albanese: Do I get another five minutes.

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01:18:57.790 --> 01:18:58.969

Alan Tabachnick: I

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01:18:59.520 --> 01:19:02.529

Alan Tabachnick: I don't know.

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01:19:02.540 --> 01:19:19.539

Chris Albanese: I mean I think I think it's not the people I know. This is formal, but I'm really happy to answer question, because again, I'm disheartened by the misinformation out there, and I think if everyone had the information, this meeting would be very very different

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01:19:19.930 --> 01:19:32.060

Chris Albanese: What? I Well, let me just make one other thing out in the again, because I think I've been given some time like that. I can't put a shovel anywhere until a settlement agreement

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01:19:32.070 --> 01:19:57.219

Chris Albanese: is agreed to by the parties. The embankment coalition rails to trails all the party. There's this misconception that with Stb rules, and that somehow Albanese is going to level the blocks and build another World Trade Center. We cannot do that, and the people involved in the settlement Negotiations know that the zoning that is being proposed,

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01:19:57.230 --> 01:19:59.859

Chris Albanese: and that has been, you know, uh

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01:19:59.920 --> 01:20:17.450

Chris Albanese: pros, to the planning board, to the public and to the City council is subject to the Embankment coalition and the city signing off on a settlement agreement, so I can't do anything. So this this rumor that somehow. The STB,

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01:20:17.460 --> 01:20:19.950

Chris Albanese: you know, put Conrail in jail, and,

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01:20:20.250 --> 01:20:35.900

Chris Albanese: you know, go above their jurisdiction that somehow the embankment blocks are going to be torn down. There has never been a plan put out by Albanese or the LLCs that does anything but preserve blocks two through six,

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01:20:35.910 --> 01:20:53.910

Chris Albanese: and I agree that the planning should be natural planting, and we should try to keep as much of the natural history there, and we've shown it partly with natural history, partly with adding new plants from other areas of New Jersey, New York, in other parts of the country

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01:20:53.920 --> 01:21:10.220

Chris Albanese: it's like almost a shame that we're fighting about something that's just based on misinformation. I cannot build anything until a settlement agreement is signed by the Embankment coalition, rails to trails, and the city,

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01:21:10.230 --> 01:21:14.089

Chris Albanese: and that's what's been holding us up because we haven't been able to get there,

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01:21:14.100 --> 01:21:15.740

Alan Tabachnick: because I I

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01:21:15.750 --> 01:21:18.189

I appreciate the time that was yielded to you.

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01:21:18.200 --> 01:21:31.620

Chris Albanese: But if you could hold all of the future comments up again. I want to make sure we get through everybody who's registered. So we're fair across the board, and then looks like we will likely have some time at the end for those who want to drive our comments. And

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01:21:31.770 --> 01:21:35.560

Alan Tabachnick: uh let's Let's go there and make sure we get everybody in here.

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01:21:36.880 --> 01:21:38.110

Alan Tabachnick: Ah,

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01:21:39.120 --> 01:21:44.089

Alan Tabachnick: Rails to Trails conservancy. Great Greg is ready. Oh, Greg's ready?

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01:21:44.100 --> 01:21:47.469

Greg Remaud: Yes. Okay. Can you hear me?

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01:21:47.480 --> 01:22:04.279

Greg Remaud: Okay, Thanks. Hi. I'm Greg: remote Um, the Ceo of New York, New Jersey Bay keeper a nonprofit conservation organization that works to protect, preserve, and restore the waterways and communities around Jersey Harbor.

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01:22:04.440 --> 01:22:18.490

Greg Remaud: We've done so for thirty years. Most of our work is focused on cleaning up legacy pollution that comes from the industrial or work like on the lower Passaic and the lower Hackensack River,

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01:22:18.560 --> 01:22:26.130

Greg Remaud: advocating and participating in the clean up of those rivers and open space and wetlands in the meadow lands.

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01:22:26.190 --> 01:22:35.400

Greg Remaud: It's worth noting that a lot of the damage in these areas came from the construction and operation of railroads.

