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HUDSON COUNTY
PLANNING BOARD

RE:

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

O P E N S E S S I O N
Bergen Square Center
Floor 9A
830 Bergen Avenue
Jersey City, New Jersey
Tuesday, December 15, 2020
5:30 p.m.

V I A Z O O M:

SAMANTHA LUGO, Chairwoman
DANIEL CHOFFO, Commissioner
FLOYD JETER, Commissioner
FRANCES KENNY, Commissioner
THOMAS MALAVASI, PE, Commissioner
RUSHABH MEHTA, Commissioner

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

JENNIFER BOGDANSKI, ESQ., Board Counsel
FRANCESCA GIARRATANA, PP, AICP, Secretary
MARIO TRIDENTE, Inspector
ANTONIOS PANAGOPOULOS, PE
PAUL CRAY, PE
MARCELLA TRAINA, Assistant Planner

1 CHAIRWOMAN LUGO: Hi, everybody.
2 Good evening. I would like to call our meeting to
3 order for the December Planning Board meeting.
4 December 15th, 2020. Has the meeting been properly
5 advertised?

6 MS. BOGDANSKI: Yes, Madam
7 Chairwoman. The meeting was properly noticed to the
8 Jersey Journal and the Star Ledger. And it was also
9 noticed by posting on the County Clerk's Bulletin
10 Board, and the Bulletin Board for the Freeholders,
11 and the notices given specified that this is going
12 to be a virtual meeting in accordance with the Open
13 Public Meetings Act.

14 CHAIRWOMAN LUGO: Great. Thank you.
15 Can we have a roll call?

16 MS. GIARRATANA: Yes, Chairwoman.
17 Commissioner Allen. Absent. Commissioner Choffo.
18 Absent. Commissioner Glembocki. Absent.
19 Commissioner Jeter.

20 COMMISSIONER JETER: Present.

21 MS. GIARRATANA: Commissioner Kenny.

22 COMMISSIONER KENNY: Present.

23 MS. GIARRATANA: Commissioner
24 Malavasi.

25 COMMISSIONER MALAVASI: Here.

1 MS. GIARRATANA: Commissioner Mehta.

2 COMMISSIONER MEHTA: Here.

3 MS. GIARRATANA: Commissioner NG.

4 Absent. Commissioner Torres. Absent. Commissioner
5 Walker. Absent. Chairwoman Lugo.

6 CHAIRWOMAN LUGO: I'm here.

7 MS. GIARRATANA: Chairwoman, we have
8 a quorum.

9 CHAIRWOMAN LUGO: Let's stand for the
10 flag salute, please.

11 (Flag salute.)

12 CHAIRWOMAN LUGO: Commissioners, has
13 everyone had the opportunity to read the minutes
14 from our October meeting? If so, can I get a motion
15 to approve?

16 COMMISSIONER JETER: Approve.

17 MS. GIARRATANA: Do I have a second?
18 I'm sorry. Can I have a second?

19 CHAIRWOMAN LUGO: No one is
20 interested in doing that.

21 COMMISSIONER MALAVASI: I'll second.

22 CHAIRWOMAN LUGO: Tom.

23 MS. GIARRATANA: On a motion made by
24 Commissioner Jeter and seconded by Commissioner
25 Malavasi. Commissioner Jeter.

1 COMMISSIONER JETER: Yes.

2 MS. GIARRATANA: Commissioner Kenny.

3 COMMISSIONER KENNY: I was not
4 present for the last meeting.

5 MS. GIARRATANA: Okay. So we'll --
6 you abstain. Commissioner Malavasi.

7 COMMISSIONER MALAVASI: Aye.

8 MS. GIARRATANA: Commissioner Mehta.

9 COMMISSIONER MEHTA: Abstain.

10 MS. GIARRATANA: Okay. And
11 Chairwoman Lugo.

12 CHAIRWOMAN LUGO: Aye.

13 MS. GIARRATANA: So I only have three
14 ayes on those minutes. Does that mean they need to
15 be carried?

16 MS. BOGDANSKI: How many people --
17 how many Members did we have in attendance?

18 MS. GIARRATANA: I believe six.

19 MS. BOGDANSKI: I'm not -- I think we
20 might have -- I think we might need a majority.

21 MS. GIARRATANA: Okay. All right.
22 Let's carry that over.

23 MS. BOGDANSKI: You should carry it.
24 Yes.

25 MS. GIARRATANA: Okay. All right.

1 So that will be carried.

2 CHAIRWOMAN LUGO: Do we need to
3 motion the carry or no, Jennifer?

4 MS. GIARRATANA: I don't believe so.

5 MS. BOGDANSKI: Yeah. I don't think
6 we ever have done a motion to carry the minutes,
7 because that's just a procedural sort of thing where
8 we don't have enough people present who can vote on
9 it to make it get to the half required to pass it.

10 CHAIRWOMAN LUGO: Okay. Thank you.
11 Okay.

12 MS. GIARRATANA: Chairwoman, the next
13 item on the agenda are matters scheduled for public
14 hearing. First is the adoption of the County
15 Planning Board schedule meetings for 2021. I'm
16 going to ask Marcella to share the meetings on the
17 screen. Did everyone receive the list of meetings?

18 CHAIRWOMAN LUGO: Yes.

19 MS. GIARRATANA: Okay.

20 CHAIRWOMAN LUGO: I'm sorry. I just
21 want the record to reflect that Commissioner Choffo
22 has joined us. Are you okay?

23 MS. GIARRATANA: All right. Quickly
24 I'll just share my screen.

25 COMMISSIONER CHOFFO: Yeah. I'm

1 doing good.

