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HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF
OF THE :
HUDSON COUNTY PLANNING : PROCEEDINGS
BOARD :
:

O P E N S E S S I O N

Bergen Square Center
Floor 9A
830 Bergen Avenue
Jersey City, New Jersey
Tuesday, March 21, 2017
6:30 p.m.

B E F O R E:

- RENEE BETTINGER, Chairwoman
- JAMES CRYAN, Commissioner
- ELIZABETH HERNANDEZ, Commissioner
- SAMANTHA LUGO, Commissioner
- THOMAS MALAVASI, Commissioner
- RUSHABH MEHTA, Commissioner
- KENNEDY NG, Commissioner
- ANTHONY ROMANO, Freeholder

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

- JOHN J. CURLEY, ESQ., Board Counsel
- MASSIEL M. FERRARA, Board Secretary
- BYRON NICHOLAS, Assistant Planner
- MARIO TRIDENTE, Inspector
- FRANCESCA GIARRATANA, PP, AICP
- ANTONIO PANAGOPOULOS, PE, PP

Job No. NJ2573197

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

5 Madam Secretary, may I have a roll call.

6 MS. FERRARA: Commissioner Choffo,
7 absent. Commissioner Cryan.

8 COMMISSIONER CRYAN: Here.

9 MS. FERRARA: Commissioner Glembocki,
10 absent. Commissioner Hernandez.

11 COMMISSIONER HERNANDEZ: Aye.

12 MS. FERRARA: Commissioner Holloway,
13 absent. Commissioner Kopacz, absent. Commissioner
14 Lugo.

15 COMMISSIONER LUGO: Here.

16 MS. FERRARA: Commissioner Malavasi.

17 COMMISSIONER MALAVASI: Here.

18 MS. FERRARA: Commissioner Mehta.

19 COMMISSIONER MEHTA: Here.

20 MS. FERRARA: Commissioner Ng,
21 absent. Commissioner Romano.

22 COMMISSIONER ROMANO: Here.

23 MS. FERRARA: Chairwoman Bettinger.

24 CHAIRWOMAN BETTINGER: Here.

25 MS. FERRARA: We have a quorum.

1 CHAIRWOMAN BETTINGER: Counsel, has
2 this meeting been properly advertised?

3 MR. CURLEY: Yes. The meeting has
4 been advertised in accordance with the Open Public
5 Meetings Act. Notice of the meeting was published
6 in the Jersey Journal and the Star Ledger. Notice
7 was also posted with the Board of Freeholders and
8 the County Clerk's office.

9 CHAIRWOMAN BETTINGER: Thank you,
10 Counsel. Will everyone please rise and salute the
11 flag.

12 (Flag Salute.)

13 CHAIRWOMAN BETTINGER: The next order
14 of business is the review and adoption of the
15 meeting minutes of February 23rd. Do I have a
16 motion?

17 MS. FERRARA: On a motion made by
18 Commissioner Lugo. Second by Commissioner Mehta.
19 Commissioner Cryan.

20 COMMISSIONER CRYAN: Aye.

21 MS. FERRARA: Commissioner Hernandez.

22 COMMISSIONER HERNANDEZ: Aye.

23 MS. FERRARA: Commissioner Lugo.

24 COMMISSIONER LUGO: Aye.

25 MS. FERRARA: Commissioner Malavasi.

1 COMMISSIONER MALAVASI: Aye.

2 MS. FERRARA: Commissioner Mehta.

3 COMMISSIONER MEHTA: Aye.

4 MS. FERRARA: Commissioner Romano.

5 COMMISSIONER ROMANO: I have to
6 abstain unless you don't have enough votes.

7 MS. FERRARA: Chairwoman Bettinger.

8 CHAIRWOMAN BETTINGER: Aye.

9 MS. FERRARA: Chairwoman, the next
10 item on the agenda is memorializations of
11 resolutions to be considered at the last meeting.
12 The first application is Application 2016-94-SP;
13 Applicant 113 Passaic Avenue Urban Renewal LLC, 113
14 Passaic Avenue; Block 1, Lot 12; Kearny.

15 CHAIRWOMAN BETTINGER: May I have a
16 motion?

17 MS. FERRARA: On a motion made by
18 Commissioner Lugo. Second by Commissioner
19 Hernandez.

20 Commissioner Choffo, not present.
21 Commissioner Cryan.

22 COMMISSIONER CRYAN: Aye.

23 MS. GIARRATANA: Commissioner
24 Hernandez.

25 COMMISSIONER HERNANDEZ: Aye.

1 MS. GIARRATANA: Commissioner
2 Holloway, not present. Commissioner Lugo.

3 COMMISSIONER LUGO: Aye.

4 MS. GIARRATANA: Commissioner
5 Malavasi.

6 COMMISSIONER MALAVASI: Aye.

7 MS. GIARRATANA: Commissioner Mehta.

8 COMMISSIONER MEHTA: Aye.

9 MS. GIARRATANA: Chairwoman
10 Bettinger.

11 CHAIRWOMAN BETTINGER: Aye.

12 MS. FERRARA: The motion has passed.
13 The next is Application 2016-100-SP; Applicant PSE&G
14 Fossil, LLC, care of Mark Strickland, FEA; located
15 at 118 North Hackensack Avenue; Block 298, Lot
16 19.01; in Kearny.

