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HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF
OF THE :
HUDSON COUNTY PLANNING : PROCEEDINGS
BOARD :
:

O P E N S E S S I O N

Bergen Square Center
Floor 9A
830 Bergen Avenue
Jersey City, New Jersey
Tuesday, August 21, 2018
6:30 p.m.

B E F O R E:

RENEE BETTINGER, Chairwoman
DANIEL CHOFFO, Commissioner
JAMES CRYAN, Commissioner
FLOYD JETER, Commissioner
SAMANTHA LUGO, Commissioner
THOMAS MALAVASI, PE, PP, CME, Commissioner
RUSHABH, MEHTA, Commissioner
JOEL TORRES, Freeholder

A L S O P R E S E N T:

JOHN J. CURLEY, ESQ., Board Counsel
KEVIN FORCE, Assistant Planner
FRANCESCA GIARRATANA, PP AICP, Board Secretary
PAUL CRAY, PE
RANDALL VOINIER, PE

Job No. NJ2833369

1 CHAIRWOMAN BETTINGER: Good evening.
2 I would like to call to order the Hudson County
3 Planning Board meeting for Tuesday, August 21st,
4 2018. Counsel, has this meeting been properly
5 advertised?

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

12 CHAIRWOMAN BETTINGER: Thank you.
13 Madam Secretary, may I have a roll call, please?

14 MS. GIARRATANA: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Here.

16 MS. GIARRATANA: Commissioner Cryan.

17 COMMISSIONER CRYAN: Here.

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

21 COMMISSIONER JETER: Here.

22 MS. GIARRATANA: Commissioner Lugo.

23 COMMISSIONER LUGO: Here.

24 MS. GIARRATANA: Commissioner

25 Malavasi.

1 COMMISSIONER MALAVASI: Here.

2 MS. GIARRATANA: Commissioner Mehta.

3 COMMISSIONER MEHTA: Here.

4 MS. GIARRATANA: Commissioner Ng,
5 absent. Commissioner Torres.

6 FREEHOLDER TORRES: Here.

7 MS. GIARRATANA: Commissioner Walker,
8 absent. Chairwoman Bettinger.

9 CHAIRWOMAN BETTINGER: Here.

10 MS. GIARRATANA: Chairwoman, we have
11 a quorum.

12 CHAIRWOMAN BETTINGER: Will everyone
13 please rise to salute the flag?

14 (Flag Salute.)

15 MS. GIARRATANA: The first order of
16 business is the review and adoption of meeting
17 minutes from July 17, 2018. Chairwoman, we realized
18 that they weren't properly electronically
19 circulated, so we're going to hold off. We will
20 resend them electronically and adopt them at the
21 next meeting.

22 CHAIRWOMAN BETTINGER: Do we have to
23 take a vote on that?

24 MR. CURLEY: No.

25 MS. GIARRATANA: The next order of

1 business are Matters Scheduled for Public Hearing,
2 and the first is memorialization of resolutions
3 considering at the last meeting. The first
4 application, 2018-16-SP; 306 Hudson Street, LLC; 306
5 Hudson Street; Block 214.1, Lot 32; in Hoboken.

6 CHAIRWOMAN BETTINGER: Do I have a
7 motion?

8 MS. GIARRATANA: On a motion made by
9 Commissioner Lugo, and seconded by Commissioner
10 Torres.

11 Commissioner Cryan.

12 COMMISSIONER CRYAN: Yes.

13 MS. GIARRATANA: Commissioner Jeter.

14 COMMISSIONER JETER: Yes.

15 MS. GIARRATANA: Commissioner Lugo.

16 COMMISSIONER LUGO: Aye.

17 MS. GIARRATANA: Commissioner Torres.

18 FREEHOLDER TORRES: Yes.

19 MS. GIARRATANA: Chairwoman
20 Bettinger.

21 CHAIRWOMAN BETTINGER: Aye.

22 MS. GIARRATANA: The motion has
23 passed. The next application, 018-22-SP; Kearny
24 Leasing UE, LLC and Kearny Holding UE, LLC; at 143 &
25 175 Passaic Avenue; Block 1, Lots 12.01, 13, 14, and

1 15; in Kearny.

2 CHAIRWOMAN BETTINGER: Do I have a
3 motion?

4 MS. GIARRATANA: On a motion made by
5 Commissioner Jeter, and second by Commissioner
6 Torres.

7 Commissioner Cryan.

8 COMMISSIONER CRYAN: Yes.

9 MS. GIARRATANA: Commissioner Jeter.

10 COMMISSIONER JETER: Yes.

11 MS. GIARRATANA: Commissioner Lugo.

12 COMMISSIONER LUGO: Aye.

13 MS. GIARRATANA: Commissioner Torres.

14 FREEHOLDER TORRES: Yes.

15 MS. GIARRATANA: Chairwoman
16 Bettinger.

17 CHAIRWOMAN BETTINGER: Aye.

18 MS. GIARRATANA: The motion has
19 passed. The next application is 2018-25-SP Osborne
20 Capital, LLC; at 232-274 Passaic Avenue, Block 15,
21 Lot 8.02, in Kearny.

