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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 20, 2018
6:30 p.m.

B E F O R E:

- RENEE BETTINGER, Chairwoman
- JAMES CRYAN, Commissioner
- FLOYD JETER, Commissioner
- THOMAS MALAVASI, Commissioner
- SAMANTHA LUGO, Commissioner
- RUSHABH MEHTA, Commissioner
- ELIZABETH HERNANDEZ, Commissioner
- JOEL TORRES, Freeholder
- JERRY WALKER, Freeholder

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

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

Job No. NJ2833348

1 CHAIRWOMAN BETTINGER: Good evening.
2 I would like to call to order the meeting of the
3 Hudson County Planning Board for Tuesday, March 20,
4 2018. Madam Secretary, may I have a roll call,
5 please?

6 MS. GIARRATANA: Chairwoman, I
7 believe we have to do the Open Public Meeting
8 Notice.

9 CHAIRWOMAN BETTINGER: Counsel, has
10 that meeting been properly advertised?

11 MR. CURLEY: Yes, the meeting has
12 been properly advertised in accordance with the Open
13 Public Meetings Act. Notice of this meeting was
14 published in the Jersey Journal. Notice of this
15 meeting was provided to the Star Ledger. In
16 addition, notice of the meeting was posted with the
17 County Clerk and the Clerk of the Freeholder, and
18 also on the Planning Board web site.

19 CHAIRWOMAN BETTINGER: Now may I have
20 a roll call?

21 MS. GIARRATANA: Yes. Commissioner
22 Choffo, absent. Commissioner Cryan.

23 COMMISSIONER CRYAN: Here.

24 MS. GIARRATANA: Commissioner
25 Glembocki, absent. Commissioner Hernandez.

1 COMMISSIONER HERNANDEZ: Here.

2 MS. GIARRATANA: Commissioner Jeter.

3 COMMISSIONER JETER: Here.

4 MS. GIARRATANA: Commissioner Lugo.

5 COMMISSIONER LUGO: Here.

6 MS. GIARRATANA: Commissioner

7 Malavasi.

8 COMMISSIONER MALAVASI: Here.

9 MS. GIARRATANA: Commissioner Mehta.

10 COMMISSIONER MEHTA: Here.

11 MS. GIARRATANA: Commissioner Ng,

12 absent. Commissioner Torres.

13 FREEHOLDER TORRES: Here.

14 MS. GIARRATANA: Commissioner Walker.

15 FREEHOLDER WALKER: Here.

16 MS. GIARRATANA: Chairwoman

17 Bettinger.

18 CHAIRWOMAN BETTINGER: Here.

19 MS. GIARRATANA: Chairwoman, we have

20 a quorum.

21 CHAIRWOMAN BETTINGER: Will everyone
22 please rise to salute the flag?

23 (Flag Salute.)

24 CHAIRWOMAN BETTINGER: Did all of the

25 Commissioners read the minutes for the meeting of

1 February 20th?

2 COMMISSIONER MEHTA: Yes.

3 CHAIRWOMAN BETTINGER: Do I have a
4 motion?

5 COMMISSIONER MEHTA: I make a motion
6 to approve.

7 COMMISSIONER LUGO: I second.

8 MS. GIARRATANA: On a motion made by
9 Commissioner Mehta, and seconded by Commissioner
10 Lugo.

11 Commissioner Cryan.

12 COMMISSIONER CRYAN: Yes.

13 MS. GIARRATANA: Commissioner
14 Hernandez.

15 COMMISSIONER HERNANDEZ: Aye.

16 MS. GIARRATANA: Commissioner Jeter.

17 COMMISSIONER JETER: Yes.

18 MS. GIARRATANA: Commissioner Lugo.

19 COMMISSIONER LUGO: Aye.

20 MS. GIARRATANA: Commissioner
21 Malavasi.

22 COMMISSIONER MALAVASI: Aye.

23 MS. GIARRATANA: Commissioner Mehta.

24 COMMISSIONER MEHTA: Aye.

25 MS. GIARRATANA: Commissioner Torres.

1 FREEHOLDER TORRES: Yes.

2 MS. GIARRATANA: Commissioner Walker.

3 FREEHOLDER WALKER: Yes.

4 MS. GIARRATANA: Chairwoman
5 Bettinger.

6 CHAIRWOMAN BETTINGER: Aye. The
7 motion has passed. The minutes have been adopted.

8 The next item on the agenda is the
9 adoption of the amendments to the Hudson County
10 Planning Board Bylaws introduced at the last
11 meeting. We had provided them to all Commissioners
12 via e-mail, a red-lined copy of the bylaws to see
13 the changes, and a memo explaining them. Just as a
14 refresher, for the most part, they were procedural
15 and textual changes. The major change was really
16 kind of bringing some of the authority back to the
17 Planning Board, that for sometime we've been doing
18 with the Site Plan Review Committee, and essentially
19 now the final decision on an applications will be
20 done at the Planning Board.

21 CHAIRWOMAN BETTINGER: Any questions?

22 COMMISSIONER HERNANDEZ: No comments.

23 CHAIRWOMAN BETTINGER: Do I have a
24 motion?

25 MS. GIARRATANA: On a motion made by

1 Commissioner Cryan, second by Commissioner
2 Hernandez.

3 Commissioner Cryan.

4 COMMISSIONER CRYAN: Yes.

5 MS. GIARRATANA: Commissioner
6 Hernandez.

7 COMMISSIONER HERNANDEZ: Aye.

8 MS. GIARRATANA: Commissioner Jeter.

9 COMMISSIONER JETER: Yes.

10 MS. GIARRATANA: Commissioner Lugo.

11 COMMISSIONER LUGO: Aye.

12 MS. GIARRATANA: Commissioner

13 Malavasi.

14 COMMISSIONER MALAVASI: Aye.

15 MS. GIARRATANA: Commissioner Mehta.

16 COMMISSIONER MEHTA: Aye.

17 MS. GIARRATANA: Commissioner Torres.

18 FREEHOLDER TORRES: Yes.

19 MS. GIARRATANA: Commissioner Walker.

20 FREEHOLDER WALKER: Yes.

21 MS. GIARRATANA: Chairwoman

22 Bettinger.

23 CHAIRWOMAN BETTINGER: Aye.

24 MS. GIARRATANA: The motion has
25 passed. The amendments have been adopted. The next

1 order of business is memorialization of resolutions
2 considered at the last meeting. This is Application
3 2017-74-SP. The applicant is 133 Madison Street,
4 LLC; 301 Madison Street, LLC; and & 608 Madison
5 Street, LLC. The location is at 3600-3612 John F.
6 Kennedy Boulevard; Block 218, Lots 1, 55, 56 & 57 in
7 Union City. It was an application to construct a
8 retail building of approximately 2,200 square feet
9 with 12 parking spaces.

10 CHAIRWOMAN BETTINGER: Do I have a
11 motion?

12 MS. GIARRATANA: On a motion made
13 Commissioner Torres, and second by Commissioner
14 Lugo.

15 Commissioner Cryan.

16 COMMISSIONER CRYAN: Yes.

17 MS. GIARRATANA: Commissioner Jeter.

18 COMMISSIONER JETER: Yes.

19 MS. GIARRATANA: Commissioner Lugo.

20 COMMISSIONER LUGO: Aye.

21 MS. GIARRATANA: Commissioner

22 Malavasi.

23 COMMISSIONER MALAVASI: Aye.

24 MS. GIARRATANA: Commissioner Mehta.

25 COMMISSIONER MEHTA: Aye.

1 MS. GIARRATANA: Commissioner Ng,
2 absent. Commissioner Torres.

3 FREEHOLDER TORRES: Yes.

4 MS. GIARRATANA: Chairwoman
5 Bettinger.

6 CHAIRWOMAN BETTINGER: Aye.

7 MS. GIARRATANA: The motion has
8 passed. Just as a note to Commissioner Walker,
9 first meeting, when we vote on applications that we
10 memorialized, only the Commissioners that were
11 present at the meeting could vote.

12 Next item on the agenda are Site Plans,
13 Subdivisions and other matters scheduled for public
14 hearing. The first application is 2017-86-SP;
15 Applicant Gene Super, 830-834 Park Avenue, Hoboken;
16 Block 170, Lots 23, 24, and 25, in Hoboken. It's an
17 application to construct a four-story residential
18 building with eight units.

