1   HUDSON COUNTY
                  PLANNING BOARD
2   RE:
                                      :
3   REGULAR MEETING   :   TRANSCRIPT OF
       OF THE   :
4   HUDSON COUNTY PLANNING :   PROCEEDINGS
       BOARD   :
5   :

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6   O P E N   S E S S I O N
7   Bergen Square Center
                  Floor 9A
8   830 Bergen Avenue
                  Jersey City, New Jersey
9   Tuesday, January 16, 2018
                  6:30 p.m.
10
11   B E F O R E:
12   RENEE BETTINGER, Chairwoman
          DANIEL CHOFFO, Commissioner
13   FLOYD JETER, Commissioner
          THOMAS MALAVASI, Commissioner
14   ELIZABETH HERNANDEZ, Commissioner
          SAMANTHA LUGO, Commissioner
15   RUSHABH MEHTA, Commissioner
16
17   A L S O   P R E S E N T:
18   JOHN J. CURLEY, ESQ., Board Counsel
19   KEVIN FORCE, Assistant Planner
20   MARIO TRIDENTE, Inspector
21   FRANCESCA GIARRATANA, PP AICP, Board Secretary
22   ROBERT NASH, PE
23
24
25   Job No. NJ2791858

1   CHAIRWOMAN BETTINGER: Good evening.

2   I would like to call the meeting of the Hudson

3   County Planning Board for Tuesday. January 16, 2018.

4   Counsel, has this meeting been properly advertised?

5   MR, CURLEY: Yes, it has. The

6   meeting has been advertised, and notice of the

7   meeting has been sent to the Jersey Journal and the

8   Stat Ledger in compliance with the Open Public

9   Meetings Act. Notice of the meeting has been posted

10   with the Clerk of the Freeholders and the County

11   Clerk.

12   CHAIRWOMAN BETTINGER: Thank you.

13   Madam Secretary, may have I have a roll call,

14   please?

15   MS. GIARRATANA: Yes. Commissioner

16   Choffo.

17   COMMISSIONER CHOFFO: Here.

18   MS. GIARRATANA: Commissioner

19   Glembocki, absent. Commissioner Hernandez.

20   COMMISSIONER HERNANDEZ: Here.

21   MS. GIARRATANA: Commissioner Jeter.

22   COMMISSIONER JETER: Here.

23   MS. GIARRATANA: Commissioner Lugo.

24   COMMISSIONER LUGO: Here.

25   MS. GIARRATANA: Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Here.

3 MS. GIARRATANA: Commissioner Mehta.

4 COMMISSIONER MEHTA: Here.

5 MS. GIARRATANA: Commissioner Ng,

6 absent. Commissioner Torres, absent. Commissioner

7 Walker, absent. Chairwoman Bettinger.

8 CHAIRWOMAN BETTINGER: Here.

9 MS. GIARRATANA: Chairwoman, we have

10 a quorum.

11 CHAIRWOMAN BETTINGER: Thank you.

12 Will everyone please rise to salute the flag?

13 (Flag Salute.)

14 CHAIRWOMAN BETTINGER: Have all the

15 Commissioners received the minutes of the meeting

16 for December 19th?

17 COMMISSIONER CHOFFO: Yes.

18 CHAIRWOMAN BETTINGER: I may have a

19 motion to approve.

20 MS. GIARRATANA: On a motion made by

21 Commissioner Hernandez. Seconded by Commissioner

22 Mehta.

23 Commissioner Choffo.

24 COMMISSIONER CHOFFO: I abstain.

25 MS. GIARRATANA: Commissioner

1   Hernandez.

2   COMMISSIONER HERNANDEZ: Yes.

3   MS. GIARRATANA: Commissioner Jeter.

4   COMMISSIONER JETER: Yes.

5   MS. GIARRATANA: Commissioner Lugo.

6   COMMISSIONER LUGO: Yes.

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 motion has

16   passed.

17   CHAIRWOMAN BETTINGER: Okay. The

18   next order of business, Madam Secretary, would be

19   the nomination of officers.

20   MS. GIARRATANA: Yes, and first would

21   be the selection of the Board Chair, and we'll turn

22   it over to our Board attorney for the selection

23   process.

24   MR, CURLEY: Do we have a nomination

25   for Chairperson?

1   COMMISSIONER CHOFFO: I would like to

2   nominate Renee Bettinger to remain as Chairperson.

3   MR, CURLEY: Are there any other

4   nominations for Chairperson?

5   I would like to close the nominations for

6   Chairperson. All in favor of closing the

7   nominations vote aye; all opposed, vote no; or

8   abstain.

9   (The Planning Board unanimously votes

10   in favor of the resolution.)

11   MR, CURLEY: We have selected a

12   nominee. Do I have a motion to appoint that

13   nominated Chairperson?

14   COMMISSIONER CHOFFO: I make a motion

15   to appoint.

16   COMMISSIONER MEHTA: Second.

17   MR, CURLEY: Is everybody in

18   agreement? Say aye.

19   (The Planning Board votes in favor of

20   the resolution.)

21   MR, CURLEY: Anyone opposed say no;

22   any abstentions?

23   CHAIRWOMAN BETTINGER: I'll abstain.

24   MR, CURLEY: We have a Chairperson.

25   The next nomination is for the position Vice

1 Chairperson. Do we have any nominees there?

2   COMMISSIONER MEHTA: I will nominate

3 Commissioner Choffo.

4   MR, CURLEY: Any other nominees? I

5 would ask that we close the nomination the process.

6 Everybody in favor vote aye; opposed, vote no; and

7 abstentions.

8   (The Planning Board unanimously votes

9 in favor of the resolution.)

10   MR, CURLEY: Do we have a resolution

11 appointing Mr. Choffo as the Vice Chairperson?

