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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, June 20, 2017  
6:30 p.m.

B E F O R E:

RENEE BETTINGER, Chairwoman  
JAMES CRYAN, Commissioner  
DANIEL CHOFFO, Commissioner  
SAMANTHA LUGO, Commissioner  
THOMAS MALAVASI, Commissioner  
KENNEDY NG, Commissioner

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

JOHN J. CURLEY, ESQ., Board Counsel  
KEVIN FORCE, Assistant Planner  
MARIO TRIDENTE, Inspector  
MASSIEL FERRARA, PP AICP, Board Secretary  
ANTONIOS PANAGOPOULOS, PE

Job No. NJ2638425

1 CHAIRWOMAN BETTINGER: Good evening.  
2 I would like to call to order the meeting of the  
3 Hudson County Planning Board for Tuesday, June 20,  
4 2017. Counsel, has this meeting been properly  
5 advertised?

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

12 CHAIRWOMAN BETTINGER: Madam  
13 Secretary, may I have a roll call, please.

14 MS. FERRARA: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Here.

16 MS. FERRARA: Commissioner Cryan.

17 COMMISSIONER CRYAN: Here.

18 MS. FERRARA: Commissioner Glembocki,  
19 absent. Commissioner Hernandez, absent.  
20 Commissioner Holloway, absent. Commissioner Kopacz,  
21 absent. Commissioner Lugo.

22 COMMISSIONER LUGO: Here.

23 MS. FERRARA: Commissioner Malavasi.

24 COMMISSIONER MALAVASI: Here.

25 MS. FERRARA: Commissioner Mehta,

1 absent. Commissioner Ng, absent. Commissioner  
2 Romano, absent. Chairwoman Bettinger.

3 CHAIRWOMAN BETTINGER: Here.

4 MS. FERRARA: Madam Chairwoman, we do  
5 have a quorum.

6 CHAIRWOMAN BETTINGER: Rise and  
7 salute the flag.

8 (Flag Salute.)

9 CHAIRWOMAN BETTINGER: Next we have  
10 adoption of the meeting minutes for May 16, 2017.

11 MS. FERRARA: On a motion made by  
12 Commissioner Lugo. Second by Commissioner Cryan.

13 Commissioner Choffo.

14 COMMISSIONER CHOFFO: Abstain.

15 MS. FERRARA: Commissioner Cryan.

16 COMMISSIONER CRYAN: Yes.

17 MS. FERRARA: Commissioner Lugo.

18 COMMISSIONER LUGO: Yes.

19 MS. FERRARA: Commissioner Malavasi.

20 COMMISSIONER MALAVASI: Aye.

21 MS. FERRARA: Chairwoman Bettinger.

22 CHAIRWOMAN BETTINGER: I'll abstain.

23 MS. FERRARA: Chairwoman, we do not  
24 have enough votes. We will have to carry the  
25 adoption of the minutes.

1 CHAIRWOMAN BETTINGER: I did read the  
2 minutes. Can I still vote on them? I wasn't  
3 present at the last meeting, but I did read them.

4 MR. CURLEY: If you read the  
5 transcript.

6 CHAIRWOMAN BETTINGER: The  
7 transcript, I did, yes. I'll vote.

8 MR. CURLEY: You change your vote to  
9 aye?

10 CHAIRWOMAN BETTINGER: Aye.

11 MS. FERRARA: That still only gives  
12 us four votes.

13 COMMISSIONER CHOFFO: I read them  
14 also. I'll change my vote to aye.

15 MS. FERRARA: The motion passed then.  
16 Madam Chair, the next item on the agenda is the  
17 adoption of the revised Hudson County Planning Board  
18 Subdivision and Site Plan Fee Schedule. Do any  
19 Board Members have any questions on the fee  
20 schedule?

21 COMMISSIONER CRYAN: No.

22 MS. FERRARA: This is not an adoption  
23 of the fee schedule. We're making a recommendation  
24 to the Freeholder Board. The Freeholder Board would  
25 have do the final adoption.

