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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, February 21, 2017
6:30 p.m.

B E F O R E:

- RENEE BETTINGER, Chairwoman
- DANIEL CHOFFO, Commissioner
- MICHAEL HOLLOWAY, Commissioner
- JAMES CRYAN, Commissioner
- ELIZABETH HERNANDEZ, Commissioner
- SAMANTHA LUGO, Commissioner
- THOMAS MALAVASI, Commissioner
- RUSHABH MEHTA, Commissioner

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

- JOHN J. CURLEY, ESQ., Board Counsel
- MASSIEL M. FERRARA, Board Secretary
- BYRON NICHOLAS, Assistant Planner
- MARIO TRIDENTE, Inspector
- FRANCESCA GIARRATANA, PP, AICP
- PAUL CRAY, PE, PP
- PETER BONDAR, PE, PP
- CLIFFORD F. GIBBONS, ESQ.

1 CHAIRWOMAN BETTINGER: Good evening.
2 I would like to call to order the meeting of the
3 Hudson County Planning Board for Tuesday, February
4 21, 2017.

5 Counselor, has this meeting been probably
6 advertised?

7 MR. CURLEY: Yes. The meeting has
8 been advertised in accordance with the Open Public
9 Meetings Act. The notice of meeting was published
10 in the Jersey journal and the Star Ledger. Notice
11 was also posted on the bulletin board of the
12 Freeholders and the County Clerk.

13 CHAIRWOMAN BETTINGER: Thank you.
14 May I have a roll call, please.

15 MS. GIARRATANA: Yes. Commissioner
16 Choffo, 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.

23 COMMISSIONER HOLLOWAY: Here.

24 MS. GIARRATANA: Commissioner Kopacz,
25 absent. Commissioner Lugo.

1 COMMISSIONER LUGO: Here.

2 MS. GIARRATANA: Commissioner

3 Malavasi.

4 COMMISSIONER MALAVASI: Here.

5 MS. GIARRATANA: Commissioner Mehta.

6 COMMISSIONER MEHTA: Here.

7 MS. GIARRATANA: Commissioner Ng,
8 absent. Commissioner Romano, absent. Chairwoman
9 Bettinger.

10 CHAIRWOMAN BETTINGER: Here.

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

13 CHAIRWOMAN BETTINGER: Will everyone
14 please rise and salute the flag.

15 (Flag Salute.)

16 CHAIRWOMAN BETTINGER: The next order
17 would be adoption of the meeting minutes for
18 January 17, 2017. Did all the Commissioners get the
19 minutes? Do I have a motion to approve?

20 MS. GIARRATANA: On a motion made by
21 Commissioner Cryan, and second by Commissioner
22 Hernandez. Commissioner Choffo, absent.
23 Commissioner Cryan.

24 COMMISSIONER CRYAN: Aye.

25 MS. GIARRATANA: Commissioner

1 Glembocki, absent. Commissioner Hernandez.

2 COMMISSIONER HERNANDEZ: Aye.

3 MS. GIARRATANA: Commissioner
4 Holloway.

5 COMMISSIONER HOLLOWAY: Aye.

6 MS. GIARRATANA: Commissioner Lugo.

7 COMMISSIONER LUGO: Aye.

8 MS. GIARRATANA: Commissioner
9 Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MS. GIARRATANA: Commissioner Mehta.

12 COMMISSIONER MEHTA: Aye.

13 MS. GIARRATANA: Chairwoman
14 Bettinger.

15 CHAIRWOMAN BETTINGER: Aye.

16 MS. GIARRATANA: The motion has
17 passed.

18 CHAIRWOMAN BETTINGER: The next order
19 of business is adoption of Hudson County Master Plan
20 Reexamination.

21 MS. GIARRATANA: Chairwoman, I would
22 like to tell you that the reexamination was
23 advertised in the newspaper for much longer the
24 necessary for 30 days, which would have been in mid
25 December. So it gave the public the 30-day public

1 comment period to make comments. We received a few,
2 and they'll be incorporated into the full report to
3 be adopted. As you know it was sent to
4 Commissioners several times throughout the process,
5 and we did a lot of engagement with the
6 municipalities. We had an online survey for the
7 public, and we engaged in other agencies. With had
8 a lot of comments from the N.J.S.C.A., HCIA. So it
9 was a very inclusive process. The report came to
10 over -- it's over 200 pages, and they do reflect the
11 changing conditions since the last master plan was
12 done in 2008.

13 CHAIRWOMAN BETTINGER: I had the
14 opportunity to review it myself, and I think the
15 Planning Department did an outstanding in preparing
16 it, and also I'd like the record to recognize
17 Commissioner Choffo is present. I need a motion.

18 MS. GIARRATANA: On a motion made by
19 Commissioner Cryan and seconded by Commissioner
20 Mehta. Commissioner Choffo.

21 COMMISSIONER CHOFFO: Aye.

22 MS. GIARRATANA: Commissioner Cryan.

23 COMMISSIONER CRYAN: Aye.

24 MS. GIARRATANA: Commissioner
25 Hernandez.

1 COMMISSIONER HERNANDEZ: Aye.

2 MS. GIARRATANA: Commissioner

3 Holloway.

4 COMMISSIONER HOLLOWAY: Aye.

5 MS. GIARRATANA: Commissioner Lugo.

6 COMMISSIONER LUGO: Aye.

7 MS. GIARRATANA: Commissioner

8 Malavasi.

9 COMMISSIONER MALAVASI: Aye.

10 MS. GIARRATANA: Commissioner Mehta.

11 COMMISSIONER MEHTA: Aye.

12 MS. GIARRATANA: Chairwoman

13 Bettinger.

14 CHAIRWOMAN BETTINGER: Aye.

15 MS. GIARRATANA: The new master plan

16 has been adopted. The next item on the agenda is

17 Memorializations of Resolutions considered at the

18 last meeting. The first application is 2016-83-SP;

19 Applicant, 717 Equities, LLC; located at 717-719

20 Kennedy Boulevard, Block 169, Lots 25 & 26; in

21 Bayonne.

22 Commissioner Choffo.

23 COMMISSIONER CHOFFO: Aye.

24 MS. GIARRATANA: Oh, I need a motion.

25 We vote each individually.

1 CHAIRWOMAN BETTINGER: I need a
2 motion.

3 MS. GIARRATANA: On a motion made by
4 Commissioner Choffo. Seconded by Commissioner
5 Holloway. Commissioner Choffo.

6 COMMISSIONER CHOFFO: Aye.

7 MS. GIARRATANA: Commissioner
8 Hernandez.

9 COMMISSIONER HERNANDEZ: Aye.

10 MS. GIARRATANA: Commissioner
11 Holloway.

12 COMMISSIONER HOLLOWAY: Aye.

13 MS. GIARRATANA: Commissioner Lugo.

14 COMMISSIONER LUGO: Aye.

15 MS. GIARRATANA: Commissioner
16 Malavasi.

17 COMMISSIONER MALAVASI: Aye.

18 MS. GIARRATANA: Chairwoman
19 Bettinger.

20 CHAIRWOMAN BETTINGER: Aye.

21 MS. GIARRATANA: The resolution has
22 passed. The next resolution to be memorialized is
23 Application 2016-88-SD/SP; M. & J. Taffaro, Inc;
24 5101-5115 Kennedy Boulevard Block 193, Lots 5.01,
25 5.02 & 7; in North Bergen.

1 Do I have a motion?

2 On a motion made by Commissioner Choffo,
3 and second by Commissioner Holloway.

4 Commissioner Choffo.

5 COMMISSIONER CHOFFO: Aye.

6 MS. GIARRATANA: Commissioner Cryan.

7 COMMISSIONER CRYAN: Aye.

8 MS. GIARRATANA: Commissioner
9 Hernandez.

10 COMMISSIONER HERNANDEZ: Aye.

11 MS. GIARRATANA: Commissioner
12 Holloway.

13 COMMISSIONER HOLLOWAY: Aye.

14 MS. GIARRATANA: Commissioner Lugo.

15 COMMISSIONER LUGO: Aye.

16 MS. GIARRATANA: Commissioner
17 Malavasi.

18 COMMISSIONER MALAVASI: Aye.

19 MS. GIARRATANA: Chairwoman
20 Bettinger.

21 CHAIRWOMAN BETTINGER: Aye.

22 MS. GIARRATANA: The resolution has
23 been memorialized. The next item on the agenda are
24 Site Plans, Subdivisions and Other Matters Scheduled
25 for Public Hearing. The first application will be

1 2016-94-SP; Applicant 113 Passaic Avenue Urban
2 Renewal LLC, 113 Passaic Avenue; Block 1, Lot 12;
3 Kearny.

4 MS. GUERIN: Good evening. My name
5 is Jacqueline Guerin, and I representing the
6 applicant, 113 Passaic Avenue Urban Renewal, LLC.
7 This is an application for preliminary and final
8 site plan approval, which also concludes a minor
9 subdivision lot consolidation.

10 The property is located at 113-146 Passaic
11 Avenue, in Kearny, Block 1 and Lot 12, and a portion
12 of Lot 12.01, and that this property is located in
13 the Passaic Avenue Redevelopment Area. The
14 applicant is the redeveloper for this property also
15 for an adjacent property. This proposed project is
16 four residential buildings, each four stories, 280
17 units, a lobby, a clubhouse.

18 Mr. Bartels, Professional Engineer, will
19 testify as to the overall site plan and also to
20 address the expert report comments. We also have
21 Nick Verderese from Dynamic Traffic to testify as to
22 our traffic report and address any other comments.
23 So I first call our professional engineer.

24 (The witness is sworn.)

25 MR. CURLEY: Please state your name

1 for the record and spell your last name.

2 MR. BARTELS: Douglas Bartels,
3 B-a-r-t-e-l-s. I'm with Russo Development, 570
4 Commerce Boulevard, Carlstadt, New Jersey.

5 MS. GUERIN: Would you give your
6 education and experience to the Board?

7 MR. BARTELS: I received my
8 bachelor's of science degree in civil engineering
9 from the New Jersey Institute of Technology, and
10 I've been practicing 18 years ever since. I've been
11 licensed in the state of New Jersey since 2003, and
12 in New York since 2009. I have testified before an
13 earlier rendition of this Board, as well as several
14 local municipalities' planning boards in this state,
15 as well as New York.

16 CHAIRWOMAN BETTINGER: Okay. We
17 accept him.

18 MS. GUERIN: Okay, great. I would
19 like to mark exhibits for the record. First start
20 with your site plan, A-1.

21 MR. BARTELS: A-1 entitled Aerial
22 Map. It has a date of February 21st, 2017.

23 MS. GUERIN: Okay. We will mark it
24 as Exhibit A-1. Do you want to mark the second
25 exhibit?

1 MR. BARTELS: It is A-2. It's a
2 blowup version of site plan also dated
3 February 21st, 2017.

4 MS. GUERIN: That will be our Exhibit
5 A-2. Why don't you take the Board through an
6 overview of the site plan?

7 MR. BARTELS: Most notably, the
8 application is a minor subdivision. The property
9 includes Lot 12 which is highlighted in this red
10 color here, and a portion of Lot 12 and Lot 12.01,
11 is located to the north of Lot 12. We are contract
12 purchases and redevelopers of all of Lot 12, and we
13 are contractor purchasers on a portion of Lot 12.01.
14 The subdivision transfers about 7.4 acres. The rear
15 portion, approximately half the building will be on
16 12.01, and that will be merged into Lot 12 to allow
17 our proposed apartment complex as shown here.

18 The property's project is a four-story
19 dwelling, apartment buildings, 280 apartments,
20 consisting of studios, one-bedroom apartments, and
21 two-bedroom apartments. The project is proposing
22 368 parking spaces, which is a ratio of 1.3 parking
23 spaces per unit. The RSIS for mid-rise development
24 of this nature would require 523 parking spaces, and
25 the high-rise RSIS would require 289 spaces, or a

1 ratio of one space per unit. RSIS allows deviations
2 from residential sites where there are more
3 appropriate local standards.

4 In this case Kearny adopted the latest
5 amendment in 2014, a redevelopment plan for this
6 site that requires a parking plan, based on the
7 development, requires only 308 spaces. Between that
8 standard, the presence of a bus stop at multiple
9 roads and Passaic Avenue. which is the less than a
10 quarter a mile from there. There is also a bus stop
11 in front of the ShopRite supermarket across the
12 street, which is a Rutgers and NJIT shuttle service.
13 That is of particular interest to us, as we have a
14 similar building type, a three-story building
15 developed at Schuyler Avenue and Bergen Avenue in
16 Kearny as well, and with a high population of
17 students from those universities. So that is very
18 well-situated for this development.