19 MR. MATULE: Good evening, Madam
20 Chairwoman and Commissioners. Robert Matule
21 appearing on behalf of the applicant. This is an
22 application for a property located at 830-834 Park
23 Avenue. The witness will go into it in a little
24 more detail, bit this property currently has three
25 nonconforming structures on it and a nonconforming

1 parking lot. The applicant seeks the approval for
2 redevelopment of these structures and construct a
3 new one-story residential unit. It had been to the
4 Hoboken Planning Board in August 2017, and we'll
5 have our witness sworn to go through the plan.

6 In the engineer's report, he pointed out
7 we will have to apply to the Freeholders for a
8 franchise agreement for the bay windows and front
9 lights because they overhang the property line. So
10 that we'll have Mr. McNieght sworn.

11 (The witness is sworn.)

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

14 MR. McNIEGHT: James McNieght,
15 M-c-n-i-e-g-h-t.

16 MR. MATULE: Mr. McNieght, are you a
17 licensed architect in the state of New Jersey?

18 MR. McNIEGHT: Yes.

19 MR. MATULE: You have appeared before
20 this Board on applications in the past?

21 MR. McNIEGHT: Yes.

22 MR. MATULE: Could you please
23 describe for the Board what the application is?

24 MR. McNIEGHT: Yes. This is on Park
25 Avenue between 8th and 9th Streets on the west side

1 of the street. It's across the street from the
2 middle school grade school, which is a landmark in
3 the middle of Hoboken. It's a 56-foot-wide site and
4 a hundred foot deep. There currently are four
5 existing buildings on the site that will be
6 demolished, three of them sit on the far back side
7 of the site, and one them is on the Park side of the
8 site. This site is currently used as an open
9 parking area.

10 We intend to demolish everything on the
11 site, and build a four-story, eight-unit building.
12 We are located in a federal floodplain, so we have
13 to make that first floor ten feet over the sidewalk
14 to allow for the floodplain, so that five-foot-high
15 crawl space underneath the building has a series of
16 flood vents to allow the potential flood water to
17 pass through the building without causing severe
18 damage.

19 Let me turn the page here. At the top of
20 this page you can see it's on Park between 8th
21 Street and 9th Street. There are a series of three
22 or four or five-story buildings on the block. We're
23 at the north end. This fits in nicely with the
24 buildings on this particular block. This is the
25 first floor plan for the crawl space I was just

1 describing. The building has an elevator. It has a
2 lobby at grade that's barrier-free for someone
3 coming in from the sidewalk to get on the elevator.
4 There is a double-door elevator. You get in on the
5 front side, and when you get on the second floor,
6 you get out the back side.

7 The first floor plans, as you get off the
8 back side of the elevator, there are two apartments,
9 one on the south side is a three-bedroom unit, and
10 the one on the north side is a two-bedroom unit,
11 because there's a hallway that allows access to the
12 rear yard. You will see at the end that four units
13 have space in the rear yard and personal living
14 space. Once you get up the stairs, the upper three
15 floors are all the same, at the center line of the
16 building. They are all three-bedroom units, two
17 bathrooms.

18 Here is the common stair if you need to
19 get to the roof. The stairway goes all the way up
20 through the roof, and there are four decks that are
21 approximately 140 square feet each, and it allows
22 you to go up on the roof. The air conditioning
23 condensers are up on the roof. They're protected by
24 sound barriers that block the sound of the
25 condensers from the adjoining property.

1 There will be a backyard, and we have
2 landscaping, some artificial turf and a paved area
3 that allows for basketball or recreation on the back
4 side of this building. Here are the four lights
5 that are on the base of the building. On the upper
6 level, the upper three levels of the building on
7 both sides of the building encroaches beyond the
8 property line. We will ask for a franchise
9 agreement for that.

10 MR. MATULE: While you're on that
11 page, the applicant is planting three trees in front
12 of the building?

13 MR. McNIEGHT: Yes. Three trees and
14 there is additional landscaping in the back of the
15 building.

16 MR. MATULE: And they have on-site
17 stormwater?

18 MR. McNIEGHT: Yes. That's the
19 final, Z-7, is the storage tank, and that's
20 basically the eight-by-forty tank under the crawl
21 space and would collect the runoff and slowly
22 release it into the municipal sewer.

23 CHAIRWOMAN BETTINGER: Is there
24 parking?

25 MR. McNIEGHT: No, no parking. No

1 parking is allowed in this R-1 district in Hoboken.

2 COMMISSIONER MEHTA: Is the
3 requirement to do the franchisee agreement deal with
4 the parking area for certain space?

5 MR. McNIEGHT: No. In this
6 particular district in Hoboken, you can't have
7 parking.

8 COMMISSIONER MEHTA: I understand
9 there's parking by permit. In Hoboken, they have
10 parking lots, and you're supposed to rent out a
11 certain space depending on how the parking works. I
12 have had applicants that came with that type of
13 agreement for a parking area.

14 MR. McNIEGHT: For commercial uses if
15 you're within 800 feet of a public parking garage,
16 you satisfy your parking requirement by
17 participating in their Park and Shop Program, but
18 for residential, unless you're in a zone where
19 parking is required, R-3 zone with lots at least 50
20 feet-wide, that we are required to have parking, if
21 we could not fulfill the parking requirement, we can
22 offset that in various applications by leased space
23 in the garage. In an R-1 zone, it's not permitted.

24 FREEHOLDER TORRES: Is there street
25 parking as well?

1 MR. McNIEGHT: There will be street
2 parking, because we're eliminating this curb cut
3 from the existing property, you pick up another two
4 street parking spots. That's it.

5 MR. MATULE: Whatever it is, the
6 original iteration of this plan before the zoning
7 board was to build the building with parking on the
8 ground floor, and that was denied.

9 FREEHOLDER WALKER: Denied? You've
10 got a development, and you came in and said that you
11 wanted parking, and the town says you can't do it?

12 MR. MATULE: Correct, because we
13 already have that five-foot dead space because of
14 the flood ordinance, so we wanted to make that
15 another four feet higher and have parking under the
16 building, but the zoning board denied that. We had
17 to have them come back in with an application with
18 no parking.

19 CHAIRWOMAN BETTINGER: How do people
20 move in and out if there are moving trucks?

21 MR. McNIEGHT: Typically, the Hoboken
22 Parking Authority will give the resident signs to
23 post on the street, No Parking between certain hours
24 and a certain day. That's pretty much how it's done
25 all over the city.

1 MR. MATULE: Some people respect
2 them. Some people don't.

3 CHAIRWOMAN BETTINGER: Mr. Cray.

4 MR. CRAY: Thank you, Madam Chair. I
5 provided a review letter dated February 7, 2018.
6 The applicant's architect provided a point-by-point
7 response letter March 5th, and revised March 6th,
8 2018. I know the Board sometimes mentions on some
9 of the projects, is the parking consistent with the
10 town. Sometimes they get variances. Sometimes
11 they're consistent with the town. I still require
12 testimony because the County cited the Residential
13 Site Improvement Standard. It's a State-level
14 requirement, and you have to be able to provide
15 justification or provide testimony.

16 In this case it's as in most of those
17 cases, the town can do a special area standard,
18 which is special parking for that town that they can
19 have adopted if you go to the DCA, and it gets filed
20 with the DCA. The only town in Hudson County that's
21 done that is Hoboken, and they did it way back in
22 the beginning essentially. So they have special
23 areas for parking. This area believe it or not is
24 zero. Hoboken has absolutely formally done that.
25 They provide zero, and they're consistent. So

1 that's why I wanted some discussion, and you've got
2 that now. That's it. I'm not saying that testimony
3 is required because they're not in conflict with the
4 County plan.

5 Everything else, the architect has agreed
6 in his letter to address comments. The plans have
7 had revisions. I'll go back and double check. If
8 for some reason there is anything missing, they
9 would be moderate in nature, just construction
10 details. Just to point out to the Board, they have
11 a need for five utility connections for this
12 construction. So what I recommended was that they
13 consolidate them in one big rectangle, and some of
14 the utilities go past the halfway point of the road.
15 I recommend going curb to curb. They agreed do
16 that. So that was a basic thing.

17 The encroachment, they've agreed to show
18 the dimensions and to get approval through a
19 franchise agreement, and that's all I have.
20 Anything they've agreed to do, and I'll double
21 check. So I don't have any further questions or
22 comments.

23 CHAIRWOMAN BETTINGER: Thank you.
24 Mr. Tridente.

25 MR. TRIDENTE: Thank you, Madam

1 Chair. It's pretty obvious that the sidewalk does
2 need to be replaced. For the record could
3 Mr. McNieght just verify that all of the sidewalks
4 would be replaced?

