

1 CHAIRWOMAN BETTINGER: I would like
2 to call to order the meeting of the Hudson County
3 Planning Board for Tuesday, July 18, 2017.

4 Counselor, has this meeting been properly
5 advertised?

6 MR. CURLEY: This meeting has been
7 noticed in accordance with the Open Public Meeting
8 Act. Notice of the meeting was published in the
9 Star Ledger and the Jersey Journal. Notice was
10 posted with the County Clerk and with the Clerk of
11 the Freeholders.

12 CHAIRWOMAN BETTINGER: Please rise
13 and salute the flag.

14 (Flag Salute.)

15 CHAIRWOMAN BETTINGER: We would like
16 to welcome our new addition to our Planning Board,
17 Floyd Jeter, and Counsel, would you need to swear
18 him?

19 MR. CURLEY: Yes, we do.

20 (The Commissioner is sworn.)

21 MR. CURLEY: Please state your name
22 and spell your last name.

23 COMMISSIONER JETER: My name is Floyd
24 Jeter, J-e-t-e-r.

25 MR. CURLEY: Thank you very much.

1 Congratulations.

2 COMMISSIONER JETER: Thank you.

3 CHAIRWOMAN BETTINGER: Madam
4 Secretary, may we have a roll call, please?

5 MS. GIARRATANA: Yes. Commissioner
6 Choffo.

7 COMMISSIONER CHOFFO: Here.

8 MS. GIARRATANA: Commissioner Cryan,
9 absent. Commissioner Glembocki, absent.
10 Commissioner Hernandez.

11 COMMISSIONER HERNANDEZ: Here.

12 MS. GIARRATANA: Commissioner Jeter.

13 COMMISSIONER JETER: Here.

14 MS. GIARRATANA: Commissioner Kopacz,
15 absent. Commissioner Lugo, absent. Commissioner
16 Malavasi.

17 COMMISSIONER MALAVASI: Here.

18 MS. GIARRATANA: Commissioner Mehta,
19 absent. Commissioner Ng, absent. Commissioner
20 Romano, absent. Chairwoman Bettinger.

21 CHAIRWOMAN BETTINGER: Here.

22 MS. GIARRATANA: Chairwoman, we have
23 a quorum.

24 CHAIRWOMAN BETTINGER: Do I have a
25 motion for the adoption of the meeting minutes of

1 June 20th?

2 COMMISSIONER CRYAN: I'll make a
3 motion.

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

7 Commissioner Choffo.

8 COMMISSIONER CHOFFO: Aye.

9 MS. GIARRATANA: Commissioner
10 Hernandez.

11 COMMISSIONER HERNANDEZ: Aye.

12 MS. GIARRATANA: Commissioner Jeter.

13 COMMISSIONER JETER: Aye.

14 MS. GIARRATANA: Commissioner
15 Malavasi.

16 COMMISSIONER MALAVASI: Aye.

17 MS. GIARRATANA: Chairwoman
18 Bettinger.

19 CHAIRWOMAN BETTINGER: Aye.

20 MS. GIARRATANA: The motion has
21 passed.

22 CHAIRWOMAN BETTINGER: Did we have a
23 carryover of the minutes from the last meeting?

24 MS. GIARRATANA: I did read that in
25 the minutes, and they ended up having enough.

1 CHAIRWOMAN BETTINGER: I just wanted
2 to double check. So the next order of business is?

3 MS. GIARRATANA: The memorialization
4 of resolutions that were considered at the prior
5 meeting. Application 2017-23-SP, Mario Echevarria;
6 6723 John F. Kennedy Boulevard, Block 224, Lots 21,
7 23-28, and 55; in North Bergen.

8 MS. GIARRATANA: Do we have a motion?

9 COMMISSIONER CHOFFO: I make a
10 motion.

11 COMMISSIONER HERNANDEZ: Second.

12 MS. GIARRATANA: Actually
13 Commissioner Hernandez had not voted at the last
14 meeting, so she cannot be the second.

15 COMMISSIONER MALAVASI: I'll second.

16 MS. GIARRATANA: On a motion made by
17 Commissioner Choffo. Seconded by Commissioner
18 Malavasi.

19 Commissioner Choffo.

20 COMMISSIONER CHOFFO: Aye.

21 MS. FERRARA: Commissioner Malavasi.

22 COMMISSIONER MALAVASI: Aye.

23 MS. FERRARA: Chairwoman Bettinger.

24 CHAIRWOMAN BETTINGER: Chairwoman
25 Bettinger.

1 MS. GIARRATANA: The next order of
2 business is Site Plans, Subdivisions and other
3 Matters scheduled for Public Hearing. The first
4 application is 2017-41-SP, at 2507 Kennedy
5 Boulevard, LLC; at 2507 John F. Kennedy Boulevard;
6 Block 50; Lots 15, 25.01, & 26.01 in North Bergen.

