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HUDSON COUNTY  
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF  
OF THE :  
HUDSON COUNTY PLANNING : PROCEEDINGS  
BOARD :  
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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 20, 2018  
6:30 p.m.

B E F O R E:

- RENEE BETTINGER, Chairwoman
- DANIEL CHOFFO, Commissioner
- JAMES CRYAN, Commissioner
- FLOYD JETER, Commissioner
- THOMAS MALAVASI, Commissioner
- SAMANTHA LUGO, Commissioner
- RUSHABH MEHTA, Commissioner
- KENNEDY NG, Commissioner
- JOEL TORRES, Freeholder

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

- JOHN J. CURLEY, ESQ., Board Counsel
- KEVIN FORCE, Assistant Planner
- MARIO TRIDENTE, Inspector
- FRANCESCA GIARRATANA, PP AICP, Board Secretary
- PAUL CRAY, PE

Job No. NJ2828870

1 CHAIRWOMAN BETTINGER: Good evening.  
2 I would like to call to order the meeting of the  
3 Hudson Planning Board for Tuesday, February 20th,  
4 2018. Counsel, has this meeting been properly  
5 advertised?

6 MR. CURLEY: Yes, it has. Notice of  
7 the meeting was published in the Jersey Journal.  
8 Notice of the meeting was sent to the Star Ledger,  
9 and notice has been posted with the County Clerk and  
10 the Board of Freeholders.

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

13 MS. GIARRATANA: Yes. Commissioner  
14 Choffo.

15 COMMISSIONER CHOFFO: Here.

16 MS. GIARRATANA: Commissioner  
17 Glembocki, absent. Commissioner Hernandez, absent.  
18 Commissioner Jeter.

19 COMMISSIONER JETER: Here.

20 MS. GIARRATANA: Commissioner Lugo.

21 COMMISSIONER LUGO: Here.

22 MS. GIARRATANA: Commissioner  
23 Malavasi.

24 COMMISSIONER MALAVASI: Here.

25 MS. GIARRATANA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Here.

2 MS. GIARRATANA: Commissioner Ng.

3 COMMISSIONER NG: Here.

4 MS. GIARRATANA: Commissioner Torres.

5 FREEHOLDER TORRES: Here.

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

8 CHAIRWOMAN BETTINGER: Here.

9 COMMISSIONER CRYAN: I'm here too.

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

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

14 (Flag Salute.)

15 CHAIRWOMAN BETTINGER: Have all of  
16 the Commissioners received the minutes from the  
17 previous meeting?

18 COMMISSIONER CHOFFO: Yes.

19 CHAIRWOMAN BETTINGER: Do I have a  
20 motion?

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

24 Commissioner Choffo.

25 COMMISSIONER CHOFFO: Yes.

1 MS. GIARRATANA: Commissioner Cryan.

2 COMMISSIONER CRYAN: Abstain.

3 MS. GIARRATANA: Commissioner Jeter.

4 COMMISSIONER JETER: 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: Commissioner Ng.

13 COMMISSIONER NG: Abstain.

14 MS. GIARRATANA: Commissioner Torres.

15 FREEHOLDER TORRES: Abstain.

16 MS. GIARRATANA: Chairwoman

17 Bettinger.

18 CHAIRWOMAN BETTINGER: I vote aye.

19 MS. GIARRATANA: The motion has

20 passed. The minutes have been adopted.

21 CHAIRWOMAN BETTINGER: The next order  
22 of business is memorialization of the resolutions at  
23 the last meeting.

24 MS. GIARRATANA: Yes. The  
25 Application No. 017-83-SP; One Journal Square Tower

1 North Urban Renewal Company, LLC; One Journal Square  
2 Tower South Urban Renewal Company, LLC; One Journal  
3 Square Partners Urban Renewal Company, LLC; and One  
4 Journal Square Condominium Association,  
5 Incorporated. It is located at 10 Journal Square;  
6 Block 9501 Lot 23; in Jersey City.