17 CHAIRWOMAN BETTINGER: Do I have a
18 motion?

19 MS. FERRARA: On a motion made by
20 Commissioner Mehta. Second by Commissioner Lugo.

21 Commissioner Choffo, not present.
22 Commissioner Cryan.

23 COMMISSIONER CRYAN: Aye.

24 MS. GIARRATANA: Commissioner
25 Hernandez.

1 COMMISSIONER HERNANDEZ: Aye.

2 MS. GIARRATANA: Commissioner

3 Holloway, not present. 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: Aye.

13 MS. FERRARA: The motion has passed.

14 Next application to be memorialized is 2016 --

15 MR. CURLEY: That one has to skip.

16 MS. FERRARA: Chairwoman, this
17 resolution is not ready, we have to carry it -- the
18 next one is to carry. I can say it again for the
19 record.

20 The next application to be memorialized is
21 Application 2016-107-SP; 462 Newark Street, LLC; at
22 462 Newark Street; Block 7, Lot 2 in Hoboken.

23 CHAIRWOMAN BETTINGER: Do I have a
24 motion?

25 MS. FERRARA: In a motion made by

1 Commissioner Mehta. Second by Commissioner Lugo.

2 Commissioner Cryan.

3 COMMISSIONER CRYAN: Aye.

4 MS. GIARRATANA: Commissioner
5 Hernandez.

6 COMMISSIONER HERNANDEZ: Aye.

7 MS. GIARRATANA: Commissioner
8 Holloway, not present. Commissioner Lugo.

9 COMMISSIONER LUGO: Aye.

10 MS. GIARRATANA: Commissioner
11 Malavasi.

12 COMMISSIONER MALAVASI: Aye.

13 MS. GIARRATANA: Commissioner Mehta.

14 COMMISSIONER MEHTA: Aye.

15 MS. GIARRATANA: Chairwoman
16 Bettinger.

17 CHAIRWOMAN BETTINGER: Aye.

18 MS. FERRARA: The motion has passed.

19 Madam Chairwoman, for the record, the next is
20 Application 2016-109-SP; 304 Garden Street, LLC,
21 care of Seth Martin; at 302 through 304 Garden
22 Street, Block 179, Lot 42; in Hoboken.

23 CHAIRWOMAN BETTINGER: It will be
24 carried to the next meeting? Do I have to vote on
25 this carrying?

1 MR. CURLEY: No.

2 COMMISSIONER CRYAN: Why it is being
3 carried?

4 MS. FERRARA: The resolution is not
5 ready for signature today.

6 COMMISSIONER CRYAN: Thank you.

7 MS. FERRARA: The last application to
8 be memorialized is Application 2016-111-SP; Sasson
9 Properties, care of Sasvic Holdings, LLC; 2973
10 Kennedy Boulevard; Block 9402, Lots 15, 16 and 17;
11 in Jersey City.

12 CHAIRWOMAN BETTINGER: Do I have a
13 motion?

14 MS. FERRARA: On a motion made by
15 Commissioner Cryan. Second by Commissioner
16 Hernandez.

17 Commissioner Cryan.

18 COMMISSIONER CRYAN: Aye.

19 MS. GIARRATANA: Commissioner
20 Hernandez.

21 COMMISSIONER HERNANDEZ: Aye.

22 MS. GIARRATANA: Commissioner
23 Holloway, not present. Commissioner Lugo.

24 COMMISSIONER LUGO: Aye.

25 MS. GIARRATANA: Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MS. GIARRATANA: Chairwoman
4 Bettinger.

5 CHAIRWOMAN BETTINGER: Aye.

6 MS. FERRARA: The motion has passed.
7 I'm sorry. Commissioner Mehta, you left the meeting
8 at that point.

9 COMMISSIONER MEHTA: No, no, I
10 didn't.

11 MR. NICHOLAS: According to the
12 transcript.

13 COMMISSIONER MEHTA: I asked
14 questions about parking on the 20-story building.
15 You were talking about the grocery store.