7 MR. ALONSO: Good evening, Madam
8 Chair, Members of the Board. For the record Al
9 Alonso from Alonso & Navarette. I represent the
10 applicant. This is an application for the
11 construction of a 42-unit multi-family building. We
12 already obtained approvals from North Bergen Zoning
13 Board of Adjustment. A copy of the resolution has
14 been provided to the Board part of the submissions.

15 We have one witness this evening, our
16 engineer, who had done studies, prepared the plan
17 submitted. In addition, he had provided the Board
18 with six copies of the revised traffic report.
19 There were certain clarifications that were required
20 as part of the T & M letter of June 30th, 2017, and
21 we provided to six copies with the revisions
22 requested.

23 With that said, I'm going to have our
24 engineer sworn.

25 (The witness is sworn.)

1 MR. CURLEY: Please state your name
2 for the record and spell your last name.

3 MR. ISTRANYI: For the record, my
4 name is Jonathan Istranyi; that's I-s-t-r-a-n-y-i.

5 MR. ALONSO: Mr. Istranyi, can you
6 review your qualifications in engineering?

7 MR. ISTRANYI: Sure. I'm a senior
8 project manager with Stonefield Engineering and
9 Design, located at 92 Park Avenue in Rutherford, New
10 Jersey. I have a bachelor's of engineering, and
11 have been in the field of land development and civil
12 engineering for about seven years. I have done
13 several hundred land development projects in New
14 Jersey, quite a number in Hudson County as well as
15 the City of Hoboken.

16 MR. ALONSO: Have you been qualified
17 as an expert?

18 MR. ISTRANYI: Yes. I have testified
19 previously for numerous boards in New Jersey, as
20 well as in Hudson County. This will be my first
21 here in Hudson County itself. I'm very excited.

22 CHAIRWOMAN BETTINGER: Your
23 qualifications are accepted.

24 MR. ALONSO: I'm going to ask you,
25 did you review the T & M letter dated June 30th,

1 2017 letter, as well as the letter dated June 12,
2 2017?

3 MR. ISTRANYI: I have.

4 MR. ALONSO: You did bring some
5 boards with you.

6 MR. ISTRANYI: I did.

7 MR. ALONSO: Let me ask that you
8 review the engineering report and comments in
9 reference to the two letters that we discussed.

10 MR. CURLEY: If that is a colorized
11 version of what was submitted, it should be marked
12 as an exhibit.

13 MR. ISTRANYI: I mean, this is the
14 blown-up version of the aerial map included on the
15 cover sheet.

16 MR. ALONSO: So the submission was
17 not colorized?

18 MR. ISTRANYI: That's right.

19 MR. ALONSO: We'll mark it as A-1.
20 Just for the record, identify what A-1 represents.

21 MR. ISTRANYI: A-1 is just an aerial
22 exhibit prepared by our office, Stonefield
23 Engineering & Design dated July 12th, this year,
24 2017. At the top of the page the site is outlined
25 in red, located right on Kennedy Boulevard more or

1 less approximately midpoint between 26th Street and
2 24th Street. We're directly across the street from
3 the high school stadium. The site fronts on Kennedy
4 Boulevard as well as a small portion on 26th Street
5 as well. The site is currently a used car
6 dealership. There are a couple residential
7 buildings at the corner on 24th Street, some retail
8 on the north side of Kennedy Boulevard, and to the
9 we'll call it the west and north of the site.

10 So as part of this project, all of the
11 existing development on-site, the car dealership,
12 the existing residential structures will be
13 demolished. There will be a handful of retaining
14 walls on the flag portion fronting on 26th Street
15 which will remain due to some topographic issues,
16 which I'm going to get into a little bit later, but
17 it's very steep. Kennedy Boulevard sits about
18 30 feet higher than the frontage on 26th Street.

