HUDSON COUNTY
PLANNING BOARD

RE:

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

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O P E N S E S S I O N

Bergen Square Center
Floor 9A
830 Bergen Avenue
Jersey City, New Jersey
Tuesday, September 18, 2018
6:30 p.m.

B E F O R E:

DANIEL CHOFFO, Chairman
FLOYD JETER, Commissioner
SAMANTHA LUGO. Commissioner
THOMAS MALAVASI, PE, PP, CME, Commissioner
KENNEDY NG, 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
FRANCESCA GIARRATANA, PP AICP, Board Secretary
PAUL CRAY, PE
ANTONIOS PANAGOPOULOS, PE
MARIO TRIDENTE, Inspector

Job No. NJ2833372

CHAIRMAN CHOFFO: I would like to open the meeting of the Hudson County Planning Board for this evening Tuesday, September 18, 2018. Has this meeting been advertised?

MR. CURLEY: Yes, Mr. Chairman. This meeting has been advertised in accordance with the Open Public Meetings Act. Notice was published in Jersey Journal. Notice was sent to the Star Ledger, and notice of the meeting has been placed on the County Clerk's bulletin board and the Clerk of the Freeholders' bulletin board.

CHAIRMAN CHOFFO: Thank you, Mr. Curley. Roll call, please.

MS. GIARRATANA: Commissioner Choffo.

CHAIRMAN CHOFFO: Here.

MS. GIARRATANA: Commissioner Cryan, absent. Commissioner Glembocki, absent. Commissioner Hernandez, absent. Commissioner Jeter.

COMMISSIONER JETER: Present.

MS. GIARRATANA: Commissioner Lugo, absent. Commissioner Malavasi.

COMMISSIONER MALAVASI: Here.

MS. GIARRATANA: Commissioner Mehta, absent. Commissioner Ng.

COMMISSIONER NG: Here.

MS. GIARRATANA: Commissioner Torres.
FREEHOLDER TORRES: Here.
MS. GIARRATANA: Commissioner Walker.
FREEHOLDER WALKER: Here.
MS. GIARRATANA: Chairwoman Bettinger. Vice Chairman, we have a quorum.
CHAIRMAN CHOFFO: Please stand to salute the flag.
(Flag Salute.)
CHAIRMAN CHOFFO: The review and adoption of the meeting minutes from July 17th and August 21st. Did all the Commissioners get chance to review the meeting minutes? Can I have a motion?
MS. GIARRATANA: Vice Chairman, please note we have to votes of the adoptions separately for two separate meetings.
On the motion made by Commissioner Torres, and second by Commissioner Walker.
Commissioner Choffo.
CHAIRMAN CHOFFO: Aye.
MS. GIARRATANA: Commissioner Jeter.
COMMISSIONER JETER: Aye.
MS. GIARRATANA: Commissioner Malavasi.
COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Ng.
COMMISSIONER NG: Abstain.
MS. GIARRATANA: Commissioner Torres.
FREEHOLDER TORRES: Yes.
MS. GIARRATANA: Commissioner Walker.
FREEHOLDER WALKER: Yes.
CHAIRMAN CHOFFO: That was for the July meeting only?
MS. GIARRATANA: Yes. The motion has passed. Review and adoption of the meeting for August 21st.
On a motion made by Commissioner Torres. Second by Commissioner Walker.
Commissioner Choffo.
CHAIRMAN CHOFFO: Aye.
MS. GIARRATANA: Commissioner Jeter.
COMMISSIONER JETER: Aye.
MS. GIARRATANA: Commissioner Malavasi.
COMMISSIONER MALAVASI: Aye.
MS. GIARRATANA: Commissioner Ng.
COMMISSIONER NG: Aye.
MS. GIARRATANA: Commissioner Torres.
FREEHOLDER TORRES: Yes.
MS. GIARRATANA: Commissioner Walker.

FREEHOLDER WALKER: Yes.

MS. GIARRATANA: The motion has passed. The next item on the agenda are matters scheduled for public hearing. The first is the adoption of the Hudson County Recreation Open Space Inventory. The update was properly advertised 30 days before the last public meeting. The entire inventory is included.

This covers only County open space, just County parks property that are considered for open space recreation. It's been reviewed internally by the County, all the necessary departments in the Division of Parks, and at the last meeting, we had circulated our memo what those changes are. There were only a few, and we held the public comment period time, and now we're ready to move the adoption, which requires a two-thirds majority, which have present at the meeting.

CHAIRMAN CHOFFO: Do I have a motion to adopt?

MS. GIARRATANA: On a motion made by Commissioner Torres. Seconded by Commissioner Walker.

Commissioner Choffo.

CHAIRMAN CHOFFO: Aye.

MS. GIARRATANA: Commissioner Jeter.
COMMISSIONER JETER: Aye.
MS. GIARRATANA: Commissioner Malavasi.
COMMISSIONER MALAVASI: Aye.
MS. GIARRATANA: Commissioner Ng.
COMMISSIONER NG: Yes.
MS. GIARRATANA: Commissioner Torres.
FREEHOLDER TORRES: Yes.
MS. GIARRATANA: Commissioner Walker.
FREEHOLDER WALKER: Yes.
MS. GIARRATANA: The motion has passed. The next item on the agenda is Memorializations of Resolutions that were considered at last meeting. The first is Application 2017-87-SP; Applicant, 7001 JFK Capital, LLC; 7001 JFK Boulevard Block 243, Lot 19 in North Bergen.
CHAIRMAN CHOFFO: Do I have a motion?
FREEHOLDER TORRES: Motion.
FREEHOLDER WALKER: Second.
MS. GIARRATANA: I'm sorry. Commissioner Walker wasn't present at the last meeting. I need another second.
On a motion made by Commissioner Torres. Seconded by Commissioner Jeter.

Commissioner Choffo.

CHAIRMAN CHOFFO: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.

MS. GIARRATANA: Commissioner Walker.

FREEHOLDER WALKER: Yes.

MS. GIARRATANA: The motion has passed. The next application is 2018-31-SP; the applicant is 217 Willow LLC; located at 217 Willow Avenue; Block 165, Lot 9; in Hoboken.

On a motion made by Commissioner Torres. Seconded by Commissioner Choffo.

Commissioner Choffo.

CHAIRMAN CHOFFO: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.