22 CHAIRWOMAN BETTINGER: Do I have a
23 motion?

24 MS. GIARRATANA: On a motion made by
25 Commissioner Torres. Seconded by Commissioner Lugo.

1 Commissioner Cryan.

2 COMMISSIONER CRYAN: Yes.

3 MS. GIARRATANA: Commissioner Jeter.

4 COMMISSIONER JETER: Yes.

5 MS. GIARRATANA: Commissioner Lugo.

6 COMMISSIONER LUGO: Aye.

7 MS. GIARRATANA: Commissioner Torres.

8 FREEHOLDER TORRES: Yes.

9 MS. GIARRATANA: Chairwoman

10 Bettinger.

11 CHAIRWOMAN BETTINGER: Aye.

12 MS. GIARRATANA: The motion has
13 passed. The next application, 2018-28-SD; Southwest
14 Development II, LLC; 709-711 First Street; Block 11,
15 Lots 3 & 4; in Hoboken.

16 CHAIRWOMAN BETTINGER: Do I have
17 motion?

18 MS. GIARRATANA: On a motion made by
19 Commissioner Jeter, and second by Commissioner
20 Torres.

21 Commissioner Cryan.

22 COMMISSIONER CRYAN: Yes.

23 MS. GIARRATANA: Commissioner Jeter.

24 COMMISSIONER JETER: Yes.

25 MS. GIARRATANA: Commissioner Lugo.

1 COMMISSIONER LUGO: Aye.

2 MS. GIARRATANA: Commissioner Torres.

3 FREEHOLDER TORRES: Yes.

4 MS. GIARRATANA: Chairwoman
5 Bettinger.

6 CHAIRWOMAN BETTINGER: Aye.

7 MS. GIARRATANA: The motion has
8 passed. The final application for memorialization
9 is PSE&G; 1045 Secaucus Avenue, Block 101, Lots 2,
10 3, 5, and 6; in Jersey City.

11 CHAIRWOMAN BETTINGER: It's Secaucus
12 Road. You said "avenue."

13 MS. GIARRATANA: I'm sorry. Secaucus
14 Road.

15 CHAIRWOMAN BETTINGER: Do I have a
16 motion?

17 MS. GIARRATANA: On a motion made by
18 Commissioner Lugo, and second by Commissioner
19 Torres.

20 Commissioner Cryan.

21 COMMISSIONER CRYAN: Yes.

22 MS. GIARRATANA: Commissioner Jeter.

23 COMMISSIONER JETER: Yes.

24 MS. GIARRATANA: Commissioner Lugo.

25 COMMISSIONER LUGO: Aye.

1 MS. GIARRATANA: Commissioner Torres.

2 FREEHOLDER TORRES: Yes.

3 MS. GIARRATANA: Chairwoman
4 Bettinger.

5 CHAIRWOMAN BETTINGER: Aye.

6 MS. GIARRATANA: The motion has
7 passed. Next item on the agenda are Site Plans,
8 Subdivisions and other Matters Scheduled for Public
9 Hearing. The first application is 2017-46-SP, the
10 Applicant 1768-1768.5 Kennedy Boulevard, LLC; at
11 1768-1768.5 Kennedy Boulevard, Block 27005, Lots 43
12 & 44; in Jersey City. This is an application to
13 construct a three-story multi-family building with
14 six residential units and five parking spaces.

15 Chairwoman, the applicant reached out to
16 our division this afternoon and requested an
17 adjournment. There was a scheduling conflict with
18 one of their professionals, so we will be notifying
19 them as to the protocol. We need a letter of
20 confirmation from the Jersey City Planning Board for
21 adjournment.

22 CHAIRWOMAN BETTINGER: Okay.

23 MR. CURLEY: There should be a
24 resolution for an adjournment of that application to
25 next month, subject to getting that letter of

1 confirmation from the City of Jersey City.

2 MS. GIARRATANA: On a motion made by
3 Commissioner Cryan, and second by Commissioner
4 Choffo.

5 Commissioner Choffo.

6 COMMISSIONER CHOFFO: Aye.

7 MS. GIARRATANA: Commissioner Cryan.

8 COMMISSIONER CRYAN: Yes.

9 MS. GIARRATANA: Commissioner Jeter.

10 COMMISSIONER JETER: Yes.

11 MS. GIARRATANA: Commissioner Lugo.

12 COMMISSIONER LUGO: Aye.

13 MS. GIARRATANA: Commissioner

14 Malavasi.

15 COMMISSIONER MALAVASI: Aye.

16 MS. GIARRATANA: Commissioner Mehta.

17 COMMISSIONER MEHTA: Aye.

18 MS. GIARRATANA: Commissioner Torres.

19 FREEHOLDER TORRES: Yes.

20 MS. GIARRATANA: Chairwoman

21 Bettinger.

22 CHAIRWOMAN BETTINGER: Aye.

23 MS. GIARRATANA: The motion has
24 passed. The application is adjourned with the
25 condition that was cited. The next application to

1 be heard is 2017-87-SP; the applicant, 7001 JFK
2 Capital, LLC; 7001 JFK Boulevard Block 243, Lot 19
3 in North Bergen. It's an application to construct a
4 convenience store within accompanying lighting,
5 landscaping and parking.

