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HUDSON COUNTY  
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF  
OF THE :  
HUDSON COUNTY PLANNING : PROCEEDINGS  
BOARD :  
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O P E N S E S S I O N

Bergen Square Center  
Floor 9A  
830 Bergen Avenue  
Jersey City, New Jersey  
Tuesday, April 21, 2020  
6:30 p.m.

V I A Z O O M:

- SAMANTHA LUGO, Chairwoman
- JOHN ALLEN, Commissioner
- DANIEL CHOFFO, Commissioner
- ELIZABETH HERNANDEZ, Commissioner
- KENNEDY NG, Commissioner
- THOMAS MALAVASI, PE, Commissioner
- RUSHABH MEHTA, Commissioner
- JERRY WALKER, Freeholder

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

- JOHN J. CURLEY, ESQ., Board Counsel
- STEPHANIE LEE, Assistant Planner
- FRANCESCA GIARRANTANA, PP, AICP, Secretary
- MARIO TRIDENTE, Inspector
- ANTONIOS PANAGOPOULOS, PE
- PAUL CRAY, PE

1 CHAIRWOMAN LUGO: I would like to  
2 call the April 21st, 2020, Hudson County Planning  
3 Board Meeting to order. Has the meeting been  
4 properly advertised?

5 MR. CURLEY: Yes, Madam Chairwoman.  
6 The meeting was properly noticed to the Jersey  
7 Journal and the Star Ledger, and it was also noticed  
8 by posting on the County Clerk's bulletin board and  
9 bulletin board for the Board of Freeholders. The  
10 notices that were given specified that this is a  
11 virtual meeting in the accordance with the Open  
12 Public Meetings Act.

13 CHAIRWOMAN LUGO: Okay. Can we have  
14 a role call, please?

15 MS. GIARRATANA: Yes. Commissioner  
16 Allen.

17 COMMISSIONER ALLEN: Present.

18 MS. GIARRATANA: Commissioner  
19 Bettinger, absent. Commissioner Choffo.

20 COMMISSIONER CHOFFO: Present.

21 MS. GIARRATANA: Commissioner  
22 Glembocki, absent. Commissioner Hernandez, absent.  
23 Commissioner Jeter, absent. Commissioner Malavasi.

24 COMMISSIONER MALAVASI: Here.

25 MS. GIARRATANA: Commissioner Mehta.

1 I'm sorry. Commissioner Mehta.

2 MS. LEE: Everybody is muted unless  
3 you unmute yourselves.

4 COMMISSIONER MEHTA: I'm here.

5 MS. GIARRATANA: Thank you.  
6 Commissioner Ng.

7 COMMISSIONER NG: I'm here.

8 MS. GIARRATANA: Commissioner Torres,  
9 absent. Commissioner Walker, absent. Commissioner  
10 Lugo.

11 CHAIRWOMAN LUGO: I'm here.

12 MS. GIARRATANA: Chairwoman, we have  
13 a quorum.

14 CHAIRWOMAN LUGO: Thank you. Shall  
15 we please stand for the flag salute.

16 (Flag Salute.)

17 CHAIRWOMAN LUGO: Thank you.

18 Commissioners, have you had the opportunity to read  
19 the minutes from our last meeting? If so, can I get  
20 a motion to approve them?

21 MS. GIARRATANA: On a motion made by  
22 Commissioner Ng, and second by Commissioner Mehta.

23 Commissioner Allen.

24 COMMISSIONER ALLEN: Yes.

25 MS. GIARRATANA: Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Yes.

3 MS. GIARRATANA: Commissioner Choffo.

4 COMMISSIONER CHOFFO: Yes.

5 MS. GIARRATANA: Commissioner Mehta.

6 COMMISSIONER MEHTA: Yes.

7 MS. GIARRATANA: Commissioner Ng.

8 COMMISSIONER NG: Yes.

9 MS. GIARRATANA: And Chairwoman Lugo.

10 CHAIRWOMAN LUGO: Yes.

11 MS. GIARRATANA: Thank you. The  
12 motion has passed. The next item on the agenda is  
13 review -- I'm sorry. Matters Scheduled for Public  
14 Hearing, and the first item, A through C, are the  
15 awarding of our outside contracts for the Hudson  
16 County Planning Board. We have provided all of the  
17 Board with the proposals on our Dropbox, which is  
18 also available for the public to review with the  
19 review committee which consisted of the County  
20 Engineer, Tom Malavasi, Commissioner Samantha Lugo,  
21 Commissioner John Allen, Assistant Planner,  
22 Stephanie Lee, and Commissioner Dan Choffo.

23 So the first contract to be awarded is the  
24 award of professionals service contract for our  
25 outside counsel -- and Jack Curley's proposal

1 received the highest. And so I'm the one who leads  
2 this portion. Do I have a motion for the award of  
3 this contract?

4 COMMISSIONER CHOFFO: I'll make a  
5 motion to award the contract for legal services to  
6 John Curley.

7 COMMISSIONER MEHTA: I second.

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

11 Commissioner Allen.

12 COMMISSIONER ALLEN: Yes.

13 MS. GIARRATANA: Commissioner Choffo.

14 COMMISSIONER CHOFFO: Aye.

15 MS. GIARRATANA: Commissioner  
16 Malavasi.

17 COMMISSIONER MALAVASI: Aye.

18 MS. GIARRATANA: Commissioner Mehta.

19 COMMISSIONER MEHTA: Aye.

20 MS. GIARRATANA: Commissioner Ng.

21 COMMISSIONER NG: Aye.

22 MS. GIARRATANA: And Commissioner  
23 Lugo.

24 CHAIRWOMAN LUGO: Aye.

25 MS. GIARRATANA: The motion has

1 passed. The contract will be awarded.

2 MR. CURLEY: I would like to thank  
3 the Commissioners for their continuing support.

4 COMMISSIONER CHOFFO: Welcome, Jack.  
5 Keep up the gook work.

6 MS. GIARRATANA: The next item on the  
7 agenda is Item B, the award of professional services  
8 contract for professional engineering services. We  
9 also had the review committee look at these  
10 proposals. We had three proposals. The top scoring  
11 proposal was Remington & Vernick. Do I have a  
12 motion for this contract?

13 COMMISSIONER ALLEN: I'll make a  
14 motion.

15 MS. GIARRATANA: I'm sorry. The  
16 motion made by Dan and seconded by?

17 COMMISSIONER CHOFFO: The motion was  
18 made by John Allen and seconded by Commissioner Ng.

19 MS. GIARRATANA: Okay. Sorry. On a  
20 motion made by Commissioner Allen and second by  
21 Commissioner Ng.

22 Commissioner Allen.

23 COMMISSIONER ALLEN: Yes.

24 MS. GIARRATANA: Commissioner Choffo.

25 COMMISSIONER CHOFFO: Yes.

1 MS. GIARRATANA: Commissioner  
2 Malavasi.

3 COMMISSIONER MALAVASI: Yes.

4 MS. GIARRATANA: Commissioner Mehta.

5 COMMISSIONER MEHTA: Yes.

6 MS. GIARRATANA: Commissioner Ng.

7 COMMISSIONER NG: Yes.

8 MS. GIARRATANA: And Commissioner  
9 Lugo.

10 CHAIRWOMAN LUGO: Aye.

11 MS. GIARRATANA: The motion has  
12 passed, and the contracts will be awarded to  
13 Remington & Vernick.

14 MR. CRAY: Thank you. It's a  
15 pleasure to serve this Board. I appreciate it.

16 MS. GIARRATANA: Okay. The next item  
17 on the agenda is Item C, it's the award for  
18 professional services, the alternate professional  
19 engineering service. That will go to T & M, with  
20 the second highest score. May I have a motion?

21 On a motion made by Commissioner Choffo,  
22 and seconded by Commissioner Mehta.

23 Commissioner Allen.

24 COMMISSIONER ALLEN: Yes.

25 MS. GIARRATANA: Commissioner Choffo.

1 COMMISSIONER CHOFFO: I vote aye.

2 MS. GIARRATANA: Commissioner

3 Malavasi.

4 COMMISSIONER MALAVASI: Aye.

5 MS. GIARRATANA: Commissioner Mehta.

6 COMMISSIONER MEHTA: Yes.

7 MS. GIARRATANA: Commissioner Ng.

8 COMMISSIONER NG: Aye.

9 MS. GIARRATANA: And Commissioner  
10 Lugo.

11 CHAIRWOMAN LUGO: Aye.

12 MS. GIARRATANA: The motion has  
13 passed, and the second contract will go to T & M.

14 MR. PANAGOPOULOS: Thank you for the  
15 opportunity. I've had the pleasure of helping the  
16 Board out and will continue doing what we do.

17 MS. GIARRATANA: Thank you. The next  
18 item on the agenda is the Letter D, the Adoption of  
19 Changes to the Hudson County Land Development  
20 Regulations. Let me just tap my screen. We don't  
21 have a super majority.

22 These changes were introduced a while  
23 back, and they have been on the Dropbox. It's been  
24 available for the Commissioners for a while now.  
25 One was the issue of sidewalk cafes. We had put



1 together some language for that condition. It had  
2 come up in a recent application, and we didn't have  
3 an appropriate process for it. You know, even  
4 though, you know, sidewalk cafes that are on County  
5 roads were technically in our right-of-way, and so  
6 we'll -- can you still hear me?

7 COMMISSIONER MALAVASI: We can hear  
8 you.

9 MS. GIARRATANA: Okay. I'm sorry.  
10 My video went out. So the sidewalk cafes, with the  
11 one change, and the other was changes to the fee  
12 schedule, which also has been a long time coming.  
13 We considered some changes to the shade tree  
14 contribution and the telecommunications  
15 applications. Were there any comments on those  
16 changes?

17 No? Okay. If it there is no objection  
18 from the Chairwoman, can I please have a motion?

19 On a motion made by Commissioner Choffo,  
20 and seconded by Commissioner Ng.

21 Commissioner Allen.

22 COMMISSIONER ALLEN: Yes.

23 MS. GIARRATANA: Commissioner Choffo.

24 COMMISSIONER CHOFFO: Yes.

25 MS. GIARRATANA: Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MS. GIARRATANA: Commissioner Mehta.

4 COMMISSIONER MEHTA: Aye.

5 MS. GIARRATANA: Commissioner Ng.

6 COMMISSIONER NG: Aye.

7 MS. GIARRATANA: Commissioner Lugo.

8 CHAIRWOMAN LUGO: Aye.

9 MS. GIARRATANA: The motion has  
10 passed, and the changes will officially be made to  
11 the Hudson County Land Development Regulations.

12 The next item on the agenda  
13 memorializations of resolution considered at the  
14 previous meeting. That was our February meeting.  
15 So the first one up is Application 2019-84-SP. The  
16 applicant is SMZ Bayonne, LLC; at 1127 through 1157  
17 Kennedy Boulevard; Block 50, Lot 2, in Bayonne.

18 COMMISSIONER MEHTA: I'll make a  
19 motion.

20 COMMISSIONER NG: I second the  
21 motion.

22 MS. GIARRATANA: I'm sorry,  
23 Commissioner Ng. I don't believe you were at the  
24 meeting. You can't make the second.

25 COMMISSIONER CHOFFO: I'll make the

1 second.

2 MS. GIARRATANA: Thank you,  
3 Commissioner. On the motion made by Commissioner  
4 Mehta and second by Commissioner Choffo.

5 Commissioner Choffo.

6 COMMISSIONER CHOFFO: Yes.

7 MS. GIARRATANA: Commissioner  
8 Malavasi.

9 COMMISSIONER MALAVASI: Aye.

10 MS. GIARRATANA: Commissioner Mehta.

11 COMMISSIONER MEHTA: Aye.

12 MS. GIARRATANA: Commissioner Lugo.

13 CHAIRWOMAN LUGO: Aye.

14 MS. GIARRATANA: The motion has  
15 passed. The next application is 2020-001-SP. The  
16 applicant is ADR RE, LLC; the location is 525  
17 through 531 32nd Street; this is Block 170, Lots 15,  
18 16, 17, 18, and 46, in Union City. This is an  
19 application to construct a mixed-use building with  
20 24 residential units and 19 parking spaces.

21 Do I have a motion?

22 On motion made by Commissioner Choffo, and  
23 seconded by Commissioner Malavasi.

24 Commissioner Choffo.

25 COMMISSIONER CHOFFO: Yes.

1 MS. GIARRATANA: Commissioner  
2 Malavasi.

3 COMMISSIONER MALAVASI: Aye.

4 MS. GIARRATANA: Commissioner Mehta.

5 COMMISSIONER MEHTA: I don't remember  
6 if I was absent.

7 MS. GIARRATANA: I'm sorry. You  
8 don't believe you there for this application?

9 COMMISSIONER MEHTA: At that time I  
10 wasn't in the room at that time. I was absent. I  
11 recall being absent. I'm sorry. I was absent,  
12 right?

