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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, February 19, 2019
6:30 p.m.

B E F O R E:

- DANIEL CHOFFO, Chairman
- RENEE BETTINGER, Commissioner
- ELIZABETH HERNANDEZ, Commissioner
- SAMANTHA LUGO, Commissioner
- RUSHABH MEHTA, Commissioner
- KENNEDY NG, Commissioner
- FLOYD JETER, Commissioner
- THOMAS MALAVASI, PE, PP, CME, Commissioner
- JOEL TORRES, Freeholder

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

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

1 CHAIRMAN CHOFFO: Good evening. I
2 would like to call to order the meeting of the
3 Hudson County Planning Board for Tuesday, February
4 19th, 2019. Counsel, do we have the open public
5 meeting statement?

6 MR. CURLEY: Yes. The meeting was
7 noticed in accordance with the Open Public Meetings
8 Act. Notice of the meeting was published in the
9 Jersey Journal, and in addition the notice was
10 published in the Star Ledger and posted on the
11 County Clerk's bulletin board, and the Board of
12 Freeholders.

13 CHAIRMAN CHOFFO: Roll call, please.

14 MS. GIARRATANA: Commissioner Cryan,
15 absent. Commissioner Glembocki, absent.
16 Commissioner Hernandez, absent. Commissioner Jeter.

17 COMMISSIONER JETER: Here.

18 MS. GIARRATANA: Commissioner Lugo.

19 COMMISSIONER LUGO: Here.

20 MS. GIARRATANA: Commissioner
21 Malavasi.

22 COMMISSIONER MALAVASI: Here.

23 MS. GIARRATANA: Commissioner Mehta.

24 COMMISSIONER MEHTA: Here.

25 MS. GIARRATANA: Commissioner Ng.

1 COMMISSIONER NG: Here.

2 MS. GIARRATANA: Commissioner Torres.

3 FREEHOLDER TORRES: Here.

4 MS. GIARRATANA: Commissioner Walker,
5 absent. Commissioner Bettinger.

6 COMMISSIONER BETTINGER: Here.

7 MS. GIARRATANA: Chairman Choffo.

8 CHAIRMAN CHOFFO: Here.

9 MS. GIARRATANA: Mr. Chairman, we
10 have a quorum.

11 CHAIRMAN CHOFFO: Please stand and
12 salute the flag.

13 (Flag Salute.)

14 MS. GIARRATANA: The next item on the
15 agenda is the review and adoption of the meeting
16 minutes from the January 19, 2019.

17 CHAIRMAN CHOFFO: Could I have a
18 motion?

19 MS. GIARRATANA: On a motion made by
20 Commissioner Torres. Seconded by Commissioner Lugo.
21 Commissioner Jeter.

22 COMMISSIONER JETER: Yes.

23 MS. GIARRATANA: Commissioner Lugo.

24 COMMISSIONER LUGO: Aye.

25 MS. GIARRATANA: Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MS. GIARRATANA: Commissioner Mehta.

4 COMMISSIONER MEHTA: Abstain.

5 MS. GIARRATANA: Commissioner Ng.

6 COMMISSIONER NG: Aye.

7 MS. GIARRATANA: Commissioner Torres.

8 FREEHOLDER TORRES: Yes.

9 MS. GIARRATANA: Commissioner

10 Bettinger.

11 COMMISSIONER BETTINGER: Aye.

12 MS. GIARRATANA: Chairman Choffo.

13 CHAIRMAN CHOFFO: I abstain. The
14 next item on the agenda are matters scheduled for
15 public hearing. First we have the adoption of
16 Passaic Avenue Traffic Mitigation Contribution Fund.
17 It was a resolution that we introduced at the last
18 meeting, and as we had mentioned, this allows our
19 land use development regulations which already
20 empower us to collect contributions for traffic
21 improvement, and in our LDR, we have the authority
22 kind of spelled out, but we were able to just work
23 with that and use the number for the total cost of
24 the improvement.

25 The County engineer put together a cost

1 estimate. That's in your binder. That's what we've
2 been working on in terms of receiving contributions
3 for applications that come before us on Passaic
4 Avenue, and it's going to be a benefit to the County
5 and to the municipalities there.

6 COMMISSIONER MALAVASI: Mr. Chairman,
7 we just submitted the cost estimate. I have been
8 working on widening Passaic Avenue at Central by the
9 Clay Street Bridge. We know there is increased
10 traffic, and Passaic Avenue is getting more and more
11 bogged down, and we felt it would be needed
12 improvements. This is going to help pay for some of
13 those things. Some of the roads will be paid for
14 with DOT money, but a lot of things like engineering
15 costs to decrease traffic and right-of-way
16 acquisition are not covered so this fund will help a
17 lot, and help us get that work done at the Clay
18 Street Bridge.

19 This will help us a lot, and I also we
20 calculated about \$2 million, and it will be based
21 upon how many peak hour trips the development
22 generates. If the traffic on the site will generate
23 50 trips per hour at peak, we'll come up with a
24 number.

25 MS. GIARRATANA: I was going to say

1 just so the Planning Board knows, once this is
2 adopted, we will bring this before the Freeholder
3 Board so we get the County to officially accept the
4 fund, and that way it will be officially
5 established.

6 CHAIRMAN CHOFFO: Thank you, Tom, for
7 your work on this. I appreciate it. Can I have a
8 motion?

9 MS. GIARRATANA: On a motion made by
10 Commissioner Lugo. Seconded by Commissioner Jeter.

11 Commissioner Jeter.

12 COMMISSIONER JETER: Yes.

13 MS. GIARRATANA: Commissioner Lugo.

14 COMMISSIONER LUGO: 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: Commissioner Torres.

23 FREEHOLDER TORRES: Yes.

24 MS. GIARRATANA: Commissioner
25 Bettinger.

1 COMMISSIONER BETTINGER: Aye.

2 MS. GIARRATANA: Chairman Choffo.

3 CHAIRMAN CHOFFO: Aye.

4 MS. GIARRATANA: The motion has
5 passed. The next item on the agenda are
6 memorializations of resolution considered at the
7 last meeting. The first is Application 2018-35-SP;
8 Nino Madia; at 8707 Kennedy Boulevard; Block 367,
9 Lot 5.01; in North Bergen.

