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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, December 19, 2017
6:30 p.m.

B E F O R E:

RENEE BETTINGER, Chairwoman
KENNEDY NG, Commissioner
FLOYD JETER, Commissioner
THOMAS MALAVASI, Commissioner
ELIZABETH HERNANDEZ, Commissioner
SAMANTHA LUGO, Commissioner
ANTHONY ROMANO, Commissioner

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

JENNIFER J. BOGSANSKI, ESQ., Board Counsel
KEVIN FORCE, Assistant Planner
MARIO TRIDENTE, Inspector
FRANCESCA GIARRATANA, PP AICP, Board Secretary
ANTONIOS PANAGOPOULOS, PE

Job No. NJ2774882

1 CHAIRWOMAN BETTINGER: Good evening.
2 I would like to call to order the meeting of the
3 Hudson County Planning Board on Tuesday,
4 December 19, 2017.

5 Counselor, has this meeting been properly
6 advertised?

7 MS. BOGSANSKI: Yes. The meeting has
8 been properly noticed in accordance with the Open
9 Public Meetings Act. The notice of the meeting was
10 published in the newspapers, and notice was posted
11 with the County Clerk and the Clerk of the
12 Freeholders.

13 CHAIRWOMAN BETTINGER: Thank you.
14 Ma'am Secretary, may I have a roll call, please?

15 MS. GIARRATANA: Yes. Commissioner
16 Choffo, absent. Commissioner Glembocki, absent.
17 Commissioner Hernandez.

18 COMMISSIONER HERNANDEZ: Here.

19 MS. GIARRATANA: Commissioner Jeter,
20 absent. Commissioner Kopacz, absent. Commissioner
21 Lugo.

22 COMMISSIONER LUGO: Here.

23 MS. GIARRATANA: Commissioner
24 Malavasi.

25 COMMISSIONER MALAVASI: Here.

1 MS. GIARRATANA: Commissioner Mehta,
2 absent. Commissioner Ng.

3 COMMISSIONER NG: I'm here.

4 MS. GIARRATANA: Commissioner Romano.

5 FREEHOLDER ROMANO: Here.

6 MS. GIARRATANA: Chairwoman
7 Bettinger.

8 CHAIRWOMAN BETTINGER: Here.

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

11 CHAIRWOMAN BETTINGER: Will everyone
12 please rise and salute the flag?

13 (Flag Salute.)

14 CHAIRWOMAN BETTINGER: Did all of the
15 Commissioners receive the minutes of the last
16 meeting? Do I have a motion to approve?

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

20 Commissioner Hernandez.

21 COMMISSIONER HERNANDEZ: Aye.

22 MS. GIARRATANA: Commissioner Lugo.

23 COMMISSIONER LUGO: Aye.

24 MS. GIARRATANA: Commissioner
25 Malavasi.

1 COMMISSIONER MALAVASI: Aye.

2 MS. GIARRATANA: Commissioner Ng.

3 COMMISSIONER NG: Aye.

4 MS. GIARRATANA: Commissioner Romano.

5 FREEHOLDER ROMANO: Abstain.

6 MS. GIARRATANA: Chairwoman

7 Bettinger.

8 CHAIRWOMAN BETTINGER: Aye.

9 MS. GIARRATANA: The motion has
10 passed. The minutes have been adopted.

11 CHAIRWOMAN BETTINGER: I have the
12 pleasure of presenting an award to one of our
13 Commissioners on the Board from 2004 to 2017, Former
14 Commissioner Michael Holloway. The award is for his
15 dedicated and outstanding service as a Commissioner
16 of the Hudson County Board, the years 2004 to 2017.
17 Michael Holloway was the Vice Chair for years 2012
18 and 2014 and 2017, and he also served as Chairman on
19 2005, 2010, and it's been a pleasure working with
20 you and being part of this Board and enjoy.

21 MR, HOLLOWAY: I really appreciate
22 it. I learned a lot over all these years, made
23 friends and learned a lot. Things happened in my
24 life, and I had to move on. I really appreciate it.
25 Thank you so much.

1 CHAIRWOMAN BETTINGER: I note for the
2 record that Commissioner Mehta has arrived. Next
3 order of business, the Adoption of the -- no, no.

4 MS. GIARRATANA: Actually, the
5 adoption of the Hudson Planning Board schedule for
6 2018, which should be in everyone's binder, and
7 Kevin had handed out, and I don't believe there are
8 any issues.

9 CHAIRWOMAN BETTINGER: Do I have a
10 motion to approve the adoption of the Hudson County
11 Planning Board schedule of meetings for 2018?