5 MR. McNIEGHT: Yes, all sidewalk in
6 front of the building will be replaced.

7 MR. TRIDENTE: Okay.

8 CHAIRWOMAN BETTINGER: Are you
9 satisfied with the trees?

10 MR. TRIDENTE: That's 60 feet, yes.

11 CHAIRWOMAN BETTINGER: Any other
12 comments from the Commissioners?

13 COMMISSIONER MALAVASI: I have a
14 comment. You're replacing all of the curbs?

15 MR. McNIEGHT: Yes, along the
16 frontage.

17 COMMISSIONER MALAVASI: You do show
18 the County standard detail, but what I would suggest
19 that you build the curb to match the reveal on the
20 street. Just from looking at it, an eight-inch
21 reveal will stick out like a sore thumb. Build the
22 full 18-inch curb, but match the reveal and the
23 character so it doesn't look strange. So that would
24 be the comment on the curb.

25 MR. CRAY: Tom, if you don't mind

1 I'll ask, the two-percent maximum slope, the cross
2 slope, if they have addressed, I will double check
3 that, if I find that they don't, they have to go
4 higher.

5 COMMISSIONER MALAVASI: It just looks
6 like it's probably a two or three-inch reveal in the
7 area. So if we've got go a little bit higher, it's
8 not a big deal, keep it with the character of the
9 neighborhood.

10 CHAIRWOMAN BETTINGER: May I have a
11 motion?

12 MS. GIARRATANA: On a motion made by
13 Commissioner Lugo, and seconded by Commissioner
14 Jeter.

15 Commissioner Cryan, absent at the moment.
16 Commissioner Hernandez.

17 COMMISSIONER HERNANDEZ: Aye.

18 MS. GIARRATANA: Commissioner Jeter.

19 COMMISSIONER JETER: Yes.

20 MS. GIARRATANA: Commissioner Lugo.

21 COMMISSIONER LUGO: Aye.

22 MS. GIARRATANA: Commissioner
23 Malavasi.

24 COMMISSIONER MALAVASI: Aye.

25 MS. GIARRATANA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Aye.

2 MS. GIARRATANA: Commissioner Torres.

3 FREEHOLDER TORRES: Yes.

4 MS. GIARRATANA: Commissioner Walker.

5 FREEHOLDER WALKER: Yes.

6 MS. GIARRATANA: Chairwoman

7 Bettinger.

8 CHAIRWOMAN BETTINGER: Aye.

9 MS. GIARRATANA: The motion has
10 passed.

11 MR. MATULE: Thank you very much.

12 MS. GIARRATANA: The next item on the
13 agenda is Application 2017-90-SP; the Applicant Z &
14 S Realty Properties, LLC. The location is 1720 John
15 F. Kennedy Boulevard; Block 28102, Lot 1, in Jersey
16 City. This is an application to construct a
17 five-story mixed use building with 44 residential
18 units, 5,035 square feet of commercial and 36
19 parking spaces.

20 MR. GREENFIELD: Good evening, Madam
21 Chairwoman and Commissioners. Joshua Greenfield
22 from Riker Danzig, Scherer, Hyland & Perretti, here
23 on behalf of the applicant, Z & S Realty Properties.
24 They are the owner of the property at 1720 Kennedy
25 Boulevard in Jersey City, at the corner of Kennedy

1 Boulevard and Danforth; Kennedy Boulevard, of
2 course, is a County Road, and that's why we're here.
3 The proposal is for a five-story mixed use building,
4 office on the first floor, 44 residential units
5 above that. There will be new curb cuts on Kennedy
6 Boulevard, one on Danforth.

7 The application was filed December 20th,
8 2015. We received a review letter from the County
9 engineer on January 24th, letter from Remington
10 Vernick, which we have replied March 7th, and
11 received another review letter from the County on
12 March 12th. We have the site engineer and traffic
13 engineer here to testify tonight. We also have our
14 architect in case there are any questions. With
15 that we have Daphne Galvin.

16 (The witness is sworn.)

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

19 MS. GALVIN: Daphne Galvin,
20 G-a-l-v-i-n.

21 MR. GREENFIELD: Daphne, are you a
22 licensed engineer in the state of New Jersey?

23 MS. GALVIN: Yes, I am.

24 MR. GREENFIELD: And you have
25 appeared before this Board to give testimony on

1 engineering.

2 MS. GALVIN: I have not presented
3 before this Board, many boards in New Jersey, yes.

4 MR. GREENFIELD: Did you prepare the
5 site plans?

6 MS. GALVIN: Yes, I did.

7 MR. GREENFIELD: Would you describe
8 for us, please?

9 MS. GALVIN: This is the plan that
10 was submitted on Sheet No. 6 in the package that was
11 submitted and colorized for interpretation. Kennedy
12 Boulevard runs along the top of the sheet; Danforth
13 along the right side. This is an irregular shaped
14 parcel, and it's located in an R-1 zoning district
15 in Jersey City. The surrounding area is both
16 commercial and residential.

17 The site had been previously developed,
18 and the remaining improvements is just a paved area
19 and a small landscape area. The site in general is
20 sloped to the back up towards Kennedy Boulevard, and
21 there are two driveways along Kennedy Boulevard, and
22 three driveways along the section of Danforth. The
23 proposed condition, all of the existing improvements
24 will be eliminated, and the building to be
25 constructed is a five-story mixed used building and

1 that consists of 44 residential units and about
2 5,000 square feet of retail and office space on the
3 first floor. The proposed building is the majority
4 of the site. There is a small area in the southwest
5 corner where there's a parking lot as well as a
6 landscaped area. There is additional parking under
7 the site. The surface or ground level parking in
8 this location is sloped to Kennedy Boulevard. There
9 is also a subsurface parking garage that accesses
10 off of Danforth for total of 36 spaces, 12 of them
11 are located on the surface parking area, and 24 down
12 below in the subsurface parking area.

13 The access to the project is on the
14 driveway on Kennedy Boulevard, and that will be
15 right in and right out, and on Danforth is the one
16 driveway, the driveway to access the subsurface
17 parking garage. There are new curbs, sidewalks,
18 street trees and lighting proposed along both of the
19 frontages, and Mr. Cray, we will replace the curb on
20 Kennedy Boulevard. We originally proposed to
21 replace portions of it, but we will replace all of
22 it at this point.

23 With respect to utilities, there is one
24 utility connection that goes out to Kennedy
25 Boulevard. All of the other connections are coming

1 off Danforth. That includes the connections from
2 our subsurface stormwater detention system, which is
3 located under the driveway and goes down below the
4 subsurface parking garage.

5 MR. GREENFIELD: We received the
6 review letter from the County engineer?

7 MS. GALVIN: Yes. I can briefly
8 provide a response to Mr. Cray. We generally agree
9 to address all of the comments of the County, which
10 included the replacement of the curb along Kennedy
11 Boulevard. With respect to grading of sidewalk, we
12 will comply with the cross slopes as well as other
13 minor details.

14 CHAIRWOMAN BETTINGER: Commissioner
15 Jeter.

16 COMMISSIONER JETER: You said 44
17 units and 36 parking, with the mixed-use commercial
18 on the first floor?

19 MS. GALVIN: The first floor is
20 retail office space.

21 COMMISSIONER JETER: In that area
22 parking is very difficult.

23 MS. GALVIN: Correct.

24 COMMISSIONER JETER: So there is a
25 building right next to that one, and parking in

1 general is -- I didn't understand the map, but it's
2 36 parking in that 44 units, so the ratios, how
3 about 44 and 44, as opposed to looking for street
4 parking, which is very difficult?

5 MS. GALVIN: As Mr. Greenfield
6 mentioned before, we had reduced the parking. One
7 of the reason is Jersey City. In this zone there
8 aren't specific parking standards for this type of
9 use, so the Jersey City Planning Department
10 providing us the parking, and the parking was based
11 on the cap for the residential units. So for each
12 one-bedroom residential unit, there is a half of a
13 parking space. For each two-bedroom unit, there is
14 one full parking space, and then you want additional
15 for the first floor retail and office space. That
16 is 36, which is exactly what Jersey had wanted.

