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HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF
: PROCEEDINGS
:
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- - - - -

Hudson County Freeholders Chambers
Third Floor
567 Pavonia Avenue
Jersey City, New Jersey
Wednesday, July 20, 2016
6:30 p.m.

BEFORE:

- RUSHABH MEHTA, Chairperson
- THOMAS MALAVASI, PE, PP, CME, County Engineer
- RENEE BETTINGER, Commissioner
- KENNETH KOPACZ, Freeholder
- JAMES CRYAN, Commissioner
- ELIZABETH HERNANDEZ, Commissioner

ALSO PRESENT:

- JOHN J. CURLEY, ESQ., Board Attorney
- FRANCESCA GIARRATANA, PP, ACIP, Board
Secretary
- BYRON A. NICHOLAS, Assistant Planner

Job No. NJ2210761

1 CHAIRMAN MEHTA: Let's call the
2 Hudson County Planning Board meeting to order.
3 Counselor, is this meeting properly advertised?

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

10 CHAIRMAN MEHTA: Madam Secretary,
11 roll call, please.

12 MS. GIARRATANA: Commissioner
13 Bettinger.

14 COMMISSIONER BETTINGER: Here.

15 MS. GIARRATANA: Commissioner Choffo,
16 absent. Commissioner Cryan.

17 COMMISSIONER CRYAN: Here.

18 MS. GIARRATANA: Commissioner
19 Glembocki, absent. Commissioner Hernandez.

20 COMMISSIONER HERNANDEZ: Here.

21 MS. GIARRATANA: Commissioner
22 Holloway, absent. Commissioner Kopacz.

23 FREEHOLDER KOPACZ: Here.

24 MS. GIARRATANA: Commissioner
25 Malavasi.

1 COMMISSIONER MALAVASI: Here.

2 MS. GIARRATANA: Commissioner Ng,
3 absent. Commissioner Romano, absent. Chairman
4 Mehta.

5 CHAIRMAN MEHTA: Here.

6 MS. GIARRATANA: Chairman, we have a
7 quorum.

8 CHAIRMAN MEHTA: Will everyone rise
9 and salute the flag?

10 (Flag Salute.)

11 MS. GIARRATANA: The first item on
12 the agenda is the review and adoption of the meeting
13 minutes. Do I have zero motion?

14 On a motion made by Commissioner Kopacz,
15 and seconded by Commissioner Cryan.

16 Commissioner Bettinger.

17 COMMISSIONER BETTINGER: Which
18 minutes are we?

19 MS. GIARRATANA: Oh, I'm sorry.
20 First is the June 15th minutes.

21 COMMISSIONER BETTINGER: I vote aye.

22 MR. CURLEY: We also have the May 16,
23 so there should be --

24 MS. GIARRATANA: We'll first vote on
25 the June 15th minutes.

1 Commissioner Bettinger.

2 COMMISSIONER BETTINGER: Aye.

3 MS. GIARRATANA: Commissioner Cryan.

4 COMMISSIONER CRYAN: Aye.

5 MS. GIARRATANA: Commissioner

6 Hernandez.

7 COMMISSIONER HERNANDEZ: Aye.

8 MS. GIARRATANA: Commissioner Kopacz.

9 FREEHOLDER KOPACZ: Aye.

10 MS. GIARRATANA: Commissioner

11 Malavasi.

12 COMMISSIONER MALAVASI: Aye.

13 MS. GIARRATANA: Chairman Mehta.

14 CHAIRMAN MEHTA: Aye.

15 MS. GIARRATANA: The motion has

16 passed. The next item on the agenda will be the

17 review and adoption of the meeting minutes from May

18 16th. Do I have a motion?

19 The motion was made by?

20 CHAIRMAN MEHTA: Cryan and Hernandez.

21 MS. GIARRATANA: On a motion made by

22 Commissioner Cryan and seconded by Commissioner

23 Hernandez.

24 Commissioner Bettinger.

25 COMMISSIONER BETTINGER: Aye.

1 MS. GIARRATANA: Commissioner Cryan.

2 COMMISSIONER CRYAN: Aye.

3 MS. GIARRATANA: Commissioner
4 Hernandez.

5 COMMISSIONER HERNANDEZ: Aye.

6 MS. GIARRATANA: Commissioner Kopacz.

7 FREEHOLDER KOPACZ: Aye.

8 MS. GIARRATANA: Commissioner
9 Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MS. GIARRATANA: Chairman Mehta.

12 CHAIRMAN MEHTA: Aye.

13 MS. GIARRATANA: The next item on the
14 agenda will be the adoption of the meeting minutes
15 from July 20th. Do I have a motion?