12   COMMISSIONER MEHTA: I make a motion.

13   COMMISSIONER LUGO: I second.

14   MR, CURLEY: All in favor, vote aye.

15   (The Planning Board votes in favor of

16 the resolution.)

17   MR, CURLEY: Any opposed vote no.

18 Any abstentions?

19   COMMISSIONER CHOFFO: I abstain.

20   MR, CURLEY: We now have a

21 Chairperson and a Vice Chairperson, and the last

22 officer would be the Chair Pro Tempore. Do I have

23 any nominations for that position?

24   MS. GIARRATANA: Yes. I would like

25 to nominate Commissioner Samantha Lugo.

1   MR, CURLEY: Any other nominations?

2   I would ask that we entertain a motion to close the

3   nominations. Everybody in agreement vote aye;

4   opposed vote no; and abstain.

5   (The Planning Board unanimously votes

6   in favor of the resolution.)

7   MR, CURLEY: We have a motion to

8   elect the nominee and Chair Pro Tempore.

9   CHAIRWOMAN BETTINGER: I'll make a

10   motion.

11   COMMISSIONER CHOFFO: I'll second.

12   MR, CURLEY: Is everybody in

13   agreement with that? Vote aye.

14   (The Planning Board votes in favor of

15   the resolution.)

16   MR, CURLEY: Opposed vote no; and any

17   abstentions?

18   COMMISSIONER LUGO: I'll abstain.

19   MR, CURLEY: We have a full

20   complement of officers. I'll turn it back to you.

21   CHAIRWOMAN BETTINGER: Thank you

22   Commissioners for nominating me again this year. I

23   appreciate it. So the next order of business is the

24   assignment of Committee Members for the Site Plan

25   and Review Committee. Do I have any volunteers?

1   COMMISSIONER CHOFFO: I'll volunteer.

2   COMMISSIONER MALAVASI: I'll

3   volunteer.

4   CHAIRWOMAN BETTINGER: Thank you.

5   MS. GIARRATANA: The next order of

6   business is adoption of the 2018 Hudson County

7   Planning Board bylaws. Over the course of last

8   year, we actually had no amendments to the bylaws.

9   So it's the same version of the bylaws that were

10 adopted in 2017.

11   On a motion made by Commissioner Mehta and

12 seconded by Commissioner Choffo.

13   Commissioner Choffo.

14   COMMISSIONER CHOFFO: Aye.

15   MS. GIARRATANA: Commissioner

16 Hernandez.

17   COMMISSIONER HERNANDEZ: Aye.

18   MS. GIARRATANA: Commissioner Jeter.

19   COMMISSIONER JETER: Aye.

20   MS. GIARRATANA: Commissioner Lugo.

21   COMMISSIONER LUGO: Aye.

22   MS. GIARRATANA: Commissioner

23 Malavasi.

24   COMMISSIONER MALAVASI: Aye.

25   MS. GIARRATANA: Commissioner Mehta.

1   COMMISSIONER MEHTA: Aye.

2   MS. GIARRATANA: Chairwoman

3 Bettinger.

4   CHAIRWOMAN BETTINGER: I vote aye.

5   MS. GIARRATANA: The motion has

6 passed. The bylaws have been adopted.

7   The next order is Item D, Memorialization

8 of Resolutions considered at Last Meeting. The

9 application was 2016-104-SP; the Applicant, North

10 Light Realty, LLC; 290, 302, located 310 Secaucus

11 Road at Block 62, Lots 11, 12 & 13, in Secaucus. It

12 was an application to construct an addition to an

13 existing building to be used for offices, services,

14 parts, and sales of trucks.

15   COMMISSIONER MEHTA: I make a motion.

16   CHAIRWOMAN BETTINGER: Do I have a

17 second?

18   MS. GIARRATANA: On a motion made by

19 Commissioner Mehta. Second by Commissioner Lugo.

20   Commissioner Hernandez.

21   COMMISSIONER HERNANDEZ: Aye.

22   MS. GIARRATANA: Commissioner Lugo.

23   COMMISSIONER LUGO: Aye.

24   MS. GIARRATANA: Commissioner

25 Malavasi.

1   COMMISSIONER MALAVASI: Aye.

2   MS. GIARRATANA: Commissioner Mehta.

3   COMMISSIONER MEHTA: Aye.

4   MS. GIARRATANA: Chairwoman

5   Bettinger.

6   CHAIRWOMAN BETTINGER: Aye.

7   MS. GIARRATANA: The motion has

8   passed. Next item on the agenda is Site Plans,

9   Subdivisions and Other Matters Scheduled for Public

10   Hearing. The first application is 2017-74-SP; the

11   applicant 133 Madison Street, LLC, 301 Madison

12   Street, LLC, and & 608 Madison Street LLC. The

13   location at 3600-3612 John F. Kennedy Boulevard,

14   Block 218, Lots 1, 55, 56 and 57; in Union City.

15   Chairwoman, the applicant contacted the

16   Division earlier and had requested an adjournment

17   based on a conflict with the engineer being able to

18   come to the meeting, and they already submitted a

19   letter to the Union City Planning Board for the

20   proper procedures for adjournment, and we're just

21   waiting for the response from Union City Planning

22   Board, but we don't feel like we'll have any issues.

23   CHAIRWOMAN BETTINGER: Counsel, do we

24   need to take a vote on this?

25   MR, CURLEY: I would suggest a

 1   resolution to carry the application to the next

 2   meeting with THE condition that the applicant

 3   obtains the consent of Union City board.

 4   COMMISSIONER CHOFFO: I'll make a

 5   motion to postpone to the next meeting under those

 6   circumstances, that Union City also grants the

 7   extension.