17 COMMISSIONER JETER: So you had more
18 originally, and they ask for less.

19 CHAIRWOMAN BETTINGER: These are
20 rentals or condominium?

21 MS. GALVIN: Rentals, yes.

22 FREEHOLDER WALKER: Well, that's my
23 district, and I would want to be involved with that
24 project because I know one of the things that Jersey
25 City that's going on, there is a lot of building

1 going on in Jersey City, and the problem we're
2 having is nobody is benefiting from these projects
3 in terms of locals. What is in your plan to try
4 reach out once this gets approved in terms of trying
5 to get the residents involved, trying to get them
6 job opportunities? Any plans on that?

7 MR. GREENFIELD: We had a committee
8 meeting. As far as getting residents involved and
9 getting people jobs, the owner has been getting
10 feedback. Our current plan is for this to be
11 medical offices, so that I'm not sure about
12 employment. I am sure they would be happy to
13 consider hiring local staff. I'm not sure that any
14 new employment would be created in the new offices.

15 CHAIRWOMAN BETTINGER: Mr. Cray.

16 MR. CRAY: Madam Chair, what I would
17 suggest, I have one question for the engineer site
18 civil to address, and I think we have the traffic
19 consultant here to provide some more. One question,
20 Daphne, the surface parking lot, if you can talk
21 about how its laid out for cars and ambulances.

22 MS. GALVIN: Sure. The parking along
23 Kennedy Boulevard provides for 12 parking spaces,
24 all of which are handicapped accessible. Because of
25 the constraints we had with the building, it's not

1 laid out to accommodate large vehicles. So we
2 purposely designed it to accommodate passenger
3 vehicles and ambulances, so no larger vehicle can
4 maneuver in there.

5 MR. CRAY: And she provided a turning
6 radius for the ambulance. What I would suggest we
7 let the traffic consultant make his presentation and
8 come back. Thank you.

9 COMMISSIONER MALAVASI: I do have a
10 question. The sidewalk which you're proposing, are
11 you going to redo all of the sidewalks?

12 MS. GALVIN: Yes.

13 COMMISSIONER MALAVASI: Is this
14 zoning consistent with Jersey City's requirements,
15 because they're totally into their downtown
16 streetscape?

17 MS. GALVIN: Yeah, the charcoal gray.

18 COMMISSIONER MALAVASI: But if you
19 put it in a couple of places, it sticks out like a
20 sore thumb.

21 MS. GALVIN: I think they do require.
22 I can check the detail.

23 COMMISSIONER MALAVASI: I know that
24 you haven't gotten your approval. If that comes up,
25 just leave it on the table. We have to have a

1 conversation with my office and the City's engineer
2 department about what color concrete. I want to
3 make sure it fits in. That would be my only
4 comment. If they require it, just say the County
5 Engineer had raised a concern about the color of the
6 sidewalk.

7 MS. GALVIN: I'm sure that happens
8 periodically that it would have to be coordinated.

9 COMMISSIONER MALAVASI: That's fine.
10 That was my only question.

11 MR. CURLEY: Would you please mark
12 the colorized version of that plan as A-1?

13 MR. GREENFIELD: Sure.

14 MR. CURLEY: That's part of your
15 submission but the colorized version?

16 MS. GALVIN: Correct. It's in the
17 set of site plan.

18 COMMISSIONER MEHTA: I saw you have a
19 deck, a sort of deck in the rear.

20 MS. GALVIN: I don't know the
21 details. The architect can probably answer your
22 question.

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

3 MR. GREENFIELD: And Craig, you're a
4 licensed engineer in the state of New Jersey?

5 MR. PEREGOY: Right.

6 MR. GREENFIELD: And you have
7 appeared before this Board?

8 MR. PEREGOY: I have, many times.

9 MR. GREENFIELD: Would you tell us
10 about your traffic report?

11 MR. PEREGOY: Sure. We did a traffic
12 study during the morning and evening commuter hours.
13 When we analyzed the traffic generated by this
14 building, we didn't take into account the fact that
15 a lot of people are going to use mass transit, or
16 that there is limited parking. What we found were
17 the driveways had an acceptable level of service,
18 and that the level of service in the intersection
19 wouldn't change.

20 MR. GREENFIELD: You actually from a
21 traffic perspective, this will be an improvement
22 from the existing condition with two full-movement
23 driveways on the County now, and eliminating one of
24 them, and moving the driveway as far as possible
25 from the intersection and limiting it to right-in,

1 right-out.

2 MR. PEREGOY: I think it's an
3 improvement in terms of traffic flow than what was
4 there previously. In terms of the parking, I
5 understand what you're saying. Why that was
6 created, Jersey City, the goal from what I
7 understand is they want to attract residents who
8 don't use any cars and use the mass transit that's
9 available, and if you have two cars and you're
10 looking for an apartment, you're not going to move
11 in if you don't have parking spaces there.

12 Technically, the Residential Site
13 Improvement Standard's parking standards, we do
14 recognize that there are exceptions to their
15 standard, which would apply to an entire apartment
16 out in the middle of the woods of Sussex County.
17 There are reasons cited in the RSIS as to why you
18 can reduce parking size and drive aisle size, number
19 of spaces. Availability of mass transits is one of
20 reasons. It's a County road and mass transit
21 corridor for buses and jitney service. Urban versus
22 suburban setting, Jersey City is a clearly an urban
23 setting per the Department of Census; and the
24 availability of off-site parking. On-street parking
25 is permitted on all streets basically. Going back

1 to the garden apartment complex in Hunterdon County,
2 there is no on-street parking. So all of the
3 parking spaces need to be provided by the
4 development.

5 So there are a few reasons why they allow
6 a lower standard. I think that's the reason Jersey
7 City liked to see this in terms of number of parking
8 spaces. We complied with their request.

9 CHAIRWOMAN BETTINGER: Is this
10 building going to have a concierge or doorman or? I
11 guess why I'm asking the question, in a building
12 this size, there will be a lot of takeout, you know,
13 that they call and people delivering for take out,
14 and my concern is where will they park their car to
15 deliver the food? You don't want to end up
16 double-parking on the Boulevard.

17 MR. PEREGOY: Well, there is street
18 parking, but there is obviously spaces in the
19 building.

20 MR. GREENFIELD: In the RSIS
21 standard, we have to have parking to account for the
22 commercial use, and that parking would be utilized.

23 CHAIRWOMAN BETTINGER: So there will
24 be designated parking?

25 MR. GREENFIELD: I don't know that's

1 going to be designated parking.

2 CHAIRWOMAN BETTINGER: No, designated
3 parking for the retail?

4 MR. GREENFIELD: Essentially, it's
5 shared parking once the medical office space is
6 closed.

7 CHAIRWOMAN BETTINGER: What about
8 move in and move out?

9 MR. GREENFIELD: Similar to Hoboken,
10 you can schedule your move in and get a temporary no
11 parking restriction. That's only if you're using a
12 large vehicle. A smaller U-Haul or a van, you use a
13 parking space. If you had a large truck, a big
14 moving truck, you take a temporary.

15 CHAIRWOMAN BETTINGER: What if you're
16 getting new furniture?

17 MS. GIARRATANA: Madam Chair, can I
18 ask the applicant to agree to permit the minutes
19 from the zoning board meeting when it takes place as
20 well as the resolution once it's approved?

21 CHAIRWOMAN BETTINGER: What about
22 trash pickup, where would that be? Is that a
23 question for the architect? I'll keep that. Any
24 other comments?

25 COMMISSIONER MEHTA: So you based the

1 traffic study, it's right turn only, right-turn in
2 and right-turn out?

3 MR. GREENFIELD: Yes.

4 COMMISSIONER MEHTA: And you're going
5 to have a sign posting that's right turn only?

6 MR. GREENFIELD: We are going to have
7 a sign that says No Left Turn on the site.

8 (The witness is sworn.)

9 MR. CRAY: Would you please state
10 your name for the record and spell your last name?

11 MR. STIEVE: Yes. My name is Bruce
12 Stieve, S-t-i-e-v-e. I am a principal in the firm
13 Marchetto, Higgins, Stieve Architects. We are in
14 Hoboken and Jersey City. I have been before this
15 Board and many others in town.

16 MR. GREENFIELD: And you're a
17 licensed architect in the state of New Jersey?

18 MR. STIEVE: Yes, I am.

19 CHAIRWOMAN BETTINGER: And you've
20 appeared before this Board.

21 MR. STIEVE: So I will go through the
22 project.

23 CHAIRWOMAN BETTINGER: Your location
24 is where?

25 MR. STIEVE: We are on the east side

1 of Kennedy Boulevard. We are on the east facing
2 this way. So we're on the east side of the Kennedy
3 Boulevard.