12 MS. GIARRATANA: On a motion made by
13 Commissioner Ng, and seconded by Commissioner
14 Romano.

15 Commissioner Hernandez.

16 COMMISSIONER HERNANDEZ: Aye.

17 MS. GIARRATANA: Commissioner Lugo.

18 COMMISSIONER LUGO: Aye.

19 MS. GIARRATANA: Commissioner
20 Malavasi.

21 COMMISSIONER MALAVASI: Aye.

22 MS. GIARRATANA: Commissioner Mehta.

23 COMMISSIONER MEHTA: Aye.

24 MS. GIARRATANA: Commissioner Ng.

25 COMMISSIONER NG: Aye.

1 MS. GIARRATANA: Commissioner Romano.

2 FREEHOLDER ROMANO: Aye.

3 MS. GIARRATANA: Chairwoman
4 Bettinger.

5 CHAIRWOMAN BETTINGER: Aye.

6 MS. GIARRATANA: The motion has
7 passed. The next item is memorialization of
8 resolutions that were considered at the last
9 meeting. Application 2017-55-SP, Green Property,
10 LLC; at 1410-1418 Palisade Avenue; Block 181, Lots
11 12, 13, 14 & 15; in Union City. It was application
12 to construct an eight-story residential building
13 with 60 residential units and 95 parking spaces.

14 On a motion made by Commissioner Mehta,
15 and second by Commissioner Lugo.

16 Commissioner Hernandez.

17 COMMISSIONER HERNANDEZ: Aye.

18 MS. GIARRATANA: Commissioner Lugo.

19 COMMISSIONER LUGO: Aye.

20 MS. GIARRATANA: Commissioner
21 Malavasi.

22 COMMISSIONER MALAVASI: Aye.

23 MS. GIARRATANA: Commissioner Mehta.

24 COMMISSIONER MEHTA: Aye.

25 MS. GIARRATANA: Commissioner Ng.

1 COMMISSIONER NG: Aye.

2 MS. GIARRATANA: Commissioner Romano.

3 FREEHOLDER ROMANO: Aye.

4 MS. GIARRATANA: Chairwoman
5 Bettinger.

6 CHAIRWOMAN BETTINGER: Aye.

7 MS. GIARRATANA: The motion has
8 passed. The next item of business are Site Plans,
9 Subdivisions and other matters and other matters
10 scheduled for public hearing. The first application
11 is 2016-104-SP; the Applicant, North Light Realty,
12 LLC; 290, 302, 310 Secaucus Road at Block 62, Lots
13 11, 12 & 13, in Secaucus, and that's an application
14 to construct an addition to an existing building to
15 be used for offices, services, parts, and sales of
16 trucks.

17 MR. KEMP: Good evening, Chairwoman,
18 Board Members and staff. My name is Karl Kemp,
19 attorney representing the applicant. As indicated,
20 we are an open business in Secaucus known as Hudson
21 County Motors, and presently we have a location on
22 Seaview behind the Secaucus Exchange off of 15X.
23 It's been there for three generations, and now we
24 have found a place that fits our needs. We have
25 been to the Sport and Exposition Authority, formerly

1 the Meadowland Commission, and Secaucus has taken
2 steps to maintain oversight of the site plan
3 approval in Secaucus, and now we're here with this
4 Board.

5 We have our engineer here, who will go
6 through the site plan for you briefly.

7 (The witness is sworn.)

8 MR. MORRIS: My name is Jeffrey
9 Morris, M-o-r-r-i-s, from Boswell Engineer, 330
10 Phillips Avenue in South Hackensack.

11 MR. KEMP: Are you licensed in the
12 state of New Jersey?

13 MR. MORRIS: I have 37 years in
14 experience. I am a licensed engineer and planner in
15 the state of New Jersey.

16 MR. KEMP: Mr. Morris will testify as
17 an engineer. Do you accept his qualifications?

18 CHAIRWOMAN BETTINGER: Yes.

19 MR. MORRIS: That property that is
20 existing has a small frontage on Secaucus Road, and
21 primary frontage is on Old Secaucus Road, right
22 across the street from the hotel. The current use,
23 Cinelli is a fairly large building, and a large
24 paved area where they stored and processed scrap
25 iron.

1 Hudson County Motors plans to maintain the
2 Cinelli office building as part of our sales offices
3 and parts distribution, and then add 24 bays for
4 truck repairs. There are sales of the large tractor
5 trailers, rigs. They would have a truck display on
6 Old Secaucus Road, and the iron storage will be
7 converted into parking and storage of trucks, new
8 trucks and trucks waiting to be repaired.

9 Access will be maintained exactly as it
10 is, which access located on Secaucus Road. The
11 existing parking in front of the Cinelli building
12 will be maintained. Some things will be added, the
13 L-shaped addition for parking, repaving the areas
14 behind and in front for parking. Additionally,
15 there is a small office space located on the north
16 end of the lot, that will also be untouched. That's
17 about it in a nutshell. Does anybody have question?