 8   MS. GIARRATANA: Do I have a second?

 9   COMMISSIONER JETER: I'll second.

10   MS. GIARRATANA: On the motion made

11   by Commissioner Choffo. Second by Commissioner

12   Jeter.

13   Commissioner Choffo.

14   COMMISSIONER CHOFFO: Aye.

15   MS. GIARRATANA: Commissioner

16   Hernandez.

17   COMMISSIONER HERNANDEZ: Aye.

18   MS. GIARRATANA: Commissioner Jeter.

19   COMMISSIONER JETER: Aye.

20   MS. GIARRATANA: Commissioner Lugo.

21   COMMISSIONER LUGO: Aye.

22   MS. GIARRATANA: Commissioner

23   Malavasi.

24   COMMISSIONER MALAVASI: Aye.

25   MS. GIARRATANA: Commissioner Mehta.

1   COMMISSIONER MEHTA: Aye.

2   MS. GIARRATANA: Chairwoman

3   Bettinger.

4   CHAIRWOMAN BETTINGER: I vote aye.

5   MS. GIARRATANA: The motion has

6   passed. The next application is 017-83-SP; One

7   Journal Square Tower North Urban Renewal Company,

8   LLC; One Journal Square Tower South Urban Renewal

9   Company, LLC; One Journal Square Partners Urban

10   Renewal Company, LLC; and One Journal Square

11   Condominium Association, Incorporated. It is

12   located at 10 Journal Square; Block 9501 Lot 23; in

13   Jersey City. It is an application to construct two

14   towers that are 56 stories each, mixed use

15   high-rise, with 1,512 dwelling units, 118,836 square

16   feet of retail/commercial space, and 864 parking

17   spaces.

18   MR. PAOLINO: Thank you for seeing

19   us. We have already been here a couple times

20   before. The reason why we're here is somewhat of a

21   technicality, but actually, we appreciate being

22   before you because we have made certain changes to

23   the project, I think all for the better. The

24   project is more dynamic now. The design has changed

25   a little bit. It's still going high, but it is a

1   different kind of a design. Architecturally, I

2   think it's more interesting and more exciting and

3   iconic for Jersey and for Hudson County.

4   So let me just give you an overview. I

5   can do this really fast because we're doing

6   amendments to the existing site plan, and the

7   amendments are pretty much what we had before, but

8   there are changes. Let me go through the changes

9   with you really quickly, and I'll bring my witnesses

10   to tell you what the real nitty-gritty is.

11   CHAIRWOMAN BETTINGER: One question,

12   when did you appear before us last?

13   MR. PAOLINO: When I did appear

14   before you last? On September 26, 2017; is that

15   correct?

16   MS. GIARRATANA: No.

17   MR. PAOLINO: I thought I was telling

18   you the Jersey City Planning Board, so it's a year.

19   Basically, let me tell you the overall purpose of

20   the changes because they were generated by

21   something. It's not like we just came up with the

22   changes. The Port Authority is located right next

23   to us. In discussions with Port Authority, it

24   become lower for lot's of reasons that we need to

25   move the building, okay? So literally, the building

1   to move from its location that was basically near

2   the dividing line between the Port Authority and

3   this property, the property to the south of it.

4   In addition to that, the Federal Aviation

5   Administration had something to say about this. The

6   buildings were high. The initial building was 79

7   stories, a ten-story base and a 69-story building on

8   top of it, and as a result, it had some impingement

9   on the landing air space going into Newark Airport.

10   I'm not sure what the difference between what that

11   and New York City because the distance is not that

12   great.

13   Nevertheless, the decision was made

14   basically to even out the two buildings. So instead

15   of having one building was 56 stories and 79

16   stories, two buildings; this is 66 stories,

17   ten-story base, and 56-story building on top of

18   that, making the buildings even. They're really

19   kind of the same height as the building to the

20   north. The one building is up. It's kind the same

21   height. I think it's exactly the same height.

22   The other changes that we have is the

23   number of units have gone down. We went from 1,7125

24   to 1,512 units. The retail space increased by

25   almost 10,000 square feet, and the office component

1 went down slightly. You see the changes in the

2 parking lot went from 910 to 864. The overall size

3 of the building went from 1,966,710, down to

4 1,915,000. The differences are minor. There are

5 some changes. These are amendments. I'm just

6 showing you what the amendments are.

7   I have a letter from architect that was

8 involved in the initial presentation to you, who was

9 involved with the report. He was involved in doing

10 the drawings, but the real fellow that was involved

11 that spoke with you is a fellow by the name of Chas

12 Peppers. Mr. Peppers is here, but the original

13 architect is not. However, these are amendments, so

14 his testimony still continues. However, I will

15 supplement it by this letter which says the same

16 thing that I just told you.

17   So I will have Mr. Peppers come up and

18 walk you through the architectural end of it, and

19 then we'll have another witnesses come on to testify

20 quickly as to the things because it's not a lot.

21 Chas.

22   (The witness is sworn.)

23   MR, CURLEY: Would you please state

24 your name for the record and spell your last name?

25   MR. PEPPERS: Chas Peppers,

1   P-e-p-p-e-r-s.

2   MR, CURLEY: Thank you.

3   MR. PAOLINO: Mr. Peppers, you

4   testified before this Board; is that correct?

5   MR. PEPPERS: Yes.

6   MR. PAOLINO: And you also testified

7   before the Jersey City Planning Board, correct?

8   MR. PEPPERS: Yes.

9   MR. PAOLINO: And would you take us

10 through the changes that have occurred from the last

11 presentation to this presentation?

12   MR. PEPPERS: Sure. So as Gene was

13 saying, we're here for two reasons. One is height

14 and the other is setback, and I'll show it to you

15 now. The previous scheme that was approved about a

16 year ago was two towers at two different heights,

17 and it was the taller tower the FAA said was a

18 little bit impinging into flight patterns.