13 MS. GIARRATANA: No, no. Okay.

14 COMMISSIONER MEHTA: So I vote yes.

15 MS. GIARRATANA: Okay. All right.  
16 Commissioner Lugo.

17 CHAIRWOMAN LUGO: Aye.

18 MS. GIARRATANA: The motion has  
19 passed. The next item on the agenda are the Site  
20 Plans, Subdivisions and Other Matters Scheduled For  
21 Public Hearing. (Inaudible.)

22 (There is a discussion held off the  
23 Record.)

24 MS. GIARRATANA: So again, the next  
25 item on the agenda are Site Plans, Subdivisions and

1 Other Matters Scheduled For Public Hearing. The  
2 application, 2019-58-SP, the applicant, Inder Singh;  
3 and the location is 3568 Kennedy Boulevard; Block  
4 1402, Lot 57; in Jersey City. It's an application  
5 to a construct a four-unit residential building with  
6 no parking. I'm just waiting for all the audio to  
7 go through.

8 Hi, everyone. I just want to let you know  
9 for the applicant's team, if you could please state  
10 your name and spell your name I guess for the  
11 record, you know, before you speak, and I just  
12 wanted ask if everyone from your team is here and  
13 ready.

14 MR. JOSEPH: Here, yes. Stephen  
15 Joseph, attorney. It looks like my team is here.  
16 It's not loading yet. I see my architect on the  
17 screen, but it hasn't come through yet.

18 MS. LEE: Is there anybody else?

19 MR. JOSEPH: The engineer is supposed  
20 to be joining too. I know she was having some  
21 difficulties.

22 MS. LEE: Do you know if he maybe  
23 called in and didn't use a computer?

24 MR. JOSEPH: Muthei, can you hear us?  
25 Can you state your name and title for the record?

1 MS. BAJAT: Yes. This is Muthei  
2 Bajat, and I'm the architect for this project.

3 MR. CURLEY: Can we swear in the  
4 architect?

5 (The witness is sworn.)

6 MR. CURLEY: Please state your name  
7 once again for the record and spell your last name.

8 MS. BAJAT: It's Muthei Bajat.  
9 M-u-t-h-e-i, and the last name is B-a-j-a-t. Bajat.

10 MR. CURLEY: Thank you.

11 MR. JOSEPH: It looks like my client  
12 is on the line.

13 CHAIRWOMAN LUGO: We can begin the  
14 presentation?

15 MR. JOSEPH: Absolutely. All right.  
16 So this is 3568 JFK. It's an oversized lot in  
17 Jersey City in the R-1 zone. It's mid block between  
18 Grand and Congress Street. What we're proposing and  
19 what's already been approved by the Jersey City  
20 Zoning Board is four units with no parking. The lot  
21 is a little bit strange as you'll see from the plans  
22 because the frontage has a very steep angle. A  
23 portion of the frontage right-of-way is actually the  
24 front of the neighbor's property.

25 I know one of the questions we're going to

1 have tonight is regarding the shade trees that we're  
2 proposing. We do have two on the plans. We have  
3 added a note that it will be a minimum of one tree  
4 we're providing. A second tree on the plans is  
5 actually in front of the neighbor's house to our  
6 left, and the neighbor is very hesitant about  
7 allowing us to put a tree there. So we are going to  
8 continue to work with the neighbor, and put two  
9 trees if we can, but it will be at least one shade  
10 tree. Everything will be a lot easier to see if we  
11 could start running through the plans.

12 So Muthei, if you could start the screen  
13 share. I think you're on mute.

14 MS. BAJAT: Hello, everyone. Just to  
15 let you know, he just texted me that he's blocked  
16 for some reason. I'm not sure what Mr. Joseph wants  
17 to do.

18 MR. JOSEPH: It looks like my client  
19 is having some trouble.

20 MS. BAJAT: So this particular sheet  
21 showing this particular property is 3568 Kennedy  
22 Boulevard. The block is 1402 and the lot is 57.  
23 This particular property is an R-1 zone, and in  
24 Jersey City, R-1 basically allows only one or  
25 two-family homes. We are proposing a three-story,

1 which is a variance required by the zoning board.  
2 And the building covers the lot area in which  
3 basically six inches was required. So basically six  
4 inches was required we are proposing 35 feet, which  
5 is because of that steep angle of the lot.

6 There is no parking required in this zone,  
7 and no parking has been proposed. Also, the lot  
8 area is proposing 220 square feet. The proposed  
9 building does not seek relief of all of the bulk  
10 area requirements. It's in compliance with that.  
11 The gross area of the building is 5,098 square feet.

12 My client, like we worked with the client  
13 to build this project. We were proposing what kind  
14 housing units we should be proposing along with the  
15 other units. What we have proposed here on the  
16 first floor is, Unit No. 1. All of the units are  
17 two bedrooms, and Unit No. 2 would look just like  
18 that, a two-bedroom. I'll just go on with the plans  
19 on the next sheet.

20 So the particular issues, the survey at  
21 the bottom chart. So if you look at that survey,  
22 this building, existing building to the left is an  
23 asphalt driveway and parking. There is a huge lot  
24 on the side. So we'll be offsetting the back and  
25 the front, and there won't be any parking on this



1 lot anymore.

2           So the next sheet is A-3, which basically  
3 shows the whole structure, and you'll see the steep  
4 angle of the lot. We have a result of that  
5 particular angle, there are no windows here on that  
6 side because there are neighboring windows on this  
7 side, on the west side of the property. So the main  
8 entrance is on the west of the building. The main  
9 entrance on the left of the parking space. And so  
10 like Steve mentioned, we are proposing two trees.  
11 The tree on the northeast side is a regular tree.  
12 As we move forward as was mentioned, if this owner  
13 allows us to have the tree there, otherwise we to do  
14 a donation for the proposed tree.

15           And this sheet shows the floor plans. So  
16 the first floor is basically the entrance on the  
17 right-hand side, the west side of the property, and  
18 the left-hand space which is approximately 300  
19 square feet, a separate entrance on the north side  
20 of the building. This is unit is two-bedroom, one  
21 and a half bath, 1,119 square feet. This is the --  
22 we have four units. So there is bike parking on the  
23 side. We also proposed the wall-mounted bike rack.  
24 There will be bike racks. So we have a small area  
25 where the garbage for the other three units and the

1 mechanical room.

2           So second floor has the two units, Unit 2  
3 in the back. As you can see it is three-bedroom,  
4 two and a half bath, and square foot is 2,014 square  
5 feet. In the front, is the Unit No. 3, which is  
6 two-bedroom, one bath. It is 930 square feet. So  
7 if look at the building, it's like an L-shape, and  
8 over here we have this overhang on the entrance.  
9 For the Unit No. 2 and the Unit No. 4, in the back,  
10 which is again a two-bedroom, so the area, this unit  
11 is typically more spacious, but not like a standard  
12 unit. This residence is spacious, and we have Unit  
13 1 will get the backyard. Unit 2 has a terrace, and  
14 Unit 4 has the deck on the top.

15           And the back of the building, there is  
16 just like slope, and this area showing the south  
17 facade is like siding, and the stucco on the first  
18 level and on that floor, and also we're extending  
19 further on the stucco on the side of that. And I  
20 think that concludes my testimony. We have listed  
21 the requirements on the sheet.

22           MR. JOSEPH: Muthei, the sidewalk  
23 grating pits will be ADA compliant, correct?

24           MS. BAJAT: That's correct, yeah. We  
25 will do that, yes, as per the County.

1 MR. JOSEPH: And I believe the reason  
2 why the neighbor is not on board with this tree here  
3 is that they are working with the City to try to get  
4 approval to put a legal driveway in the front with  
5 parking, so they want to see the outcome. I have  
6 been in communication with the neighbor's attorney  
7 regarding that. I don't know where they are in the  
8 process. And that would conclude our presentation.

9 MR. TRIDENTE: Madam Chair, I have a  
10 question.

11 CHAIRWOMAN LUGO: Yes.

12 MR. TRIDENTE: Can the architect  
13 please go to back to the shade tree pit detail? I  
14 just want to make sure that it included an  
15 ADA-compliance tree grate.

16 MS. BAJAT: Yes.

17 MR. TRIDENTE: I see the detail to  
18 the right, the tree pit detail, but I don't see it  
19 included in the design.

20 MS. BAJAT: And I can show it. The  
21 tree grate will be compliant.

22 MR. TRIDENTE: There will be an  
23 ADA-compliant tree grate, correct?

24 MS. BAJAT: Yes. That's correct.

25 MR. TRIDENTE: Okay. Thank you.

1                   COMMISSIONER MALAVASI: Madam Chair,  
2 I have a question. You're talking about the -- we  
3 understand you're cutting off the access to your  
4 neighbor's lot, which is they did share a driveway.  
5 We understand that. We mentioned they are working  
6 to get a driveway themselves. Now, I want to just  
7 be clear in my mind, the property line where the  
8 right-of-way goes, that goes perpendicular to the  
9 road. So even though it looks very odd, I don't  
10 think that your neighbor has any rights to question  
11 the tree.

12                   The tree goes to between the property line  
13 and the road. So I would project your property  
14 line's perpendicular to Kennedy Boulevard, and  
15 that's the frontage of your property. So your  
16 neighbor doesn't have any access to that area. He  
17 should consider the same for himself, that his  
18 property goes perpendicular to Kennedy Boulevard,  
19 despite the way it looks out there.

20                   MR. JOSEPH: I agree with you. We  
21 are working with the neighbor on this issue. My  
22 client is very hesitant to create a property dispute  
23 over this issue. So we're trying to work it out as  
24 peacefully as possible.

25                   COMMISSIONER MALAVASI: Okay. Just

1 like I said, you know, in my mind he doesn't have  
2 any claim to that property. Thank you.

3 COMMISSIONER MEHTA: Chairwoman,  
4 question. On the south side of the lot, they have a  
5 property on west of you because it's an offset  
6 building, whatever the lot on the north side, the  
7 north side of your property is on the property line,  
8 your property and the next door property?

9 MS. BAJAT: No, we have the back of  
10 the lot. It's a big lot. The neighboring property  
11 is in front of us. We have the property, but it  
12 looks like it should be on the property. It's a  
13 three-foot lot on this side. Like this is the  
14 neighboring building, but it shows he is parking  
15 illegally.

16 COMMISSIONER MEHTA: Yes. The  
17 attorney, I noticed on the corner of that property,  
18 it's an easement for the driveway?

19 MR. JOSEPH: No, there is no access  
20 or easement. They're trying to get -- the neighbor  
21 is trying to get a approval from Jersey City to make  
22 their own driveway. They're using my client's  
23 driveway to go actually go up onto the sidewalk and  
24 drive into their front yard, which is not permitted.

25 COMMISSIONER MEHTA: So you have

1 nothing even like documenting that?

2 MR. JOSEPH: There is no easement.  
3 There is a document. We obtained a letter from the  
4 Jersey City Zoning Officer that says that it's not  
5 the existing condition.

6 COMMISSIONER MEHTA: Okay.  
7 (Inaudible.)

8 MS. BAJAT: I'm sorry. Your voice was  
9 breaking up. I lost the answer.

10 COMMISSIONER MEHTA: On the back of  
11 the property on the second floor and third floor,  
12 you are showing the balconies, showing the balcony  
13 and underneath the balcony is the backyard. How big  
14 is the backyard with the balconies overhanging?

15 MS. BAJAT: Balcony level is five  
16 feet deep, and you would have a backyard which is  
17 six feet deep. The balcony is the five feet deep.  
18 That's what the City allows five feet, and we have  
19 proposed five feet.

20 COMMISSIONER CHOFFO: Mr. Joseph, I  
21 have some questions. Your client has been granted  
22 approval from Jersey City?

23 MR. JOSEPH: We were granted  
24 approval, and we have the transcript granting the  
25 approval. The resolution has not been assigned yet,

1 given everything going on. I know there is a zoning  
2 board meeting Thursday, and it's very limited.  
3 We're still waiting on the resolution.