6 MR. ALONSO: Good evening, Madam
7 Chair, Members of the Board. For the record Alvaro
8 Alonso from Alonso Navarette on behalf the
9 application. This is an application to construct a
10 7-Eleven on the corner of 70th Street and Kennedy
11 Boulevard in North Bergen. This application was
12 previously approved by the North Bergen Planning
13 Board. We received a resolution in June. I'm not
14 sure it's been forwarded for your records. If it
15 wasn't, I'll make sure it's forwarded.

16 Basically, what we have is an entire
17 Sunoco gas station being removed from the property,
18 and replaced with a 7-Eleven. With that said, I
19 have two this witnesses this evening.

20 MS. GIARRATANA: Chairwoman, I just
21 want to confirm to the Board we did receive the
22 resolution, and that it was included in your packet.

23 (The witness is sworn.)

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

1 MR. FREUD: Sure. It's Robert Freud,
2 F-r-e-u-d.

3 MR. ALONSO: Mr. Freud, would you
4 review your qualifications for the Board?

5 MR. FREUD: Sure. I have a bachelor
6 of science degree in civil engineering from Lehigh
7 University. I have been practicing civil
8 engineering and site plan design for more than 20
9 years. I'm a licensed professional engineer since
10 '99. I am also a license professional planner by
11 exam in New Jersey, and I have been involved in
12 several hundred commercial and residential projects,
13 testified in over a hundred municipalities. I think
14 I may have been before this Board, but not before
15 this group.

16 MR. ALONSO: Madam Chair, I ask that
17 his qualifications be accepted.

18 CHAIRWOMAN BETTINGER: On behalf of
19 the Board, we accept.

20 MR. ALONSO: Thank you very much.
21 Mr. Freud, you have the site plan that's on the
22 easel. Why don't you go over that?

23 MR. FREUD: Certainly. As you
24 indicated, this site is on Kennedy Boulevard, which
25 is on the right side of the page in North Bergen

1 here, running north-south at the top of the page,
2 and 70th Street comes into it across the bottom of
3 the page on the northwest corner. It used to be a
4 Sunoco gas station, which is being replaced by a
5 proposed 7-Eleven. Right now, the site has two
6 driveways on Kennedy Boulevard and one on 70th
7 Street. The proposal is a 2,500-square-foot
8 7-Eleven that you can see shifted towards the
9 northwest corner of the site, keeping clear site
10 distance, and it also has 12 parking space and one
11 handicapped space in front of the building.

12 Additionally, the two driveways that
13 presently exist on Kennedy Boulevard will be reduced
14 to a single driveway, and that driveway will be
15 right in and right out. Our Planning Board approval
16 with North Bergen, we did agree to sign and stripe
17 and limit that right in and right out. The
18 secondary driveway, again, getting that as far as
19 possible from the intersection on 70th Street.
20 There's a full movement driveway at the
21 intersection.

22 The trash enclosure is in an enclosed
23 portion of the structure here with gates, facing
24 away from the residents. That trash is typically
25 hauled out three times a week during off-peak hours

1 so that the nearest space that is close to that
2 trash enclosure will be empty due to off-peak hours.
3 That space will probably be for employees.
4 Similarly, deliveries, there are two main deliveries
5 per week from a WB-40, so it's not a typical tractor
6 trailer, which is a WB-50. It's a smaller vehicle
7 used for this type of setting like Kennedy
8 Boulevard, a small environment. It will fit into
9 the site circulating through, and stage across the
10 front of the store. That also happens during
11 off-peak hours so that there is no conflict with
12 turning movements in and out of the parking lot, and
13 allows during off peak hours, it allows the store
14 personnel to assist with bringing stuff in and
15 getting that stuff settled. It's not interfering
16 with the operations of the store.

17 Right now, the site is a hundred-percent
18 impervious coverage. It's just the gas station. We
19 will be reducing that to about 79 percent through
20 the addition of landscaping around the perimeter.
21 We're also providing an oversized 24-inch pipe
22 along -- parallel to Kennedy Boulevard, which will
23 take the roof runoff into a nice macadam driveway,
24 because this is a combined sewer, so to reduce the
25 impact when we get to that.

1 That also brings me to the waiver request
2 which has to do with the street trees along Kennedy
3 Boulevard. Because of the proposed stormwater
4 structure, just inside the property there is
5 existing water, gas and overhead utilities with the
6 Kennedy Boulevard right-of-way, there really isn't a
7 good place to put those street trees with the
8 underground utilities or to limit sight distance at
9 the driveway. We are proposing to and have
10 submitted an estimate for the contribution to the
11 tree funds. So we'll do that.