19 Therefore, we needed to lower this tower, and so

20 what we did is we lowered one and raised one to

21 preserve as much area as possible. That is what you

22 see here.

23   However, we did not want the building to

24 be twin towers. So therefore we did some geometric

25 things, made a new scheme, and put in a new twist

1   into the geometry. So that's why you see them the

2   way they are. The second thing Gene was mentioning

3   is the setbacks. So the previous scheme came right

4   up to the property line as well as on the Hudson

5   County college site. The proximity required

6   easements with our neighbors. The conversations

7   were ongoing, but since we were making these

8   changes, we decided, you know what, let's just back

9   off a few feet and not have to worry about it. So

10   we're now 20 feet off of that property line here,

11   five feet off the County property line so we no

12   longer require the easements.

13   That meant that the plaza went from

14   99 feet wide to 95 feet wide, so that is really the

15   only implications to the actual public space, a

16   reduction of four feet. We went through the height

17   changes because we also changed the masses. We also

18   changed the architectural scheme. So previously the

19   scheme was, two towers on a base. One piece was

20   more if a limestone color, the other was dark metal.

21   We decided to actually to make them the same tone,

22   which is the copper color that you see. Also, we

23   decided to bring the towers to ground. These are

24   purely aesthetic changes.

25   So you can see on the elevations the color

1 differences here, we now have a similar color

2 pallet, and this one where the massing in broken

3 down this way, that sort of runs in the middle. We

4 now have two floors of retail, five floors of

5 office, amenities for the residences in the towers.

6 Because of the reduction of units, we have fewer

7 parking and fewer bike spaces, but the bike spaces

8 went from 614 to 550. Parking went from 910 to 864.

9   COMMISSIONER MALAVASI: Your parking

10 ratio is the same?

11   MR. PEPPERS: Correct. So the ratio

12 of apartments comes down, same with parking and bike

13 parking.

14   CHAIRWOMAN BETTINGER: If I remember,

15 there was like a public walkway, that is still?

16   MR. PAOLINO: Correct. I have a

17 witness for that.

18   MR. PEPPERS: The public plaza is

19 still here, which was previously 99 feet wide.

20 We're now 95 feet wide. But otherwise the plaza

21 design has not changed. It's been tweaked. There

22 are six deviation from the 2016 plan that we had

23 filed for, and six in our last application. There

24 is no difference in content.

25   So the 2016 plan requires 25 feet minimum

1   retail depth. This is location here, we only have

2   15 feet, so we have a deviation that we had last

3   time, and we have it this time as well. Parking

4   services access was not to be located on the major

5   streets. We only have the option of major streets.

6   We only have JFK, Bergen, we have Sip, all three of

7   those are major streets. We placed the access on

8   Sip, the same place it was previously. The driveway

9   width, it does call for a minimum width of 18 feet,

10   but because we do have the service as well as the

11   car parking all in one location, it's wider than

12   maybe 80 feet; whereas it was 66, we're now at 80.

13   Ground floor entryway, the doors on the

14   ground are not to swing out onto the sidewalk, so

15   what we agreed to do with the City with these doors,

16   is recess them partially, so that half of them are

17   inset to the building and the door swings out. We

18   did bicycle parking. Bicycle parking is based in

19   the garage. It's supposed to be five percent of the

20   cars parking. We're at three percent bike. Those

21   are the six deviations, same deviations as last

22   time. The number are just changed.

23   CHAIRWOMAN BETTINGER: You still have

24   handicapped parking?

25   MR. PEPPERS: In the garage, you have

1   handicap parking, parking for retail and for the

2   offices component as well as for residential. All

3   of that is required.

4   COMMISSIONER MEHTA: So all that

5   parking will be separate from the residential

6   parking, and the office parking will be separate and

7   designated from the residential parking?

8   MR. PEPPERS: I think it would be

9   management control. The parking is going to have to

10   be determined.

11   MR. PAOLINO: I know the operation of

12   the garage is yet to be determined.

13   CHAIRWOMAN BETTINGER: I may have

14   forgotten. I feel there like the last time you said

15   there was going to be long-term.

16   MR. PEPPERS: This time there is a

17   slight change in usage. The last time within this

18   tower, the smaller, smaller of the two, the lower

19   part we were filing for some commercial use. We're

20   not doing that at this time. It's all the same.

21   CHAIRWOMAN BETTINGER: How many

22   bedrooms?

23   MR. PEPPERS: They vary from studio

24   to three-bedroom, and there's a minimum requirement

25   for three-bedrooms.

1   COMMISSIONER MEHTA: For the record

2   can you mention how many are one-bedroom and

3   two-bedroom, if you have that schedule?

4   MR. PEPPERS: I don't have it here.

5   COMMISSIONER MEHTA: Are the changes

6   already approved by Jersey City?

7   MR. PAOLINO: Yes, we got that I

8   think October. So there's one other change that

9   doesn't change the building, it changes phasing.

10   Originally, we were doing this building. We were

11   talking about the south tower first with the base,

12   and the base would go to the south. That's phase

13   one. Now, phase one is not that. It's reversed.

14   Phase one is the north tower, and this is phase two;

15   is that correct?

16   MR. PEPPERS: Let me clarify. This

17   the third time we're bringing this application. The

18   very first time, which was about two years ago,

19   you're absolutely correct, it was only for one tower

20   and a podium. A year ago, the application was for

21   the full project with both towers on the podium.

22   That application is for the full project. The way

23   the construction sequencing is going to be, they are

24   likely to build this tower first, and then follow

25   behind this tower. We are applying for the full

1 application. I was talking about phasing. That's

2 what the phasing is.

3   COMMISSIONER CHOFFO: Madam Chairman,

4 is it possible to get a copy of the approval with

5 Jersey City with the changes?

6   MR. PAOLINO: We did supply the copy

7 of that resolution.