MS. GIARRATANA: The next item on the agenda are Site Plans, Subdivisions and Other Matters Scheduled for Public Hearing. The first application is 2017-46-SP. The applicant is 1768-1768.5, LLC; at Kennedy 1768-1768.5 Kennedy Boulevard, Block 27005, Lots 43 and 44; in Jersey City. This is an application to construct a three-story multi-family building with six residential units and five parking spaces.

The application was adjourned at the August meeting and was properly carried over. We have a letter confirming the adjournment from the Jersey City Zoning Board.

MR. JOSEPH: Good evening. Stephen Joseph. I am the attorney for the application. Like the Clerk said, this is six residential units and five parking spaces on Kennedy Boulevard. This project was already presented to the Jersey City Zoning Board in June 14th. The resolution was signed on July 19th, and on July 25th, that resolution was recorded. We received a comment letter from Paul Cray, County Engineer, on or about April 3rd, and we responded to those comments on August 3rd. There are some items that we will give

testimony. I believe a majority of the items were addressed through discussion. Mr. Cabato will testify.

(The witness is sworn.)

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

MR. CABATO: Raul Cabato, C-a-b-a-t-o. Thank you. I have presented before this Board before. I can just walk you through the drawing. Sheet 01A shows our building analysis. We are a 20,000-square-foot, three-story building with a total of six dwelling units. There is going to be a setback of five feet around the perimeter.

The southmost portion of the site, that's back here, the site goes approximately five feet from the high point in the rear and low point in the front and was used in determining the building height to calculate the building elevation. The proposed building height is 28 feet, six inches from the rear elevation. We calculated the building elevation at the highest point.

Thee photographs taken of the block, this is perpendicular to here. This angle is perpendicular to here. A tree is proposed in front. Sheet A101 is the ground floor plan. We are

proposing five parking spaces on this level. Also on this level, we're showing the building's lobby as well as garbage room. A secondary door provides egress from the garage.

MR. JOSEPH: Is there a handicapped spot?

MR. CABATO: Space No. 4 is dedicated for handicap use.

MR. JOSEPH: Where is the driveway?

MR. CABATO: Basically, we have about 37 feet three inches fronting Kennedy Boulevard. It goes inside.

COMMISSIONER NG: You only have five parking but six units?

MR. CABATO: I think because of the irregular shape of the lot, that's all we can manage. You can see, we have a lot of other components that we needed to provide, the sprinkler, meter room. Also, once again because of the irregular shape of the lot, we have an odd shape to it, and I think another spot for would compromise the parking space size on that side. We have 9 x 18, which is the standard size for a parking spaces. To answer your question, it's not just for compacts.

Sheet A09, shows the floor plan. It shows

three units per floor. We show the circulation for each level with elevators. And finally, the Sheet A20 shows the elevation, front, rear and side elevation.

CHAIRMAN CHOFFO: I'm sorry. Were those submitted with the application?

MR. CABATO: Yes. sir.

CHAIRMAN CHOFFO: Is there a date on them?

MR. CABATO: Yes. It was submitted originally March 3, 2018, last revision, June 12, 2018. Let me show you the elevation. All of the facades, they will be primary brick. They should be brown, this is kind of like a wood material, and that's pretty much it.

MR. CURLEY: Excuse me. Could we mark the rendering as A-1?

FREEHOLDER WALKER: I have a question. You're telling me you were before the Planning Board in Jersey City. What was the requirement in terms of parking?

MR. CABATO: Basically, we tried to figure out what we can do to comply with the minimum requirements for the maneuverability, and after all that long process, this is what we came up with, and

they were satisfied with it at the hearing. This wasn't just at the hearing. We were dealing with the staff throughout the whole process, and we were showing them all of the possible ways that we can do the parking to be more satisfactory.

FREEHOLDER WALKER: They told you there was a requirement though, right?

MR. CABATO: Yes, there was.

COMMISSIONER MALAVASI: Your zoning table says none required.

MR. JOSEPH: As everyone is aware, Jersey City parking is a very hot button issue. In order for this project to go through in its form, parking was required.

COMMISSIONER MALAVASI: My question is it not required because it's in a redevelopment zone?

MR. CABATO: Not required because it's not 50 feet wide on the front of Kennedy Boulevard. Also, it's an irregular shaped lot. The frontage is not 50 feet. If it's less than 50 feet, it's not required.

COMMISSIONER MALAVASI: There is a requirement for parking. I just want it on the record, is it in a redevelopment zone or not?

MR. CABATO: It's not in a redevelopment zone.

COMMISSIONER MALAVASI: So the City didn't require one space per unit, they were satisfied with the less than one space per unit?

MR. CABATO: Yes, sir.

MS. GIARRATANA: Mr. Chairman, reading over the testimony and the transcript from the zoning board, it seems as though there wasn't much discussion about the parking at all at the actually hearing, just internally before the planning board.

COMMISSIONER NG: Who's getting no parking spaces? That's a separate or open issue?

MR. CABATO: Well, I really don't want to speak for the owner, but I would imagine you wouldn't want to rent it. That could be part and parcel with the apartment. As far as the luck of draw, the last one that rents doesn't get the parking.

CHAIRMAN CHOFFO: Do we have a copy of the resolution for Jersey City?

MS. GIARRATANA: I hopefully have it in the packet. We just have the transcript.

MR. JOSEPH: We did a send over the

resolution. I do have another copy.

MS. GIARRATANA: Yes, it's in the packet. It's not explicitly discussed in the resolution either.

CHAIRMAN CHOFFO: Do you have any more testimony?

COMMISSIONER JETER: Two questions, that house is that adjacent right to the right, is that still abandoned? Because I see an eyesore; that property is abandoned. I know that the area. It's abandoned still?

MR. CABATO: I believe so. I'm not sure.

COMMISSIONER JETER: Okay. For the record, why wouldn't you try to do the whole area? The bike rack, how big is the bike rack. Is that big enough?

MR. CABATO: It's scaled 12 feet.

COMMISSIONER JETER: I'm just thinking it would be better to have at least parking spot per units rather than a bike rack, you know, to maneuver.

MR. CABATO: The bike rack is by resolution.

MS. GIARRATANA: That's Jersey City.

That's Jersey City Zoning Board.

MR. CABATO: Traffic is minimal and so you've got 18 feet plus 24, it is an irregular shape. If you have 24 right and 24 right here, but it's getting cut off in this. You know, that being said there's not that much area for another parking space, I mean...

CHAIRMAN CHOFFO: So there is only one entrance and one exit?