12 There were questions about operations.
13 This is a 24-hour 7-Eleven, a typical 7-Eleven.
14 This convenience store is for the neighborhood. It
15 will have two employees in the store at any given
16 time.

17 MR. ALONSO: And with respect to the
18 two green techniques, we are proposing landscaping,
19 and we're also proposing to reduce the impervious
20 coverage from a hundred percent, which is the
21 current condition to approximately 79 percent?

22 MR. FREUD: That's correct.

23 MR. ALONSO: I think you testified to
24 that. There are no encroachments on the roadway
25 County right-of-way?

1 MR. FREUD: That's correct.

2 MR. ALONSO: Does that conclude your
3 testimony?

4 MR. FREUD: Just to confirm the
5 dates, we have an August 9th letter from County
6 Planning, and we have a July 25th letter from T & M
7 Associates reviewing the engineering. I believe I
8 have addressed their questions or comments within
9 those letters, but if there is any follow-up.

10 CHAIRWOMAN BETTINGER: Any comments?

11 MR. VOINER: You mentioned off-peak
12 hours for deliveries and trash pickup. When would
13 the usual peak hours be for a store like this? I
14 know it's not going to be after midnight or six in
15 the morning, but I appreciate the fact you're
16 scheduling deliveries and trash pickup at off-peak
17 times. It's just kind of important because I'm sure
18 the popularity of this will develop pretty quickly,
19 particularly when you have trash pickup, and you
20 have someone parking in that one space, and the guy
21 is waiting for that person to leave because, you
22 know, so he needs to get right up to that trash
23 enclosure. So is there any particular time when
24 they usually come?

25 MR. FREUD: It's a window, and we use

1 private haulers, so we would have control over that.
2 Typically, it would be a midmorning or
3 afternoon-morning people or the overnight situation.
4 Because it's 24 hours, we do have access to do that
5 within off hours.

6 MR. VOINER: The Engineer, he did
7 address pretty much all of our comments, any issues
8 with that, things that need to be addressed. The
9 Kennedy Boulevard access has striping they put in to
10 direct the flow, and you answered all of the
11 information, all that we have.

12 CHAIRWOMAN BETTINGER: Any other
13 Commissioners have comments or questions?

14 COMMISSIONER MEHTA: You mentioned it
15 was a gas station. So now the gas tank is removed,
16 and you have DEP clearance?

17 MR. FREUD: They have been removed,
18 yes, and we have that, I think, that documentation,
19 the letter by the LSRP.

20 COMMISSIONER MEHTA: And you didn't
21 mention anything about signage.

22 MR. FREUD: I'll be happy to talk
23 about that. We have two components of signage. One
24 is a freestanding sign in the intersection here. It
25 will be raised so there are no conflicts with site

1 lines across the intersection. We do have the North
2 Bergen sight triangle superimposed on the site plan.
3 We are outside of it generally, but generally
4 because of the height of the sign, any sight lines
5 are just there, and there's the sign on the
6 storefront that you would typically see on a
7 7-Eleven, a tri-stripe across the building center.

8 COMMISSIONER MEHTA: And on that side
9 of your property, you are going to have plants?

10 MR. FREUD: In fact, we are. Because
11 of the unique nature of where the trash enclosure is
12 a structure enclosed, that was part of our
13 discussion with the Borough about how that would be
14 handled, that provides additional screening there,
15 not only from the light but also any activity here.
16 We also have an evergreen row across the entire bed.

17 COMMISSIONER CHOFFO: Madam; you may
18 have mention this but are all of the sidewalks going
19 to be replaced?

20 MR. FREUD: Yes.

21 COMMISSIONER CHOFFO: Along the
22 entire property?

23 MR. FREUD: Uh-huh. Between taking
24 out driveways that are there now and putting new
25 ones in, it pretty much is going to happen. The

1 sidewalks, we'll take down the depression, and it's
2 easier to just do that whole thing. That leads me
3 to another good point and another one of the
4 comments. We are also doing new ADA ramps along the
5 frontage as well as the opposite corners of the
6 7-Eleven, as well as along Bergenwood Avenue behind
7 us. North Bergen asked for the associated ramps on
8 the opposite side.

9 COMMISSIONER CHOFFO: Your client
10 agreed to that?

11 MR. FREUD: Yeah. These all are part
12 of the site plan and part of the approval, yes.

13 COMMISSIONER MALAVASI: And the
14 County's requirement as well.

15 CHAIRWOMAN BETTINGER: Any other
16 comments?

17 COMMISSIONER MALAVASI: Just a
18 question, you've got the right in and right out on
19 the Boulevard, which is what the Board looks for.
20 Have you explored the opportunity to possibly put a
21 mall island or striping that kind of directs the
22 people to make sure they make the right instead when
23 they want to get out on the Boulevard, they make a
24 left? 70th is two-way. There should be no reason
25 to go out on the Boulevard, but since you're 24

1 hours, it seems pretty obvious we'd want if not a
2 concrete island, maybe striping to direct people to
3 make that right.