4 COMMISSIONER CHOFFO: All right.  
5 Thank you.

6 MR. CRAY: Madam Chair, may I make a  
7 comment on my review letter?

8 CHAIRWOMAN LUGO: Go ahead, Mr. Cray.

9 MR. CRAY: Thank you, Madam Chair.  
10 My first review letter now, they opened the  
11 application with an engineered plan to work out the  
12 ADA slopes on the sidewalk, and it also shows the  
13 ADA-compliant grates that were discussed. The  
14 architectural plans have a cross-reference so that  
15 the contractor knows he has to defer to the  
16 engineering plans to construct the sidewalk with the  
17 appropriate slopes.

18 We worked with the applicant's team to  
19 work out that the outstanding review comments and  
20 they all were worked out. It was noted in my second  
21 review letter dated April 20th, and if you go  
22 through the letter, you'll realize that I had  
23 acknowledged that they have addressed all of the  
24 prior review comments. We simply ask that they  
25 provide a copy of the JCUA approvals just to confirm

1 it doesn't change anything on what we approved.

2 So on that basis, there is a driveway now.  
3 There is no proposed driveway, no on-site parking.  
4 The review was rather limited, and all of the  
5 comments that needed to be addressed, they have  
6 already addressed them, so I don't have any  
7 additional questions or concerns about the  
8 application, and I defer to the Board in case they  
9 have any questions of me.

10 CHAIRWOMAN LUGO: Thank you. Anyone  
11 else?

12 COMMISSIONER MALAVASI: Chairwoman, I  
13 just want to bring up one thing. It's like I read  
14 the testimony of the Jersey City Planning Board, and  
15 I have got to say that I don't agree. I understand  
16 there is no parking and it's approved that way, and  
17 it's kind of an ongoing issue we have with Jersey  
18 City, and I just want to put on the record that the  
19 applicant in their testimony, their client's  
20 testimony, it's represented that there's no parking  
21 required because it's got less than 50 feet of  
22 frontage.

23 I don't necessarily with that because that  
24 is for a one or two-family home, and they are  
25 providing a four-family house. So I disagree with



1 their interpretation, although Jersey City accepted  
2 it. So I just want to put on the record that I  
3 think this should have had some parking because it's  
4 four units on JFK Boulevard, and there is also --  
5 someone represented that the County Planning Board  
6 didn't want a driveway or parking, and I just wanted  
7 to put on the record that I didn't. I don't agree  
8 with that representation that was done before the  
9 local planning board. That being said, you know, I  
10 think this is a commuter-friendly area, and I'm fine  
11 with that. I just want to get that on the record.

12 CHAIRWOMAN LUGO: Thank you. Any  
13 other Commissioners?

14 COMMISSIONER NG: Commissioner Ng.  
15 Can you hear me?

16 MS. BAJAT: Yes.

17 COMMISSIONER NG: Okay. I really  
18 didn't know the Board didn't allow parking spaces in  
19 Jersey City. There is any request for the amount of  
20 units that Jersey City requires parking spaces for  
21 any apartment?

22 MS. BAJAT: Yes. If the property is  
23 more than 50 feet wide, then the parking requirement  
24 is plus one. The comment on the parking space is,  
25 and Steve can correct me if I'm wrong, it's turns to

1 one for more than 50 feet, 55.

2 COMMISSIONER NG: Okay. So in terms  
3 of the apartments, there are four apartments, are  
4 they small.

5 MS. BAJAT: The smallest is 800 -- i  
6 have to go back there.

7 COMMISSIONER NG: So how many  
8 bedrooms for those four units?

9 MS. BAJAT: So all of the unit  
10 together, I have go back, the three-bed room, two  
11 and a half bath.

12 COMMISSIONER NG: So you have two  
13 adults living in each apartment, and it's presumably  
14 they have two cars for the apartment, so eight cars  
15 to park. That's a lot of cars to park around that  
16 block. That's my opinion.

17 MR. JOSEPH: Yeah, the parking, the  
18 removal of the unit and no parking is actually a big  
19 sell for us. We were contemplating parking early on  
20 in this application, and it didn't really work out,  
21 and when we met with the City, they preferred the no  
22 parking scheme.

23 MS. GIARRATANA: Chairwoman.

24 CHAIRWOMAN LUGO: Yes.

25 MS. GIARRATANA: Can I just chime in

1 in terms of the parking requirement for Jersey City,  
2 which is something that comes up quite frequently at  
3 the Board, and I just wanted to let the Board know  
4 that albeit the Jersey City Planning Board is going  
5 to be doing a reexamination of their master plan,  
6 and I'll be serving on their technical advisers  
7 committee, and I plan to bring up some of these  
8 issues, and also clarify that we, the County  
9 Planning Board as a whole is not -- you know, we  
10 don't have a standard policy to be discouraging curb  
11 cuts on Kennedy, which is something that Tom had  
12 represented. You know, we felt like that was  
13 misrepresented to the Jersey City Planning Board.

14 So I'm hoping that's going to open up a  
15 conversation on these ongoing issues that we've had  
16 and clarify where we stand, and so I will report  
17 back to the Board how to process goes.

18 CHAIRWOMAN LUGO: Great. Thank you  
19 so much. Any other Commissioners? Do I have a  
20 motion?

21 COMMISSIONER ALLEN: I'll make the  
22 motion. This is Commissioner Allen.

23 MR. CURLEY: Madam Chairwoman, I  
24 believe which we should ask whether there were any  
25 members of the public on the line with us who wish

1 to comment or ask questions.

2 CHAIRWOMAN LUGO: Thank you,  
3 Mr. Curley. Are there any members of the public  
4 interested in speaking at this time?

5 COMMISSIONER CHOFFO: I'll second the  
6 motion.

7 MS. GIARRATANA: Okay. Then on a  
8 motion made by Commissioner Allen and seconded by  
9 Commissioner Choffo.

10 Commissioner Allen.

11 COMMISSIONER ALLEN: Yes.

12 MS. GIARRATANA: Commissioner Choffo.

13 COMMISSIONER CHOFFO: Aye.

14 MS. GIARRATANA: Commissioner  
15 Malavasi.

16 COMMISSIONER MALAVASI: Aye.

17 MS. GIARRATANA: Commissioner Mehta.

18 COMMISSIONER MEHTA: Aye.

19 MS. GIARRATANA: Commissioner Ng.

20 I'm sorry, Commissioner Ng. Can you unmute  
21 yourself?

22 COMMISSIONER NG: I said aye.

23 MS. GIARRATANA: Thank you. And  
24 Chairwoman Lugo.

25 CHAIRWOMAN LUGO: Yes.

1 MS. GIARRATANA: The motion has  
2 passed.

3 MR. JOSEPH: Thank you all. Have a  
4 good evening.

5 CHAIRWOMAN LUGO: Thank you. The  
6 next item on the agenda is Application 2020-012-SP;  
7 3060 JFK, LLC, at 3060 Kennedy Boulevard; Block  
8 6401, Lots 7.01 and 7.02; in Jersey City. This is  
9 an application to construct a six-story mixed-use  
10 building with 99 residential units, ground floor  
11 retail space, 50 external parking spaces, and 57  
12 bicycle parking spaces.

13 And I'm sorry. Mr. Harrington, is your  
14 whole your team here? Are you ready to go? I'm  
15 sorry, Stephanie, can you unmute the attorney?

16 MS. LEE: I don't see Mr. Harrington  
17 is here.

18 MS. GIARRATANA: Are you on the  
19 phone?

20 MR. HARRINGTON: Can you hear me now?

21 MS. GIARRATANA: Yes. Is your whole  
22 team here and really go?

23 MR. HARRINGTON: I think they are. I  
24 know Eric is here. Everybody is here I believe.

25 MS. GIARRATANA: Okay. Great. Just

1 as a reminder, while we're doing a virtual meeting,  
2 please identify yourself, say your name and get  
3 sworn in.

4 MR. HARRINGTON: So for the record,  
5 it's Charles Harrington of Connell Foley on behalf  
6 of the applicant. As this an application in Jersey  
7 City. It's located in Jersey City, and it's located  
8 directly on JFK Boulevard between St. Paul's Avenue  
9 and Route 139, the upper level. There is a gas  
10 station to the north of the property. Right now  
11 it's a vacant property that fronts along JFK  
12 Boulevard.

13 We created this development lot as a  
14 result of a subdivision. The subdivision was before  
15 this Board probably within the last four to six  
16 months because my client purchased the parcel from  
17 the owner of the senior housing facility directly to  
18 the east. So that was parcelled out, and then we  
19 went to the back for the site plan approval. That  
20 was approved by the zoning board in Jersey City, at  
21 the meeting February 20th of this year. As stated  
22 in the agenda, it was approved for a six-story  
23 building, and in this particular zone, you're allow  
24 to go up to eight, so we are proposing less than the  
25 maximum height. We are proposing 99 residential

1 units.

2           And just as a side note, the reason we  
3 were before the zoning board, we had proposed a  
4 retail use on the ground floor level that's going to  
5 front along JFK Boulevard. The retail use on the  
6 ground floor is not permitted for mid-rise  
7 buildings, but it is permitted for high-rise  
8 buildings, and that propose retail use was really a  
9 result of working with the community. The local  
10 Journal Square group and my client had met with the  
11 people in the senior housing facility. A retail use  
12 along this stretch of JFK might be beneficial for  
13 them. So that's why we were before the planning  
14 board, and we had a few bulk variances requested  
15 that they had permitted as well.

16           So we are here before the Board because it  
17 does front on JFK Boulevard, so it's within your  
18 jurisdiction. So that being said, we have four  
19 witnesses tonight that will walk you through the  
20 site, and if you have any questions at end of their  
21 presentations, I'll defer to you. But like I said,  
22 I'll start off with Eric Ballou. Mr. Ballou is  
23 going to have the slides here to present, and we  
24 have programmed them so they follow through with the  
25 respective experts. So Mr. Ballou will take you

1 through. Eric.

2 (The witness is sworn.)

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

5 MR. BALLOU: Eric Ballou,  
6 B-a-l-l-o-u.

7 MR. CURLEY: Thank you.

8 MR. BALLOU: I'll go ahead and state  
9 my qualifications. I'm a licensed professional  
10 engineer in the state of New Jersey. I've testified  
11 through numerous boards especially in Hudson County  
12 towns, which is Harrison, Jersey City, Hoboken and  
13 mostly particularly, the last time I was in front of  
14 this Board was for the subdivision related to this  
15 property.

16 MR. HARRINGTON: So I ask that Eric  
17 be accepted as an expert in engineering.

18 CHAIRWOMAN LUGO: Thank you.

19 MR. BALLOU: First, could you advance  
20 to the second slide, please. Excellent. This slide  
21 shows an aerial view of our project. You can see it  
22 outlined in red is our site. It's approximately 30  
23 -- square feet, and it does have some topographical  
24 challenges. For JFK Boulevard, one side of our  
25 frontage slopes down about six feet to the



1 intersection with St. Paul's. St. Paul's also has  
2 an area that almost drops nine feet down to the  
3 intersection on St. Paul's and JFK. So we are  
4 working with some different elevation changes for  
5 the project, and you can see on the architect's  
6 plans briefly addressed this.

7 If we go to the third slide, the next  
8 slide, so this shows what we call the ground floor  
9 plan. So it shows JFK Boulevard, and it shows  
10 various commercial and retail uses along that  
11 frontage, which the architect will go into in  
12 greater detail. One thing that is relevant, you see  
13 there is a very wide right-of-way in this area. So  
14 we have approximately 20 feet from the curb line to  
15 the building, so that works out really well for some  
16 nice streetscape design you will see later from the  
17 landscape architect. Then on the other side of St.  
18 Paul's, you could see that we actually have a  
19 varying sidewalk that opens up to the intersection  
20 of JFK and St. Paul's.

21 Once we advance to the next side, this is  
22 what we refer to as the second floor plan, and as  
23 the site engineer, it's probably the best for me to  
24 explain this one. This shows that we actually have  
25 a parking lot area about 50 spaces along the back of

1 the building to serve the uses. We also have a  
2 traffic engineer that's going to get into that in  
3 more detail. On JFK Boulevard, obviously no  
4 parking. As it is today, we're not proposing any  
5 changes to the roadway function of JFK Boulevard.  
6 We are proposing to replace the curbing. In order  
7 to do that, we'll use face forming, so we don't  
8 disturb the new pavement on JFK.

9           Wrapping around the corner to St. Paul's,  
10 we did include a dropoff loading-type area, places  
11 for Ubers and delivery vehicles and things of that  
12 nature. So we did establish that along St. Paul's,  
13 and then we have the curb opening on St. Paul's to  
14 allow access to the parking lot area. Within that  
15 parking lot area, we are proposing an underground  
16 storm sewer system that will reduce the flows by 50,  
17 75, 80 percent of the predevelopment flows as  
18 required for tying into a Jersey City combined  
19 system, and it will also work well to decrease the  
20 flows into the County system.