10 Do I have a motion?

11 On a motion made by Commissioner
12 Bettinger, and seconded by Commissioner Lugo.
13 Commissioner Jeter.

14 COMMISSIONER JETER: Aye.

15 MS. GIARRATANA: Commissioner Lugo.

16 COMMISSIONER LUGO: Aye.

17 MS. GIARRATANA: Commissioner
18 Malavasi.

19 COMMISSIONER MALAVASI: Aye.

20 MS. GIARRATANA: Commissioner Ng.

21 COMMISSIONER NG: Aye.

22 MS. GIARRATANA: Commissioner Torres.

23 FREEHOLDER TORRES: Yes.

24 MS. GIARRATANA: Commissioner
25 Bettinger.

1 COMMISSIONER BETTINGER: Aye.

2 MS. GIARRATANA: Chairman Choffo.

3 CHAIRMAN CHOFFO: Aye.

4 MS. GIARRATANA: The motion has
5 passed. The next item on the agenda is Application
6 2018-64-SP; CBLA Holdings, LLC; 8500-8504 Kennedy
7 Boulevard; Block 393, Lot 1 in North Bergen.

8 Do I have a motion?

9 On a motion made by Commissioner Lugo.
10 And seconded by Commissioner Ng.

11 Commissioner Jeter.

12 COMMISSIONER JETER: Aye.

13 MS. GIARRATANA: Commissioner Lugo.

14 COMMISSIONER LUGO: Aye.

15 MS. GIARRATANA: Commissioner
16 Malavasi.

17 COMMISSIONER MALAVASI: Aye.

18 MS. GIARRATANA: Commissioner Ng.

19 COMMISSIONER NG: Aye.

20 MS. GIARRATANA: Commissioner Torres.

21 FREEHOLDER TORRES: Yes.

22 MS. GIARRATANA: Commissioner
23 Bettinger.

24 COMMISSIONER BETTINGER: Aye.

25 MS. GIARRATANA: Chairman Choffo.

1 CHAIRMAN CHOFFO: Aye.

2 MS. GIARRATANA: The motion has
3 passed. The final application for memorialization
4 is Application 2018-76-SP; the applicant, Franklin
5 Development Group; 3316 Kennedy Boulevard; Block
6 3503, Lot 1; in Jersey City.

7 On a motion made by Commissioner Torres.
8 Seconded by Commissioner Jeter.

9 Commissioner Jeter.

10 COMMISSIONER JETER: Aye.

11 MS. GIARRATANA: Commissioner Lugo.

12 COMMISSIONER LUGO: Aye.

13 MS. GIARRATANA: Commissioner
14 Malavasi.

15 COMMISSIONER MALAVASI: Aye.

16 MS. GIARRATANA: Commissioner Ng.

17 COMMISSIONER NG: Aye.

18 MS. GIARRATANA: Commissioner Torres.

19 FREEHOLDER TORRES: Yes.

20 MS. GIARRATANA: Commissioner
21 Bettinger.

22 COMMISSIONER BETTINGER: Aye.

23 MS. GIARRATANA: Chairman Choffo.

24 CHAIRMAN CHOFFO: Aye.

25 MS. GIARRATANA: The motion has

1 passed. The next item on the agenda are Site Plans,
2 Subdivisions and Other Matters Scheduled for Public
3 Hearing. The first application is a subdivision,
4 2018-68-SD Park Stone Management; at 3060 Kennedy
5 Boulevard; Block 6401, Lot 7; in Jersey City.

6 MR. CONLON: Can we use that easel?
7 We're going to be quite efficient. Hello.

8 CHAIRMAN CHOFFO: Are you the
9 attorney?

10 MR. CONLON: I'm Patrick Conlon from
11 Connell Foley. This is Eric.

12 CHAIRMAN CHOFFO: He's been in front
13 of us before, but he still has to be sworn in.

14 (The witness is sworn.)

15 MR. CURLEY: Thank you. Spell your
16 last name for the record.

17 MR. BALLOU: B-a-l-l-o-u. Eric
18 Ballou, professional engineer, Midtown Engineering,
19 and we're giving a small presentation of what the
20 subdivision plan is that we're proposing from you.
21 So the property is basically located at 3060 Kennedy
22 Boulevard, and it's also bounded to the south by
23 St. Paul's Avenue. If you go a little bit further
24 to the north, you have the Pulaski Skyway in Jersey
25 City. That gives you an understanding where the

1 property is.

2 Right now, it an exists as a
3 two-and-a-half-acre parcel of property. What we're
4 proposing to do is take that one lot of two and a
5 half acres, subdivide it so that we have one lot,
6 Lot 7.01. That will be 0.7 acres that still have
7 the existing building and parking lot that's already
8 on the site. Then the second portion of the
9 property towards the west that fronts on Kennedy
10 Boulevard, create that subdivision, and then we'll
11 create a 30,000 square foot lot area along that
12 frontage. So we're taking a two-and-a-half-acre
13 lot, and basically breaking it into two pieces, one
14 will have an existing parking lot and building, and
15 the other one will be a vacant piece of property at
16 this time.

17 There is no improvements being proposed as
18 part of this subdivision application. This is
19 purely to separate the one lot into two at this
20 time, with the hopes for a future site plan
21 application once we have everything ready to go.
22 Any questions?

23 CHAIRMAN CHOFFO: Do you have
24 anything?

25 COMMISSIONER MALAVASI: Just so you

1 know, and you probably already know that, that the
2 County is plan on paving Kennedy Boulevard in that
3 area this year. Any work that, so you know, when
4 you subdivide and market as a vacant lot, any work
5 disturbing this road for a period time, the
6 developer will have to pave any cuts in the pavement
7 curb to curbs, side to side, so you completely
8 understand that's restoration down the road. Just
9 so you can tell your future developers that any
10 digging on Kennedy Boulevard requires restoration,
11 in the unlikely events you will have a plan before
12 then, you should know that.