16 MS. FERRARA: I apologize,
17 Commissioner Mehta. Would you like to vote?

18 COMMISSIONER MEHTA: Yes.

19 MS. FERRARA: All right. The next
20 item on the agenda is Site Plan, Subdivisions and
21 Other Matters Scheduled for Public Hearing.
22 Application 2017-12-SP/SD; Joseph Felice; 6035 JFK
23 Boulevard; Block 36, Lots 34 and 35 in West New
24 York.

25 MR. LOPEZ: Good evening, Madam

1 Chairwoman, Members of the Board. For the record my
2 name is Alvaro Alonso from the firm Alonso
3 Navarette.

4 COMMISSIONER CRYAN: I'm sorry,
5 Chairwoman, I have to recuse myself.

6 MR. LOPEZ: This is an application to
7 get approval for a building on Kennedy Boulevard
8 East. It's for 35 apartments and 41 parking spaces.
9 A little bit of history to this project. This was
10 approved originally back in 2012, by the Board.
11 There was a series of appeals, first in the Law
12 Division and then the Appellate Division. Each time
13 the Court affirmed the action taken by the Board and
14 approved the application. So we finally got the
15 final final approvals as far as the application, and
16 now we're here before the County.

17 I have a series of witnesses this evening.
18 First of all we have Albert Arencibia, the
19 architect, who will testify as to the structure.
20 While he's setting up, this is a site plan and
21 subdivision approval. We're going to be
22 consolidating two lots to create one lot.

23 (The witness is sworn.)

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

1 MR. ARENCIBIA: Albert Arencibia,
2 A-r-e-n-c-i-b-a.

3 MR. LOPEZ: Mr. Arencibia, would you
4 please review your qualifications for the Board?

5 MR. ARENCIBIA: I have been
6 practicing for 25 years. I graduated from Rutgers.
7 Then I received my masters, and I have been
8 practicing with my own firm since in 1989.

9 MR. LOPEZ: Have you testified before
10 this Board?

11 MR. ARENCIBIA: Yes, I have.

12 MR. LOPEZ: Madam Chair, I ask that
13 you accept Mr. Arencibia as an expert in
14 architecture.

15 CHAIRWOMAN BETTINGER: Yes.

16 MR. LOPEZ: Mr. Arencibia, you were
17 the architect that testified before the Board at the
18 municipal level?

19 MR. ARENCIBIA: I was.

20 MR. LOPEZ: Would you please review
21 the proposal?

22 MR. ARENCIBIA: Yes. It's fronting
23 on JFK Boulevard, right across from two high-rises
24 separating the higher section of West New York and
25 the lower section of West New York. On the corner

1 right on Monitor Place, on that corner facing the on
2 corner, that's the driveway in front of the actual
3 building itself. We wanted to do some smaller
4 screening for the smaller scale residential homes in
5 the area. It does go up quite a bit. So what we
6 did was we originally we took down, we changed the
7 heights and the elevation on the site, and we're
8 going to have two parking levels, one from John F.
9 Kennedy Boulevard, that's one of the reasons why
10 we're here tonight, and the other one on Monitor.
11 So there will be two levels of parking in that
12 building itself. The breakdown of parking is 21 on
13 one level, and 20 parking on the other level.

14 Of course, ADA parking spaces would be
15 provided, ADA compliance, sprinkler and fire alarm.
16 The building is four floors of residential; two
17 floors of parking, four floors of residential with a
18 loft area on the upper floor. The breakdown is nine
19 two-bedrooms and 26 one-bedrooms. The reason why
20 we're here, we're actually fronting on JFK
21 Boulevard. One of the other approvals that we do
22 need is that we have to have the overhangs that go
23 beyond the building rim, so we're providing the
24 County with an easement so we're able to get a
25 franchise agreement from what I understand.

1 I'll let the civil engineer speak about
2 the site plans.

3 CHAIRWOMAN BETTINGER: Have those
4 plans been given to the Planning Board? Do we need
5 to mark them?

6 MR. ARENCIBIA: Then basically the
7 ground floor, this shows the access from the JFK
8 Boulevard, that center driveway, parking on both
9 sides. The entrance to the building is here on the
10 corner of Monitor and JFK Boulevard. They will have
11 a lobby, and the stairs will go up two stories.
12 There is a vestibule on the ground floor of the
13 lobby, and you're going to have access to mailboxes.
14 So people have access from the parking garage right
15 into the lobby, and you can go into the lobby and
16 pick up the mail and take the elevator upstairs to
17 the apartments.

18 We have provided some setbacks for
19 landscaping along JFK Boulevard with the sections of
20 driveway, and also at the entrance to have landscape
21 along JFK Boulevard so it will be much nicer.

22 MR. LOPEZ: And with respect to
23 landscape, were there trees?

24 MR. ARENCIBIA: Yes. There will be
25 one tree on the street. Again, this is basically

1 the upper level parking area, with the same
2 configuration. You enter the corridor, parking on
3 both sides. The building also has a garbage
4 compactor. Trash is going down the chute in the
5 building itself, and it will be picked up by a
6 private hauler. This basically, it is so we can
7 have access to the mezzanine area, where there will
8 be amenities for the residents of the building, so
9 like a gym, and an outside area for the residents of
10 the building itself.