7 On a motion made by Commissioner Choffo.  
8 Second by Commissioner Lugo.

9 Commissioner Choffo.

10 COMMISSIONER CHOFFO: Aye.

11 MS. GIARRATANA: Commissioner Jeter.

12 COMMISSIONER JETER: Aye.

13 MS. GIARRATANA: Commissioner Lugo.

14 COMMISSIONER LUGO: Aye.

15 MS. GIARRATANA: Commissioner

16 Malavasi.

17 COMMISSIONER MALAVASI: Aye.

18 MS. GIARRATANA: Commissioner Mehta.

19 COMMISSIONER MEHTA: Aye.

20 MS. GIARRATANA: Chairwoman

21 Bettinger.

22 CHAIRWOMAN BETTINGER: Aye.

23 MS. GIARRATANA: The motion has  
24 passed. The next item on the agenda are Site Plans,  
25 Subdivisions and other matters scheduled for public

1 hearing. The application is 2017-74-SP. The  
2 applicant is 133 Madison Street, LLC; 301 Madison  
3 Street, LLC; and & 608 Madison Street, LLC. The  
4 location is at 3600-3612 John F. Kennedy Boulevard;  
5 Block 218, Lots 1, 55, 56 & 57 in Union City.

6 MS. PEREIRA: Good evening, Counsel,  
7 Madam Chair, Members of the Board. May it please  
8 the Board, Bianca Pereira, on behalf of the  
9 applicant, 133 Madison Street, LLC. This is in  
10 regard to an application on John F. Kennedy  
11 Boulevard in Union City. It's going to be a  
12 one-story retail space with parking. This matter  
13 was previously before the Union City Planning Board  
14 back in October of 2016, and the resolution itself  
15 adopting that was memorialized at the November 2016  
16 meeting.

17 I know the Board is aware that our  
18 professionals have worked very closely and with this  
19 Board as far as getting to this point, so we will  
20 keep the presentation brief. Unless there's any  
21 questions of the Board, I would like to begin the  
22 presentation with our engineer.

23 MS. GIARRATANA: Before  
24 this application begins, I would just like to note  
25 that this application was adjourned at the previous

1 meeting. We agreed to the adjournment and voted on  
2 it and also we got confirmation that the Union City  
3 Planning Board has agreed to it as well.

4 (The witness is sworn.)

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

7 MR. PUGSLEY: Thomas Pugsley,  
8 P-u-g-l-s-e-y.

9 MS. PEREIRA: Would the Board like to  
10 hear Mr. Pugsley's credentials?

11 CHAIRWOMAN BETTINGER: Please.

12 MR. PUGSLEY: I am a professional  
13 engineer in the State of New Jersey, practicing  
14 engineering for over 20 years, principal of North  
15 Star Design. I have a Bachelor of Science degree  
16 from Lehigh University, provided testimony at  
17 numerous municipalities through the state.

18 CHAIRWOMAN BETTINGER: Thank you.  
19 The Board will accept your credentials.

20 MR. PUGSLEY: For starters, I'll just  
21 refer to the boundary topographic survey that was  
22 submitted as part of the application. The property  
23 address is 3600-3612 Kennedy Boulevard. The  
24 property consists of four lots on Block 218, and  
25 Lots 1, 55, 56 and 57, located between 36th Street,

1 37th Street, along Kennedy Boulevard, the County  
2 road.

3 The existing conditions is pretty much a  
4 hundred percent impervious. It was previously a  
5 used car lot. The access to the property is a  
6 driveway off the right-hand off 36th Street, and  
7 then there's also access off of 37th. There is  
8 currently no driving access onto JF Kennedy  
9 Boulevard, the topography generally goes from the  
10 south, from the top of the page towards Kennedy  
11 Boulevard in that direction. Really, on-site there  
12 is really nothing there at the moment except for a  
13 little structure associated with the used car lot.  
14 Unless anyone has any questions, I'll move onto the  
15 proposed.

16 CHAIRWOMAN BETTINGER: Mr. Cray, do  
17 you have any comments?

18 MR. CRAY: Not at this time.

19 MR. PUGSLEY: So then just to  
20 describe the proposed improvements with a color  
21 version of the site plan, this is the site plan that  
22 was submitted to your office for review, and we  
23 received comments from your professionals. The  
24 application proposes a one-story, roughly  
25 2,212-square-foot retail building. The access to



1 the property is going to be on the right-in off of  
2 JFK Boulevard, and well as a left-in, left-out on  
3 37th Street, as 37th is in a northerly direction  
4 towards JF Kennedy Boulevard.

