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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, November 20, 2018
6:30 p.m.

B E F O R E:

- DANIEL CHOFFO, Chairman
- JAMES CRYAN, Commissioner
- ELIZABETH HERNANDEZ, Commissioner
- RUSHABH MEHTA, Commissioner
- FLOYD JETER, Commissioner
- THOMAS MALAVASI, PE, PP, CME, Commissioner
- SAMANTHA LUGO, Commissioner
- JOEL TORRES, Freeholder

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

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

Job No. NJ2833376

1 CHAIRMAN CHOFFO: Good evening. The
2 Regular Meeting of the Hudson County Planning Board
3 has been scheduled for this evening, Tuesday,
4 November 20th, 2018 at 6:30 in the chambers at
5 Hudson County Improvement Authority conference room,
6 located at 830 Bergen Avenue, eighth floor, in
7 Jersey City. Documents are available for Public
8 inspection during regular business hours in the
9 offices of the Hudson County Division of Planning,
10 located at Bergen Square Center, 830 Bergen Avenue,
11 Jersey City.

12 Roll call, please.

13 MS. GIARRATANA: Commissioner Choffo.

14 CHAIRMAN CHOFFO: Here.

15 MS. GIARRATANA: Commissioner Cryan.

16 COMMISSIONER CRYAN: Here.

17 MS. GIARRATANA: Commissioner

18 Glembocki, absent. Commissioner Hernandez.

19 COMMISSIONER HERNANDEZ: Here.

20 MS. GIARRATANA: Commissioner Jeter.

21 COMMISSIONER JETER: Here.

22 MS. GIARRATANA: Commissioner Lugo.

23 COMMISSIONER LUGO: Here.

24 MS. GIARRATANA: Commissioner

25 Malavasi.

1 COMMISSIONER MALAVASI: Here.

2 MS. GIARRATANA: Commissioner Mehta,
3 absent. Commissioner Ng, absent. Commissioner
4 Torres.

5 FREEHOLDER TORRES: Here.

6 MS. GIARRATANA: Commissioner Walker,
7 absent. Chairwoman Bettinger, absent.

8 CHAIRMAN CHOFFO: Please stand to
9 salute the flag.

10 (Flag Salute.)

11 MR. CURLEY: Commissioner, I'll read
12 the Open Public Meeting Statement.

13 CHAIRMAN CHOFFO: Has this meeting
14 been properly advertised?

15 MR. CURLEY: Yes. The meeting has
16 been properly advertised in accordance with the Open
17 Public Meetings Act. Notice of the meeting has been
18 published in the Jersey Journal, and notice was sent
19 to the Star Ledger. In addition, notice was posted
20 on the County Freeholders' bulletin board and on the
21 County Clerk's bulletin board.

22 CHAIRMAN CHOFFO: Thank you
23 Mr. Curley. I would like to take this moment and
24 have a moment silence for Chairwoman Bettinger's
25 mother who passed away Sunday.

1 (Moment of Silence.)

2 CHAIRMAN CHOFFO: Thank you.

3 MS. GIARRATANA: The next item on the
4 agenda is the review and adoption of the meeting
5 minutes from the October 16th meeting.

6 Commissioners, do I have a motion?

7 On a motion made by Commissioner Torres,
8 and seconded by Commissioner Jeter.

9 Commissioner Choffo.

10 CHAIRMAN CHOFFO: Aye.

11 MS. GIARRATANA: Commissioner Cryan.

12 COMMISSIONER CRYAN: Aye.

13 MS. GIARRATANA: Commissioner
14 Hernandez.

15 COMMISSIONER HERNANDEZ: Aye.

16 MS. GIARRATANA: Commissioner Jeter.

17 COMMISSIONER JETER: Aye.

18 MS. GIARRATANA: Commissioner Lugo.

19 COMMISSIONER LUGO: Aye.

20 MS. GIARRATANA: Commissioner
21 Malavasi.

22 COMMISSIONER MALAVASI: Aye.

23 MS. GIARRATANA: Commissioner Torres.

24 FREEHOLDER TORRES: Yes.

25 MS. GIARRATANA: The motion has

1 passed. The next item on the agenda are
2 Memorializations of Resolutions Considered at the
3 Last Meeting. Mr. Chairman, it's the recommendation
4 by staff that 2018-26-SP be carried for
5 memorialization.

6 CHAIRMAN CHOFFO: We don't need a
7 motion for that?

8 MR. CURLEY: No, you can carry it to
9 the next meeting.

10 CHAIRMAN CHOFFO: Thank you.

11 MS. GIARRATANA: The other
12 application for memorialization is 2018-42-SP. The
13 applicant is 128 JFK, LLC; at 128 Kennedy Boulevard;
14 Block 335, Lot 12; in Bayonne. It's an application
15 to construct a three-story, four-unit residential
16 building with three parking spaces.

17 On a motion made by Commissioner Torres.
18 Seconded by Commissioner Jeter.

19 Commissioner Cryan.

20 COMMISSIONER CRYAN: Yes.

21 MS. GIARRATANA: Commissioner Choffo.

22 CHAIRMAN CHOFFO: Aye.

23 MS. GIARRATANA: My apologizes,
24 Commissioner Choffo, you weren't present for that
25 meeting, the last one. Commissioner Hernandez.

1 COMMISSIONER HERNANDEZ: Aye.

2 MS. GIARRATANA: Commissioner Jeter.

3 COMMISSIONER JETER: Aye.

4 MS. GIARRATANA: Commissioner
5 Malavasi.

6 COMMISSIONER MALAVASI: Aye.

7 MS. GIARRATANA: Commissioner Torres.

8 FREEHOLDER TORRES: Yes.

9 MS. GIARRATANA: The motion has
10 passed. The next item on the agenda are Site Plans,
11 Subdivisions and Other Matters Scheduled for Public
12 Hearing. The first application is 2018-59-SP/SD.
13 The applicant is M & J Taffaro, Inc., at 5101-5115
14 Kennedy Boulevard and 1114 51st Street, Block 193,
15 Lot 5.01 & 9, in North Bergen. It's an applicant
16 for amended site plan and subdivision approval for
17 the incorporation of an additional lot and redesign
18 of the proposed retail building.