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01:22:35.460 --> 01:22:51.790

Greg Remaud: Um, in Hudson County. We've partnered among other partners. We've worked to ah on the Restoration to restore Lincoln Park, and to remediate and move forward with the natural restoration at Liberty State Park

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01:22:52.050 --> 01:22:58.799

Greg Remaud: for over a decade. We also had a land acquisition program, an urban land acquisition program,

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01:22:58.810 --> 01:23:17.300

Greg Remaud: and the idea behind that was to make sure that densely populated communities and underserved communities had access to walking trails to nature, to passive recreation, and the program was very successful,

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01:23:17.310 --> 01:23:27.990

Greg Remaud: and we were able to preserve over twelve sites within the region, and I bring that up to talk about one site that wasn't preserved

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01:23:28.000 --> 01:23:32.729

Greg Remaud: that's back. That's the Harsimus stem embankment.

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01:23:32.850 --> 01:23:36.790

Greg Remaud: Before Conrail sold the part of that regulated line

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01:23:36.800 --> 01:23:53.920

Greg Remaud: Baykeeper had pledged money to help acquire and to connect, if necessary, different parts of the embankment. We had a million dollars in non-profit funding from green acres which we were willing to spend on it. We also were a primary site coordinator

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01:23:53.930 --> 01:24:14.810

Greg Remaud: Um, working with the port authority when they had the sixty million dollars, harbor Lands acquisition program, and that which was spent in the Meadowlands and nearby sites, but that money was enabled, and not able to be spent, because it was unavailable with conrail's unauthorized sale.

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01:24:14.820 --> 01:24:21.830

Greg Remaud: that opportunity was lost, and that's a shame. But what's not lost is the opportunity to

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01:24:22.220 --> 01:24:40.270

Greg Remaud: strengthen this MOA. Right now. Um it's lacking substance in several areas, and I won't go back other than to acknowledge some great comments by folks saying that signage and messages over email or not, which they're not.

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01:24:40.280 --> 01:24:55.710

Greg Remaud: But there is the opportunity to put in, as several others have mentioned, There's still time to strengthen that moa by adding specifically some of the avoidance mitigation

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01:24:56.090 --> 01:25:13.900

Greg Remaud: of the adverse impact. So that still is an opportunity that I hope we don't lose. Short of that, I think the Stb should not grant abandonment and authorization because it makes the historic embankment, Harsimus branch vulnerable to destruction, and

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01:25:13.910 --> 01:25:18.859

Greg Remaud: not just the Harsimus stem branch of course, because it's all the

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01:25:18.940 --> 01:25:28.289

Greg Remaud: the impacts to adjacent historic resources and sites. So I hope STB takes the opportunity to beef up the

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01:25:28.300 --> 01:25:43.879

Greg Remaud: the moa or to push towards that. Otherwise I thank you for the opportunity to speak, and I thank the Embankment Coalition members and everybody here today for their comments and for their great work in preserving the embankment. Thank you.

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01:25:46.470 --> 01:25:48.420

Alan Tabachnick: Thanks for it. I appreciate it.

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01:25:50.800 --> 01:25:57.290

Greg Remaud: Let's move on to Rails to Trails Conservancy, Andrea Ferster. Thanks for joining us.

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01:25:57.300 --> 01:26:13.340

Andrea Ferster, General Counsel, Rails to Trails Conservancy: Yes, Thank you. Good afternoon. I'm. Andrea Ferster, General Counsel for the rails to trails Conservancy. Rtc is a national nonprofit organization. Its mission is to be the nationwide network trails using former railroad lines and connecting corridors.

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01:26:13.350 --> 01:26:32.590

Andrea Ferster, General Counsel, Rails to Trails Conservancy: We have a strong and long-standing interest in the preservation of the Harsimus branch through use of the trail which use would preserve the line for future transportation use, and would also be compatible with adjacent historic sites, and preserve the historic embankment itself

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01:26:33.040 --> 01:26:46.259

Andrea Ferster, General Counsel, Rails to Trails Conservancy: for nearly twenty years Rtc. And its Jersey City partners have been engaged in an extensive political and advocacy, stemming from Conrail's unlawful sale of the historic embankment to private developers

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01:26:46.270 --> 01:27:07.329

Andrea Ferster, General Counsel, Rails to Trails Conservancy: through our efforts. The courts have now definitively established this Board's jurisdiction of a line. The difficulty we now face is that the Stb has yet to address the consequences of Conrail's unlawful actions, and the resulting problems This creates for STB's ability to comply with both the letter and spirit of Section 106.

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01:27:07.340 --> 01:27:12.500

Andrea Ferster, General Counsel, Rails to Trails Conservancy: There are two key areas in which this agency's compliance with Section 106 falls short.