18 CHAIRWOMAN BETTINGER: Basically,
19 you're purchasing the Cinelli?

20 MR. MORRIS: Yes, they're purchasing
21 the Cinelli property.

22 MR. KEMP: The actual business is
23 that truck sales, and again, they're called Mack
24 trucks, that size. There will also leasing the
25 trucks and repair and also parts and services. What

1 makes it unique, this that over and about this
2 corner, there is going to be an electronic what they
3 commonly call a billboard. It's in the regulations.
4 It's a pylon sign that will be there.

5 MR. MORRIS: As Mr. Kemp said, if you
6 want an example, the one on Seaview and County Road
7 extension. Right now, we will be moving that
8 operation over here to operate that facility.

9 COMMISSIONER MEHTA: To look at it
10 right now, are you going to sell it off, are you
11 planning to hold?

12 MR. RYPKEMA: I'm the operator.

13 MR. KEMP: You have to be sworn.

14 (The witness is sworn.)

15 MR. RYPKEMA: My name is Paul
16 Rypkema, R-y-p-k-e-m-a, and I am the current
17 operator of the property.

18 MR. KEMP: That's junior.

19 MR. RYPKEMA: Junior, yes.

20 MR. KEMP: The building has been in
21 the family for three generations.

22 MR. RYPKEMA: We currently operate at
23 614 New County Road in Secaucus. We had sold that
24 property a couple years back and moved into a lease
25 back. So we're currently leasing that. We had

1 purchased this site, that's actually three parcels,
2 and we're in the process or will be in the process
3 of moving, just transferring locations.

4 CHAIRWOMAN BETTINGER: That means
5 that the trucks will be out in County Road?

6 MR. MORRIS: Yes. We have done a
7 complete traffic analysis for the NJSEA and
8 Secaucus. I think we also gave it to the County.
9 It's a fairly minimal impact. The operation is
10 already in Secaucus, and compared to Cinelli, it's a
11 decrease.

12 MR. KEMP: Under Meadowlands
13 regulations we had an impact assessment, and you
14 have to pay a fee. It actually turned out when we
15 submitted that, we were actually less so we didn't
16 have to pay the Commission. We didn't have to pay
17 any fees.

18 MR. MORRIS: As an example, Cinelli
19 was bringing in probably one truck every two or
20 three minutes. This was a very fairly intense
21 operation.

22 MR. RYPKEMA: Our operation is very
23 quiet.

24 CHAIRWOMAN BETTINGER: Just one
25 question with regard to traffic, if you don't mind.

1 Is there a traffic light in that intersection?

2 MR. MORRIS: The traffic light is in
3 the intersection, and it's a smart traffic light.
4 So all Secaucus Road, it's actuated on Secaucus Road
5 so the light will give greens to Secaucus all the
6 time. If one car comes into here, it will turn
7 green for Secaucus Road for a short period. If it's
8 ten cars stacked, it turns green for a longer
9 period.

10 CHAIRWOMAN BETTINGER: Our Board was
11 influential in having that light installed.

12 COMMISSIONER MALAVASI: That
13 intersection is part of the adaptive system. It's
14 really not under -- we don't regulate it on the
15 County. We have an agreement with them. They
16 monitor and regulate the timing.

17 MR. MORRIS: I was looking for the
18 word, the adaptive system. It's a variable signal.
19 It's probably state-of-the-art. This is the
20 existing Cinelli building, which will have some
21 additional work, and this will be truck bays.

22 COMMISSIONER MEHTA: And your parking
23 area, the parking you have in the back of the
24 building, so employees or everybody is going to park
25 there?

1 MR. MORRIS: Most of the employees,
2 and they may be trucks out waiting for service
3 parked back here. It's mostly employees.

4 COMMISSIONER MEHTA: And you also
5 have parking in front, and everybody uses the
6 parking spots in the back?

7 MR. MORRIS: There is employee
8 parking in the front of which exists, and this would
9 be both truck storage and some employee parking
10 along the back by the green.

11 CHAIRWOMAN BETTINGER: How many
12 employees do you have?

13 MR. RYPKEMA: We employ 51 employees
14 right now. We're making a lateral move, and then
15 aside from a few of our employees, we're going to
16 maintain that parking.

17 MR. KEMP: If you give the Board the
18 benefit, we had discussed that it's mostly a sales
19 office, and employees are on the road?

20 MR. RYPKEMA: We operate a Class A
21 vehicle dealership, which is slightly different than
22 automotive retail where traffic comes to the
23 dealership. Most of my salespeople for this
24 business, they're constantly on the road with the
25 customer, so it's almost opposite you would

1 experience in a small vehicle dealership.