19 So I will now refer to the overall site
20 plan submitted in the package as Sheet 3. So as I
21 mentioned earlier, we are constructing a 42-unit
22 apartment building, two stories of structured
23 parking with three levels of residential units on
24 top. We're proposing two right-in, right-out
25 driveways on Kennedy Boulevard, very specific that

1 they're right in, right out. We have signage up for
2 people leaving the site for a right turn only when
3 you leave as well as having signage on the Kennedy
4 Boulevard right-of-way to clarify there are no left
5 turns into the site. Additionally, we are proposing
6 42 units. There is a total of 67 parking spaces; 32
7 on the ground level. The two entrances actually go
8 to different levels of parking. So one driveway
9 accesses the ground level parking with 32 spaces,
10 and the second driveway accesses the lower level
11 parking with 34 parking spaces.

12 Initially, per the County's requirements,
13 we are proposing three bike racks, one on the upper
14 level, two on the lower level. The bike racks will
15 be, as per the architect, each rack will hold six
16 bikes, for a total of 18 bicycle parking spaces on
17 the site within the secured garage. Initially, as
18 part of this, we're proposing actual utility
19 improvements, sanitary and sewer water. They are
20 gravity-fed systems, that will discharge on the rear
21 of the site and connect on 26th Street. Like I
22 said, there is a 30-foot drop, so it's very steep
23 going to the rear of the property.

24 As mentioned by the engineer's consultant
25 that we would look into potentially having an access

1 to 26th Street. Once again, due to the topographic
2 challenges, the lower driveway, which is partially
3 in the ground at one point is still 20 feet higher
4 than 26th Street, so that grade change, it will be
5 difficult to provide access to that portion of the
6 street. So we do have another access point to the
7 site. It's not very feasible on the inner side of
8 that lot there, that basically abuts the property.
9 It's a very narrow corridor. It would be very
10 difficult for us to have access there.

11 Additionally, we had worked with the
12 municipal professionals to come up with a solution
13 that they had found acceptable. We are proposing a
14 blue roof on top. Essentially, we pool two inches
15 of water on the roof, enough to slow down runoff
16 leaving the site. So that's where this development,
17 we are having a smaller area of impervious overall
18 at the site. With the addition of the blue roof to
19 retain water, slow it down, we will reduce runoff
20 rates to 26th Street. The County system sits much
21 higher on Kennedy Boulevard. Our site drains to the
22 back on 26th Street.

23 There are a handful of street trees as
24 required by the County. We are proposing two
25 additional trees. There is one existing maple tree

1 out there. We are proposing two. So we are going
2 to have in addition to the maple tree, we will have
3 two more on the frontage in addition to that nice
4 mature tree. It will be wonderful.

5 In terms of site circulation, again, the
6 two driveways, they are spaced 27 feet apart from
7 from one another. As per the engineering letter,
8 there will be a waiver required from the driveway.
9 The minimum driveway separation is 30 feet. We're
10 currently showing 27. It should be noted that we're
11 not losing any parking on street. The same number
12 of parking spaces out there today will remain as
13 part of this improvement.

14 In terms of the engineering and planning
15 is concerned, most of the other comments the
16 applicant is agreeable to. So if there are any
17 further questions.

18 COMMISSIONER CRYAN: Madam Chair, the
19 trees you have to plant, three trees?

20 MR. ISTRANYI: Three trees are
21 required for our frontage. So there is one tree out
22 there already today that we're going to keep, and
23 we're going to plant two additional ones.

24 CHAIRWOMAN BETTINGER: Okay. Do we
25 have any comments from our engineer?

1 MR. VOINIER: I have a few.
2 Yesterday I did write a letter. I think most of the
3 Board Members received that. I believe you have a
4 copy as well. I did send it out via e-mail.

5 MR. ALONSO: That was the two?

6 MR. VOINIER: Actually, no. That was
7 a previous one that Antonio did. Antonio being away
8 and out of town right now, I followed up to your
9 July 7th letter that you wrote last Friday, that's
10 correct, the one I had written yesterday. I did
11 point by point addressing that letter that you wrote
12 this Friday. I have a few things I want to ask,
13 specifically the bicycle racks. I think you
14 explained it very well. You're providing three
15 bicycle rack, six bicycles per rack. Does the
16 County have a standard for the number of bicycles
17 requirement? To me that seems adequate for the
18 units that are there, unless you have any other
19 questions about it?