21           On the right, utility connections will  
22 remain the St. Paul's. Again, we are going to limit  
23 -- actually no disturbance at all within the JFK  
24 pavement area. We are going to work from the curb  
25 and actually redevelopment the site. Since there is

1 some grading within this area, I do have some rock,  
2 some underlying rock areas. There will be some  
3 requirements for us to chip away at that rock to  
4 actually construct this building. I know that was a  
5 topic was brought up before at some other hearings  
6 as well. We're going to go with the traditional  
7 methods and use machinery and chip away at the rock.  
8 That basically covers it. It's a great that we're  
9 at a higher elevation, so we are outside of any  
10 flood zones areas. We don't have that to deal with  
11 that like we do in a lot of other areas within  
12 Hudson County.

13 Anything I missed from a civil engineering  
14 perspective?

15 MR. HARRINGTON: No. I think we're  
16 good on that, and I'll defer to the Board if they  
17 have any questions now, or if you would like to wait  
18 until the end of our presentation.

19 MR. TRIDENTE: Madam Chair, just a  
20 question.

21 CHAIRWOMAN LUGO: Sure.

22 MR. TRIDENTE: Just a point of  
23 clarification. Mr. Ballou stated that they were  
24 going to just replace the curb. You're going to  
25 replace the sidewalks also; is that correct?

1 MR. BALLOU: That is correct. I'm  
2 sorry. I was just saying that we weren't going to  
3 disturb any of the pavement. Correct, we're going  
4 to replace the curbing and all of the sidewalks up  
5 to the building, so they will all be replaced as  
6 part of this project within the County right-of-way.

7 MR. TRIDENTE: Yeah, because there is  
8 a lot of exposed aggregate and several cracks along  
9 the pavement there that might present trip hazards.

10 MR. BALLOU: And the landscape  
11 architect has actually an enlargement of that wide  
12 20-foot area, so there is actually going to be a lot  
13 of improvements proposed along that passage.

14 MR. TRIDENTE: Okay. Thank you. No  
15 further questions, Madam Chair.

16 MR. HARRINGTON: Okay. At this time,  
17 I would like to go forward with our architect,  
18 Mr. Stieve. After being sworn in, if you could also  
19 present your qualifications to the Board.

20 (There is a discussion held off the  
21 Record. The witness is sworn.)

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

24 MR. STIEVE: Yes. My name is Bruce  
25 Stieve, S-t-i-e-v-e.

1 MR. CURLEY: Thank you.

2 MR. HARRINGTON: Bruce, could you  
3 provide your qualifications to the Board, just  
4 briefly?

5 MR. STIEVE: Yes. I'm a licensed  
6 architect in the state of New Jersey. I am a  
7 principal and a member of the firm of Marchetto,  
8 Higgins, Stieve.

9 MR. HARRINGTON: I would like to  
10 offer Mr. Stieve as an expert in architecture?

11 CHAIRWOMAN LUGO: Yes. Accepted,  
12 thank you.

13 MR. HARRINGTON: Okay. Bruce, walk  
14 us through the project. I appreciate it.

15 MR. STIEVE: Just I'm trying to  
16 figure out my computer. Let me see if I can turn up  
17 the volume. Okay. Can you still hear me?

18 MR. HARRINGTON: Yes.

19 MR. STIEVE: So again, thank you for  
20 bearing with me. I apologize for not being able to  
21 connect in how I normally do. This is 3060 Kennedy  
22 Boulevard. The address will probably be determined  
23 in the future. The site is a subdivision of the  
24 property that is the senior home, which again, that  
25 address is 3060 Kennedy Boulevard. It's located at

1 the intersection of Kennedy Boulevard and St.  
2 Paul's, which is what you can see on the screen.

3 We think that the site is a very unique  
4 site because it's actually a gateway site at the  
5 entry to the Journal Square Redevelopment Area.  
6 Again, I apologize. Let's get this and get going.  
7 So this a photograph looking north along Kennedy  
8 Boulevard. The site is located on the right. It  
9 currently is a vacant site. There is a retaining  
10 wall that is at the intersection of Kennedy  
11 Boulevard and St. Paul's, and this retaining wall  
12 has been there for a very long time, and is actually  
13 a defining character of the site right now.

14 As was mentioned by Eric Ballou earlier,  
15 there is a small up-cropping along Kennedy  
16 Boulevard, and I suspect that they'll be some rock  
17 removal as part of this project, and as Eric  
18 mentioned before, we are not using standard methods.  
19 This is a view looking south into Journal Square,  
20 and you can see what I meant by this is kind of a  
21 gateway location as you're coming into Journal  
22 Square.

23 MR. PANAGOPOULOS: I'm not seeing  
24 anything. I don't think it's changed here, Bruce.

25 MR. STIEVE: Okay. Did you not see

1 the first one either?

2 MR. HARRINGTON: We saw the first  
3 one, not this one.

4 MR. STIEVE: Okay. I apologize with  
5 this meeting, working with this meeting. So this is  
6 the photograph that I mentioned looking south into  
7 the entrance to Journal Square. The site is located  
8 on the left side. You could see, again, the senior  
9 housing building. It's going to be located behind  
10 the building. There is a new construction across  
11 the street of similar scale to the project that  
12 we're proposing, and then there's a school building  
13 that's located directly adjacent to the property.

14 So this is the site plan and drawings that  
15 we submitted to the County and to the City of Jersey  
16 City. This is just our cover page. This shows the  
17 location of the property. This is the ground floor  
18 plan, and this ground floor plan shows one of the  
19 first features that we think is very exciting about  
20 this project, and that is along JFK Boulevard, we've  
21 provided active uses. So those active uses will  
22 help activate the street. It will create an  
23 interesting and varying street wall, and it will  
24 provide pedestrian activity along JFK Boulevard.

25 So we have got a retail component at the

1 north end of the site. There is a retail component  
2 at the south end of the site at the corner, and then  
3 there is a fitness center that will be accessed by  
4 the building. So that will be an amenity for the  
5 building. So again, our goals were to try to  
6 activate this end of JFK Boulevard. And coming  
7 around on St. Paul's, we've actually pushed the  
8 building back a little bit to widened the sidewalk  
9 at the intersection of St. Paul's and JFK Boulevard,  
10 and in doing that, we were able to create a setback  
11 entryway to the residential building.

12           So again, I think that that's going to be  
13 an enhancement on the corner. The sidewalk  
14 currently is a little bit narrow at the intersection  
15 and along St. Paul's. So by pushing that back, it's  
16 going to make a more generous intersection  
17 experience for pedestrians at that corner. You'll  
18 come into the building. There will be a lounge-type  
19 area. Come back, there will be some service at the  
20 back, and as Mr. Ballou mentioned earlier, all other  
21 mechanical connections will be coming in from  
22 St. Paul's into our mechanical room.

23           The next level is what we're calling the  
24 second floor level, and as you saw in those  
25 photographs earlier, there's quite a grade change



1 coming along Kennedy Boulevard. It's our low point  
2 is at the intersection of St. Paul's and JFK. The  
3 grade goes up going to the north along JFK, and it  
4 goes up substantially, going up along St. Paul's.  
5 What that allows us to do is provide retail parking  
6 at grade -- I mean provided all parking at grade and  
7 yet, still have the retail frontage along JFK  
8 Boulevard. On the second floor, we have a line of  
9 residential units. So the parking is not even  
10 visible to any street frontages. The building  
11 facades wrap around the entire building and the  
12 parking is screening from all street frontages.

13 In addition to that, we provided a  
14 substantial landscape buffer between the parking  
15 areas and the residential building to the east. On  
16 this floor we also have our trash collection area.  
17 So inside the building, there will be a trash chute  
18 that will come down to a central trash room, and  
19 then the trash will be brought out through the  
20 parking area to curbside for the pickup by the trash  
21 carriers. In addition to that, we have 50 parking  
22 spaces and the required handicapped parking spaces,  
23 so we meet the parking requirements for Jersey City.

24 We also provided a storage area for 57  
25 bicycles within the building. So there will be a

1 secure room where residents will be able to have  
2 bikes and be able to store them for use so we can  
3 encourage people to use bicycles. We have some  
4 miscellaneous storage and locked areas on this floor  
5 as well as an amenity space that looks south towards  
6 Journal Square. The upper floor plans are  
7 traditional double-loaded buildings, residential  
8 units on the both sides with a centralized corridor.  
9 There are a variety of unit types. There's 99 units  
10 total. Of those 99 units, 16 are studio units, 50  
11 are one-bedroom units; 13 are two-bedrooms units,  
12 and there's 20 four-bedroom units on this property.

13 On the roof of the building it is being  
14 used for building amenities as well. There will be  
15 landscaped roof terraces that will be for use by  
16 tenants, and we'll have a landscape architect take  
17 you through a little bit further the functions of  
18 those rooftop spaces.

19 This is the building elevation of the  
20 facade that faces Kennedy Boulevard. So you can see  
21 what I spoke -- I showed you earlier a few  
22 photographs of the neighborhood, and I showed you  
23 some recent development that happened there. This  
24 building facade is in keeping of with the recent  
25 development that's going on at Journal Square. It's

1 a contemporary building design, but you can see that  
2 there are larger openings at the base of the  
3 building that are suitable for the retail component,  
4 and then there's the smaller residential windows on  
5 the upper floors of the building.

6 This is a rendering of what the project  
7 will look like. So we're looking down northeast  
8 from the intersection of St. Paul's and Kennedy  
9 Boulevard. You can see the service station in the  
10 background; you will recognize from the photographs  
11 that I shared with you earlier. The retail  
12 component, again, is designed to be  
13 pedestrian-friendly. It's designed to activate the  
14 street front along Kennedy Boulevard.

15 It's anticipated -- it is not anticipated.  
16 We will be using quality materials on this building.  
17 There will be two colors of brick at the base of the  
18 building, and then there will be a metal-panel  
19 system that creates a cornice or top to the  
20 building, and that manifests itself in a bay window  
21 facing Journal Square with the residential entrance  
22 beneath it. That is a brief description of the  
23 building. I'll be happy to answer any questions.

24 COMMISSIONER CHOFFO: Madam Chair, I  
25 have a question.

1 CHAIRWOMAN LUGO: Go head.

2 COMMISSIONER CHOFFO: Were these  
3 plans the ones that were submitted, and drawings  
4 submitted to the Planning Board? Could you just  
5 mark them for the record so we know what we're  
6 looking at, the dates of the plans that we were just  
7 shown. They have to be marked as exhibits, or if  
8 they're the same plans, just for the record, they  
9 could be marked.

10 MR. HARRINGTON: Bruce, these plans  
11 are extracted from the plans that were submitted the  
12 Board, correct? Is Bruce there? We can mark them  
13 as exhibits, absolutely. There are -- there were  
14 taken from the plans that were submitted to the  
15 Board.

16 COMMISSIONER CHOFFO: All right.  
17 Thank you, Charles.

18 MR. PANAGOPOULOS: Madam Chair. I  
19 have a couple of questions. This is Antonios.

20 CHAIRWOMAN LUGO: Okay.

21 MR. PANAGOPOULOS: So the address of  
22 the building in the rear, now that that doesn't have  
23 frontage on Kennedy Boulevard, you mentioned this  
24 property doesn't have an address yet, but have you  
25 been coordinating with the property in the rear

1 about an address revision for that property?

2 MR. HARRINGTON: No, I haven't. This  
3 is Chuck Harrington. I haven't had any discussions  
4 yet. We know we're going to have to have that  
5 discussion with the building in the rear, and the  
6 Jersey City's tax assessor's office because their  
7 building has the 3060 JFK address, and we're going  
8 to have to figure that out, because we'll be in  
9 front of it, and we will have the frontage here.

10 So I'm not sure. It is a discussion that  
11 we have to have with not only the building behind  
12 us, they may be married to that address, and the  
13 emergency services has to identify the respective  
14 buildings.

15 MR. HARRINGTON: And while you're  
16 talking to them, it looked like the landscaping that  
17 was proposed in the rear of the property is on the  
18 adjacent property, not on your property, right?

19 MR. STIEVE: Yes, there are some that  
20 is proposed on the adjacent property. That is part  
21 of our agreement with the adjacent property owner,  
22 and that was approved as part of our subdivision  
23 locally, and as part of our site plan.