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01:27:12.600 --> 01:27:34.890

Andrea Ferster, General Counsel, Rails to Trails Conservancy: First, we support Jersey City, and others call for public hearings to seek and consider the views of the general public, not just consulting parties which is required by the consulting party. The Section 106 regulations, and then I will take um a few extra seconds to respond to Mr. Albanese's testimony in that regard, but was quite wrong.

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01:27:34.900 --> 01:27:52.410

Andrea Ferster, General Counsel, Rails to Trails Conservancy: It is not the responsibility of private nonprofit organizations, like the coalition to sponsor section 106 hearings, nor do land use proceedings conducted by Jersey City in any way substitute for the hearings called by section 106 also

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01:27:52.420 --> 01:28:05.410

Andrea Ferster, General Counsel, Rails to Trails Conservancy: private settlement discussions that have not yet resulted in a settlement agreement are not appropriate subjects for public hearings. A public hearing under section 106 is necessary.

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01:28:05.700 --> 01:28:23.469

Andrea Ferster, General Counsel, Rails to Trails Conservancy: So the second and most important law in the 106 process is that the proposal for websites and signage does not lawfully discharge the Stb's obligations under section 106 to consider measures to avoid or mitigate adverse effects,

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01:28:23.480 --> 01:28:37.390

Andrea Ferster, General Counsel, Rails to Trails Conservancy: and we continue to vehemently disagree with the OEA position that the agency has no regulatory authority to consider post abandonment mitigation measures due to Conrail's unlawful sale of the corridor to developers,

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01:28:37.400 --> 01:28:50.980

Andrea Ferster, General Counsel, Rails to Trails Conservancy: and the STBs resulting refusal to even broker a discussion among the applicants and the consulting parties of meaningful mitigation measures such as the Albanese's proposal that was mentioned here.

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01:28:50.990 --> 01:29:06.880

Andrea Ferster, General Counsel, Rails to Trails Conservancy: As we've previously pointed out, the STB has broad authority to void this unlawful sale and certainly to deny the abandonment requested by Conrail and the OEA's denial of the STBs clear authority over the abandonment has effectively given Conrail

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01:29:06.890 --> 01:29:21.250

Andrea Ferster, General Counsel, Rails to Trails Conservancy: and it's unlawful transferees, the LLC's, permission to evade the section 106. Not only will this reward Conrail for its unlawful sale. It encourages other railroads to evade section 106 in the same manner

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01:29:21.260 --> 01:29:21.990

Andrea Ferster, General Counsel, Rails to Trails Conservancy: you're there.

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01:29:22.000 --> 01:29:38.789

Andrea Ferster, General Counsel, Rails to Trails Conservancy: The STB is disavowal of its authority to consider true mitigation, due to the unlawful sale, amounts to a foreclosure of the Advisory Council's comment, and I would also say an admission that Conrail violated Section 110(k) of the NHPA.

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01:29:38.800 --> 01:29:46.999

Andrea Ferster, General Counsel, Rails to Trails Conservancy: The appropriate next step under these circumstances is to seek the advisory council comments, not enter into a meaningless MOA.

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01:29:47.160 --> 01:30:06.319

Andrea Ferster, General Counsel, Rails to Trails Conservancy: If the STB chooses to proceed and permit the abandonment under these circumstances the party's only recourse will be to initiate another round of costly and time consuming litigation and appeals, including the section 110(k) decision which has yet to be resolved by the courts.

665

01:30:06.330 --> 01:30:09.140

Andrea Ferster, General Counsel, Rails to Trails Conservancy: But it does not have to be this way,

666

01:30:09.210 --> 01:30:36.350

Andrea Ferster, General Counsel, Rails to Trails Conservancy: since the current owners of the Harsimus Embankment, the Llcs and Albanese, which is its chosen developer, have repeatedly and publicly stated their willingness to preserve key portions of embankment for preservation and trail purposes, An obvious alternative is incorporating this so called voluntary mitigation plan as a binding commitment in an MOA signed by all consulting and concurring parties

667

01:30:36.360 --> 01:30:52.569

Andrea Ferster, General Counsel, Rails to Trails Conservancy: A conditioned abandonment that is subject to the provisions of an enforceable moa, requiring the preservation of the Embankment, will resolve the seemingly unending controversy, and could serve as a model for future section 106 consultations.

668

01:30:52.580 --> 01:30:56.629

Andrea Ferster, General Counsel, Rails to Trails Conservancy: We thank you for your consideration of our views today.