1 CHAIRWOMAN BETTINGER: Do we have a  
2 fee schedule in our packet?

3 MS. FERRARA: Everyone has a  
4 different color tab.

5 On a motion made by Commissioner Choffo,  
6 and second by Commissioner Cryan.

7 Commissioner Choffo.

8 COMMISSIONER CHOFFO: Aye.

9 MS. FERRARA: Commissioner Cryan.

10 COMMISSIONER CRYAN: Yes.

11 MS. FERRARA: Commissioner Lugo.

12 COMMISSIONER LUGO: Yes.

13 MS. FERRARA: Commissioner Malavasi.

14 COMMISSIONER MALAVASI: Yes.

15 MS. FERRARA: Chairwoman Bettinger.

16 CHAIRWOMAN BETTINGER: Aye.

17 MS. FERRARA: The motion has passed.

18 Thank you. Next item on the agenda is  
19 memorializations of resolutions that were considered  
20 at prior meetings, starting with Application  
21 2017-17-SP; Public Service Electric & Gas Company;  
22 location 200 Pennsylvania Avenue; Block 298; Lot  
23 1901; in Kearny. Do I have a motion?

24 On a motion made by Commissioner Lugo.

25 Second by Commissioner Cryan.

1 Commissioner Cryan.

2 CHAIRMAN CRYAN: Yes.

3 MS. FERRARA: Commissioner Hernandez,  
4 not present. Commissioner Lugo.

5 COMMISSIONER LUGO: Aye.

6 MS. FERRARA: Commissioner Malavasi.

7 COMMISSIONER MALAVASI: Aye.

8 MS. FERRARA: Commissioner Mehta, not  
9 present. Commissioner Ng, not present. The motion  
10 has passed.

11 The second resolution to be memorialized  
12 is Application 2017-21-SP; Maninder Sethi; 231  
13 Hackensack Plank Road; Block 30, Lot 6; Weehawken.

14 On a motion made by Commissioner Cryan.  
15 Second by Commissioner Lugo.

16 Commissioner Cryan.

17 CHAIRMAN CRYAN: Yes.

18 MS. FERRARA: Commissioner Hernandez,  
19 not present. Commissioner Lugo.

20 COMMISSIONER LUGO: Aye.

21 MS. FERRARA: Commissioner Malavasi.

22 COMMISSIONER MALAVASI: Aye.

23 MS. FERRARA: Commissioner Mehta, not  
24 present. Commissioner Ng, not present. The motion  
25 has passed.

1           The next item on the agenda is Site Plans,  
2           Subdivisions and Other Matters Scheduled for Public  
3           Hearing. 2017-23-SP, Mario Echevarria; 6723 John F.  
4           Kennedy Boulevard, Block 224, Lots 21, 23-28, and  
5           55; in North Bergen.

6           MR. ALONSO: Thank you. Good evening  
7           to Madam Chair, Members of the Board. For the  
8           record, Alvaro Alonso, Alonso Navarette, on behalf  
9           of the applicant. This is an application for a site  
10          plan approval for a subdivision. The subdivision  
11          we're required is basically consolidation of all of  
12          these lots. The application is approved by North  
13          Bergen Zoning Board of Adjustment for the  
14          construction of this four-story building with 51  
15          residential units, three commercial units with 83  
16          parking spaces.

17          I have a three witnesses this evening. I  
18          have our engineer, I have an architect and a traffic  
19          engineer. One of the things that we do need is a  
20          franchise agreement for the canopy that encroaches  
21          over of the right-of-way on the sidewalk. We will  
22          get that from the County Freeholders. Like I said,  
23          we'll go over it with our site engineer.

24                           (The witness is sworn.)

25          MR. CURLEY: Would you please state

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

2 MR. REIMON: Edwin Reimon,  
3 R-e-i-m-o-n.

4 MR. ALONSO: Madam Chair, we have  
5 previously had him qualified before the Board, so  
6 it's appropriate to recognize him as an engineer.  
7 If you would like, we can go over the  
8 qualifications.

9 CHAIRWOMAN BETTINGER: I don't think  
10 it's necessary. Does the rest of the Board?

11 COMMISSIONER CHOFFO: He seems  
12 qualified.

13 MR. REIMON: Thank you, Madam  
14 Chairwoman and Commissioner Choffo.

15 MR. ALONSO: Mr. Reimon, have you  
16 prepared the site plan?

17 MR. REIMON: Yes.

18 MR. ALONSO: Did you have an  
19 opportunity to review the review letters prepared by  
20 the County?

21 MR. REIMON: Yes.

22 MR. ALONSO: And you have made  
23 revisions to the site plan based on those comments?

24 MR. REIMON: Yes, I did.

25 MR. ALONSO: Let me ask you to review



1 the site plan for Board at this time.