19 That's really the nuts and bolts. We are
20 also proposing as an amenity for those apartments a
21 10,000 square foot clubhouse. That clubhouse will
22 contain a club room gathering space, also an
23 exercise fitness center for the use of the
24 residents. The property includes a river walk along
25 the Passaic River that will link up with the

1 existing river walk that's located behind that
2 adjacent business, and that's the nature of the
3 development.

4 In looking at the letters from the planner
5 and engineer, one item I noticed, I just noticed it
6 as I was going back over the letter, it's
7 referencing a site frontage of a prior application.
8 Previously, there's been an application that covers
9 all of Lot 12.01 over to this vacant piece of
10 property. The letter actually goes along the
11 frontage, and that resulted in a higher tree
12 requirement. The site frontage is only 688 spaces,
13 which equates to a street tree requirement of 23
14 trees. Our plan is a little short on that. That
15 was just an oversight. The revised plan will
16 address that. And other than that, all of the other
17 items and issues that are mentioned in the planner's
18 letter we agree to.

19 The engineer's letter, there were only
20 three items that needed to be addressed. One is the
21 items I already mentioned, and we will comply with
22 that position and the requirement. One had to do
23 with pedestrian crosswalks. The letter suggests
24 that we provide two crosswalks from the west side of
25 Passaic Avenue to the east side of Passaic Avenue,

1 and basically we're incorporating regarding the
2 southern driveway which lines up with Marshall
3 Street, and we would certainly propose to provide
4 that crosswalk in this location, including the
5 pedestrian activated signals as requested in the
6 letter.

7 We do sort of want to address, I guess,
8 request that a modification in terms of the
9 northerly driveway. The northerly driveway is just
10 under 700 feet away from where this location is.
11 There is an existing signal 700 feet further south
12 where there's a signal and crosswalk, and also for
13 residents coming from across the street, directly
14 across the street where the ShopRite is located, as
15 shown on Exhibit A-1. That ShopRite is located
16 directly across the street from the property. So
17 the crosswalk that has been added at Marshall Street
18 is well-situated to gain access to the ShopRite.

19 However, going elsewhere down Passaic
20 Avenue, there is a signalized intersection between
21 Ellison and Marshall, which lined up in close
22 proximity to BJ's. Anyone coming here can easily
23 come to Marshall Street, where a driver on Passaic
24 Avenue can reasonably expect to have a signal that
25 would try to address slowing them down or to stop

1 them for pedestrians walking, rather than having
2 middle block crossing at the northerly driveway, to
3 have a direct path for pedestrians north on Passaic
4 Avenue across from the signalized intersection.
5 It's again in close proximity to BJ's Shopping
6 Center, either that or Kmart if you were across from
7 the west side of Passaic Avenue.

8 The other item was parking, which was
9 addressed earlier in relation to the location of the
10 bus stop on Valley Road, the shuttle stop across
11 from the site, from the ShopRite as well as the
12 Kearny Redevelopment standards.

13 MS. GUERIN: One other items I want
14 to point out in the planner's engineering letter
15 dated February 20, 2017, there is one other item I
16 believe the engineer mentioned. If there was in the
17 future, if there was a need for additional traffic
18 studies where there would need to be additional
19 traffic improvements, we just wanted to address that
20 just to confirm if it is applicable under law that
21 we are required to provide, we wanted to let that be
22 confirmed to the Board, that if our development
23 deems a need for additional and is required under
24 applicable law to perform the off-site improvements
25 that is something we wanted to do?

1 MR. BARTELS: That's correct.

2 CHAIRWOMAN BETTINGER: Does the Board
3 have any questions?

4 MS. GUERIN: Paul, do you want to
5 discuss that?

6 MR. CRAY: Thank you, Madam Chair.
7 On that point I need to cover, the term, there was a
8 term?

9 MS. GUERIN: Yes. The word
10 "required."

11 MR. CRAY: Unfortunately, I would
12 suggest if the applicant disagrees with my
13 recommendation as to that, that wouldn't work for us
14 because there is no applicable law that covers
15 signals. It's more a matter of interest in the
16 signal. There would be a public petition, and your
17 residents would get either a private entity who
18 installs it, with review and approval and inspection
19 by Hudson County or the County does it, in which
20 case not only the signals because of this
21 development, they do signals or traffic is increased
22 and they put a signal there, kind of if it warrants
23 a signal at some point, they may have to do some
24 improvements if it's a signal because of the
25 development, otherwise that cost is borne from that

1 development by the general public.

2 So signals, if they do warrant it, we're
3 not going willy nilly, if that's what the law says,
4 you've got to put it. So we have work that wording
5 if you agreed to the recommendation as written as.
6 Just to share with you what I shared with the team,
7 the Catch-22 is often people are granted or the
8 investors or the renters or whoever they may be,
9 they request the signal, and that gets passed to the
10 County Engineer, in which case, do you see how we
11 have a Catch-22? If folks representing this
12 project, whether it be renters or owners, whoever it
13 is, the idea is it should run in the approval
14 process.

15 That's one the goals of this. Now, I
16 understand there was a bit of ambiguity, but there
17 needs to be something stronger only because there is
18 nothing, I think as you mentioned, there is nothing
19 to trigger you to come in.

20 MS. GUERIN: I guess our concern is
21 primarily if it's something we're required to do as
22 an off-site improvement, we just want it coming from
23 ourselves. There are many others in the
24 redevelopment area that can provide a share.

25 MR. CRAY: It's good that you brought

1 that point up. There is no intersection with the
2 other side. It's not heavy traffic. It is truck
3 traffic. You're going to introduce it to the other
4 intersection, private roads and all that semantics.
5 It's going to be a whole new intersection. Now, the
6 question that the traffic engineer will be
7 addressing to enumerate for the Board as to what the
8 increased is traffic, how it stands, whether or not
9 the level of service is degraded, and the need for a
10 signal.

11 What really happens is and one of the
12 things that's provided and I'm happy to explain that
13 because you're involved in the alteration, it's not
14 affecting any traffic for a signal. It could be a
15 combination of your increase and something next door
16 to the development. The County would be at that
17 time in the interest of your site and the site next
18 to it that you have a shared agreement with some
19 third-party developer. That would be for the County
20 to review and inspect, and the costs would be borne
21 by this third party. It still would be the
22 County's.

23 It is just more a matter of if you
24 requested it and we say go ahead, but if somebody
25 else came in, and it really was that combination of

1 you and that other entity, then you would be the one
2 facilitate that cost share. It wouldn't be a
3 County-sponsored project. It would be a
4 County-inspected project.

5 MR. BARTELS: I don't think that the
6 push back would make it a County requirement. The
7 only concern would be that this comes in with five
8 percent or ten percent; that there is some type of
9 subset where all of a sudden the change in traffic,
10 it could be predicated based on something that
11 happened ten miles up the road. At what point does
12 this project become part of the background and no
13 longer considered, Hey, this is the new thing on the
14 block?

15 MR. CRAY: It's a fair question. I
16 have to defer to the Board attorney. If it's going
17 to end up materializing into some kind of draft
18 condition, I know there is a condition that I would
19 put on the property, but if there is a similar
20 condition proposed, that's why I'm trying to put
21 that on the application.

22 COMMISSIONER CHOFFO: Can I just
23 interject? As Mr. Cray said, there is also a shared
24 service or shared agreement to the two or three
25 parcels that are starting to development?

1 MR. BARTELS: Yes, to the southeast,
2 and also yes -- the parcel as I mentioned to the
3 south, there is three lots here, and then there is
4 the property to the southeast. At to some point
5 you'll see at least three more developers within a
6 quarter of a mile, literally adjacent to the 200 and
7 something units. The traffic flow, I don't think we
8 can predict.

9 COMMISSIONER CHOFFO: We will
10 probably have more traffic flow, especially on the
11 weekends. That's something you should discuss.

12 MR. CRAY: Some of this traffic flows
13 into civilization existing heading further south,
14 and part of the challenge about the shared-type
15 thing, it's based on things that the County can't
16 control, and it's dictated with no context to it.
17 It's a tough quandary what to do. Even if you have
18 them post a bond for their fair share, we don't know
19 what percentage of that future traffic is, and that
20 that third or fourth party, we don't know what that
21 schedule is. It's a tough one.

22 MR. BARTELS: I'm also saying from
23 the number of the drivers at Passaic and Bergen to
24 put a signal. There is a signal on Bergen Avenue.
25 There is a signal prior to the development, the

1 property in question, and I know that. I don't
2 know. If I may, it may be our traffic engineer's
3 testimony may help this situation or help the
4 discussion one way or the other so perhaps have him
5 testify.

6 COMMISSIONER CHOFFO: I think from
7 what I remember, I think they had a signal put in at
8 Burger King and Applebee's because a lot of people
9 crossed from K-Mart right near Burger King, right?
10 There's a light? I'm more interested in your
11 attorney addressing it.

12 MR. CRAY: The traffic engineer can
13 speak on some things, an ongoing comment. They
14 proposed left turn lanes to facilitate. There is
15 now instead of two lanes, having a left turn lane in
16 addition to 13-foot-wide travel lanes northbound and
17 southbound. What we asked is that they put those
18 left turn lanes in, because drivers have a conflict
19 with across the street with the supermarket and
20 BJ's, and they have to cross from the double yellow
21 lines.

22 So what we have asked for is that they
23 actually do a turn lane in between the left turn
24 lanes. There is a way that that will keep the left
25 turns out of the southbound flow. I have asked that

1 the traffic engineer to kind of touch upon that, and
2 point out to us. There is a comment that they have
3 agreed to work out the specifics as part of the
4 development of this project. I think it's
5 appropriate at this point. Maybe the traffic
6 engineer should make his presentation.

7 MS. GUERIN: I would like to call
8 Nick Verderese, our expert traffic engineer.
9 Counsel, do we need to swear him?

10 (The witness is sworn.)

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

13 MR. VERDERESE: Nicholas Verderese,
14 V-e-r-d-e-r-e-s-e, I'm a principal of Dynamic
15 Traffic located in 1904 Lake Como, New Jersey. I've
16 been before this Board a half dozen times.

17 CHAIRWOMAN BETTINGER: Okay. Thank
18 you.

19 MR. VERDERESE: I would like to jump
20 right into the topic. I had a laundry list of
21 things, but we'll start there. As far as the
22 warrant conversation about the signal warrant, that
23 could be a potential trigger. We will come up with
24 some language that there has to be some level of
25 warrant. There's eight different warrants.

1 Typically, you want to meet three or four of those
2 to warrant a traffic signal. I'm sure we can work
3 something out.

4 As far as the volumes now, it doesn't have
5 a warrant. The volumes from this site are too low
6 to meet the warrant. There is volume warrants where
7 it's the traffic on Passaic, that's one portion of
8 it, and the other is left turning vehicles from the
9 side street, the minor approach. The highest period
10 we've projected 30-plus vehicles. The minimum
11 threshold is typically about 75 to get there. We
12 would really not likely to meet that just with our
13 development.

14 Now, it was discussed if the development
15 to the south are accessing over 33, the Marshall's
16 or something else like that, Marshall's and maybe
17 they'll end up getting the warrant, I'm sure there's
18 language if you're talking warrants on the
19 development that would contribute to the traffic
20 signal. Honestly, we are doing that for the
21 development and safety.

22 So taking you back to the traffic impact
23 study, we also a prepared a supplement to that
24 study. Se we did traffic counts back in 2016, took
25 some new counts in January at the request of the

1 Kearny Board Engineer. He wants some counts after
2 the BJ's opened to see what type of lines were
3 there. Interestingly enough, the volumes were
4 actually a little bit lower after BJ's came in in
5 January, so we did a second analysis. That worked a
6 little bit better. We did show some down levels of
7 service at one of the driveways making a left turn
8 out, and then what we did to supplement that was we
9 did a gap study. I don't know if you've ever had
10 someone come and do a gap study.

11 Essentially, because of the traffic
12 signals to the north and south, you get artificial
13 gaps in the traffic. It's not like an even flow of
14 traffic the whole entire time period. You have two
15 vehicles going in the same direction. Then it stops
16 and then there are periods where there are large
17 gaps in traffic. We looked at that. We go out and
18 count it and count the gaps that are out there.
19 There are a significant number of gaps there for
20 left turns in both locations. So the theoretical
21 analysis that we did showed a better level of
22 service coming out of Marshall's, actually is one of
23 the down levels of service. In realty, that's not
24 really how it operates because there are those
25 artificial gaps there.