8   AUDIENCE MEMBER: I know we did.

9   MS. GIARRATANA: It's in the

10 Commissioners' binder. It's the last document.

11   COMMISSIONER MEHTA: So the plaza

12 walking area will go from 99 to 94 feet or 95 feet.

13 There's a green space, and so have we decreased the

14 green space area?

15   MR. PEPPERS: Those areas are not

16 going to be considered green space. We have in the

17 podium, there is an amenity for the residents.

18 There is an outdoor area.

19   COMMISSIONER MEHTA: If I remember

20 there was a waterfall.

21   MR. PEPPERS: Yes. I'll let the

22 landscape architect speak to that.

23   MR. PAOLINO: It's very important.

24 Any other questions for this architect?

25   COMMISSIONER MEHTA: Just how many

1 one-bedroom units?

2   MR. PEPPERS: We'll give that to you.

3   (The witness is sworn.)

4   MR, CURLEY: Please state your name

5 for the record and spell your last name.

6   MR. SAVINO: Leonard Savino. Last

7 name is spelled S-a-v-i-n-o.

8   MR, CURLEY: Thank you.

9   MR. PAOLINO: Mr. Savino, you

10 testified before this Board before?

11   MR. SAVINO: Yes.

12   MR. PAOLINO: You're an engineer?

13   MR. SAVINO: Yes, I am.

14   MR. PAOLINO: I offer him as an

15 engineer.

16   CHAIRWOMAN BETTINGER: Yes. Were

17 these submitted. Do we need to mark these exhibits?

18   MR. PAOLINO: They were part of the

19 application. Mr. Savino, you heard the questions?

20   MR. SAVINO: This plan, I could

21 probably speak on. There are as you heard minor

22 changes. Just to give you some perspective, the

23 shifting building has created a couple of areas that

24 we have to provide additional storm collection.

25 Before, it was collected from the roof to a

1   subsurface detention system. Still happening,

2   however there were some modifications. Other than

3   that utilities and structures stay the same.

4   The only thing I want to mention is that

5   we have for the past almost three years now, had a

6   conference with the Port Authority every two weeks.

7   So the process as Gene had mentioned, we just wanted

8   to express that we are continuing to work with them,

9   and we're doing anything necessary to discuss the

10   details. Essentially, that's was my testimony. We

11   have received a cover letter from Remington Vernick.

12   MR. PAOLINO: The discussions with

13   the Port Authority, have they been regular?

14   MR. SAVINO: Biweekly. We have

15   foundation monitoring and crack monitoring so that

16   during the construction both Port Authority and our

17   team would be able to monitor and adjust things as

18   necessary, if necessary during that construction.

19   That's something that we do on just about every

20   project we work on, and Port Authority was pleased

21   to hear that.

22   CHAIRWOMAN BETTINGER: How long do

23   you estimate this project will take?

24   MR. SAVINO: Forty months.

25   CHAIRWOMAN BETTINGER: Do we have

1   anything on this?

2   COMMISSIONER MALAVASI: Since you're

3   getting along so well with the Port Authority, one

4   of the requests and desires of this Board was the

5   extension of the areas for taxis, which corresponds

6   to the Port Authority saying the bump-outs are

7   unsafe. I think it was the Board's desire to keep

8   that as kind of an open item, wish list if we can

9   convince the Port Authority otherwise. I don't know

10 if you had any conversations or any movement on that

11 issue?

12   MR. PAOLINO: To be frank we have

13 not. That's not surprising to me because there are

14 issues that are much smaller than that and deal with

15 the final end design of this project that haven't

16 actually been discussed. Just as an example, there

17 are pavers that we're going to be putting on the

18 sidewalk in front of the plaza area, and we wanted

19 to lead them into the area in front of Port

20 Authority, so it -- we would be at our cost, and

21 they still can't deal with things as simple as that.

22 I don't want to fault the Port Authority. I'm sure

23 they have reasons for that.

24   COMMISSIONER MALAVASI: I would say

25 just keep that as an item for the Board. We would

 1 like to see it. The Board thought it was good idea.

 2 We don't agree with the Port Authority that it's

 3 unsafe. That's their position. I would like to

 4 keep that on the table down the road.

 5   MR. SAVINO: I'll tell them that.

 6   CHAIRWOMAN BETTINGER: Our engineer?

 7   MR. NASH: Just a couple of things in

 8 our review letter. We are requesting that the

 9 regular prior approval should carry forward to this

10 application. Any problem with that?

11   MR. PAOLINO: No.

12   MR. NASH: And there were some

13 issues, not issues I could say, there are some

14 improvements that are being requested by Jersey City

15 with respect to additional traffic studies and

16 concepts what to do six to eight months after the

17 project is implemented. We are asking that that be

18 conditioned on the approval.

19   MR. PAOLINO: I think that was agreed

20 upon that time I was here. You want to put that on

21 the record?

22   MR. NASH: Yeah. That's all, Madam

23 Chair.

24   CHAIRWOMAN BETTINGER: You're okay

25 with that? That's fine. I guess your next witness.

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. HARWOOD: Martin Harwood,

5   H-a-r-w-o-o-d.

6   MR, CURLEY: Thank you.

7   MR. PAOLINO: Mr. Harwood, Tell the

8   Board your profession.

9   MR. HARWOOD: Landscape architecture.

10   MR. PAOLINO: And your qualifications

11   haven't changed?

12   MR. HARWOOD: They have not.

13   CHAIRWOMAN BETTINGER: Thank you.

14   MR. PAOLINO: Mr. Harwood, would you

15   just explain to the Board the changes in terms of

16   the plaza area?

17   MR. HARWOOD: Sure. So I think this

18   board shows before and after. As Chas explained,

19   the major difference in the plaza design is just

20   that it got squished by the four feet, yes, four

21   feet. So very little changed in the plaza. We

22   adjusted the design to meet the new widths. They

23   are just a little bit narrower by about a foot each.