20 MS. GIARRATANA: Our land development
21 regulations do not have a specific requirement.

22 MR. VOINIER: And again, you answered
23 this point, the 26th Street access, which we
24 considered. You said it's perhaps a near
25 impossibility to do it because of the grade changes

1 between the two lots, one facing Kennedy Boulevard,
2 and other on facing 26th Street. Although it might
3 not be a 20-foot difference, you're saying in your
4 testimony that there is a significant change, and I
5 could point it out for the Board's clarification. I
6 think the critical aspect is right here, this
7 transition from one level to another as you drop
8 down, and he was saying again, that you were
9 considering higher retaining walls?

10 MR. ISTRANYI: The lower level of the
11 garage, foundation 181 1/2. The adjacent grade at
12 this corner here is ten feet as you go across the
13 lot and down 26th Street.

14 MR. VOINIER: So you're looking at
15 somewhere between a ten or eleven-foot grade change.
16 Might you also if that ground floor garage, might
17 you be losing a couple of parking spaces if you were
18 accessed out onto 26th Street because of parking
19 along that narrow strip on 26th Street is impossible
20 to do? Would you say in your testimony that you
21 might be losing some parking if you were to extend
22 out to 26th Street?

23 MR. ISTRANYI: There is row of three
24 parking spaces in the location where, if grades were
25 flatter, that the drive aisle would enter into the

1 building. That would be a loss of additional
2 parking. We did receive approval at the zoning
3 board for the parking that we provided on-site, with
4 67 total for 42 units.

5 CHAIRWOMAN BETTINGER: What you're
6 discussing the parking, does that mean on-street
7 parking?

8 MR. VOINIER: No. The parking would
9 be reduced somewhat if there were to try to force
10 access out onto 26th Street, probably lose at least
11 two spaces. I wanted you to say that in your
12 testimony. There is something, but I still don't
13 know how many.

14 MR. ISTRANYI: There are about three
15 parking spaces there. Each space is nine feet.
16 They're basically head-on. If we were to put a
17 24-foot drive aisle there, we would lose three
18 parking spaces.

19 MR. VOINIER: I think there was a
20 discussion in committee two weeks ago about how are
21 the parking spaces being assigned to each of the
22 tenants. Do you want to elaborate?

23 MR. ISTRANYI: Sure. The parking
24 spaces will be assigned by unit. When you rent a
25 unit in the building, you will know where your

1 parking space or spaces are. That way there won't
2 be the confusion of the two separate driveways. So
3 if you have a unit, you're Unit 10A, you will know
4 that your space is on the upper floor so you never
5 make the mistake of going to the lower floor and
6 having to leave. So there will be assignments.

7 CHAIRWOMAN BETTINGER: Will there be
8 guest parking?

9 MR. ISTRANYI: There is a surplus per
10 the municipal approval, at a minimum, you will be
11 assigned one space per unit. There will be a
12 surplus of twenty something. That mix will be of
13 additional spaces for two-bedroom units and guest
14 parking as well.

15 MR. VOINIER: I reviewed the July 7th
16 response to our report and the comments made by the
17 Board in yesterday's letter. In so doing, you also
18 edited slightly the traffic report dated July 5th,
19 last revision date. I just want to, a couple of
20 comments were made, and I just want to clarify for
21 the record that what they did was perform a
22 worst-case scenario how the intersection would
23 perform should we permit them to make lefts in and
24 lefts out. That would be a worst-case scenario,
25 albeit they will restrict these turns to right in

1 and right out only, and they give a worst-case
2 scenario on how to test these driveway
3 intersections.

4 I would just like for you to review the
5 traffic report once more, because I made reference
6 to two paragraphs in the report, where you
7 contradicted and said these two driveways are, as
8 stated in my letter, although the report still
9 intends to prohibit a left movement into and out of
10 the site, the author summarizes this distribution as
11 worst-case scenario, as if these movements would be
12 allowed, which they are not as described in the last
13 paragraph of page 5. The paragraph also indicates
14 left turn into the site from John F. Kennedy
15 Boulevard will also be prohibited. I would like to
16 add that to the report.