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01:30:59.120 --> 01:31:00.519

Alan Tabachnick: Thank you very much.

670

01:31:03.840 --> 01:31:08.940

Alan Tabachnick: Let's move to the Van Vorst Neighborhood Association. Uh Gary Baker.

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01:31:16.050 --> 01:31:17.099

Gerry Bakirtjy - VVNA: All right.

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01:31:17.420 --> 01:31:25.939

Gerry Bakirtjy - VVNA: My name is Gary Bakirtjy. I'm, the treasurer of the Van Vorst Neighborhood Association for you older timers.

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01:31:26.140 --> 01:31:30.650

Gerry Bakirtjy - VVNA: The Van Vorst Neighborhood association used to be called the Van Vorst Park Association, the

674

01:31:30.880 --> 01:31:33.660

Gerry Bakirtjy - VVNA: we recently changed our name, so

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01:31:33.760 --> 01:31:36.889

Gerry Bakirtjy - VVNA: it used to be the VVPA and now the VVNA.

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01:31:37.660 --> 01:31:43.949

Gerry Bakirtjy - VVNA: One of the advantages to being at the end of the list is, everybody has said everything that I wanted to say,

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01:31:44.070 --> 01:31:50.490

Gerry Bakirtjy - VVNA: just like to emphasize the historic importance of keeping this building the

678

01:31:51.000 --> 01:32:05.150

Gerry Bakirtjy - VVNA: city has lost all of its historic railroad infrastructure. Even railroad avenue, which is to have a train set of train tracks on. It is now called Columbus Drive. So we have.

679

01:32:05.230 --> 01:32:06.570

Ah, yes,

680

01:32:06.870 --> 01:32:12.820

Gerry Bakirtjy - VVNA: embankment is the last element of the railroad history that's in the downtown,

681

01:32:13.000 --> 01:32:16.030

Gerry Bakirtjy - VVNA: and it seems to me in closing that we,

682

01:32:16.590 --> 01:32:21.570

Gerry Bakirtjy - VVNA: the biggest problem here, is making this agreement binding rather than voluntary.

683

01:32:21.900 --> 01:32:24.519

Gerry Bakirtjy - VVNA: And with that I yield my time back to the city.

684

01:32:27.360 --> 01:32:33.470

Gerry Bakirtjy - VVNA: Thanks, Gary, and I apologize for messing up your last name.

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01:32:34.930 --> 01:32:40.800

Alan Tabachnick: People get my name wrong all the time my last name on to. So I understand your pain. So sorry about that. But thanks for the comments,

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01:32:44.130 --> 01:32:47.740

Alan Tabachnick: and Michelle don't know, has your hand up. I don't know.

687

01:32:48.380 --> 01:32:52.289

And the other time this week, after all, the registered speakers have spoken

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01:32:52.300 --> 01:32:53.280

Michele Donato: you

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01:32:56.400 --> 01:32:57.559

Alan Tabachnick: the pirates,

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01:32:57.740 --> 01:33:05.820

Michele Donato: that that's what I was hoping for, Mr. Tabachnick, that I just get in line for comments after you finished with the registered speakers.

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01:33:07.660 --> 01:33:10.309

Alan Tabachnick: All right, that's great. Thank you. Thank you so much.

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01:33:10.950 --> 01:33:13.160

Alan Tabachnick: Let's move on to

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01:33:13.730 --> 01:33:33.289

Eric Hofmann: our last registered Speaker right now. Village Neighborhood Association. Eric Hoffman, I heard. Hi, Alan, good afternoon. Thanks so much for allowing me to speak. I do want to echo what my good friend Mr. Bakirtjy, and he has stated, which is being at the end. You know I Everything that I had intended to say has been said. I do want to just make a few

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01:33:33.670 --> 01:33:46.800

Eric Hofmann: points. I want to emphasize a few things, and then yield the rest of the time for what I believe to be some meaningful comment that I was waiting in the wings. I think you know from what we've heard today that it's absolutely critical, that the preservation of this you know unique,

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01:33:47.420 --> 01:34:04.439

Eric Hofmann: Historic and really important portion of the Harsimus Branch and the East Coast Greenway is really the goal here, and I think you know what we're trying to get to is, how do we? How do we get there? And in reading the MOA I had very similar feelings to those that have spoken before me.