5 Proposed is 12 parking spaces, and you can  
6 see, we have landscaping shown on the plan, which is  
7 a significant increase over what is out there  
8 currently, so we do have a reduction of impervious  
9 surfaces, the grading to match the existing drainage  
10 patterns. Those were the conditions of the North  
11 Hudson Sewer Authority, and we are in the process of  
12 working with them to satisfy their still water  
13 requirements.

14 We also as part of the comments from the  
15 planner, have indicated that we need five street  
16 trees. We only show two at the moment. We will add  
17 a third tree, and for the remaining two trees, we  
18 would submit to the Shade Tree Fund for those. We  
19 wouldn't be able to get five trees on here and have  
20 room. We will do three and do a contribution for  
21 the remaining. The site has been designed for a  
22 single-unit delivery vehicle to be able to enter in  
23 off of JFK Boulevard, and enter into the site, and  
24 then come back out toward 37th Street, so there  
25 would be no -- delivery vehicle would not be backing

1 out onto Kennedy Boulevard in any way. They would  
2 continue out through the 37th Street. That's really  
3 the bulk of the application.

4 MS. PEREIRA: Are there any  
5 questions?

6 CHAIRWOMAN BETTINGER: Did you say  
7 what type of retail it is going to be?

8 MS. PEREIRA: We don't know.

9 MR. CRAY: Madam Chair, from that  
10 point, I have worked on sites similar. As was  
11 mentioned, they came to the committee sometime ago,  
12 2016 actually. So from the time they have been in  
13 Union City, they came back and they already had an  
14 idea what we were looking for. There is not many  
15 items left to discuss.

16 Before I get to that, it is retail. They  
17 don't have a tenant, so we asked them to test  
18 traffic and vehicles turning. Mr. Peregoy had  
19 prepared a traffic impact study on February 7th, and  
20 they have addressed the questions we thought we  
21 would put on the record for this application on the  
22 site. To the extent that they have a brief overview  
23 of the traffic study, it may help for the Board's  
24 reference. That was the plan for the next witness.

25 (The witness is sworn.)

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

3 MR. PEREGOY: Sure. It's Craig  
4 Peregoy, P-e-r-e-g-o-y.

5 MS. PEREIRA: Can you state your  
6 credentials?

7 MR. PEREGOY: Sure. I have a  
8 bachelor's degree in civil engineering from Virginia  
9 Tech. I'm a licensed professional in the state of  
10 New Jersey. I have testified as in traffic  
11 engineering on hundreds of occasions; here as well  
12 in Hudson County.

13 CHAIRWOMAN BETTINGER: Yes. Thank  
14 you.

15 MS. PEREIRA: Would you care to  
16 comment on the traffic perspective?

17 MR. PEREGOY: Sure. We did a traffic  
18 study with speculative retail as a generic shopping  
19 center as the traffic generator for this. We looked  
20 at the 37th Street intersection with Kennedy  
21 Boulevard. It's obviously a right-in driveway. The  
22 capacity analysis at this intersection for the  
23 existing future conditions and without the plan and  
24 a future within the development. Those services  
25 don't change. This isn't a large building. It's

1 not going to generate a substantial amount of  
2 traffic, and it's primarily going to be most likely  
3 in the pass line, where this is a very congested  
4 part of Union City.

5 It's a busy part of town, so at peak  
6 times, you're going to see, we do a right in off  
7 Kennedy and out onto 37th Street, 37th Street there  
8 is traffic out to toward the Lincoln Tunnel. So you  
9 see a left-in orientation there. We modeled that,  
10 and the level of service at that intersection  
11 remained the same at a D level of service.

12 COMMISSIONER CHOFFO: Sorry, you said  
13 left in out onto?

14 MR. PEREGOY: 37th Street is a  
15 one-way towards Kennedy, so actually it works out  
16 nicely that we have the traffic patterns in the  
17 area.