24 MR. PANAGOPOULOS: Okay. So they're  
25 on the same page as you guys with the access, who is

1 going to maintain the landscaping?

2 MR. STIEVE: Absolutely. That was  
3 included as part of the application with the County  
4 Board.

5 MR. PANAGOPOULOS: Okay. I have one  
6 more question. You mentioned the fitness center was  
7 for the residents. Is that for resident only, or  
8 was it residents plus anyone else that wants to use  
9 it.

10 MR. STIEVE: My guess is it's  
11 resident only right now. Chuck, it appears was  
12 disconnected from the meeting. He's trying to lo  
13 back in. Is there someone there that can help me do  
14 that?

15 COMMISSIONER CHOFFO: This is Bruce,  
16 right?

17 MR. STIEVE: Yes.

18 MS. LEE: Stephanie, is that  
19 possible? We can hear you.

20 MR. HARRINGTON: Okay. I'm coming  
21 back in. Just to follow up with the address issue,  
22 Mr. Conlon (ph.) just advised me that the new  
23 address on the tax records for our lot is 244 St.  
24 Paul's Avenue. So that is, again, something we're  
25 going to have to work through because the building

1 behind us has a JFK Boulevard address, and we have  
2 the St. Paul's address.

3 MR. PANAGOPOULOS: No. It's not  
4 something that's in our jurisdiction, but I just  
5 want to make sure you guys have a plan going forward  
6 with this. I don't know if this is the right person  
7 to ask, but how -- can you talk about deliveries and  
8 how it's all the going to be handled, and the  
9 assignment of the parking space? If there is an  
10 assigned parking plan, how is that going to work  
11 out?

12 MR. STIEVE: I think our traffic  
13 engineer may address that during the presentation.  
14 The overall plan with the parking, we actually have  
15 more parking than we're required to have, a little  
16 bit more, and it's supposed to be residential. The  
17 idea you have -- I don't know if we have assigned  
18 spots. I believe he can speak to that.

19 MR. PANAGOPOULOS: Okay. Thank you.

20 MR. STIEVE: You're welcome.

21 MR. HARRINGTON: At this point I  
22 would like to move forward with our landscape  
23 architect, Dan Lustberg.

24 MR. LUSTBERG: Can you hear me?

25 MR. HARRINGTON: Yes.

1 (The witness is sworn.)

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

4 MR. LUSTBERG: David Lustberg, last  
5 name is L-u-s as in Sam, T as in Tom, B as in boy,  
6 E-r-g.

7 MR. HARRINGTON: Mr. Lustberg, could  
8 you give the Board the your professional and  
9 educational experience and qualifications.

10 MR. LUSTBERG: Sure. I'm a principal  
11 at Arterial, LLC. I'm a licensed landscape  
12 architect in New Jersey since 2001. I have  
13 testified in front of numerous boards across the  
14 state, including here in Jersey City, and my license  
15 is current.

16 MR. HARRINGTON: So I offer  
17 Mr. Lustberg as an expert in landscape architecture.

18 CHAIRWOMAN LUGO: Accepted. Thank  
19 you.

20 MR. HARRINGTON: Thank you very much.

21 MR. LUSTBERG: Should I just go  
22 ahead?

23 MR. HARRINGTON: If you could walk us  
24 through specifically JFK Boulevard, what we're doing  
25 and maybe touch upon the rooftop as well.



1                   MR. LUSTBERG: Sure. Okay. I'll  
2 walk you through the streetscape, and then the  
3 landscape.

4                   MR. HARRINGTON: One second, David.  
5 I got kicked out. I had a little bit of a problem.

6                   MR. STIEVE: I can also share my  
7 screen.

8                   MR. HARRINGTON: We're up now. There  
9 we go, perfect. Thanks, Bruce. So just for  
10 orientation, JFK Boulevard at the top of the page,  
11 St. Paul's is to the left of the page. So of some  
12 you can see the -- okay. So looking at JFK  
13 Boulevard, you know, we tried to create a nice, wide  
14 pedestrian-friendly sidewalk here with lots of  
15 seating, lots of space for pedestrians and really  
16 have a highlighted corner with lobby entrances where  
17 we are anticipating a pedestrian gathering space to  
18 be.

19                   So looking at the sidewalk itself, the  
20 clear zone from between the building and the planter  
21 area, that area there, ranges from about 12 feet to  
22 a little over 13 feet clear for pedestrians, and  
23 then there's an eight-foot buffer between that  
24 sidewalk and the curb line, and that buffer area  
25 with be the amenity zone. The amenity zone has

1 seating, it has tree pits, landscaping, and then at  
2 the corner, it has some really interesting platform  
3 seating, which I'll show you some images of.

4 I should note that this was reviewed with  
5 the County, and we responded to a number of  
6 comments. The tree pits themselves, the tree  
7 grates, initially, they were open street pits with  
8 landscaping, but per the County standard, we changed  
9 those to tree grates and the sidewalk itself is a  
10 scoring pattern to be consistent with the County  
11 standard. At the corner near the lobby, there will  
12 be a specialty paver, which is a concrete unipaver  
13 I'll show you an image of, and obviously, the whole  
14 frontage is ADA compliant, including the curb and  
15 corners.

16 So Bruce, if you want to flip to the next  
17 slide. So this is the material pallet. So the  
18 paving you can see there. That's the highlight  
19 paving at the corner. The trash receptacle can to  
20 the left there, and then the seating we think is  
21 really interesting. On the lower left, that's  
22 actually a little larger in scale than what will  
23 actually be there. It has the same design, the  
24 platform seating that will be three of those at the  
25 corner, and then the one to right where Bruce will

1 have now, those will be spaced intermittently along  
2 the street, along JFK Boulevard.

3 So now we'll just take you for a quick  
4 walk. This is standing on St. Paul's looking  
5 towards Kennedy Boulevard, which is directly in  
6 front of us there. So you can see the ledge and the  
7 concrete sidewalk and planter edge along the  
8 building, and then where those are columns now, that  
9 is a lobby entrance there. Flip to the next one.

10 Okay. So now this is looking south on  
11 Kennedy Boulevard. So this is where that's standard  
12 treatment, so we're standing in the amenity zone  
13 that's about eight feet with the tree grates, and  
14 then you can see the wood seating. It has plenty of  
15 space for pedestrian and a nice streetscape with  
16 bicycle parking and ample shade trees. You can flip  
17 to the next one.

18 This is standing at the corner of  
19 St. Paul's where this lobby is, and we're looking  
20 north on Kennedy Boulevard. So you can see, we have  
21 platform seating in the foreground on the left, some  
22 bicycle parking, ample landscape, and you know, nice  
23 decor for pedestrian gathering, et cetera, outside  
24 of the lobby. So that's our view of the  
25 streetscape. You can flip to the next one, Bruce.

1           The roof terrace is fairly  
2 straightforward, an ample roof terrace with a couple  
3 of large lawn areas, plenty of gathering space for  
4 the residents, a variety of seating. There are some  
5 barbecues up here, three barbecues for the  
6 residents' use, and then just some nice shaded areas  
7 and plenty of green space for gathering, just  
8 relaxing on the roof there. So I can answer any  
9 questions about that. So that's an overview of the  
10 landscape and streetscape and the roof terrace. I  
11 can answer any questions, Chuck.

12           MR. HARRINGTON: I think that covers  
13 us. Any questions from the Board?

14           MR. PANAGOPOULOS: Just real quick.  
15 This is Antonios. I'm going to defer to the County  
16 Engineer, Tom Malavasi, regarding the treatment of  
17 the sidewalk along JFK.

18           MR. LUSTBERG: Uh-huh.

19           COMMISSIONER MALAVASI: As far as the  
20 sidewalk goes, you used the pavers and the concrete,  
21 and I'm fine because it's the responsibility of the  
22 property with the treatment of the sidewalk. I  
23 guess I have a question. I think your streetscape  
24 amenities are very nice with the benches and the  
25 seating, but I don't know how have we handled this

1 in the past, because those amenities, even though  
2 they're part of the streetscape, they'll be your  
3 amenities, and I'm wondering, Francesca, should  
4 those require franchise agreements, because they are  
5 going to be associated with the building, and  
6 they're the responsibility of the property owner.

7 MS. GIARRATANA: Tom, I'm sorry. Can  
8 you hear me?

9 COMMISSIONER MALAVASI: Yes, I can.

10 MS. GIARRATANA: I'm sorry. I want  
11 to check with the Law Department on what that would  
12 look like, whether it would be a standard franchise  
13 agreement, which is usually done for, you know,  
14 planting and having rights to the full-on property,  
15 or if it would just look like a maintenance  
16 agreement, which would be the applicant's  
17 clarification that the property owner takes the  
18 responsibility of maintaining of the benches and  
19 then any liabilities. So we will have it as a  
20 follow-up on what that agreement will look like.

21 COMMISSIONER MALAVASI: Okay.  
22 Whatever the form of the agreement, it's something  
23 that would say it's theirs, and they would maintain  
24 it, and to be I guess I'll say it, you know,  
25 lightly. It's I'm hoping these don't become places

1 for people to sleep. That's my only concern.  
2 They're pretty large areas. I hope they don't  
3 become a haven for the homeless. I'm just throwing  
4 that out there, that it's something you're going to  
5 keep for purposes.

6 MR. PANAGOPOULOS: If we're using a  
7 bench with like a metal rail that prevents people  
8 from laying down.

9 MR. LUSTBERG: We could. The thing  
10 is, the benches that are located, if that's a  
11 concern or if that becomes a concern, we can do that  
12 to the benches that are along the length of the  
13 street. The ones at the corner, that's why we  
14 located right outside the lobby to keep an eye on  
15 that location. That one we would be less worried  
16 about, but if it was necessary, potentially we could  
17 put some sort of arms or deterrent on the longer  
18 benches if that becomes a problem.

19 COMMISSIONER MALAVASI: That's  
20 something that I hate to be cynical, I see that as  
21 something that may be a problem down the road.

22 MR. LUSTBERG: That's always a  
23 concern. It's a good point.

24 COMMISSIONER MALAVASI: You do  
25 acknowledge you're going to face-pour your curb

1 there because we are paving the road hopefully this  
2 year. So I need to start. You know, we have to  
3 mill and pave. So just take care enough to do that.

4 MR. LUSTBERG: Right. I think that  
5 the civil engineer testified to that.

6 CHAIRWOMAN LUGO: Anyone else have  
7 any questions or comments?

8 COMMISSIONER NG: Yes. I have a  
9 question. Can you hear me?

10 CHAIRWOMAN LUGO: Yes.

11 COMMISSIONER NG: Any handicap or ADA  
12 spaces?

13 MR. LUSTBERG: There are two  
14 handicapped parking spaces within the surface  
15 parking lot.

16 COMMISSIONER NG: My other question  
17 refers to parking spaces. Are those parking space  
18 the size for small cars or larger cars or only one  
19 size?

20 MR. LUSTBERG: They're all nine by  
21 eighteens.

22 COMMISSIONER NG: Nine by eighteen.  
23 Thank you.

24 COMMISSIONER MALAVASI: Madam Chair,  
25 just one more question on the corner of St. Paul's

1 and Kennedy. There is a bit of a conflict between  
2 the engineer's plan and the landscaping plan. The  
3 engineer shows the ramps to remain. The landscape  
4 plan shows a new ADA curb ramp. I think we talked  
5 about this intersection. I don't think it's going  
6 to be touched. If we do touch it, we don't want  
7 that low surface. That long depressed curb looks  
8 like a driveway to people, so we want to separate  
9 the ramps.

10 MR. LUSTBERG: We can draw them to  
11 match the civil plan.

12 MR. HARRINGTON: Bruce got kicked out  
13 or drop again. Could you try to plug him back into  
14 the meeting?

15 MR. LUSTBERG: He's on the video  
16 there. I can see him. Bruce, can you hear us?

17 MR. STIEVE: I can now hear you.

18 COMMISSIONER MEHTA: Madam Chair.

19 CHAIRWOMAN LUGO: Yes, I hear you.

20 COMMISSIONER MEHTA: I have a couple  
21 of questions. I think this plans are like studio  
22 and one-bedroom and two-bedroom and four-bedroom.  
23 Did you mention eight or ten four-bedroom, or are  
24 there three-bedroom apartments?

25 MR. HARRINGTON: Bruce did say there



1 were four-bedroom apartments.

2 COMMISSIONER MEHTA: There are no  
3 three-bedroom. There's a studio, one-bedroom,  
4 two-bedroom and four-bedroom.

5 MR. STIEVE: That's correct.

6 COMMISSIONER MEHTA: Okay. And I  
7 will ask when the traffic engineer comes on, I have  
8 a couple of questions relating to the traffic.