MR. CABATO: That's correct. That is more of a function that we just wanted one curb cut.

CHAIRMAN CHOFFO: And part of the engineer's comment, there's going to be no left turns.

COMMISSIONER NG: Only because there is going to be a conflict when one is going in and coming. Are you going to have like a door, a lighting fixture?

MR. CABATO: Yes, absolutely.

COMMISSIONER NG: When you open the garage, the lights goes on, and you would be prepared for something.

MR. CABATO: Well, there are two things we usually expect for a building like this. Number one, there would be a sound. There is going

to be a sound when the gates open, and there will be a light flashing. So it's more I guess when the cars come and also for the pedestrian to be notified that there is a car approaching.

CHAIRMAN CHOFFO: Mr. Cray, do you have any questions?

MR. CRAY: Thank you Mr. Chairman. My August 3rd, 2018, is actually my second review letter. There was a submission addressing comments on the engineer's plan for the County, and also for the City. There was concerns that they tried to have more frontage. I wasn't involved in communication. My understanding is the applicant tried to seek additional frontage, am I right or wrong?

MR. JOSEPH: The applicant wasn't able to acquire the additional frontage, and I don't recall whether they were still seeking frontage.

FREEHOLDER TORRES: Paul, you said August 3rd or April?

MR. CRAY: I'm sorry, April 3rd. The planning board and the project would have liked to have more frontage, but this is what they've come up with. So there were concerns with what they can do with the width available. They had more parking

spaces before. They weren't very functional. There was a concern they would have backed out onto Kennedy Boulevard. So what we have left is what remains in the letter. They applicant responded in a point-by-point response letter. They basically addressed most of the comments.

I think what remains, we asked that we get testimony with regard to the trash operation, with regard to the County roadway. That still should be on the record. Everything else was addressed. I needed some clarity. My understanding from the plan is, I am understanding the parking was not required by City ordinance, but subjectively there was an interesting in providing parking, what was that situation?

MR. CABATO: There was no requirement per negotiation with the City as far as the parking, but that was one of the things that we negotiated. So we did provide parking.

MR. CRAY: As written in the ordinance for this section, it doesn't require parking. I think there was some testimony that it's suitable for this amount of parking for this space, and something on the record. I don't have a problem with that. You're be taking away some on-street

parking. I think that should be on the record. That's all I have, Mr. Chairman. All of the comments have been addressed with the latest letter.

MR. CABATO: A couple of things we wanted to mention. We are going to be setting a sign or putting up a sign stating that there should be no left turn, which should be in the record. They're going to make a right turn. The other thing is, we have on-site garbage, that we're going to be storing, and then we're going to take out on garbage collection day. There are no plans to get private hauling. They do know when pickup is.

COMMISSIONER JETER: Right turn in and right out; right in and right out?

MR. CABATO: That's correct. Like I said, on average the apartments are 1,300 square feet, the largest apartment is 1,300 square feet, two-bedroom apartment.

CHAIRMAN CHOFFO: I have a question for Mr Tridente. They need sidewalk and curb?

MR. TRIDENTE: They need to do the entirety.

CHAIRMAN CHOFFO: Was the applicant aware of that?

COMMISSIONER MALAVASI: The sidewalk

frontage.

MR. CABATO: They will be willing.

MR. CRAY: Mr. Chairman, I have seen that. We did have some clarity, for the utilities we had one box, and you know, they have agreed to that one rectangle across Kennedy Boulevard. That was particular in the review letter. It's a very good question.

CHAIRMAN CHOFFO: You also said there is one handicapped spot there. What happens if you have a building and none of them are handicapped? Are people denied that spot? It's right on private property.

MR. CABATO: I would say there probably be someway to get that for somebody if somebody with disability were to rent or buy.

CHAIRMAN CHOFFO: If there is someone that rented smallest apartment, that's technically their parking spot.

MR. JOSEPH: There is a requirement for the accommodation.

CHAIRMAN CHOFFO: Any other questions?

FREEHOLDER TORRES: I need more clarity on the issue of frontage. Is there County

regulations?

MR. CRAY: There's a response from my letter, it's number one, letter B.

MR. JOSEPH: We attempted to get bigger frontage. For whatever reason, it couldn't happen in this situation.

FREEHOLDER TORRES: If they don't meet the County standards, do we set a precedent if we approve? I just want to get clarity.

MR. CRAY: There is a reason, is that they weren't in control, weren't in control of the property. I think this should be noted. They don't have a frontage. I defer to Mr. Curley. They are basically tied to that particular property. So what I do is I try to poke around if to see they tried to get more, and if not, that they make the best of a bad situation. I don't think it's justified to get a side waiver that they would just try to have off-street parking, but literally, that's all they have, so there's no mathematic way to address it. To me, I try to get them to justify that they made the best out of that circumstance.

That has happened before on applications. So that it's not a necessary this application, but I will say this isn't the first time we do not have a

waiver.

FREEHOLDER TORRES: So this will not set a precedent for the future to say certain cases or certain projects?

MR. CRAY: Not the way I review it. I defer to Mr. Curley. I never had the pleasure to come up where there's six units and five. I never did that, and if I did I would say no. I think I would have the support of the Board. The reason that I like get more on the record is so I can go to a future applicant and say, this isn't a swinging door. We do have that point of view. I feel an obligation to do that so I can look at them in the eye and say, I don't think that's a matter of setting a precedent.

COMMISSIONER NG: The last apartment with the handicapped, how are they going to do it?

MR. CRAY: If someone is handicapped, they're going to need the space. If there's no handicapped folks, typically they would use it. It's not a public right-of-way so until somebody needs, it they're going to use it. If it's in the street, they will get a summons obviously. The worse scenario, that's fine that have that extra space and that access. They need 15 feet total, so

I think it's better to plan for it if you do need. If you don't need it, that's a situation you can say, we'll deal with it later.

CHAIRMAN CHOFFO: Any other questions?

MR. CURLEY: If a person is occupying the handicapped space, it can be moved from there if a handicapped comes in, and that would typically be included in the lease.

CHAIRMAN CHOFFO: Any other questions? Can I have a motion?

MS. GIARRATANA: On a motion made by Commissioner Walker. Second by Commissioner Torres. Commissioner Choffo.

CHAIRMAN CHOFFO: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Ng.

COMMISSIONER NG: Abstain.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.

MS. GIARRATANA: Commissioner Walker.

FREEHOLDER WALKER: Yes.