19 MR. VENINO: Good evening. Thank
20 you, Commissioners. My name is Richard Venino, from
21 the firm, Venino & Venino. I represent M & J
22 Taffaro, Inc. on this application for amended site
23 plan, preliminary, final and subdivision approval.
24 This is a project on 51st Street and Kennedy
25 Boulevard in North Bergen. We were here

1 approximately two years ago after getting original
2 approval from North Bergen. We came here to seek
3 approval for the original project which is similar.
4 Now we're back for amended approval.

5 Essentially our architect will go into
6 more detail. We had a multiple commercial and
7 office building, and which was slightly smaller than
8 14,000 square feet. This is a little over 16,000
9 square feet. This will be a single tenant retail
10 use. It's a one-story, similar arrangement for the
11 parking design. There were some other issues. I
12 think we resolved them to the Board's satisfaction,
13 and we hope we do that again. My first witness is
14 Mr. Kaltsis, the project architect.

15 (The witness is sworn.)

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

18 MR. KALTSIS: Sure. Demetrios
19 Kalltsis, K-a-l-t-s-i-s.

20 MR. VENINO: Mr. Kaltsis has
21 previously qualified as an expert in architecture
22 before this Board on this matter and others. You
23 can confirm whether you want to run through his
24 qualification.

25 CHAIRMAN CHOFFO: Let the record

1 reflect Commissioner Mehta is present. Thank you.

2 MR. VENINO: The question is would
3 you like me to run through Mr. Kaltsis'
4 qualifications?

5 CHAIRMAN CHOFFO: Please. Agreed.

6 MR. VENINO: If you would explain
7 your licenses and educational background?

8 MR. KALTSIS: Sure, I received a
9 bachelor's degree in architecture in 2001. I have
10 been licensed for 11 years. I've been qualified
11 before townships in New Jersey and county planning
12 boards, and before this Board, I've qualified as an
13 expert. My license is current, yes.

14 CHAIRMAN CHOFFO: Thank you. Any
15 other questions? You may proceed.

16 MR. VENINO: Mr. Kaltsis, would you
17 explain briefly the nature of this project and how
18 it differs from the previously approved project?

19 MR. KALTSIS: Sure. This property is
20 located on the northwest corner of 51st Street and
21 Kennedy Boulevard. The prior approval that existed
22 for this two-story building at this location here
23 consisted four tenants on the ground floor and four
24 tenants on the second floor, and office space on the
25 second floor.

1 The current application, this portion of
2 this property was incorporated to this property, and
3 the proposed building has been modified from the
4 two-story building with the commercial on the ground
5 floor and offices on the second floor, to now a
6 one-story building, with the second floor occupying
7 only a small portion of the original, and the
8 proposed first floor comes back in over here on the
9 rear portion of the property in the initial project.
10 There is one tenant on this property.

11 With regards to the parking circulation,
12 everything is the same. We had done anything with
13 regards to the number of parking spaces, the
14 location the parking spaces, the garage area and the
15 enclosure on this corner here for circulation. The
16 egress on Kennedy Boulevard and 51st Street has not
17 change. We made some minor changes with regards to
18 landscaping and with regard to drainage. Other than
19 that, everything is identical with regard to
20 circulation.

21 MR. VENINO: And the project has been
22 approved by North Bergen Planning Board?

23 MR. KALTSIS: Yes, it has.

24 MR. VENINO: So the access drive is
25 in the same location. The previous approval by this

1 Board required for no left turns from the JFK, it's
2 conditioned with no left turns into the property and
3 no lefts out of the property?

4 MR. KALTSIS: That would be the same.

5 MR. VENINO: Address the comments
6 from the engineers. I have in there, the ADA ramps
7 on the sidewalks, there was a question about the
8 grading of the ramp.

9 MR. KALTSIS: We can provide that.

10 MR. VENINO: If I can defer to the
11 engineer for a second, the grading with respect to
12 the grade, that was de minimis.

13 MR. VOINIER: There seemed to be a
14 difference in grading. I guess that's based on the
15 engineering. He did the grades. There was some
16 conversation that the sidewalk is adequate, but
17 there he says it's still a slope that exceeds the
18 maximum slope. It should be marked for replacement
19 again and at least to present a ramp.

20 MR. VENINO: As far as the garbage
21 collection, the owner will address that and will be
22 dealing with it. You provided the turning
23 templates?

24 MR. KALTSIS: We provided that with
25 the prior application, and none of that changes.

1 Garbage is the same location.

2 MR. VENINO: The green techniques,
3 native landscaping and on-lot sewer service?

4 MR. KALTSIS: Yes. They would be
5 located on the lower portion of the property.

6 MR. VENINO: Is there anything else?

7 MR. KALTSIS: No.

8 MR. VENINO: If the Board has any
9 questions.

10 COMMISSIONER MALAVASI: Just so I'll
11 coordinate with you, but since your last approval,
12 we've undertaken modifications to that intersection.
13 So I will get you a copy of that through the Board,
14 I'm looking at your plan, to coordinate your ramps
15 our ramps. I don't want to see you build ramps that
16 I tear up, or I build ramps you have to wind up
17 tearing up. We will coordinate that. So I'll send
18 over the plan and report so we can coordinate how
19 you build those ramps. I don't recall if it's the
20 same spot. So we will send you that. We will
21 coordinate that when you get the permits. We will
22 all coordinate.

23 MR. VENINO: As far as any other
24 prior approval, we'll send that.

25 CHAIRMAN CHOFFO: I have one

1 question. So North Bergen approved everything?

2 MR. VENINO: The Planning Board.

3 CHAIRMAN CHOFFO: Great. Any other
4 questions? Any other questions from any other
5 Commissioners?

6 MR. VOINIER: Just can you provide a
7 detail on the seepage pit? I didn't see that. I
8 noticed on your restricted access onto Kennedy
9 Boulevard, you need to have No Left Turn signs on
10 either side of the property. I didn't see one for
11 entering the property going north, No Left Turn
12 signs, unless I didn't see it. It's restricted
13 northbound left turns.