2 MR. REIMON: Okay. So Madam Chair,  
3 Commissioners, Ms. Ferrara, Mr. Tridente, what I  
4 have here before you as mentioned by our attorney is  
5 proposed redevelopment of a plat of land at the  
6 present time is I would say more than 75 percent  
7 vacant. We have four existing buildings on this  
8 site. One of the buildings is actually a commercial  
9 building. The total area of the site is about half  
10 an acre of land. Out of that amount, about 0.25  
11 acres, there is the shell of a building, some  
12 remnants of concrete, a driveway there on the site.  
13 The rest is just grass and debris. There is a plat  
14 of vacant land in here.

15 This is the existing conditions of the  
16 site. As you can see, the property is on the corner  
17 of 67th Street and Kennedy Boulevard, which is a  
18 signalized intersection. We have our traffic  
19 engineer to testify to that later on. The other  
20 sites existing condition are the circulation around  
21 the property, which is an existing sidewalk that  
22 runs around Kennedy Boulevard. It's about ten feet  
23 wide, which is proper for circulation. Also the  
24 existing conditions of the intersection of 67th  
25 Street is ADA compliant. I personally verified that

1 handicapped ramp that was built.

2 Other items that we have on the site, all  
3 of the utilities that are going to be servicing are  
4 in place already. There is an existing sewer that  
5 runs under the sidewalk of Kennedy Boulevard. Later  
6 on, I'm going to talk about what we're doing with  
7 that on the proposal issue. Talking about going  
8 into the proposed scenario of the project, we have a  
9 total of 51 units. You can see on the rendering,  
10 this beautiful nighttime rendering that we have  
11 here, is three stories of residential units with two  
12 levels of parking deck, which you can see one there  
13 is at street level of Kennedy and 67th Street, and  
14 there one basement level below that, that I'm going  
15 to show you on my plans.

16 So going to the proposed conditions, this  
17 is what we've got on the proposed scenario here. We  
18 have two driveways, one on Kennedy Boulevard and one  
19 on 67th Street. The driveway on Kennedy Boulevard  
20 is going to be exit right only, and we have signage  
21 everywhere on the Kennedy Boulevard, one sign facing  
22 northbound Kennedy Boulevard so people can see No  
23 Left Turn. We also have the sign for people coming  
24 out of the driveway to make a left turn from the  
25 driveway onto Kennedy Boulevard. So that has been

1 being taken care of.

2 CHAIRWOMAN BETTINGER: Excuse me. I  
3 just want to note for the record that Commissioner  
4 Ng arrived. Thank you.

5 COMMISSIONER CHOFFO: I have one  
6 question for the record. The notes that we have  
7 reflect 82 unit -- 54 units and 82 parking spaces.

8 MR. REIMON: That is in correct, 51  
9 units. Commissioner, what happened is that from the  
10 time that I believe it was in the application  
11 process to today's date that we're talking now, it  
12 might have changed, but plans were not updated, but  
13 we have 83 parking space and 51 units.

14 MR. ALONSO: What happened was we  
15 actually had three rooftop penthouse units, which  
16 the town is asked us to remove. We removed that to  
17 get approved from North Bergen. They didn't want  
18 it.

19 MR. REIMON: Again, 82 parking  
20 spaces, 51 units. Now, all of the units are  
21 one-bedroom units, which proposed building is fully  
22 ADA compliant. They asked to, the garage in the  
23 basement is through a car elevator at the end of the  
24 driveway from Kennedy Boulevard. This is being  
25 place at this location, it's the most convenient

1 location. The car elevator comes down to the  
2 basement. You can see that cars come in, and they  
3 come out that from that side of the parking deck in  
4 the basement. It's a very nice technology. Me  
5 personally, I went personally to visit a number of  
6 locations where they have it in service. I went all  
7 the way to Syracuse to see one of these elevators.  
8 It's very neat so far as the circulation, the means  
9 of connecting one floor with the other to access the  
10 basement for the parking.

11 Other items that are available to the  
12 proposed conditions are one that is very important  
13 is stormwater management. We're providing a tank in  
14 the basement to harvest the rain to reuse it in the  
15 building. So with that, we are actually complying  
16 with the green infrastructure, like the County is  
17 very strong about that. Other items, we also have  
18 3,200 square feet of green roof in the building. We  
19 also provide bicycle racks.