13 MR. BALLOU: That creates quite a
14 challenge.

15 COMMISSIONER BETTINGER: Mr.
16 Chairman, I have a quick question. There is no
17 plans what you're going to do? I live in the condos
18 across the street. I'm just curious.

19 MR. CONLON: So we had a site plan
20 initially, and we withdrew it because basically the
21 applicant wants to get the subdivision to subdivide
22 the property and close on that land.

23 COMMISSIONER BETTINGER: The
24 applicants are the owners of 3060, the senior
25 building?

1 MR. CONLON: No. The senior building
2 is selling this portion to our applicant,
3 Cornerstone Management. They originally proposed a
4 project that was 264 units, but they're going to
5 downsize that tremendously because --

6 MR. BALLOU: That really came down to
7 the timing. They just want to get this done, close
8 on the land, and then go through the sublet process.

9 COMMISSIONER MEHTA: So the existing
10 building and the parking area is not affected, and
11 the subdivision is contingent on a plan right now?

12 MR. BALLOU: That's right. So the
13 portion that we're going to break up is 30,000
14 square feet with no improvements. I think they have
15 a small bocce court, but basically, it's virtually
16 unimproved. It's basically grass at this point.

17 CHAIRMAN CHOFFO: Can you show the
18 Board?

19 MR. BALLOU: I'm sorry. So the top
20 of the sheet is Kennedy Boulevard. So the portion
21 of the property we're talking about is right here,
22 that's right at the corner of St. Paul's and Kennedy
23 Boulevard. There's a gas station. This is where
24 the gas station is.

25 CHAIRMAN CHOFFO: How big is that

1 parcel?

2 MR. BALLOU: About 30,000. That will
3 be the remaining lot is to remain.

4 COMMISSIONER BETTINGER: And that's
5 where the senior building is?

6 MR. BALLOU: Right, a little bit to
7 the east. Here on the picture. This is where the
8 senior building is. Go a little bit further, there
9 is a parking for that building.

10 COMMISSIONER BETTINGER: The area is
11 so congested, and you're going to put another
12 building with 230-something units?

13 MR. BALLOU: Again, for tonight we're
14 not requesting approvals for any building, any
15 fencing. We're not requesting any of that this
16 evening. Obviously, once we have our plans
17 together, we'll come back in front of the Board and
18 address all of your site plan comments as well.
19 There is no access directly onto Kennedy Boulevard.

20 COMMISSIONER BETTINGER: It's a wall,
21 correct?

22 MR. BALLOU: There is a retaining
23 wall.

24 COMMISSIONER MEHTA: And my opinion,
25 I know right now you're not proposing any project.

1 So in the future, if you do it, the project can get
2 access to St. Paul Avenue, going to have access from
3 St. Paul rather than Kennedy Boulevard because
4 Kennedy Boulevard is already congested, and when you
5 come to the Planning Board and we see curb cuts from
6 Kennedy Boulevard, if you do the future project, you
7 do curb cuts from St. Paul's.

8 MR. BALLOU: Correct. Our initial
9 review when we did the development, there were no
10 curb cuts on Kennedy Boulevard. We understand that.

11 COMMISSIONER MEHTA: You have no
12 project, so I cannot say anything.

13 MR. BALLOU: We're not going to do
14 that.

15 FREEHOLDER TORRES: Chairman, so it's
16 in my jurisdiction, but that back area is being what
17 it is, it's a recreational space for the seniors
18 from that building. If you're taking that space
19 away, if you're looking to develop it, I understand
20 that part of your conversation with the developer of
21 that property, but they should accommodate the
22 seniors. You're taking away, as minimal as it is,
23 whatever recreation. Plus, that's affecting the
24 folks on the west side of that building and closing
25 off their view of.

1 MR. CONLON: So the applicant has had
2 a couple of meetings with senior housing with the
3 residents there, and any future site plans would be
4 taking their comments into consideration.

5 MR. BALLOU: You know, the area
6 that's existing is still a sizable area. There is
7 some green open space, even still remaining on that
8 the larger property. So there's a few opportunities
9 for recreation.

10 FREEHOLDER TORRES: You're taking
11 that space to build and to make money off of that
12 space. We can give back to the seniors when you
13 take their recreation space. You have to have a
14 meeting, and need to let all the elected officials
15 know. I represent that area for the Freeholder so.
16 It's the first time I'm hearing about this proposal.
17 It's good to keep everyone in the loop.

18 CHAIRMAN CHOFFO: Jack, do you have
19 anything?

20 MR. CURLEY: No.

21 CHAIRMAN CHOFFO: Let the record show
22 Commissioner Hernandez is present. Do I have a
23 motion?

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

1 Lugo.

2 Commissioner Jeter.

3 COMMISSIONER JETER: Aye.

4 MS. GIARRATANA: Commissioner Lugo.

5 COMMISSIONER LUGO: Aye.

6 MS. GIARRATANA: Commissioner

7 Malavasi.

8 COMMISSIONER MALAVASI: Aye.

9 MS. GIARRATANA: Commissioner Mehta.

10 COMMISSIONER MEHTA: Aye.

11 MS. GIARRATANA: Commissioner Ng.

12 COMMISSIONER NG: Aye.

13 MS. GIARRATANA: Commissioner Torres.

14 FREEHOLDER TORRES: Aye.

15 MS. GIARRATANA: Commissioner

16 Bettinger.

17 COMMISSIONER BETTINGER: I very

18 rarely disagree with things that come before us.

19 Just to build in front of the seniors, I just don't

20 have the heart for something like this. I have to

21 say no. I think that will be totally blocking them

22 in, any breeze that they get. That building is so

23 hot that building. They always have their windows

24 open, and putting up 230 unit, it's how many?

25 MR. CONLON: It's going to end up

1 under a hundred.

2 COMMISSIONER BETTINGER: I think it's
3 very unfair to the seniors. Someone has to be a
4 vote for them.

5 FREEHOLDER TORRES: I want to change
6 my vote.

7 MS. GIARRATANA: Commissioner Choffo.

8 CHAIRMAN CHOFFO: I vote aye.

9 MS. GIARRATANA: Mr. Chairman, the
10 motion has passed.

11 CHAIRMAN CHOFFO:

12 FREEHOLDER TORRES: Do you have notes
13 from the meeting that you had with the --

14 MR. CONLON: No. I mean I can
15 certainly talk to them. He conducted the meetings.
16 I can find out for you if you can.