4 CHAIRWOMAN BETTINGER: There's a gas
5 station and a florist.

6 MR. STIEVE: The florist is across
7 the street.

8 CHAIRWOMAN BETTINGER: Which side of
9 the street are you on, by the gas station or the
10 florist?

11 MR. STIEVE: The florist. This is a
12 photograph of the site. On the last page, on page
13 11, there are some photographs on the site. This is
14 the existing building and the property here. This
15 is the corner of Danforth. So as we explained
16 before, there is a parking on two levels. There is
17 parking in the basement level, and that will be only
18 for resident parking, so probably assigned parking
19 spaces. So if you rent a unit with a parking spot,
20 you'll be assigned a space in the basement.

21 We also have an elevator that touches down
22 to the basement. If you are moving in and you're
23 using a small vehicle, you can pull into the
24 basement level, and you'll be able to load up and go
25 to the residential floors. So a lot of that move-in

1 will be taken off the street. In addition to that,
2 we have a bicycle storage room, so that we'll have
3 access for the residents to store bicycles.

4 On the ground floor level, so on the
5 ground floor level, you'll see what faces Kennedy
6 Boulevard. This is a professional office. In this
7 case we're looking at medical offices. The primary
8 residential entrance is on Danforth. So when you're
9 getting deliveries at night and things like that,
10 it's going to happen off Kennedy Boulevard. Also,
11 the driveway entrance is off of Danforth Avenue to
12 go to the basement level. In addition to that,
13 there's a large trash chute.

14 The building will be serviced by trash
15 chute, so the residents will bring their trash to a
16 central room, a chute, it will go down the chute and
17 collected inside the building and will be held
18 inside the building, and then on the days for
19 collection, it will be brought out of the alley and
20 then loaded into the truck. So there is a service
21 corridor that runs between buildings. That helps
22 with the trash.

23 Speaking about the parking on the ground
24 floor level, it's anticipated that most of that
25 parking is going to be utilized by the medical

1 office building during the day. Part of what is
2 intriguing is the ability to share parking. So
3 residents will know that they can park in those
4 spots from six o'clock or seven in the evening until
5 six or seven in that morning the next day. So a lot
6 of these spaces will be shared between residents and
7 the offices. And again, because of the nature of it
8 being a medical facility, we want to make sure we
9 could accommodate emergency vehicles if necessary.
10 So that's one of the reasons why we showed the
11 ambulance turning radius on the medical office
12 building.

13 There is 11 units so each floor. So each
14 floors has got 11 units on it for a total of 44
15 units. We were questioned about the roof deck. In
16 urban areas we need to provide outdoor spaces for
17 the residents, and one of the spaces underutilized
18 in a lot of older buildings are the roof areas. In
19 the newer buildings more and more if them are having
20 these roof decks. I understand your concern about
21 safety, so one of the things that we did in this
22 case is the roof deck is set back 11 feet from the
23 building edge. So the roof terrace itself is set
24 back 11 feet, and then that is surrounded by a
25 42-inch guardrail. So the entire perimeter of the

1 roof deck has got a guardrail. There is an 11-foot
2 separation between that and the edge of the roof,
3 and then there's a parapet that runs around the roof
4 as well. That parapet is 42-inch. That's also been
5 put there. In addition to that, the roof had got a
6 solar array, which is a green feature of the
7 building.

8 COMMISSIONER MEHTA: Usually Hoboken
9 developments do a roof deck or rooftop environment,
10 and you have 11 feet area access outside, so that
11 you're not making like a green roof?

12 MR. STIEVE: In that 11-foot area,
13 no, in this case we're not doing a green roof. We
14 have a water retention system that's been designed
15 for the project to hold back stormwater in the event
16 of a large storm. We're primarily using the bulk of
17 our roof for the solar array as a green feature to
18 make up for that.

19 FREEHOLDER TORRES: What is the
20 units, the information on the units?

21 MR. STIEVE: In this case we have 20
22 one-bedroom units, we have four one-bedroom den
23 units, and we have 20 two-bedroom units. So it's
24 about a 50/50 split, and the units range in size --
25 they range in size from a small one-bedroom at 725

1 square feet; the one-bedroom den is 975 square feet,
2 and the two-bedroom units are quite large at 1,112
3 square feet. They're nice size units. I think this
4 area looks for those kinds of units.

5 COMMISSIONER MEHTA: And all the
6 apartments are handicap?

7 MR. STIEVE: That's correct. The
8 entire building is handicap accessible and barrier
9 free. It going to meet all the International
10 Building Code Standards for this building for fire
11 and sprinkler.

12 COMMISSIONER MEHTA: And 44 units,
13 and your only have one elevator. One elevator will
14 be enough?

15 MR. STIEVE: For a building of this
16 scale, one elevator is adequate. When you start
17 getting above 75 units to 80 units, then you need a
18 second elevator.

19 And I have a rendering to show you. This
20 is from the intersection. We have Kennedy
21 Boulevard, so it needs to be masonry materials. We
22 submitted our package of materials. It's going to a
23 light color brick, and there are decorative metal
24 cornices that project, and they bring back some of
25 the historical character in the neighborhood. You

1 see this as a newly advancing neighborhood. It's a
2 development on this site that we're really excited
3 to bring to you. It's an exciting contemporary
4 design that's still respectful of the buildings in
5 the area.

6 CHAIRWOMAN BETTINGER: How many trees
7 will be planted?

8 MR. STIEVE: That's a question for
9 the civil engineer, but I believe we have six street
10 trees along Kennedy Boulevard, and then there's also
11 trees planted down Danforth. I think the other
12 thing that is very exciting about this plan, even
13 though it's got parking on the ground floor, the
14 parking is limited. The exposure of the parking is
15 predominately along Kennedy Boulevard is an active
16 use, and I think on that street in that location, an
17 active use is important and needed.

18 CHAIRWOMAN BETTINGER: Mr. Cray, any
19 other comments?

20 MR. CRAY: Madam Chair, I did, but
21 some of them got answered. So by letter dated
22 February 27, 2018, and since then, the engineer of
23 record submitted a March 7, 2018 letter, which
24 agreed on the applicant's behalf to address any
25 comments. I recommended testimony of various items,

1 all of those items have been provided tonight. The
2 remain plan stuff is relatively minor construction
3 details, nothing major.

4 I will point out that they have some
5 decorative lighting proposed, and they are in the
6 process confirming if PSE&G will honor a lease
7 agreement, and if that's not the case, then they
8 will do a franchise agreement. Either way, we will
9 work it out. So they're on top of that. They'll
10 make sure that it's not, and they'll figure that
11 out, and if by chance they're not PSE&G lights, then
12 they will need a franchise agreement. That's all,
13 the only things I should mention, unless there are
14 any question from the Board.

15 CHAIRWOMAN BETTINGER: Do we have any
16 other questions? Mr. Curley.

17 MR. CURLEY: Mr. Stieve, would you
18 mark the colorized rendering A-2?

19 CHAIRWOMAN BETTINGER: Thank you.
20 Mr. Tridente.

21 MR. TRIDENTE: Madam Chair, I notice
22 on the rendering that there are canopies over the
23 windows. Do any of the canopies encroach on the
24 Count right-of-way?

25 MR. STIEVE: It think actually one of

1 the interesting things on this is that we set the
2 building to align to with the adjacent property, so
3 the canopies would probably just project to the
4 property line, not beyond the property line.

5 CHAIRWOMAN BETTINGER: Do I have a
6 motion --

7 COMMISSIONER MALAVASI: Let me go
8 back to the civil for one moment. As I look at the
9 existing conditions out there, there is no parking
10 in front of your site. There is a left-turn lane so
11 the curb is yellow, a little bit of it painted and
12 tapered. I can't tell from the plan. So I would
13 just ask that you address the curb, when you do the
14 curb, it will be painted yellow and any tapering,
15 you redo the tapering plan that's out there. Thank
16 you.