2 CHAIRWOMAN LUGO: Oh, no.

3 MS. GIARRATANA: Can -- there we go.
4 Do you see the minutes?

5 CHAIRWOMAN LUGO: I see them.

6 MS. GIARRATANA: The schedule --
7 okay. Great. So were there any glaring issues
8 about the meeting dates?

9 CHAIRWOMAN LUGO: Not for me.

10 COMMISSIONER KENNY: No. No.

11 MS. GIARRATANA: Okay. Great.

12 COMMISSIONER MALAVASI: Yeah. No.
13 No. They look fine.

14 MS. GIARRATANA: Okay. Could I -- do
15 I have a motion?

16 COMMISSIONER JETER: Motion.

17 COMMISSIONER MEHTA: Second.

18 MS. GIARRATANA: On a motion made by
19 Commissioner Jeter and seconded by Commissioner
20 Mehta. Commissioner Choffo.

21 COMMISSIONER CHOFFO: I vote aye.

22 MS. GIARRATANA: Commissioner Jeter.

23 COMMISSIONER JETER: Aye.

24 MS. GIARRATANA: Commissioner Kenny.

25 COMMISSIONER KENNY: Aye.

1 MS. GIARRATANA: Commissioner
2 Malavasi.

3 COMMISSIONER MALAVASI: Aye.

4 MS. GIARRATANA: Commissioner Mehta.

5 COMMISSIONER MEHTA: Aye.

6 MS. GIARRATANA: And Chairwoman Lugo.

7 CHAIRWOMAN LUGO: Aye.

8 MS. GIARRATANA: The motion has
9 passed and the meeting -- the meeting schedule for
10 2021 has passed. Just to let everyone know, the
11 meeting schedule has been set up in a way to -- that
12 the meetings will be virtual for the year. That was
13 on the advice of counsel, because you know, that
14 it's out in the public and for however long we need
15 to continue virtual meetings. Hopefully, you know,
16 at some point this year we'll be going back in
17 person, and then we'll just issue a revision to the
18 scheduled meetings.

19 The next item on the agenda is
20 memorialization of resolutions considered at the
21 last meeting. Application 2020-16-SP; the applicant
22 was East Newark Town Center, LLC; at 900 Passaic
23 Avenue; Block 12, Lot 1; in East Newark. Do I have
24 a motion?

25 COMMISSIONER JETER: Motion.

1 COMMISSIONER CHOFFO: I'll make a
2 motion. Second.

3 MS. GIARRATANA: Choffo with the
4 second.

5 COMMISSIONER CHOFFO: Second.

6 MS. GIARRATANA: On a motion made by
7 -- on a motion made by Commissioner Choffo -- oh,
8 I'm sorry. Commissioner Jeter and seconded by
9 Commissioner Choffo. Commissioner Choffo.
10 Commissioner Choffo.

11 COMMISSIONER CHOFFO: I vote aye.

12 MS. GIARRATANA: Thank you.
13 Commissioner Jeter.

14 COMMISSIONER JETER: Aye.

15 MS. GIARRATANA: Commissioner
16 Malavasi.

17 COMMISSIONER MALAVASI: Aye.

18 MS. GIARRATANA: Chairwoman Lugo.

19 CHAIRWOMAN LUGO: Aye.

20 MS. GIARRATANA: Thank you. The
21 motion has passed. The next item on the agenda is
22 our site plans, subdivisions, and other matters
23 scheduled for public hearing. Application
24 2020-030-SP. The applicant is Star Home Builders,
25 LLC; at 3716 JFK Boulevard; Block 501, Lot 1; in

1 Jersey City. It's an application to construct a
2 five-story building with 16 units and eight parking
3 spaces.

4 MR. HARRINGTON: So for the record,
5 Charles Harrington, of Connell Foley, on behalf of
6 the applicant. As was just noted, we are here
7 tonight to seek the County Planning Board approval
8 for a five-story building with 16 residential units
9 and eight off-street parking spaces. It's located
10 at the corner of JFK Boulevard and Secaucus Road.
11 Union City is directly across the street. So it's
12 surrounded by two County roads, which is a little
13 unique. But we did receive approval from the local
14 Jersey City Zoning Board about a year ago on
15 December 19th.

16 The property is located in the R-1 zone in
17 Jersey City. So we actually were -- we're approved
18 for a use variance by the Zoning Board for this
19 project. Since then, we have -- to this Board, we
20 have been working with your professionals and made
21 some changes as a result of their review, which we
22 will present tonight as a part of the overall
23 application.

24 I have three witnesses tonight. I have my
25 architect, Nicole Robertson, is going to take you

1 through the -- through the architectural aspects of
2 the site. Then I'm going to have our engineer,
3 Sharif Aly, speak to the engineering and the issues
4 related to the Hudson County Planning Board. And
5 then our last -- last witness is Joe Staigar. He's
6 our traffic engineer and there were some traffic
7 concerns that were raised, so wanted to bring Joe
8 along and speak to those comments as well, and
9 specifically to the issues that are very pertinent
10 and relevant to this Board.

11 So with that said, I'm going to turn it
12 over to Nicole. Are you going to share your screen
13 here? You're muted, Nicole.

14 MS. ROBERTSON: Okay. Thanks. Thank
15 you. Sure. I'm going to share my screen so I
16 can --

17 MS. BOGDANSKI: Okay. And can we
18 swear you in, please?

19 (The witness is sworn.)

20 MS. BOGDANSKI: Okay. And if you
21 could state your name for the record, spelling your
22 first and last name, and the name of your firm?

23 MS. ROBERTSON: Sure. It's Nicole.
24 N-I-C-O-L-E. Robertson. R-O-B-E-R-T-S-O-N. And
25 our firm is Grow -- capital G-R-O-W. Architects.

1 PLLC.

2 MR. HARRINGTON: Ms. Robertson, have
3 you appeared before this Board in the past and been
4 accepted as an expert in architecture?

5 MS. ROBERTSON: I don't believe I've
6 appeared before this Board, but I have appeared
7 before other Boards.

8 MR. HARRINGTON: If we could, if you
9 could just give the Board the brief benefit of your
10 professional and educational experience?

11 MS. ROBERTSON: Sure. I've been a
12 licensed architect since 2003, so about 17 years. I
13 have practiced in New York and New Jersey since that
14 time. We've had our practice since 2006. And
15 worked on projects -- many projects of this type.

16 MR. HARRINGTON: And you're licensed
17 in New Jersey?

18 MS. ROBERTSON: Yes. I am.

19 MR. HARRINGTON: And it's current?

20 MS. ROBERTSON: It is.

21 MR. HARRINGTON: Okay. Thank you. I
22 offer Ms. Robertson as an expert in architecture.

23 CHAIRWOMAN LUGO: Yes. She is
24 accepted. Thank you.

25 MR. HARRINGTON: Thank you.

1 MS. ROBERTSON: Thank you. So I'm
2 going to present tonight our proposal for a
3 five-story new construction multi-family residential
4 building at the corner of Kennedy Boulevard and
5 Secaucus Road. On my screen right now is a photo of
6 the existing site, which is a vacant lot. On JFK we
7 have existing three-story residential structures.
8 And you can see that we also have a five-story
9 structure residential building on Secaucus Road.