MS. GIARRATANA: The motion has passed.

MR. JOSEPH: Thank you.

MS. GIARRATANA: The next item on the agenda is 2018-04-SP. The applicant is Georgette Benmoha, LLC. The location is 1601-1605 Manhattan Avenue; Block 180, Lots 18 and 19; in Union City. It's an application to construct a four-story, nine-unit multifamily building with 13 parking spaces.

MS. PEREIRAS: Good evening, counsel, Mr. Chairman, Members of the Board. May it please the Board, Bianca Pereiras on behalf of the applicant. We are on the corner of 16th Street and Manhattan in Union City, on a County road. Right now, we have a mechanic shop. We are going to remove that mechanic shop and create residential units. We have two experts to testify on the proposal this evening. I would like to begin the presentation with our architect.

(The witness is sworn.)

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

MR. PEREIRAS: My name is Pereiras,

P-e-r-e-i-r-a-s.

MS. PEREIRAS: Would the Board like to hear his credentials?

CHAIRMAN CHOFFO: Yes, please.

MR. PEREIRAS: I'd be very happy to. I received a bachelor of architecture in 2001 from NJIT. I am certified in New Jersey as well as a couple other states. I serve on a number of boards, both academic and professional, AIA, with many different position. For High Tech, I am occupied with many parts of their programs, all close to home. I have been a licensed architect since 2006. I received lots of awards, including Architect of the Year for the State of New Jersey, and I am very happy to be before you today to present this project.

CHAIRMAN CHOFFO: Thank you.

MS. PEREIRAS: Mr. Pereiras, would you provide us the purpose for the presentation?

MR. PEREIRAS: The purpose for the presentation, I have two easels, one to my left and my right. On the left side I have the rendering that was submitted, however, it is in color. Do I need to mark that up?

MR. CURLEY: A-1.

MR. PEREIRAS: I'll mark it as A-1. We are on the northwest corner of that intersection of 16th Street and Manhattan. If you're going down 16th Street to Manhattan Avenue, if you make a right, it's a two-way street. If you make a right, you're going to Hoboken. If you make a left it's towards the Union City, and in Union City, it's a one-way street. Our site is an irregular site with 50 feet, narrow frontage on Manhattan Avenue, and 99 feet along 16th Street.

This is the existing conditions of the site. Obviously, the conditions before, there was a mechanic shop there. It's currently abandoned not for this project specifically, but this is an existing drop-off and entrance for the mechanic shop, both on Manhattan Avenue and on 16th Street. So there's two curb cuts. Obviously, it's a very high traffic, high impact to the neighbor and industrial use. We are looking to change that. We're looking to build a beautiful residential building on a very small scale.

There is parking on the lower level and three floors above that with apartments each of those floors. So it's not very dense, very light. What we're looking to do is, we set the building

back to the rear so we create a very quiet pedestrian pathway. The sidewalk is a little narrow along Manhattan Avenue, so we create a sanctuary to the rear with more of a pedestrian scale, and we created a park setting. We created landscaping. So we have twelve and a half feet of landscaping, a nice wide sidewalk, and to the north along this side, the curb cut on 16th Street is so close to the intersection, we eliminated having that curb cut. You can see that along the ground floor plan.

So the entrance from Manhattan Avenue, you go through the curb cut, you walk in and you have plenty of aisle for that turn, and what we're proposing to do is 13 parking spaces for the nine apartments, so each apartment gets more than one space. We made sure we had 13 parking space. The floors above is very typical circulation. We have two towers for egress. We have one elevator to the three apartments, very nice, very open. The three apartments, walk in, kitchen, dining room living space and two small bedrooms -- the two bedrooms; one master suite and one bedroom, not small; actually very generous in size, and the same thing for each of the three apartment.

We have an overwhelming amount of brick,

and very nice three-stories so you see nice views of Manhattan. It fits the neighborhood really, really. I can talk at length about the building, but I'll open up for some questions.

FREEHOLDER WALKER: In terms of that parking because with Hudson County, it's the getting hard, and I appreciate your making 13 parking spaces.

MR. PEREIRAS: It's also important to us. The City is very careful.

COMMISSIONER NG: Very, very.

MR. PEREIRAS: Mr. Ng can tell you.

COMMISSIONER NG: My wife has a car. I have a car. You want space for more than one car.

FREEHOLDER WALKER: Absolutely. We appreciate it.

CHAIRMAN CHOFFO: It was approved by the Union City?

MS. PEREIRAS: It was obtained in November 2016.

CHAIRMAN CHOFFO: Why has it taken so long?

MS. PEREIRAS: A combination of all, the professionals, the financing.

CHAIRMAN CHOFFO: Any questions from

the Commissioner?

COMMISSIONER MALAVASI: Just a question on the handicapped space. You put them as far away from the elevator as possible. Is that because of the way you had to lay out? Because every car that comes in parking lot has to cross that space. I'm sure you would want to move it further in so that people, the handicapped folks aren't crossing the traffic.

MR. PEREIRAS: I wish I had a better answer than what I'm about to give you. My original plan had the handicapped spaces here. The local building inspector literally drew it on my drawing. That was it. I have no better answer than we are complying with his request. So that, notice we also two handicapped parking spaces. That is in my opinion not required. Our local inspector believes strongly that he interprets the code, where the code reads in the international building code reads that there are two types of that parking spaces, vans and regular cars. The code read that you should provide one of each, and they continued to say as per table such and such. If you go to the table you need one when we have between one and I think 25 parking spaces, but he sees that as isolated. So any lot

has two handicapped parking spaces. This is for the local ordinance.

MR. PANAGOPOULOS: I just to confirm, so that letter I wrote to you August 13th, you submitted a set of plans. My letter references the plans most recently revised June 13, 2017. The one that I got through the e-mail were recently submitted revised on September 5th, 2018. What were you presenting today?

MR. PEREIRAS: The most recent drawing and plan.

MR. PANAGOPOULOS: The plans on the application are also the older plan, so I want to put on that record. I think that we need to put these into evidence?

MR. CURLEY: You certainly have to have them in to be reviewed before it is submitted. There are new revisions on these plans that were submitted to you.

MR. PEREIRAS: What plans do you have?

MR. PANAGOPOULOS: The plans that were dated June 13, 2017. Yeah, but since that meeting, they submitted new plans. I have looked at them, and they've addressed my comments that were in

my letter. They have to do some grading and some details that you meet the County standards. The only thing I would ask is that when you had spoken about the site, that when you install the asphalt at the site that you make one painted box instead of individual boxes. Other than that I comments were addressed as far as the site plans go. My pet peeve are the bumps.