17 CHAIRWOMAN BETTINGER: Do I have a
18 motion?

19 MS. GIARRATANA: On a motion made by
20 Commissioner Lugo. Second by Commissioner Walker.

21 Commissioner Cryan.

22 COMMISSIONER CRYAN: Yes.

23 MS. GIARRATANA: Commissioner
24 Hernandez.

25 COMMISSIONER HERNANDEZ: Aye.

1 MS. GIARRATANA: Commissioner Jeter.

2 COMMISSIONER JETER: Yes.

3 MS. GIARRATANA: Commissioner Lugo.

4 COMMISSIONER LUGO: Aye.

5 MS. GIARRATANA: Commissioner

6 Malavasi.

7 COMMISSIONER MALAVASI: Aye.

8 MS. GIARRATANA: Commissioner Mehta.

9 COMMISSIONER MEHTA: Aye.

10 MS. GIARRATANA: Commissioner Torres.

11 FREEHOLDER TORRES: Yes.

12 MS. GIARRATANA: Commissioner Walker.

13 FREEHOLDER WALKER: Yes.

14 MS. GIARRATANA: Chairwoman

15 Bettinger.

16 CHAIRWOMAN BETTINGER: I vote aye,

17 and I think it will be a major improvement to the

18 area. It's a beautiful building.

19 MR. STIEVE: We're very excited.

20 Thank you very much.

21 MS. GIARRATANA: The next item on the

22 agenda is Application 2017-93-SP/SD; 826-828 Park

23 Avenue Hoboken, LLC. The location os 826-828 Park

24 Avenue; Block 170, Lots 26 & 27; in Hoboken. This

25 is an application to consolidate two lots into one

1 lot, and to construct an addition adjacent to and
2 over an existing building to create a five-story
3 residential building with four units.

4 MR. MATULE: Good evening, again.
5 Robert Matule appearing on behalf of the applicant,
6 which just happens to be the property right next
7 door to the previous matter, even though they are
8 two different sizes, and it's on the same night. It
9 is an application to enlarge the existing
10 three-story building with an addition alongside and
11 over the top. It's very interesting. We have
12 received approval from the Hoboken Planning Board
13 back in May 2017. We have a submitted plans to the
14 Planning Department and engineer. We got feedback,
15 and we'll have Mr. Nastasi sworn.

16 (The witness is sworn.)

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

19 MR. NASTASI: John Nastasi,
20 N-a-s-t-a-s-i.

21 MR. MATULE: And Mr. Nastasi, you're
22 a licensed architect in state of New Jersey?

23 MR. NASTASI: I am.

24 MR. MATULE: And you've appeared
25 before this Board before in the past?

1 MR. NASTASI: Yes, I have.

2 MR. MATULE: Okay. Would you just
3 explain for the Board what the existing site
4 conditions are and how you're proposing to renovate?

5 MR. NASTASI: Thank you. I'm going
6 to start on Z-6 and work backwards. On the bottom
7 on Z-6, there's some color photographs of the
8 existing, preexisting conditions of the site, and
9 what is unique about this project is that my client
10 from 826-828 Park, he had an empty lot of 13 feet
11 including a curb cut, and then an existing
12 residential apartment building, and the overall
13 building doesn't match the street because the street
14 is a continuous row of houses. This is sort of the
15 anomaly on the block.

16 Rather than tear this building down, which
17 I would never do, we proposed to my client that we
18 could fill in the empty 13-foot lot, and actually
19 come up and over the top of this building and
20 restore the facade of this building, and make it
21 complementary, so you can keep the character and
22 historic nature of the building, while still
23 upgrading the building. So the entire project
24 became about how we can support and stabilize by
25 coming over the top of that structure.

1 If I go backwards to Z-1, there is a
2 rendering of the proposal, and you can see that we
3 have a very modern component, which picks up on the
4 material on the old building. The entry is in the
5 new component. The building complies with all FEMA
6 regulations, and what we are creating is essentially
7 the four apartments over a ground floor amenity
8 space, and in that the ground floor amenity space is
9 bicycle storage, storage units for the apartments,
10 and then we have four flat apartment.

11 If you go to the floor plans, the stoop is
12 restored, the original entry is restored, and then
13 we have this new modern entry that aligns with the
14 neighbor. We are taking away the curb cut by
15 Hoboken regulations. If you look at the floor
16 plans, Z-4, in the layout of all the apartments, you
17 can see the brick building inside the apartment. We
18 keep the character of the old building inside of the
19 apartment. On Z-3, you see the front door. We have
20 stormwater retention underground. We have a green
21 roof on top, and then we developed four I think very
22 nice market-rate condominium units on the lot.

23 CHAIRWOMAN BETTINGER: Is it a
24 walk-up?

25 MR. NASTASI: There was an empty

1 space. We put the elevator there.

2 CHAIRWOMAN BETTINGER: What is the
3 other side of the building?

4 MR. NASTASI: That's Mr. McNeight's
5 building right here. So this is in the FEMA zone,
6 so this is just amenity space. There's one, two,
7 three and the fourth unit tucks up behind the
8 cornice, so you can't see it from the street.

9 CHAIRWOMAN BETTINGER: What are the
10 amenities?

11 MR. NASTASI: Storage, bicycle
12 storage, every unit gets space at grade level to do
13 whatever they want with it.

14 COMMISSIONER MEHTA: So how many
15 apartments they have?

16 MR. MATULE: The building now is
17 three.

18 COMMISSIONER MEHTA: So you build a
19 new building next to it, and you have a new
20 extension for the enlargement of the new building?

21 MR. NASTASI: Yes. On the floor
22 plans, you can see to the living room to open to the
23 full length of the building, so the living rooms are
24 nice and wide, and have a fragment of the brick
25 wall.

1 COMMISSIONER MEHTA: So that's the
2 portion that you open up to the new building, and
3 you're going to keep the existing wall, correct?

4 MR. NASTASI: Correct.

5 COMMISSIONER MEHTA: And that wall
6 was created to sustain to the old building?

7 MR. NASTASI: I thought it was in
8 better condition. Now we see it needs to be
9 refurbished. It's nice to say you're keeping an old
10 building. It's the right thing to do. I can
11 understand why people tear down a building. It's
12 difficult to refurbish, but it's the right thing to
13 do.

14 FREEHOLDER WALKER: Are there any
15 existing residents that live in the building?

16 MR. NASTASI: My client purchased the
17 building empty.

18 FREEHOLDER WALKER: It's pretty
19 clever.

20 CHAIRWOMAN BETTINGER: Mr. Cray.

21 MR. CRAY: Thank you, Madam Chair.
22 In reference to the review letter dated March 5th,
23 2018, and since then the engineer of record issued a
24 March 19, 2018 point-by-point response letter.
25 Sorry, it's still my March 5th letter, and the

1 March 12th letter from the architect, or the
2 point-by-point response from the architect.

3 Similar to Mr. McNieght, they have agreed
4 to address the remaining few comments. I would
5 reiterate for them the similar situation that you
6 have to address the ADA requirement about the
7 two-percent cross slope, in doing so, work to match
8 the existing reveal, unless you need to bump up the
9 floor a bit to match the two-percent. We may need
10 to do that, but we can work that out. I'll confirm
11 that.

12 They also have a variety of utility
13 connections, and they have agreed to go curb to
14 curb, so they don't need a whole bunch of
15 connections, just build one nice box. The only
16 other thing, they do have some encroachments. I
17 spoke about that as a condition of approval, they
18 will seek a franchise agreement.

19 MR. MATULE: Yes.

20 MR. CRAY: And that's from my end,
21 the engineering perspective, it's pretty
22 straightforward. I don't have any questions or
23 comments.

24 CHAIRWOMAN BETTINGER: Mr. Malavasi?

25 COMMISSIONER MALAVASI: My comment

1 would be that same as the last application, to the
2 extent you can match the reveal of the neighborhood
3 so we don't have an eight-inch high curb that
4 doesn't match the neighborhood. Other than that I
5 have no comments.

6 MS. GIARRATANA: Madam Chairwoman, I
7 would just like to mention that the applicant
8 fulfilled the two green techniques, above and beyond
9 with the green roof and on-lot treatment and
10 stormwater runoff detention, and they also fulfilled
11 the shade tree requirement, and they are planting
12 one tree.

13 On a motion made by Commissioner Cryan.
14 Seconded by Commissioner Jeter.

15 Commissioner Cryan.

16 COMMISSIONER CRYAN: Yes.

17 MS. GIARRATANA: Commissioner
18 Hernandez.

19 COMMISSIONER HERNANDEZ: Aye.

20 MS. GIARRATANA: Commissioner Jeter.

21 COMMISSIONER JETER: Yes.

22 MS. GIARRATANA: Commissioner Lugo.

23 COMMISSIONER LUGO: Aye.

24 MS. GIARRATANA: Commissioner
25 Malavasi.

1 COMMISSIONER MALAVASI: Aye.

2 MS. GIARRATANA: Commissioner Mehta.

3 COMMISSIONER MEHTA: Aye.

4 MS. GIARRATANA: Commissioner Torres.

5 FREEHOLDER TORRES: Yes.

6 MS. GIARRATANA: Commissioner Walker.

7 FREEHOLDER WALKER: Yes.

8 MS. GIARRATANA: Chairwoman

9 Bettinger.

10 CHAIRWOMAN BETTINGER: Aye.

11 MS. GIARRATANA: The motion has
12 passed.

13 MR. MATULE: Thank you.

14 MS. GIARRATANA: Next item on the
15 agenda is Application 2018-03-SP, the applicant, 175
16 West 7th Street, LLC. The location 175 West 7th
17 Street Block 304, Lot 1, in Bayonne. This is an
18 application to construct a five-story, residential
19 building with 56 units and 56 parking spaces.