10 I'm actually going to probably go right to
11 the site plan that we have. We spent a lot of time
12 working on this with the Board. So the main
13 entrance to the building, main residential lobby, is
14 on Kennedy Boulevard. We have an elevator, two
15 stairs for primary vertical circulation, as well as
16 a residential lobby, a trash room. And then we've
17 also provided for bike storage. And then we have
18 access to a parking garage. We've got eight spaces.
19 Six of those are standard size spaces. Two of those
20 are compact spaces.

21 And we've created off of Secaucus Road, we
22 have a curb cut there and two garage doors that
23 allow for cars to turn into the lot and, you know,
24 park. And then we worked very hard on trying to
25 make this a viable parking arrangement within a

1 pretty restricted set of dimensions to work with.
2 This parking lot also provides -- I'm going to zoom
3 in on it a little bit so that you can see how it
4 works. So there's no left turn permitted out of the
5 driveway. Our traffic engineer and site engineer
6 will speak in more detail about this. But we did
7 so, because a lot of energy went into the design of
8 the parking space, making the stairs, you know, work
9 within the lobby, and elevator. As well as the
10 trash room, that's a kind of fundamental
11 infrastructure of the building, but also we're able
12 to fit in these spaces adjacent to it.

13 So we've got our two -- you know, these
14 are tandem parking spaces. The standard spaces six
15 and eight, and then we have two compact spaces. All
16 of these are our standard spaces. Four standard
17 spaces, including handicap space. So we do have
18 utilities located in a small basement, a partial
19 basement. The parking area is all primarily slab
20 on. And then we have a below grade basement area
21 for utilities. The parking spaces -- the first
22 floor, you can see on the right is our lobby.

23 Again, we're just oriented a little
24 differently from the site plan. And then on the
25 upper level, as you can see you how the floor

1 carries up. We actually create a light level here
2 to allow for light and air to these bedrooms to
3 comply with code. And we also have a setback also
4 at the rear corner to also allow for light and air
5 to these residences. We have a mix of two and
6 one-bedroom. We've got eight two-bedroom units and
7 eight one-bedroom units. With the two-bedrooms
8 located here and here. And then the one-bedrooms
9 stacked at the front. And the plan basically stacks
10 as we go up, the second and third floors.

11 And on the fourth floor, and I'll talk
12 about this more when we look at the three-
13 dimensional representation, but at the fourth floor,
14 we express, you know, the importance of the
15 structure at the corner of Secaucus Road and Kennedy
16 by projecting the facade beyond the property line by
17 three-foot and four-inches. And that occurs at the
18 fourth and fifth floor. And I think it's an
19 important component of the architecture and how it
20 is kind of registered in the larger context. And so
21 all of these floors are essentially stacked.

22 And then we get to the roof where it's
23 basically one of the stairs -- stairs goes to the
24 roof and you have the elevator bulkhead. The stair
25 provides access just to a mechanical -- mechanical

1 area that is screened. And then we have -- at the
2 perimeter we have an extensive green roof system,
3 which is a tray system that will be designed in
4 compliance with the Hudson County Green Techniques
5 Requirements. The facade -- actually, I think I'm
6 going to maybe just go back to a rendered view, so
7 you can see how this looks in the context. I'll
8 zoom in here.

9 So we looked around at the materials that
10 were prevalent in the immediate area, and saw that
11 there was a lot of red brick. So we utilized red
12 brick and so the primary material on the facade on
13 Kennedy, and wrapping around to Secaucus Road, and
14 you see in this image how no -- at the corner
15 projecting on the Kennedy side, projecting
16 three-foot and four-inches, we have a kind of volume
17 that is expressed with a different material finish,
18 which would be a copper -- or copper-like panel that
19 we thought complimented really nicely with the red
20 brick, and just offered like a different kind of
21 textural atmosphere to the building.

22 At the base, we address the kind of
23 pedestrian nature of the street by moving this kind
24 of patterned brick and a kind of awning over the
25 residential central entrance to really define it.

1 And then as the kind of secondary entrance on
2 Secaucus Road, we have the access to the parking
3 garage. We have some details at the top of the, you
4 know, building kind of corner that is modern in its
5 geometry and kind of speaks to some of the more
6 ornate ordinances on the street, while still working
7 with, you know, what we've proposed as a kind of
8 more modern building requested of our current times.
9 I think that's -- you know, the windows are aluminum
10 windows with a dark gray frame. I think that's --
11 that's pretty much -- that's our proposal.

12 MR. HARRINGTON: Any questions?

13 CHAIRWOMAN LUGO: Questions?

14 MR. HARRINGTON: Okay. Then I'll
15 move right onto our site engineer, Mr. Aly.

16 MS. BOGDANSKI: Chairwoman, do you
17 want to see if the public has any present for this
18 witness before we dismiss her?

19 MR. HARRINGTON: Sure.

20 CHAIRWOMAN LUGO: Thank you for that
21 reminder. Is there anyone from the public present
22 with any questions? Okay. Now, we can move
23 forward. Thank you for that reminder.

24 MR. HARRINGTON: So, Mr. Aly, if -- I
25 see he has to be sworn.

1 (The witness is sworn.)

2 MS. BOGDANSKI: Okay. And if you
3 could please state your name for the record,
4 spelling your first and last name, and also stating
5 your firm?

6 MR. ALY: Sharif Aly. S-H-A-R-I-F.
7 Last name A-L-Y. And I'm the president of Amortech
8 Engineering. 757 Ridgewood Avenue, North Brunswick.

9 MR. HARRINGTON: Mr. Aly, have you
10 testified before this Board in the past and been
11 accepted as an expert in civil engineering?

12 MR. ALY: No. This is my first time.

13 MR. HARRINGTON: Could you please
14 give the Board the benefit of your professional and
15 educational experience?

16 MR. ALY: Absolutely. I graduated
17 back in 1985 with a degree of -- a special degree of
18 civil engineering from New Jersey University of
19 Technology. I received my license in '89. And
20 since then I've been practicing site planning on
21 subdivisions and I have appeared before so many
22 planning boards and zoning boards throughout the
23 State of New Jersey.