20 And we have trees on Kennedy Boulevard as  
21 much as we could. We have a situation on Kennedy  
22 Boulevard. We want to have trees as per standards.  
23 We have the bus stop at the corner, so we couldn't  
24 get it all the way down there, and we have a  
25 driveway on the other side. We are planting three

1 trees on Kennedy Boulevard. We also have one tree  
2 on 67th Street with plenty site distance. We are  
3 good with that too.

4 Again, all of the utilities are under the  
5 ground. They are in place except what is overhead.  
6 We have enough power in the area from Kennedy  
7 Boulevard, also from actually the corner, the  
8 southwest corner of 67th Street, but we chose to  
9 have the closest one, which is the pole that's  
10 nearby on the northwest corner of 67th and Kennedy.  
11 That is it as far as the proposed condition and  
12 existing conditions. I don't have anything else. I  
13 open the floor for questions.

14 CHAIRWOMAN BETTINGER: Are the  
15 exhibits, is it necessary to mark them, or they've  
16 been submitted?

17 MR. REIMON: These are the same plans  
18 that were submitted.

19 MR. PANAGOPOULOS: So this is a new  
20 set, right? I mean I want to confirm that there  
21 were a few versions. I thought this is a new set.  
22 It will be submitted as a exhibit?

23 MR. REIMON: Yes, I think so, final  
24 submission. So let me say what happened is that we  
25 had a meeting with professionals from the town, the

1 County, our side, and the one thing that we agreed  
2 upon was to allow a better situation with the  
3 parking garage. We did that already, which is right  
4 here, on the bottom.

5 MR. ALONSO: We marked this as A-1  
6 with today's date. Madam Chair, I don't have any  
7 questions. Does the Board have any questions?

8 COMMISSIONER CRYAN: One quick  
9 question, where were the other sites that you  
10 visited for the elevator?

11 MR. REIMON: Oh, I went to Syracuse.  
12 I went to the BMW in Bloomfield. I went to that  
13 famous building in New York City, but I couldn't get  
14 in. They didn't let me in. I could see it from the  
15 outside.

16 CHAIRWOMAN BETTINGER: Does it  
17 actually work with the driver?

18 MR. REIMON: I have my phone here. I  
19 can show you, but this is very simple. The doors of  
20 the elevator the open from the bottom and the top.  
21 They open like this vertically. So they open and  
22 then the car goes in. You don't have to get out of  
23 your car to get in the car elevator. You just open  
24 your window and you have both sides, you have the  
25 entire space, you push a button like a regular

1 elevator, and then you say "down." The door closes.  
2 The interesting thing is that before the door  
3 closes, beep, beep, and a light so there is no way  
4 that people get confused, somebody is walking or  
5 another car trying to get in. So it's very safe.

6 Another important item in this elevator is  
7 that the cycle of the elevator to go down and come  
8 back up could be adjusted. The two that I saw had a  
9 one-minute. The Bloomfield, I think it was a little  
10 bit longer. I think it was 1:15. The one in  
11 Syracuse was one minute to go down and come back up,  
12 very fast. But you don't notice that it's fast.  
13 One minute seems like a long time, but it's just one  
14 minute going up and down.

15 MS. FERRARA: Madam Chair, I think we  
16 approved something similar in Hoboken, the Bijou  
17 property on 14th. It had elevators.

18 CHAIRWOMAN BETTINGER: I do recall  
19 that.

20 MR. REIMON: Another interesting item  
21 on these elevators is that it can be attached to an  
22 existing wall. Even though they have a backup  
23 system, there's a back up system, it's very  
24 convenient. They have different choices in size  
25 too.

1 CHAIRWOMAN BETTINGER: How  
2 interesting.

3 COMMISSIONER MALAVASI: Speaking of  
4 backup system, how long is the backup system active  
5 for, knowing that people are in their cars in the  
6 basement, how is that powered in an extended outage?  
7 Is there a generator?

8 MR. REIMON: Yes. It had batteries  
9 and everything.

10 COMMISSIONER MALAVASI: It costs some  
11 money. You mentioned there is another curb cut on  
12 the side street?

13 MR. REIMON: There are existing curb  
14 cuts on both sides, on 67th and Kennedy Boulevard,  
15 yes. So we're just replacing one with the other  
16 basically.