14 MR. KALTSIS: Yes, yes.

15 CHAIRMAN CHOFFO: The plans you have
16 on there, does the Planning Board have them? Is
17 that the same set?

18 MR. KALTSIS: These plans should be.

19 CHAIRMAN CHOFFO: Or should we mark
20 them, Mr. Curley?

21 MR. CURLEY: You should mark them.

22 MR. VENINO: We basically confirm
23 it's the latest submission.

24 CHAIRMAN CHOFFO: Your submission is
25 exactly that?

1 MR. VENINO: Yes.

2 MR. KALTSIS: Yes, we did.

3 MR. VOINIER: The applicant is going
4 to have the same hours of operation; is that right?

5 MR. KALTSIS: That's right.

6 MR. VOINIER: You're going to talk
7 about the garbage collection?

8 MR. VENINO: Yes, yes.

9 COMMISSIONER MALAVASI: What is your
10 time frame for construction?

11 MR. VENINO: We would like to get
12 started it as soon as possible. We're looking at
13 spring of next year.

14 MR. KALTSIS: So there is a sign when
15 we last were here. There were a few pieces for
16 various units, but this is signed for the entire
17 building.

18 COMMISSIONER MEHTA: How are you able
19 to do the lighting for the parking area? How are
20 you going to do the lighting for 51st Street so
21 hopefully you don't spill the lighting on that side?

22 MR. KALTSIS: We are proposing
23 lampposts along the side and to light fixtures here
24 as well, and they will be low lights on the street
25 and not in any neighbor.

1 COMMISSIONER MEHTA: What about the
2 signage? Will there be a sign on the road at your
3 location?

4 MR. KALTSIS: I had a picture of the
5 signage. I don't see it here.

6 COMMISSIONER MEHTA: If you find it,
7 please give it to the Planning Board.

8 MR. VENINO: Yes.

9 FREEHOLDER TORRES: Mr. Chair, for a
10 quick understanding, striped is 24 aboveground
11 parking, and tandem parking as well?

12 MR. KALTSIS: Yes.

13 FREEHOLDER TORRES: Is that going to
14 be enough?

15 MR. VENINO: The owner plans to
16 testify as to the operation, included is part of the
17 plan for the original as well as the current.

18 MR. KALTSIS: This is a lot easier to
19 coordinate with the circulation of the parking lot.
20 It's a lot easier to navigate.

21 CHAIRMAN CHOFFO: Mr. Venino, you
22 have another witness?

23 MR. VENINO: Just the property owner
24 unless there are no other questions for the
25 engineer. You can stay.

1 (The witness is sworn.)

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

4 MR. TAFFARO: Joseph Thomas Taffaro,
5 T-a-f-f-a-r-o.

6 MR. VENINO: Mr. Taffaro, would you
7 explain your connection with the property?

8 MR. TAFFARO: I am a real estate
9 manager. I run the corporation, and I'm a
10 50-percent owner, and I do operations.

11 MR. VENINO: And give some of your
12 experience.

13 MR. TAFFARO: I've been a building
14 owner since 1982. I owned 4915 Kennedy Boulevard,
15 right across the street. I participated in the
16 QuickChek on the West New York side, and several
17 other projects, both residential and commercial.

18 MR. VENINO: And is Oil Zone the
19 current tenant for this building?

20 MR. TAFFARO: Yes, they are.

21 MR. VENINO: Are they currently
22 tenants in another development?

23 MR. TAFFARO: They're a tenant of
24 mine right across the street at 4900 Kennedy
25 Boulevard. They are relocated in this location.

1 We're going to put a Dollar Tree in that business.

2 MR. VENINO: Are you aware of the
3 hours of operation for the Oil Zone?

4 MR. TAFFARO: I don't know exactly,
5 but it's around eight o'clock in the morning to
6 about nine o'clock at night.

7 MR. VENINO: Do you have a lease with
8 them?

9 MR. TAFFARO: Yes, I do.

10 MR. VENINO: Do you have a plan to
11 deal with the tandem spaces?

12 MR. TAFFARO: In the lease we put in
13 they're for the use of the employees.

14 MR. VENINO: Have you got an
15 approximate number for employees?

16 MR. TAFFARO: They tell me it's never
17 more than four.

18 MR. VENINO: And there are 24 spaces
19 including the tandem spots; is that correct?

20 MR. TAFFARO: Yes.

21 MR. VENINO: Do you have experience
22 with the parking requirements and the provision of
23 parking at the current location?

24 MR. TAFFARO: The business located
25 where it is now is a combined 63 spaces for the

1 project that I have in the mini mall, but there are
2 24 spots for Oil Zones, which they generally use no
3 more than ten or twelve spots at a time.

4 MR. VENINO: Are you able to control
5 the use of the tandem spots?

6 MR. TAFFARO: Yes, they will be
7 controlled in the parking lots.

8 MR. VENINO: And as far as trash,
9 what are the arrangements?

10 MR. TAFFARO: Well, we have the same
11 thing across the street, where the sanitation
12 company comes in the middle of the night, generally
13 between three and five a.m. and they take care of
14 that.

15 MR. VENINO: The management as far as
16 Kaltsis mentioned in terms of a left-turn
17 restrictions, you're aware of that?

18 MR. TAFFARO: Yes, absolutely.

19 MR. VENINO: And the green techniques
20 were as I stated before and the lighting?

21 MR. TAFFARO: Yes.

22 MR. VENINO: Do Commissioner have any
23 questions?

24 COMMISSIONER MALAVASI: One question
25 in your lease, will there be no servicing of the

1 vehicles in the parking lot?

2 MR. TAFFARO: Absolutely, that's a
3 problem that exists with the place that we have. To
4 be honest to you, they wanted it and said it would
5 make it a better project, and it's not my problem.

6 CHAIRMAN CHOFFO: I think what the
7 Commissioner is saying, they're not going to?

8 MR. TAFFARO: No, they're not doing
9 repairs. Originally, they wanted us to put in a
10 couple bays, but I was against that. I don't want
11 to have anything like that.

12 CHAIRMAN CHOFFO: Where I'm from,
13 they have bays that people come and do their wipers
14 and whatever, they change their oil and antifreeze.