11 If you go up to the second floor, you have
12 the stairs. Here is the elevator. You have the
13 location of trash. There will be recyclables and
14 also the trash goes down the chute. There's the
15 center corridor, apartments on both sides of the
16 corridor. You've got to the corridor. At the end
17 of the corridor, you have an egress out to the
18 street for safety. Again, fire alarm and sprinklers
19 for the entire building.

20 CHAIRWOMAN BETTINGER: I just want
21 the record to reflect that Commissioner Ng has
22 arrived. Thank you.

23 MR. ARENCIBIA: Going to the sixth
24 floor, the building configuration, there are going
25 to be lofts on the upper floor. We show the

1 location of the stairs. The corridors are basically
2 the same, and then you have a mezzanine. So that's
3 the residential portion of building and the
4 elevators. The building has a nice storefront on
5 the front of the building on both sides. We're
6 going to have metal panels on the opposite side and
7 this section here. This corner and this section
8 over here is setback from the building itself. It's
9 going to have nice stone material throughout. It's
10 a metal and brick building. It is going to be nice
11 materials, aluminum, metal composite and also the
12 actual side of the building has the concrete.

13 MR. LOPEZ: So we're going to mark
14 this A-1.

15 MR. ARENCIBIA: This is a rendering.
16 This is what the building will look like, the
17 section of the overhang projecting out. This is the
18 canopy area over here, and again, this section which
19 you can see over here, it's actually a gray facade,
20 materials on both sides, and it wraps around the
21 canopy to the other side. We also have on Kennedy
22 Boulevard, the last one over here, this shows, you
23 could see you have nice eyebrows for sun-shading in
24 the upper area in the corners. This is a section
25 over here. You can see the glass.

1 MR. LOPEZ: And just to keep the
2 record clear, I asked Mr. Arencibia to come back and
3 provide a metes and bounds description, and that
4 will be provided to the Freeholder Board for their
5 approval.

6 CHAIRWOMAN BETTINGER: Any comments,
7 Tony?

8 MR. PANAGOPOULOS: I do not have
9 comments for this witness.

10 CHAIRWOMAN BETTINGER: Thank you.

11 COMMISSIONER MEHTA: Yes. You have
12 two levels of parking, so that which one is on
13 Kennedy Boulevard, the lower level or the upper
14 level?

15 MR. ARENCIBIA: Kennedy Boulevard is
16 the lower level.

17 COMMISSIONER MEHTA: And you should
18 make sure there's a sign on the Kennedy Boulevard.

19 MR. ARENCIBIA: For the left turn?

20 COMMISSIONER MEHTA: Yes.

21 MR. ARENCIBIA: The traffic
22 consultant is here. He's addressing that in the
23 traffic consultant's testimony. We're already doing
24 that. We have coordinated as far as signs. We'll
25 definitely have the signs in place.

1 COMMISSIONER MEHTA: Are you going to
2 put in any type of bollard so people know that they
3 are coming out and making a right?

4 MR. ARENCIBIA: I think that as part
5 of the meeting we discussed that. First, we would
6 see how the people actually pay attention to the
7 signs and not make a left turn.

8 COMMISSIONER MEHTA: Okay. So is the
9 parking going to be assigned?

10 MR. ARENCIBIA: Yes. I have the
11 owner here. He can talk about that. Generally
12 speaking, the parking is assigned.

13 MR. PANAGOPOULOS: What I'm trying to
14 prevent is unnecessary trips from one garage to the
15 other, trying to find a space. If I have a space,
16 do I know that parking is on Monitor Place?

17 MR. ARENCIBIA: Yes, yes.

18 MR. PANAGOPOULOS: So I have a
19 numbered space, the residents have a numbered space
20 that they would use.

21 MR. ARENCIBIA: That's correct.

22 CHAIRWOMAN BETTINGER: Will there be
23 enough parking?

24 MR. ARENCIBIA: Well, we have 41
25 parking spaces. There's 35 units. It's West New

1 York. So you know, it's not RSIS, but we're in West
2 New York so.

3 MR. LOPEZ: In our experience, we
4 don't anticipate that we'll use all 41 parking
5 spaces.

6 CHAIRWOMAN BETTINGER: Any other
7 comments?

8 MR. TRIDENTE: Madam Chair, one point
9 of clarification. You said that the building has
10 some setbacks, but there are projections. Could you
11 clarify that there are no sun shades or cornices of
12 the portion of the building that projects beyond
13 onto the County right-of-way?