16 On a motion made by Commissioner
17 Bettinger. Second by Commissioner Cryan.

18 Commissioner Bettinger.

19 COMMISSIONER BETTINGER: Aye.

20 MS. GIARRATANA: Commissioner Cryan.

21 COMMISSIONER CRYAN: Aye.

22 MS. GIARRATANA: Commissioner
23 Hernandez.

24 COMMISSIONER HERNANDEZ: Aye.

25 MS. GIARRATANA: Commissioner Kopacz.

1 FREEHOLDER KOPACZ: Aye.

2 MS. GIARRATANA: Commissioner

3 Malavasi.

4 COMMISSIONER MALAVASI: Aye.

5 MS. GIARRATANA: Chairman Mehta.

6 CHAIRMAN MEHTA: I was absent.

7 MS. GIARRATANA: Will you abstain?

8 CHAIRMAN MEHTA: Yes.

9 MS. GIARRATANA: Okay. The motion
10 has passed.

11 The next item on the agenda is the
12 memorialization of resolutions that were considered
13 at the last meeting. This was for 2016-28-SP;
14 Liberty Park at Union City, LLC; located at 3716
15 32nd Street, 3718 32nd Street, 3720-22 32nd Street,
16 651 38th Street, and 649 38th Street; Block 260,
17 Lots 30-36; in Union City. Commissioner Cryan --
18 Oh, do I have a motion?

19 COMMISSIONER CRYAN: I'll make a
20 motion.

21 COMMISSIONER BETTINGER: I'll second
22 the motion.

23 MS. GIARRATANA: On a motion made by
24 Commissioner Bettinger, and seconded by Commissioner
25 Cryan.

1 Commissioner Bettinger.

2 COMMISSIONER BETTINGER: Aye.

3 MS. GIARRATANA: Commissioner Cryan.

4 COMMISSIONER CRYAN: Aye.

5 MS. GIARRATANA: Commissioner

6 Hernandez.

7 COMMISSIONER HERNANDEZ: Aye.

8 MS. GIARRATANA: Commissioner Kopacz.

9 FREEHOLDER KOPACZ: Aye.

10 MS. GIARRATANA: Commissioner

11 Malavasi.

12 COMMISSIONER MALAVASI: Aye.

13 CHAIRMAN MEHTA: The motion has
14 passed.

15 The next memorialization is Application
16 2016-40-SP; Applicant 3224-3228 Kennedy Boulevard,
17 JC, LLC; located at 3224-3230 John F. Kennedy
18 Boulevard; Block 4701, Lots 36, 37, 38, and 39; in
19 Jersey City.

20 Do I have a motion?

21 On a motion made by Commissioner
22 Hernandez. Seconded by Commissioner Bettinger.

23 Commissioner Bettinger.

24 COMMISSIONER BETTINGER: Aye.

25 MS. GIARRATANA: Commissioner Cryan.

1 COMMISSIONER CRYAN: Aye.

2 MS. GIARRATANA: Commissioner

3 Hernandez.

4 COMMISSIONER HERNANDEZ: Aye.

5 MS. GIARRATANA: Commissioner Kopacz.

6 FREEHOLDER KOPACZ: Aye.

7 MS. GIARRATANA: Commissioner

8 Malavasi.

9 COMMISSIONER MALAVASI: Aye.

10 MS. GIARRATANA: The motion has
11 passed.

12 The next memorialization is 2016-42-SP,
13 Myneni Towers, LLC; located 1542-1554 John F.
14 Kennedy Boulevard, Block 29701, Lots 1 and 53; also
15 in Jersey City.

16 Do I have a motion?

17 COMMISSIONER BETTINGER: I'll make a
18 motion.

19 COMMISSIONER HERNANDEZ: Second.

20 Commissioner Bettinger.

21 COMMISSIONER BETTINGER: Aye.

22 MS. GIARRATANA: Commissioner Cryan.

23 COMMISSIONER CRYAN: Aye.

24 MS. GIARRATANA: Commissioner

25 Hernandez.

1 COMMISSIONER HERNANDEZ: Aye.

2 MS. GIARRATANA: Commissioner Kopacz.

3 FREEHOLDER KOPACZ: Aye.

4 MS. GIARRATANA: Commissioner
5 Malavasi.

6 COMMISSIONER MALAVASI: Aye.

7 MS. GIARRATANA: The motion has
8 passed.

9 The next item are applications to be
10 administratively approved. These are all
11 telecommunications applications. To first one is
12 2016-56-SP, T-Mobile Northeast, LLC; 2672 John F.
13 Kennedy Boulevard; Block 13303, Lot 20; in Jersey
14 City.

15 The next application is 2016-65-SP,
16 T-Mobile Northeast, LLC, c/o Ferraro & Stamos, LLP;
17 518-524 John F. Kennedy Boulevard; Block 219, Lot
18 45.11; in Bayonne.

19 And the last applications is 2016-66-SP
20 T-Mobile Northeast, LLC, c/o Ferraro & Stamos, LLP;
21 1221-1233 John F. Kennedy Boulevard; Block 24, Lot
22 1.01, in Bayonne.