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01:34:04.660 --> 01:34:15.930

Eric Hofmann: If any meaningful MOA is to be entered into, that it needs to do a few things it needs to, as Thomas says earlier

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01:34:15.990 --> 01:34:32.650

Eric Hofmann: incorporation and codification of any voluntary mitigation and preservation. Measures that are being proposed is absolutely necessary, as the president of the Village Neighborhood Association we've had many, you know, developments proposed before us and presented, and,

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01:34:32.660 --> 01:34:51.419

Eric Hofmann: you know, comments incorporated only to see it ends up in the hands of another entity or somebody else that is not beholden to things that are not put on paper, so that that to me is absolutely critical, and I want to emphasize the opportunity Here. I think this is an opportunity for all parties. It's an opportunity for city and the state of New Jersey.

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01:34:51.430 --> 01:35:07.579

Eric Hofmann: This is an opportunity for Albanese to kind of flip the script, and be the hero here, and deliver, by entering into an agreement what we know will be a fabulous amenity to the city of Jersey City, and given the plans that have been proposed. You know

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01:35:07.590 --> 01:35:21.710

Eric Hofmann: there is really no limit to the effect that this can have on the city from an environmental standpoint, from a connectivity standpoint, from just, you know, pride in in your city, in your home. This this could be something that you know is not

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01:35:21.930 --> 01:35:39.120

Eric Hofmann: has not been seen in in in New Jersey. Finally, you know, I want to echo what Mrs. Ferster said regarding engagement as the president of the Neighborhood Association. You know our goal, as with all the neighbors associated, is to empower and inform our residents. You know it. It is not

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01:35:39.130 --> 01:35:58.519

Eric Hofmann: the onus of consulting parties and neighborhood associations to get the information out to the public in a way that the Embankment Coalition has had to do. A public hearing is critical. Public involvement in this is critical in a much more widespread and meaningful fashion.

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01:35:58.680 --> 01:36:03.309

Eric Hofmann: Again, I thank you for the time that I yield the rest of that to additional comment.

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01:36:07.280 --> 01:36:09.330

Alan Tabachnick: All right, Thanks, thanks, Eric.

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01:36:10.290 --> 01:36:12.790

Alan Tabachnick: Uh. It looks like we've got some time left

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01:36:13.000 --> 01:36:14.590

Alan Tabachnick: about

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01:36:15.120 --> 01:36:18.570

Alan Tabachnick: twenty minutes for additional three, thirty-six,

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01:36:19.180 --> 01:36:33.110

Alan Tabachnick: Is it but fifteen minutes or so for additional comments? I guess I would ask folks if you want to make an additional comment, or respond to something that was said. If you haven't spoken before I'd like to get you in first,

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01:36:33.230 --> 01:36:36.840

Alan Tabachnick: if possible. So please raise your hand.

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01:36:37.250 --> 01:36:40.359

Alan Tabachnick:

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01:36:42.090 --> 01:36:43.479

Alan Tabachnick: take in order.

712

01:36:45.340 --> 01:36:46.670

Alan Tabachnick: How are you?

713

01:36:46.750 --> 01:36:48.179

Matt Cross: I'm sure it's all.

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01:36:48.420 --> 01:36:50.160

Michele Donato: Thank you very much.

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01:36:50.700 --> 01:36:58.189

Michele Donato: I sit here and listen to these comments as an advocate of historic preservation and proper land use law.

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01:36:58.430 --> 01:37:01.789

Michele Donato: It is most discouraging

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01:37:01.800 --> 01:37:06.940

Michele Donato: that the facts and the law are so seriously distorted

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01:37:07.040 --> 01:37:13.019

Michele Donato: by what has been presented by those who apparently are unaware of both.

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01:37:13.670 --> 01:37:18.220

Michele Donato: I participated in approximately fifteen sessions,

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01:37:18.640 --> 01:37:21.470

Michele Donato: during which time the Albanese group,

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01:37:21.540 --> 01:37:33.810

Michele Donato: as the contract purchaser of the Embankment properties, diligently responded to all requests by the Embankment Coalition and the city of Jersey City.

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01:37:34.480 --> 01:37:46.459

Michele Donato: Those requests continue to this date to confuse the jurisdiction of this agency with what occurs under local land use law in New Jersey

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01:37:47.840 --> 01:37:58.620

Michele Donato: there are more than adequate controls that the city of Jersey City has in its hands, and it has incorporated into its various ordinances for this tract

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01:37:58.970 --> 01:38:05.010

Michele Donato: that protect everything that these speakers have all sought to protect.