18 COMMISSIONER CHOFFO: Why is it rated  
19 as a D?

20 MR. PEREGOY: It's the green time on  
21 Kennedy Boulevard. It's not necessarily the volume  
22 coming out of here because it clears and works  
23 pretty well, but you have so much green time on  
24 Kennedy Boulevard. Obviously, it means, more red  
25 time at the intersection.

1 COMMISSIONER CHOFFO: How far is the  
2 driveway from the light or from the intersection?

3 MR. PEREGOY: It is about 30 feet,  
4 30 feet.

5 COMMISSIONER CHOFFO: So queuing  
6 would take place in the parking lot if there is a  
7 high volume.

8 MR. PEREGOY: Yeah, I guess it would  
9 have to clear each side, so you would have to wait.

10 COMMISSIONER CHOFFO: And across the  
11 street from this on 37th, is that residential going  
12 towards you?

13 MR. PEREGOY: This is a commercial  
14 use. There is residential there.

15 COMMISSIONER CHOFFO: Thank you.

16 CHAIRWOMAN BETTINGER: It's going to  
17 stay commercial?

18 MS. PEREIRA: Yes.

19 CHAIRWOMAN BETTINGER: What type of  
20 commercial?

21 COMMISSIONER NG: There's a  
22 Walgreen's and a TD Bank. Especially in the  
23 morning, three o'clock, 2:45 also, the roads are  
24 full of traffic.

25 CHAIRWOMAN BETTINGER: That was my

1 concern with what type of retail was going in there.  
2 You have no idea?

3 MS. PEREIRA: Unfortunately, we don't  
4 have a specific tenant at the moment.

5 MR. PEREGOY: It's a small building.

6 MR. CRAY: The limited neighbors and  
7 the lack of driveway are natural enemies of traffic.  
8 But there are certainly a lot of national uses that  
9 are typically used in there so.

10 COMMISSIONER MEHTA: Any type of  
11 activity or merchandise has to be small, like a box  
12 truck, not like an 18 big wheeler. It would be a  
13 problem coming in with the garbage pickup.

14 MR. PUGSLEY: Yes. Something like  
15 this is not going to attract that. Garbage, there  
16 is actually door on the lower left corner of the  
17 building that's actually an area for the garbage.  
18 They can take the garbage out at the appropriate  
19 time. So there is a door dedicated to the garbage.

20 COMMISSIONER MEHTA: So that would be  
21 picked up from 36th Street, that's not done at the  
22 property at all?

23 MR. PUGSLEY: Correct.

24 COMMISSIONER MALAVASI: I didn't see  
25 on the plan. Is there any indication as you're

1 leaving on 37th Street that that it is one-way, left  
2 turn only? It's probably pretty obvious most of the  
3 time. You can even put an arrow on the pavement or  
4 a sign. We don't want people going the wrong way on  
5 37th Street.

6 FREEHOLDER TORRES: I have a  
7 question. Has there been discussion of some type of  
8 prevention for folks trying to make a left into the  
9 driveway?

10 MR. CRAY: One of the things that I  
11 was going to recap, Madam Chair, if you want at this  
12 point?

13 CHAIRWOMAN BETTINGER: Great.

14 MR. CRAY: Our review of the proposed  
15 site was similar to the traffic engineer. My review  
16 letter is dated January 3rd. In the review  
17 committee meeting, the applicant has provided  
18 information recently with the revised plan and to  
19 address our remaining comments, and we'll formalize  
20 that if this is approved tonight. Most of the  
21 things they addressed before at prior meetings.  
22 What remained was the traffic testimony for tonight.

23 Now, the concern with this driveway, they  
24 designed it the right way. To make the visual of  
25 someone forcing it in, so they have agreed to take

1 this, people see the driveway, take it and extent  
2 further. That wouldn't impede a single-unit truck.  
3 It's not a semi, it would get stuck. What they  
4 worked out, and I have a draft of this design to be  
5 worked out. If this is approved tonight, as part of  
6 the approval, they're taking this spreader, so this  
7 further, but it will be malleable. They're going to  
8 I have a signage on the street, but from my  
9 experience that doesn't do it as much as the visual  
10 of the driveway itself. If it looks like a  
11 driveway, people are going inside. So we tried to  
12 make it so that it discourages most people,  
13 occasionally somebody.