9 MR. HARRINGTON: I think now is a  
10 good time to move onto our traffic engineer.

11 (The witness is sworn.)

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

14 MR. NOORDEWIER: Tim Noordewier  
15 N-o-o-r-d-e-w-i-e-r.

16 MR. CURLEY: Thank you.

17 MR. HARRINGTON: Tim, could you give  
18 us the benefit of your professional education and  
19 qualifications?

20 MR. NOORDEWIER: Yes. Good evening,  
21 everybody. I'm the traffic engineer at Sam Schwartz  
22 Engineering. I have a bachelor of science in civil  
23 engineering from the University of Vermont. I am a  
24 licensed professional engineer in the state of New  
25 Jersey and a certified professional traffic

1 operation engineer for the transportation board.  
2 I've been practicing traffic engineering and  
3 transportation planning for about six years in New  
4 Jersey.

5 MR. HARRINGTON: I offer  
6 Mr. Noordewier as a expert in traffic engineering.

7 CHAIRWOMAN LUGO: Accepted, thank  
8 you.

9 MR. HARRINGTON: Okay. Tim, can you  
10 take us through the site, addressing some of the  
11 comments and questions you heard through the  
12 presentation and tell how we propose to help the  
13 circulation.

14 MR. NOORDEWIER: Yes. Before I begin  
15 with that I just want to -- one thing I heard during  
16 prior testimony, there was a question about the size  
17 of the spaces. I believe there is one van  
18 accessible parking space of the two ADAs, and that  
19 one is larger than the typical.

20 So as you're all familiar, we submitted a  
21 traffic report dated September 9th, 2019, and that  
22 looked at the proposed 99 residential units with  
23 ground floor supporting retail. There's 50 parking  
24 spaces proposed and 57 bicycle storage units. You  
25 can see on the slide there, this is a recent aerial

1 looking actually north is down on this. You've got  
2 St. Paul's Avenue running east-west and JFK  
3 Boulevard, the County Road 501 running north-south.

4 The site will receive access here, the  
5 driveway on St. Paul's Avenue. That driveway is  
6 located pretty much as far east on the site as  
7 possible, which increases the separation away from  
8 the intersection approach to JFK Boulevard, and the  
9 striped loading zone is going to be requested from  
10 the city along St. Paul's Avenue. My understanding  
11 about that loading zone is that the City required  
12 that the site has its site plan approvals from both  
13 the City board and also the County Board before that  
14 could be -- so pending this approval. Next slide,  
15 please.

16 So the site is surrounded by the Journal  
17 Square 2016 Redevelopment Plan on two sides, with  
18 neighborhood mixed-use preservation adjacent, and  
19 the plan really looks at the developments within an  
20 approximate ten-minute walking distance to the  
21 Journal Square transportation center. From this  
22 site, it's an approximate nine-minute walk according  
23 to Google. So the site fits in with the Journal  
24 Square neighborhood. Next slide, please.

25 There is an abundance of transit in this

1 area. You can see we have the red dashed border  
2 represents the ten-minute walking distance from the  
3 site, and the dots represent NJ Transit bus stops  
4 with their corresponding routes. Those bus stops  
5 service essentially the North Jersey region, as well  
6 as New York City. Also within the ten-minute  
7 walking distance is the Journal Square  
8 Transportation Center with the PATH train providing  
9 access both to New York and Newark. One thing we  
10 looked at the U.S. Census data for the neighborhood,  
11 and 76 percent of residents respond that they  
12 commute using transit as their primary mode of  
13 transportation to work. Next slide, please.

14 So based on the site characteristics and  
15 using data and methodology from the Institute of  
16 Transportation Engineering, the ITE, we have created  
17 the future site trip generation. The site is  
18 expected to produce on a typical weekday in the  
19 morning and the evening peak hour, ten vehicle trips  
20 and 15 during the busiest time on a Saturday. JFK  
21 Boulevard under normal conditions, obviously not  
22 while people are in quarantine, has approximately  
23 900 vehicles per hour and 1,200 vehicle per hour,  
24 two-way traffic in the a.m. and p.m. peak hours  
25 respectively.

1           With the addition of the new site traffic,  
2 that represents approximately one percent of the JFK  
3 Boulevard peak hour traffic, which is not a  
4 significant level as it's residential, and the  
5 ground floor for retail is not a high traffic  
6 generator in that sort of environment such as the  
7 Journal Square neighborhood and no additional  
8 analysis is required for the traffic industry  
9 accepted standards for traffic impact analysis.

10 Next side, please.

11           As I testified a moment ago, there will be  
12 50 parking spaces provided, with two of them being  
13 ADA accessible. One thing we also looked at was the  
14 census data of vehicle ownership rates for the  
15 neighborhood, and using this information, we're able  
16 to forecast an expected number of vehicle parking  
17 spaces for the proposed 99 residential units, and  
18 that comes zero out to 31. There are requirements  
19 for Jersey City at 0.5 spaces per dwelling unit, so  
20 with the 99 units, you round up to the 50 spaces  
21 required, and 50 are provided. No -- there is no  
22 parking requirement for the retail component.

23           And the retail component is really  
24 expected to serve the site itself out of convenience  
25 and the nearby residential buildings. So I can't

1 tell you exactly what is going to be there, but we  
2 expect that it will be maybe a coffee shop, a  
3 convenience store, bodega or a laundromat among  
4 other potential uses. Next slide, please.

5 CHAIRWOMAN LUGO: Excuse me. I'm so  
6 sorry to interrupt. I just want to state for the  
7 record that Dan Choffo has logged off of the  
8 meeting. I'm sorry for that. You can continue.

9 MR. NOORDEWIER: Sure. No problem.  
10 Thanks. So regarding the loading, we've got a  
11 striped loading zone, and possibly within the garage  
12 if it's a passenger vehicle for groceries, for  
13 example. We would expect approximately four to  
14 eight deliveries per day, and that would be your  
15 UPS, USPS, FedEx, Amazon deliveries. However, in  
16 the six months of the site opening, there may be an  
17 above normal amount of move-ins, and Jersey City  
18 does have a mechanism for requesting temporary No  
19 Parking signs if additional loading zone capacity is  
20 required.

21 So in summary, the proposed development is  
22 not a significant vehicle trip generator, and it  
23 would not have an adverse impact on the adjacent  
24 roadways or on JFK Boulevard. And if anybody has  
25 any questions, I'll be happy to answer them.

1                   COMMISSIONER NG: I have a question.  
2 Can you hear me?

3                   MR. NOORDEWIER: Yes.

4                   COMMISSIONER NG: My question is you  
5 mentioned the building would have a commercial  
6 space, one or two? You mentioned one or more than  
7 one?

8                   MR. NOORDEWIER: You mean the retail  
9 spaces along Kennedy Boulevard?

10                  COMMISSIONER NG: Yes.

11                  MR. NOORDEWIER: Bruce, I think two  
12 or a possible three spaces, right?

13                  MR. STIEVE: That's correct.

14                  COMMISSIONER NG: So those spaces  
15 will have parking space for them in case you have  
16 like a small restaurant or cafeteria, or are those  
17 parking spaces for tenants only?

18                  MR. NOORDEWIER: The parking spaces  
19 in the building is for tenants only. There is no  
20 parking requirement for the retail in the R-4 zone.  
21 That being said, in the event all the parking isn't  
22 taken, maybe they can use inside, but its intent and  
23 the purpose of the on-site parking is for the  
24 residents. The retail they're anticipating is  
25 neighborhood commercial retail, that's going to

1 service that immediate area.

2 COMMISSIONER NG: I mean, it's not an  
3 issue, but on Kennedy Boulevard when you have, for  
4 example, a small bodega or a small cafeteria, and  
5 you don't have the parking spaces for those  
6 businesses, people tend to double-park on the  
7 Kennedy Boulevard.

8 MR. NOORDEWIER: My understanding is  
9 it's prohibited on Kennedy Boulevard, and if  
10 somebody were to illegally park, hopefully they  
11 would be parking in that loading zone, because that  
12 would be kept free and clear of parked vehicles for  
13 longer than any short pickup-dropoff activity.

14 COMMISSIONER NG: Thank you.

15 COMMISSIONER MEHTA: Madam Chair.  
16 It's Commissioner Mehta. I have a couple of  
17 questions. First off, St. Paul's Avenue is going  
18 east, a one-way street, so everybody entering the  
19 property is entering from Kennedy Boulevard, right?

20 MR. NOORDEWIER: St. Paul is two-way  
21 in that location.

22 COMMISSIONER MEHTA: I don't think  
23 so. I believe they probably changed the traffic  
24 pattern, and the St. Paul's is a one-way. I think  
25 it maybe more convenient for parking.



1                   COMMISSIONER MALAVASI: I thought it  
2 was two-way. There was some issue with  
3 construction, and it had been blocked off. I know  
4 it's two-way to the west of the site. I still think  
5 it's two-way to the east of the site as well. I can  
6 double check that, but I think it is. I can double  
7 check Google Maps.

8                   MR. NOORDEWIER: Also, I can offer,  
9 my firm subscribes an aerial mapping flyover service  
10 called Miramap, and I have that up here on another  
11 window with an aerial dated March 5th, 2020, and  
12 it's a two-way in that aerial.

13                   COMMISSIONER MEHTA: The next one  
14 when coming out of the schools, and the school  
15 entrance next to the site, and in the morning, they  
16 definitely have dropoff for the kids, and there is a  
17 lot of traffic. So did you just mention when did  
18 you take your traffic study?

19                   MR. NOORDEWIER: We did. We don't  
20 have traffic counts along Huron Avenue.

21                   COMMISSIONER MEHTA: No, but you have  
22 like across the street of Kennedy Boulevard.  
23 There's a school on the corner, and in the morning  
24 they drop them off, it is like traffic dropping off  
25 the kids, and it's a heavy traffic area at that time

1 of the morning. That's why I was asking, when you  
2 did your traffic study, the counts for the traffic  
3 study?

4 MR. HARRINGTON: I can get back to  
5 the Board with the exact dates of that where the  
6 data it came from, and the projected trip  
7 generations, we did them out of the garage?

8 MR. NOORDEWIER: Yes. That would be  
9 ten peak hour trips in the a.m. and p.m. peak hours,  
10 and 13 on a Saturday.

11 MR. HARRINGTON: So you're not going  
12 to have 50 cars going in and out at schooltime?

13 MR. NOORDEWIER: No.

14 MR. HARRINGTON: You don't expect  
15 there to be a conflict with the site traffic with  
16 the school traffic?

17 MR. LUSTBERG: Correct.

18 COMMISSIONER MEHTA: You know, I park  
19 in the area, and parking is a big issue on Kennedy  
20 Boulevard going north. The next traffic light  
21 making a left is goes down to the Pulaski Skyway.  
22 Tonnelle Avenue is right there. It's a heavily  
23 traffic area, and the building is six-story.  
24 Everything like just tends to get congested and more  
25 traffic problem.

1 MR. HARRINGTON: It looks like it's a  
2 two-way, right, Tim?

3 MR. NOORDEWIER: Yes. St. Paul's  
4 Avenue is two-way. I think what he's saying is JFK  
5 Boulevard, it is a busy road. It is a County  
6 arterial, that is definitely true. But the site in  
7 relation to that street, to JFK, and I expected it  
8 to produce one percent of the traffic.

9 COMMISSIONER MEHTA: By any chance,  
10 do you know whether this will be rentals or this  
11 will be condo?

12 MR. HARRINGTON: It's proposed to be  
13 a rental building.

14 COMMISSIONER MEHTA: Okay. So when  
15 you are talking about the parking spaces, are we  
16 talking guests or tenants only?

17 MR. NOORDEWIER: Can we go to the  
18 slide that shows the census data with the proposed  
19 parking? I believe it's Slide No. 5. So 50 parking  
20 spaces are required per City ordinance, so that's  
21 not based on the census data in terms of how many  
22 cars people actually own. The site is expected to  
23 have 31 or the demand for 31 spaces. So if 31  
24 people have cars in the building, you would have  
25 available capacity. I assume that's built into

1 Jersey City's rate of 0.5 spaces per dwelling unit.  
2 My understanding is that discretion will be up to  
3 management, right, Chuck?

4 MR. HARRINGTON: That's correct. As  
5 was pointed out earlier, this is surrounded by the  
6 Journal Square Redevelopment Plan, which actually  
7 doesn't require any parking. This has 0.5, which is  
8 what's required in the R-4 zone.