24   You can see there is about four pads that run

25   north-south on the plaza, and they all just got

1   squished about a foot each.

2   The design has remained the same as

3   before. The fountain will be the centerpiece of the

4   plaza. It will have a wall of water that will flow

5   down into a pool. The top will have the same names

6   that are existing on the existed mounted one. The

7   level above the fountain, you will be able to look

8   down at the names that's on the lower portion of the

9   plaza. You will be able to look back up at the

10 fountain for all the names that are existing now in

11 the fountain that is not being used.

12   CHAIRWOMAN BETTINGER: I believe

13 every year they add a name. I believe they were.

14 Will there be room for additional names or will that

15 be it basically?

16   MR. HARWOOD: So I think there are

17 two sets of names. There are the names on the

18 fountain, and then there are names on the pavers.

19 We would corporate that in.

20   MR. PAOLINO: The question is will

21 there be additional names?

22   MR. HARWOOD: There is room in the

23 pavers to add names, just like there is currently.

24   CHAIRWOMAN BETTINGER: Will they be

25 in alphabetical order? I'm joking. My husband's

1 name is on the Circle of Honor with me. I'm joking.

2   COMMISSIONER MEHTA: Is there any

3 like a green space, or has it changed in the current

4 one?

5   MR. HARWOOD: I have to look at the

6 exact numbers, but it's basically the same. As you

7 can see from this design and this design, the

8 concept is the same. You have a lawn here where

9 people could enjoy the lawn, and then you have bands

10 of seat walls that people can sit that are lined

11 with trees, and then in the area to the north you

12 have larger trees that will provide canopy shade

13 areas for people to sit.

14   CHAIRWOMAN BETTINGER: I do have one

15 question. In the evening will there be landscape

16 lighting?

17   MR. HARWOOD: There will be light,

18 yes. That's done as well.

19   CHAIRWOMAN BETTINGER: I'm looking

20 forward to it, beautiful. Any other comments?

21   COMMISSIONER MEHTA: Are we going to

22 have the cherry blossom trees?

23   MR. HARWOOD: We are proposing that

24 there will be cherry trees among some other trees.

25 We have cherry trees.

1   CHAIRWOMAN BETTINGER: There was at

2   one point a discussion about kiosk.

3   MR. HARWOOD: We wouldn't put a kiosk

4   there. That was important to the City by the way.

5   No, I don't believe there's a kiosk.

6   CHAIRWOMAN BETTINGER: No, I don't

7   think it's being used. If I am correct it's vacant.

8   MR. HARWOOD: To answer your

9   questions about trees, we are proposing to plant 119

10   trees and 21 trees at the street.

11   MR. PAOLINO: To remind the Board,

12   this plaza from end to end is covered by a

13   maintenance agreement and easement agreement with

14   the City of Jersey City. So the obligation to

15   maintain this plaza will be with the developer.

16   That's their responsibility.

17   COMMISSIONER MEHTA: So the trees and

18   the beautification of the area will individually be

19   lighted so that people can come in the evening and

20   in the nighttime, I hope.

21   MR. PAOLINO: Yea. It will be very

22   much like it is today.

23   CHAIRWOMAN BETTINGER: Any other

24   questions or comments? Any other testimony?

25   (The witness is sworn.)

1   MR, CURLEY: Please state your name

2   for the record and spell your last name.

3   MR. PEHNKE: Karl, K-a-r-l; Pehnke,

4   P-e-h-n-k-e.

5   MR. PAOLINO: Karl, by whom are you

6   employed?

7   MR. PEHNKE: I am with Langan

8   Engineering. I am a licensed professional in the

9   state of New Jersey. My area of expertise is

10   traffic engineering, and I have been before this

11   Board in the past.

12   MR. PAOLINO: I offer him as an

13   expert.

14   CHAIRWOMAN BETTINGER: Thank you.

15   MR. PAOLINO: Karl, just again would

16   you describe to the Board the changes with respect

17   to the traffic in the project?

18   MR. PEHNKE: Certainly. As you heard

19   I believe the project is being modified slightly

20   with a reduction in the total number of residential

21   units being provide. There's a slight increase in

22   details like a slight decrease in the office. From

23   a traffic perspective, the overall traffic

24   generation is pretty much a wash as compared to the

25   prior approval granted by this Board and Jersey

1   City, so there will be really no change in the

2   traffic analysis and the results, and it was just

3   testified a little bit that earlier that we agreed

4   to the condition that we review with Jersey City

5   with respect to access, exactly the same access to

6   the parking garage and to other building. There

7   have been no changes from that standpoint. So

8   effectively from a traffic standpoint, it's the same

9   project, maybe a little bit less traffic intense,

10   but not of a material nature. That's all I have.

11   CHAIRWOMAN BETTINGER: So basically

12   the residents they'll be entering and exiting on Sip

13   Avenue?

14   MR. PEHNKE: That's our only means of

15   access.

16   CHAIRWOMAN BETTINGER: And there is a

17   light there I believe?

18   MR. PEHNKE: Not for the driveway

19   entrance. We don't have that there. There are

20   signals in that area. There's a signal on Enos

21   Place, and a signal at the Port Authority, but we

22   don't need a signal for the project.

23   CHAIRWOMAN BETTINGER: They're going

24   to be exiting, are they not, going against the

25   traffic light?

1   MR. PEHNKE: No. Actually, the

2   driveway is offset to traffic lights.

3   CHAIRWOMAN BETTINGER: There will be

4   a stop sign?

5   MR. PEHNKE: You don't have to put a

6   stop sign. It's natural to stop.

7   MR. PAOLINO: We made an agreement

8   with Jersey City that we plan to continue monitoring

9   that. That's purely the function of Sip Avenue.