MR. PEREIRAS: Makes perfect sense.

MR. PANAGOPOULOS: Other than that, all of my comments were addressed.

COMMISSIONER MALAVASI: You want to make sure you driveway has a four-foot-wide cross slope before you get to the apron. Too many times the concrete guys go from the bottom of the building and one slope that doesn't match. We had to have people rip them out. Just make sure you put on there that it's a four-foot cross slope.

COMMISSIONER NG: What is the material of the building?

MR. PEREIRAS: Union City prefers brick, and we show brick as much as possible. The two exposed side of the building we have brick so you have a span of glass and brick. So from this point these bays are full of glasses, and it is

brick, and the topped with the metal top, very clean, very simple building.

COMMISSIONER NG: Is there anything there in terms of the school right there?

MR. PEREIRAS: I think it's a block and a half away.

COMMISSIONER NG: Did you do the environmental?

MR. PEREIRAS: The environmental is fully complete. It has approval.

COMMISSIONER NG: When are you starting?

MR. PEREIRAS: Right away hopefully break ground as soon as possible.

COMMISSIONER MALAVASI: You're need a permit from my office and a traffic control for sidewalk pedestrian traffic, so when you get that permit from my office, they will a deal with that. Thank you.

MR. PEREIRAS: There is very little pedestrian traffic there because we are on the end of Union City, so there's only like a few houses. Everything else in Union City is in the other direction. So anyone that's walking to school is going take Hudson Avenue, or if they're coming from

the north down, they come that way. So the impact on the school is also none.

FREEHOLDER TORRES: Just for the record, the ADA compliance was addressed?

MR. PEREIRAS: Right, the ramp, we'll do some grading by the ramp. It's tight over there. It's as good as you're going to get. If you start at the top of that ramp and go back, it's close to the same elevations. That corner was just recently done by the City, and they actually struggled to comply with the ADA. The corner itself actually extends pretty as far in order to get the right pitch. It's eight feet. We're going to mimic exactly what is there. It's the only way of getting that done. I don't want to touch the handicapped parking. You can make the call. That it's outside of us to make the call?

MR. CURLEY: Please mark the revised drawings as A-2.

MR. PEREIRAS: For the record, I'm going to mark the title page A-2.

CHAIRMAN CHOFFO: Any questions?

MR. TRIDENTE: Mr. Chairman, can I ask architect, how far is the driveway from the intersection?

MR. PEREIRAS: Center line of the street is 32 feet, four inch.

MR. TRIDENTE: Is it possible to put some type of a sign on the inside of that garage No Right-Hand Turn. The operation of that garage, if I pull out of that garage, I'll go right into incoming traffic on Manhattan Avenue, so it would be wise if we had some kind of, even if it's just a one-way sign directly across the street, it would be wise to put some type of a traffic monitoring device to tell them no right-hand turns coming that out of the driveway down Manhattan.

MR. PEREIRAS: I think it makes sense.

MS. GIARRATANA: Mr. Chairman, I'll just note that the applicant has fulfilled the shade tree requirements, and they are planting two shade trees, and they fulfilled two green techniques, native landscaping and parking.

MR. PEREIRAS: The two shade trees are along Manhattan avenue, and we added some trees, one on each side of the garage doors.

MS. GIARRATANA: On a motion made by Commissioner Jeter. Second by Commissioner Walker.

Commissioner Choffo.

CHAIRMAN CHOFFO: Aye.
MS. GIARRATANA: Commissioner Jeter.
COMMISSIONER JETER: Aye.
MS. GIARRATANA: Commissioner Malavasi.
COMMISSIONER MALAVASI: Aye.
MS. GIARRATANA: Commissioner Ng.
COMMISSIONER NG: I think I have to abstain. I live in Union City, and I know both of them. Do I have to abstain?
MR. CURLEY: It's better.
COMMISSIONER NG: Abstain.
MS. GIARRATANA: Commissioner Torres.
FREEHOLDER TORRES: Yes.
MS. GIARRATANA: Commissioner Walker.
FREEHOLDER WALKER: Yes.
MS. GIARRATANA: The motion passed.
MR. PEREIRAS: Yes. Thank you very much.
MS. GIARRATANA: The next item on the agenda is Application is 2018-42-SP; the applicant, 128 JFK, LLC; 128 Kennedy Boulevard; Block 335, Lot 12; in Bayonne, an application to construct a three-story, four-unit residential building with three parking spaces. The applicant's team had

contacted the Planning staff and is requesting adjournment due to a scheduling conflict, and we received a letter agreeing to it from the City of Bayonne. We need a motion to adjourn and carry to the next meeting.

CHAIRMAN CHOFFO: May have I motion to adjourn.

MS. GIARRATANA: On a motion made by Commissioner Torres and second by Commissioner Walker.

Commissioner Choffo.

CHAIRMAN CHOFFO: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Ng.

COMMISSIONER NG: Abstain.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.

MS. GIARRATANA: Commissioner Walker.

FREEHOLDER WALKER: Yes.

MS. GIARRATANA: The motion has passed. The next item on the agenda is Application

2018-44-SP; Ridge Crossing I Urban Renewal, LLC. I would like to note on the record there was a typo in the location. The address is 682-686 Schuyler Avenue. The Block 134, Lot 1 was correct; in Kearny. It's an application to construct a 102-unit multi-family building with two driveways.

MR. COLTON: Good evening, everybody. My name is Tom Colton. I represent Ridge Crossing I Urban Renewal, LLC. For the record, this property is in the town of Kearny at 682-686 Schuyler Avenue. The property is in the redevelopment corridor zone, the Schuyler Avenue district of the redevelopment zone. The application is for a multifamily building with two buildings situated on the property.

Just for a little bit of background, this actually is a much larger site. It's actually a 30-acre site. This particular application for multifamily covers about two acres, a shade under two acres in the overall 30-acre site. This redevelopment project is a site that has fallen into disrepair and underutilization. It's been a low-level, low-grade industrial use, with environmental contamination. Our client acquired the property four or five year ago, and spent that time cleaning the site, knocking down and regrading

site conditions, and we're now proceeding with redevelopment. This is actually phase three of a three-phase project. The first two phases were the industrial components and warehouses and commercial buildings in the low lying areas of the site.