14 MR. LOPEZ: Yes, they do.

15 MR. ARENCIBIA: So we will provide
16 the metes and bounds description. That was part of
17 what we did in the meeting before. So we actually
18 located and defined it so that the Board could see.

19 COMMISSIONER HERNANDEZ: Do you make
20 a left when you're coming from River Road?

21 MR. LOPEZ: No, no. This if you come
22 up River Road, you can make a right on Boulevard
23 East. If you're going up towards Boulevard East,
24 you can make a right turn. It's across the street.

25 I'll call Carl Jenne, engineer.

1 (The witness is sworn.)

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

4 MR. JENNE: My name is Carl Jenne.
5 Carl is with a C. Jenne is J-e-n-n-e.

6 MR. LOPEZ: Mr. Jenne, would you give
7 your qualifications to the Board?

8 MR. JENNE: I have a degree, a
9 bachelor of engineering from Stevens Institute of
10 Technology, 1975. I been licensed in New Jersey
11 since the 1980s. Since 2004, I've been before
12 planning and zoning boards as an engineer. I'm the
13 town engineer in Ridgefield. I actually worked for
14 the consult who was one of you team members at a
15 previous time. I've represented sometime before
16 this Board back in 2003-2004. I do work all over
17 the northeast, probably 34 towns in the northeast.

18 MR. LOPEZ: Madam Chairwoman, I ask
19 that you accept him.

20 CHAIRWOMAN BETTINGER: I do.

21 MR. LOPEZ: Thank you. Mr. Jenne,
22 you're here as the site engineer. You prepared the
23 site plans, correct?

24 MR. JENNE: That's correct.

25 MR. LOPEZ: Did you have an

1 opportunity to review the consultant's letter?

2 MR. JENNE: Yes, I have.

3 MR. LOPEZ: I am going to ask you to
4 please review the site plan and the site conditions.

5 MR. JENNE: Okay. As Mr. Arencibia
6 stated, the property is on Monitor Place and Kennedy
7 Boulevard. It fronts both with a driveway to the
8 upper level of parking from Monitor Place because
9 the slope is higher, and the driveway on Kennedy
10 Boulevard is the lower elevation.

11 There are street trees in front of the
12 property now. We are proposing three street trees,
13 however, the street tree on Kennedy Boulevard that's
14 closest to the intersection is a large stately tree,
15 and we don't necessarily want to replace it. So we
16 agreed that at the time when we put trees in, we'll
17 have the County inspect it. We will protect it in
18 the meantime, but it remains in good health. We're
19 not going to take down an old tree and put up a new
20 tree. The other tree is not in great shape. That
21 was one of the conditions we discussed. We simply
22 are very happy to work with that stately tree. The
23 one that's there already knows how to live in that
24 environment. The smaller ones don't know how to
25 live.

1 The utilities, most of the utilities are
2 on Kennedy Boulevard, that frontage. However, they
3 exist on the sidewalk. It's good news. It's not at
4 the street, they're on the sidewalk. The bad news
5 is the sidewalks are in relatively close proximity
6 to each other. So we do not anticipate for any of
7 the utility connections to be able or that we would
8 need to go physically into Kennedy Boulevard to rip
9 up the pavement.

10 We are replacing curb, and there may be
11 some work incidental at the edge of the roadway.
12 One of the comments that T & M also had was not only
13 are we going to repair the roadway to County
14 standards, but since we did the design, it now is a
15 texturized surface on that intersection. It's
16 there. It has a color and it has a texture to it
17 for safety. Hudson County and other counties have
18 installed them. We certainly will include in our
19 plans for approval for a County permit for that
20 texture, whatever is damaged that it would be
21 repaired to the County standard.

22 In terms of stormwater, this project
23 relies, if not all of West New York, in North Hudson
24 Sewer. We have designed a system, and we have
25 received not only approval from North Hudson Sewer,

1 but my client got a \$170,000 bill for the sewer
2 connection already. We have an underground tank
3 system underneath the floor of the garage that will
4 be accepting the water from the building, drip
5 drains from the building. We will be storing it and
6 releasing it at a later time at a slower rate to
7 meet the criteria that North Hudson Sewer has. As I
8 said, they have approved that submissions. He has
9 the bill already.

10 We also we received a Hudson Essex Passaic
11 Soil Conservation certification for construction to
12 start. The electrical service will be coming from
13 Monitor Place. That doesn't affect Boulevard East
14 at all. The driveway, there was an existing
15 driveway now. We are moving that driveway slightly
16 to the general east towards the Hudson River. While
17 the County standards is 24 feet, this is not a
18 driveway into the parking lot. This is the driveway
19 coming out of the building. We're proposing an
20 18-foot driveway to minimize the impact to
21 everything, including the impact to the street
22 parking.