24 MR. HARRINGTON: And your license is
25 current?

1 MR. ALY: It's current.

2 MR. HARRINGTON: Great. Then I have
3 Mr. Aly as an expert in civil engineering.

4 CHAIRWOMAN LUGO: He's accepted.
5 Thank you.

6 MR. ALY: Thank you.

7 MR. HARRINGTON: Mr. Aly, if you
8 could kind of discuss the site and some of the
9 issues that are raised by the County's professionals
10 and how we have addressed those as part of this
11 presentation?

12 MR. ALY: Yes. So we -- this is Lot
13 1 and Block 501. You heard that it's at the
14 intersection -- actually, it's at the southwest
15 quadrant of Kennedy Boulevard and Secaucus.

16 MR. HARRINGTON: I'm sorry. Nicole,
17 do you want to -- I don't know if you're going to
18 share your screen?

19 MR. ALY: Nicole, if you can put just
20 the site plan?

21 MR. HARRINGTON: Great.

22 MS. ROBERTSON: Okay. I'll have to
23 pull it up.

24 MR. ALY: Yes. So this lot is 50 by
25 80. And it happens to be -- like you heard, it's at

1 the two county roadways at the intersection. And
2 you have heard it's five-stories, 16 units, and they
3 are one zone. So also you heard that it's going to
4 be eight parking spaces, and one of them will be ADA
5 space, and access to the building will be from
6 Secaucus. That's right in, right out. No left
7 turns.

8 The improvements within the County
9 right-of-way is only limited to utilities,
10 sidewalks, pretty much the sidewalk will be removed
11 and reconstructed to meet ADA requirements. That's
12 along the site frontage. The only area that will
13 not be touched or played with is the recently
14 constructed ADA ramps at the intersection. And you
15 can see this shaded area, as well as the area that
16 will be matching or going back to the existing
17 sidewalks as you're leaving the site and also at the
18 intersection right-of-way.

19 In addition to that, most of the utilities
20 are within the area between the curb and the
21 building. So we'll be tapping in within the
22 sidewalk area. The only utility line that will be
23 encroached within the pavement area will be the
24 sanitary sewer and that will be encroaching I would
25 say about five-feet into the pavement area. Other

1 than that, everything will be within the -- between
2 the curb and the sidewalks. So the driveway, you
3 heard about the driveway or access to the building,
4 it's 22-feet wide, right in and right out. And on
5 the end, the rural drainage to the back of the
6 inlet.

7 There really is nothing else, except just
8 removing all existing sidewalks and replacing the
9 sidewalk. As far as the report that we have
10 received, that we have addressed all of the items,
11 with the exception of Item No. 2-A, that we need to
12 reach out to Jersey City MUA for an application
13 supplied to the back of the inlet in charge of all
14 drainage. Other than that, I think everything else
15 has been addressed.

16 MR. HARRINGTON: Any questions for
17 Mr. Aly?

18 MR. TRIDENTE: Madam Chair, Mr. Aly,
19 just before the shade tree requirements to spell out
20 for the Board how many trees are proposed, how many
21 are required, and how many he's going to pay and
22 make contributions in lieu of.

23 MR. ALY: As far as the contribution,
24 I don't believe that we are going to be making any
25 contribution. We have three trees along the front

1 edge that is required and that is what we have on
2 the plans. And one of the trees will be on Kennedy.
3 Two trees will be on Secaucus, as shown on the site
4 plan.

5 MR. HARRINGTON: Thank you.

6 MR. ALY: You're welcome.

7 CHAIRWOMAN LUGO: Any other
8 questions, Commissioners?

9 COMMISSIONER MALAVASI: I'm unmuted.
10 Tom Malavasi. Madam Chair, may I?

11 CHAIRWOMAN LUGO: Yes.

12 COMMISSIONER MALAVASI: Two things.
13 One, and maybe you've addressed it in the letter,
14 but I'd like to hear some testimony. Number one
15 would be the treatment of the driveway to ensure
16 you've done your best effort to make it a right in
17 and right out configuration. I see it's wider than
18 original. Secondly, to discuss how you are
19 providing handicap accessibility along the frontage
20 of the property, making sure you've got to work with
21 wide sidewalks that's no more than two percent?

22 MR. ALY: Yeah. Most of the -- our
23 -- most of our improvements have met with ADA of not
24 being more than two percent on the side -- for the
25 crosswalk. And that is indicated on the site plan.

1 With respect to the driveway, yes, we increased it
2 to 22-feet and have indicated it's a right in and
3 right out. And there's going to be signs that -- on
4 each side of the driveway that prohibit any left
5 turns.

6 COMMISSIONER MALAVASI: I think --
7 and maybe the engineer will address it in more
8 detail, but from what I can see on the plan, I see
9 two percent max crosswalk. I think if the engineer
10 is satisfied with as much detail we've had. We've
11 had problems in the past with plans that show that
12 and contractors just build it wrong.

13 MR. ALY: Yes.

14 COMMISSIONER MALAVASI: If Mr. Cray
15 is satisfied that there's enough detail on the plan
16 to make sure that it will be built properly --

17 MR. ALY: Yeah. I would like to
18 address that too. If you'll allow me to jump in?
19 Our site plan shows a slight elevation for grading
20 and we have plenty of elevations, which is shown in
21 the area on the map matching the existing sidewalks
22 by elevations. Everything is covered. We have
23 already been discussing that at our last meeting and
24 we have provided enough grades on our plans to
25 assure that the contractor will build it as our site

1 plan.

2 MR. CRAY: Madam Chair, this is Paul
3 Cray. Would you like me to weigh in?

4 CHAIRWOMAN LUGO: Yes, please.

5 MR. CRAY: Thank you. Yeah. To
6 Tom's point, since the initial submission of the
7 plans, of both the engineering plan and the
8 architectural, we met at two different site plan
9 review committee meetings. And Tom, to answer your
10 questions, most recent submission, they did refine
11 their proposed five grades and they do show along
12 Secaucus that they have a need for that offsite
13 transition, because they will be at the two percent
14 max for both frontages. They don't need a
15 transition on JFK, because it's actually less than
16 two percent there. But on Secaucus they do. And we
17 also -- they added the specificity that we wanted so
18 that there wasn't a misunderstanding with the
19 contractor.