17 FREEHOLDER TORRES: Please.

18 MS. GIARRATANA: You can send that
19 information directly to us, and we'll circulate that
20 to the Board. Thank you.

21 The next item on agenda is Application
22 2019-09-SP; Township of North Bergen; 1811 Paterson
23 Plank Road; Block 27, Lot 27; in North Bergen. It's
24 a Township application to develop a new park with a
25 children's spray area, playgrounds, gazebo, and

1 parking lot for nine cars.

2 MR. KLEIN: Good evening.

3 MR. CURLEY: Are you going to be
4 testifying as an expert?

5 MR. KLEIN: Yes.

6 MR. CURLEY: You have to be sworn.

7 (The witness is sworn.)

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

10 MR. KLEIN: Robert Klein, K-l-e-i-n.
11 The Township of North Bergen is proposing to build a
12 small park less than an acre. We have a spray park
13 feature in the center. To left is a playground
14 area. There is a couple of playground features for
15 ages two to five. To the right of the spray park is
16 another playground area. This one is for older
17 children, ages five to twelve. Both will have a
18 playground safety surface installed. We have a
19 gazebo in front. On either side of the gazebo, we
20 have a lawn area. On the right side there, we have
21 a parking lot for nine cars. One is ADA accessible.
22 We have two bike racks as well.

23 The frontage along Paterson Plank Road, we
24 have a sidewalk. That sidewalk is elevated to the
25 site, and finally, the last feature to talk about

1 here, we have a crosswalk crossing the road to the
2 other side of the street where we have a hotel being
3 built, and a residential area. The crosswalks will
4 lead to the path and will provide straight access to
5 Kennedy Boulevard. The distance the residents will
6 have to walk to the site will encourage pedestrian
7 traffic to the site.

8 COMMISSIONER MALAVASI: Here in the
9 site plan, Kennedy Boulevard has a set of stairs.

10 MR. KLEIN: Yeah, quite an elevation
11 change.

12 COMMISSIONER MALAVASI: From Paterson
13 Plank up to Kennedy Boulevard.

14 MS. GIARRATANA: Yes. Chair, if I
15 can add that when this Board approved that hotel in
16 that location, we asked them to consider the
17 crosswalks, you know, knowing that this park was
18 going in. The whole area plus the property to the
19 right of the site, the Board has seen a lot of
20 improvement and have provided feedback for the last
21 two years.

22 CHAIRMAN CHOFFO: I have a question
23 for the Commissioners. What's there right now?

24 MR. KLEIN: Right now, it was a
25 former building which has been demolished, and it's

1 an asphalt area. We're actually reducing the
2 impervious area by 30 percent. I think it's under
3 demo right now. You wouldn't see the building
4 anymore. I'm not really sure was there prior.

5 COMMISSIONER MEHTA: Mr. Chairman, I
6 am familiar with the project area. It used to be a
7 car wash, a car wash for many years, but it's not
8 been open for five or six years, and this area is
9 being redeveloped and coming up very nicely, and
10 there are apartment buildings going up there, and
11 across from the park is a hotel building right now,
12 and so it is Paterson Plank Road, and they're
13 building in the slope cliff going to Tonnelle
14 Avenue.

15 So I think it's going to be a good, clean
16 area that had access so people from the area and
17 apartment kids can come to play in the area, and
18 even the hotel guests could see. They're building
19 in the cliff industrial site. It is a town project
20 so it's an opportunity.

21 CHAIRMAN CHOFFO: Any questions?

22 FREEHOLDER TORRES: Are you
23 installing the bump-outs for the crosswalk?

24 MR. KLEIN: I know that's been
25 discussed between our engineer and the County

1 engineer. We have concern about installing a
2 bump-out, and how that interferes with traffic. I
3 don't think there needs to be a bump-out.

4 COMMISSIONER MALAVASI: The concern
5 is that you've got a long stretch of the road and
6 the bump-out would only be on the east side of the
7 road, and there's no parking on the other side so
8 you can't do a bump-out on the west side. So the
9 issue being that when there are cars parked along
10 the side of the road, it's not an issue because the
11 bump-out doesn't appear to the cars there. Now,
12 part of the conversation is the stairs. Even that
13 area is heavily parked. Right now there are no cars
14 there. It is under construction and blocked. It's
15 not really an issue.

16 The issue would be if there is a time that
17 there's no cars parked on the side of the road, that
18 there was no cars, people might think it's wider.
19 So I felt that where we've treated, we make the walk
20 a little longer, put the extension on it. Use
21 striping, maybe paint the curb yellow. I think
22 there's ways to treat it. A bump-out is really just
23 shortens the length for the pedestrian to cross. It
24 doesn't make the pedestrian more visible to
25 vehicles. It just shortens the walk by six or eight

1 feet. So that was one of the suggestions.

2 We can work out the details in the future,
3 but I know that there were some comments made at the
4 Site Plan Review Committee meeting about changing
5 the crosswalk, using reflection, adding flashing
6 signs, and we kind of agreed to that. The
7 contention was whether there was a bump-out. If
8 they show in the road Stop for Pedestrians signs,
9 which we use on Kennedy Boulevard. We also talked
10 about putting the solar-powered flashing crosswalk
11 signs, and we agreed to that, change of striping.
12 Just confirming, there is a light right there, a
13 streetlight when you turn the corner, we'll see if
14 we need those upgrades. Whatever can be done to
15 enhance the visibility of that crosswalk, and it's
16 approved, we will do an ordinance with the
17 Freeholders.

18 MR. VOINIER: This is just for your
19 information, we never met. I'm Randy Voinier. I am
20 an associate of Antonio's over at T & M. He
21 couldn't make it in tonight. I'm here instead.
22 Just a couple of things, I've has some experience in
23 Hudson County. I was in the park system, and my
24 experience with constructing these water parks,
25 they're a success story in the County. On a warm

1 summer day, they're the best thing. The people in
2 the area utilize them. This one, whenever you see a
3 park like this, it attracts people, it's a wonderful
4 thing to have.