14 COMMISSIONER NG: I have concerns  
15 about the traffic impact of Union City, the  
16 construction. There's a school on 36th Street  
17 between Bergenline Avenue and Kennedy Boulevard, and  
18 there's already congestion. It's chaos. I have to  
19 turn at 37th Street right here at Kennedy Boulevard.  
20 It took me 12 minute to turn to the left to go to  
21 Jersey City. My concern is about the traffic.

22 MR. PEREGOY: Well, that's an  
23 existing condition. It's really controlling the  
24 existing traffic. It's not going to be something  
25 that brings more traffic in.



1                   COMMISSIONER NG:  When will the  
2 construction be started?

3                   MR. PEREGOY:  When will construction  
4 be started?  In an hour.  Right now.

5                   COMMISSIONER NG:  As soon as we  
6 approve it, we have to coordinate the traffic to  
7 school and construction zone.  We're talking Kennedy  
8 Boulevard.  We have already congestion with the  
9 jitney buses.  It's chaos out there.

10                  MR. PUGSLEY:  This will be a pretty  
11 short duration construction.

12                  CHAIRWOMAN BETTINGER:  So say three  
13 months or two months?

14                  MR. PUGSLEY:  It would be very fast,  
15 two months.

16                  MS. PEREIRA:  The applicant will work  
17 with the town on the traffic.

18                  COMMISSIONER NG:  You're going to  
19 have police officers do the traffic?

20                  MS. PEREIRA:  If that would make the  
21 Board more comfortable.

22                  COMMISSIONER NG:  We're on Kennedy  
23 Boulevard.

24                  MR. PUGSLEY:  For driveway  
25 construction, yeah.

1                   COMMISSIONER MEHTA: Because like you  
2 said, you don't have any idea what it is going to  
3 become, and because of that, it's like a guessing  
4 game, like how many employees are going to be there?  
5 Will the employee parking fit or not? Like what is  
6 it business of?

7                   MS. PEREIRA: It's a small retail  
8 space with parking. When we were before the board,  
9 we got approval from Union City, and we have to  
10 abide by that as well. We have to take all of that  
11 into consideration.

12                   COMMISSIONER MEHTA: Another thing is  
13 the parking lot, how are you lighting in the parking  
14 lot? Are you going to put lights in the back?

15                   MR. PUGSLEY: We have an area like in  
16 the upper right corner, we have a couple of  
17 wall-mounted lights, in order to illuminate that and  
18 throw it forward so everything is back towards the  
19 residential properties.

20                   COMMISSIONER MEHTA: Another thing is  
21 you are not suggesting any signs for the business,  
22 or future signs, will it be mounted on the property  
23 itself, on the business?

24                   MR. PUGSLEY: At this point there is  
25 no freestanding sign. They will be directly on the

1 building.

2 COMMISSIONER MEHTA: Yes, because  
3 otherwise of you have a sign on the parking lot, you  
4 have to come back in front of us. I thank you.

5 CHAIRWOMAN BETTINGER: Any other  
6 comments, Mr. Malavasi?

7 COMMISSIONER MALAVASI: No further  
8 comments.

9 MR. CRAY: Madam Chair, the only  
10 other main comment to mention is ADA compliance.  
11 Since it's a County road, they're affecting it. So  
12 it's important that the applicant have full  
13 compliance, so while they're doing all that concrete  
14 work, there are requirements in regard to sloping  
15 and whatnot.

16 The last thing to mention, there have been  
17 discussions about there was an encroachment because  
18 they have a canopy, and it's my understanding, I  
19 want to be clear for the record, the e-mail says  
20 that the applicant will trim their canopy so it does  
21 not extend into the right-of-way. That was your  
22 choice. It's not that we said you can't have it,  
23 it's just that you need a franchise agreement if you  
24 do. So just to confirm on the record, you're going  
25 to trim it back to show no encroachment?