2 MR. KEMP: So the traffic light would
3 be vehicles for service and parts on occasion?

4 MR. RYPKEMA: Yes.

5 CHAIRWOMAN BETTINGER: Anything else?
6 Any Comments, Tony?

7 MR. PANAGOPOULOS: I think they
8 addressed any comments we had. The site is an
9 existing site. Parking is there. Traffic impact is
10 minimal. There's really not much impact to the
11 County. There is also a huge drainage system
12 on-site, so there no impact to the drainage to the
13 County. I have no comments to make.

14 COMMISSIONER MALAVASI: I just note
15 that they are upgrading the handicap ramps?

16 MR. MORRIS: Yeah.

17 COMMISSIONER MALAVASI: At the
18 corner.

19 MR. MORRIS: That we previously
20 upgraded.

21 COMMISSIONER MALAVASI: That was
22 before my time.

23 MR. MORRIS: I think any engineer
24 knows, those standards although they haven't quite
25 really changed, there are stricter standards.

1 CHAIRWOMAN BETTINGER: You have look
2 at them now.

3 MR. KEMP: So we're replacing the
4 ramps to the current standards.

5 MR. MORRIS: For the landing and
6 we're going to add sidewalk behind the brick area.

7 MS. GIARRATANA: Chairwoman, I would
8 like to add that they satisfied the Green
9 techniques, with native landscaping, redevelopment,
10 buffer, and as Antonios laid out, on-lot treatment
11 with a retention basis. Also they fulfilled the
12 shade tree requirement because trees are already
13 planted there, and there is no franchise agreement.

14 CHAIRWOMAN BETTINGER: Any other
15 comments or questions from the Commissioner?

16 Do I have a motion?

17 MS. GIARRATANA: On a motion made by
18 Commissioner Mehta. Seconded by Commissioner Lugo.

19 Commissioner Hernandez.

20 COMMISSIONER HERNANDEZ: Yes.

21 MS. GIARRATANA: Commissioner Lugo.

22 COMMISSIONER LUGO: Aye.

23 MS. GIARRATANA: Commissioner
24 Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MS. GIARRATANA: Commissioner Mehta.

2 COMMISSIONER MEHTA: Aye.

3 MS. GIARRATANA: Commissioner Ng.

4 COMMISSIONER NG: Aye.

5 MS. GIARRATANA: Chairwoman

6 Bettinger.

7 CHAIRWOMAN BETTINGER: I vote aye.

8 MS. GIARRATANA: The motion has
9 passed.

10 CHAIRWOMAN BETTINGER: I apologize
11 for being delayed tonight.

12 MS. GIARRATANA: Next item on the
13 agenda are Applications to be exempt. There is just
14 one. 2017-81-SP; T-Mobile Northeast, LLC; at 104
15 Booraem Avenue, Block 4401 Lot 31; in Jersey City.

16 Do I have a motion.

17 COMMISSIONER NG: I make a motion.

18 MS. GIARRATANA: Do I have a second?

19 On a motion made by Commissioner Ng.

20 Second by Commissioner Hernandez.

21 Commissioner Hernandez.

22 COMMISSIONER HERNANDEZ: 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 Ng.

6 COMMISSIONER NG: Aye.

7 MS. GIARRATANA: Chairwoman

8 Bettinger.

9 CHAIRWOMAN BETTINGER: I vote aye.

10 MS. GIARRATANA: The next item of
11 business is notice of action. Applications approved
12 or Declared Exempt at the Subdivision and Site Plan
13 Review Committee Meetings. Application 2017-77-SP;
14 Raff & Masone, PA 337 John F. Kennedy Boulevard;
15 Block 270, Lot 14; in Bayonne. This is an
16 application for the construction of a carport for a
17 two-family home along a County Road, and it was
18 approved with conditions by the committee.

19 2017-84-SD; Bayfront Redevelopment, LLC;
20 at 425-575 Route 440; Block 219010; Lots 5-10 and,
21 Block 24601, Lots 1-12; in Jersey City. It's a
22 major subdivision not along the County road, and it
23 was declared exempt by the committee.

24 Chairwoman, we do not have any old
25 business or new business, and we just approved, the

1 new 2018 schedule, the next meeting will be on
2 January 16th.

3 CHAIRWOMAN BETTINGER: Before I
4 adjourn, I just want to wish everyone a Happy and
5 Healthy New Year, and of course, it's a been
6 pleasure serving on this Board for this past year.
7 Have a wonderful holiday with your family. Do I
8 have a motion to adjourn?

9 COMMISSIONER MEHTA: Motion.

10 CHAIRWOMAN BETTINGER: All in favor.

11 (Whereupon the proceeding is then
12 concluded at 7:06 p.m.)

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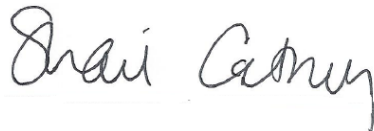
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C E R T I F I C A T I O N

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, December 19, 2017; 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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