17 MR. ISTRANYI: I believe that was the
18 report that was handed in earlier.

19 MR. VOINIER: Along with the second
20 part which says on page 9, the second point must be
21 revised to state the two driveways will be
22 restricted, because you say they are full-service
23 driveways, which they will not be.

24 Can you give a little bit of a summary on
25 how the blue roof actually works and what kind of

1 maintenance you will put into a program like this?

2 MR. ISTRANYI: So the blue roof will
3 utilize the entirety of the roof. It will be a flat
4 roof. There will be an impervious rubber liner that
5 will be on top. The roof will be sloped towards
6 various drains, a total of six them across the roof.
7 They will be small and restrictively in place so
8 that during a small rainstorm event of a certain
9 volume, we have no more than two inches will be
10 stored. That rain is going to be released slowly
11 during larger storm events. If the rainwater is
12 over two inches, the rainwater would just function
13 in the same way that it typically would if the
14 restricters weren't in place.

15 So from a maintenance standpoint we have
16 agreed per the municipal folks to submit an
17 operation and maintenance manual that will be
18 recorded with the deed.

19 MR. VOINIER: And this will be
20 maintained by the owner of the building, correct?

21 MR. ISTRANYI: That's correct.

22 CHAIRWOMAN BETTINGER: Forgive me.
23 I'm not familiar with the blue roof. One of my
24 questions would be mosquitoes.

25 MR. ISTRANYI: There are certain

1 standards that need to be met for a blue roof. We
2 will work with the municipal engineers to come up
3 with an agreeable design. The maximum time that it
4 would take for this basin to drain, it's been set
5 according to State standards so that things like
6 mosquito colonies would not be an issue. So we slow
7 it down so it's not draining over the course of
8 days, it's draining over the course of hours.

9 CHAIRWOMAN BETTINGER: I'm really
10 unfamiliar, you know, blue like the ocean, but what
11 is purpose of that?

12 MR. ISTRANYI: So in developments
13 where the building is the entire footprints of the
14 site for the most part, there is a small strip back
15 here, say for example, an underground pipe or
16 underground basin is too restrictive in the
17 construction of a parking garage, or there's not
18 enough land to have an above-ground basin, we would
19 go to the roof as a means of storage. Most flat
20 roofs come with a parapet anyway. It's just a
21 matter of it's there anyway. Typically you
22 generally don't want to do it unless you have to.
23 There no reason you can't do it. It's just a matter
24 of practicality, the idea of it is very strange to a
25 lot of people.

1 It is more common than you think in places
2 like New York City where obviously real estate is a
3 premium so most buildings use some function of a
4 blue roof. In addition, the zoning engineer
5 determined that there is an issue with respect to
6 the capacity of the existing lines we'd be tied
7 into; and two, given the slope, the height
8 difference between our site an the existing line,
9 the speed by which the water would flow would be too
10 great. Given those complications, we came up with
11 this.

12 CHAIRWOMAN BETTINGER: Thank you for
13 educating me on a blue roof.

14 MR. VOINIER: I would just lastly
15 comment on page C6 of the plans, you did show a
16 utility line heading out to JFK. In our response
17 letter, we asked you to consider tapping into the
18 utilities out onto the 26th Street, but I think we
19 addressed that question probably by saying, any
20 service within the County right-of-way would be
21 repaired to meet the County standards. I think you
22 met that responsibility by making that statement on
23 the plans?

24 MR. ISTRANYI: As we show right now,
25 the three utilities that were connected to Kennedy

1 Boulevard, one is the electrical conduits. There's
2 a series of utility poles along the frontage. Gas
3 and water were also run into the Kennedy Boulevard
4 right-of-way. Any areas of the pavement that will
5 be disturbed as part of the connection to provide
6 services will be repaired as we have provided. We
7 have provided County details for asphalt repair work
8 that the developer can adhere to.

9 CHAIRWOMAN BETTINGER: What was your
10 plan for move in and move out?

11 MR. ISTRANYI: That's an operational
12 question. Certainly, I'm sure there will be some
13 space within the building itself that will be
14 allotted for loading and unloading with when people
15 are moving in and out.