1 MR. PUGSLEY: That's correct.

2 MR. CRAY: That was all I have, Madam  
3 Chair.

4 COMMISSIONER CHOFFO: Madam Chair,  
5 one question. What was the delay in getting  
6 approval from Union City from 2016 until now?

7 MS. PEREIRA: The engineer that was  
8 retained by the City, I know he had been working  
9 with your Board. I don't know when exactly he had  
10 came on.

11 MR. PUGSLEY: There was just a gap in  
12 the time we were authorized to move ahead, so I'm  
13 not sure, whether the applicant wasn't a priority or  
14 something at the time, I'm not exactly sure.

15 COMMISSIONER CHOFFO: My last  
16 question, did Union City have any other issues? I  
17 know you got your approval.

18 MS. PEREIRA: We got our approval.  
19 They asked for the additional lighting on the  
20 building, and that was it. Nothing else.  
21 Everything else was fine.

22 CHAIRWOMAN BETTINGER: So you don't  
23 know what the building is going to look like at this  
24 point?

25 MS. PEREIRA: We have -- our

1 architect had done a rendering at the time we were  
2 before the Planning Board. I have a small copy of  
3 that with me. I don't have a big copy, but in Union  
4 City, they're very much inclined to have a brick  
5 building. It's going to be a very beautiful brick  
6 building.

7 MS. GIARRATANA: Chairwoman, can I  
8 add that was actually clarified in the resolution  
9 from the Union City Planning Board, a beige brick.

10 COMMISSIONER MEHTA: And this would  
11 be from the planning board, the entrance would be on  
12 Kennedy Boulevard?

13 MR. PUGSLEY: There will be two  
14 entrances. There will be one on the parking lot  
15 side in the upper right corner, and there also would  
16 be one right on the front for people walking down  
17 the sidewalk.

18 CHAIRWOMAN BETTINGER: Do you have  
19 any comments?

20 MS. GIARRATANA: Sure. So on the  
21 Planning review end, the applicant fulfilled their  
22 two green technique, as they mentioned, they  
23 fulfilled the shade tree requirement. They will be  
24 contributing for two trees. We have already  
25 received a cost estimate.

1 CHAIRWOMAN BETTINGER: Mr. Tridente,  
2 do you have anything?

3 MR. TRIDENTE: Just for the record, I  
4 would like to go over the -- you're going to be  
5 replacing all the sidewalks on Kennedy Boulevard?

6 MR. PUGSLEY: Say that again?

7 MR. TRIDENTE: All of the sidewalks  
8 along Kennedy Boulevard are going to be replaced?

9 MR. PUGSLEY: Yes.

10 MR. TRIDENTE: And new curbing?

11 MR. PUGSLEY: Correct. It would be.  
12 The full design was based on the ADA, and we  
13 anticipate that if we have some curbing that we can  
14 maintain, we don't need to rip up the right-of-way,  
15 we would do that as long as it's in good condition,  
16 but if it's in bad condition, we will replaced it.

17 MR. TRIDENTE: So then is how are you  
18 going to meet the grades if you leave some and  
19 replace some?

20 MR. PUGSLEY: We really would have to  
21 go through the designs, and we'll have to look and  
22 see. I would anticipate a majority of if not all of  
23 the sidewalk would be replaced. Some of the curbing  
24 may be able to be maintained.

25 MR. TRIDENTE: The sidewalks, I see

1 has a lot of cracks and trip hazards.

2 MR. PUGSLEY: Anything that's in poor  
3 condition, in order for us to comply with ADA, we  
4 have to either comply or replace it. This area up  
5 here looked like it had been recently done based on  
6 the pictures, so if that could be maintained when we  
7 go to finalize this, then we will maintain it, but  
8 other than that, everything along here, sidewalks  
9 and curbs, which is the portion here, there is the  
10 majority, yeah, I agree with that. Everything else,  
11 most of the sidewalks along the entire frontage of  
12 that site need to be replaced. Anything that the  
13 County had done a bunch of corners going down JFK  
14 Boulevard, so aside from that, we would be replacing  
15 everything else.