4 MR. FREUD: That sidewalk is -- we
5 could put a small island to channelize. I hate to
6 say it, but if someone wants to make a left -- it's
7 hard.

8 COMMISSIONER MALAVASI: The point is
9 to discourage. We prefer an island. Secondly, if
10 do some striping on the site to direct people, I
11 think it would be helpful.

12 MR. FREUD: We could add additional
13 striping. My concern personally with an island,
14 because it's not going to completely force the
15 movement, and that snow plows and vehicles are going
16 to hit it and won't work out there. Plus because of
17 the ADA that comes here, there's a very limit
18 opportunity to put that island, and as you start
19 channelizing, you're driving closer to the
20 intersection. I understand the benefit of an
21 island. There is also in this case more negatives
22 by trying to squeeze.

23 COMMISSIONER MALAVASI: Striping may
24 be helpful.

25 CHAIRWOMAN BETTINGER: You have the

1 proper signage as well?

2 MR. FREUD: Yes, we do have No Left
3 Turn signs, and we have an arrow and pavement
4 markings. We also have a sign stop with a No Left
5 Turn sign. We have signs facing northbound traffic
6 advising no left turn in.

7 FREEHOLDER TORRES: You may have an
8 opportunity to work with the County to see if maybe
9 you can put cones on the Boulevard for the left
10 turn.

11 COMMISSIONER MALAVASI: I think what
12 we've done in the past is made that a condition of
13 approval, that if it becomes problematic that we ask
14 the applicants to put those in. I don't think that
15 we ask for it upfront. We just keep that in our
16 back pocket. Like I said, because 70th Street is
17 two-way, you can make a left on 70th Street. You'll
18 probably get the occasional person who shoots past
19 and tries to make the left. You've got an
20 opportunity to make the left on 70th. Like I said,
21 we keep that in our back pocket for later if it's
22 problematic.

23 MR. FREUD: This site and the way it
24 faces that intersection with the sign out front,
25 you're going to see it. It won't be sudden, oh, by

1 the way, here's a 7-Eleven. They can make that
2 decision at the intersection.

3 CHAIRWOMAN BETTINGER: Do you have a
4 traffic engineer?

5 (The witness is sworn.)

6 MR. CURLEY: Please state your name
7 for the record and spell your last name.

8 MR. VERDERESE: Nicholas Verderese,
9 V-e-r-d-e-r-e-s-e. I am a principal planner of
10 Dynamic Traffic located on Main Street in Caldwell,
11 New Jersey. I've have appeared here a number of
12 times as a professional engineer.

13 MR. ALONSO: Thank you.
14 Mr. Verderese, you've heard the testimony with
15 respect to some of the traffic issues. Do you
16 concur with whatever he said?

17 MR. VERDERESE: Yes, I did.

18 MR. ALONSO: Please provide a summary
19 of your testimony.

20 MR. VERDERESE: We did a full traffic
21 study which was reviewed by the municipality as well
22 as by your professionals and your in-house engineer.
23 We are comfortable. As part of the process there
24 was a recommendation for removal of an egress, which
25 we agreed to. Just so everyone is familiar with

1 this location, it does have as on all the
2 intersections on Kennedy Boulevard, there is a
3 dedicated left-turn lane. If you're driving north
4 on Kennedy, you can see the left-turn lane and wait
5 to make the left on 70th, which helps reduce the
6 chance that someone might try to left turn into that
7 driveway. This is a better location.

8 MR. ALONSO: Do you have any
9 testimony with respect to the number of the parking
10 spaces, size of parking stalls?

11 MR. VERDERESE: We have 28 foot
12 aisles for extra maneuverability. It's a small
13 parking lot, so we don't anticipate -- we don't have
14 any issues with the location. It's small. There
15 are parking spaces on either side of the driveways,
16 but because it's so small, it's anticipated that the
17 volume and speeds will be very slow coming out of
18 it. There was some discussion maybe beefing up some
19 signage in the driveway, we can do some striping,
20 but channelizing, maybe modify this and throw an
21 "only" in there with the original right-turn out
22 only, also to help improve that situation.

23 MR. ALONSO: Did you also do a
24 traffic impact study?

25 MR. VERDERESE: We did a traffic

1 study, including traffic counts, future traffic
2 volumes. We did an analysis to identify existing
3 operations, future operations, intersection
4 identicals at the 7-Eleven convenience store. The
5 majority of the traffic is what we call pass-by, so
6 it's people already on the roadway coming by. We
7 conservatively utilize standard trip generation for
8 convenience stores, wherein this location, we
9 anticipate maybe a third of our customers will be
10 walk-in, but we did include that in our study. We
11 conservatively included all of the traffic in our
12 analysis. It showed little to no impact.

13 CHAIRWOMAN BETTINGER: Do you have
14 anything else?

15 MR. VOINER: I recognize that your
16 center aisle is 28 feet wide and could allow for
17 perhaps some kind of double-parking or parallel
18 parking during peak time when the parking lot might
19 be full, and if so, is there may be some kind of
20 pavement marking to put that middle aisle to say --
21 I hate to say No Parking, then people would be
22 discouraged.