So the application we had presented before the Kearny Planning Board was for final site plan approval for the building. It's about 22,036 square feet, again for the two buildings and the parking. The application is fully compliant with RSIS. They're have parking on-site, parking garage. The parking deck is situated under the building. The site is not going to have significant impact on the County right-of-way, which is Schuyler Avenue.

It will have minimal contribution to runoff. The site is on top of a hill. The site will drain away from Schuyler Avenue. It certainly is an industrial site with a substantial retention facility designed into that site than for that purpose. In terms of landscaping, we comply with whatever landscaping is required.

The site was before the Kearny Planning Board. It was actually approved May 15, of 2018. The resolution for approval was memorialized on June 10, 2018. Tonight we have plans we want to

show. There is basically three reports, two on behalf of this Board, and for the Kearny Planning Board. We received a Remington and Vernick letter, and a final letter from Hudson County Planning Board to confirm that they received all that information. So unless the Board has any housekeeping. We can take you through comment letter, and certainly if the Board has any questions, we're happy to answer them.

FREEHOLDER TORRES: Just to clarify the plan, this is on the right?

COMMISSIONER MALAVASI: It's the upper left-hand corner.

MR. COLTON: We have a benefit of the rendering. You can see it's a beautiful building. We can mark this as Applicant's A-1. It's a rendering I can show you for your information of the entire industrial site.

MR. CURLEY: Counsel, it's all the same rendering?

MR. COLTON: I have an additional copy here. I can mark it as A-1 and A-2, if you would like. While you're looking at that, we'll have the first witness sworn.

(The witness is sworn.)

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

MR. CORAK: John Corak, C-o-r-a-k. Thank you, Commissioners. We have 102 units for residential development, four stories of living with a parking garage underneath. The way the site slopes, the parking garage is hidden from the view from Schuyler Avenue, the County roadway. The entrance to the garage is down below the slope and back away from the County right-of-way.

That site is had 190 parking spaces, which is compliant with RSIS requirement. As far as drainage, as mentioned, the property slopes away from the County right-of-way. There's essentially no drainage in the County right-of-way. It maintains that existing that slope for the drainage pattern of the development.

The property proposes to have one full-movement driveway on the easterly portion of the site, and one ingress-only driveway which leads to a dropoff area in front of the building. That dropoff area leaves you right there at the first level of residences going up.

With respect to the County comments, we comply with virtually all of the comments. We have

provided six shade trees within the County right-of-way on Schuyler Avenue. We are meeting the requirement for the two green aspects, native planting and the six shade trees. With respect to trashing impact, over the existing development, there is a peak hour increase of only 25 trips, which is the typical standard for traffic impact. It's the industrial standard threshold with respect to traffic impact during peak hours.

And then there is one comment with respect to the driveway radii, so we slightly extended the radii for the driveway. The way the driveway was laid out and the position on the site, we wanted to avoid relocating on Schuyler Avenue, which really wouldn't be necessary along this stretch of County roadway. That south driveway meets the standard.

FREEHOLDER WALKER: What's the size of the property?

MR. CORAK: Under two acres, it's right on that number, 1.9-acre.

MR. CRAY: Mr. Chairman, sorry to interrupt. For the Board's reference, the property is most of it from Schuyler, for reference, do you see that aerial? The first sheet with an aerial on it I think that maybe helpful to give a little more

perspective. Most of the property is not County jurisdiction. The residential portion goes to Schuyler. I guess you see on the aerial map.

MR. CORAK: So the corner of the property that's under County jurisdiction is the small left side, westerly side that's on Schuyler Avenue, and all the way back is the industrial area.

CHAIRMAN CHOFFO: It's at an angle to the cemetery?

MR. CORAK: The cemetery is to the right on Schuyler Avenue.

MR. COLTON: It starts dropping down, and all the industrial is the 20 or 30 acres right there.

MR. CORAK: It's immediately adjacent to the property.

CHAIRMAN CHOFFO: On Schuyler and your property is to the left?

MR. CORAK: This is your Schuyler Avenue frontage in the rendering, and the steep driveway is perpendicular to Schuyler. So it's two driveways, one ingress only that I want to share, and then there's a two-way driveway to the north end of the development on the right.

MR. CRAY: I'm sorry to interrupt.

CHAIRMAN CHOFFO: I'm confused. I'm from Harrison and I'm not complaining, I'm just trying to visualize, which is it, basically the rectangle?

MR. COLTON: You can see on page 2. It's a beautiful building.

CHAIRMAN CHOFFO: Is there any contamination in this section. I know if you go further east.

MR. COLTON: It's a 30-acre site. It's already been approved for the higher area.

MR. CORAK: All the hot spots were removed. The soils have all been ripped out. The residential has been remediated to DEP standard, and we'll put a vapor barrier for extra protection. The soil contamination there are removed.

(The witness is sworn.)

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

MR. MERTZ: My name is John Mertz, last name spelled M-e-r-t-z. You have the two driveways. The one on Schuyler is ingress only. The other driveway is full movement.

COMMISSIONER JETER: Did you go before the site plan committee?

MR. CRAY: Yes. First of all we have jurisdiction on phase three?

MR. MERTZ: It's phase three.

MR. CRAY: So phase two and three, emergency vehicles have access?

MR. MERTZ: It's all on the interior of the site.

MR. CRAY: It's controlled there. You will see a paver in connection. So their site is contained off of Schuyler, and what the traffic assessment showed was the impact for the full service driveway, and one driveway for ingress for dropoff.

CHAIRMAN CHOFFO: The one driveway that's full service, how far is that from the Belleville Turnpike?

MR. MERTZ: Do you have a ruler? It's about a half mile or so. The site now has three preexisting driveways. It's kind of messy. There was a bunch of small buildings on it.

MR. CRAY: This driveway before actually had a name?

MR. MERTZ: Truvan Road, T-r-u-v-a-n. There's a cutoff at Schuyler. You make the right and go down behind the building.

MR. CRAY: So it's wasn't interconnected. It will improve truck traffic as well.

MR. MERTZ: That's only for this building and for deliveries, for cars. There was discussion about the radii in the driveway. Basically, the lack of radii, basically we had to have movement to the County right-of-way would cause disturbance to the angle.

MR. CRAY: If the Board was looking to take action, I will prefer that condition be worked out with the County Engineer. I don't want to create -- I certainly do not want to right now say you do comply. I want to consult with the County Engineer as a condition of approval. I prefer the radii for people, when they're coming down the driveway, they're staying on their side. If there are no curbs, they kind of cross over to the other side.