15 MR. TAFFARO: And it's all over the
16 parking lot. That's why I do not want it there.

17 COMMISSIONER MALAVASI: Changing the
18 wipers would not be a big deal.

19 MR. TAFFARO: The antifreeze and the
20 oil.

21 COMMISSIONER MALAVASI: Then you wind
22 up with a detention system, and it's a nightmare.

23 FREEHOLDER TORRES: Are you aware of
24 the fact that additional trees are being planted
25 there?

1 MR. TAFFARO: The three trees and
2 ADA-compliant grades that are required.

3 CHAIRMAN CHOFFO: And North Bergen
4 had not issues?

5 MR. KALTSIS: Well, now that we have
6 resolved the question about the tandem parking, the
7 circulation was the same types of comment that your
8 engineers have here. They did ask that we satisfy
9 whatever we agreed to and whatever you required when
10 the final plan are submitted.

11 CHAIRMAN CHOFFO: Any questions?

12 MR. VOINIER: Mr. Chairman, just one.
13 I guess you said that garbage trash collection will
14 be overnight or off hours. We noticed that where
15 they're stacked are offset from the parking spaces
16 if a truck is going to be there in the daytime.

17 MR. KALTSIS: That kind of resolves
18 the problem of backing through the parking lot.

19 MR. VOINIER: How about deliveries?

20 MR. TAFFARO: The same. They're the
21 same thing. At six o'clock they usually drop off.
22 It's usually a single-unit truck or a 54-foot
23 tractor trailer comes in, and this location will be
24 the same.

25 MR. VOINIER: All right. That

1 vehicle will be accessing this piece of property
2 also. Keep in mind with this kind of turn, you're
3 going to take up a lot of the paved area on Kennedy
4 Boulevard also on the driveway. I'm sure you'll be
5 careful and do it on off hours so you have access to
6 the facility.

7 MR. TAFFARO: I have no problem with
8 that.

9 MR. TRIDENTE: Mr. Chairman, just a
10 little housekeeping too. I think on the previous
11 application, there was an update. The street
12 details show the ADA compliant tree grades have been
13 provided. Do the revised site plans show the
14 ADA-compliant tree grades?

15 MR. KALTSIS: Okay. We will.

16 CHAIRMAN CHOFFO: Do I have a motion?

17 MR. TRIDENTE: One second, I'm sorry.
18 Also your cost estimate for the shade tree
19 contribution should include a V6 crew, a backhoe and
20 prevailing wages and the tree.

21 CHAIRMAN CHOFFO: Now do I have a
22 motion?

23 MS. GIARRATANA: On a motion made by
24 Commissioner Lugo, and second by Commissioner Jeter.

25 Commissioner Choffo.

1 CHAIRMAN CHOFFO: Aye.

2 MS. GIARRATANA: Commissioner Cryan.

3 COMMISSIONER CRYAN: Aye.

4 MS. GIARRATANA: Commissioner

5 Hernandez.

6 COMMISSIONER HERNANDEZ: Aye.

7 MS. GIARRATANA: Commissioner Jeter.

8 COMMISSIONER JETER: Aye.

9 MS. GIARRATANA: Commissioner Lugo.

10 COMMISSIONER LUGO: Aye.

11 MS. GIARRATANA: Commissioner

12 Malavasi.

13 COMMISSIONER MALAVASI: Aye.

14 MS. GIARRATANA: Commissioner Mehta.

15 COMMISSIONER MEHTA: Aye.

16 MS. GIARRATANA: Commissioner Torres.

17 FREEHOLDER TORRES: Yes.

18 MS. GIARRATANA: The motion has

19 passed.

20 MR. VENINO: Thank you very much.

21 MS. GIARRATANA: The next application

22 to be heard is Application 2018-62-SP; NCR Castle

23 Road, LLC; 650 New County Road; Block 10, Lot 12; in

24 Secaucus. An application to construct 380 parking

25 spaces for the first phase of a public parking

1 facility. Please note for the record that portion
2 of County Road was recently renamed Paul Amico Way.

3 MR. SAMUELS: Good evening,
4 Mr. Chairman, Members of the Board. William Samuels
5 from Scarinci Hollenbeck on behalf of the applicant.
6 This project as you are probably aware, the
7 application is Edison Parking. Edison Parking
8 already operates an extensive parking lot at the
9 Secaucus train station. They also own this property
10 on the other side of the Street, and they are now
11 proposing to expand that facility, and put a new
12 parking lot on the other end of New County Road and
13 Castle Road.

14 I'm sure you're also aware, the parking is
15 now becoming an important part of the transportation
16 network in this area. A lot of people use it.
17 There's a lot of demand for it. So we're proposing
18 to add 380 spaces onto the lot, Block 10, Lot 12 at
19 650 New County Road. This property being in
20 Secaucus is in the jurisdiction of the New Jersey
21 Sports and Exposition Authority, but it's also in
22 Secaucus. If you're aware of what is happening, the
23 delegation issues with the Sports Authority, the
24 application actually is not heard by staff at the
25 Sports Authority, it's heard by staff in Secaucus.

1 So Jennifer Mosley, the engineer in
2 Secaucus, has been very involved in all of this as
3 we have been involved in extensive discussions with
4 your engineers, primarily on this drainage on this.
5 Jennifer has been participating in that and
6 conferring. Their engineers have been involved in
7 terms what I was talking about. We don't have
8 approval yet from Secaucus, but Jennifer wanted the
9 resolution to come to Hudson County before they took
10 any action. They have been involved, and our plans
11 not only reflect comments from your professionals
12 also from her and her staff.

13 MS. GIARRATANA: Mr. Chair, I would
14 like to confirm that there has been a lot of
15 collaboration and a lot notification between the
16 town and the County, and we all agreed on the
17 comments.

18 MR. SAMUELS: The other part,
19 technically, when you're in the Meadowlands for a
20 project, they have to determine site suitability and
21 housing compliance. They have to first make a
22 formal decision by the Commission that it is not
23 suitable for housing. But the Commission has yet
24 take that action until Secaucus and they take it
25 over. So it's kind of a circle a little bit, but as

1 she said, we've been involved with all of us at the
2 same time so our engineers and everybody are
3 comfortable with what we're doing.

4 With that, I would like to call my first
5 witness to testify to the engineering. The first
6 witness is Jeffrey Martell.

7 (The witness is sworn.)