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01:38:05.290 --> 01:38:17.709

Michele Donato: But yet the project is blocked and stymied for no good reason, and for a very unfortunate misinterpretation of a law.

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01:38:17.720 --> 01:38:26.680

Michele Donato: The Atglen, in which Mr. Montange participated, says: this agency has the responsibility to stop. Look and listen.

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01:38:27.570 --> 01:38:31.020

Michele Donato: That's what they have done. This is the longest

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01:38:31.240 --> 01:38:33.639

Michele Donato: exempt abandonment ever

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01:38:33.690 --> 01:38:50.339

Michele Donato: let the city do its job. It has the responsibility. And I'm reminded of a comment from Mr. Montange to me when I said, These issues are local land use. His response was my clients don't trust the city,

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01:38:50.750 --> 01:38:53.709

Michele Donato: so these people should all go to the city

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01:38:53.900 --> 01:39:03.800

Michele Donato: and make certain that Albanese's plan is put into effect. It is a wonderful plan, and it is a preservation plan. Thank you for the opportunity.

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01:39:06.250 --> 01:39:07.860

Alan Tabachnick: Uh, thanks, Michelle.

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01:39:09.440 --> 01:39:13.349

Alan Tabachnick: Uh who else hasn't spoken yet? I'm looking for hands here?

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01:39:21.240 --> 01:39:24.799

Alan Tabachnick: I don't know Charles,

735

01:39:27.380 --> 01:39:29.059

Charles Montange: I'm coming back on

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01:39:29.930 --> 01:39:39.179

Charles Montange: my. This is Charles Montague Council for the City. I've asked the moderators for an opportunity to respond, and I will now take that opportunity.

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01:39:39.190 --> 01:39:52.910

Charles Montange: I think the city and its allies, and the Neighborhood Associations will all be very, very pleased if Mr. Albanese, the contract purchaser, would simply engage in the city processes right now

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01:39:52.920 --> 01:40:06.209

Charles Montange: and get all the approvals in line that he wants contingent upon the STB Abandonment authorization. That would be a fine solution. It would ensure the protection of the embankment. It would ensure mitigation.

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01:40:06.230 --> 01:40:15.240

Charles Montange: The problem, the problem we face, Chris, and that we face, and that I'm trying to get across to your counsel right now.

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01:40:15.250 --> 01:40:30.590

Charles Montange: Is that what you're asking us to do is to abandon Stb's regulations and abandon the section 106 process, and to rely on. And at that point there's nothing binding on

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01:40:30.600 --> 01:40:39.440

Charles Montange: on Albanese and the LLCs. Let alone on Conrail, which is not participating in the process at all. There's nothing binding on conrail. As to the Harsimus Branch,

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01:40:39.500 --> 01:40:44.309

Charles Montange: there's nothing they haven't engaged in any processes or agreement with the city at all,

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01:40:44.360 --> 01:41:14.060

Charles Montange: and there's nothing there's nothing binding on Albanese or the LLCs. Right now the LLCs have numerous lawsuits pending against the city that are seeking damages in the billions, as I understand it. And in addition, they're seeking Demo permits that would destroy the embankment, we're asked to leave STB's jurisdiction which is protecting the embankment, for what, a magic kingdom in the sky is what one could say.

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01:41:14.420 --> 01:41:28.739

Charles Montange: If you guys would simply enter into the land use process, land use, planning process and conclude whatever it is that you want to have concluded. So you have your absolute certainty that you'll get what you want. Then

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01:41:28.750 --> 01:41:39.089

Charles Montange: you're refusing to do it. That's the problem. I wish that we could reach an understanding in which the property is protected. That's the purpose of section 106,

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01:41:39.100 --> 01:41:59.739

Charles Montange: and it's just not happening here. It is bizarre. It's Kafkaesque to say at a public hearing, that getting rid of any protection

for this property is compliance with section 106. When you claim that you have a voluntary plan, which, if you will but take the action to implement,

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01:41:59.750 --> 01:42:29.040

Charles Montange: we will be able to assure the preservation of the property. That's what this is all about, saying that we are complying with 106 by ignoring 106. It's just it just doesn't cut it. It's illogical and irrational. And with that we conclude I mean, the city wants more protection than simply documentation. If the developer has a plan. Let him pursue the plan. We've encouraged him to pursue the plan

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01:42:29.050 --> 01:42:50.250

Charles Montange: he has refused to pursue the plan to the point of getting the final approvals. He says he wants so he can enter into a settlement agreement. So we have a situation where he is refusing to engage in the planning process, and at the same time he's refusing the settlement agreement that leaves it open for anything to happen, anything to happen to the Embankment,

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01:42:50.260 --> 01:43:07.580

Chris Albanese: and it also leads us open to all these lawsuits.