17 CHAIRWOMAN BETTINGER: Are these  
18 units rental or condominium?

19 MR. REIMON: So far, I believe  
20 they're rental.

21 CHAIRWOMAN BETTINGER: Any other  
22 comments?

23 MR. PANAGOPOULOS: A couple of  
24 questions, Madam Chair. Thank you. I want to  
25 confirm while we're still on the elevator, just to



1 put it on the record, the residents are going to  
2 drive their own cars into elevator, it's not a valet  
3 service? It's a self-operating.

4 MR. REIMON: Self-operating.

5 MR. PANAGOPOULOS: You're widening  
6 the curb cut on JFK, right?

7 MR. REIMON: Yes.

8 MR. PANAGOPOULOS: Are we losing any  
9 parking on JFK?

10 MR. REIMON: You might lose one  
11 space. It is because of that.

12 MR. PANAGOPOULOS: Okay. You're  
13 putting that bullnose or pork chop, whatever you  
14 want to call it, on the exit so that the people  
15 cannot make a left onto JFK Boulevard? It might be  
16 a good six months or after, do a study to see it  
17 with all the markings, with that pork chop maybe we  
18 don't need it on JFK?

19 COMMISSIONER MALAVASI: I think  
20 having a physical barrier, people can't make that  
21 right, I think that should be fine.

22 MR. PANAGOPOULOS: And then there's  
23 15 sets of tandem parking spaces in the basement.  
24 Do you want to talk to about that?

25 MR. REIMON: That has been designated

1 for tenants that require more than one parking  
2 space. Those spaces are for those specific units,  
3 because as you know, somebody needs more than one  
4 per unit. We're giving them the opportunity for a  
5 number of units to have two spaces.

6 MR. PANAGOPOULOS: So all of the  
7 spaces are going to be assigned?

8 MR. REIMON: All of those spaces are  
9 assigned.

10 MR. PANAGOPOULOS: Just the tandem or  
11 all the spaces in the garage?

12 MR. REIMON: At least the tandem  
13 spaces can be assigned.

14 MR. PANAGOPOULOS: Are there  
15 visitors' spaces.

16 MR. REIMON: That's a good question.  
17 There are plenty of spaces.

18 COMMISSIONER MALAVASI: They'll all  
19 be the ground floor. You're not asking visitors to  
20 go into the basement?

21 MR. REIMON: Yes.

22 MR. PANAGOPOULOS: That's the  
23 questions I have. Thank you. Is Mr. Klein going to  
24 speak about the two-way access?

25 MR. REIMON: We just agree that the

1 driveway is 20-foot wide.

2 MR. PANAGOPOULOS: You're not going  
3 to restrict?

4 MR. REIMON: We can do a study to see  
5 what happens.

6 COMMISSIONER MALAVASI: That was an  
7 item at the subcommittee that if any changes are  
8 proposed to that driveway in the future, you need to  
9 visit with the Board. That's fine.

10 MR. PANAGOPOULOS: It's two-way at  
11 that location.

12 MR. REIMON: It's a 20-foot wide,  
13 plenty wide for a two-way driveway.

14 MR. PANAGOPOULOS: Do you want to  
15 talk about how we came to this point? Do you want  
16 to talk about it?

17 MR. REIMON: We had a 15-foot  
18 driveway on 67th street. A 15-foot driveway is too  
19 narrow for a two-way driveway. It was basically  
20 requested. It was a condition of approval by the  
21 town to have a driveway narrow so it serves as a  
22 one-way driveway. The County is not comfortable.  
23 The professionals are not comfortable with the  
24 circulation on the corner property. I should be  
25 able to provide ingress and egress to balance, not

1 only that, to balance the ingress and egress on the  
2 corner property.

3 As a matter of fact, this State encourages  
4 the use of side streets instead of interior streets  
5 as much as possible. That's the way the 67th Street  
6 driveway was decided by the professionals to have a  
7 20-foot driveway that can be used as an ingress and  
8 egress. That's what we did. We made the change to  
9 the plans, and what we are going to do is, we are  
10 going to monitor that driveway its opening, for a  
11 period of time, and if we see there is a detriment  
12 to the level of service at the traffic signal, if  
13 there is a problem with pedestrians or any history  
14 of accident in a period of time that we're  
15 monitoring it, then we have to reduce the width of  
16 the driveway back to 15 feet. In order for us to do  
17 that, we have come back to the County, and we have  
18 to justify why we're doing this.