20 So that was done as well. Since we're on
21 the engineering, and this is something Tom and I
22 have discussed at the review committee meeting, at
23 one point when the applicant was addressing our
24 concern about discouraging people from making lefts,
25 egress or ingress, and the driveway was much

1 narrower. It was like between 10 and 14-feet. You
2 know, understood our concern and they revised the
3 footprint inside the garage and they made a lot of
4 changes to accommodate a wider driveway so that
5 better maneuver build so that people get in and out
6 and are not lingering on Secaucus with people
7 coming, they go pretty fast. They also did a site
8 distance study that we needed, just to confirm some
9 things about the visibility, but we still don't want
10 left turns. So they did what they could do to
11 address that. Although, there's always the case
12 that some people will just disregard things.

13 And we had discussed something that had
14 been a planning board approval condition in the
15 past, that we talked about adding to this resolution
16 condition. The county is not interested in the
17 flexible honors as an answer every time we talk
18 about having left turns. If this is a larger site,
19 we have more ability to have a certain type of
20 driveway design to really make it -- really almost
21 impossible. This is a small site. So we don't have
22 that same design flexibility. The bollards aren't
23 always the best answer, because they need
24 maintenance and who does that, and all kinds of
25 things with the County. So we hope they are not

1 needed.

2 But we did talk about an approval
3 condition, as has been done before on one or two
4 applications, where once operational, if there's
5 enough disregardance of the prohibition of left
6 turns, the applicant at their cost will install some
7 flexible bollards on Secaucus Road. And that's for
8 open discussion for the Commissioners and for Tom to
9 weigh in.

10 The other aspects of my review letter,
11 they did work hard to make a lot of plan revisions
12 and augmentations so that all of my prior review
13 comments and concerns have been addressed. And my
14 updated letter, I actually did it today, I
15 referenced the most recent plans and I also
16 referenced some other documentation they provided in
17 my point response letters and some traffic
18 engineering documentation. I think there -- it is
19 important to have a little bit more testimony from
20 the traffic engineer and the civil, but we've heard
21 that already and I just need it for the record, but
22 they have addressed my concerns. That's all I have,
23 Madam Chair.

24 COMMISSIONER MALAVASI: Madam Chair,
25 to address what Paul had said, I concur with the

1 flexible boilers. We prefer not to put them in as a
2 first -- a first thing for a solution. Again, it
3 becomes problematic, a condition to have to put them
4 in at a later date. The more we put in, the more of
5 a maintenance issue it becomes for those apartments.
6 So if the residents here are good neighbors and
7 behave, then we can do without them. So I would see
8 that as a condition for approval at a later date.

9 MR. HARRINGTON: That would be
10 acceptable to the applicant for the record.

11 CHAIRWOMAN LUGO: Okay. Any other
12 Commissioners? Anyone from the public have any
13 questions? Do you have another witness?

14 MR. HARRINGTON: Yes. Our last one
15 is -- witness is Joe Staigar. He's our traffic
16 engineer. So as Mr. Cray pointed out, I think it's
17 beneficial for this Board to hear from Mr. Staigar
18 as to the traffic and visibility issues that we
19 discussed with your professionals. So we'll bring
20 up Joe.

21 (The witness is sworn.)

22 MS. BOGDANSKI: And if you could
23 please state your name for the record, spelling your
24 first and last name, and the name of your firm?

25 MR. STAIGAR: My name is Joseph

1 Staigar. S-T-A-I-G-A-R. I'm the senior principal
2 of Dynamic Traffic. 345 Main Street in Chester, New
3 Jersey.

4 MR. HARRINGTON: Mr. Staigar, have
5 you been -- have you testified and been qualified as
6 an expert in traffic engineering before this Board?

7 MR. STAIGAR: Yes, I have. And I'm a
8 professional engineer licensed in the State of New
9 Jersey.

10 MR. HARRINGTON: All right. I'd
11 offer Mr. Staigar again as an expert in traffic
12 engineering.

13 CHAIRWOMAN LUGO: He's accepted.
14 Thank you.

15 MR. STAIGAR: Thank you.

16 MR. HARRINGTON: So Mr. Staigar, you
17 were part of some of the studies that were conducted
18 here and the review of the traffic issues. If you
19 could give the Board the benefit of your review of
20 those specific issues?

21 MR. STAIGAR: Yes. We've prepared a
22 traffic statement that sets the impacts on the
23 traffic. Obviously, this is a 16-unit site, one and
24 two bedrooms; eight parking spaces. Traffic
25 activity is going to be very light. Much reliance

1 is going to be on this transit. We have excellent
2 transit availability in the area conveniently on
3 this site. So the traffic volumes that we're
4 anticipating in and out of this garage at peak times
5 will be in the order of two or three vehicle trips
6 per hour. So essentially no impact to the roadway
7 network in the area. This was a -- an auto repair,
8 auto body shop, so it certainly did generate traffic
9 in the past.

10 And I believe that the auto magnitude that
11 the proposal generated is of the same, if not less,
12 than that former use of the site. So in essence, no
13 more traffic impact. We did receive Mr. Cray's
14 report with his comments back in October I believe.
15 We worked together, the engineer, architect, and
16 myself, in addressing those comments. I believe
17 we've done so.

18 Any updated comment letter dated December
19 15th by Mr. Cray, in terms of the traffic for
20 testimony about the documents that were prepared,
21 and those documents for the traffic impact
22 statement. But then also to address a comment --
23 previous comment with sight distance. The Secaucus
24 Road has an up-slope. This one travels east down
25 towards JFK, it's the crest of the hill. So there

1 is some limited sight distance as one looks to the
2 left as they exit the driveway. So looking --
3 coming out of the driveway, looking to the left or
4 to the west, but we did make the site distance study
5 analysis and measurements out there, determined that
6 it can sustain over 30 miles per hour. The post --
7 the regulatory site speed limit is 25 miles an hour.
8 The procedure -- recommended procedures are to add
9 five miles per hour for those people that may -- may
10 go a little bit above.