8 MR. CURLEY: Please state your name
9 for the record and spell your last.

10 MR. MARTELL: Jeffrey Martell,
11 M-a-r-t-e-l-l, Stonefield Engineering and Design.

12 MR. SAMUELS: Mr. Martell, would you
13 provide your professional information?

14 MR. MARTELL: Sure. I am a licensed,
15 professional engineer in the state of New Jersey, as
16 well as a professional planner, as well as a
17 municipal engineer, bachelor's of civil engineering
18 from the University of Delaware, and masters from
19 NJIT. I have been an engineer for ten-plus years,
20 and I've testified as an expert in civil site
21 engineering in approximately a hundred planning
22 boards in the state of New Jersey.

23 MR. SAMUELS: Your New Jersey license
24 is current?

25 MR. MARTELL: Correct.

1 MR. SAMUELS: I offer Mr. Martell as
2 an expert.

3 CHAIRMAN CHOFFO: We accept him.

4 MR. SAMUELS: Mr. Martell, do you
5 want to begin just the project overview and what
6 we're proposing to do?

7 MR. MARTELL: I've prepared an aerial
8 of its location. Do you want me to mark this,
9 Mr. Chairman? I'll mark it as A-1, and identify for
10 the record an aerial exhibit prepared by Stonefield
11 Engineering on 11/20/2018. It's an aerial image of
12 the subject property. It's highlighted in yellow in
13 the center the page. On the top of the page as we
14 discussed is the Secaucus Junction Train Station,
15 the existing parking lot in generally the center of
16 page, the property that's been there ten-plus years.

17 The new subject property is located on
18 Paul Amico Way is the parking lot. This is the Goya
19 building, and the building is about fifty percent of
20 the total lot area on the property. The proposal
21 and site plan application is to essentially remove
22 all of the existing development on the property.

23 The site plan that was submitted is Sheet
24 Z4. That building and pavement that exists on the
25 property would be removed to make way for the 387

1 surface parking spaces, a total of 379 that are
2 traditional parking spaces as well as eight ADA
3 parking spaces. There is on driveway on Paul Amico
4 Way and one on Castle Road. Both driveways have
5 three lanes, and they have the pay gateway which
6 will be both entrance and exits. The idea behind
7 the three gates is the center lane of the three
8 lanes, the center lane will change direction for
9 a.m. and p.m. So in the a.m. when more people are
10 entering the facility, we're going to provide two
11 entrance lanes, and then conversely, in the p.m., is
12 the ability to provide two exit lanes. So we will
13 always maintain the ingress and egress, but
14 obviously based upon the flow of traffic, the demand
15 that a center lane can be used appropriately.

16 In terms of oversight, there is a large
17 underground detention basin in the center the
18 parking lot. It will be underground at Castle Road,
19 and also a separate connection under Paul Amico Way
20 for reduction from the runoff on the County DEP
21 standard stormwater management, green design, native
22 landscaping increased on the northern property line
23 pulled the parking lot off that property line and
24 provided a small green strip. We're draining the
25 parking lot, removing the pavement into the green

1 area as an additional stormwater management
2 connection.

3 There is lighting on the parking lot,
4 25-foot high fixtures, downward LED light,
5 landscaping around the entire property. The
6 landscaping is a variety of shrubs, a smallish trees
7 based on the proximity. On Paul Amico Way, the road
8 you can't see with street trees. We have submitted
9 an estimate to the tune of 17,000 and change for
10 eight street trees that will be required. I believe
11 that estimate has been accepted for the soil
12 measures and tree grades, et cetera. With that
13 said, there are other trees being planted on the
14 property which don't meet the definition of a street
15 tree. We can't fit them in the right-of-way.

16 Generally, the structure of the area, my
17 colleague, Mr. Corak, will go into traffic of the
18 proposal at the intersection of Paul Amico Way and
19 Castle Road, as well as provide a pedestrian
20 connection from the subject property across the
21 street, and then as you go down to the area where
22 there's existing sidewalk, this is ADA compliant.
23 You cross the street on the crosswalk to the
24 opposite street, this is a plain view of the
25 sidewalk, all ADA compliant. You turn the corner

1 and it brings us to a point on Laurel Hill Drive.

2 So in terms of the offsite improvements,
3 you have a signal, you have this pedestrian
4 connection. As Mr. Samuels alluded, this is a
5 culmination of about three years between various
6 professional review and plan. It is still
7 relatively simple. We looked to a lot of
8 innovations so the much more intense plan of the
9 applicant here has really simplified into a parking
10 lot to provide for the demand for a parking lot
11 across the street. It's similar in nature to
12 spaces, style and landscaping. We're looking to
13 compliment each other across the street. Mr. Corak
14 will speak more on the traffic side.

15 MR. SAMUELS: Mr. Martell, Mr. Corak
16 is going to talk about the traffic issues. Just to
17 clarify a couple of things. Do we have any
18 encroachments in the County right-of-way?

19 MR. MARTELL: No.

20 MR. SAMUELS: And I know you say, can
21 you reiterate, we are compliant with the low impact
22 features required by the County as to native
23 landscaping and rain garden?

24 MR. MARTELL: Correct.

25 MR. SAMUELS: And we covered the low

1 impact. There is significant structural measures,
2 which is a detention basin under the property.
3 That's a significant improvement over the flow of
4 the existing conditions?

5 MR. MARTELL: Correct.

6 MR. SAMUELS: And we otherwise will
7 be compliant with other elements by the County
8 professionals, and we've addressed them?

9 MR. MARTELL: We're very, very close
10 to the County and the town's comments. There's a
11 couple lingering things on the town level with the
12 fire official reviews and various other things.
13 We're very close.

14 MR. SAMUELS: I have nothing further
15 from Mr. Martell.

16 CHAIRMAN CHOFFO: Any questions?

17 COMMISSIONER MALAVASI: Just to go
18 further, you said there's no encroachments in the
19 County right-of-way. On the flip side, there will
20 be a requirement because some of your traffic will
21 be outside of the right-of-way. So you have agreed
22 at our Site Plan Committee meeting, you've agreed to
23 easements to the County on those areas that our
24 facilities will be --

25 MR. MARTELL: Correct.

1 COMMISSIONER MALAVASI: Ultimately,
2 so we can get on it. So even though you're not
3 encroaching on our property, we're actually
4 encroaching on your property. You've agreed to
5 those easements?