19 MR. ALONSO: My understanding is that  
20 two-way driveway was for exits only, and the exiting  
21 will still be the Kennedy Boulevard driveway. The  
22 only reason I say that is because this was a  
23 specific condition of approval from the North Bergen  
24 Board of Adjustment making it an ingress only  
25 because of the complaints by the residents given

1 what they perceived as the amount of traffic at that  
2 intersection.

3 So we have no problem making it wide  
4 enough for emergency vehicles to enter and exit.  
5 They said their vehicles have to exit in an  
6 emergency situation, but to try to maintain it as a  
7 one-way in to comply with the town requirements  
8 while making it wide enough to accommodate the  
9 emergency vehicles.

10 COMMISSIONER MALAVASI: That's not my  
11 recollection. My recollection is that we asked for  
12 a two-way driveway. We agreed that it was too  
13 narrow. We allowed the driveway for folks to choose  
14 their best means of egress and ingress. Since you  
15 have two ways out, we agreed keep it, you know,  
16 internally loose so people could choose. We did not  
17 ask for a stipulation of emergency egress. I  
18 believe the other thing is, we understand you have  
19 to go back to the local board if this Board chooses,  
20 you have to go back to North Bergen and say this is  
21 what the County Planning Board made us do, and  
22 you're obligated to get approval. But the  
23 discussion of emergency egress was not discussed.  
24 We did discuss having it loose without arrows so  
25 people can choose which way to go.

1 MR. PANAGOPOULOS: I agree with  
2 Mr. Malavasi.

3 MR. ALONSO: I wasn't present at the  
4 meeting.

5 MR. REIMON: To put it on the record,  
6 that's fine. What happened is as the County  
7 Engineer and consulting engineer just summarized,  
8 that's what we were discussing, and even the  
9 engineer from the Boswell.

10 MR. ALONSO: I want really just to  
11 clarify so that the Board approval is clear so we  
12 can go back to North Bergen, and we know exactly  
13 what it is that was approved.

14 MR. REIMON: I think that our  
15 position was pretty flexible. I think we give it to  
16 North Bergen to revisit the conditions of the  
17 approval because there were items that to me and  
18 also to the board engineer from Boswell, we reduced  
19 the number of units 72 to 51 units, that's why the  
20 number of parking spaces has a big number ratio from  
21 the number of units to the number of parking space.

22 MR. ALONSO: And we'll stipulate to  
23 whatever the County Engineer's recollection is of  
24 the meeting and make that a condition of approval.

25 MR. REIMON: Basically, I think

1 that's better to me. That's what needs to happen.  
2 The town engineer or the board engineer from Boswell  
3 is you guys' engineer and the County engineer has to  
4 be in agreement. That it has to be documented and  
5 go back to the board. That's it.

6 COMMISSIONER CHOFFO: You had  
7 mentioned that the corner of 67th and Kennedy is  
8 signalized?

9 MR. REIMON: Yes. It functions as a  
10 T-intersection. Remember, 67th on the opposite is  
11 not coming, it's going that away from Kennedy  
12 Boulevard.

13 COMMISSIONER CHOFFO: I drive that  
14 every day.

15 MR. REIMON: It's going away. It's  
16 actually just a T-intersection.

17 COMMISSIONER MALAVASI: And that was  
18 part of the consideration with that driveway like  
19 that because there is no -- when the light turns  
20 green, there is no conflicting traffic. There is  
21 nobody trying to come across the Boulevard. When  
22 that light turns green, the Boulevard stays still.  
23 You can make the left or the right. There is no  
24 conflict coming in. So from our observations, that  
25 queuing that's on 67th clears up pretty quickly,

1 which will avail the residents to make that  
2 decision, if they chose, to make their movements  
3 out.

4 MR. REIMON: Another thing is that  
5 there is a fire hydrant right here, right here. So  
6 there is not going to be any cars to park on this  
7 side here. So you are improving site distance by  
8 not having any car on this side. We used other  
9 measures. We actually extended the No Parking on  
10 the opposite 25 feet. So if there is somebody that  
11 needs to get out, we tried to minimize the queuing  
12 on 67th as much as possible.