23 At T & M's request, I'm going out to the
24 site to measure how much parking is available now
25 between where the yellow line stops at the

1 intersection of Monitor Place and the existing
2 driveway curb, how much there will be on both sides
3 of the driveway. Existing, there is 32-foot of
4 pavement between the yellow line and our existing
5 driveway curb cut. We are moving the driveway
6 further away so 32-foot becomes 36-feet. A parking
7 space for the parallel parking like this, 22, 24
8 feet, so frankly since one of the spaces, the first
9 space you can back into because it's right at the
10 yellow line, we increase it from 32 to 36.

11 Physically, we know drivers will find ways to better
12 fit a car into 36 feet. That's two 18-footers.
13 They frankly can come into the driveway and back
14 into the front.

15 So we don't see having any impact on the
16 street parking on the left side of the entrance. On
17 the west side, we may be adding a little bit more.
18 On the other side we have currently 32 feet from the
19 curb cut to the property line. That will be
20 decreased to 24. However, 32 doesn't give you two
21 spaces; 24 certainly gives a space. I even measured
22 all the way down to the curb line, and it's within
23 the range of what you can fit in a reasonable
24 parking space. So I will provide this on the plan
25 the dimensions for T & M to review, but based on all

1 that, we don't see we're having any impact on
2 existing on-street parking on Kennedy Boulevard.

3 This was a discussion about left-hand
4 turns. That's one of the things we discussed. We
5 want to keep it, the traffic engineer will talk, but
6 we all agree so it's not anything that's being
7 debated. The left-hand turns coming in off Kennedy
8 Boulevard, there will be a sign. In addition to the
9 stop sign, when coming out of the parking garage, it
10 will say "no left-hand turns." We will have a No
11 Left-Hand Turn stop sign on the side of the curb so
12 that cars coming out will see that if they missed
13 the one inside the building, they see the sign on
14 the other side of the curb line across the street.
15 They will also have a No Left-Hand Turn sign facing
16 the oncoming traffic ending up on Kennedy Boulevard.

17 One of the things that was also in T & M's
18 letter that the applicant has no issues with, to
19 have signs and hope people obey them. The issue
20 there is that there will be an evaluation after six
21 months. If the tenants of the building are
22 complying with this, then it seems like the sign
23 works. If it doesn't, what was suggested and we
24 have no problem with doing it is actually putting
25 flexible, not bollards, they're more like pylons

1 that the County has in certain locations for
2 traffic, so we get delineation. Some people have
3 difficulty crossing it, but if you hit it, there
4 isn't any impact. So we have no problem with that
5 being a condition of approval.

6 CHAIRWOMAN BETTINGER: Who would be
7 evaluating it?

8 MR. LOPEZ: It would be the
9 engineering department.

10 COMMISSIONER MALAVASI: The
11 resolution will say we'll go out and take a look.

12 MR. JENNE: I would think the same
13 thing with the tree, associated with the highway
14 department or if you have a shade tree commission or
15 whatever, we will evaluate the condition of the
16 tree. We'll live with the determination. It's
17 fully up to you to decide what the criteria is.

18 CHAIRWOMAN BETTINGER: I'm trying to
19 come to a point, who is going to stand there and
20 watch people coming in and out of the building? How
21 will we know what's coming out?

22 COMMISSIONER MALAVASI: You know, we
23 will have somebody there for a couple days in the
24 morning or afternoon to check it out.

25 MR. JENNE: Which will need a

1 modification on the purview of the approvals to do
2 that work within the County right-of-way. One other
3 thing that T & M brought up in their review letter,
4 we're currently taking care of upgrading the
5 handicapped ramps in front of our property. There
6 is no sidewalk that goes across JFK Boulevard, but
7 there is a sidewalk goes across Monitor Place, a
8 crosswalk. We're upgrading the handicapped ramps on
9 our side. T & M will be reviewing it for the
10 County. To make that whole link across Monitor
11 Place work, it was necessary upgrade on the other
12 side of Monitor Place, which does not front our
13 applicant's property, but it's part of the whole
14 operation of that crosswalk.

15 I went out to take a look at it. It looks
16 like the slopes are a little bit off, but with ADA,
17 there is no such things as a little bit off. It's
18 either appropriate or it's absolutely no good. So
19 we will include in our plan modifications. I just
20 want to talk to you about the details. How much you
21 want me to go into that? That's not an issue. We
22 will address that also.

23 I don't believe that, at least I don't
24 recollect any major issues in the design in T & M's
25 review and our discussions, T & M's comments

1 concerning my comments and questions from the Board.

2 MR. PANAGOPOULOS: Thank you, Madam
3 Chair. Mr. Jenne addressed my comments. We will be
4 expecting I guess a resolution to address all those
5 comments. I have nothing else to say. He did a
6 good job at presenting the issues. Thank you.