6 MR. MARTELL: Correct.

7 COMMISSIONER MALAVASI: The other
8 thing I see with my old eyes, these plans I have
9 here are revised 11/16. That's just a couple days
10 ago. I know, Randy, you probably haven't a chance.
11 I am assuming these incorporate the comments we made
12 at the Site Plan Committee meeting?

13 MR. VOINIER: I mean, in our
14 subcommittee meeting, we spoke about a lot of
15 patterns and design. There was stipulations on the
16 geometry around the traffic signals. I'll let John
17 get into that more. We agreed to just about
18 everything is on there, and the engineer is pretty
19 much complying with everything.

20 COMMISSIONER MALAVASI: Okay. Thank
21 you.

22 MR. SAMUELS: Mr. Corak.

23 (The witness is sworn.)

24 MR. CURLEY: Please state your name
25 for the record and spell your last name.

1 MR. CORAK: John Corak, C-o-r-a-k.

2 MR. SAMUELS: Mr. Corak, can you
3 provide the Board with your credentials?

4 MR. CORAK: Certainly. I am an
5 engineer and project manager at Stonefield
6 Engineering. I received my bachelor's degree in
7 civil engineering from The College of New Jersey and
8 I have been practicing civil engineering for
9 approximately five years, and I have done traffic
10 impact studies for a variety of sites throughout the
11 state of New Jersey.

12 MR. MARTELL: You have been accepted
13 as an expert in traffic engineering in the state of
14 New Jersey?

15 MR. CORAK: Yes.

16 MR. SAMUELS: And your license is
17 current?

18 MR. CORAK: I am not officially
19 licensed.

20 MR. SAMUELS: You're in transition,
21 sorry. I offer him as an expert in traffic
22 engineering.

23 CHAIRMAN CHOFFO: Thank you.

24 MR. SAMUELS: Can you begin
25 describing the ingress and egress?

1 MR. CORAK: As Mr. Martell testified
2 previously, all movements on Paul Amico Way and
3 another access point on Castle provide flexibility
4 and circulation as far as our ingress and egress.
5 As many of the Board Members are aware, there can be
6 congestion issues on Paul Amico Way and Seaview
7 Drive during peak hours, with queuing heading back
8 towards the New Jersey Turnpike. As part of this
9 application, we would expect a lot traffic to
10 originate from the Turnpike coming to the parking
11 lot to the train station. We have improvements
12 proposed at the intersection of Seaview Drive and
13 Paul Amico Way related to the signing and striping
14 and traffic signal modifications. The idea is to
15 more efficiently service more cars at the
16 intersection.

17 At the intersection of Paul Amico Way and
18 Castle Road, we're providing brand new traffic
19 signals, including a pedestrian crossing. It will
20 have a pedestrian phase for pedestrians crossing
21 Paul Amico Way to get from the parking lot to the
22 train station or vice versa. No other traffic will
23 be moving through the intersection. We wanted the
24 safest crossing measures at the intersection.

25 MR. SAMUELS: With that mitigation

1 can you discuss the current levels of service, and
2 if levels of service will not decline as a result of
3 this project?

4 MR. CORAK: Certainly. So we have
5 been working extensively with the County, with the
6 Town of Secaucus that they'll be requirements, and
7 all of the communication measures for levels of
8 service at each approach and each movement do not
9 get worse, that they are working adequately and do
10 not become significantly worse, especially with the
11 construction of this project. With the construction
12 mitigation measures, there not be a change to the
13 level of services as compare to what we see out
14 there now.

15 MR. SAMUELS: One of the comments
16 going back to the County was that there was going to
17 be some work done to Paul Amico Way, and just like
18 the comments from the last application, making sure
19 we're working together and not interfering with each
20 other. What is your understanding about, are we
21 ready to go basically with permits?

22 MR. CORAK: Yes. Essentially, we'll
23 work directly with the County to coordinate the
24 timing of the traffic signal improvements, and the
25 resurfacing that will occur in 2019 on Paul Amico

1 Way. We don't want to be ripping up any of their
2 work, and we don't want them to mess up any of the
3 new pedestrian ramps. So we're going to work
4 directly with the County to make sure everything is
5 coordinating to the 2019 construction.

6 MR. SAMUELS: Basically, as soon as
7 the weather permits, we're going to get started, and
8 we mentioned the easement for the traffic signal. I
9 have nothing further of Mr. Corak.

10 CHAIRMAN CHOFFO: I have a couple of
11 for the engineers. Mr. Corak, you mentioned the
12 term "level of service." Give us a now with this
13 pedestrian crossing on I guess Paul Amico Way or the
14 two or three other intersections you're talking
15 about in terms pedestrian traffic now crossing, and
16 what it will be with the traffic timing?

17 MR. CORAK: All right. At the
18 intersection of Paul Amico Way and Castle Road,
19 there is very, very little pedestrian activity,
20 certainly not enough to warrant any other signalized
21 crossing. This new parking facility, 387 additional
22 spaces at peak hour, we would expect over a hundred
23 people crossing that street.

24 CHAIRMAN CHOFFO: Who is responsible
25 for the signalization and planning for the

1 pedestrian traffic?

2 MR. CORAK: The applicant will pay
3 for the signal, and the timing will be worked out
4 with the County, ultimately the NJTPA.

5 CHAIRMAN CHOFFO: It's a push button
6 signal?

7 MR. CORAK: Yes. The Town of
8 Secaucus, everybody that has a stake will also be
9 part of the coordination.

10 CHAIRMAN CHOFFO: Also the
11 Meadowlands?

12 MR. SAMUELS: No, I don't think so.
13 I think that system is integrated with the other
14 systems that are in the area. It's a regional
15 traffic signalization system. As far as how this
16 operates, the jurisdiction would be at that County
17 and the town.

18 MR. CORAK: The signal is the
19 jurisdiction of the County. The operation of the
20 signal will be controlled by that adaptive system
21 which controls over a hundred signal in the
22 Meadowlands.