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01:43:07.980 --> 01:43:13.190

Chris Albanese: Yes, hold your comment for a few minutes, Maureen. You haven't spoken yet. So please do.

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01:43:13.200 --> 01:43:24.890

Maureen Crowley: Um. Yeah. So I actually, you know, don't want to say much. I just wanted to correct something that Ms. Donato just said. I think she said she was, represents

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01:43:24.900 --> 01:43:40.080

Maureen Crowley: associated, or representing the Albanese group in fifteen sessions before the city. Um, you know, Michelle, you can correct me if i'm wrong, but I think that was the Llc. Is correct, and I also think you might

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01:43:40.090 --> 01:43:50.160

Maureen Crowley: tell people that you were seeking you know demolition of the Embankment at that time. So I think that would be useful for the for the public to know.

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01:43:50.550 --> 01:43:52.059

Maureen Crowley: Thank you.

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01:43:53.570 --> 01:43:55.160

Charles Montange: It's the rest.

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01:43:55.230 --> 01:44:12.610

Chris Albanese: But um, thank you very much. Chris: Okay. Um. Thanks. Allen. Um. Well, I think, Mr. Montange, I don't want this to be personal, but I think his last statement that shed some light to me where this misinformation campaign is.

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01:44:13.160 --> 01:44:14.679

Chris Albanese: The

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01:44:14.940 --> 01:44:32.540

Chris Albanese: the parties have been trying to settle, and I'll just give some facts. In November, December. Albanese submitted its redevelopment agreement to the embankment Coalition and to the city. The Embankment Coalition and the city have not turned that document. Albanese and its attorneys

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01:44:32.550 --> 01:44:49.869

Chris Albanese: submitted a settlement agreement which we've been working on for five years in February to the Embankment Coalition and into the city, and they have not turned that document, so I'd like to note from Mr. Montange at some point, and he called me personally on myself. How does a developer

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01:44:49.880 --> 01:44:55.190

Chris Albanese: then enter a settlement agreement when the other party refuses to turn the document?

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01:44:55.200 --> 01:45:11.830

Chris Albanese: The other thing is what Mr. Montange does not want to share with the group is that I can't start working on my plans until I have zoning. I don't have zoning that, and after I get zoned, and which is

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01:45:11.840 --> 01:45:20.970

Chris Albanese: could be over the next three, four months, and again getting zoning means nothing, because I can't put a shovel in the ground until the Embankment Coalition signs a settlement agreement.

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01:45:21.170 --> 01:45:49.109

Chris Albanese: Once I get zoning them, I need to spend one to two million dollars on plans to submit for site plan approval, and Mr. Montange knows that. And what I say is, I'm not spending two million

dollars on plans to submit for site plan approval, when I have someone like Mr. Montange threatening to go file an OFA, which is an offer of financial assistance to ask the Federal Government for financial money to restore commercial freight rail on the embankment.

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01:45:49.120 --> 01:46:06.280

Chris Albanese: so I'm begging for a settlement. I'm begging to let me build this project and make the abandoned blocks a beautiful part. I don't know how to do that when the other party,

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01:46:06.290 --> 01:46:12.809

Chris Albanese: including Mr. Montange, refuses to turn his own.

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01:46:12.910 --> 01:46:13.990

Alan Tabachnick: Yes, Yeah,

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01:46:14.000 --> 01:46:16.820

Alan Tabachnick: can we let let me just step in here?

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01:46:17.170 --> 01:46:24.870

Alan Tabachnick: Yeah, kind of mute their mics for the moment. I think we need to

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01:46:24.970 --> 01:46:30.899

Alan Tabachnick: get back towards. I understand there's a lot of uh energy and Angst and uh

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01:46:31.190 --> 01:46:37.440

Alan Tabachnick: frustration going on. Many parties related to the development and settlement agreements and

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01:46:37.960 --> 01:46:46.820

Alan Tabachnick: that type of stuff, and we have very limited time to focus on the 106 process. And I want to make sure that we

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01:46:46.840 --> 01:46:48.929

Alan Tabachnick: finish this off. And

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01:46:49.090 --> 01:46:51.350

Alan Tabachnick: that was the time

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01:46:51.630 --> 01:46:56.310

Alan Tabachnick: on the uh, you know, valuable input from Chris and

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01:46:56.590 --> 01:46:59.969

Charles Montange. I think that's a whole separate

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01:47:00.310 --> 01:47:02.010

Alan Tabachnick: a discussion.