20 MR. FINK: Good evening, Chairwoman,
21 Members of the Board. My name is Michael Fink, I am
22 the attorney for the applicant. This is a site plan
23 application, which received final approval from the
24 City of Bayonne on December 2016. It's basically a
25 four-story residential rental building over parking.

1 There are 56 units and 56 parking spaces. It
2 borders JFK Boulevard and on the other side, a
3 Bayonne street, West 7th Street.

4 The plans show the existing access on JFK
5 Boulevard. The building being proposed, the only
6 access would be off West 7th Street. I point out
7 that our engineer has responded to review letter for
8 both the planner and the engineer, and the
9 conditions have been agreed to. In addition,
10 Dynamic Engineer has provided an assessment by the
11 Shade Tree Coordinator, to the County Planner by
12 e-mail dated March 20, 2018. So we would call
13 Jackie Giordano to testify as a professional
14 engineer. Jackie.

15 (The witness is sworn.)

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

18 MS. GIORDANO: Jackie Giordano,
19 G-i-o-r-d-a-n-o.

20 MR. CURLEY: Thank you.

21 MR. FINK: Jackie, you are a licensed
22 professional engineer in state of New Jersey?

23 MS. GIORDANO: Yes, I am.

24 MR. FINK: Have you made any
25 presentations before any planning boards or

1 government agencies in the state of New Jersey?

2 MS. GIORDANO: Yes, I have.

3 MR. FINK: And do you have an
4 expertise in site plans?

5 MS. GIORDANO: Yes.

6 MR. FINK: Have you prepared a site
7 plan that is the basis for this application?

8 MS. GIORDANO: Yes.

9 MR. FINK: So I offer Ms. Giordano as
10 an expert. So would you please explain and walk the
11 Board through the application in terms of existing
12 conditions and then go to proposed conditions?

13 MS. GIORDANO: Sure. No problem.
14 Just to get your orientation, this is the Aerial Map
15 G-2 of the site plans that were submitted to the
16 County. The site is located at the northeast
17 intersection of West 7th Street and Kennedy
18 Boulevard. Just north of the site is the Route 440
19 on-ramp with the rail station and New Jersey Transit
20 bus line. Beyond that is a warehouse building, and
21 to the south, West 7th Street is residential.

22 The site is specifically identified as 175
23 West 7th Street Block 304, Lot 1, within the City of
24 Bayonne, and the site encompasses just under a half
25 an acre. Today it is a former automobile service

1 center on the property, entirely covered with
2 pavement, one hundred percent developed, and access
3 to that are three full-movement driveways, two
4 full-movement driveways on West 7th Street, and one
5 full-movement driveways on JFK Boulevard.

6 So the site plan sheet, Sheet No. 4, as I
7 mentioned, is construction of a five-story
8 residential building, 56 residential units and 56
9 parking spaces, 56 of those spaces will be located
10 in the parking garage, and six on-street parking
11 spaces in the City right-of-way. We have received
12 the final site plan approval from the City of
13 Bayonne Planning Board. The first floor is a
14 parking garage, lobby area, some central amenities
15 and the second through fifth floors are residential.
16 Also, the building is going to be LEED certified.

17 And as I mention, the access had been
18 reduced to the site. We are only providing one
19 point of access and that's from the City street.
20 That driveway will have a paver treatment so that
21 pedestrian can to move across the driveway, and the
22 garage doors will also have mirrors attached for
23 safety purposes. There will be no driveway access
24 to the County right-of-way.

25 Other than that, we took no issue, as it

1 was mentioned, we had submitted a response to the
2 County Planner and the engineer review letter. We
3 will comply with all of his requirements,
4 specifically related to the encroachment into the
5 County right-of-way. We will revise the plans to
6 make sure that we can demonstrate our compliance
7 with ADA standard. As we mentioned before, due to
8 some physical conditions that prevented planting the
9 shade tree like overhead utilities, we provided a
10 landscape estimate for the trees that would be
11 required. So that would wrap up my direct
12 testimony. We have a traffic engineer for testimony
13 on the parking.

14 MR. FINK: Jackie, would you just
15 address the request made for testimony in the review
16 letter, trash pickup?

17 MS. GIORDANO: Yes. So all that
18 trash pickup will be coordinated in the City
19 right-of-way. There wouldn't be anything on Kennedy
20 Boulevard. There is no shoulder and no access to
21 the building from the County side. So I believe
22 that there is a trash refuse area within the parking
23 garage, and a trash chute system.

24 CHAIRWOMAN BETTINGER: Any questions?
25 Mr. Cray.

1 MR. CRAY: Thank you, Madam Chair.
2 The site plan development, by the time it came to
3 the County, it had been in Bayonne for a while.
4 There wasn't a lot construction proposed, and
5 whatever comments were made, they have agreed to
6 address, and we'll have to get the construction
7 detail down. There was some testimony recommended,
8 some are traffic-related to the traffic engineer.
9 So I think at this point I suggest that we go to the
10 traffic testimony and come back.

11 MR. FINK: Thank you. This
12 well-known, Craig Peregoy, traffic engineer, has
13 been accepted as a traffic engineer by this Board.

14 CHAIRWOMAN BETTINGER: Does he need
15 to be sworn in again?

16 MR. CURLEY: No.

17 MR. PEREGOY: We're at the
18 intersection of Kennedy Boulevard, and West 7th
19 Street, and the driveways are less critical because
20 we removed access from the County road. I'm going
21 to go back to that in a second. Based on the
22 traffic generated by this project, in this case we
23 plan to have one space per unit. Mass transit here
24 is excellent, and JFK Boulevard is walking distance
25 to the rail station. Again, the Residential Site

1 Improvement Standards allow you to deviate from
2 aisle width parking stall size and number of spaces
3 based on the availability of mass transit. They're
4 in a unique location for that. They're in a very
5 urban setting. Pretty much all of Hudson County is
6 an urban setting. There is also parking allowed on
7 the street. So the deviation from the RSIS makes
8 sense, and it's what is required to be done.

9 CHAIRWOMAN BETTINGER: Mr. Cray.

10 MR. CRAY: Craig, there were some
11 pedestrian safety concerns that were addressed. Can
12 you describe them, the driveway?

13 MR. PEREGOY: Yeah. We have the
14 standard mirrors so pedestrian and vehicles see can
15 each other. I think we asked for the strobe light
16 when the garage door goes up, and obviously as a
17 pedestrian, the audible sound of the doors going up.

18 MR. CRAY: Madam Chair, although I
19 it's not like an application with zero parking, they
20 are proposing parking. That being the case, the
21 Residential Site Improvement Standards requires that
22 it's consistent with Bayonne. That's why I asked
23 for testimony. I think the nature of the site, it's
24 up to the Board whether they will accommodate that
25 request.

1 They hit all the points in the testimony.
2 As I said before, the March 19th letter, the
3 engineer agreed to address any comments. It's not
4 significant. I don't have anymore questions or
5 concern.

6 CHAIRWOMAN BETTINGER: Mr. Malavasi.

7 COMMISSIONER MALAVASI: The fact that
8 they're not doing anything on the Boulevard, the
9 only question I would have as a matter of
10 information on the ramp, where are you with
11 approvals from the State?

12 MR. FINK: We are not doing anything
13 in the State's right-of-way.

14 COMMISSIONER MALAVASI: Other than
15 that I have no question.

16 CHAIRWOMAN BETTINGER: Mr. Tridente,
17 are there sidewalks?

18 MR. TRIDENTE: I don't remember if
19 they mentioned anything about replacing all of the
20 sidewalks. I know that a lot of the sidewalks are
21 in bad shape. Are they going to replace all of
22 them?

23 MS. GIORDANO: I think we proposed a
24 majority of the sidewalk at the west corner.

25 MR. TRIDENTE: I was looking at the

1 site the other day. It looked like the whole
2 sidewalk could use replacement, the entire length of
3 frontage along Kennedy Boulevard.