16 CHAIRWOMAN BETTINGER: Do we need to
17 make that a requirement to not allow double-parking
18 on Kennedy Boulevard?

19 MR. ISTRANYI: I would think that
20 would be a normal requirement for any type of
21 development of this type.

22 MR. ALONSO: Typically, if you're
23 located on Kennedy Boulevard, you would contact the
24 Sheriff's department, and they would put a No
25 Parking notice, and give you a limited, one hour,

1 three hours, whatever you believe you're going to
2 need. Given the size of these apartments and the
3 frequency which they may be turning over, it's
4 probably not going to be a lot. Probably at the
5 beginning, when you're starting to fill the units,
6 you will get a lot traffic coming in. Once they're
7 established and as people start moving on, because
8 they are smaller one-bedrooms or two-bedrooms,
9 you're not going to need a large tractor trailer
10 that you would need for a house. Contact the
11 Sheriff's Department, and they'll make an
12 arrangement to block off a section of the curb in
13 front of the building, and once the move out is
14 complete, you take the signs down.

15 CHAIRWOMAN BETTINGER: Will there be
16 a concierge or a doorman?

17 MR. ALONSO: There is nothing
18 proposed right now.

19 COMMISSIONER MALAVASI: I mean that
20 will be an operational thing for you. One
21 complication you're going to have is your location.
22 You're right across from the high school. You might
23 call the Sheriff's Department and say, I've got a
24 move in on Wednesday morning, and they say, No, you
25 don't. Again, it's an operational thing. You would

1 call the Sheriff's Department about when they'll
2 allow you to move in, because with the high school
3 across the street, there is a lot stuff going on.
4 So just keep that in mind from an operational
5 standpoint, that you may need to restrict your
6 tenants from when they can and can't move in and
7 out. Just make sure you know that's very difficult
8 there with all of that foot traffic everywhere.

9 CHAIRWOMAN BETTINGER: How are we
10 going to be guaranteed that the management is
11 actually is going to call the Sheriff's Department?

12 MR. ALONSO: It becomes an
13 enforcement. If you're double parked on Kennedy
14 Boulevard while you're moving in, you're going to
15 notice it. A cop is going to say, move it along.
16 So and it becomes an operational issue. Obviously,
17 the management intends to satisfy rules created by
18 the Sheriff's officers. They'll give them a ticket.
19 So I'm sure it's just like anywhere else. They will
20 address it.

21 COMMISSIONER CHOFFO: Madam Chair, I
22 have two question. Were there any issues or any
23 conditions for your approval from North Bergen?

24 MR. ALONSO: I can take a look at the
25 resolution with me.

1 COMMISSIONER CHOFFO: Did you provide
2 our office with a copy of the approval?

3 MR. ALONSO: I think I did. That was
4 one of the conditions within the letters. There is
5 a series of conditions. I can read it.

6 COMMISSIONER CHOFFO: Were they all
7 agreed to by your client?

8 MR. ALONSO: Absolutely.

9 COMMISSIONER CHOFFO: Can you just
10 give a copy to our office? My second question is,
11 it looks like you were approved in January of '17,
12 January 15th, you received approval?

13 MR. ALONSO: It was approved in May,
14 and the memorialized resolution was adopted on
15 June 21.

16 COMMISSIONER CHOFFO: So the notes we
17 have here it says Board of Adjustment approval
18 1/5/17. My question is if it was on 1/5/17, why did
19 it take so long to come to us? You're saying --

20 MR. ALONSO: No. The resolution from
21 the board was in May, and the resolution was in
22 June.

23 MS. GIARRATANA: Madam Chairwoman,
24 that is a typo on our end.

25 COMMISSIONER CHOFFO: May '17, all

1 right. Thank you.

2 MR. VOINIER: Madam Chairwoman, I
3 want to get one more thing on the record, which is
4 there's usually a requirement as far as access, in
5 that once you reach full occupancy of the facility,
6 we would like the applicant to perform a set of
7 observations of turning movements into and out of
8 the complex to see if anyone is not adhering to the
9 restrictions as were set forth, right in, right out.
10 We would like to get a copy of that subsequent to
11 the full occupancy, and if by chance it is being
12 abused or just not being followed, we will ask that
13 the applicant take the appropriate steps to enforce
14 that regulation.