13 CHAIRWOMAN BETTINGER: The entrance  
14 on Kennedy Boulevard, that's egress only?

15 MR. REIMON: No. You can get in and  
16 get out. But it's only right turn out on Kennedy  
17 Boulevard.

18 CHAIRWOMAN BETTINGER: As far as  
19 moving in with the delivery trucks, where would they  
20 be?

21 MR. REIMON: That's a very good  
22 question, Madam Chair. The 67th Street driveway is  
23 going have at least minimum, at least ten feet  
24 clearance for the SUV or delivery truck. They can  
25 be on 67th Street right there.



1 CHAIRWOMAN BETTINGER: We don't want  
2 them double-parking on Kennedy Boulevard.

3 MR. REIMON: Yeah, you know how it  
4 is.

5 MR. ALONSO: They're all one-bedrooms  
6 so the deliveries are going to be small. You don't  
7 need a big truck. If you have a problem, contact  
8 the County, and they'll put a No Parking sign for a  
9 little bit for the town to allow the truck to park.

10 MR. REIMON: Initially, the 15-foot  
11 driveway that was one-way was also intended to  
12 provide access for the SUV car, for any kind of move  
13 in, or other, if you have a car that's broken, you  
14 can bring a tow truck into go it in and get it out.

15 CHAIRWOMAN BETTINGER: The building,  
16 will they have a concierge?

17 MR. ECHEVARRIA: Not at this point.  
18 We have a building management team on the site.

19 (The witness is sworn.)

20 MR. CURLEY: Please state your name  
21 for the record and spell your last name.

22 MR. ECHEVARRIA: Mario Echevarria,  
23 E-c-h-e-v-a-r-r-i-a. The answer is there is a  
24 building management team on-site, and the commercial  
25 spaces are occupied by two management people that

1 are full-time.

2 MR. ALONSO: Mr. Echevarria, you have  
3 actually built a number of buildings you currently  
4 own and operate, and your office is currently on  
5 Kennedy Boulevard, correct?

6 MR. ECHEVARRIA: Yes.

7 MR. ALONSO: And you intend to move  
8 into the one commercial spaces that you'll be  
9 operating?

10 MR. ECHEVARRIA: That is correct. So  
11 we have team there is available on-site.

12 COMMISSIONER CRYAN: Does that mean  
13 you're moving out of West New York?

14 MR. ECHEVARRIA: Not yet.

15 CHAIRWOMAN BETTINGER: It seems like  
16 the building juts out, is that --

17 MR. REIMON: This part in that back?  
18 This is a space that is used for a gym. It has a  
19 second floor where you can go out. You also have  
20 the rooftop next to the green roof. I have it on my  
21 drawings. This building is very nice, as you can  
22 see.

23 CHAIRWOMAN BETTINGER: It's a  
24 beautiful rendering. She needs a two-bedroom.

25 MR. REIMON: The penthouse was two

1 bedrooms.

2 MR. PANAGOPOULOS: Just to wrap up,  
3 the ingress-egress issue on 67th, any approval it's  
4 my recommendation that any approval by the Board  
5 should be contingent to the applicant going back to  
6 the North Bergen local board to request that the  
7 stipulation of the 67th driveway is only used as an  
8 ingress be removed from the resolution.

9 COMMISSIONER MALAVASI: And any  
10 changes in the future, if they study it down the  
11 road and decide that it's problematic, and you have  
12 to come back to make changes, and those changes be  
13 filed as an amended plan. We can look at it again  
14 and revisit any recommendation of the Board as well.

15 COMMISSIONER CHOFFO: I make a motion  
16 to approve.

17 MS. FERRARA: Madam Chair, before we  
18 take the roll call, I want to note for the record,  
19 let the Board know that they did satisfy their green  
20 techniques. They are responsible for six trees but  
21 because of site hardship, they are going plant three  
22 and contribute for three. They are going to file  
23 for a franchise agreement for the awning, as well as  
24 I see in my notes, I see there was a discussion  
25 about pedestrian warning lights for the driveway, a

1 pedestrian warning on the JFK driveway.

2 MR. REIMON: That might be also on  
3 67th as well. We'll see.

4 MS. FERRARA: That's all I have.

5 CHAIRWOMAN BETTINGER: Thank you. We  
6 have a motion, right?

7 MS. FERRARA: We have a motion and  
8 second, Madam Chair. On a motion made by  
9 Commissioner Choffo, second by Commissioner Cryan.