5 My only question is did you give any
6 consideration to how many cars would be coming here?
7 How many cars would be generated on a hot summer
8 day? That's the most attractive aspect of the park.
9 The overflow space, did you give any consideration
10 how many cars you think may be parking?

11 MR. KLEIN: I think that there would
12 be enough spaces. We anticipate a lot of pedestrian
13 traffic.

14 MR. VOINIER: I didn't know about the
15 staircase coming off of Kennedy Boulevard. That's
16 going to be a help too. I'm just saying it is my
17 experience, particularly the North Bergen County
18 park, there's a lot of pedestrians from the
19 residences, and water parks are an instant success.
20 It's going to work. The people in the hotel might
21 take advantage. I'm sure they're going to see it.
22 All the more reason to initiate that crosswalk.

23 And like Tom said, I think you should add
24 a little bit of supplemental devices, traffic
25 calming devices, because you're coming down a

1 straight run on Paterson Plank Road, 30 or 40 miles
2 an hour. Whenever folks are going to go over
3 25 miles an hour, something more illuminating should
4 be considered, something more than the sign should
5 be posted. I'm pointing to the pedestrian diamond,
6 the warning signs one both signs could be in concert
7 with the pedestrian flasher, and it just to give
8 more of a look to it, to the pedestrian traffic.

9 And the only other thing I want to ask
10 about, existing over here, I'm pointing to just
11 north of the driveway about 30 feet, there's a
12 terminal point of the guardrail. Did you give any
13 consideration as to it's proximity to the driveway
14 over there, and if that in fact poses any kind of
15 danger? Does it fall within the guidelines of the
16 guardrail design? It's cut off by the edge of the
17 sheet here about 30 feet away. I'm wondering if
18 maybe cars are coming down the road and want to make
19 that quick left. I wonder what affect that might
20 have on the guardrail. That's what the guardrail is
21 put up there for anyway, but we have another
22 exposure, other people coming into the site. I am
23 wondering if you gave consideration, the purpose of
24 that guardrail is set up here, with adequate use of
25 that driveway.

1 MR. KLEIN: I do believe so. It does
2 appear to have an updated treatment.

3 MR. VOINIER: In fact, there's
4 another piece of guardrail on this sidewalk we're
5 planning to upgrade in the future. It just came to
6 mind. I know at the committee meeting you were
7 asking whether or not you were asking this applicant
8 to construct the entire frontage sidewalk? He's
9 proposing what looks like one half of the frontage,
10 the proposed sidewalk. I think this side as well on
11 the south side. Antonio took a look at the
12 sidewalk. Some of it is bumpy, and fresh cracking
13 might have occurred on the sidewalk with material
14 trucks in and out of the hotel. Not being at that
15 committee meeting...

16 COMMISSIONER MALAVASI: From what I
17 recall, they were doing the entire frontage?

18 MR. KLEIN: I don't believe that. I
19 believe they're planning to replace only what is in
20 bad condition.

21 COMMISSIONER MALAVASI: I do know
22 that -- I do that for that other side, the town did
23 acknowledge that it's their property, their
24 responsibility with the sidewalk. So if they chose
25 not to repair, that's really on them. Certainly,

1 portions will need to be replaced. There are areas
2 of cracks, and they understand it's their
3 responsibility. They know that through our
4 conversation.

5 CHAIRMAN CHOFFO: Any Commissioners
6 have any other questions?

7 COMMISSIONER BETTINGER: I don't know
8 if I missed this. Is there going to be a fence
9 around the park? Is it going to be closed?

10 MR. KLEIN: It appears that there is
11 fence here around the property. There is access
12 here.

13 COMMISSIONER BETTINGER: My concern
14 if a child kicks a ball and runs out to get the
15 ball.

16 MR. KLEIN: This is also set lower.
17 There's a retaining wall on this site. This is set
18 lower.

19 MR. VOINIER: Mr. Chairman, I want to
20 just ask the applicant to do a written response to
21 the matters in reply to the letter to work out with
22 the County engineer.

23 MR. KLEIN: No problem.

24 MR. VOINIER: That's all.

25 CHAIRMAN CHOFFO: Any other

1 questions?

2 MS. GIARRATANA: I'm going to just
3 mention that you send the written response. There
4 is a shade tree waiver for -- their justification is
5 there is enough doubt to accommodate left-turn
6 ingress and egress.

7 CHAIRMAN CHOFFO: Mr. Tridente.

8 MR. TRIDENTE: Francesca covered it.

9 CHAIRMAN CHOFFO: Any motion?

10 COMMISSIONER MEHTA: I make a motion.
11 This is a good addition to the area.

12 COMMISSIONER BETTINGER: I'll second
13 the motion.

14 MS. GIARRATANA: On the motion made
15 Commissioner Mehta. Seconded by Commissioner
16 Bettinger.

17 Commissioner Hernandez.

18 COMMISSIONER HERNANDEZ: Aye.

19 MS. GIARRATANA: Commissioner Jeter.

20 COMMISSIONER JETER: Yes.

21 MS. GIARRATANA: Commissioner Lugo.

22 COMMISSIONER LUGO: Aye.

23 MS. GIARRATANA: Commissioner
24 Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MS. GIARRATANA: Commissioner Mehta.

2 COMMISSIONER MEHTA: Aye.

3 MS. GIARRATANA: Commissioner Ng.

4 COMMISSIONER NG: Aye.

5 MS. GIARRATANA: Commissioner Torres.

6 FREEHOLDER TORRES: Yes.

7 MS. GIARRATANA: Commissioner

8 Bettinger.

9 COMMISSIONER BETTINGER: Aye.

10 MS. GIARRATANA: Chairman Choffo.

11 CHAIRMAN CHOFFO: I vote aye.

12 MS. GIARRATANA: The motion has
13 passed.

14 MR. KLEIN: Thank you. The next item
15 on the agenda is Application 2019-10-SP; another
16 Township of North Bergen application. The location
17 is at 1231 Kennedy Boulevard; Block 24, Lots 28, 29,
18 31, and 35.02; in North Bergen. This is an
19 application to construct a new community center with
20 fitness areas, classrooms, a library, offices, a
21 computer lab, basketball court, recreational field,
22 and parking.