7 COMMISSIONER MALAVASI: I have a
8 question. Before you leave the building, you have a
9 stop sign, a stop bar and no left-turn sign on the
10 Boulevard. On Monitor Place, we don't have that
11 same restriction. Are you putting any indication
12 that would let pedestrians know as they're walking
13 by there's a car about to exit this building?

14 MR. ARENCIBIA: We have a strobe.

15 COMMISSIONER MALAVASI: So there is a
16 strobe light, excellent. Thank you. There's no
17 conflict with people walking out?

18 MR. LOPEZ: There could always be
19 conflicts because people do what they do.

20 COMMISSIONER MALAVASI: So the strobe
21 light goes off, and anybody walking would see it.
22 There's also an auditor called chirping, so that
23 you're going to hear it.

24 MR. JENNE: It's more like a walk at
25 a crosswalk than it is a DEFCON 4 siren that goes

1 off. It's a crosswalk.

2 CHAIRWOMAN BETTINGER: He had a
3 question.

4 COMMISSIONER MEHTA: You were
5 mentioning at the exit for the garage the people
6 trying to squeeze in two parked car?

7 MR. JENNE: It's not that they're
8 trying to squeeze in. There's currently 32 feet
9 between the existing driveway curb cut and where the
10 parking starts, and because we're shifting the
11 driveway over, that 32 feet will become 36. It
12 certainly works for on-street parking for 32.
13 Frankly from 36 it would be really easy for someone
14 to pull in this way, and someone to back in that way
15 to get two spaces, although technically you need 44
16 or 48 feet depending upon what an individual uses as
17 a parking space.

18 A parking space inside a building,
19 standard size is nine by eighteen, but this is
20 parallel parking, and one side is bigger. So we'll
21 have no less than the room that's there now. On the
22 other side between where the existing driveway is
23 and the property line, it's only 32-foot also maybe
24 34 or 32. So we're reducing it to 26, but 32
25 doesn't give you two parking spaces. When we're

1 done it will still be one parking space.

2 COMMISSIONER MEHTA: Well, the
3 exiting from the garage, and when they extend, it's
4 too close for cars to park next to the garage. They
5 might be blocking people in, and that's that why I
6 think you can put a sign or a stripe making like an
7 apron so coming out of the crest from the garage, so
8 people in cars can go to make the right turn.

9 MR. JENNE: There should be enough.
10 We can put a little -- if the County wants, we could
11 put a little bit more yellow on the side of the
12 driveway. People are going to park wherever they're
13 going to park. Whether there's a yellow line there
14 or not, they're going to park. Then after they get
15 hit or if there's a police enforcement action, then
16 they won't do something. I'm not proposing there
17 are two spaces. What I am saying is it's bigger
18 than one space now. It's not two. We're making it
19 bigger than that, but it's still not technically big
20 enough for two, you know.

21 COMMISSIONER MEHTA: That's why I was
22 in favor of putting on something like a stripe so
23 that people won't park there.

24 MR. JENNE: So if the County wants a
25 stripe, then they're violating a striped area.

1 That's fine. No problem.

2 CHAIRWOMAN BETTINGER: Any other
3 comments?

4 MS. FERRARA: Madam Chair, the
5 applicant has met his green techniques through
6 native landscaping and bicycle parking. I believe
7 at some point they mentioned something about
8 stormwater collection from the roof?

9 MR. JENNE: Absolutely. We have meet
10 with requirements of the sewers and actually have
11 the permits.

12 MS. FERRARA: That is also considered
13 green techniques. The other thing is that the
14 applicant, they do a have requirement of three
15 trees, but the health of one tree is yet to be
16 determined, so if they can work with us to check and
17 make sure the tree doesn't need to be removed and
18 gets a trimming. As the architect and the engineer
19 testified, there is encroachment onto the County
20 right-of-way that will require a franchise agreement
21 and Freeholder approval. That's it.

22 CHAIRWOMAN BETTINGER: Mr. Tridente?

23 MR. TRIDENTE: No comments.

24 CHAIRWOMAN BETTINGER: Anyone else?

25 Do I have a motion?

1 MS. FERRARA: On a motion made by
2 Commissioner Lugo. Second by Commissioner Romano.

3 Commissioner Hernandez.

4 COMMISSIONER HERNANDEZ: Aye.

5 MS. FERRARA: Commissioner Lugo.

6 COMMISSIONER LUGO: Aye.

7 MS. FERRARA: Commissioner Malavasi.

8 COMMISSIONER MALAVASI: Aye.

9 MS. FERRARA: Commissioner Mehta.

10 COMMISSIONER MEHTA: Aye.

11 MS. FERRARA: Commissioner Ng.

12 COMMISSIONER NG: Aye.

13 MS. FERRARA: Commissioner Romano.

14 COMMISSIONER ROMANO: Aye.

15 MS. FERRARA: Chairwoman Bettinger.

16 CHAIRWOMAN BETTINGER: I vote aye.

17 MS. FERRARA: The motion has passed.

18 MR. LOPEZ: Thank you very much.

19 MS. FERRARA: The next item on the
20 agenda are applications to be administratively
21 approved. Application 2017-16-SP; New Cingular
22 Wireless, PCS, LLC; located at 3911 JFK Boulevard;
23 Block 190, Lot 31; in Union City.