16 MR. TRIDENTE: Okay.

17 CHAIRWOMAN BETTINGER: Commissioner,  
18 do you have a comment?

19 COMMISSIONER MEHTA: Tell me exactly  
20 the plan for tree from the property line to the  
21 sidewalk.

22 MR. PUGSLEY: There would be three  
23 trees, and they would be on our property.

24 COMMISSIONER MEHTA: Because I think  
25 they go in the area of the sidewalk, so that you

1 have an extra feature?

2 MR. PUGSLEY: We will have to  
3 coordinate that I guess.

4 COMMISSIONER MEHTA: Because they  
5 need sidewalks, and there should be enough room on  
6 the sidewalk.

7 MR. PUGSLEY: Kennedy Boulevard,  
8 there's three between. I don't know how that works.

9 CHAIRWOMAN BETTINGER: Mario, you  
10 regulate the trees? Mr. Tridente on the trees.

11 MR. TRIDENTE: Please make sure you  
12 follow the guidelines for the tree details and the  
13 building compliance. ADA compliant tree grades are  
14 definitely required.

15 MR. PUGSLEY: The proposed trees are  
16 going to be on-site in a landscaped area.

17 MR. TRIDENTE: Aside from the trees  
18 along the curb, there need to be tree pits along the  
19 curb line. Hudson County Shade Tree wants one shade  
20 tree for every 30 feet of frontage to be placed  
21 along the curb.

22 MR. PUGSLEY: So my understanding,  
23 and maybe I misunderstood, we have the two trees  
24 here, and we're going to have a third along here and  
25 then --



1 MR. TRIDENTE: They don't count.  
2 They need to be on the County road.

3 MR. PUGSLEY: Okay. So then is the  
4 proposal to take the trees that we were referring to  
5 moving them into the right-of-way?

6 MR. TRIDENTE: Yeah. There are two  
7 vacant tree pits there, so I would recommend that  
8 you replace those, and then if there is another,  
9 what is it, two more trees? If you can't fit them  
10 along the frontage, then you move them. But we try  
11 to plant along the frontage.

12 MR. PUGSLEY: So I misunderstood. I  
13 thought where we have shown is sufficient. So you  
14 want to pull them into the physical right-of-way?

15 MR. TRIDENTE: Yeah. There are two  
16 tree pits there right now. You replace them right  
17 there. If you want to keep those trees there,  
18 that's fine too. That doesn't trump the requirement  
19 for the County. You need to place them every  
20 30 feet unless there's utilities or a driveway, you  
21 know, a fire hydrant, things of that nature.

22 MR. PUGSLEY: Okay.

23 CHAIRWOMAN BETTINGER: Any other  
24 comments?

25 COMMISSIONER MEHTA: In Union City,

1 is there any specifics for what type of business it  
2 is? Is it a retail business, or like a food?

3 MS. PEREIRA: When we were before the  
4 board there were no requirements. Again, at that  
5 point since we didn't have anything in mind, we  
6 didn't address it with any specificity, and the  
7 board was okay with that.

8 COMMISSIONER MEHTA: Was there any  
9 recognized requirement, like a storage? So for this  
10 particular building, that's why we're looking at how  
11 many square feet to actually do business.

12 MS. PEREIRA: Unfortunately, I can't  
13 answer that. I wish I could.

14 COMMISSIONER CHOFFO: Madam Chair, I  
15 make a motion to approve.

16 COMMISSIONER CRYAN: Second.

17 MS. GIARRATANA: On a motion made by  
18 Commissioner Choffo. Seconded by Commissioner  
19 Cryan.

20 Commissioner Choffo.

21 COMMISSIONER CHOFFO: Aye.

22 MS. GIARRATANA: Commissioner Cryan.

23 COMMISSIONER CRYAN: Aye.

24 MS. GIARRATANA: Commissioner Jeter.

25 COMMISSIONER JETER: 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: Commissioner Ng.

9 COMMISSIONER NG: I vote aye with the  
10 conditions that the construction will be able to  
11 coordinate the Board of Education and the building  
12 department so we don't have chaos.