9 COMMISSIONER MEHTA: Okay. Thank  
10 you.

11 MR. HARRINGTON: Any other questions?

12 MR. PANAGOPOULOS: This is Antonios.  
13 So you mentioned about the loading zone. You needed  
14 approval from both Boards before you get approval  
15 from the Mayor and Council, is that what you said?

16 MR. HARRINGTON: It's we don't  
17 request approvals from the Mayor and Council until  
18 we have approvals. It's a City Council action.

19 MR. PANAGOPOULOS: So is there any  
20 plans once you get all of the approvals in order to  
21 make an application to the Jersey City Council?

22 MR. HARRINGTON: Right. We will do  
23 at the start of construction, you can start having  
24 those discussion.

25 MR. PANAGOPOULOS: Then another

1 question. There was the one slide that showed the  
2 number of trips, it's on like a 76-percent reduction  
3 as a credit because it's in an urban area, the  
4 non-transit share. Do you think that 76 percent is  
5 a little high, or can you talk about that a little  
6 bit?

7 MR. LUSTBERG: Well, that's based on  
8 what the actual load it's carrying from the census  
9 data. That is an accurate representation of how  
10 people are actually commuting in this area, and that  
11 is in line with the ITE Transportation handbook.  
12 The top line number that you would see is typically  
13 for a suburban redevelopment. In this urban area  
14 like the Journal Square neighborhood. You do need  
15 to make an adjustment to that top line ITE number.  
16 It's considered a baseline.

17 MR. PANAGOPOULOS: So even if you  
18 didn't look at those numbers, 41, 42 vehicles, 55 on  
19 a Saturday, that's still not a substantial amount  
20 from the traffic perspective?

21 MR. NOORDEWIER: The rule of thumb is  
22 typically about a hundred vehicles per hour is when  
23 you really start having to analyze capacity.

24 MR. PANAGOPOULOS: Yeah. I'm trying  
25 to -- I bring up that up because of Commissioner

1 Mehta's comments. The traffic is already existing.  
2 According to these numbers, let's say worst case  
3 scenario, you're adding a car each minute on a  
4 Saturday or during the weekdays, a car every two  
5 minutes give or take. So it's not like a large  
6 increase in traffic, right?

7 MR. NOORDEWIER: That is correct.

8 MR. PANAGOPOULOS: That's all the  
9 question I have for this expert.

10 MR. HARRINGTON: Mr. Noordewier.

11 MR. PANAGOPOULOS: Mr. Noordewier.  
12 My name is Panagopoulos, so it's not much better.

13 MR. HARRINGTON: So that completes  
14 our presentation, although as an administrative  
15 function, we marked these slides as Exhibit 1 for  
16 the applicant. I think we might have provided them  
17 already to Stephanie. We can certainly submit them  
18 again if necessary so it's part of the record. I  
19 heard the comments earlier.

20 MS. LEE: I have all of the plans.

21 MR. HARRINGTON: Okay. Great.

22 CHAIRWOMAN LUGO: Commissioners, any  
23 other questions or concerns, comments? May I have a  
24 motion?

25 MR. CURLEY: Madam Chairwoman, if we

1 could just solicit to see if there are any comments  
2 or questions from the public.

3 CHAIRWOMAN LUGO: Yes. I'm sorry. I  
4 keep forgetting that part. All right. Is there any  
5 comments from the public?

6 MS. LEE: If so, just raise your hand  
7 in the chat.

8 I don't see any.

9 CHAIRWOMAN LUGO: Do I have a motion?

10 COMMISSIONER ALLEN: Yes. I'm happy  
11 to make the motion. This is Commissioner Allen.

12 COMMISSIONER NG: Second the motion.

13 MS. GIARRATANA: On a motion made by  
14 Commissioner Allen, and seconded by Commissioner Ng.  
15 Commissioner Allen.

16 COMMISSIONER ALLEN: Yes.

17 MS. GIARRATANA: Commissioner  
18 Malavasi. Tom, you need to unmute your phone.

19 COMMISSIONER MALAVASI: I did. I  
20 guess I wasn't in time.

21 MS. GIARRATANA: Commissioner  
22 Malavasi, how do you vote?

23 COMMISSIONER MALAVASI: Aye.

24 MS. GIARRATANA: Thank you.  
25 Commissioner Mehta.

1 COMMISSIONER MEHTA: Aye.

2 MS. GIARRATANA: Commissioner Ng.

3 COMMISSIONER NG: I vote aye.

4 MS. GIARRATANA: Commissioner Lugo.

5 CHAIRWOMAN LUGO: Aye.

6 MS. GIARRATANA: The motion has  
7 passed.

8 MR. HARRINGTON: Thank you.

9 MS. GIARRATANA: Chairwoman, I  
10 believe we need to take a moment to regroup.  
11 Commissioner Allen needs to get off the call, and we  
12 need to get one more Commissioner to make a quorum  
13 for the next application. We're working with  
14 tentative Commissioner Hernandez. She's having  
15 technical difficulties. We're trying to help her  
16 out, and if not, we have Commissioner Walker on the  
17 deck, so if everybody could sit tight for a second,  
18 I'd appreciate it. Let the record show that  
19 Commissioner Allen will be signing off.

20 COMMISSIONER ALLEN: I apologize for  
21 the inconvenience, and thank you, Francesca, for  
22 helping to find an alternative.

23 MS. GIARRATANA: Absolutely.

24 (At this point in the proceeding, a  
25 brief recess is taken.)



1 MS. GIARRATANA: I just wanted to  
2 note that Commissioner Walker has joined, and I  
3 believe Commissioner Hernandez has audio as well  
4 now. Commissioner Hernandez, can you hear us.

5 CHAIRWOMAN LUGO: We shouldn't let  
6 the record show she joined the meeting unless she  
7 can hear us. So we will wait and see.

8 MS. GIARRATANA: With Commissioner  
9 Walker joining we do have a quorum, so Chairwoman,  
10 we could begin.

11 CHAIRWOMAN LUGO: Okay. We're moving  
12 on.

13 MS. GIARRATANA: I will announce the  
14 application.

15 CHAIRWOMAN LUGO: Thank you.

16 MS. GIARRATANA: The next item on the  
17 agenda is application 2020-004-SP. The applicant is  
18 Fraternity Meadows, LLC, at Brianna Lane; Block  
19 5.02, Lot 3.04; in Secaucus. It's an application to  
20 construct a residential building with 403 units  
21 within an existing development.

22 I'd just to note for the applicant's team  
23 to please announce yourself and be sworn in, and  
24 confirm that your whole team is prepared to present.

25 MR. O'CONNOR: Yes. This is Tom

1 O'Connor. Can you hear me?

2 MS. GIARRATANA: Yes.

3 MR. O'CONNOR: And we will have one  
4 witness to present tonight. He's a professional  
5 engineer. He's George Cascino. I do have also the  
6 client and another member of my firm. We should  
7 have myself and George speaking today so.

8 So with that, Commissioners and the  
9 professionals at the County, we appreciate your  
10 getting us onto this agenda under the circumstance.  
11 This is an application that involves a project, it's  
12 actually it's a phase of a project that's been  
13 ongoing for many years.

14 My name is Tom O'Connor. I'm an attorney  
15 with Waters, McPherson, McNeill. The applicant is  
16 Fraternity Meadows. Fraternity Meadows owns  
17 approximately 60 acres of the site in Secaucus,  
18 which you may know as The Exchange at Secaucus  
19 Junction. It's the large -- over almost 2,000 units  
20 apartment project located in proximity to the  
21 Lautenberg train station.

22 The project was commenced way back in  
23 2005, within the Meadowlands District. It is a  
24 property where this particular building is proposed  
25 is located within the larger complex. This

1 particular site has neither frontage on the County  
2 road or drains to any County drainage facilities,  
3 but it does -- it is adjacent to Laurel Hill Park,  
4 and for that reason, we've made the application.  
5 Also, all of the prior phases of this project have  
6 been the subject of site plan approval by this Board  
7 and by the Meadowlands Commission.

8           This is the -- this application is  
9 actually the seventh building within the residential  
10 development. The first six buildings were all  
11 designed in similar fashion. You see as you go past  
12 on the New Jersey Turnpike, they're generally  
13 four-story apartment buildings with parking  
14 interior. This particular building is proposed is a  
15 signature tower building. It's located on the  
16 river. It is -- it is part, however, of the same  
17 redevelopment plan that was adopted by the  
18 Meadowlands Commission back in 2005. That plan  
19 allowed the over 2,000 residential units. So this  
20 building of 400 is within that overall number.

21           MS. GIARRATANA: Tom, I'm so sorry to  
22 bother you. I just wanted to confirm that  
23 Commissioner Hernandez has officially joined the  
24 meeting as of two minutes ago. She's part of it.  
25 Thank you.

1 MR. O'CONNOR: Thank you. That's  
2 wonderful. As I was going to say, we're going to  
3 present one witness tonight, who is the project  
4 engineer, George Cascino. George has been the  
5 engineer on this project since 2005, when we started  
6 through all seven phases of the project, so we had  
7 the benefit of his knowledge from actually the very  
8 beginning in how this particular building relates to  
9 the rest of the project.

10 One nuance here is that in 2015, when the  
11 Meadowlands Commission changed to the New Jersey  
12 Sports and Exposition Authority, the legislation  
13 that allowed that permitted municipalities if they  
14 chose to, to assume site plan review and approval of  
15 properties within the towns. Secaucus is one of the  
16 towns that did that. So while the first six phases  
17 were all reviewed by the Meadowlands Commission, all  
18 of them came through the County Board. This one was  
19 actually approved by the Town of Secaucus. The town  
20 heard this application at its January 13th meeting.  
21 There was one variance associated with this project,  
22 which is the height variance to allow the  
23 construction of this particular tower.

24 The Zoning Board of Adjustment of Secaucus  
25 approved the height variance by resolution dated

1 February 10th. I'm sure I submitted that as part of  
2 the application, and so with that, I probably talked  
3 too long. What I'll do is I'll call George Cascino,  
4 who is the project engineer, to testify.

5 George, are you there.

6 MR. CASCINO: I'm here.

7 MR. O'CONNOR: I think Mr. Curley is  
8 going to swear you in.

9 (The witness is sworn.)

10 MR. CURLEY: Could you please state  
11 your name for the record and spell your last name.

12 MR. CASCINO: George J. Cascino;  
13 C-a-s-c-i-n-o.

14 MR. O'CONNOR: Could you just  
15 briefly, you are a licensed engineer and planner in  
16 the state of New Jersey?

17 MR. CASCINO: That's right.

18 MR. O'CONNOR: And you've been  
19 practicing for sometime. Where are you currently  
20 practicing?

21 MR. CASCINO: I've been a licensed  
22 engineer and planner for 50 years. Currently, I  
23 have offices in West Caldwell, New Jersey, and I've  
24 had that office for the last 20 years.

25 MR. O'CONNOR: And as I mentioned,

1 you have testified previously on all of the prior  
2 phases of this project before the Hudson County  
3 Planning Board, have you not?

4 MR. CASCINO: Yes, I have.

5 MR. O'CONNOR: And you were  
6 responsible for preparing all of the site plans that  
7 are associated with the application tonight?

8 MR. CASCINO: Yes.

9 MR. O'CONNOR: So I would offer Mr.  
10 Cascino's testimony as a professional engineer.

11 CHAIRWOMAN LUGO: Accepted, thank  
12 you.

13 MR. O'CONNOR: Thank you. Stephanie,  
14 I think we submit three exhibits that you can put  
15 up, the first of which I think is an aerial  
16 photograph.

17 MS. LEE: Let me share this for you.

18 MR. O'CONNOR: Okay. Mr. Cascino,  
19 using this aerial photograph, could you orient the  
20 Board Members to the existing development and site  
21 and where the proposed building is proposed?

22 MR. CASCINO: Yes, I will. The top  
23 of the aerial points towards the north. We're at  
24 the southwest intersection of County Extension and  
25 New County Road, also known as Laurel Hill Road, at

1 the southwest. We are 60-acre site, and we're  
2 bordered to the west by the Hackensack River, to the  
3 south by Laurel Hill Park, to the east by Amico Way,  
4 and to the North by the County Road Extension.  
5 There is an existing 60 acres, which all has been  
6 developed except for the remaining 15 acres, of  
7 which we're proposing to put Tower G on the site  
8 directly on the Hackensack River. It's labeled on  
9 the aerial as Proposed Building G on the bottom  
10 left-hand corner right on the river.