1 So we are comfortable that the gaps are
2 there to make a left out. The two-way left turn
3 that we all spoke of earlier, that actually helps
4 with the capacity because it provides that lane in
5 the middle. People are turning out. They kind of
6 use that to get past the people in one direction and
7 get out there and merge into the second lane of
8 traffic. So all of that is going to make it better
9 than what the theoretical analysis shows. We agree
10 it makes sense, that it essentially connect where we
11 were putting left turns lanes in the driveways.
12 There are one, two, maybe three driveways in between
13 and across the street that would be able to utilize
14 those left turns lanes as well. It helps us as well
15 as our neighbors across the street.

16 Parking, talking about the parking as far
17 as our RSIS and why we feel the redevelopment plan
18 is adequate. I have a whole spiel about that.

19 CHAIRWOMAN BETTINGER: Did the
20 Commissioners have any comments about parking?

21 COMMISSIONER HOLLOWAY: I have one
22 question. Is there any bus stops in front of the
23 building.

24 MR. VERDERESE: Not immediately, just
25 down at Melrose, so down here. The bus line, I

1 think it's the 74, that runs this route.

2 COMMISSIONER HOLLOWAY: At this time
3 there is no bus?

4 MR. VERDERESE: Not a bus that passes
5 by. There is about a 700 or 800-foot walk from our
6 site to there -- 76, yes.

7 COMMISSIONER MEHTA: Madam
8 Chairwoman, I have a question for the engineer.
9 This is close to the river, so you're going to meet
10 the requirement of FEMA?

11 MR. BARTELS: It does, and we have an
12 application pending before the New Jersey Department
13 of Environmental Protection, for waterfront
14 development which will address or review our
15 stormwater calculations and discharge into the river
16 as part of that, what you just testified.

17 COMMISSIONER MEHTA: The other
18 question is that you are doing a river walkway; is
19 the river walkway, does it have a couple of parking
20 spots so the people can access the walkway?

21 MR. BARTELS: We do have spaces and a
22 sidewalk and public spaces to the northwest corner
23 adjoining to the access points of the river walk,
24 yes.

25 COMMISSIONER MEHTA: And your project

1 is in close proximity to NJIT. Does it have any
2 type of an agreement for the apartments?

3 MR. BARTELS: No, we don't. What I
4 was specifically referencing was a development that
5 we built off Bergen Avenue. If you actually see
6 back to down the road, Bergen Avenue and came up
7 Bergen Avenue right to Schuyler Avenue, there is a
8 new development that was built in the last two
9 years, a residential apartment building that is
10 extremely similar to this. This will be slightly
11 higher and longer than those, but we weren't
12 necessarily looking for it, but we found that a
13 large number of our tenants were students from those
14 universities. Being there is a shuttle right there,
15 it seems like a natural or a lucky tie-in for us.

16 COMMISSIONER CHOFFO: Did Kearny
17 approve this?

18 MR. BARTELS: We are scheduled for
19 next Wednesday before the Planning Board, yes.

20 CHAIRWOMAN BETTINGER: Any other
21 comments?

22 COMMISSIONER MALAVASI: Chairwoman,
23 on the traffic signal and the warrants, I think
24 looking at this site, I don't think the development
25 warrants, but in the future, at some point if there

1 is a tipping point on the signals, I believe this
2 Board will have the same conversation so when the
3 time does come, all of the lots here will be put on
4 notice, and at some point it may be required. I
5 don't think that the Board does need it at this
6 time. We are putting all of the owners on notice
7 that they need to contribute. We may have a
8 condition, and we want to hear it, but it will be on
9 the other applications going forward so that when we
10 do get to that point, that everyone is on the same
11 page. I know others are coming. I understand.
12 When we get to that point, everyone will have notice
13 about it.

14 And we have had conversations with
15 Mr. Cray about the left turn lane, and what we're
16 talking about now is extending the left turn lane.
17 I haven't seen a sketch of it. I think that needs
18 to --

19 MR. CRAY: The left turn is at that
20 pedestrian circulation.

21 COMMISSIONER MALAVASI: We had a long
22 conversation about whether to put it in the middle
23 of the development or at either end, and we decided
24 either end, and continued to have dialogue about
25 having a second one or the first one, and we talked

1 about sight distance and other things with the
2 second one at which we reviewed that with the
3 application.

4 MR. CRAY: It's my recommendation
5 that we waive that condition, that subject to review
6 and if you agree with the flasher that is being
7 proposed, and in that process we'll review the
8 flasher. What that is is the hardware going to a
9 solar panel so that the cost will go down when the
10 solar panel works, but that would be something that
11 we would work through with engineer on that. So
12 it's my recommendation that would we speak with the
13 County Engineer, the traffic engineer and myself.

14 COMMISSIONER MALAVASI: And the one
15 is set in stone?

16 MR. CRAY: Yes.

17 COMMISSIONER MALAVASI: The other the
18 one, the Summit one?

19 MR. BARTELS: We are in full
20 agreement regarding the southerly one, and we are
21 also in agreement with the condition working out
22 with you as a condition.

23 COMMISSIONER MALAVASI: Sure.

24 MS. GUERIN: And just in the future
25 if there is a need for a traffic improvement, we

1 will be able to work together on the language to the
2 condition to make sure that what is going to be --
3 how it is going to be phrased if the condition
4 appeared, not only is it our responsibility.

5 MR. CURLEY: The condition would be
6 that if in the reasonable judgment of the County
7 Engineer a warrant study is indicated for traffic
8 conditions, then you would have responsibility with
9 respect to any warrant study for the installation of
10 traffic devices. I would think that would be a
11 reasonable condition.

12 MR. BARTELS: I think that as
13 described, as Mr. Malavasi described, that's exactly
14 what -- that's exactly what we were speaking about.
15 We were concerned about you looking to -- not trying
16 to wash your hands, just a fair balance of it.

17 MS. GUERIN: That we would be the
18 responsibility for the increase as a result of our
19 development.

20 MR. CRAY: Madam Chair, I can
21 actually summarize, if I may.

22 CHAIRWOMAN BETTINGER: I appreciate
23 that.

24 MR. CRAY: I issued a letter January
25 3rd, 2017, and I had some interaction with the

1 applicant. They came into review committee. They
2 have submitted a point by point response letter,
3 February 16th, which is referenced in my new letter,
4 which supplements the traffic information.

5 Just to kind of tie things together in the
6 letter dated February 20th, it just kind of
7 acknowledges the responses. They basically for the
8 most part agreed to everything. The minor details
9 we'll work out, which is typically something that is
10 a condition of approval. There's still some details
11 that I have discussed already. They acknowledge the
12 fact that Passaic was recently resurfaced, it's on a
13 moratorium so that when they do the utility work on
14 each driveway that comes across, they recognize they
15 have to go curb to curb and add seams and make it
16 nice and tight so it doesn't develop into a trench.

17 With the curb what we're doing, we want
18 two lanes. We're going to eliminate an entire lane
19 so we'll do three lane, a dual turning lane. We
20 will come all the way 13 feet from the main so it
21 doesn't make a trench, or if they get County
22 approval for a permit process, the contractor might
23 be able to do that curb without disrupting the
24 pavement. That's something we can work out in the
25 process. Either way they understand their

1 responsibilities because it's been recently
2 resurfaced and there is a protocol and they have
3 agreed to their different responsibilities. Any
4 other items that are minor they've agreed to address
5 and be able to receive approval.

6 CHAIRWOMAN BETTINGER: Can we have
7 the actual wording of the conditions with the
8 traffic?

9 MR. CURLEY: I don't think we have
10 precise wording at this point. This is also a
11 redevelopment area which subject to a redevelopment
12 plan, and I'm not familiar with what the
13 requirements of that plan are. They have an
14 independent duty through the Planning Board with
15 respect to traffic conditions.

16 CHAIRWOMAN BETTINGER: Do I have a
17 motion?

18 MR. TRIDENTE: Madam Chair, just one
19 second for housekeeping. I would like to go to page
20 C8, just to go over the Shade Tree requirements.
21 Being that there was a reduction from 1,080 feet
22 680,feet, if you could just clear up how many shade
23 trees you're going to be planting, and how many
24 trees you will be contributing for.

25 MR. BARTELS: It was going to be 23

1 street trees along in front based on the 688-foot
2 frontage.

3 MR. TRIDENTE: So you're going to be
4 planting?

5 MR. BARTELS: We're going to be
6 planting 23 street trees.

7 MR. TRIDENTE: You see, I don't have
8 the revised plans. I'm only showing 15 here.

9 MR. BARTELS: That's correct. That's
10 correct.

11 MR. TRIDENTE: You're submitting the
12 revised plans?

13 MR. BARTELS: Absolutely.

14 MR. TRIDENTE: And then along the
15 sidewalks, you're going to replace all of the
16 sidewalks?

17 MR. BARTELS: Along the frontage,
18 yes.

19 MR. TRIDENTE: Thank you very much.

20 MS. GIARRATANA: Madam Chair, do you
21 mind if I address the Planning comments? The
22 applicant has fulfilled the green technique
23 requirement, being native landscape, green parking,
24 being storage for bikes in the rear of the building,
25 and also on-lot treatment. I believe the applicant

1 has submitted in their response letter they're
2 moving the benches they have proposed off of the
3 County right-of-way; is that correct?

4 MS. GUERIN: We wrote a note back
5 that no franchise agreement will be required.

6 MR. BARTELS: The benches were
7 something that was required in Kearny's
8 redevelopment plan. We've originally had proposed
9 it on that sidewalk that would put them squarely in
10 the County's right-of-way. However, instead we
11 moved them to the west side. The sidewalk right --
12 the west edge is right on the right-of-way line. So
13 by moving them to the other side of the sidewalk,
14 it's right on our property.

15 CHAIRWOMAN BETTINGER: Will there be
16 any bike racks?

17 MR. BARTELS: Not in that location.
18 Yes, bike racks are here at the rear of the site
19 near the public access to the river walk, and two
20 located further to the south.

21 CHAIRWOMAN BETTINGER: And how many
22 handicapped parking?

23 MR. BARTELS: Eight handicap parking
24 spaces, we have two at front each entrance, plus two
25 by the clubhouse. So there is ten.

1 CHAIRWOMAN BETTINGER: Are there any
2 other comments or questions?

3 COMMISSIONER HOLLOWAY: Madam Chair,
4 you stated that you'll plan 23 or 28 trees?

5 MR. BARTELS: Twenty-three trees.

6 COMMISSIONER HOLLOWAY: If you plant
7 them in the next season, and there's four dead,
8 who's responsible for the plant?

9 MR. BARTELS: I believe there is a
10 two-year maintenance requirement, and actually to be
11 honest, we will want to preserve our property, so we
12 will replacement them regardless.

13 COMMISSIONER HOLLOWAY: Thank you.

14 COMMISSIONER CRYAN: Madam Chair, our
15 notes say 35 trees.

16 MR. CRAY: What I would say after
17 they first submitted, they modified, they asked for
18 review, they reduced the frontage. What you're
19 seeing on the original application, they had more
20 frontage. What they're saying now is the 688 on the
21 current plan, so therefore, they're required to
22 plant 23 trees. That is what they're providing.

23 COMMISSIONER CRYAN: Thank you.

24 CHAIRWOMAN BETTINGER: Do you have a
25 finished rendering what the property is going to

1 look like?

2 MR. BARTELS: That has actually been
3 updated to reflect the 23 trees along the frontage.
4 I have the turn lane, crosswalks. As far as
5 on-site, that is a recent version.

6 MR. CRAY: I think the Chairman wants
7 to see a facade.

8 MR. BARTELS: I didn't bring it with
9 me. It's submitted.

10 MR. CRAY: Is this it?

11 MS. GIARRATANA: On a motion made by
12 Commissioner Choffo, and second by Commissioner
13 Cryan.

14 Commissioner Choffo.

15 COMMISSIONER CHOFFO: Aye.

16 MS. GIARRATANA: Commissioner Cryan.

17 COMMISSIONER CRYAN: Aye.

18 MS. GIARRATANA: Commissioner
19 Hernandez.

20 COMMISSIONER HERNANDEZ: Aye.

21 MS. GIARRATANA: Commissioner
22 Holloway.

23 COMMISSIONER HOLLOWAY: Aye.

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: Chairwoman
7 Bettinger.

8 CHAIRWOMAN BETTINGER: I vote aye
9 with the condition of the approval of the Kearny
10 Planning Board.

11 MS. GIARRATANA: The next application
12 to be heard 2016-100-SP; Applicant PSE&G Fossil,
13 LLC, care of Mark Strickland, FEA; located at 118
14 North Hackensack Avenue; Block 298, Lot 19.01; in
15 Kearny.