23 I will ask that you to withhold your
24 testimony until the Chair returns.

25 MR. WALKER: Good evening. My name

1 is Ralph Walker. I am an architect with RSC
2 Architects. I assume you need to swear me in.

3 (The witness is sworn.)

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

6 MR. WALKER: Sure. It's Ralph
7 Walker, W-a-l-k-e-r, and again, with RSC Architects
8 Also my colleague is here, and he was sworn in on
9 the previous testimony.

10 The project that we're talking about
11 tonight is a new community center library for North
12 Bergen. The property is located on Kennedy
13 Boulevard and 13th Street. This is a property, you
14 may be familiar with a furniture store fire that
15 happened about two years ago or three years ago now.
16 Since the property where that fire occurred, there
17 is still a three-story house that needs to be
18 demolished, but's it's a vacant piece of land the
19 Township has taken over.

20 I'm just using the site plan C-130 for
21 orientation purposes. I'll take you through the
22 building briefly and talk more about the overall
23 site plan. Again, just for orientation purposes,
24 Kennedy Boulevard is here. This is a site that has
25 a pretty dramatic slope. There's about ten feet of

1 slope down 14th Street, and we're in a level section
2 of JFK. The building is essentially a four-story
3 building. The building is designed with two levels
4 of parking, which I'll explain in a moment. Above
5 those two levels of parking are a two-story library
6 and gymnasium, along with an outdoor fitness area on
7 one area of the roof, and then on the high roof of
8 building, we're doing a playing field, which is a
9 fully netted fitness area.

10 The intent of this building is to provide
11 a branch library for this section of North Bergen
12 and to provide new recreational space in areas that
13 have less parks and things like that. We looking
14 just to give you a sense of the scale of the
15 building, and this is a rendering of the building
16 that we have on JFK, and you see 13th Street kind of
17 coming up in this direction. This facade is the
18 13th Street facade, and what you're seeing is
19 parking underneath with access primarily from 13th
20 Street, which I'll explain in a second. The
21 two-story library faces JFK, and this facade is a
22 gymnasium, and you can just barely see the rooftop
23 field peaking out of the rooftop, setback from the
24 street.

25 Going back to the actual layout of the

1 building, I'll go back to the C-130 for just a
2 second, we have access. The ingress and egress is
3 off of 13th Street, and we have an area of level
4 parking at 13th Street. That area has 14 spaces.
5 We have the ability to go down a few feet or ramp up
6 towards JFK. The upper level of parking has an
7 additional 21 spaces. Our only access on JFK is
8 actually an egress right-turn only out of the
9 parking lot. So the intent is that everyone will be
10 directed down 13th Street, park within the building,
11 and if you can't find parking, you can take a right
12 turn on JFK and continue through the neighborhood.

13 From a pedestrian standpoint, we have our
14 primary entry directly on the corner with clear
15 access and directional signage. We also have
16 parking along JFK, and we're in the process of talks
17 with the bike sharing program to be located on this
18 site. So there will be some additional bike share
19 terminals.

20 Just again for clarification, I'm going to
21 walk you through the floor plans very brief. So
22 I'll start at the lowest level parking plan. I have
23 14 spaces off of 13th Street, and the ramp takes you
24 down into this lower parking zone which is fully
25 submerged or subterranean. That has an additional

1 22 spots, two of which are handicapped with direct
2 access into our lobby. I can ramp up to the second
3 parking level, again, we're on JFK; 21 spaces, two
4 of which are handicapped accessible. As I continue
5 up into the building, this is the main lobby, I have
6 a library area here. This is a circulation area,
7 classroom, a small lounge area. We have locker
8 rooms. This is an outdoor fitness area here. Then
9 continuing up a floor, there is a multipurpose room,
10 computer lab and study areas, running around the
11 basketball court, additional fitness rooms, a
12 bathroom, and finally the rooftop playing field.

13 CHAIRMAN CHOFFO: It's small.

14 MR. WALKER: The original, we were
15 hoping to do a pool. It was a little much for us.
16 That's the intent of the building overall. Do you
17 have anything else from a site plan perspective?

18 MR. KLEIN: The site plan
19 perspective, due to the poor condition of the curb
20 and the sidewalk, most of that, we'll replace all
21 the curbing and the sidewalk on 13th Street, as well
22 as Kennedy Boulevard. We're going to construct an
23 exit. This will be an exit right turn. We're going
24 to modify it a little bit to discourage any left
25 turns and have signage as well. We have three

1 street trees proposed. We have to relocate
2 utilities pole.

3 CHAIRMAN CHOFFO: I'm sorry. What
4 street is that?

5 MR. KLEIN: This is 13th street.
6 This is JFK.

7 CHAIRMAN CHOFFO: So when you say
8 you're going to discourage left turns, what do you
9 mean?

10 MR. KLEIN: The curb is going to be
11 shaped. It's not reflected here. We're going to
12 modify it as well as proper signage, no left or
13 right turn only.

14 CHAIRMAN CHOFFO: People don't pay
15 attention to signs all time.

16 COMMISSIONER MALAVASI: When it comes
17 to the exit, one thing we need to talk about is some
18 sort of an alert, a light or horn to proceed safely
19 onto the Boulevard into the residential. You have a
20 gate I'm assuming?

21 MR. WALKER: There is no gate.

22 COMMISSIONER MALAVASI: Generally we
23 have a light or alarm installed. You have no door.
24 Something along the lines with flashing lights that
25 people walking down the road know somebody is coming

1 out. People don't pay attention to somebody coming
2 out. It's something that the Board focuses on. We
3 can talk about that.

4 MR. WALKER: We support it.

5 MR. KLEIN: Finishing off the site
6 plan, the sidewalk would be pitched back two percent
7 pitch, and also have handicap ramps, and make it ADA
8 compliant on each crossing on either side for ADA
9 compliance.

10 COMMISSIONER MALAVASI: We did have a
11 conversation that it's going to be a large
12 pedestrian generator hopefully, and so we also had a
13 brief discussion about whether the bump-out is
14 appropriate.