23 CHAIRMAN CHOFFO: That's why I'm
24 concerned. I think on behalf of the other
25 Commissioners and engineers, what coordination this

1 Planning Board has and Secaucus has as compared to
2 the Meadowland Commission?

3 MR. CORAK: I know that they're
4 taking. They're not as important as the
5 pedestrians. We have to answer to those
6 constituents every day.

7 COMMISSIONER MALAVASI: When we do
8 the adaptive system, which we call it an adaptive
9 system, we work with NJMTA, and we help them
10 establish the parameters how the working signals
11 operates, and then we'll change it according to what
12 our needs are. The nice thing about the system, the
13 issues on Seaview Drive with the opening of the
14 school, that changed things. We worked with them,
15 and they give us real time, live traffic data
16 because they have that. So we'll work with them to
17 set the parameters, and as time goes, we'll work
18 with them again to modify those parameters.

19 COMMISSIONER MEHTA: Did you do any
20 traffic study for this project in the area of Castle
21 Road and Paul Amico Way?

22 MR. CORAK: Yes, we did do a traffic
23 impact study and signaling warrant analysis. The
24 traffic signal is warranted at the intersection both
25 today and with future traffic conditions.

1 COMMISSIONER MEHTA: What were the
2 results of that study?

3 MR. CORAK: Throughout the day there
4 are various levels of services, some of the
5 approaches are at capacity. However, with our
6 mitigation, we're essentially resulting in no change
7 or improvement to that.

8 COMMISSIONER MEHTA: What will be the
9 traffic at the morning peak hour? During that time,
10 I think that is bigger with the school.

11 MR. CORAK: Correct.

12 COMMISSIONER MEHTA: So what are the
13 current levels of service A, B, C or D?

14 MR. CORAK: Currently, Paul Amico and
15 Castle I believe operates at a C or a D. That's
16 acceptable. Our study did account for the school
17 coming in, along with the Exchange development to
18 the east and the west of the site. Those increases
19 in traffic volumes are accounted for in our traffic
20 study, which again, we worked extensively with
21 County and town professionals for several years now.

22 COMMISSIONER MEHTA: You are working
23 to get the cars through the parking lot so they
24 aren't going to queue the cars on the Paul Amico,
25 right?

1 MR. CORAK: Right. The extra lane in
2 the morning, all a vehicle would really have to do
3 is push the button or have at monthly pass. It will
4 very quick to avoid backups onto Paul Amico.

5 COMMISSIONER MEHTA: Currently,
6 you're operating the parking across the street. How
7 many parking spaces does it have?

8 MR. CORAK: I think it's over a
9 thousand. It's over a thousand. This is around
10 40 percent.

11 COMMISSIONER MEHTA: You are adding
12 signs?

13 MR. MARTELL: Correct, at the right
14 side of the driveway. The one on the right side is
15 similar to the one across the street. Signage is
16 modest compared to the overall structure, and the
17 landscaping around the perimeter. We'll keep it a
18 nice presence from the street.

19 CHAIRMAN CHOFFO: Any other
20 Commissioners?

21 MR. VOINIER: I maybe can give one
22 answer. The traffic study that was performed and
23 submitted August 7, 2018, they do have a tabular
24 form of what the intersection will work as once
25 there is the mitigation of a new traffic signal, and

1 they published that this parking facility and all of
2 the existing background, the level of service would
3 be a little over the Level of Service D, for the
4 morning peak hour and evening.

5 COMMISSIONER MEHTA: That traffic
6 study is with the school?

7 MR. VOINIER: Right.

8 MS. GIARRATANA: Commissioner, I
9 would like to say, just to reiterate what the
10 engineer mentioned, when we first met with them in
11 2015, I believe three full years ago, we brought the
12 school up right away, and they got information from
13 the HCIA, and that was all incorporated when they
14 did those projections that are parallel to their
15 traffic impact study.

16 COMMISSIONER MEHTA: I was worried
17 that the parking facility and school in the morning,
18 the traffic would back up the County road. Is that
19 a concern?

20 MR. CORAK: So in the morning almost
21 all of the site-generated traffic would not even get
22 to the signalized intersection. It comes to this
23 driveway with the two crossing gates. It should be
24 sufficient to handle the traffic.

25 MR. VOINIER: So what you're saying

1 now, there would not be any additional delay. There
2 would not be delay as a result of the traffic signal
3 and making the area pedestrian safe?

4 MR. CORAK: Right.

5 COMMISSIONER MALAVASI: Your new
6 driveway is approximately directly across from your
7 existing driveway. Is there plans to indicate on
8 the existing signage that I'm coming up Paul Amico
9 Way, and I want to park, are you going to have
10 signage that says the lot of full, so that if I want
11 to park, I don't get in the left lane and try to
12 make a left if I should a make right? It's
13 something to think about that you might want to
14 indicate that a lot is full and direct people across
15 the street. It might help alleviate any confusion
16 if somebody trying to get in, circulating the
17 existing lot, and then going back out. It would
18 cause frustration for your users.

19 MR. SAMUELS: We do agree. That's
20 all I have.

21 COMMISSIONER MALAVASI: Just to go
22 back, my office, T & M Associates, Remington
23 Vernick, the Secaucus engineer, the Sports
24 Exhibition, have gone through many iterations at
25 length. They have really done everything we've

1 asked. They have done as good a job as they can.

2 MR. VOINIER: We acknowledge a
3 point-by-point how hardware is use and the striping
4 is going, grading onto the crosswalks. It's about
5 implementing it so no cars are moving when a
6 pedestrian pushed the button to cross the street.
7 It is not efficient for vehicles, but when you say
8 there are going to be maybe a hundred pedestrians
9 during a peak hours, you're going to have all reds
10 so no cars are moving on the pedestrian phase. It's
11 a very well done, state-of-the-art plan that they
12 have for the signal, and we believe with a couple of
13 comments that -- and a couple of them that came from
14 the municipality, that they agreed to comply.

15 CHAIRMAN CHOFFO: As you know, I'm
16 only the Vice Chairman. The Chairman couldn't be
17 here due to circumstances. Myself, last year,
18 Chairwoman Bettinger and Commissioner Mehta,
19 appreciate all the time you guys put in, your
20 patience going through three boards, multiple
21 engineers and all the questions. We do appreciate
22 that. I applaud you for doing that. You have
23 pleased our experts. So on behalf of the Chairwoman
24 Bettinger and rest of this Board, I commend what you
25 guys are doing with the school and everything. We

1 know it's tough. We appreciate it. It's a great
2 response. We do appreciate you meeting our
3 engineers' recommendation. May have I have a motion
4 to approve?