16 MR. RICKER: Good morning. Good
17 afternoon. Good evening -- whatever it is, long
18 day. My name is David Ricker. I am an attorney
19 with PSE&G Services Corporation. I'm representing
20 the PSE&G Fossil, LLC. We are proposing a tent
21 warehouse at our Kearny generating station located
22 in Kearny on Hackensack Avenue at Block 298, Lot
23 19.01. With me today I have Peter Van Den Houten,
24 who is the plant manager of our Kearny generating
25 facility to describe what we're proposing on-site.

1 (The witness is sworn.)

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

4 MR. VAN DEN HOUTEN: Peter Van Den
5 Houten, last name spelled capital V-a-n, space;
6 capital D-e-n, space; capital H-o-u-t-e-n.

7 MR. RICKER: Mr. Van Den Houten,
8 please describe what we are proposing here today.

9 MR. VAN DEN HOUTEN: This is a
10 proposal for a generator facility located at
11 Hackensack Avenue as previously mentioned. This is
12 one of many generator facilities that we have
13 throughout the state. On this site we're proposing
14 to install a warehouse, a tent structure for the
15 storage of spare parts for the machine development.
16 This is the overall site plan.

17 MR. RICKER: We do need to mark it?

18 MR. CURLEY: If it was not submitted
19 with the package, it should be marked.

20 MR. VAN DEN HOUTEN:

21 MR. RICKER: This was submitted with
22 the package, yes.

23 MR. VAN DEN HOUTEN: This is one of
24 our plats here for generators. It will be green and
25 gray to match the evergreen there. This is the

1 associated driveway to access it. We did receive
2 comments. One was that we are required to meet the
3 conditions of approval. We certainly agree to that.
4 I think there was one waiver for the Appendix G
5 requiring to do a green technique.

6 MS. GIARRATANA: Chairwoman, I would
7 just like to mention that in the previous
8 application that you're referring to, they had a
9 included other green techniques so we felt it was
10 appropriate since they had met that requirement.

11 MR. VAN DEN HOUTEN: I have no
12 further comments. If there are question from the
13 Board?

14 MS. GIARRATANA: Chairwoman, I would
15 also like to mention that they submitted a
16 contribution to shade tree fund, which also was
17 requirement from a previous resolution, and it
18 continued, the comments of fulfilling the green
19 conditions of the previous resolution, which will be
20 that the applicant will provide sidewalks along the
21 shelter. However, that will be coordinated with
22 construction of with the NJDOT. That's what was
23 fulfilled at the time.

24 COMMISSIONER HOLLOWAY: Did the Town
25 of Kearny approve?

1 MR. RICKER: This is scheduled on
2 April 1st.

3 CHAIRWOMAN BETTINGER: Mr. Cray.

4 MR. CRAY: Thank you, Madam Chair. A
5 letter dated January 27th as was mentioned. There
6 was a draft provided to them. It says first
7 engineer review. Prior to this, the applicant had
8 provided documentation and gotten prior approvals
9 and prior conditions. This is something beyond
10 their control. It's being coordinated with the DOT
11 project, and they acknowledge the continued
12 application with them, the DOT project coordination.

13 So there is nothing else except the
14 drainage that was previously constructed as with
15 other site improvements. The low impact development
16 waiver request seemed more -- because they have some
17 low impact development that they did for the site,
18 this is an add-on to the site, there were some
19 practical reasons why they couldn't do it. So they
20 provided information for the file for the record. I
21 think there is good justification for that.

22 So that's why this letter is pretty brief.
23 They've already answered many of the engineering
24 question and comments that we have, so I have
25 nothing further today.

1 CHAIRWOMAN BETTINGER: Our engineer?

2 COMMISSIONER MALAVASI: Nothing

3 further.

4 CHAIRWOMAN BETTINGER: Any other

5 comments from the Board? Do I have a motion?

6 MS. GIARRATANA: On a motion made by

7 Commissioner Holloway and seconded Commissioner

8 Mehta.

9 Commissioner Choffo.

10 COMMISSIONER CHOFFO: Aye.

11 MS. GIARRATANA: Commissioner Cryan.

12 COMMISSIONER CRYAN: Aye.

13 MS. GIARRATANA: Commissioner

14 Hernandez.

15 COMMISSIONER HERNANDEZ: Aye.

16 MS. GIARRATANA: Commissioner

17 Holloway.

18 COMMISSIONER HOLLOWAY: Aye.

19 MS. GIARRATANA: Commissioner Lugo.

20 COMMISSIONER LUGO: Aye.

21 MS. GIARRATANA: Commissioner

22 Malavasi.

23 COMMISSIONER MALAVASI: Aye.

24 MS. GIARRATANA: Commissioner Mehta.

25 COMMISSIONER MEHTA: Aye.

1 MS. GIARRATANA: Chairwoman
2 Bettinger.

3 CHAIRWOMAN BETTINGER: I vote aye.

4 MR. RICKER: Thank you very much.

5 MS. GIARRATANA: Next item on the
6 agenda to be heard is Application 2016-107-SP; 462
7 Newark Street, LLC; at 462 Newark Street; Block 7,
8 Lot 2 in Hoboken.

9 MR. MATULE: Good evening, Madam
10 Chairwoman, Board Members, Robert Matule, appearing
11 on behalf of the applicant. Just as an overview,
12 this is an application at 462 Newark Street,
13 Hoboken, a one-story a brick commercial building
14 that housed for many years a Domino's Pizza. In
15 July of 2016, the Hoboken Planning Board approved a
16 new five-story building on the site. I think the
17 agenda may say three and a half, but as I mentioned,
18 it's a five-story building, four residential floors
19 and residential units over commercial space.

20 The plan is, assuming this is approved and
21 the project goes forward, Domino's will eventually
22 come back on the site, and it will be in the
23 commercial space. There is no on-site parking
24 proposed. I can go into detail if the Board
25 desires. I'm going to request a small easement from

1 the Board of Freeholders. There is a slight
2 overhang about five feet by ten and a half, which
3 will need an encroachment made up for it. We have
4 gotten a letter from Mr. Cray, and the architect did
5 submit revised plan that addressed most of
6 Mr. Cray's concerns. So if I could have Mr.
7 McNeight go through the plan.

8 (The witness is sworn.)

9 MR. CURLEY: Would you please state
10 your name for the record and spell your last.

11 MR. McNEIGHT: James McNeight --
12 M-c-n-e-i-g-h-t.

13 MR. MATULE: Mr. McNeight, you're a
14 licensed architect and licensed planner in state of
15 New Jersey?

16 MR. McNEIGHT: I am.

17 MR. MATULE: You have appeared before
18 this Board before?

19 MR. McNEIGHT: I have.

20 MR. MATULE: I would ask that he be
21 accepted.

22 CHAIRWOMAN BETTINGER: Absolutely.

23 MR. MATULE: Mr. McNeight, if you
24 could, just give the Board an overview of the
25 design. If we could mark three exhibits, start with

1 the smaller one and just identify for the record.

2 MR. McNEIGHT: This is just a colored
3 version of the project as it shows up on the plans.
4 It's in color.

5 MR. MATULE: And then the second
6 exhibit we'll call A-2.

7 MR. McNEIGHT: The second exhibit is
8 a photo from the top of the nearby high-rise showing
9 the location which is right here, the Domino's Pizza
10 sign, where Newark Street and Observer Highway
11 crisscross each other. A-3 is a blow-up of the A-1.
12 In fact, I just highlighted the two encroachments.

13 We have a long narrow site, 25 feet wide,
14 120 feet on the western side and 109 feet on the
15 eastern side; has kind of a cube angle in the front.
16 As you can see, the basic building is a zigzag shape
17 within the property line. The highlighting of the
18 norther elevation show where the upper cornice
19 projects over the right-of-way, that exists on the
20 second floor and also reflects that same shape.

21 MR. MATULE: And that's the
22 encroachment of approximately five feet by nine and
23 a half feet?

24 MR. McNEIGHT: Correct. So the site
25 is basically looking down, we are on the corner,

1 we're right on the edge of the subdivision of
2 Hoboken, very near the border of Jersey City. This
3 is the firehouse in Hoboken, looking straight down
4 Jefferson Street. The building on the western side
5 is 83 feet deep and 79 feet deep on the eastern
6 side. The space be the eventual same restaurant
7 with a door on the western side, strictly commercial
8 space. On the eastern side, the two different
9 egresses and the panel of the building.

10 Then upstairs as we said, it's just four
11 apartments. They're all two-bedroom apartments.
12 When you get up to the roofline, there is a private
13 roof deck for the top floor apartment. The property
14 is frontage is brick.

15 MR. MATULE: It is complying with the
16 Hoboken Planning Ordinance?

17 MR. McNEIGHT: Yes. Basically, the
18 shaded area here which is the commercial space
19 there, this building is flood-proof. This won't
20 allow water to penetrate the building if a flood
21 occurred. That residential section has to allow the
22 water to come in and go out so there are flood gates
23 at the bottom.

24 MR. MATULE: This has been approved
25 by Hoboken Planning Board?

1 MR. McNEIGHT: It has.

2 MR. MATULE: And as part of that,
3 there was a variance granted for the five parking
4 spaces that the commercial space would require?

5 MR. McNEIGHT: Yes, they have.

6 MR. MATULE: I have nothing further
7 unless the Board has any questions.

8 CHAIRWOMAN BETTINGER: You said there
9 were parking spaces?

10 MR. McNEIGHT: There were no parking
11 spaces. We were given a variance for that by the
12 City of Hoboken.

13 CHAIRWOMAN BETTINGER: That's what
14 you said. Mr. Cray.

15 MR. CRAY: On that point, there is
16 another comment regarding testimony. We haven't
17 heard testimony about that. So outside of the
18 specifics of the review letter, we were having some
19 discussions at the review committee meeting how
20 these things kind of occur, how some people still
21 find a way to park there, because if that would
22 continue to be a problem, if it's a problem, you may
23 end up having to place bollards if people find a way
24 to park where they shouldn't. The reason that this
25 asked for testimony is to speak towards how feasible

1 it is to have safeguards from having customers park
2 where they shouldn't.

3 MR. BARTELS: Well, I mean all I can
4 talk to is saying from the local planning board
5 meeting where the owner of Domino's stated he was
6 going to be bicycle use primarily. That's how he
7 runs his operation now. If it's a potential
8 problem, we certainly, don't have an objections to
9 extending those Bollards if you think that is
10 necessary, or it's something that we can look at if
11 you determined some point in future it is necessary.

12 MR. CRAY: Fair enough. They've
13 already agreed to, they provided the plan to show
14 replacing bollards after construction. They are
15 replacing them in kind. At that point we agree to
16 that as per that arrangement they will do so as
17 well. The only thing I'm concerned about, Madam
18 Chair --

19 CHAIRWOMAN BETTINGER: My question is
20 Domino's always delivers by bicycle. What is that
21 reality?

22 MR. McNEIGHT: They have an insulated
23 container in the back. I've seen it. They have the
24 insulated container on the back of the bike like at
25 Pizza Hut. That's how he currently operates now.

1 It's been there many years.

2 MR. CRAY: The transcript from the
3 Hoboken hearing seemed to mention a limited delivery
4 area. Do you know how far the delivery area is?

5 MR. McNEIGHT: I think -- I don't
6 know specifically what he indicated in his
7 testimony, just you know, within South Hoboken and
8 just slightly north of Jersey City across the
9 street.

10 MR. CRAY: What I want to ask is the
11 other items in my review letter were moderate. We
12 have agreed to not have facility trenches, solid
13 yellow lines or of course the yellow curb. They
14 have agreed to do that on the revised plans. What I
15 would ask is that the applicant or your attorney
16 provide a point-by-point response letter. If some
17 things are addressed, you can tell me that to help.
18 Those are my main items, Madam Chair. Some of them
19 have been addressed.

20 CHAIRWOMAN BETTINGER: Do the Board
21 Members have any comments or questions? Madam
22 Secretary.

23 MS. GIARRATANA: I will speak to the
24 requirements of the Planning review side. They
25 fulfilled the two green techniques, porous payment

1 and on-lot treatment, and they only have 27 feet of
2 the frontage, so they did not require a street tree,
3 but they are planting one. And as Mr. Matule said,
4 the applicant will submit a metes and bounds
5 description and a survey in order to receive a
6 franchise agreement.

7 MR. MATULE: That is in progress now.
8 I was hoping to have it for tonight's meeting, but
9 it hasn't come through.

10 CHAIRWOMAN BETTINGER: I don't want
11 to keep going on the bike, but where do they keep
12 the bike?

13 MR. McNEIGHT: In the store as far as
14 I know. They have a space behind the store on the
15 site plan. There is a small a rear yard. Now it's
16 on the sidewalk, but they will lock them up in the
17 store at night.