10 Commissioner Choffo.

11 COMMISSIONER CHOFFO: Aye.

12 MS. FERRARA: Commissioner Cryan.

13 COMMISSIONER CRYAN: Yes.

14 MS. FERRARA: Commissioner Lugo.

15 COMMISSIONER LUGO: Yes.

16 MS. FERRARA: Commissioner Malavasi.

17 COMMISSIONER MALAVASI: Aye.

18 MS. FERRARA: Commissioner Ng.

19 COMMISSIONER NG: Aye.

20 MS. FERRARA: Chairwoman Bettinger.

21 CHAIRWOMAN BETTINGER: I vote aye  
22 with the conditions stated from the Board.

23 MR. ALONSO: Thank you very much.  
24 Have a good evening.

25 MS. FERRARA: Madam Chair, when

1 you're ready, the next item on the agenda is  
2 Applications to be Exempt. Bear with me. It's a  
3 long list. Starting with Application 2017-35-SP;  
4 New Singular Wireless PCS; located at 380-384  
5 Broadway; Block 232, Lot 19; in Bayonne.

6 Second application is Application  
7 2017-36-SP; T-Mobile Northeast, LLC; located at 238  
8 5th Street; Block 11203, Lot 26; in Jersey City.

9 The third Application, 2017-37-SP;  
10 T-Mobile Northeast; located 6136 Jackson Street and  
11 575 62nd Street; Block 142, Lot 16; West New York.

12 The fourth application is 2017-39-SP;  
13 T-Mobile Northeast; located at 198 Delaware Avenue;  
14 Block 14705, Lot 24; in Jersey City.

15 And the last application is 2017-40-SP;  
16 New York SMSA Limited; located at 85 Maple Street;  
17 Block 28, Lot 3; in Weehawken.

18 On a motion made by Commissioner Choffo.  
19 Second by Commissioner Cryan.

20 Commissioner Choffo.

21 COMMISSIONER CHOFFO: Aye.

22 MS. FERRARA: Commissioner Cryan.

23 COMMISSIONER CRYAN: Yes.

24 MS. FERRARA: Commissioner Lugo.

25 COMMISSIONER LUGO: Yes.

1 MS. FERRARA: Commissioner Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MS. FERRARA: Commissioner Ng.

4 COMMISSIONER NG: Aye.

5 MS. FERRARA: Chairwoman Bettinger.

6 CHAIRWOMAN BETTINGER: Aye.

7 MS. FERRARA: The motion has passed.

8 The next item on the agenda is Notice of Action,  
9 Applications Approved or Declared Exempt at the  
10 Subdivision and Site Plan Review Committee Meeting.  
11 There is no vote to be taken on these items. I have  
12 to read them into the record.

13 Application 2017-31-SD; Ari Waldman;  
14 located at 162-170 Avenue F; Block 445, Lots 1  
15 through 5 and 7; in Bayonne.

16 Next application is 2017-33-SD; Kristine  
17 Kalfas; located at 46 Meadowlands Parkway; Block 52,  
18 Lot 4.021; in Secaucus.

19 The last application is 2017-42-SD;  
20 Applicant Coles Street Development, LLC; located at  
21 286-298 Coles Street, Block 6003, Lots 1 through 4;  
22 Block 6004, Lots 1 and 2; Block 6005, Lots 13; in  
23 Jersey City.

24 There is no action.

25 CHAIRWOMAN BETTINGER: Do we have any

1 old business?

2 MS. FERRARA: No, Madam Chair.

3 CHAIRWOMAN BETTINGER: Do we have any  
4 new business?

5 MS. FERRARA: No.

6 CHAIRWOMAN BETTINGER: I need a  
7 motion to adjourn.

8 COMMISSIONER LUGO: Motion.

9 CHAIRMAN CRYAN: Second.

10 CHAIRWOMAN BETTINGER: Our next  
11 meeting scheduled for Tuesday July 18th at 6:30.  
12 All in favor.

13 (Whereupon the proceeding is then  
14 concluded at 7:37 p.m.)

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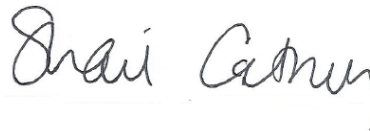
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C E R T I F I C A T I O N

I, SHARI CATHEY, CCR, RPR, License No. 30XI00234700, and Notary Public of the State of New Jersey, hereby certify that the proceedings herein are from the notes taken by me of a Regular Meeting of the Hudson County Planning Board, held on Tuesday, June 20, 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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