4 COMMISSIONER MALAVASI: The
5 right-of-way line, you're replacing everything
6 within the County right-of-way, and where it stops
7 appears to be where the ramp is.

8 MR. FINK: That's correct.

9 COMMISSIONER MALAVASI: We're looking
10 at the Google. There's a white curb that starts
11 right where your proposal, and that appears to be,
12 that white curb appears to be where the State
13 right-of-way is.

14 MR. CRAY: The condition from what I
15 recall, the improvement of that curb was the County
16 and the State. If either of one you can comment on
17 the condition of the area you're replacing. I know
18 you have ADA slopes and whatnot. What was your
19 observation of the condition of the sidewalk?

20 MS. GIORDANO: The parts we're
21 replacing are in disrepair. Also, I believe that
22 the curb reveal was lower than would be standard for
23 safety purposes, and we'll be replacing that.

24 MR. CRAY: And the ADA slopes as
25 well. There's a little separation between the

1 construction as you go further north, is that the
2 part that's going to remain? It was in as bad
3 shape. Of course, if you damage it during
4 construction, it's still expected to be repaired
5 during construction. I assume that's understood.

6 MR. FINK: My client will make sure
7 it's well feathered off.

8 CHAIRWOMAN BETTINGER: Mr. Tridente,
9 you're satisfied with the testimony?

10 MR. TRIDENTE: Yes, yes. Also I
11 noticed there are two vacant tree pits. I know they
12 are contributing. Do you know the history, whether
13 there were trees there or no trees there? At the
14 southwest corner of the front, on the corner of West
15 7th Street.

16 MS. GIORDANO: If there were trees on
17 7th Street?

18 MR. TRIDENTE: No. Right on the
19 corner, right on the radius of the curb on the
20 corner there.

21 MS. GIORDANO: I don't think so,
22 being out that there on the intersection, I don't
23 think there are trees.

24 MR. TRIDENTE: The vacant tree pit, I
25 don't know if the City was planning to plant trees

1 there. I know it's clearly marked with the
2 utilities on the sidewalk.

3 MS. GIORDANO: We are coordinating
4 with the City on that.

5 MR. TRIDENTE: Do you know if there
6 are encroachment onto the County right-of-way, as
7 far as the building?

8 MS. GIORDANO: There are none.

9 CHAIRWOMAN BETTINGER: Okay. I don't
10 know if I missed this. Are there going to be any
11 bike racks?

12 MS. GIORDANO: There will be a bike
13 rack room in the parking garage. It's located at
14 the north end of the site plan. I think it's 27
15 parking allocated, the County requirement for bike
16 parking.

17 COMMISSIONER MEHTA: I have two
18 questions. You have 56 units, but you never
19 mentioned how many one-bedroom or two-bedroom.

20 MR. FINK: That has not been
21 completely determines yet. It's going through with
22 the town whether they want fewer one-bedroom or
23 two-bedroom units. We don't know exactly yet. It's
24 to be finalized with Bayonne.

25 MS. GIORDANO: What was submitted was

1 17 one-bedroom and 39 two-bedroom, and what Mike
2 mentioned, there would be more one-bedroom and less
3 two-bedroom in the final compliance with the City.
4 It would not create issues with the parking
5 testimony.

6 COMMISSIONER MEHTA: So if there are
7 any changes, give that to the engineer, please. One
8 more question. Was there any environmental? Is
9 there a DEP issue?

10 MR. FINK: Yeah. There is a DEP
11 cleanup on the site, and they issued their letter of
12 approval to do everything that needs to be done.

13 FREEHOLDER TORRES: Is there a curb
14 cut that's on the corner right there?

15 MS. GIORDANO: No. There is one
16 today. It will be replaced with a full height curb.
17 There is not a crosswalk here. There is no signal.
18 We want pedestrians to come this way, east on 7th
19 Street before crossing the street.

20 CHAIRWOMAN BETTINGER: Any other
21 questions or comments? Do I have a motion?

22 MS. GIARRATANA: On a motion made by
23 Commissioner Jeter, and seconded by Commissioner
24 Walker.

25 Commissioner Cryan.

1 COMMISSIONER CRYAN: Yes.

2 MS. GIARRATANA: Commissioner

3 Hernandez.

4 COMMISSIONER HERNANDEZ: Aye.

5 MS. GIARRATANA: Commissioner Jeter.

6 COMMISSIONER JETER: Yes.

7 MS. GIARRATANA: Commissioner Lugo.

8 COMMISSIONER LUGO: Aye.

9 MS. GIARRATANA: Commissioner

10 Malavasi.

11 COMMISSIONER MALAVASI: Aye.

12 MS. GIARRATANA: Commissioner Mehta.

13 COMMISSIONER MEHTA: Aye.

14 MS. GIARRATANA: Commissioner Torres.

15 FREEHOLDER TORRES: Yes.

16 MS. GIARRATANA: Commissioner Walker.

17 FREEHOLDER WALKER: Yes.

18 MS. GIARRATANA: Chairwoman

19 Bettinger.

20 CHAIRWOMAN BETTINGER: Aye.

21 MS. GIARRATANA: The motion has

22 passed. The next item on the agenda are

23 Applications to be Exempt. There are four. The

24 first application is 2018-05-SP/SD; Newport

25 Associates Development, Company, at 700 Washington

1 Boulevard and 40 14th Street; Block 7302, Lots 3.01
2 & 3.02; in Jersey City. This is a major site plan
3 and major subdivision application not located on a
4 County road.

5 The next application is 2018-06-SP; St.
6 George and Shenouda Coptic Orthodox Church at 389
7 Sip Avenue; Block 11801, Lots 2 and 4, Block 11802,
8 Lots 1-11 and Block 11803, Lots 1 and 14-16; in
9 Jersey City, a site plan application not located on
10 a County road.

11 The next application is 2018-07-SP; River
12 Terminal Development; 2 Hackensack Avenue; Block
13 295, Lot 6; Kearny, a site plan application not
14 located on a County road.

15 The next application is 2018-08-SP; Levin
16 Management Corporation; at 30 Garfield Avenue; Block
17 30302, Lot 1, in Jersey City and Block 36, Lots 4
18 through 8, Bayonne. This is actually on the border
19 of Bayonne and Jersey City. This is a site plan
20 application not located on a County road.

21 Do I have a motion?

22 On a motion made by Commissioner Torres.
23 Second by Commissioner Hernandez.

24 Commissioner Cryan.

25 COMMISSIONER CRYAN: Yes.

1 MS. GIARRATANA: Commissioner
2 Hernandez.

3 COMMISSIONER HERNANDEZ: Aye.

4 MS. GIARRATANA: Commissioner Jeter.

5 COMMISSIONER JETER: Yes.

6 MS. GIARRATANA: Commissioner Lugo.

7 COMMISSIONER LUGO: Aye.

8 MS. GIARRATANA: Commissioner

9 Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MS. GIARRATANA: Commissioner Mehta.

12 COMMISSIONER MEHTA: Aye.

13 MS. GIARRATANA: Commissioner Torres.

14 FREEHOLDER TORRES: Yes.

15 MS. GIARRATANA: Commissioner Walker.

16 FREEHOLDER WALKER: Yes.

17 MS. GIARRATANA: Chairwoman

18 Bettinger.

19 CHAIRWOMAN BETTINGER: Aye.

20 MS. GIARRATANA: Motion has passed.

21 Commissioners, we have no old business, and for new
22 business, I would just like to mention that we will
23 be receiving the proposals in response to the
24 Planning Board request for legal and engineering
25 next week, and they will be distributed to the

1 review committee, which is Commissioner Cryan,
2 Commissioner Choffo, Commissioner Malavasi and a
3 representative from the Planning Office. That's it.

4 CHAIRWOMAN BETTINGER: I would like
5 welcome to our new Commissioner Walker.

6 FREEHOLDER WALKER: Yes. I apologize
7 for missing a couple meetings. I was actually away
8 for both times. I'm here. I'll try to make all the
9 meetings as much as I can.

10 CHAIRWOMAN BETTINGER: Again,
11 welcome. Do I have a motion to adjourn?

12 COMMISSIONER MEHTA: Yes, motion.

13 COMMISSIONER CRYAN: Second.

14 CHAIRWOMAN BETTINGER: All in favor.

15 (Whereupon the proceeding is then
16 concluded at 8:14 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 20, 2018; 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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