23 MR. VERDERESE: We can do a fire lane
24 or something like that.

25 MR. VOINER: I just see the potential

1 because of it being so wide, if somebody has to come
2 in for a two-minute transaction and all the spaces
3 are taken up, that might be kind of a way to have
4 temporary parking.

5 MR. VERDERESE: We have done studies
6 at 7-Eleven facilities. If you've got to ten to
7 twelve spaces in much more suburban stores, it's
8 more than that.

9 COMMISSIONER MALAVASI: I have a
10 question. The Sunoco station, was there a
11 convenience store associated with that?

12 MR. VERDERESE: I think at the end it
13 was just boarded over the front.

14 MR. ALONSO: So my recollection was
15 there was no convenience store. It was just service
16 bays.

17 MR. VOINER: One other thing, I saw
18 in the traffic study. You did an analysis of 70th
19 Street and Kennedy, and the lowest level of service
20 was Level D, which is acceptable for this condition.
21 Did you happen to notice what kind of queuing that
22 brings up on 70th Street?

23 MR. VERDERESE: Yes. That was one of
24 your questions. It does during peak hours queue past
25 that driveway, so about three vehicles can queue

1 before it's blocked. If that happens, one of the
2 benefits, that's only a T intersection, so there is
3 no conflicting movements, so anyone that comes out
4 of 70th doesn't have someone traveling in the
5 opposite direction, so it clears the driveway and it
6 queues. So there's a time period that you make that
7 left.

8 MR. VOINER: I don't believe that
9 extended for very much that you had to do
10 additional.

11 MR. VERDERESE: No, no, it didn't
12 show that much of a change.

13 MR. VOINER: Not much of a visual
14 impact is going to occur because of the opportunity
15 of the two driveways.

16 CHAIRWOMAN BETTINGER: Any other
17 comments?

18 COMMISSIONER MEHTA: This is a new
19 store, or it's going to be moving from another
20 location?

21 MR. VERDERESE: Yes. There is one
22 not far from here.

23 COMMISSIONER MEHTA: I think 58th
24 Street. That's not very far.

25 MR. VERDERESE: It's in a mixed-use

1 center. It's on the corner.

2 MR. ALONSO: There is another
3 question that the engineer indicated, just one
4 clarification with respect to the tanks.

5 MR. FREUD: I apologize. You asked
6 about the tank environmental. When the tanks are
7 pulled, and there is not -- I don't want to say yet.
8 There has been ongoing testing, and it's being
9 monitored by an LSRP, and I just wanted to clarify
10 where we stand. Thanks for all the help. It is
11 being monitored.

12 CHAIRWOMAN BETTINGER: Do I have a
13 motion?

14 MS. GIARRATANA: On a motion made by
15 Commissioner Choffo, and seconded by Commissioner
16 Cryan.

17 Commissioner Choffo.

18 COMMISSIONER CHOFFO: Aye.

19 MS. GIARRATANA: Commissioner Cryan.

20 COMMISSIONER CRYAN: Yes.

21 MS. GIARRATANA: Commissioner Jeter.

22 COMMISSIONER JETER: Yes.

23 MS. GIARRATANA: Commissioner Lugo.

24 COMMISSIONER LUGO: Aye.

25 MS. GIARRATANA: Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MS. GIARRATANA: Commissioner Mehta.

4 COMMISSIONER MEHTA: Aye.

5 MS. GIARRATANA: Commissioner Torres.

6 FREEHOLDER TORRES: Yes.

7 MS. GIARRATANA: Chairwoman

8 Bettinger.

9 CHAIRWOMAN BETTINGER: Aye.

10 MS. GIARRATANA: The motion has
11 passed.

12 MR. ALONSO: Thank you very much.

13 MS. GIARRATANA: The next item on the
14 agenda is Application 2018-31-SP; the applicant is
15 217 Willow LLC; located at 217 Willow Avenue; Block
16 165, Lot 9; in Hoboken. It's an application to
17 construct a four-story building Design Flood
18 Elevation building with four residential units and
19 one commercial space.

20 MR. MATULE: Good evening, Madam
21 Chair and Board Members. Robert Matule appearing on
22 behalf of the applicant. Our architect has just
23 arrived, so give us a minute for him to set up.
24 Perfect timing I might add. Actually, while he is
25 setting up, I can give you a little bit of an

1 overview.

2 The applicant received minor site plan
3 approval and one variance from the City of Hoboken
4 to demolish the existing building that's there. The
5 plan is to construct a new five-story building,
6 ground floor retail and four residential units above
7 the floodplain. We are here for site plan approval
8 as well because it's on the County road. Adrian
9 Melia from Minervini Vandermark will walk you
10 through the plans and address any comments.

11 (The witness is sworn.)