15 MR. ALONSO: In the letter, it says
16 perform after six month occupancy.

17 MR. VOINIER: I wanted to add that
18 into the record that that's standard protocol.

19 CHAIRWOMAN BETTINGER: Does the
20 County see any need to install bollards?

21 COMMISSIONER MALAVASI: We have a
22 bollard project that is going on up on the Boulevard
23 that we want to mark sure that construction doesn't
24 interfere whatever the Board approved. We're not
25 going going to ask them to move their driveways. We

1 will move our bollards based on their driveways. We
2 will coordinate our project with whatever
3 configuration the Board approves. We have a safety
4 improvement project coming on the Boulevard. It is
5 stemming from concerns about safety of cars. That's
6 probably where the fatal accident happened last
7 year. So they will be putting up some bollards at
8 the intersection. We'll work around whatever the
9 Board approves. So there is no impact on that.

10 I'm still struggling with this driveway.
11 Your testimony is that you have a ten-foot
12 difference between 26th and the back of your site,
13 or a ten-foot drop?

14 MR. ISTRANYI: That's correct.

15 COMMISSIONER MALAVASI: So about
16 160 feet, which is about a six-percent grade from
17 the back of your site onto 26th Street. Your
18 testimony is that your grade outside the building is
19 171, and your lower level is 181, so you have a
20 ten-foot grade change, which you would have to go up
21 to to get to the lower level?

22 MR. ISTRANYI: Correct.

23 COMMISSIONER MALAVASI: Yet you have
24 a ten-foot drop from Kennedy Boulevard to your
25 floor. You have to go down ten feet. I understand

1 it would require you to reconfigure some parking,
2 but I'm struggling with the fact that it's okay to
3 go down ten feet into your garage, but it's not okay
4 to go up ten feet into your garage. I'm having
5 trouble reconciling that in my mind as to why that
6 ten feet is okay in the front but not okay in the
7 back. That's what I'm struggling with.

8 MR. ISTRANYI: There is a ramp. It
9 does go down ten feet from Kennedy Boulevard, and at
10 the point, we're going down an additional ten feet,
11 aside from the affecting the parking that we have
12 approved. That means that excavation along Kennedy
13 Boulevard is going down the rate of 20 feet along
14 the right-of-way. That's rather deep, and all of
15 the residential structures around the intersection
16 abut their property line. So the width of theirs is
17 about 26 feet for the flat lot portion. We put in a
18 two-way drive aisle of 24 feet. That gives us both
19 sides.

20 In addition, any grade changes would need
21 to occur to make that a six-percent grade outlet,
22 our structure, windows, et cetera, may be impacting
23 the neighbors. Plus maneuverability-wise, 24 feet
24 is a sharp corner, as well as the idea that the
25 neighborhood had concerns. There's a lot of traffic

1 that may be generated where it used to be a
2 residential house with someone's driveway, now we're
3 putting a driveway for 42 units adjacent to two
4 people's homes.

5 COMMISSIONER MALAVASI: I wanted to
6 put that on the record so the Board understands the
7 real difficulty because that ten-foot grade change,
8 there is more to it than just that, but obviously
9 more expensive, although the expense is really not
10 the Board's concern. But there is a
11 constructability issue being so close to the
12 neighbors.

13 I wanted that testimony on the record just
14 because our policy is to restrict that access to the
15 Boulevard. I make sure from my standpoint and my
16 office's standpoint that you've done all you can do
17 to cut down on the traffic that comes onto Kennedy
18 Boulevard. Thank you.

19 CHAIRWOMAN BETTINGER: Any other
20 comments or questions from the board?

21 MR. VOINIER: No more questions.

22 MS. GIARRATANA: The applicant, as he
23 testified, they have satisfied the green techniques
24 as well as the shade tree requirement, and I would
25 like to reiterate the County engineer's point, that

1 in terms of getting all the accessibility about why
2 it wasn't feasible for their driveway access to be
3 anywhere except on Kennedy.