11 This diagram right there with the limited
12 sight distance is. That's me. I took that
13 photograph. I stood in traffic with my back turned
14 to oncoming traffic. And I parked my vehicle, you
15 can see it in the -- in the foreground, measure
16 where -- and put my tail light right where a
17 driver's eye would be, measured the height of that
18 taillight, which would be at the driver's height, a
19 little bit at that location. And this is a distance
20 of 200-feet, which supports the speed limit of 30
21 miles per hour. If I went down another maybe 25 or
22 30-feet further to the west, I would pick up about
23 230-feet of actual site distance, that's how the
24 distance is measured. So as I said before, we can
25 support.

1 The red line in this diagram, this is the
2 intersection of JFK, which runs at an angle from
3 bottom to top. Secaucus is running from left to
4 right. And there's that -- that red line is that
5 distance of 200-feet as someone leaves the garage,
6 looks to their left, and is the 200-feet that you
7 saw in the ground view on there as well. So we made
8 a very intricate measurement out there to satisfy
9 the site distance requirements. I believe the site
10 will operate safely and efficiently.

11 I believe that the applicant will agree to
12 the stipulations that Paul Cray had brought up, that
13 if it becomes problematic and people are not
14 adhering to the no left turn as they exit or enter
15 the -- we'll be putting those bollards -- the
16 flexible bollards down the center of this road. We
17 hope we don't need to go there, but we'd be able to
18 accept that as a condition. That's it.

19 MR. HARRINGTON: Okay. Any questions
20 for Mr. Staigar?

21 MR. CRAY: Yes. I have one question.
22 Have you proposed a pedestrian warning device for
23 vehicles as they leave the garage?

24 MR. STAIGAR: Yes. I'm glad you
25 brought that up. Yes. And again, at the

1 recommendation of your staff, we're going to put the
2 sounder and the strobe light above the door or to
3 the side of the garage door. So that when someone
4 goes to exit, those mechanisms do go off and so that
5 there's that alert aspect. So you'll have the
6 garage door going up, you'll have the strobe light,
7 you'll have the sounder that will alert pedestrians
8 on the sidewalks.

9 CHAIRWOMAN LUGO: Any other
10 questions?

11 COMMISSIONER MEHTA: Chairwoman?

12 CHAIRWOMAN LUGO: Yes. Go ahead,
13 Commissioner.

14 COMMISSIONER MEHTA: Yes. I think --
15 I think that for this part, but basically the two of
16 them are tandem. So there's basically like two and
17 two -- I think it's for a parking spot only. And
18 the handicap parking spot is I think far away from
19 the lobby area. Is that -- is it possible to have a
20 handicap parking spot next to the loading area?

21 MR. STAIGAR: The handicap space is a
22 distance of 22-feet from the entrance --
23 entranceway. So the distance -- the distances are
24 not lengthy. So -- you know, we could put them
25 closer, but again, they are not far or any great

1 length to cause a handicap person to have difficulty
2 getting to the entrance place.

3 COMMISSIONER MEHTA: No. My point is
4 usually like handicap is further because they don't
5 usually travel or they aren't able to walk to the
6 traffic. Because here it is a -- you are basically
7 -- I don't think it's a very small site, so I don't
8 think it's much problem, but at the same time, is
9 there a way of closing -- but I thought -- so at the
10 same time, if somebody is coming, it's a very
11 (inaudible) to the oncoming traffic.

12 MR. STAIGAR: Well, you only have
13 three spaces that traffic will -- will invoke -- so
14 someone who wants to leave the handicap space, it's
15 only the -- I can't see the numbers of the parking
16 spaces, but you're only going to cross those three
17 spaces basically, as you leave that handicap space.
18 So traffic volumes in this driveway are going to be
19 two or three trips per hour. Very, very light. And
20 then we consider that they are only going across to
21 those spaces at the most. It's going to be in the
22 order of one or two per hour. So not heavy. Not by
23 any means any type of traffic issues that are --
24 that would be deleterious to a pedestrian, even if
25 they are handicap.

1 COMMISSIONER MEHTA: So next to the
2 lobby, you have four parking spaces, but basically
3 two are tandem. So whether it will be located to
4 the same apartment owner or tenant? How is it going
5 to work?

6 MR. STAIGAR: More than likely --

7 COMMISSIONER MEHTA: Otherwise it
8 will be a problem if it's two different tenants or
9 two different owners. How are they going to
10 maneuver?

11 MR. STAIGAR: Yes. You are correct,
12 Mr. Mehta. Most likely they would be designated to
13 the same unit. I have seen apartment buildings
14 where you have friendly neighbors that share parking
15 spaces, tandem such as this, they may swap keys or
16 have extra keys for each one of them. It does work
17 in some cases, but obviously you have to have two
18 people, or in this case four people, that are
19 friendly and willing to work that out with one
20 another. So it can work both ways that I've seen.
21 The more practical one obviously is two spaces or a
22 set of tandems per unit. So that is designated for
23 a specific unit if that unit has two cars.

24 COMMISSIONER MEHTA: In the Parking
25 Spot No. 5, is it very close to the -- the direct

1 door? So do you think it will be easy to maneuver
2 and do the parking in the Parking Spot No. 5 and 6?

3 MR. STAIGAR: Are those tandem
4 spaces? No. 5 and -- oh, No. 5 and 6 are right up
5 against the -- yeah. The Secaucus Road side. Well,
6 there -- is it going to be easy -- for the general
7 public, if these were a retail? No, it would not.
8 But since they are going to be designated for a
9 specific user that's going to be using it day in and
10 day out or exclusively, they'll get used to the
11 maneuverability of getting in and out of those -- of
12 that space. We have enough room to accommodate even
13 a large size vehicle to get in and out of those
14 spaces. So again, with care, and a person who is
15 accustomed to the building constrained situation, it
16 will be accessible, yes.

17 COMMISSIONER MEHTA: Okay. I think
18 that on the -- the terrace or on the roof, you have
19 a mechanical space, as well as you have a green area
20 near the outskirts, but what is in between that you
21 are designated? Like a -- like a black area? This
22 black area?

23 MS. ROBERTSON: Yeah. That's just an
24 EPDM roof. I mean, it's not an occupiable roof
25 space. It's really, you know, this is not a kind of

1 common access roof space. The green area is really
2 about sort of mitigating, you know, drainage issues
3 and providing, you know, I guess black rooftop. So
4 for kind of betterment of, you know, environmental
5 performance of the building, but the mechanical area
6 right here, it's -- this space on this roof.