12 MR. CURLEY: Please state your name
13 for the record and spell your last name.

14 MR. MELIA: It's Adrian Melia,
15 M-e-l-i-a.

16 MR. MATULE: And Mr. Melia has
17 testified before the Board previously. I'm going to
18 ask you waive the requirement for the qualifications
19 and accept him as an architect.

20 CHAIRWOMAN BETTINGER: Is that
21 acceptable? Okay.

22 MR. MATULE: Thank you. All right,
23 Mr. Melia, can you just walk the Board through the
24 site plan?

25 MR. MELIA: The site is a 25 feet by

1 50 on Willow between First and 2nd Street. Here we
2 will demolish the existing structure and construct a
3 five-story building with four residential units and
4 one commercial unit. The project received approval
5 from Hoboken. We put the retail space because there
6 are two other retail spaces on the block.

7 The existing structure will be demolished
8 due to flood regulations. What we are proposing
9 aesthetically is similar to the adjoining neighbors,
10 the traditional style brick that meets the Hoboken
11 requirements for materials. You can see the
12 elevation is the traditional steel sills. It's got
13 a cornice, an encroachment into the County
14 right-of-way, which we will need a franchise
15 agreement for.

16 Going to the engineer's comments, any new
17 project in Hoboken is required to provide a
18 stormwater retention plan, so that will be located
19 in the rear yard. That will help mitigate the
20 stormwater issued. So the detention tank will
21 retain what the authority deems is appropriate for
22 the size of the site. The major green feature of
23 this project is 50 percent of the vertical ridge
24 will be extensive green roof trays so they will be
25 used in association with the rainwater as retention

1 to hold the rainwater on the roof. They will help
2 mitigate the stormwater conditions.

3 It's noted on the drawing that there is an
4 existing street tree there. On the actual
5 application, we called for a new tree. So we will
6 replace the tree that is there.

7 MR. MATULE: You received Mr. Cray's
8 letter of 7/31?

9 MR. MELIA: I did see his comment
10 letter. He wanted us to show that we're going to do
11 all of the trenches, the three separate trenches.
12 He wants us to show them all together with no
13 in-between so it's not three separate trenches so
14 there is no issue. We're meeting the engineer's
15 request.

16 MR. MATULE: Just for the record we
17 have ordered a survey to be submit for the franchise
18 agreement. We don't have it yet. I believe the
19 only would be the lights on this project?

20 MR. MELIA: The lights and the
21 cornice that extends across the top of the building.

22 CHAIRWOMAN BETTINGER: Do you have
23 any comments?

24 MR. CRAY: Yes. Most of the comments
25 are addressed. I think they acknowledge for the

1 record that the ADA compliance, there may be a spot
2 they need to specifically show. So sometimes you
3 have to go into the frontage for that transition.
4 What is your position? Are you going to comply with
5 that comment?

6 MR. MELIA: We are showing on this
7 site the difference between the neighbors on both
8 sides.

9 MR. CRAY: I think one is the TC, the
10 top curb elevation didn't seem to jive, so there may
11 be a transposing of numbers. If you could get a
12 surveyor to confirm that. It wouldn't be too hard
13 to confirm. We want to make sure the contractor has
14 the right grades, and what the transition is going
15 to be so we don't squabble during construction.
16 It's not major stuff, Madam Chair, and the other
17 stuff, there will be a need for resubmission of the
18 plan. It's not major. It's minor construction
19 details. So I don't have any further questions or
20 comments.

21 CHAIRWOMAN BETTINGER: Do we have any
22 other comments from the Commissioners?

23 COMMISSIONER MALAVASI: I just have a
24 question on the lighting fixture on Z-4. You've got
25 the fixture height which is offset on the side of

1 the building to the left. There is no coverage. Do
2 you have street-lighting there? You don't have a
3 dark spot next to the building?

4 MR. MELIA: Yes. The street itself
5 has streetlights, so additional lighting would be
6 exhaustive.

7 COMMISSIONER MALAVASI: Just a
8 question for clarification, it's not my
9 jurisdiction. You show two of the gate lights in
10 the back, but you also a strobe light. Where is
11 that going?

12 MR. MELIA: So if you look on the
13 rear of the rear yard into the second floor unit, so
14 those LEDs are for the lighting at the base of the
15 stair, the stair lighting.

16 COMMISSIONER MALAVASI: Where is the
17 B going, the Light Fixture B?

18 MR. MELIA: They are all rear yard
19 lighting for the back of the stair.

20 COMMISSIONER MALAVASI: It's not my
21 jurisdiction, just curiosity. My concern is the
22 frontage. As long as there's light on the street, I
23 have no questions.