11 MR. O'CONNOR: On that aerial, I'm  
12 not going to ask you to go through those, but you  
13 have labeled each of the other buildings and the  
14 number units in those buildings?

15 MR. CASCINO: I have. There are six  
16 existing buildings, and all labeled by letter, that  
17 show how many units are there. There's  
18 approximately 1,538 existing units, and the only  
19 developed portion of the site right now that doesn't  
20 contain residential is a solar farm immediately to  
21 the north of the existing lot, approximately 15  
22 acres on which Tower G will be built.

23 MR. O'CONNOR: And Stephanie, perhaps  
24 we can go to the site plan drawing, which is the  
25 second exhibit.

1           George, can you describe for the Board how  
2 this -- where this building lays out and how it fits  
3 within the site?

4           MR. CASCINO: Yes. The lot we're  
5 hoping to develop is located on Brianna Lane to the  
6 east and the Hackensack River directly to the west.  
7 Laurel Hill Park is immediately to the south, and  
8 the solar farm I mentioned earlier to the north.  
9 It's a vacant 15-acre parcel. We are proposed to  
10 develop the southern portion of it, which occupies  
11 about four acres or so, and we're proposing to place  
12 the building which is commonly known as Tower G,  
13 which is a 25-story building, with four levels of  
14 parking facing the river, not facing Brianna Lane,  
15 and the four levels of parking would handle  
16 approximately for the 403 units, we have  
17 approximately 470 parking spaces.

18           The balance of the lot to the north would  
19 be reserved for future development. The site plan  
20 also shows the existing riverfront walkway which  
21 connects Laurel Hill Park on the south to County  
22 Road, New County Road Extension on the north. The  
23 riverfront walkway exists today, and it is open to  
24 the public, and it also has a marina adjacent to it.  
25 Also shown on the site, there is a reserved one-acre



1 park that will be developed in the future as part of  
2 a Meadowlands Commission requirement.

3 The site plan also shows two, I'll call  
4 it, interior roadways, one on the north, which will  
5 have a dual function for fire access, zoning and  
6 also to get into the parking garage. We look to the  
7 east of the building is an emergency fire access,  
8 which we provided in consultation with the fire  
9 officials of Secaucus. The only residential units  
10 on the bottom level are approximately a dozen units  
11 on the first level that face out towards the river.  
12 The rest of the units are in the 25 stories in  
13 tower.

14 MR. O'CONNOR: Now, I mentioned that  
15 the Secaucus Zoning Board approved a height variance  
16 for this particular building to allow the 25  
17 stories, and I know we have the zoning table out.  
18 It's a little bit hard to see on this plan, but can  
19 you tells that the site plan conforms in all other  
20 respects with the bulk standards of the  
21 redevelopment plan where the property is located?

22 MR. CASCINO: Yes. The property is  
23 located in what is known as the Transit Village  
24 Redevelopment Plan, within the riverfront landing  
25 zone. It has a series of bulk standards, requiring

1 minimum open space and lot coverage and setbacks.  
2 We comply with all of the bulk standards within the  
3 zone, with the exception of the height as you  
4 mentioned earlier, Mr. O'Connor, and in that regard  
5 for the height, we did receive a height variance  
6 from Secaucus. So other than that, all of the bulk  
7 standards are met for this property.

8 MR. O'CONNOR: Perhaps, you were  
9 referring to the different element of the building.  
10 Perhaps we could at the aerial -- the elevation  
11 exhibit of the building, and they are actually two  
12 perspectives. That perspective maybe we can look at  
13 first. George, could you just describe for us,  
14 there's an element of the building which is a  
15 residential tower. There is an element that is  
16 going to have the deck parking; is that correct?

17 MR. CASCINO: That's correct. This  
18 particular southwest perspective, which is on the  
19 screen right now is looking from southwest towards  
20 the north, with the river to the left-hand side of  
21 the perspective. The areas of glass in the front of  
22 the residential units, and you can see the tower  
23 behind it in the back. Behind the residential units  
24 are the four levels of interior parking, which  
25 cannot be seen anywhere. It's four levels of garage

1 parking, with as I said earlier, that has 472 spaces  
2 there, which meets the code.

3 One other thing I neglected to mention  
4 earlier is that the particular property is in a  
5 flood zone of the Hackensack River, which has  
6 established an elevation of approximately nine feet  
7 for a one hundred year flood. The lowest for the  
8 other building is 13 feet, with places four feet  
9 higher than a one hundred year flood, so we have no  
10 problems with any potential flooding in the future.

11 The perspective is it's basically a glass  
12 building, and it is very attractive, and it has  
13 resident units as well as amenity spaces. One other  
14 thing I'll mention is at the top floor of the garage  
15 is an amenity space, which has landscaping and  
16 swimming pools for the guests.

17 MR. O'CONNOR: Just to address some  
18 of the technical aspects, you have been involved  
19 with this from the beginning. All of the utilities,  
20 the sanitary, water, sewer, gas, everything is  
21 available at this location, and that will serve in  
22 connection approvals for all of the utilities?

23 MR. CASCINO: Yes. The sanitary  
24 sewer, for example, has been turned over to the  
25 North Bergen -- I'm sorry. To the Secaucus

1 municipal utilities and tied into the pump station  
2 in the floor space which we tie into. All of those  
3 facilities exist in Brianna Lane, and we'll be tying  
4 into them. As far as potable water, the Suez Water  
5 Company provides water, and we'll be tying into  
6 their system. Gas comes from Public Service  
7 Electric & Gas, and electric from Public Service,  
8 we'll be tying into existing facilities which are  
9 right in front of the property.

10           The final thing I'll mention as far as  
11 untiles are the stormwater. The stormwater is  
12 generated from the roof in the landscaped areas, and  
13 will be discharged directly into the Hackensack  
14 River. The water on the pavement will be collected  
15 and treated for both detention and water quality  
16 on-site before discharge into the Hackensack River,  
17 all part of the previously approved stormwater  
18 management plan on the other six buildings.

19           One other thing I'll mention is that there  
20 is a minimum open space requirement in this zone of  
21 30 percent, and with the construction of this  
22 building, we will have approximately 50 percent open  
23 space on the site.

24           MR. O'CONNOR: And one thing I note,  
25 as you initially indicated, shows the location of

1 the riverfront roadway. That walkway is presently  
2 in place; is that correct?

3 MR. CASCINO: Yes. It is presently  
4 in place, and it does connect from the south, Laurel  
5 Hill Park, along the river, and it terminates at the  
6 end of our property at the County Road Extension to  
7 the north.

8 MR. O'CONNOR: So the riverfront  
9 walkway would be available for a continuous  
10 riverfront walk from Laurel Hill Park to the  
11 building.

12 MR. CASCINO: Yes. It's available to  
13 the public, which includes the people who are  
14 already living at Exchange.

15 MR. O'CONNOR: Just to wrap up, you  
16 have received or we have received the comment  
17 letters from both the T & M Engineering, dated  
18 February 26th, and from Hudson County Planning dated  
19 April 6th. Are you in agreement with all of the  
20 recommendations in all of those comment letters, and  
21 would you have any problem with complying with any  
22 of the requirements?

23 MR. CASCINO: No. The plan will take  
24 all of the recommendations of both the Planning  
25 Board Planner and the engineer, T & M.

1 MR. O'CONNOR: That's all of the  
2 question I have for Mr. Cascino. He'll be available  
3 to answer questions or concerns.

4 MR. PANAGOPOULOS: Madam Chair, this  
5 is Antonios. I do not have any comments. Their  
6 testimony covered any comments we had and also, a  
7 lot of this application was previously approved by  
8 the Board in other phases, in previous phases. So  
9 they came back to talk about any minor changes they  
10 had throughout the years. The traffic is about the  
11 same. The drainage is about the same. This is site  
12 is actually on the County Road. The biggest impact  
13 to the County is the traffic, and it's been already  
14 discussed and approved in previous years.

15 CHAIRWOMAN LUGO: Okay. Thank you.

16 MR. PANAGOPOULOS: That is correct,  
17 Mr. Cascino?

18 MR. CASCINO: I agree with what you  
19 said, sir.

20 CHAIRWOMAN LUGO: Any other  
21 Commissioners have questions?

22 COMMISSIONER HERNANDEZ: I don't.

23 CHAIRWOMAN LUGO: Anyone else? Are  
24 there any members of the public that would like to  
25 ask questions or speak?

1                   Look at that. I remembered. Do I have a  
2 motion?

3                   COMMISSIONER NG: I have a motion.

4                   COMMISSIONER WALKER: Second.

5                   MS. GIARRATANA: Chairwoman, I would  
6 just like to let the record show that Commissioner  
7 Mehta left in the middle of the presentation, but we  
8 still have a quorum. So on a motion made by  
9 Commissioner Ng, and seconded by Commissioner  
10 Walker.

11                   Commissioner Hernandez.

12                   COMMISSIONER HERNANDEZ: Yes.

13                   MS. GIARRATANA: Commissioner  
14 Malavasi.

15                   COMMISSIONER MALAVASI: Aye.

16                   MS. GIARRATANA: Commissioner Ng.

17                   COMMISSIONER NG: I say aye.

18                   MS. GIARRATANA: Commissioner Walker.

19                   COMMISSIONER WALKER: Yes.

20                   MS. GIARRATANA: Commissioner Lugo.

21                   CHAIRWOMAN LUGO: Aye.

22                   MS. GIARRATANA: The motion has  
23 passed.

24                   MR. O'CONNOR: Congratulations.

25 Thank you very much. Starting construction on this

1 building whenever the law permits. Thank you very  
2 much.

3 MS. GIARRATANA: You have a great  
4 night, everyone. Commissioners, hopefully, I'll run  
5 through the final items on the agenda. The next  
6 item on the agenda is Item G, Applications to be  
7 Exempt. The first application is 2020-008-SD; the  
8 applicant is 28 Pearsall Equities, LLC; at 28  
9 Pearsall Avenue Block 29503, Lot 26; in Jersey City.  
10 It's a subdivision application not along a County  
11 road.

12 Application 2020-009-SP; the applicant is  
13 575 Pavonia LLC, c/o Ironstate Development Company  
14 571-577 Pavonia Avenue; the location 532 Summit  
15 Avenue and 571 through 577 Pavonia Avenue in Jersey  
16 City; at Block 9609, Lots 29, 32 through 35. It's A  
17 site plan application not along a County road.

18 Application 2020-010-SP/SD; the applicant  
19 is USM Asset Trust Series 6; at 158-162 Mercer  
20 Street, Block 12801, Lot 13; in Jersey City. That's  
21 a site plan and subdivision application not along a  
22 County road.

23 Application 2020-011-SP; The Fountain  
24 Group, LLC; at 117 West 2nd Street; Block 365, Lot  
25 9; in Bayonne. That's a site plan application not



1 along a County road.

2 Application 2020-014-SP; Prime Now, LLC;  
3 at 940 Monroe Street; Block 92, Lot 1.02; in  
4 Hoboken. It's a site plan application not along a  
5 County road.

6 Do I have a motion?

7 On a motion made by Commissioner Walker  
8 and seconded by Commissioner Hernandez.

9 Commissioner Hernandez.

10 COMMISSIONER HERNANDEZ: Yes.

11 MS. GIARRATANA: Commissioner  
12 Malavasi.

13 COMMISSIONER MALAVASI: Aye.

14 MS. GIARRATANA: Commissioner Ng.  
15 Commissioner Ng.

16 COMMISSIONER NG: Aye. Can you hear  
17 me?

18 MS. GIARRATANA: Yes. Thank you.  
19 Commissioner Walker.

20 COMMISSIONER WALKER: Yes.

21 MS. GIARRATANA: Commissioner Lugo.

22 CHAIRWOMAN LUGO: Aye.

23 MS. GIARRATANA: The motion has  
24 passed. The next item on the agenda is old  
25 business. There is none. New business, there is

1 none, and our next meeting is scheduled for Tuesday,  
2 May 19th at 6:30 p.m.

3 Do I have a motion to adjourn?

4 COMMISSIONER NG: Motion to adjourn  
5 by Ng.

6 CHAIRWOMAN LUGO: All in favor?  
7 Thank you, everybody.

8 (Whereupon the proceeding is then  
9 concluded at 9:15 p.m.)

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

I, SHARI CATHEY, CCR, RPR, License No.  
30XI00234700, and Notary Public of the State of New  
Jersey, hereby certify that the proceedings herein  
are from the notes taken by me of a Regular Meeting  
of the Hudson County Planning Board, held on  
Tuesday, April 21, 2030; 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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