10   There is no other place we can go. It's an

11   appropriate location.

12   CHAIRWOMAN BETTINGER: And there is

13   going to be a lot of move-ins, where that would that

14   be?

15   MR. PEHNKE: Interior.

16   CHAIRWOMAN BETTINGER: Is there going

17   to be a concierge on the Sip Avenue side or Kennedy

18   Boulevard?

19   MR. PEHNKE: I don't know where that

20   is.

21   CHAIRWOMAN BETTINGER: The entrance

22   to the building I guess.

23   MR. PEPPERS: So the entrance to the

24   building is off the plaza. This is for the north

25   tower, the residential tower. They'll be a

1 reception desk, a concierge or reception desk.

2 Obviously, there are multiple retail entrances. The

3 office component is here in the blue. The south

4 entrance for the south tower, residents can use a

5 separate elevator to go straight to the amenity

6 floors. Those are all the entrances here. Cars

7 come in here, go up a ramp a few stories. The

8 parking is on level three.

9   CHAIRWOMAN BETTINGER: I guess one

10 concern that I have is basically in a residential

11 building, there's a lot of takeout deliveries.

12   MR. PEPPERS: We have already

13 addressed that. That's a very good question. This

14 stop right here is for the deliveries for that

15 purposes.

16   CHAIRWOMAN BETTINGER: My concern is

17 that there would be double-parking on the Boulevard

18 to order takeout.

19   MR. PEPPERS: There's a spot

20 completely off of the street for one car to park.

21 It's off-street.

22   CHAIRWOMAN BETTINGER: And trash

23 pickup?

24   MR. PEPPERS: All gets done inside.

25 So this ramp goes down. All trash is collected down

1   below, and the truck goes down and collects it and

2   comes back up. Retail, we don't know who the

3   retailers are going to be. It could be a grocery

4   store. The delivery would go downstairs, you come

5   into separate service areas into the retail area.

6   CHAIRWOMAN BETTINGER: Any other

7   comments?

8   MS. GIARRATANA: Chairwoman, I'll

9   just mention that the County confirmed that there

10   was no encroachment along the County right-of-way,

11   that the applicant did fulfill the green technique

12   requirement, and they also fulfilled the shade tree

13   requirement. Instead of planting eight trees,

14   they're planting ten along JFK.

15   CHAIRWOMAN BETTINGER: Any others?

16   COMMISSIONER MEHTA: Just out of

17   curiosity, I see that in the plan there's like a

18   basketball court or some type of court?

19   MR. PEPPERS: That's part of the

20   amenities that are this long here. These are

21   amenities that are for the residents, and there is a

22   basketball court as well as gym equipment,

23   children's playroom, things of that nature.

24   CHAIRWOMAN BETTINGER: Just remind

25   me, the retail is how many?

1   MR. PAOLINO: The lower two floors

2   are retail.

3   CHAIRWOMAN BETTINGER: You don't have

4   any tenants in there yet?

5   MR. PAOLINO: We do not.

6   COMMISSIONER MEHTA: So this

7   recreation area is strictly for the residential

8   portion?

9   MR. PEPPERS: Correct, for the

10   residents.

11   CHAIRWOMAN BETTINGER: It's an

12   amazing project. I love the improvement.

13   MR. PAOLINO: You asked for the

14   breakdown of units. I have it for you. For the

15   record these are total. There's 540 studios;

16   there's 720 one-bedrooms, 216 two-bedrooms and 36

17   three-bedrooms. The total is 1,512 units.

18   Now, one more witness.

19   (The witness is sworn.)set.

20   MR, CURLEY: Would you please state

21   your name for the record and spell your last name.

22   MR. WRIGHT: My name is Seth Wright,

23   W-r-i-g-h-t.

24   MR. PAOLINO: Mr. Wright, by whom are

25   you employed?

1   MR. WRIGHT: Philip Habib &

2   Associates.

3   MR. PAOLINO: I don't know. Have you

4   appeared before this Board before?

5   MR. WRIGHT: I have not.

6   MR. PAOLINO: Could you give the

7   Board the benefit of your background?

8   MR. WRIGHT: I have been designing

9   parking garages for 18 years. I have a license to

10 practice in New Jersey and New York.

11   MR. PAOLINO: I offer him as an

12 expert. Seth, can you tell the Board, can you

13 explain to the Board what was done?

14   MR. WRIGHT: Yes. We came in to

15 redesign the parking and loading dock after the

16 reconfiguration.

17   MR. PAOLINO: What was the

18 reconfiguration of the parking garage?

19   MR. WRIGHT: So as they mentioned,

20 the retail is the first two levels. Access is the

21 same on the Sip Avenue. There's a ramp that goes up

22 to the third level for parking, and to answer your

23 question, the retail is going to take the lower

24 levels so that that's the most in and out. You want

25 to keep them down; the office and that residential

1 can, you know, like use on the weekends or whatever.

2 It's not needed as much. That's the operational

3 idea. However that ends up happening is unknown

4 still, but that's what we are trying to do, highest

5 use, next highest office and then the resident,

6 that's whatever they need.

7   COMMISSIONER MALAVASI: I mean, the

8 original garage in the basement is a very large,

9 open area, has lots of turning.

10   MR. PEPPERS: Head ins and outs.

11   COMMISSIONER MALAVASI: It's the

12 same? You were able to achieve that so you won't

13 have any issue with getting the trucks and things

14 around.

15   MR. WRIGHT: That's correct. We did

16 all the truck turning maneuvers, garbage, all of

17 that go through.

18   MR. PAOLINO: Your configuration is a

19 little different.