24 CHAIRWOMAN BETTINGER: Madam
25 Secretary, do you have a comment?

1 MS. GIARRATANA: The applicant
2 covered our comments.

3 CHAIRWOMAN BETTINGER: Do I have a
4 motion?

5 MS. GIARRATANA: On a motion made
6 Commissioner Jeter, and seconded by Commissioner
7 Cryan.

8 Commissioner Choffo.

9 COMMISSIONER CHOFFO: Aye.

10 MS. GIARRATANA: Commissioner Cryan.

11 COMMISSIONER CRYAN: Yes.

12 MS. GIARRATANA: Commissioner Jeter.

13 COMMISSIONER JETER: Yes.

14 MS. GIARRATANA: Commissioner Lugo.

15 COMMISSIONER LUGO: Aye.

16 MS. GIARRATANA: Commissioner

17 Malavasi.

18 COMMISSIONER MALAVASI: Aye.

19 MS. GIARRATANA: Commissioner Mehta.

20 COMMISSIONER MEHTA: Aye.

21 MS. GIARRATANA: Commissioner Torres.

22 FREEHOLDER TORRES: Yes.

23 MS. GIARRATANA: Chairwoman

24 Bettinger.

25 CHAIRWOMAN BETTINGER: Aye.

1 MS. GIARRATANA: The motion has
2 passed.

3 MR. MATULE: Thank you.

4 MS. GIARRATANA: The next item on the
5 agenda are Applications to be Exempt. The first is
6 2018-43-SD; 228 Sherman Ave., LLC; at 228-230
7 Sherman Avenue; Block 2302, Lot 1; in Jersey City,
8 which is a minor subdivision application not along a
9 County Road.

10 The next is 2018-45-SP. The applicant is
11 160 East 22nd Street, 2-01 Realty, LLC; at 160 East
12 22nd Street Block 464.01, Lot 2.01 Bayonne, and this
13 is a site plan application not along a County road.

14 CHAIRWOMAN BETTINGER: Do I have a
15 motion?

16 MS. GIARRATANA: On a motion made by
17 Commissioner Torres. Second by Commissioner Cryan.
18 Commissioner Choffo.

19 COMMISSIONER CHOFFO: Aye.

20 MS. GIARRATANA: Commissioner Cryan.

21 COMMISSIONER CRYAN: Aye.

22 MS. GIARRATANA: Commissioner Jeter.

23 COMMISSIONER JETER: Yes.

24 MS. GIARRATANA: Commissioner Lugo.

25 COMMISSIONER LUGO: Aye.

1 MS. GIARRATANA: Commissioner
2 Malavasi.

3 COMMISSIONER MALAVASI: Aye.

4 MS. GIARRATANA: Commissioner Mehta.

5 COMMISSIONER MEHTA: Aye.

6 MS. GIARRATANA: Commissioner Torres.

7 FREEHOLDER TORRES: Yes.

8 MS. GIARRATANA: Chairwoman
9 Bettinger.

10 CHAIRWOMAN BETTINGER: Aye.

11 MS. GIARRATANA: The motion has
12 passed. The next item on the agenda is old
13 business, and we have none. We do have new
14 business. It's the introduction of the Hudson
15 County Recreational and Open Space Inventory Update.
16 The New Jersey DEP through their Green Acres program
17 requires counties and municipalities to keep an
18 inventory of their open space to ensure that it's
19 saved for conservation and recreation purposes only.
20 Through their funding they require updates as
21 needed, you know, every few years or so.

22 Our last one was in 2012, and it comes up
23 because it is an addendum to our County master plan,
24 and it has a public notice and public comment
25 period. What's in your packets now, it's the

1 inventory, that was put in the newspaper a few days
2 ago. That is exactly 30 days before our next
3 meeting. In order to adopted on it, there needs to
4 be a 30-day notice period.

5 And just a very quick summary of the
6 change. Again, I put a memo in your packet. If you
7 have any other questions you can let us know before
8 we actually do the vote, but Lincoln Park we had to
9 remove the portion of Lincoln Park that is the
10 Casino in the Park for obvious reasons. It's a
11 commercial use, and that's been used for so long, it
12 was just recognized that it could be removed.
13 Braddock Park, the portion that's considered the
14 bird sanctuary was added. For Laurel Hill Park,
15 there is a subdivision update, and Columbus Park,
16 was a lot, a construction of a lot.

17 Again, there was just different, you know,
18 I don't think it was a stringent kind of review, but
19 it was mostly cleanup for the update. That's pretty
20 much it. Like I said, we have the public comment
21 period going on now. It is posted on our web site,
22 two newspapers, and if you have any questions or
23 comments, let us know for the next adoption, which
24 will require a super majority for the addendum to
25 the master plan.

1 COMMISSIONER MEHTA: This is for the
2 County, not for any town or?

3 MS. GIARRATANA: No.

4 CHAIRWOMAN BETTINGER: Do I have a
5 motion to adjourn?

6 FREEHOLDER TORRES: Motion.

7 COMMISSIONER MEHTA: Second.

8 MS. GIARRATANA: The next meeting is
9 September 28th.

10 (Whereupon the proceeding is then
11 concluded at 7:27 p.m.)

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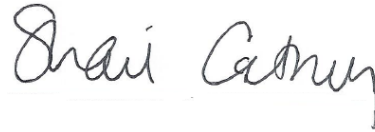
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C E R T I F I C A T I O N

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 Tuesday, August 21, 2018; 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 2/4/22

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