5 MS. GIARRATANA: On a motion made by
6 Commissioner Cryan, and seconded by Commissioner
7 Mehta.

8 Commissioner Choffo.

9 CHAIRMAN CHOFFO: Aye.

10 MS. GIARRATANA: Commissioner Cryan.

11 COMMISSIONER CRYAN: Yes.

12 MS. GIARRATANA: Commissioner
13 Hernandez.

14 COMMISSIONER HERNANDEZ: Aye.

15 MS. GIARRATANA: Commissioner Jeter.

16 COMMISSIONER JETER: Yes.

17 MS. GIARRATANA: Commissioner Lugo.

18 COMMISSIONER LUGO: Aye.

19 MS. GIARRATANA: Commissioner

20 Malavasi.

21 COMMISSIONER MALAVASI: Aye.

22 MS. GIARRATANA: Commissioner Mehta.

23 COMMISSIONER MEHTA: Aye.

24 MS. GIARRATANA: Commissioner Torres.

25 FREEHOLDER TORRES: Yes.

1 MS. GIARRATANA: The motion has
2 passed.

3 MR. SAMUELS: Thank you.

4 MS. GIARRATANA: Next item on the
5 agenda are Applications to be Dismissed.
6 Application 2018-29-SP, the applicant RLF 1-A SPE,
7 LLC; at 350 Central Avenue; Block 293, Lots 3, 4, 5,
8 6, 7 10.01, 10.02 & 10.03; in Kearny. It's An
9 application to construct a warehouse including
10 office space, associated loading docks, and car
11 parking areas. This is being dismissed without
12 prejudice. They are coming close to their time
13 line, and they're making changes, so we'll proceed
14 to dismiss.

15 On a motion made by Commissioner Torres.
16 Seconded by Commissioner Jeter.

17 Commissioner Choffo.

18 CHAIRMAN CHOFFO: Aye.

19 MS. GIARRATANA: Commissioner Cryan.

20 COMMISSIONER CRYAN: Yes.

21 MS. GIARRATANA: Commissioner
22 Hernandez.

23 COMMISSIONER HERNANDEZ: Aye.

24 MS. GIARRATANA: Commissioner Jeter.

25 COMMISSIONER JETER: Yes.

1 MS. GIARRATANA: Commissioner Lugo.

2 COMMISSIONER LUGO: Aye.

3 MS. GIARRATANA: Commissioner
4 Malavasi.

5 COMMISSIONER MALAVASI: Aye.

6 MS. GIARRATANA: Commissioner Mehta.

7 COMMISSIONER MEHTA: Aye.

8 MS. GIARRATANA: Commissioner Torres.

9 FREEHOLDER TORRES: Yes.

10 MS. GIARRATANA: The motion has
11 passed. The next item on the agenda are
12 applications to be exempt. The first application is
13 2018-63-SD; Bayfront Redevelopment, LLC; 425-575
14 Route 440; Block 21901, Lots 5-10; and Block 24601,
15 Lots 1-12 in Jersey City. Subdivision application
16 not on a County road.

17 The next application is Application
18 2018-65-SD; the applicant, 100 Water Street
19 Development, LLC; at 100-110 Water Street Jersey
20 City and 147-155 Clark Avenue; Block 20703, Lots
21 2-12; in Jersey City. It's an application not on a
22 County road.

23 The next application is 2018-69-SP; Big
24 Mad, LLC; at 318 Madison Street; Block 48, Lot 25;
25 in Hoboken. It's a site plan application not on a

1 County road.

2 The next application is 2018-70-SD;
3 Hamilton Davis Group, LLC; at 210-214 Davis Avenue
4 and 541-543 Hamilton Street; Block 20703, Lots 2-12;
5 in Harrison. It's a subdivision application not on
6 a County road.

7 CHAIRMAN CHOFFO: May I have a
8 motion?

9 MS. GIARRATANA: On a motion made by
10 Commissioner Jeter, and second --

11 COMMISSIONER MEHTA: On the block
12 number, I think it's a typo.

13 MS. GIARRATANA: That is correct,
14 yes. That is correct. Thank you, Commissioner, for
15 pointing that out. The correct block number for the
16 Hamilton Davis Group application, Block No. 41 and
17 Lots 6, 9 and 10. Thank you.

18 On a motion made by Commissioner Jeter
19 second by Commissioner Torres.

20 Commissioner Choffo.

21 CHAIRMAN CHOFFO: Aye.

22 MS. GIARRATANA: Commissioner Cryan.

23 COMMISSIONER CRYAN: Yes.

24 MS. GIARRATANA: Commissioner
25 Hernandez.

1 COMMISSIONER HERNANDEZ: Aye.

2 MS. GIARRATANA: Commissioner Jeter.

3 COMMISSIONER JETER: Yes.

4 MS. GIARRATANA: Commissioner Lugo.

5 COMMISSIONER LUGO: Aye.

6 MS. GIARRATANA: Commissioner

7 Malavasi.

8 COMMISSIONER MALAVASI: Aye.

9 MS. GIARRATANA: Commissioner Mehta.

10 COMMISSIONER MEHTA: Aye.

11 MS. GIARRATANA: Commissioner Torres.

12 FREEHOLDER TORRES: Yes.

13 MS. GIARRATANA: All yes. The item
14 has passed. We have no old business, and the only
15 new business I want to mention that we have set up
16 the 2019 schedule, and we're going to send around to
17 everyone to take a look at. If you can look at it
18 before the December meeting, that would be great.
19 If anything jumps out to consider the holiday
20 schedule from our standard first Wednesday for site
21 plan and third Tuesday for Planning Board, if you
22 could let us know.

23 CHAIRMAN CHOFFO: I want to wish
24 everyone a Happy Thanksgiving. Motion to adjourn.

25 COMMISSIONER LUGO: Motion.

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COMMISSIONER MEHTA: Motion.
(Whereupon the proceeding is then
concluded at 7:46 p.m.)

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, November 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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