18 CHAIRWOMAN BETTINGER: I don't want
19 it to cause a problem on the sidewalk for
20 pedestrians.

21 MR. McNEIGHT: Again, it's been.
22 It's not like unknown entity. It's been an
23 operating business there for many, many years.
24 There hasn't been any issues to this point. I don't
25 expect there will be going forward.

1 COMMISSIONER LUGO: Where do they
2 dispose of their garbage?

3 MR. McNEIGHT: If you look at A-3,
4 the first floor plan, there is a refuse area in the
5 back end there for pickup and recycling.

6 MR. MATULE: It's just put out on the
7 street?

8 MR. McNEIGHT: Yeah.

9 MR. MATULE: So it's stored in that
10 refuse area and put out on pickup nights?

11 MR. McNEIGHT: I believe the they use
12 regular municipal pickup, and store it on-site in
13 their own space. They have an area in back for
14 commercial space storage. It's typical of all the
15 businesses in Hoboken.

16 CHAIRWOMAN BETTINGER: Anything else?

17 COMMISSIONER MALAVASI: I just have a
18 couple of comments. The issue with the existing
19 delineators there that are in front of the property,
20 Paul and I -- Mr. Cray and I discussed that about
21 taking it down during construction and just
22 replacing them when you're done. The point of this
23 is to prevent that parking in front of Domino's,
24 which could be problematic. I wanted to let you
25 know that I'm still hesitant that's not being done.

1 I wanted to let the Board know that I had a meeting
2 on Thursday. There was a public presentation on
3 Thursday night in Hoboken. They're proposing a
4 grant or applying for grant for site improvements on
5 Newark Street, with a dedicated bike lane on the
6 Newark side, so east, and a shared bike lane goes to
7 the west.

8 Just so that I will send you a copy of the
9 plans, they have it. It's proposed. I don't know
10 when or if they're going to do it because we haven't
11 approved, but they are proposing a concrete curb
12 bump out between your site and the corner of
13 Jefferson, which would be landscaped. They are also
14 proposing a raised dual-use crosswalk for bike and
15 pedestrians right in front of your site. I don't
16 know that it will be approved and built, but so you
17 know that may be coming to the height of the curb.

18 We have some reservations because just off
19 the top of my head, I don't think that a raised
20 crosswalks, which is essentially a speed hump, is
21 appropriate on Newark Street. I am waiting on
22 traffic counts. There may very well be a crosswalk
23 right in front. So it would be a combination of a
24 crosswalk and a bump out. There will be no parking
25 in front of your site. For your site for the time

1 being, leave well enough alone. I don't know if
2 Hoboken is going to do this. They would like to
3 line up a crosswalk Newark Street in line with the
4 crosswalk on Observer Highway, and you know, one
5 large crosswalk that would get you from Marion all
6 the way across to the north side of Newark Street,
7 and that hasn't been approved or funded, but I just
8 want to let you be aware that it's coming down the
9 pike. So with the improvement, there will be no way
10 to park in front of your site. The bollards would
11 be again, that would be fine.

12 CHAIRWOMAN BETTINGER: Looking at the
13 rendering --

14 COMMISSIONER MALAVASI: Can I draw on
15 this?

16 MR. McNEIGHT: Sure.

17 COMMISSIONER MALAVASI: So this is
18 what they're proposing is would bump-out like this,
19 and something along those lines so that the
20 crosswalk across Observer Highway would be continued
21 across their street, and the double line for bikes
22 and pedestrians, and then there would be a raised
23 curb bump-out, which they're supposed to landscape
24 between the crosswalk and Jefferson.

25 COMMISSIONER CRYAN: Would there be a

1 traffic light there as well?

2 COMMISSIONER MALAVASI: No. There
3 would be a flashing signal, but not a traffic light,
4 a push button pedestrian signal, but not a traffic
5 light per se. It hasn't been approved. It's out
6 there. We may have to see what happens here.
7 Again, I would maintain the status quo and put the
8 bollards back, the delineators back, and it will
9 take care of itself down the road.

10 MR. McNEIGHT: They're putting the
11 walkway right into Domino's.

12 CHAIRWOMAN BETTINGER: Mr. Tridente,
13 any comments?

14 MR. TRIDENTE: No comments, no.

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

18 Commissioner Cryan.

19 COMMISSIONER CRYAN: Yes.

20 MS. GIARRATANA: Commissioner
21 Hernandez.

22 COMMISSIONER HERNANDEZ: Aye.

23 MS. GIARRATANA: Commissioner
24 Holloway.

25 COMMISSIONER HOLLOWAY: Aye.

1 MS. GIARRATANA: Commissioner Lugo.

2 COMMISSIONER LUGO: Aye.

3 MS. GIARRATANA: Commissioner
4 Malavasi.

5 COMMISSIONER MALAVASI: Aye.

6 MS. GIARRATANA: Commissioner Mehta.

7 COMMISSIONER MEHTA: Aye.

8 MS. GIARRATANA: Chairwoman
9 Bettinger.

10 CHAIRWOMAN BETTINGER: Aye.

11 MR. McNEIGHT: Mr. Curley, do you
12 want the exhibits?

13 MS. GIARRATANA: Just this.

14 MR. MATULE: Just the one marked A-3,
15 you don't need A-1 and A-2.

16 MS. GIARRATANA: No.

17 MR. CURLEY: Madam Chair, I am going
18 to recuse myself from the next application due to a
19 conflict of interest. Mr. Gibbons is here to
20 represent the Board.

21 MS. GIARRATANA: The next item on the
22 agenda is Application 2016-109-SP; 304 Garden
23 Street, LLC, care of Seth Martin; at 302 through 304
24 Garden Street --

25 CHAIRWOMAN BETTINGER: Mr. Gifford

1 has arrived.

2 MS. GIARRATANA: Block 179, Lot 42;
3 in Hoboken.

4 MR. GIBBONS: Good evening, everyone.
5 My pleasure to be here. Very nice to be here and
6 honored to be back.

7 CHAIRWOMAN BETTINGER: We can
8 proceed.

9 MR. MATULE: Yes, ma'am. Once again,
10 good evening, Board Members. Robert Matule
11 appearing on behalf of the applicant. Just by way
12 of overview, this is a property at 302-304 Garden
13 Street. It's currently a nonconforming structure,
14 and the structure is also a hundred percent lot
15 coverage. In September of 2016, the planning board
16 granted site plan approval to construct a new
17 five-story building on the site, two duplex
18 residential units over the ground floor retail, just
19 over 900 square feet. Again, there is no on-site
20 parking. I believe we received a report from the
21 Board engineer, and was subsequently addressed I
22 believe, and revised plans resubmitted.

23 Here again, we will be getting an
24 ordinance from the County for both the bay window
25 projection and the canopy above the entranceway. We

1 have Mr. Nastasi here tonight. I'll have him speak
2 to it. We do have one exhibit, which is not in your
3 package, which is just a colored rendering, and just
4 for the record, we'll mark that A-1.

5 MR. GIBBONS: That's fine. Would you
6 date that please as well, Mr. Matule?

7 MR. MATULE: Yes.

8 (The witness is sworn.)

9 MR. GIBBONS: Please state your name
10 and spell your last name for the record.

11 MR. NASTASI: John Nastasi,
12 N-a-s-t-a-s-i.

13 MR. MATULE: Mr. Nastasi, you're a
14 licensed architect in the state of New Jersey?

15 MR. NASTASI: Yes, I am.

16 MR. MATULE: And you have appeared
17 before this Board and been accepted as an expert in
18 the field of architecture?

19 MR. NASTASI: I have.

20 MR. MATULE: Mr. Nastasi, why don't
21 you take the Board through what we're proposing at
22 the site and how many encroachments there are, and
23 address any of the engineer's comments.

24 MR. NASTASI: So the property at 302
25 Garden Street is a one-story off the intersection of

1 3rd and Garden, is an existing brick building, a
2 historic building at the corner, and what we're
3 proposing is a five-story brick residential
4 building. It's mixed use. We will have a
5 commercial space, a commercial space on the ground
6 floor adjacent to the residential entry, and then
7 we'll have two residential duplexes stacked above
8 with roof terraces.

9 As part of this application, we're showing
10 a projecting bay window with glass, and this bay
11 window will project onto Garden Street, the County
12 road. We also have a glass canopy that cantilevers
13 out over the residential entry. That's the easement
14 for that, as well as it's Roman brick and precast
15 facade, a big bay window. It's somewhat historic in
16 that the masonry matches the veneer. It certainly
17 has a modern aspect to kind of upgrade the caliber
18 of the neighborhood.

19 MR. MATULE: And there is no on-site
20 parking?

21 MR. NASTASI: No on-site parking.

22 MR. MATULE: You received the
23 engineer's letter, and we are going to address all
24 the items?

25 MR. NASTASI: Yes, we are.

1 MR. GIBBONS: I just want to clarify,
2 two duplex or a duplex only?

3 MR. NASTASI: Two duplexes, so two
4 residential units over one commercial.

5 MR. BONDAR: Thank you. The
6 applicant addressed the comments in our letter.
7 They said they will be replacing sidewalk and curb.
8 They also addressed the comment about the utility
9 opening. They have addressed all of our comments.
10 I was going to ask, do you have an idea who the
11 tenant is going to be yet?

12 MR. NASTASI: We do not know. The
13 commercial property?

14 MR. BONDAR: Yes.

15 MR. NASTASI: We do not know yet.

16 MR. BONDAR: I have no other
17 questions.

18 CHAIRWOMAN BETTINGER: Are they
19 rental or condos?

20 MR. NASTASI: They will be
21 condominiums.

22 CHAIRWOMAN BETTINGER: Any parking?

23 MR. NASTASI: No.

24 COMMISSIONER MALAVASI: I have a
25 question on the curbing. The comment was that

1 they're going to replace the curb with granite, or
2 you're going to replace the granite curb?

3 MR. NASTASI: Yes, we will.

4 COMMISSIONER MALAVASI: The details
5 show a concrete curb, so if we get some sort of idea
6 what you're actually going to put in.

7 MR. NASTASI: We can do that.

8 COMMISSIONER MALAVASI: The County
9 has a standard for that curb, so have your engineer
10 call, and we'll put something together, but just
11 modify the detail on the plan to show whether you're
12 putting in the granite curb or not.

13 MR. NASTASI: Will do.

14 COMMISSIONER MALAVASI: Thank you.

15 CHAIRWOMAN BETTINGER: How many
16 trees?

17 MR. TRIDENTE: Madam Chair, they have
18 28 feet of frontage. They're not required to plant
19 a shade tree, but I think the site plan does show
20 that they are; is that correct?

21 MR. NASTASI: Yes. We are not
22 showing any trees on the property.

23 MR. TRIDENTE: Okay. I'm surprised
24 Hoboken let you get away with that.

25 CHAIRWOMAN BETTINGER: They're not

1 required?

2 MR. TRIDENTE: They're not required
3 by the County, but I'm surprised that the City of
4 Hoboken didn't have them put one in.

5 CHAIRWOMAN BETTINGER: I am as well.

6 MR. TRIDENTE: Just one comment about
7 the commercial space, if you propose any type of
8 cafe, outdoor seating, you're required to apply for
9 a franchise agreement for that outdoor space. If
10 you propose, say a cafe and want to put outdoor
11 seating, that's a pretty big sidewalk, they would
12 have to come back and get a franchise agreement for
13 the outdoor use.

14 MR. MATULE: Just for the record, if
15 any type of food service went in there, that is a
16 separate use from general retail, so they would have
17 to go back to Hoboken and get conditional use
18 approval for any restaurant or food service in there
19 as opposed to general retail commercial.

20 MR. GIBBONS: That is correct.

21 COMMISSIONER HOLLOWAY: Madam Chair,
22 I just have one question. That's right in the flood
23 zone, correct?

24 MR. NASTASI: Yes, it is, and the
25 applicant has had the proposal reviewed by the plan

1 administrator in Hoboken, and the building meets all
2 of the requirements of Hoboken's flood plan
3 ordinance.

4 CHAIRWOMAN BETTINGER: Thank you.
5 Looking at the pictures Mr. Tridente gave to the
6 Board, it's a huge improvement. Do I have a motion?

7 MR. GIBBONS: The conditions of
8 approval, I guess the only thing would be the
9 granite curb detail. I'm not trying to make this
10 worse. I just want to make sure we have everything
11 on the record.

12 MS. GIARRATANA: I'll just mention
13 what was already addressed by the applicant. A
14 franchise agreement will be required for the bay
15 window and the glass canopy.

16 MR. NASTASI: I want to clarify that
17 on Z-2 of the drawings, there is a note about the
18 granite.

19 COMMISSIONER MALAVASI: There was a
20 note, but not detail. I saw that. If I go to your
21 detail sheet, it says detail for the concrete curb.