23 Do I have a motion?

24 On a motion made by Commissioner Kopacz,
25 and seconded by Chairman Mehta.

1 Commissioner Bettinger.

2 COMMISSIONER BETTINGER: Aye.

3 MS. GIARRATANA: Commissioner Cryan.

4 COMMISSIONER CRYAN: Aye.

5 MS. GIARRATANA: Commissioner

6 Hernandez.

7 COMMISSIONER HERNANDEZ: Aye.

8 MS. GIARRATANA: Commissioner Kopacz.

9 FREEHOLDER KOPACZ: Aye.

10 MS. GIARRATANA: Commissioner

11 Malavasi.

12 COMMISSIONER MALAVASI: Aye.

13 MS. GIARRATANA: Chairman Mehta.

14 CHAIRMAN MEHTA: Aye.

15 MS. GIARRATANA: The next items on
16 the agenda is applications to be exempt. This is
17 also a series of telecommunications applications,
18 and the first one is 2016-53-SP, T-Mobile Northeast
19 LLC, C/o Ferraro & Stamos, LLP; New Hook Road and E.
20 22nd Street Block 452.02, Lot 5; in Bayonne.

21 2016-59-SP, T-Mobile Northeast, LLC; 30
22 Mall Drive West; Block 7303, Lot 8; in Jersey City.

23 2016-64-SP, T-Mobile Northeast, LLC, c/o
24 Ferraro & Stamos, LLP; 759-761 Avenue A; Block 142,
25 Lot 21.0101; in Bayonne.

1 Do I have a motion?

2 On a motion made by Commissioner
3 Bettinger. Seconded by Commissioner Cryan.
4 Commissioner Bettinger.

5 COMMISSIONER BETTINGER: Aye.

6 MS. GIARRATANA: Commissioner Cryan.

7 COMMISSIONER CRYAN: Aye.

8 MS. GIARRATANA: Commissioner
9 Hernandez.

10 COMMISSIONER HERNANDEZ: Aye.

11 MS. GIARRATANA: Commissioner Kopacz.

12 FREEHOLDER KOPACZ: Aye.

13 MS. GIARRATANA: Commissioner
14 Malavasi.

15 COMMISSIONER MALAVASI: Aye.

16 MS. GIARRATANA: Chairman Mehta.

17 CHAIRMAN MEHTA: Aye.

18 MS. GIARRATANA: The next item will
19 be the final applications to be exempt, and the
20 first one is 2016-67-SP; T-Mobile Northeast, LLC,
21 c/o Ferraro & Stamos, LLP; 812-816 Avenue C; Block
22 126, Lot 38; in Bayonne.

23 Application 2016-68-SP, T-Mobile
24 Northeast, LLC, c/o Ferraro & Stamos, LLP; 234
25 Broadway; Block 278, Lot 19; in Bayonne.

1 Do I have a motion?

2 On a motion made by Commission Kopacz, and
3 seconded by Commissioner Cryan.

4 Commissioner Bettinger.

5 COMMISSIONER BETTINGER: Aye.

6 MS. GIARRATANA: Commissioner Cryan.

7 COMMISSIONER CRYAN: Aye.

8 MS. GIARRATANA: Commissioner
9 Hernandez.

10 COMMISSIONER HERNANDEZ: Aye.

11 MS. GIARRATANA: Commissioner Kopacz.

12 FREEHOLDER KOPACZ: Aye.

13 MS. GIARRATANA: Commissioner
14 Malavasi.

15 COMMISSIONER MALAVASI: Aye.

16 MS. GIARRATANA: Chairman Mehta.

17 CHAIRMAN MEHTA: Aye.

18 MS. GIARRATANA: The next item is
19 just a notice of action, applications that were
20 declared exempt at the Subdivision and Site Plan
21 Review Committee Meeting. Application 2016-57-SD;
22 AB Cruz Construction, Inc., 20 Thorne Street; Block
23 2805 Lot 41; in Jersey City.

24 MR. CURLEY: No motion. It's just a
25 notification.

1 MS. GIARRATANA: And there is no old
2 or new business.

3 CHAIRMAN MEHTA: Mr. Curley, anything
4 else?

5 MR. CURLEY: No.

6 COMMISSIONER CRYAN: Great job there,
7 Madam Secretary.

8 MS. GIARRATANA: May I have a motion
9 to adjourn?

10 CHAIRMAN MEHTA: Motion to adjourn.
11 Everybody say aye.

12 (Whereupon the proceeding is then
13 concluded at 6:48 p.m.)

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

I, SHARI CATHEY, CCR, RPR, License No. 30XI00234700, and Notary Public of the State of New Jersey, hereby certify that the proceedings herein are from the notes taken by me of a Regular Meeting of the Hudson County Planning Board, held on Wednesday, August 17, 2016; and that this is a correct transcript of the same.



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

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