7 COMMISSIONER MEHTA: So you are
8 making a statement that only the people who are
9 going to go for the repair and maintenance purpose
10 for the mechanical part and it would be access to
11 the residents or the outside people?

12 MS. ROBERTSON: It's not. We haven't
13 designed it as a common roof shack. No. There are
14 restrictions to doing that, which would -- you know,
15 change the building type from a kind of
16 constructability perspective. You know, it would
17 actually trigger it to become a sixth floor, which
18 was not something that, you know, the owner wanted
19 to do. You know, so it's not a common roof deck.
20 It's really just for the mechanical equipment. It's
21 a great location obviously for mechanical equipment.
22 We've kept it away from the perimeter of the
23 building, so it's not visible from the public
24 right-of-way. And the green roof is really intended
25 as a way to, you know, better manage stormwater.

1 COMMISSIONER MEHTA: Okay. Thank
2 you.

3 COMMISSIONER MALAVASI: Madam Chair,
4 I just wanted to address the location of the
5 handicap parking space. Part of that was through
6 working with the applicant, and their engineers and
7 architects, because it winds up being advantageous
8 because it allows -- it allows them to put the
9 egress in the striped area. And by doing that, we
10 worked long and hard with them to get that driveway
11 wider. I think it was originally ten-feet wide, if
12 I'm wrong, and it's quite a bit wider, which we feel
13 better for in and out.

14 So it ties up -- that's from a design
15 standpoint. It was a good place to put it. And you
16 see the red line, that's their egress. We can use
17 that space there for getting out and the driveway is
18 much wider. So we felt it was advantageous.

19 MS. ROBERTSON: I just want to kind
20 of also talk about that. That you know, we've
21 located that -- the handicap space so that we could
22 maximize the number of parking spaces and really
23 satisfy the need for parking for residents in the
24 building. So that is really the most efficient
25 place to locate it. We've got a pretty small site

1 that we're working with that we're able to get eight
2 spaces. So that was our thinking. And we did
3 actually work to get a 24-foot wide drive aisle,
4 which is a couple feet bigger than what we
5 originally had, but it's a pretty comfortable
6 dimension from column to column for maneuvering a
7 vehicle. So we actually did move this wall during
8 the design process to increase that to make it that
9 much more usable.

10 CHAIRWOMAN LUGO: Okay. Any other
11 questions, Commissioners? Is there anyone from the
12 public that has any questions? Okay.

13 MR. HARRINGTON: That completes our
14 presentation, Madam Chairwoman.

15 CHAIRWOMAN LUGO: Thank you. Do I
16 have a motion from anyone?

17 MS. GIARRATANA: Chairwoman, if you
18 don't mind, I just want to confirm with Paul if
19 feels like all the testimony has appropriately
20 addressed his final review?

21 CHAIRWOMAN LUGO: Sure.

22 MR. CRAY: Yes. This is Paul Cray.
23 Yes. I believe that that testimony did address the
24 items that I felt were important on the record. So
25 I find it satisfactory.

1 MS. GIARRATANA: Thank you.

2 COMMISSIONER MALAVASI: Madam Chair,
3 I would move to approve this application with the
4 conditions sited in the testimony that the applicant
5 has agreed to.

6 CHAIRWOMAN LUGO: Thank you,
7 Commissioner. Do I have a second?

8 COMMISSIONER MEHTA: Second.

9 MS. GIARRATANA: On a motion made by
10 Commissioner Malavasi and seconded by Commissioner
11 Mehta. Commissioner Jeter.

12 COMMISSIONER JETER: Yes.

13 MS. GIARRATANA: Commissioner Kenny.

14 COMMISSIONER KENNY: Yes.

15 MS. GIARRATANA: Commissioner
16 Malavasi.

17 COMMISSIONER MALAVASI: Aye.

18 MS. GIARRATANA: Commissioner Mehta.

19 COMMISSIONER MEHTA: Aye.

20 MS. GIARRATANA: Chairwoman Lugo.

21 CHAIRWOMAN LUGO: Aye.

22 MS. GIARRATANA: The motion has
23 passed.

24 MR. HARRINGTON: Thank you.

25 CHAIRWOMAN LUGO: Thank you.

1 Congratulations.

2 MS. ROBERTSON: Thank you very much.

3 MS. GIARRATANA: The next item on the
4 agenda are applications to be exempt. The first
5 application is 2020-48-SP. This is Daksha Patel
6 representing 511 Washington Street, LLC. The
7 location is 511 Washington Street, Block 216, Lot 7,
8 in Hoboken. This was a site plan application not
9 along a County road.

10 Next application. 2020-49-SP/SC. Culver
11 Properties, LLC at 513 52nd Street, Block 108, Lot
12 8, in West New York. This is a site plan and
13 subdivision application not along a County road.

14 Application 2020-50-SP. Teresharan Land
15 Co of New Jersey, LLC at 1427 51st Street, Block
16 164, Lot 33 in North Bergen. And this is a
17 subdivision application not along a county road. Do
18 I have a motion?

19 On a motion made by Commissioner Mehta and
20 seconded by Commissioner Malavasi. Commissioner
21 Jeter.

22 COMMISSIONER JETER: Yes.

23 MS. GIARRATANA: Commissioner Kenny.

24 COMMISSIONER KENNY: Yes.

25 MS. GIARRATANA: Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MS. GIARRATANA: Commissioner Mehta.

4 COMMISSIONER MEHTA: Aye.

5 MS. GIARRATANA: Chairwoman Lugo.

6 CHAIRWOMAN LUGO: Aye.

7 MS. GIARRATANA: The motion has
8 passed. We have no old business. We do have new
9 business. We're introducing changes to the bylaws
10 for electronic resuscitation. We're basically
11 trying to codify what we have been doing. I think
12 Jennifer can attest, we have been doing what's been
13 recommended by the state. We've been carrying it
14 out well and we're just trying to, like I said,
15 codify what we've been doing. And then set the
16 precedent for what electronic participation will
17 look like in the future. You know, for example,
18 allowing members of the public to participate
19 electronically. You know, making our meetings more
20 open and accessible to people, because although they
21 are -- this time has shown the issue of the digital
22 divide. It also shows there are more opportunities
23 for engagement.