22 CHAIRWOMAN BETTINGER: Do we have a
23 motion?

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

1 Mehta.

2 Commissioner Cryan.

3 COMMISSIONER CRYAN: Yes.

4 MS. GIARRATANA: Commissioner

5 Hernandez.

6 COMMISSIONER HERNANDEZ: Aye.

7 MS. GIARRATANA: Commissioner

8 Holloway.

9 COMMISSIONER HOLLOWAY: Aye.

10 MS. GIARRATANA: Commissioner Lugo.

11 COMMISSIONER LUGO: Aye.

12 MS. GIARRATANA: Commissioner

13 Malavasi.

14 COMMISSIONER MALAVASI: Aye.

15 MS. GIARRATANA: Commissioner Mehta.

16 COMMISSIONER MEHTA: Aye.

17 MS. GIARRATANA: Chairwoman

18 Bettinger.

19 CHAIRWOMAN BETTINGER: Aye.

20 MS. GIARRATANA: Next item to be

21 heard is Application 2016-111-SP; Sasson Properties,

22 care of Sasvic Holdings, LLC; 2973 Kennedy

23 Boulevard; Block 9402, Lots 15, 16 and 17; in Jersey

24 City.

25 MR. PIZZILLO: Good evening, ladies

1 and gentleman of the Board. My name is Gerard
2 Pizzillo. I am from the law firm Genova Burns. We
3 represent the applicant in this matter, Sasson
4 Properties, LLC. Tonight we're seeking an approval
5 to construct a project known as Sasson Tower. It's
6 a 20-story mixed use building located at 2973 John
7 F. Kennedy Boulevard and 96-100 Cottage Street. The
8 frontage of the building is essentially 26 linear
9 feet along JFK Boulevard which triggers County
10 jurisdiction, which is why we're seeing your
11 approval tonight.

12 Like I said, the project is 20 stories.
13 It's mixed use so it has seventeen floors of
14 residential and a total of 79 dwelling units.
15 There's two floors of office space totaling 11,600
16 square feet, and there is also ground floor
17 commercial retail, which total 4,206 square feet.
18 The project -- the property is located in the
19 Journal Square 2016 Redevelopment Plan. It's within
20 Zone 3 of the plan. We received Jersey City
21 Planning Board approval in November 2016. We did
22 fully comply with the plan. I just have a few
23 highlights before I introduce my own witnesses, who
24 I have three here tonight.

25 We are providing aspects of green

1 techniques. We have the bike storage, bike racks to
2 store bikes. We will also be provide five shade
3 trees along Cottage Street. As I indicated it's
4 only some 26 linear feet on the County right-of-way.
5 There won't be any shade trees along JF Kennedy
6 Boulevard. There will be sidewalk improvements
7 along the Kennedy Boulevard frontage. There is no
8 encroachments on JFK Boulevard, so we don't need a
9 franchise agreement as well.

10 With me tonight I have Joshua Zinder from
11 Zinder's Design and Architecture, who will be
12 testifying as to the architectural elements of the
13 building. I also have Eric Ballou from Insite
14 Engineering. He will be addressing some of the
15 engineering aspects and highlights of the building,
16 and I have Lou Luglio from Sam Schwartz Engineering,
17 who will be testifying as to the parking and traffic
18 impact.

19 And just one other note before I introduce
20 Mr. Zinder. We have met with the County Sub
21 Planning Site Review, as well as working with
22 Mr. Cray. We received his response letter, and we
23 will be able to provide testimony as to his
24 recommendations as well. So with that I will have
25 Mr. Zinder sworn in.

1 (The witness is sworn.)

2 MR. CURLEY: Would you please state
3 your name for the record and your spell your last
4 name?

5 MR. ZINDER: My name is Joshua
6 Zinder, Z-i-n-d-e-r.

7 MR. PIZZILLO: Mr. Zinder, would you
8 please give the Board the benefit of your current
9 occupation?

10 MR. ZINDER: I'm an architect.

11 MR. PIZZILLO: And are you a licensed
12 in architect in the state of New Jersey?

13 MR. ZINDER: Yes.

14 MR. PIZZILLO: And have you appeared
15 before local and county planning boards before?

16 MR. ZINDER: Yes.

17 MR. PIZZILLO: I ask that he be
18 qualified. Mr. Zinder, could you please walk the
19 Board through some of your architectural highlights
20 of the project.

21 MR. ZINDER: Yes, and forgive the
22 small screen. There's always something. So the
23 project is located in on the corner of JFK and
24 Cottage Street. There is a mixed -- do you want
25 this closer?

1 CHAIRWOMAN BETTINGER: This is on
2 west side of the Boulevard?

3 MR. ZINDER: Yes. It's currently
4 empty. There is an empty lot that is right next to
5 the Indian supermarket right next door. So here is
6 JFK, here is Cottage. The supermarket is here. Our
7 site makes an L around the supermarket site. Here
8 you can see the overall mass of the building. It's
9 mixed use, retail on the bottom floor. It's like an
10 entry for the residential and office spaces, two
11 separate entries. We have two floors of office and
12 17 floors of residential. There is a mezzanine
13 level on the bottom 30 feet in the retail space.

14 So there is a view from above. You can
15 see the stepped terraces that go along Cottage
16 Street. Here you can see the overall mass of the
17 building. Again, on Cottage Street, there is a
18 series of terraces. This will be for residents for
19 residential use to get outside on the terraces.
20 There is a public amenity in the back mid block,
21 that is an outdoor green space for all of the
22 tenants to use.

23 MR. PIZZILLO: I was going to ask,
24 could you explain to the Board what frontage on JFK,
25 what is going on with the entrance?

1 MR. ZINDER: So the frontage of JFK
2 is for the retail. That will be a primary entrance
3 for the retail, and the building is stepped up as it
4 goes along Cottage, back to the main body of the
5 building, and as you see here, the bottom floor has
6 the retail, and then there will be a canopy for the
7 residential entrance and separate canopy.

8 CHAIRWOMAN BETTINGER: So the
9 entrance for complex would be on Cottage?

10 MR. ZINDER: Except for the retail.

11 CHAIRWOMAN BETTINGER: For the
12 residential.

13 MR. ZINDER: The residential and
14 office would be on Cottage.

15 MR. PIZZILLO: Can you just describe
16 in terms of the overall building height in relation
17 to the overall area in Journal Square, as it is now
18 and is proposed in the next two years, the other
19 projects?

20 MR. ZINDER: The building, we have
21 added 20 stories. There is the Fisher Building is
22 three blocks or two blocks away. That is six
23 stories, and then directly across the street on
24 Cottage, there is another complex being put on top
25 of the parking lot, 20 stories. I'm not sure. I

1 believe it's probably -- I think it's 20 stories.
2 We're sort of a similar height.

3 COMMISSIONER HOLLOWAY: We know they
4 have a building facing Kennedy Boulevard. I know
5 the building next to it, did you try to buy that
6 building?

7 MR. PIZZILLO: Well, that's an
8 ongoing discussion that, you know, my clients are
9 attempting to further. We went back and forth with
10 the City in terms of what the actual frontage of the
11 building is whether it's Kennedy Boulevard or
12 Cottage Street. It's kind of a, you know, it is
13 fronting JFK. There is 26 feet. So the natural
14 frontage is on Cottage Street.

15 CHAIRWOMAN BETTINGER: And the
16 address for the residents will be Cottage Street for
17 the overall building?

18 MR. ZINDER: Yes, that's correct.
19 That's correct, and retail would be JFK.

20 MR. PIZZILLO: In terms of have you
21 had a chance to review Mr. Cray's letter dated
22 January 31, 2017?

23 MR. ZINDER: Yes.

24 MR. PIZZILLO: Were there any
25 architectural aspects or requests or revisions that

1 he or the County Sub Plan Review Committee
2 requested?

3 MR. ZINDER: No.

4 MR. PIZZILLO: I have nothing
5 further. If the Board has any further questions.

6 CHAIRWOMAN BETTINGER: Looking at the
7 rendering, it's very nice.

8 COMMISSIONER MEHTA: You have 79
9 residences. How many for each floor, how many
10 studios, two-bedroom?

11 MR. ZINDER: I mean, I can tell you
12 that most of the floors have four residences per
13 floor, but some of the floor will have more. That's
14 because the building steps back. The building has
15 from studios to one bedroom. There is also I
16 believe one-bedroom with dens, and then there's
17 two-bedrooms. Some of them have two-bedroom, one
18 bath, some are three-bedroom units as well too,
19 which are required by the Journal Square
20 Redevelopment Plan. Commissioner, I apologize. I
21 haven't finished the floors. The powers that be,
22 you know.

23 COMMISSIONER MEHTA: I understand
24 that this is near the Journal Square Train Station?

25 MR. ZINDER: Yes.

1 COMMISSIONER MEHTA: The south side
2 of Cottage Street, if you look in the pictures, it
3 looks like the entire lot side of the building it is
4 one-family or two-family houses. You're just
5 putting this here.

6 MR. ZINDER: The way the property is
7 structured, it is located in both Zone 3, which is
8 the commercial core center in the Journal Square
9 Redevelopment Plan, and parts of it hit Zone 4,
10 which is mixed family residential units, housing,
11 one or two-family houses like you said, but the way
12 that the Journal Square Redevelopment Plan reads is
13 where the majority of our site sits, that is the
14 zone wherein the redevelopment plan that applies.

15 So we discussed this with the City
16 planning. Because the majority of the site is
17 located within Zone 3, Zone 3 applies. So we were
18 permitted, even if like you said, Cottage Street is
19 mainly one or two-family houses, this was
20 permissible under the plan to build that 20-story
21 building. We also worked with the engineer to
22 actually setback the building four feet, to increase
23 the buffer.

24 COMMISSIONER HOLLOWAY: Madam Chair,
25 I envision ten to twenty years from now, those

1 houses won't be there.

2 MR. ZINDER: I think you're probably
3 right.

4 CHAIRWOMAN BETTINGER: What about
5 parking?

6 MR. PIZZILLO: I apologize for not
7 discussing that in my introduction. The Journal
8 Square Redevelopment Plan does not require parking.
9 We will not be providing parking. As I said
10 Mr. Luglio will address those issues, which is one
11 of the recommendations made in Mr. Cray's letter.
12 So I think the reason there is no parking required
13 in the Journal Square Redevelopment Plan is because
14 it's a transit-oriented plan. It's a close location
15 obviously to the Journal Square PATH Station, as
16 well as a the transportation hub. I don't want to
17 steal his thunder, but there is several bus lines
18 available as well as access to PATH trains, you
19 know, within a ten-minute radius is thousands the
20 park spots, and I'll not exaggerating, thousands.

21 Any further question for Mr. Zinder?

22 CHAIRWOMAN BETTINGER: Any other
23 questions?

24 MR. PIZZILLO: Thank you. Mr.
25 Ballou.

1 (The witness is sworn.)

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

4 MR. BALLOU: I am Eric Ballou,
5 B-a-l-l-o-u. I'm a licensed professional engineer
6 in the state of New Jersey. I have testified before
7 this Board, as well as many others on urban area
8 redevelopment.

9 MR. PIZZILLO: I would ask that he be
10 qualified.

11 CHAIRWOMAN BETTINGER: Yes.

12 MR. PIZZILLO: Thank you very much.

13 MR. BALLOU: As to site improvements,
14 it really is an infill building. The improvements
15 are actually limited. We are doing the sidewalk
16 along Cottage Street as well as JFK, and what is
17 happening on JFK is a 13-foot-wide sidewalk in that
18 area. The redevelopment plan has increased that to
19 20 feet, so we actually have a 20-foot-sidewalk
20 along our frontage, where there is only 30 feet next
21 to the adjacent property. So hopefully that will
22 all be 20 feet.

23 Certainly, if you're going to widen that
24 sidewalk, you have to do wider crosswalks as per
25 Jersey City Planning. We did. We actually have a

1 fairly wide, depressed area curbing to allow the
2 handicap access. We're working through it with your
3 engineering department, and we're actually going to
4 agree with him in the letter to cut back that
5 driveway cut, to cut that back to six foot as
6 reflected. We now have decreased that to meet the
7 County standard.

8 That still will be striped sidewalk and
9 crosswalk, and we'll stripe a new crosswalk across
10 Cottage Street as well. When we did the crosswalk,
11 we did have to relocate an existing loading area.
12 That loading area will be used for move in and move
13 out as well as for the residential project. There
14 is a restriction where they can use that.

15 CHAIRWOMAN BETTINGER: Are you saying
16 that your moving in would have to be to Kennedy
17 Boulevard?

18 MR. BALLOU: No, I'm sorry. It will
19 be relocated on Cottage Street. We had to shift it
20 more in toward the private with respect to the
21 crosswalk. So there won't be any striping on JFK.
22 Good point, sorry about that.