24 CHAIRWOMAN BETTINGER: We need a
25 motion.

1 MS. FERRARA: On a motion made by
2 Commissioner Mehta. Second by Commissioner
3 Hernandez.

4 Commissioner Hernandez.

5 COMMISSIONER HERNANDEZ: Aye.

6 MS. FERRARA: Commissioner Lugo.

7 COMMISSIONER LUGO: Aye.

8 MS. FERRARA: Commissioner Malavasi.

9 COMMISSIONER MALAVASI: Aye.

10 MS. FERRARA: Commissioner Mehta.

11 COMMISSIONER MEHTA: Aye.

12 MS. FERRARA: Commissioner Ng.

13 COMMISSIONER NG: Aye.

14 MS. FERRARA: Commissioner Romano.

15 COMMISSIONER ROMANO: Aye.

16 MS. FERRARA: Chairwoman Bettinger.

17 CHAIRWOMAN BETTINGER: Aye.

18 MS. FERRARA: The motion has passed.

19 Next item on the agenda is applications to be exempt
20 starting with Application to 2017-13-SP; MHP 222
21 Avenue E Urban Renewal, LLC; Mr. Tzvi Goder; located
22 at 206-222 Avenue E; Block 458, Lot 12 and 13; in
23 Bayonne.

24 The second application is 2017-15-SP;
25 Applicant, New York SMSA Limited Partnership,

1 Verizon Wireless; located at 300 Communipaw Avenue;
2 Block 15802, Lot 25.01; in Jersey City.

3 The last application is 2017-19-SP; Public
4 Service Electric & Gas Company, Cheryl Bergalio;
5 located at West Side Avenue 71st Street; Block 442,
6 Lot 4, in North Bergen.

7 CHAIRWOMAN BETTINGER: Do I have a
8 motion?

9 MS. FERRARA: On a motion made by
10 Commissioner Romano. Second by Commissioner Mehta.

11 Commissioner Hernandez.

12 COMMISSIONER HERNANDEZ: Aye.

13 MS. FERRARA: Commissioner Lugo.

14 COMMISSIONER LUGO: Aye.

15 MS. FERRARA: Commissioner Malavasi.

16 COMMISSIONER MALAVASI: Aye.

17 MS. FERRARA: Commissioner Mehta.

18 COMMISSIONER MEHTA: Aye.

19 MS. FERRARA: Commissioner Ng.

20 COMMISSIONER NG: Aye.

21 MS. FERRARA: Commissioner Romano.

22 COMMISSIONER ROMANO: Aye.

23 MS. FERRARA: Commissioner Cryan.

24 COMMISSIONER CRYAN: Aye.

25 MS. FERRARA: Chairwoman Bettinger.

1 CHAIRWOMAN BETTINGER: I vote Aye.

2 MS. FERRARA: The motion has passed.

3 Next item on the agenda is notice of action,
4 Applications Approved and Declared Exempt at the
5 Site Plan and Subdivision Review Committee Meeting.
6 I am going to read it into the record. There is no
7 vote.

8 Application 2016-112-SD; Applicant, Town
9 of Kearny; located at 520 Schuyler Avenue; Block
10 204, Lot 3 and 22; Block 205, Lots 5, 7 and 17; in
11 Kearny.

12 The next application is 2017-02-SP;
13 Applicant, MVD Properties, LLC; located at 6243-6245
14 JFK Boulevard; Block 204, Lot 13 in North Bergen.

15 Madam Chairwoman, I have no old business
16 and no new business.

17 CHAIRWOMAN BETTINGER: Next meeting
18 is Tuesday, April 18th. Do I have a motion to
19 adjourn?

20 COMMISSIONER HERNANDEZ: Motion.

21 COMMISSIONER ROMANO: Second.

22 CHAIRWOMAN BETTINGER: All in favor.

23 (Whereupon the proceeding is then
24 concluded at 7:35 p.m.)

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

I, SHARI CATHEY, CCR, RPR, License No. 30XI00234700, and Notary Public of the State of New Jersey, hereby certify that the proceedings herein are from the notes taken by me of a Regular Meeting of the Hudson County Planning Board, held on Tuesday, March 21, 2017; and that this is a correct transcript of the same.



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

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