13 MS. GIARRATANA: Commissioner Torres.

14 FREEHOLDER TORRES: Aye.

15 MS. GIARRATANA: Chairwoman  
16 Bettinger.

17 CHAIRWOMAN BETTINGER: Aye.

18 MS. GIARRATANA: The motion has  
19 passed.

20 MS. PEREIRA: Thank you very much.

21 MS. GIARRATANA: The next item on the  
22 agenda are Applications to be Exempt. Application  
23 2018-01-SP; Public Service Electric and Gas Company;  
24 at 4700 West Side Avenue; Block 442 Lot 5; in North  
25 Bergen. It's a site plan application not located

1 along the County Road.

2 Do I have a motion?

3 On a motion made by Commissioner Choffo,  
4 and second by Commissioner Lugo.

5 Commissioner Choffo.

6 COMMISSIONER CHOFFO: Aye.

7 MS. GIARRATANA: Commissioner Cryan.

8 COMMISSIONER CRYAN: Aye.

9 MS. GIARRATANA: Commissioner Jeter.

10 COMMISSIONER JETER: Aye.

11 MS. GIARRATANA: Commissioner Lugo.

12 COMMISSIONER LUGO: Aye.

13 MS. GIARRATANA: Commissioner

14 Malavasi.

15 COMMISSIONER MALAVASI: Aye.

16 MS. GIARRATANA: Commissioner Mehta.

17 COMMISSIONER MEHTA: Aye.

18 MS. GIARRATANA: Commissioner Ng.

19 COMMISSIONER NG: Aye.

20 MS. GIARRATANA: Commissioner Torres.

21 FREEHOLDER TORRES: Aye.

22 MS. GIARRATANA: Chairwoman

23 Bettinger.

24 CHAIRWOMAN BETTINGER: Aye.

25 MS. GIARRATANA: The motion has

1 passed. We have no old business to discuss, and  
2 brief two items for new business. We have created  
3 an RFP for our consulting counsel and engineers.  
4 They are currently under review internally for the  
5 County. They will be posted shortly, and we will be  
6 getting proposals back. So I would like to ask if  
7 there are any volunteers to serve on the proposal  
8 review committee?

9 COMMISSIONER CRYAN: I will.

10 CHAIRWOMAN BETTINGER: How many do  
11 you need?

12 MS. GIARRATANA: Three is good. That  
13 would be Commissioner Cryan, Commissioner Choffo and  
14 Commissioner Malavasi, and there will be one other  
15 reviewer from our office, most likely me.

16 And then the other is for now just  
17 introduction of the Hudson County Planning Board  
18 bylaws, really just cleaning up some of the  
19 language. We realized the actual language doesn't  
20 reflect how the Board functions and process. So we  
21 gave out copies of changes with the changes  
22 highlighted within the bylaws, and after this  
23 meeting, we'll send out a brief summary of what the  
24 changes are, and we can have some discussion before  
25 it's brought up, and only if the committee feels

1 comfortable, to adopt them for the next meeting.  
2 They were handed out after the initial rider went  
3 out so, I don't know if you've seen the full nature  
4 of the e-mail.

5 CHAIRWOMAN BETTINGER: So the changes  
6 are highlighted. So the Commissioners will review  
7 them and digest them before the next meeting.

8 MS. GIARRATANA: Yes. Like I said,  
9 we will send it in an e-mail, we. Just received it  
10 from Counsel. And that's it.

11 CHAIRWOMAN BETTINGER: Do I have a  
12 motion to adjourn?

13 COMMISSIONER CRYAN: Motion to  
14 adjourn.

15 COMMISSIONER MEHTA: Second.

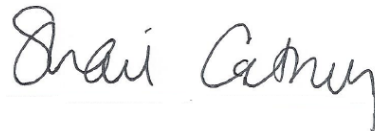
16 CHAIRWOMAN BETTINGER: All in favor.

17 (Whereupon the proceeding is then  
18 concluded at 7:24 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 Caucus Meeting of the Hudson County Board of Chosen Freeholders, held on Tuesday, February 20, 2018; and that this is a correct transcript of the same.



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SHARI CATHEY, CCR, RPR  
A NOTARY PUBLIC of the  
State of New Jersey  
I.D. No. 2283786  
Commission Expires 2/4/22

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