23 The stormwater actually travels six feet
24 or more from Cottage to JFK, toward Cottage Street
25 and then drains away five or six feet. There is no

1 impact from stormwater with this project onto the
2 County infrastructure system.

3 MR. PIZZILLO: One of other comments
4 they asked you to address is in terms of trash
5 pickup, and how that's going to be handled?

6 MR. BALLOU: So we have internal
7 garbage storage in a service corridor that leads to
8 Cottage Street. So all the trash pickup is done on
9 Cottage Street and not on JFK.

10 MR. PIZZILLO: That's all I have.

11 CHAIRWOMAN BETTINGER: Any questions
12 for the Board Members?

13 COMMISSIONER HOLLOWAY: I have one
14 question. How close is the building to the existing
15 building that's facing Kennedy Boulevard?

16 MR. BALLOU: That's zero-line
17 setback. It is a true infill building.

18 COMMISSIONER HOLLOWAY: I got you.

19 CHAIRWOMAN BETTINGER: That's a
20 grocery store, correct?

21 MR. BALLOU: Correct.

22 CHAIRWOMAN BETTINGER: Mr. Cray.

23 MR. CRAY: Thank you, Madam Chair. I
24 want to cover a few things before the traffic
25 engineer talks about the traffic. And I mean, the

1 Redevelopment Plan of Jersey City doesn't require
2 parking. The County right-of-way is nonresidential,
3 so we defer to the local jurisdiction. When it
4 comes to residential, there is no special area
5 standards adopted by the State MTA in this case.
6 They need to justify the reason for which they are
7 doing it. I think that is important testimony for
8 the record.

9 And the loading area, how far is the
10 loading area being from where it's at now?

11 MR. BALLOU: About four feet, and the
12 reason why we're shifting it four feet is so that
13 it's 25 feet from the new crosswalk location. It
14 will be off of that intersection quite a bit, over
15 25 feet from the intersection for that loading area.

16 MR. CRAY: Even though it's a Jersey
17 City road, you want the crosswalk to have a
18 separation and be further from JFK.

19 MR. BALLOU: Just understand, we are
20 not introducing a loading area. It's operating like
21 that now. We are relocating an existing, and it
22 will get more usage for residential moving in moving
23 out and for the small retail.

24 MR. CRAY: One of the review comments
25 I asked for, this is in the Journal Square

1 Redevelopment Area. It was a fairly large document,
2 and I asked the applicant to go on record with
3 principles they've made in consistency with it.
4 There is no requirements. We have had some projects
5 that say we have to do certain things as part of
6 this project. So the gentleman here issued a letter
7 dated February 16, 2017, addressing my request to be
8 put on the record. I would think that part of
9 tonight's record, the February 16, 2017 letter, and
10 short of the traffic engineer's testimony, the other
11 things are minor.

12 The applicant, it's my understanding, he
13 reaffirmed that the few remaining comments, and once
14 they get approval tonight, to revise the plans. The
15 frontage is rather small on JFK. There is not much
16 to it. There is one utility with the retail.
17 That's all I have, Madam Chair.

18 MR. PIZZILLO: We've agreed to all of
19 the comments in the letter. I would like to call
20 Mr. Luglio.

21 CHAIRWOMAN BETTINGER: My one
22 question, there is not a requirement for parking on
23 from the city, but what about the front of the
24 building? Is there going to be a concierge, a
25 doorman?

1 MR. BALLOU: Right now we have four
2 parallel parking spots with no restrictions. Anyone
3 can park there. We don't have any restrictions for
4 on-street parking.

5 MR. PIZZILLO: In terms of your
6 question, concierge, doorman, I think, you know,
7 we're still in the process. My clients are still in
8 the process of hammering what the operations are
9 going to look like in terms of the residential
10 component of the building, but we are providing
11 residential amenities, a deck, things of that nature
12 so it's not that farfetched to think, especially
13 will all of the high-rise projects going on in this
14 area, that would be conceivable.

15 CHAIRWOMAN BETTINGER: My concern
16 with a large building that size, there is going to
17 be takeout and delivery and ordering.

18 MR. PIZZILLO: True. True.

19 CHAIRWOMAN BETTINGER: Like that
20 entrance, will they go on Kennedy Boulevard and
21 double-park?

22 MR. PIZZILLO: I don't believe so, I
23 think because as Eric testified to, they would go to
24 the loading dock because the entrance is far off the
25 JFK Boulevard intersection. That would be occurring

1 more on Cottage.

2 COMMISSIONER HOLLOWAY: Cottage is a
3 pretty wide street.

4 COMMISSIONER MEHTA: I think in this
5 area most of the time on Kennedy Boulevard, people
6 park. I don't think this is designated as a loading
7 area.

8 MR. PIZZILLO: We have discussed
9 that. There are two signs that establish the
10 loading area on Cottage.

11 COMMISSIONER MEHTA: There are so
12 many that park on the south side because on the
13 south side of Cottage is a retail parking, and the
14 north side they have retail parking. People
15 double-park. People try to park there and go run in
16 all the time because on the south side is the
17 metered parking.

18 MR. PIZZILLO: You're right. You
19 know I'm familiar with Jersey City. I'm familiar
20 with the area. You're absolutely right in terms of
21 metered parking on one side of the street and then
22 just on-street, non-metered on the other side, but
23 it is a concern. I think going back to your
24 question regarding the loading, we're going to have
25 to work with the store owner in that regard. We

1 have a working relationship with him right now.
2 We've obviously addressed some of the concerns that
3 he was having because he did have a concern with,
4 you know, who is loading when, when is it going to
5 happen. We have been working with him, and we will
6 continue to streamline that, obviously and most
7 importantly, to minimize any adverse impact on the
8 County right-of-way because it is a heavily traveled
9 road as we all know. You know, no one needs
10 double-parked trucks in the middle.

11 COMMISSIONER MEHTA: I understand
12 because the Chairwoman's concern --

13 CHAIRWOMAN BETTINGER: Like Domino's.

14 COMMISSIONER MEHTA: Where they
15 double-park and stay a couple of minutes. Can we
16 make the parking moving out or moving in, and then
17 that could be for a long time consuming.

18 MR. PIZZILLO: Absolutely, absolutely
19 agree. The good news is as Eric just testified, and
20 Eric, if you want to may be explain it again. All
21 of that loading, all of the residential loading will
22 be occurring on the Cottage Street side, within 25
23 to 30 feet in that street. So it's not as if the
24 truck is going to be, you know, on Cottage with the
25 back of the truck hanging over the crosswalk in the

1 intersection.

2 COMMISSIONER HOLLOWAY: Jersey City
3 is like Hoboken. When you move, you're curbing a
4 certain amount of hours. If take fours hours and
5 they need three spaces with your truck, I mean
6 that's the way it is done. They don't own a car.

7 COMMISSIONER MEHTA: My only concern
8 is that there's going to be people parking on
9 Kennedy Boulevard going to the grocery store. If
10 they get visitors parking onto Cottage, they will be
11 double-parking, and we will have problems on Kennedy
12 Boulevard with the shopping.

13 MR. PIZZILLO: I understand what your
14 concern is that you're talking about, and our
15 parking engineer can probably testify to this a
16 little bit better. What our understanding is and
17 the studies have shown with the majority of tenants
18 who are our proposed tenants won't have cars. That
19 will be avoided. There is always a concern with
20 guests and people coming to visit. That can't be
21 helped. As far as the individuals double-parking in
22 front of the grocery store, we have no control over
23 that.

24 COMMISSIONER MEHTA: I'm not blaming
25 you.

1 MR. PIZZILLO: No. I understand.

2 COMMISSIONER MEHTA: But my only
3 concern is the current situation is such a problem,
4 and that when putting building structure there, it
5 adds more to problem. It's not reducing the
6 problem.

7 MR. PIZZILLO: I understand. I
8 understand completely.

9 CHAIRWOMAN BETTINGER: Are these
10 units going to be rental or condos?

11 MR. PIZZILLO: Rentals.

12 COMMISSIONER HOLLOWAY: I have one
13 more question for the record. I asked you about the
14 grocery store. You said that your client is still
15 in negotiation --

16 MR. PIZZILLO: Well, he's been
17 hesitant to talk to us, put it to you that way.

18 COMMISSIONER HOLLOWAY: The reason
19 I'm asking, if somehow it changes next month, that
20 means you're back here.

21 MR. PIZZILLO: Of course. I mean it
22 would be a lot different. That County frontage or
23 that JFK frontage would be a lot more, yes, and a
24 lot more shade trees. And then there would be an
25 apartment going in next.

1 Any other questions for Mr. Ballou?

2 MR. CRAY: No. At this point,
3 subject to the traffic engineer, I'll wait for that
4 testimony.

5 (The witness is sworn.)

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

8 MR. LUGLIO: It's Louis Luglio,
9 L-u-g-l-i-o, and I'm with Sam Schwartz Engineering
10 in Jersey City.

11 MR. PIZZILLO: Could you please give
12 the Board the benefit of your educational background
13 and current occupation, please.

14 MR. LUGLIO: Sure. I'm a
15 professional engineer in the state of New Jersey,
16 New York, Pennsylvania and a few other states. I
17 have been practicing traffic and transportation
18 planning for last 29 years. I have a bachelor of
19 science in civil engineer and a master's degree in
20 transportation planning.

21 MR. PIZZILLO: Thank you. Have you
22 appeared before county, state and local planning
23 boards before?

24 CHAIRWOMAN BETTINGER: He has been
25 here.

1 MR. LUGLIO: Yes. It's been a while.
2 It has been a while, yes.

3 MR. PIZZILLO: I ask that you qualify
4 him.

5 CHAIRWOMAN BETTINGER: Thank you.
6 You're qualified.

7 MR. PIZZILLO: You had an opportunity
8 to do an analysis regarding this project. Would you
9 please give the Board the benefit of your
10 conclusions?

11 MR. LUGLIO: Yes. So obviously the
12 big thing here is that there is no parking
13 requirement associated with the Journal Square 2016
14 Redevelopment Plan, and that no parking is the
15 basis, and specifically for this project in this
16 area of Journal Square approximately 50 percent of
17 all people based on the census, U.S. census, do not
18 take their own car to their work. So 50 percent of
19 people take public transportation. They walk. They
20 work at home. So that's a high number.

21 In addition, there's about 40 percent of
22 people who don't even own vehicles as a result that.
23 So that really sets the basis for not having car
24 ownership, specifically with respect to this
25 property site because it's only three blocks away

1 from Journal Square, and there is also a lot bus
2 service that is there in that station. Not only
3 that, you're well aware that the PATH trains are
4 there, there is heavy rail. There is a lot of
5 transportation.

6 Mainly, we've been doing a lot of these
7 projects where it's a transit-oriented site, and
8 people will not want to live there if they own a car
9 because number one, there is no parking for it, and
10 even if there was, it would be very low in terms of
11 the number of parking spaces that would have been
12 available. The clientele that this project really
13 would lend itself to are people that are taking
14 public transportation, either working in Jersey City
15 or working in New York City.

16 So I don't want to spend too much time on
17 the number of different areas that you get to from
18 Journal Square if you're traveling in different
19 directions by different uses of transportation. In
20 addition to that, we looked at in a ten-minute walk
21 radius of the site, not a true radius, more of a
22 walking shed in and around the site. There is a
23 little under 3,500; about 3,400 parking spaces that
24 are available both on the street and garage
25 structures that are in the area that if someone

1 wanted to own car, they would still be able to keep
2 it someplace within a ten-minute walk.

3 You guys talked about having visitors that
4 come over. No one in this building will have any
5 visitors. No, I'm just kidding. That would be
6 nice. The people in this building are not friendly.
7 We will have people obviously that have options to
8 park in different locations or walk there or take
9 public transportation to get to this building.

10 Basically, from the standpoint of having a need for
11 parking, number one, Jersey City also recognizes the
12 need for areas of redevelopment and transit-oriented
13 development that do not require parking as part of
14 that development, and it is supported with the
15 census information and the close proximity to public
16 transportation that is afforded in this area.

17 MR. PIZZILLO: Have you had a chance
18 to review Mr. Cray's January 31st review letter?

19 MR. LUGLIO: Yes.

20 MR. PIZZILLO: Can you touch just
21 upon what was indicated obviously on the record a
22 few minutes ago, the RSIS Special Area Standard in
23 terms of relation to, you know, this project.

24 MR. LUGLIO: Right. So basically
25 what we would do, we have done this for other

1 projects that are city transit-oriented development,
2 mixed use projects, where we would provide that same
3 information that I just recited to you, that would
4 be a waiver for the RSIS standards because of these
5 special circumstances that exist with respect to
6 close proximity to transportation. So that is the
7 basis of getting that relief from RSIS.