COMMISSIONER MALAVASI: Probably a simple driveway with a flare. A hundred-plus parking is a pretty good amount for safety. We'll look at the detail.

MR. CRAY: If you've got to turn, and people get there, and they don't see that easy

curvature, they have not choice but slowdown.

CHAIRMAN CHOFFO: What is signage for the property?

MR. MERTZ: I don't know. I have to ask.

MR. COLTON: No, I'm not sure for residential property.

MR. MERTZ: They'll be signage if needed on Schuyler.

COMMISSIONER MALAVASI: Where are you putting trees on the property, where are you putting them?

MR. MERTZ: On the sidewalk on the along the front of the property.

COMMISSIONER MALAVASI: Along the south, you've got a sidewalk that goes to the crosswalks to the north. They should connect to the south to get folks to the crosswalk.

MR. MERTZ: They're be on the south side of Schuyler Avenue.

COMMISSIONER MALAVASI: Away from the intersection along the sidewalk.

COMMISSIONER NG: What is the frontage?

MS. GIARRATANA: 190 feet.

MR. MERTZ: Yes, measuring, that's accurate.

CHAIRMAN CHOFFO: It will be ADA compliant?

COMMISSIONER MALAVASI: It's further south along the crosswalk. The property to the south of the sidewalk with a handicap ramp. I don't know the name of street.

MR. MERTZ: Laurel Avenue.

CHAIRMAN CHOFFO: Can we have a copy of the resolution from Kearny?

MR. COLTON: Absolutely.

CHAIRMAN CHOFFO: You said you went before the planning board?

MR. COLTON: Planning board. I'll get that tomorrow morning.

CHAIRMAN CHOFFO: Are there any conditions that within the resolution?

MR. COLTON: A lot of them were broadly development related in terms of cross easements.

CHAIRMAN CHOFFO: How many bedrooms are the apartments going to be?

MR. CORAK: There is a mixture of studios, one, two, three bedrooms.

CHAIRMAN CHOFFO: Any questions? Can I have a motion?

MS. GIARRATANA: On a motion made by Commissioner Jeter. Second by Commissioner Walker. Commissioner Choffo.

CHAIRMAN CHOFFO: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Ng.

COMMISSIONER NG: Aye.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.

MS. GIARRATANA: Commissioner Walker.

FREEHOLDER WALKER: Yes.

MS. GIARRATANA: The motions passed. Next item on the agenda is Application 2018-53-SP; Crestpoint Development UC, LLC; at 511-519 32nd Street, Block 170, Lots 21-25, 43, and 48-50; in Union City. It's an application to construct a mixed-used building with 32 dwelling units, 35 parking spaces, and commercial space.

MS. PEREIRAS: Again, good evening.

Bianca Pereiras on behalf of the applicant. As mentioned by your Board Secretary, this is an application for a mixed-use structure, with commericial and 32 residential units with 35 parking spaces on 32nd Street, which is a County road. This previously went before the Union City Planning Board, and we received approval. We are located in the Union City Central Core.

Mr. Pereiras testified before. I remind you you're still under oath. Please describe the project to the Board.

MR. PEREIRAS: I'd be very happy to. First and foremost, this is a very upfront project for Union City, Union City's gateway. It's right on 32nd Street as you're approaching Union City here, and it's right at the turn of our commercial district for the Bergenline Avenue. This is property used to be drive-through for a bank, Capital One.

It's really is the beginning of a few projects to coming along 32nd Street that is really going to revitalize this area, bringing a lot more pedestrian traffic and increase the density right there so that it really wraps around Bergenline Avenue and really creates this corridor along that

gateway. It's very important. You'll see more projects for us along this block, all of them very similar in character. We keep the commercial on the bottom floor and apartments above. The residents in the apartments will be patrons for the commercial space, keeping it active night and day. That's what we're looking to do.

This particular application, it's about 4,000 square feet, and it's extremely odd in shape. This is the highlighted area. These are the site plans that were submitted to the Board. They have a revision date as of February 21st, 2018.

MR. PANAGOPOULOS: I have a set of plans here dated September 5th.

MR. PEREIRAS: Yours are even more current. The changes were really engineering changes. We have also have a rendering for the project which is a color version. I will mark the back of that A-1. I'll mark today's date.

So it has frontage on 32nd Street. We have this peculiar shape that wraps around the site and goes to 31st Street. There is a lot of industrial fill there. So what we did is this back area of the lot for all of the vehicle to go there, so there is absolutely no curb cuts along 32nd

Street. It is just pedestrian. We have four or five shade trees, four shade trees and no curb cuts. What you can see is commercial spaces on the ground floor, and a lobby for the residential.

The residential has 32 units, and we have 35 parking spaces that we were able to do on the site and the building itself. Looking at the signage on 31st Street, you have a driveway and parking below the building. This is all of the parking on the site. Along the building we have three large commercial spaces. Along 32nd Street we see a lobby entering the building. The building is very simply designed. We have stairs, elevator, very simple, eight apartments for four floors, eight apartments on four floors. That's 32 apartments in total.

And on the side of the building, we have a typical lot in Union City is 25 x 100 lots. That's what we see next to it. We wanted to create that same scale to really define the street. So we broke up the larger size into different colored bands of brick, so that it fits well in the neighborhood. I think that's what we accomplished, very nice commercial area with a lot of glass, then a band. It's a very simply canopy with signage that's

visually appealing, and the top of the building is basically capped with a metal cornice, very simple, elegant, shade trees.

FREEHOLDER WALKER: Could you explain the commericial space where you have the lobby?

MR. PEREIRAS: You have the two areas that are slightly different are two lobbies for the residential building. We have the main lobby and one is emergency egress. I don't want people going to that door thinking they're in a commericial space. So it's slightly differently on both sides. It's more residential in nature. There's going to be a couch with furniture, a pendant, so it really distinguishes it with the color and style. So we do have two lobby doors for the residential side.

We have the building with our approval from Union City. Union City doesn't count the number of residential units, it just counts the number of commercial space. So we have all that center space for you to come into the store. Right now we're showing three. It can become one store or two smaller stores. It's flexible for the potential tenant.

COMMISSIONER NG: How does it fit in with the rest of the neighbors?