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01:47:02.130 --> 01:47:03.570

Alan Tabachnick: There.

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01:47:03.810 --> 01:47:08.339

Alan Tabachnick: It really isn't the point of the meeting here right now. So

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01:47:08.940 --> 01:47:13.139

Alan Tabachnick: thanks, Chris. Thanks, Charles. That didn't mean to cut it off. But,

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01:47:13.510 --> 01:47:18.010

Alan Tabachnick: Does anyone else want to make a comment? Who Hasn't spoken yet?

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01:47:25.740 --> 01:47:27.740

Alan Tabachnick: I don't see anybody.

782

01:47:32.880 --> 01:47:34.639

Alan Tabachnick: Okay? Ah,

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01:47:36.420 --> 01:47:38.409

Alan Tabachnick: we're now. We're going to

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01:47:39.130 --> 01:47:42.730

Alan Tabachnick: let me move on to our next steps in the process,

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01:47:42.870 --> 01:47:57.080

Alan Tabachnick: and I really do want to thank everybody for providing the input. It's really valuable. We really do appreciate it, and we are going to review all the information and notes and incorporate that into efforts, moving forward

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01:47:59.870 --> 01:48:02.040

Alan Tabachnick: hopefully, you can still see my screen here.

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01:48:04.100 --> 01:48:16.759

Alan Tabachnick: I also wanted to remind everybody that if you didn't provide input at this meeting you could submit written comments at any time, either through our online system or you can email them to my attention. One

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01:48:17.070 --> 01:48:26.469

Alan Tabachnick: uh, if you're members of your organization who could make the meeting. Uh, they can also submit comments if it's, you know It's an open process.

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01:48:26.880 --> 01:48:33.909

Alan Tabachnick: I wanted to briefly wrap up our meeting today and talk about next steps in our process.

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01:48:34.620 --> 01:48:38.860

Alan Tabachnick: Again we're going to review all the information that we got today. It's been very helpful.

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01:48:38.890 --> 01:48:47.810

Alan Tabachnick: In the near future. We'll be circulating a revised draft Moa to all the section 106 consulting parties for a thirty day, review, and comment period.

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01:48:48.160 --> 01:48:51.450

Alan Tabachnick: We can then review your comments,

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01:48:51.820 --> 01:48:59.749

Alan Tabachnick: revise the MOA as appropriate based on the comments, and then circulate a revised final MOA for signature.

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01:49:00.270 --> 01:49:07.109

Alan Tabachnick: Once the MOA has been signed and executed. The Board can then move forward with this decision on the Harsimus Branch Abandonment,

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01:49:07.550 --> 01:49:11.200

Alan Tabachnick: and that would conclude the STB proceeding

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01:49:15.220 --> 01:49:18.820

Alan Tabachnick: So that's the summary of next steps.

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01:49:19.620 --> 01:49:27.210

Alan Tabachnick: I wanted to thank everybody again for their participation in the section 106 process, and their continued participation over many years,

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01:49:27.270 --> 01:49:32.370

Alan Tabachnick: and for attending this important consulting parties meeting for the Harsimus Branch Abandonment

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01:49:32.890 --> 01:49:35.890

Alan Tabachnick: I have included my contact information here,

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01:49:36.060 --> 01:49:49.319

Alan Tabachnick: if you'd like to discuss the project or have any questions. That's my email address. If you want to email comments or questions, two meeting to us for the record or you can enter them online through our online system.

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01:49:49.540 --> 01:49:52.550

Alan Tabachnick: Wwww. Stb. Dot. Gov:

802

01:49:53.450 --> 01:49:59.549

Alan Tabachnick: I want to thank everybody for participating. I really appreciate you taking a couple hours out of the middle of the afternoon.

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01:49:59.630 --> 01:50:05.559

Alan Tabachnick: I know a number of you had to step out of meetings to provide your input. So I really appreciate that.

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01:50:06.390 --> 01:50:11.750

Alan Tabachnick: So thank you. Stay tuned and enjoy the rest of your afternoon.

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01:50:12.490 --> 01:50:15.150

Alan Tabachnick: Thanks everybody for coming. Appreciate it.