8 MR. PIZZILLO: I don't have any
9 further questions, if the Board has any questions.

10 CHAIRWOMAN BETTINGER: Any comments?
11 Mr. Cray, are you okay?

12 MR. CRAY: I am okay. There was a
13 need for that testimony to be put on the record.
14 The remaining parts of this are relatively minor.
15 The application already agreed to them, so I don't
16 have any remaining questions or comments.

17 CHAIRWOMAN BETTINGER: Mr. Tridente?

18 MR. TRIDENTE: I have no comments.

19 CHAIRWOMAN BETTINGER: No trees, no
20 trees along Kennedy Boulevard?

21 MR. TRIDENTE: He has 26 feet, okay.

22 MS. FERRARA: I would just mention
23 that applicant had satisfied the two green
24 techniques, green parking also storage for bikes,
25 and also they're planting five shade trees along

1 Cottage Street. As we mentioned there will be no
2 franchise agreement either.

3 CHAIRWOMAN BETTINGER: Did you say
4 there is going to be a rooftop?

5 MR. PIZZILLO: Yes. There is going
6 to be rooftop amenities. Mr. Zinder, I don't know
7 what floor. There's a few levels.

8 MR. ZINDER: It's actually at the
9 mezzanine level of the building in the back here
10 above the bike storage. There's 12 foot upgrade
11 outdoor patio court that connects and the residents
12 can get access to.

13 CHAIRWOMAN BETTINGER: Does it have a
14 pool?

15 MR. ZINDER: No.

16 COMMISSIONER MEHTA: I know that you
17 mentioned the biking. I assume that you didn't do
18 any parking or any traffic study at all, right?

19 MR. LUGLIO: We didn't do a traffic
20 study. We basically did a comprehensive parking
21 inventory, but basically no parking -- no traffic
22 impact study. I understand that there would be
23 people or people that were coming to visit, but
24 that's really small compared to the number of
25 vehicles that are on the Boulevard today.

1 MR. PIZZILLO: One further question
2 on that. If what -- did you make any conclusions in
3 terms of traffic impact from the County right-of-way
4 with this project?

5 MR. LUGLIO: From the County
6 right-of-way standpoint, we are really not talking
7 about a sizable number. There will be additional
8 vehicles associated with the building but during
9 peak hours, it is de minimis.

10 COMMISSIONER HOLLOWAY: The Kennedy
11 Boulevard site is going to be retail?

12 MR. PIZZILLO: Yes.

13 COMMISSIONER HOLLOWAY: It's not
14 going to go into a cafe?

15 MR. PIZZILLO: Well, I think one of
16 the previous matters, we would have to go get
17 another approval from the City as well as, you know,
18 from you guys as well. We would obviously do that
19 if this was what the client expected.

20 CHAIRWOMAN BETTINGER: You did say
21 that two floors were going to be for office?

22 MR. PIZZILLO: Yes.

23 CHAIRWOMAN BETTINGER: Employees?

24 MR. LUGLIO: Again, these would be
25 places where people would get there by public

1 transportation. It's not me. So the whole
2 building, the residents, the residential, the office
3 and obviously the retail on the ground floor, it
4 will be catered to people that are getting there by
5 public transportation.

6 MR. PIZZILLO: And you're right, the
7 pickup and dropoff would most likely occur on
8 Cottage, and that would be the address of the
9 office.

10 CHAIRWOMAN BETTINGER: My concern is
11 that the four parking spaces in front of the
12 building on Cottage, there isn't any way you can
13 designate them for your building?

14 MR. PIZZILLO: It's a first come,
15 first served on-street parking.

16 CHAIRWOMAN BETTINGER: That would
17 take care of the problem that there would be space
18 for something to pull in for a delivery.

19 COMMISSIONER MALAVASI: The loading
20 zone, you had the loading zone as well, it's just a
21 time-limited?

22 MR. PIZZILLO: I believe it's
23 time-limited. Eric?

24 MR. BALLOU: I have it in my notes.
25 It's Monday through Saturday, seven a.m. to seven

1 p.m.

2 COMMISSIONER MALAVASI: So if you get
3 your food delivery before seven p.m., they have the
4 loading zone to pull in and pull on.

5 MR. BALLOU: Yes, I guess that will
6 turn to more of parking space.

7 MR. PIZZILLO: So the Board is, I'm
8 sure you guys are aware, I'm also involved in the
9 One Journal Square project and part of that project
10 has 910 parking spaces. So there will be, you know.

11 MR. LUGLIO: There's 3,400 parking
12 spaces within a ten-minute walk.

13 CHAIRWOMAN BETTINGER: I thought
14 about the parking lot at the Loew's, that they were
15 going to develop it for some time.

16 MR. PIZZILLO: I believe this part is
17 under construction. We have not extracted that
18 information.

19 CHAIRWOMAN BETTINGER: All right. Do
20 I have a motion?

21 MS. GIARRATANA: On a motion to made
22 by Commissioner Lugo, seconded by Commissioner
23 Holloway.

24 Commissioner Cryan.

25 COMMISSIONER CRYAN: Yes.

1 MS. GIARRATANA: Commissioner
2 Hernandez.

3 COMMISSIONER HERNANDEZ: Yes.

4 MS. GIARRATANA: Commissioner
5 Holloway.

6 COMMISSIONER HOLLOWAY: Yes.

7 MS. GIARRATANA: Commissioner Lugo.

8 COMMISSIONER LUGO: Yes.

9 MS. GIARRATANA: Commissioner
10 Malavasi.

11 COMMISSIONER MALAVASI: Yes.

12 MS. GIARRATANA: Commissioner Mehta.

13 COMMISSIONER MEHTA: Abstain.

14 MS. GIARRATANA: Chairwoman
15 Bettinger.

16 CHAIRWOMAN BETTINGER: I vote aye.

17 MS. GIARRATANA: The motion has
18 passed. Next item on the agenda are applications to
19 be dismissed. Application No. 2016-87-SP;
20 Applicant, Rossen Terrace, Inc., care of RCR
21 Management, LLC; 8900 JFK Boulevard East; Union
22 City. That is for the record dismissed without
23 prejudice. The applicant passed their time line to
24 submit the additional information that was
25 requested.

1 CHAIRWOMAN BETTINGER: Do I have a
2 motion?

3 MS. GIARRATANA: On a motion made by
4 Commissioner Mehta and seconded by Commissioner
5 Holloway.

6 Commissioner Cryan.

7 COMMISSIONER CRYAN: Yes.

8 MS. GIARRATANA: Commissioner
9 Hernandez.

10 COMMISSIONER HERNANDEZ: Yes.

11 MS. GIARRATANA: Commissioner
12 Holloway.

13 COMMISSIONER HOLLOWAY: Yes.

14 MS. GIARRATANA: Commissioner Lugo.

15 COMMISSIONER LUGO: Yes.

16 MS. GIARRATANA: Commissioner
17 Malavasi.

18 COMMISSIONER MALAVASI: Yes.

19 MS. GIARRATANA: Commissioner Mehta.

20 COMMISSIONER MEHTA: Aye.

21 MS. GIARRATANA: Chairwoman
22 Bettinger.

23 CHAIRWOMAN BETTINGER: I vote aye.

24 MS. GIARRATANA: Next item on the
25 agenda are applications to be administratively

1 approve. There is one, that would be Application
2 No. 2017-10-SP; Applicant, New Cingular Wireless,
3 LLC; 410 Passaic Avenue; Block 190, Lot 31; in Union
4 City. Do I have a motion?

5 On a motion made by Commissioner Holloway.
6 Second by commission Cryan.

7 Commissioner Cryan.

8 COMMISSIONER CRYAN: Yes.

9 MS. GIARRATANA: Commissioner
10 Hernandez.

11 COMMISSIONER HERNANDEZ: Yes.

12 MS. GIARRATANA: Commissioner
13 Holloway.

14 COMMISSIONER HOLLOWAY: Yes.

15 MS. GIARRATANA: Commissioner Lugo.

16 COMMISSIONER LUGO: Yes.

17 MS. GIARRATANA: Commissioner
18 Malavasi.

19 COMMISSIONER MALAVASI: Yes.

20 MS. GIARRATANA: Commissioner Mehta.

21 COMMISSIONER MEHTA: Aye.

22 MS. GIARRATANA: Chairwoman
23 Bettinger.

24 CHAIRWOMAN BETTINGER: Aye.

25 MS. GIARRATANA: That motion has

1 passed. Next item on the agenda are applications to
2 be exempt. I will read them all together.

3 Applicant No. 2016-116-SP; New York SMSA
4 Limited Partnership, Verizon Wireless, at 300
5 Somerset Street; Block 117.01, Lot 1.06, in
6 Harrison.

7 Application No. 2017-04-SP; T Mobile
8 Northeast, LLC; at Block 15, Lot 8 in West New York.

9 Application No. 2017-07-SP, Metro PCS New
10 York, LLC; at 1421 Grand Street; Block 121, Lots 14,
11 15, 16, 17; in Hoboken.

12 Application No. 2017-08-SP; New York SMSA
13 Limited Partnership, Verizon Wireless at 5609
14 Jefferson Street in West New York; Block 124, Lot 5;
15 West New York.

16 The final application is 2017-09-SP New
17 York SMSA Limited Partnership, Verizon Wireless at
18 3-5 Avenue at Port Imperial 169.01, Lot 7.10; West
19 New York.

20 For the record these are all applications
21 that are not on County road.

22 CHAIRWOMAN BETTINGER: Do I have a
23 motion?

24 MS. GIARRATANA: On motion made by
25 Commissioner Lugo. Second by Commissioner Holloway.

1 Commissioner Cryan.

2 COMMISSIONER CRYAN: Yes.

3 MS. GIARRATANA: Commissioner
4 Hernandez.

5 COMMISSIONER HERNANDEZ: Yes.

6 MS. GIARRATANA: Commissioner
7 Holloway.

8 COMMISSIONER HOLLOWAY: Yes.

9 MS. GIARRATANA: Commissioner Lugo.

10 COMMISSIONER LUGO: Yes.

11 MS. GIARRATANA: Commissioner
12 Malavasi.

13 COMMISSIONER MALAVASI: Yes.

14 MS. GIARRATANA: Commissioner Mehta.

15 COMMISSIONER MEHTA: Aye.

16 MS. GIARRATANA: Chairwoman
17 Bettinger.

18 CHAIRWOMAN BETTINGER: Aye.

19 MS. GIARRATANA: The next item on the
20 is just a notice of action of applications that were
21 approved or declared exempt at the Site Plan Review
22 Committee meeting. This is Application 2016-99-SP;
23 Jos and Ant, LLC; 7221 JFK Boulevard; Block 259, Lot
24 70 in North Bergen.

25 Application 2017-06-SP; Morris Canal

1 Incentives Urban Renewal, LLC; at 100 Monitor
2 Street; Block 15802, Lot 1 and 2, 38, 39, 40, 41, in
3 Jersey City.

4 Application No. 2017-07-SP, Hartz Mountain
5 Industries; at 800 Harbor Boulevard, Block 34.03.
6 Lots 2.03, 4.01, 4.21, 4.27 and 4.28 in Weehawken.

7 Finally, Application No. 2017-11-SP, Buck,
8 Seifert & Joss, Inc., at 5900 Tonnelle Avenue; Block
9 185, Lot 3, in North Bergen. This just a notice of
10 action. All those were declared exempt or approved
11 at the Site Plan Committee Meeting.

12 There is no old business, but for new
13 business just to mention, you don't have to decide
14 now, but our review for engineering and legal, we
15 would need two Commissioners to review.

16 CHAIRWOMAN BETTINGER: Commissioner
17 Choffo volunteered.

18 MS. GIARRATANA: So one more if you
19 want.

20 CHAIRWOMAN BETTINGER: Commissioner
21 Cryan. Thank you, Jamie.

22 MS. FERRARA: That's it.

23 CHAIRWOMAN BETTINGER: I just want to
24 remind you we received an e-mail for the new
25 Commissioners to attend the Jersey Planning Official

1 training courses, so the new Commissioners or anyone
2 who would like to attend, one is a Hackensack; one
3 in is Paramus.

4 MS. GIARRATANA: We will send out the
5 information if you want to consider attending.

6 CHAIRWOMAN BETTINGER: Do I have a
7 motion to adjourn?

8 COMMISSIONER HOLLOWAY: I'll make a
9 motion to adjourn.

10 COMMISSIONER LUGO: Second.

11 CHAIRWOMAN BETTINGER: All in favor.

12 (Whereupon the proceeding is then
13 concluded at 9:01 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 Tuesday, March 21, 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 2/4/17

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