15 MR. WALKER: We have the same
16 concern.

17 COMMISSIONER MALAVASI: Although I
18 would say the difference being we are relying on the
19 project to include bump-outs right in front. We're
20 not there now, but starting this spring you're going
21 to see them pop up all along the Boulevard,
22 especially when crossing a very wide street. So we
23 asked that at the very least to make sure all the
24 corners are handicap accessible.

25 CHAIRMAN CHOFFO: Any questions,

1 Commissioners?

2 COMMISSIONER MEHTA: I would like to
3 comment, like the applicant mentioned, the town
4 library is on 85th Street, so we are making an open
5 space area and community area, which can help the
6 downtown public, and the community doesn't have to
7 go to 85th Street for a library. We have the
8 activity, and plus it's very close proximity to the
9 park. This would be good for the town, who now has
10 to go to 85th Street, they can have a library and
11 community venue.

12 CHAIRMAN CHOFFO: Randy?

13 MR. VOINIER: A couple of things,
14 I'll start again asking the Township to please write
15 us and address all of our comments in a letter. Let
16 me ask a couple questions. One thing I have, you
17 talked about parking, and I wanted to know what is
18 the net number of on-site space?

19 MR. WALKER: Total of 57 on-site.

20 MR. VOINIER: I thought I counted 55,
21 but 57 or 55, I must be missing something somewhere.
22 Do you anticipate perhaps, I'm sure there's probably
23 going to be a lot of pedestrian that come, and
24 that's going to be a large flow of traffic on the
25 southern end of the municipality. Do you anticipate

1 that parking lot to be filled up? I'm only
2 concerned with whatever kinds of events that might
3 occur. You're not going to do minor league
4 basketball games, but I looked at the traffic report
5 that was offered, and it showed that maybe one to
6 two cars could go through the intersection on
7 Kennedy Boulevard at any one time.

8 I don't know if you know that the
9 Institute of Transportation Engineers just published
10 the latest version of the parking generation manual,
11 and they do have a category for recreational
12 centers. They have it for suburban recreational
13 centers, that's more car trips, no public
14 transportation or pedestrian. They have generations
15 that range anywhere from 100 to 200, based on the
16 size of the building. They do have one piece of
17 data that shows if you're in closer with the
18 identified environment like this one, you just need
19 50 to 55 parking spaces. It shows a lot of
20 generation. It is close. It's a pedestrian.

21 I believe that based on what kind of
22 facility and whatever internal activities you're
23 offering, you will likely be okay most of the time.
24 A majority of the time you will be able to
25 accommodate all cars related to this facility on the

1 site. We know that there will be some overlapping
2 events and things like that, and they'll be looking
3 for spaces, unfortunately driving around to do that.
4 I think they have come up with an adequate number of
5 parking spaces. I think it was a good use for that.

6 If you do give us your response letter, it
7 takes care of a lot of things. Please show a detail
8 for the ADA complaint tree grades. Just read our
9 letter of February 1st, and one thing that Antonio
10 had noticed about the grades on 13th Street, it
11 seemed to him that one of the grades show that
12 perhaps one might be going back into the building.
13 Check a couple of those grades. You may want to do
14 a spot grade. I think you're okay with the grades.
15 You're going downhill on 13th Street as well.
16 Kennedy is kind of flat. You have to make sure.
17 You can do no more than two percent on the sidewalk.

18 Also, you have the alcove for the exit to
19 the driveway, which you discussed in terms of
20 geometry, and how it will forcing vehicles to go in
21 a southerly direction. That driveway is located
22 withing 100 feet the curb radius of the signalized
23 intersection. Do you think you might do a side ramp
24 for that? I think that's pretty much it.

25 Utilities, I think there are details on

1 the 13th Street, you have to sharpen your pencil a
2 little bit to take a little more detail to that
3 drainage. Just a couple of details on the plans for
4 the tree grades and how you do the pipe. One other
5 thing, did you plan any kind of loading zone?

6 MR. WALKER: Yeah, our garbage is
7 going to be collected at the site.

8 MR. VOINIER: Where is it going to
9 picked up from?

10 MR. WALKER: We show a loading zone
11 on 13th Street.

12 MR. VOINIER: They do address all of
13 that.

14 CHAIRMAN CHOFFO: I have one comment.
15 Paul Cray is very familiar with the operation of
16 this Board firsthand, so for him not to respond or
17 the company not to respond to two letters dated
18 almost three weeks at this point, it's hard to
19 believe. You know we expect, you know, a response
20 from everyone where you go through item by item, and
21 those items are addressed. We're all volunteers
22 here. Any other questions?

23 COMMISSIONER MALAVASI: I have one
24 quick question. During off hours, would that
25 parking lot be used for any other purpose, or it's

1 closed?

2 MR. WALKER: So the parking lot is
3 not a gated lot. It's an open lot. The
4 municipality intends it to only be used for the
5 community center. There is no direct plans right
6 now for vehicle storage. That's the challenge.

7 CHAIRMAN CHOFFO: Please don't be
8 confused. We're happy with the parking and the
9 addition to the community. There should be a
10 response to the letters.

11 Any other questions? Do I have a motion?

12 MS. GIARRATANA: On a motion by
13 Commissioner Jeter. Seconded by Commissioner Mehta.
14 Commissioner Hernandez.

15 COMMISSIONER HERNANDEZ: Aye.

16 MS. GIARRATANA: Commissioner Jeter.

17 COMMISSIONER JETER: Yes.

18 MS. GIARRATANA: Commissioner Lugo.

19 COMMISSIONER LUGO: Aye.

20 MS. GIARRATANA: Commissioner
21 Malavasi.

22 COMMISSIONER MALAVASI: Aye.

23 MS. GIARRATANA: Commissioner Mehta.

24 COMMISSIONER MEHTA: Aye.

25 MS. GIARRATANA: Commissioner Ng.

1 COMMISSIONER NG: Aye.

2 MS. GIARRATANA: Commissioner Torres.

3 FREEHOLDER TORRES: Yes.

4 MS. GIARRATANA: Commissioner
5 Bettinger.

6 COMMISSIONER BETTINGER: Aye.

7 MS. GIARRATANA: Chairman Choffo.

8 CHAIRMAN CHOFFO: I vote aye. Good
9 luck.

10 MR. WALKER: Thank you.

11 MS. GIARRATANA: The next item on the
12 agenda are Applications to be Exempt. There are a
13 few.

14 CHAIRMAN CHOFFO: You'll read them
15 all?

16 MS. GIARRATANA: Yes. 2019-01-SP;
17 the applicant, Benjamin Harrison, LLC; at 100 Bergen
18 Street; Block 71, Lots 1.01 and 12, and Block 72,
19 Lot 1.01; in Harrison. Site plan application not
20 along a County road.