4 COMMISSIONER CHOFFO: I'll make a
5 motion to approve.

6 CHAIRWOMAN BETTINGER: Do I have a
7 second?

8 MS. GIARRATANA: On a motion made by
9 Commissioner Choffo and seconded by Commissioner
10 Hernandez.

11 Commissioner Choffo.

12 COMMISSIONER CHOFFO: Aye.

13 MS. GIARRATANA: Commissioner
14 Hernandez.

15 COMMISSIONER HERNANDEZ: Aye.

16 MS. GIARRATANA: Commissioner Jeter.

17 COMMISSIONER JETER: Aye.

18 MS. GIARRATANA: Commissioner
19 Malavasi.

20 COMMISSIONER MALAVASI: Aye.

21 MS. GIARRATANA: Chairwoman
22 Bettinger.

23 CHAIRWOMAN BETTINGER: I vote aye.

24 MS. GIARRATANA: The motion has
25 passed.

1 CHAIRWOMAN BETTINGER: Good luck with
2 the project.

3 MS. GIARRATANA: The next item on the
4 agenda are Applications to be Exempt. There is only
5 one. 2017-48-SP; T-Mobile Northeast, LLC; 711-715
6 Sip Street, Block 171, Lot 10; in Union City.

7 CHAIRWOMAN BETTINGER: May I have a
8 motion?

9 MS. GIARRATANA: On a motion made by
10 Commissioner Hernandez and seconded by Commissioner
11 Choffo.

12 Commissioner Choffo.

13 COMMISSIONER CHOFFO: Aye.

14 MS. GIARRATANA: Commissioner
15 Hernandez.

16 COMMISSIONER HERNANDEZ: Aye.

17 MS. GIARRATANA: Commissioner Jeter.

18 COMMISSIONER JETER: Aye.

19 MS. GIARRATANA: Commissioner
20 Malavasi.

21 COMMISSIONER MALAVASI: Aye.

22 MS. GIARRATANA: Chairwoman
23 Bettinger.

24 CHAIRWOMAN BETTINGER: Aye.

25 MS. GIARRATANA: The motion has

1 passed. The next item on the agenda is a notice of
2 action, Applications Approved or Declared Exempt at
3 the Subdivision and Site Plan Review Committee
4 Meetings: Application 2017-43-SP; Public Service
5 Electric and Gas Company; at 90 Duffield Avenue;
6 Block 445, Lots 1-5 and 7 in Jersey City. This is
7 a site plan application not along a County road, and
8 it was declared exempt by the Committee.

9 Application No. 2017-44-SD; Jersey City
10 University Lofts, care of c/o Eden Wood Realty, LLC;
11 at West Side Avenue; Block 26101, Lots 2, 3, and 4
12 in Jersey City. This is a minor subdivision
13 application not along the County road. It was
14 declared exempt by the Committee.

15 Application No. 2017-45-SP; Applicant
16 Canbis, LLC; at 127 Willow Avenue; Block 34, Lot 15;
17 in Hoboken. This is a minor site plan for a
18 construction of a two-family home. It was approved
19 with conditions by the Committee.

20 Application 2017-47-SP; Public Service
21 Electric and Gas Company; at Jefferson Avenue; Block
22 34, Lot 15; in Secaucus. It was a sight plan
23 application not along the County road, and it was
24 declared exempt by the Committee. That was just a
25 notice of action. No action from the Board needs to

1 be taken.

2 The item on the agenda is old business.
3 There is none. For new business, I just wanted to
4 let the Board know that at the next meeting, we're
5 looking to adopt the forestry plan. This was
6 presented to the committee back in May, introduced,
7 and we had to go through the proper 30-day public
8 comment, which is going on now. We will send you
9 all another copy, you know, which is open to
10 obviously all of the Commissioners, as well as the
11 public for additional comments, which will then have
12 set a standard, a more stringent standard for the
13 shade tree contribution as well as what trees are
14 planted.

15 CHAIRWOMAN BETTINGER: We will be
16 adopting that next month?

17 MS. GIARRATANA: Yes, we will do that
18 next month, and that's it for new business.

19 COMMISSIONER CHOFFO: Thank you.

20 CHAIRWOMAN BETTINGER: So we will
21 fulfill the role of Vice Chair at the next meeting.
22 Next meeting is scheduled for Tuesday, August 15th,
23 2017. Do I have a motion adjourn?

24 COMMISSIONER HERNANDEZ: I make a
25 motion.

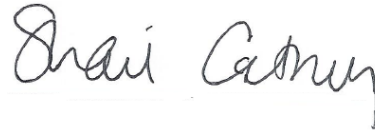
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CHAIRWOMAN BETTINGER: All in favor.
(Whereupon the proceeding is then
concluded at 7:31 p.m.)

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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, July 18, 2017; and that this is a correct transcript of the same.



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

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