20   MR. WRIGHT: We reconfigured this so

21 that it's a little tighter. The one you saw that

22 had trucks circling. So now they come in, and they

23 back up and they pull out. The largest vehicles can

24 be in the middle, and the smaller ones would be on

25 the outside, and they can all make moves.

1   COMMISSIONER MEHTA: Will it have the

2   same height ceiling so they don't have any problem,

3   right?

4   MR. WRIGHT: This area is all over

5   14 feet, which is -- it's 15 feet, yes. We

6   recommend fourteen-six. Those trucks are not bigger

7   than thirteen-six. The number we recommend for

8   trucks moving, it's even higher than that. It

9   should be fine.

10   COMMISSIONER MEHTA: You mentioned

11   about the retail area and then the office space. Is

12   there any space designated area for the guests for

13   residents?

14   MR. WRIGHT: That's an operational

15   question of could a guest park in the retail area

16   for two hours, who is going to know? That's

17   something that we have to figure with the garage

18   operator how they manage that so the retailer's

19   space is taken by people who are in there. So that

20   would be you know, it would all be accessed by, you

21   know, by taking tickets and things like that. If

22   you're renting, you likely will have like an E-ZPass

23   and you go right through. You'll go upstairs and

24   know what to do. Guests will have to take cards.

25   So that kind of thing is not totally known how

 1 they're go to deal with keeping guests out of the

 2 retail.

 3   COMMISSIONER MEHTA: Will the guests

 4 be asked to pay for the parking?

 5   MR. PAOLINO: Again, that's an

 6 operational I think. I don't know the answer to

 7 that. I don't know to be honest. I want to make

 8 sure you're aware that the Journal Square 2016

 9 Redevelopment Plan, that they wanted to come before

10 you with no parking, absolutely no parking. This

11 would be as a right.

12   COMMISSIONER MEHTA: But it's common

13 sense.

14   MR. PAOLINO: Yes, and that's why

15 they have it. It's a little bit smaller, but a lot

16 of parking there.

17   MS. GIARRATANA: Commissioner, just

18 to note, they're going to be doing additional

19 studies when it's up to full capacity. So they will

20 be reviewing that any issues that they are asked so.

21   MR. PAOLINO: That's all I have.

22   CHAIRWOMAN BETTINGER: Any other

23 questions or comments? I have one more. If the

24 application is approved, when do they plan on

25 groundbreaking?

1   MR. PAOLINO: That's going to be a

2   function of going through the Municipal Council for

3   a number of the State and City incentives. We're in

4   the process of doing that, and the idea is get this

5   project moving as fast as we can. That's always

6   been the idea to move as fast as we can. So to

7   answer your question, as soon as we possibly can.

8   MR. PEPPERS: The expectation would

9   be this year.

10   MR. PAOLINO: Let record reflect that

11   the architect said that.

12   CHAIRWOMAN BETTINGER: Wonderful

13   project. I think the improvements and the changes,

14   I like them better than the first presentation. So

15   with that being said, do I have a motion?

16   MS. GIARRATANA: On a motion made

17   Commissioner Choffo. Second by Commissioner

18   Hernandez.

19   Commissioner Choffo.

20   COMMISSIONER CHOFFO: Aye.

21   MS. GIARRATANA: Commissioner

22   Hernandez.

23   COMMISSIONER HERNANDEZ: 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: Chairwoman

 9   Bettinger.

10   CHAIRWOMAN BETTINGER: I vote aye.

11   MS. GIARRATANA: The motion has

12   passed. Next item on the agenda is Applications to

13   be Exempt. The first application, 2017-91-SP;

14   T-Mobile Northeast, LLC; at 750-766 Grand Street;

15   Block 8705 Lot 17 in Jersey City.

16   And the next application is 2017-94-SP;

17   101 Midland Avenue; Block 186, Lots 17.02 & 18; in

18   Kearny. Do I have a motion?

19   On a motion made by Commissioner Mehta and

20   seconded by Commissioner Choffo.

21   Commissioner Choffo.

22   COMMISSIONER CHOFFO: Aye.

23   MS. GIARRATANA: Commissioner

24   Hernandez.

25   COMMISSIONER HERNANDEZ: Aye.

1   MS. GIARRATANA: Commissioner Jeter.

2   COMMISSIONER JETER: Aye.

3   MS. GIARRATANA: Commissioner Lugo.

4   COMMISSIONER LUGO: Aye.

5   MS. GIARRATANA: Commissioner

6   Malavasi.

7   COMMISSIONER MALAVASI: Aye.

8   MS. GIARRATANA: Commissioner Mehta.

9   COMMISSIONER MEHTA: Aye.

10   MS. GIARRATANA: Chairwoman

11   Bettinger.

12   CHAIRWOMAN BETTINGER: I vote aye.

13   MS. GIARRATANA: The motion has

14   passed. We do not have old business, and we do not

15   have any new business. The next meeting us Tuesday,

16   February 20th at 6:30.

17   CHAIRWOMAN BETTINGER: Do I have a

18   motion to adjourn?

19   COMMISSIONER HERNANDEZ: Motion.

20   COMMISSIONER JETER: Second.

21   CHAIRWOMAN BETTINGER: All in favor.

22   (Whereupon the proceeding is then

23   concluded at 7:44 p.m.)

24

25

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

2
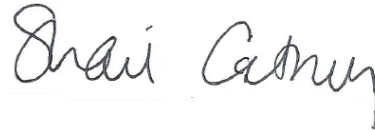
3   I, SHARI CATHEY, CCR, RPR, License No.

4   30XI00234700, and Notary Public of the State of New

5   Jersey, hereby certify that the proceedings herein

6   are from the notes taken by me of a Regular Meeting

7   of the Hudson County Planning Board, held on

8   Tuesday, January 16, 2018; and that this is a

9   correct transcript of the same.

10

11

12   _____

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

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&	**20th** 43:16	**8**	**adjournment**

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