21 Application 2019-02-SP; the applicant is
22 T-Mobile Northeast, LLC; at 547 Hudson Avenue; Block
23 30, Lot 17, in Weehawken. It's a telecommunications
24 application not along a County road.

25 Application 2019-03-SD; the applicant, 408

1 Whiton Plaza, LLC and 309 Pine Plaza, LLC; at
2 408-410 Whiton Street and 309-311 Pine Street; Block
3 17505, Lots 9 and 16; in Jersey City. That's a
4 subdivision application not along the County road.

5 Application 2019-04-SP; T-Mobile
6 Northeast, LLC; at 662 Avenue A; Block 165, Lot 42;
7 in Bayonne. A telecommunication application not on
8 a County road.

9 Application 2019-05-SP; at 400 Claremont
10 Avenue Urban Renewal, LLC; at 400 Claremont Avenue;
11 Block 21801, Lots 4, 5, 8 through 10, 15 through 19;
12 in Jersey City. A site plan application not on a
13 County road.

14 Application 2019-06-SD; Harsimus Lofts,
15 LLC; 250 First Street; Block 11114, Lot 8.01; in
16 Jersey City. A subdivision application not on a
17 County road.

18 Finally, 2019-14-SD, the applicant is
19 Community Builders; at 654 Bergen Avenue and 43-49
20 Fairview Avenue; Block 16703, Lots 5 and 8; in
21 Jersey City. A subdivision application not along a
22 County road.

23 Do I have a motion?

24 On a motion made by Commissioner Mehta.
25 Seconded by Commissioner Torres.

1 Commissioner Hernandez.

2 COMMISSIONER HERNANDEZ: Aye.

3 MS. GIARRATANA: Commissioner Jeter.

4 COMMISSIONER JETER: Yes.

5 MS. GIARRATANA: Commissioner Lugo.

6 COMMISSIONER LUGO: Aye.

7 MS. GIARRATANA: Commissioner

8 Malavasi.

9 COMMISSIONER MALAVASI: Aye.

10 MS. GIARRATANA: Commissioner Mehta.

11 COMMISSIONER MEHTA: Aye.

12 MS. GIARRATANA: Commissioner Ng.

13 COMMISSIONER NG: Aye.

14 MS. GIARRATANA: Commissioner Torres.

15 FREEHOLDER TORRES: Yes.

16 MS. GIARRATANA: Commissioner

17 Bettinger.

18 COMMISSIONER BETTINGER: Aye.

19 MS. GIARRATANA: Chairman Choffo.

20 CHAIRMAN CHOFFO: I vote aye.

21 MS. GIARRATANA: Very quickly, old

22 business, the selection of the Hudson County 2019

23 Smart Growth Award Recipient, you have received a

24 memo outlining how we've chosen the Smart Growth

25 Award Winner. It's the same thing we've done in the

1 past. Does anyone have any questions on that?
2 We're excited to have a ceremony next Monday at 5:30
3 at the Courthouse. Hopefully you can all come.

4 We don't have any new business on the
5 agenda, but one thing is, we need to properly adopt
6 bylaws. So they need to be introduced at this
7 meeting. These are the same ones that we tried to
8 adopt in January. We have made no changes since
9 last March. There aren't going to be changes there.
10 We will send them around to you again as a
11 refresher, and we'll officially adopt them in March.

12 I also note that we have the proposals for
13 engineering and legal consultants coming in. That
14 will be for next month, and that's it.

15 MR. CURLEY: We need a resolution to
16 introduce the bylaws. One Member of the Board is
17 supposed to sign bylaws to make it part of the
18 record. Then they will be voted at the next
19 meeting. So we need a resolution to introduce the
20 bylaws.

21 CHAIRMAN CHOFFO: Can I have a
22 motion?

23 MS. GIARRATANA: On a motion made by
24 Commissioner Mehta, and seconded by Commissioner
25 Torres.

1 Commissioner Hernandez.

2 COMMISSIONER HERNANDEZ: Aye.

3 MS. GIARRATANA: Commissioner Jeter.

4 COMMISSIONER JETER: Yes.

5 MS. GIARRATANA: Commissioner Lugo.

6 COMMISSIONER LUGO: Aye.

7 MS. GIARRATANA: Commissioner

8 Malavasi.

9 COMMISSIONER MALAVASI: Aye.

10 MS. GIARRATANA: Commissioner Mehta.

11 COMMISSIONER MEHTA: Aye.

12 MS. GIARRATANA: Commissioner Ng.

13 COMMISSIONER NG: Aye.

14 MS. GIARRATANA: Commissioner Torres.

15 FREEHOLDER TORRES: Yes.

16 MS. GIARRATANA: Commissioner

17 Bettinger.

18 COMMISSIONER BETTINGER: Aye.

19 MS. GIARRATANA: Chairman Choffo.

20 CHAIRMAN CHOFFO: Aye.

21 MS. GIARRATANA: The motion has
22 passed. That's it. The next meeting is March 19.

23 Thank you.

24 CHAIRMAN CHOFFO: I'll make a motion
25 to adjourn.

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COMMISSIONER MEHTA: Second.
(Whereupon the proceeding is then
concluded at 7:45 p.m.)

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

I, SHARI CATHEY, CCR, RPR, License No.
30XI00234700, and Notary Public of the State of New
Jersey, hereby certify that the proceedings herein
are from the notes taken by me of a Regular Meeting
of the Hudson County Planning Board, held on
Tuesday, February 19, 2019; 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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