24 So -- and a few other details that we'll
25 outline for you. So some key points. I think one

1 of the major ones was, you know, we're suggesting
2 that electronic resuscitation by the Commissioners
3 be through video and audio. You know, this is to
4 protect, you know, our interests and making sure
5 we're doing all the protocols properly. That's it
6 for us. And we went over our meeting schedule for
7 2021. The next meeting will be January 19th at
8 6:30.

9 CHAIRWOMAN LUGO: That's great.

10 COMMISSIONER MALAVASI: Hello, Renee.

11 COMMISSIONER BETTINGER: Hi.

12 COMMISSIONER MALAVASI: Welcome.

13 Welcome back.

14 COMMISSIONER BETTINGER: I know.

15 It's crazy to see everyone. Happy holidays.

16 COMMISSIONER MALAVASI: Same to you.

17 COMMISSIONER KENNY: Happy holidays.

18 COMMISSIONER BETTINGER: So we have a
19 new Commissioner. Hello, Commissioner Kenny.

20 COMMISSIONER KENNY: Hello, Renee.

21 It was a pleasure to meet you. I know that I have
22 some big shoes to fill. And you know, I look
23 forward to working with the Board and it's an honor
24 to serve with them. And I really hope I make you
25 and the county proud.

1 COMMISSIONER BETTINGER: I'm sure you
2 will. I can tell already. Thank you.

3 COMMISSIONER KENNY: Thank you,
4 Renee.

5 MS. GIARRATANA: So, Renee, since the
6 rest of the Board didn't get to see you much --

7 COMMISSIONER BETTINGER: I have this
8 amazing beautiful plaque. You really can't
9 appreciate it. And the beautiful flowers. The
10 plaque says, presented to Renee Bettinger in
11 recognition of 19 years of outstanding and dedicated
12 service to the Hudson County Planning Board.
13 Chairwoman 2006, 2012, 2017, and 2018. And I also
14 received beautiful flowers.

15 Thank you everyone so much. I am -- I am
16 so proud of all the work that this Board has done in
17 the past 19 years. We've accomplished a lot.
18 However, the most important thing that I bring --
19 that I take with me, I should say, the memories and
20 the friendships that I've formed. It's bittersweet
21 for me. But I will treasure the friendships and
22 will hope to continue, they are not ending tonight.
23 So I look forward to hopefully next year's Christmas
24 party. Hopefully we'll be able to celebrate with
25 all of you if I'm invited, so thank you so much for

1 the honor. I really appreciate it and it's so
2 meaningful to me. Thank you. I can't believe 19
3 years though. That's -- I had many hair colors.
4 But thank you.

5 COMMISSIONER MEHTA: We'll miss you,
6 Ms. Renee Bettinger. I remember when you started.
7 You, myself, and Dan Choffo. And you are leaving
8 us.

9 COMMISSIONER BETTINGER: I've said
10 everything I had to say. I've text you everything I
11 have to say. I don't want to cry again.

12 MS. GIARRATANA: I know. Same,
13 Renee. Yeah. I'll look forward to maybe the next
14 Christmas party, and I know I'll be chatting with
15 you and hanging out in Jersey City and hopefully at
16 the Shore. And as soon as, you know, we can all be
17 together in order to make that happen. And I just
18 wanted to let the Planning Board know that the
19 Freeholder Board also issued a laudatory resolution
20 for Renee and had a lot of wonderful things to say
21 as well. And we're very appreciative of her service
22 on the Board.

23 MR. CRAY: Renee, if I could, I'd
24 just like to speak for Antonio as well. He was on
25 here. He had another meeting, so at some point he

1 had to leave, but you know, I really appreciate when
2 I got involved with the Board as one of the
3 engineering consultants, you were very helpful to
4 get familiar with the Board's procedures and what
5 not.

6 I'm thankful for that and I really, really
7 enjoyed working with you. You know, you and Dan,
8 Rushabh. I mean, you guys really set the standard
9 for the Board and it's a very impressive Board
10 because of that. I really enjoyed working with you.
11 And we're going to all stay in touch and I
12 definitely look forward to getting beyond the
13 pandemic and having a lovely party next year in
14 person.

15 COMMISSIONER BETTINGER: Okay.
16 Absolutely. One thing I wanted -- a thought that I
17 had tonight when I was sitting here listening to the
18 last application was, you know, many times when I
19 would meet someone out of the county and they would
20 say to me, oh, where are you from, and I would say
21 Hudson County. And I always get this negative like,
22 oh, Hudson County. But now, throughout the years,
23 you know, when I say -- you know, someone will say
24 to me, where are you from -- where are you from and
25 I say, Hudson County, they'll -- they say, oh, my

1 son, my daughter live there, and what a great place.

2 You know, this Board really had something
3 to do with that. It really means a lot to me being
4 born and raised in Jersey City, part of Hudson
5 County, to make such a difference. So please
6 continue that legacy, everyone. And I'm always a
7 phone call away if anyone needs anything. Is that
8 Dan in the background there?

9 COMMISSIONER CHOFFO: Yes. Yes,
10 Renee. Sorry I'm late. I had neck surgery. I'm
11 doing good. I can't move around a lot. I had neck
12 surgery. So what can I say? I mean, me, and
13 Rushabh, and you go back to 2003, so it's been a
14 wonderful 17 years. You're going to be missed, but
15 we'll stay in touch. You've been a great person
16 for, you know, the multiple times you were on. You
17 always took the lead, you never said no. Me, and
18 Rushabh, and the rest of the members gained a lot of
19 knowledge from you, watching you. And Samantha
20 gained a lot by watching you, the way you handled
21 yourself professionally. You're just amazing. So
22 what else can I say? I'm going to miss you. I'm
23 almost going to start crying.

24 COMMISSIONER BETTINGER: Thank you.
25 I will. That's a promise, everyone. I'm wishing

1 everyone a happy, healthy, mostly a safe New Year.
2 May we all get through all of this and look forward
3 to getting together next year. Take care, everyone.

4 MS. GIARRATANA: Thanks, everyone.

5 (Whereupon the proceeding is then
6 concluded at 6:49 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 Monthly Meeting
of the Hudson County Board of Chosen Freeholders,
held on Tuesday, December 15, 2020; 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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