MR. PEREIRAS: It blends very well. If you go two buildings to the west, there's two building there. They're ugly, but they're there. If you go to further west, there's an empty lot. If you go east, there is a bank building, beautiful, historic. If you go across the street, there's another historic bank building there, and then as you go a little further, I'm sure you're familiar, we have that plan for that too. Maybe like two years from now, it's going to eventually feel the same.

If you keep going even further east, there were approvals by this Board actually two or three years ago on the open parking lot that hasn't been built. It's actually going up. It's very similar to this.

COMMISSIONER NG: It's nice.

CHAIRMAN CHOFFO: Any questions?

COMMISSIONER MALAVASI: A question on that parking lot, this parking solely for the residents?

MR. PEREIRAS: That's correct.

COMMISSIONER MALAVASI: So the commercial is walkup?

MR. PEREIRAS: Pedestrian traffic,

yes.

COMMISSIONER MALAVASI: I think I mentioned at the committee meeting, the status of your road. That road was paved in 2014, so it's ripe for the road to be enhanced from curb to curb. If you don't cross the center line, we can let you go to the center line, so you're aware of that when you do your cuts for utilities. That's all part of your road opening permit.

MR. PEREIRAS: Mayor Stack has no compassion. You have to pave the street. The applicant has to get a bond for the City.

COMMISSIONER MALAVASI: I have to deal with it too so.

COMMISSIONER NG: It's beautiful, but I worry about cars going by, parking and running in for coffee, and Kennedy Boulevard is two blocks away.

MR. PEREIRAS: I understand that. We don't have a control of the tenants. They'll make it fit.

COMMISSIONER NG: It's beautiful.

MR. TRIDENTE: Mr. Chairman, I didn't get a chance to review the plan, but I did review the rendering. Is the building built on the

property line?

MR. PEREIRAS: It's not. We're set back. We'll make sure we wouldn't be in need for a franchise agreement.

FREEHOLDER WALKER: Good job. It's a nice looking project. It's different. It's different. I appreciate the drawings and the parking.

CHAIRMAN CHOFFO: Okay. Do I have a motion?

MS. GIARRATANA: On a motion made by Commissioner Walker and seconded by Commissioner Torres.

Commissioner Choffo.

CHAIRMAN CHOFFO: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Ng.

COMMISSIONER NG: Abstain, but my heart.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.

MS. GIARRATANA: Commissioner Walker.
FREEHOLDER WALKER: Yes.
MS. GIARRATANA: The motion has passed.
MS. PEREIRAS: Thank you very much. Have a good night. The next item on agenda are Applications to be Administratively Approved. There's only one. 2018-54-SP; T-Mobile Northeast, LLC; at 1221-1233 Kennedy Boulevard; Block 24, Lot 1; in Bayonne. It's. An application to upgrade an existing rooftop wireless telecommunications facility on a County road.
On a motion made by Commissioner Ng, and second by Commissioner Torres.
Commissioner Choffo.
CHAIRMAN CHOFFO: Aye.
MS. GIARRATANA: Commissioner Jeter.
COMMISSIONER JETER: Aye.
MS. GIARRATANA: Commissioner Malavasi.
COMMISSIONER MALAVASI: Aye.
MS. GIARRATANA: Commissioner Ng.
COMMISSIONER NG: Abstain.
MS. GIARRATANA: Commissioner Torres.
FREEHOLDER TORRES: Yes.

MS. GIARRATANA: Commissioner Walker.

FREEHOLDER WALKER: Yes.

MS. GIARRATANA: The next item on agenda are applications to be exempt. There is a few. I'll read through and we'll vote on all of them. The first is Application No. 2018-47-SD; the applicant is Secaucus Hotel Partners, LLC; 445-455 Harmon Meadow Boulevard; Block 227, Lots 7.16, 7.17, & 7.19 in Secaucus. It's a subdivision application not on a County road.

The next is Application 2018-48-SP; Ridge Crossing, LLC; Belleville Turnpike & Sellers Street; Block 134, Lots 6.01, 6.02, 6.03, and 6.04; in Kearny. It's an application not along a County road. For the Board's reference, these are the other phases of the project that was approved previously this evening. Just the residential that part of our jurisdiction. They had two phases. This is exempt.

The next application is 2018-49-SP; El Tolo Realty Limited Liability Company; 207 71st Street Block 26, Lot 16; Guttenberg, a site plan application not on a County road.

Application 2018-50-SP; T-Mobile Northeast, LLC; at 707 Tonnelle Avenue; Block 1101,

Lot 10, in Jersey City, a telecommunications application not along a County road.

The next application 2018-52-SP/SD; MHP 33 Prospect Avenue Urban Renewal, LLC; at 27-31, 33-39, and 41 Prospect Avenue; Block 455, Lots 1, 2, and 3; in Bayonne, a site plan application not on a County road.

Application 2018-55-SD; Applicant, 53 Prospect, LLC; at 53 Prospect Street; Block 5802, Lot 9 in Jersey City, a site plan application not on a County road.

Application 2018-56-SP; 8619 Holding Company. Incorporated; 8619 Bergenline Avenue; Block 384, Lots 26.02, 30.02, 32.02 and 35; in North Bergen, a site plan application not on a County road.

On a motion made by Commissioner Torres. Second by Commissioner Walker.

Commissioner Choffo.

CHAIRMAN CHOFFO: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

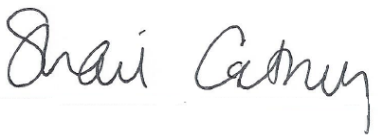
MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Ng.
COMMISSIONER NG: Abstain.
MS. GIARRATANA: Commissioner Torres.
FREEHOLDER TORRES: Yes.
MS. GIARRATANA: Commissioner Walker.
FREEHOLDER WALKER: Yes.
MS. GIARRATANA: The next item on the agenda is old business, and we have none. We do have some new business, introduction to changes to the Land Development Resolution, something that we have been discussing the Site Plan Review Committee. It's in terms of how the issue of parking is worded within the LDR, and we have the included a language change to what currently reads now. Essentially it has to do with RSIS and resolutions. So that's for your review, and if you have any questions, let us know we before we move to adopt them. It's only for discussion. That's it. The next meeting is October 16th.
CHAIRMAN CHOFFO: Do we have a motion to adjourn?
FREEHOLDER WALKER: Motion.
FREEHOLDER TORRES: Second.
(Whereupon the proceeding is then concluded at 8:23 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 Monthly Meeting of the Hudson County Planning Board, held on Tuesday, September 18, 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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