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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, February 18, 2020
6:30 p.m.

B E F O R E:

SAMANTHA LUGO, Chairwoman
DANIEL CHOFFO, Commissioner
RENEE BETTINGER, Commissioner
FLOYD JETER, Commissioner
THOMAS MALAVASI, PE, Commissioner
RUSHABH MEHTA, Commissioner

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

JENNIFER J. BOGDANSKI, ESQ., Board Counsel
STEPHANIE LEE, Assistant Planner
FRANCESCA GIARRANTANA, PP, AICP, Secretary
MARIO TRIDENTE, Inspector
RANDY VOINIER, PE
PAUL CRAY, PE

1 CHAIRWOMAN LUGO: Okay. I would like
2 to call the February 18th, 2020, Hudson County
3 Planning Board meeting to order. Mr. Curley is not
4 here, but I'm wondering if the meeting has been
5 properly advertised?

6 MS. BOGDANSKI: Yes, the meeting was
7 properly noticed in accordance with the Open Public
8 Meetings Act. The date of the meeting, time, and
9 place were placed on the annual schedule. And in
10 addition, they were noticed by the Jersey Journal
11 and the Star Ledger as to the date, time, and
12 location.

13 CHAIRWOMAN LUGO: Wonderful. Can we
14 have a role call?

15 MS. GIARRATANA: Commissioner Allen,
16 absent. Commissioner Bettinger.

17 COMMISSIONER BETTINGER: Here.

18 MS. GIARRATANA: Commissioner
19 Glembocki, absent. Commissioner Hernandez, absent.
20 Commissioner Jeter.

21 COMMISSIONER JETER: Here.

22 MS. GIARRATANA: Commissioner
23 Malavasi.

24 COMMISSIONER MALAVASI: Present.

25 MS. GIARRATANA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Here.

2 MS. GIARRATANA: Commissioner NG,
3 absent. Commissioner Torres, absent. Commissioner
4 Walker, absent. Chairwoman Lugo.

5 CHAIRWOMAN LUGO: Here.

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

8 CHAIRWOMAN LUGO: Stand for the flag
9 salute, please.

10 (Flag Salute.)

11 CHAIRWOMAN LUGO: Did everyone get a
12 chance to review the minutes from the last meeting
13 from January 21st? If so, we need to adopt our
14 minutes.

15 COMMISSIONER MEHTA: I make a motion.

16 COMMISSIONER JETER: Second.

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

20 COMMISSIONER BETTINGER: Aye.

21 MS. GIARRATANA: Commissioner Jeter.

22 COMMISSIONER JETER: Aye.

23 MS. GIARRATANA: Commissioner
24 Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MS. GIARRATANA: Commissioner Mehta.

2 COMMISSIONER MEHTA: Aye.

3 MS. GIARRATANA: Chairwoman Lugo.

4 CHAIRWOMAN LUGO: Aye.

5 MS. GIARRATANA: The motion has
6 passed. The next item on the agenda are matters
7 scheduled for public hearing. The first item is the
8 adoption of changes to the Hudson County Land
9 Development Regulation. We had put those new
10 updates on the Dropbox and had introduced them at
11 the last meeting, but we only have a regular
12 majority -- we only have a regular quorum, not the
13 majority that's required to pass the regulations.
14 So we'll be probably carrying that over to the next
15 meeting, and if anyone has any questions in that
16 time, send us an e-mail.

17 The next item on the agenda are
18 memorialization of resolutions from the previous two
19 meetings. So we will start with the application
20 from the December meeting that needs to be
21 memorialized. So the first is 2018-41-SP. Kuenzle
22 Realty, LLC; at 3804 32nd Street; Block 267, Lot 3;
23 in Union City.

24 Commissioner Bettinger.

25 COMMISSIONER BETTINGER: Aye.

1 MS. GIARRATANA: Commissioner Jeter.

2 COMMISSIONER JETER: Aye.

3 MS. GIARRATANA: Commissioner
4 Malavasi.

5 COMMISSIONER MALAVASI: Aye.

6 MS. GIARRATANA: Commissioner Mehta.

7 COMMISSIONER MEHTA: Aye.

8 MS. GIARRATANA: Chairwoman Lugo.

9 CHAIRWOMAN LUGO: Aye.

10 MS. GIARRATANA: The item has been
11 memorialized. I'm sorry. No, Chairwoman Lugo, you
12 weren't at that -- present for that meeting I don't
13 believe.

14 CHAIRWOMAN LUGO: I have it here.
15 Let me check.

16 MS. GIARRATANA: Let me double check.

17 MR. PEREIRAS: She was there.

18 MS. GIARRATANA: All right. Sorry
19 about that.

20 CHAIRWOMAN LUGO: No, that's okay.

21 MS. GIARRATANA: Sorry, Chairwoman
22 Lugo.

23 CHAIRWOMAN LUGO: I wasn't the
24 Chairwoman at that time.

25 MS. GIARRATANA: The next item is

1 Application 2019-20-SP. John & Maryan, LLC at 3437
2 Kennedy Boulevard, block 2602, lot 25, in Jersey
3 City.

4 Commissioner Bettinger.

5 COMMISSIONER BETTINGER: Aye.

6 MS. GIARRATANA: Commissioner
7 Malavasi.

8 COMMISSIONER MALAVASI: Aye.

9 MS. GIARRATANA: Commissioner Mehta.

10 COMMISSIONER MEHTA: I think I left
11 that meeting. I didn't vote on it. Absent. I'll
12 abstain.

13 MS. GIARRATANA: My mistake again.
14 And Chairwoman Lugo.

15 CHAIRWOMAN LUGO: Aye.

16 MS. GIARRATANA: The motion has
17 passed. My apologies for my confusion on that
18 meeting. The next item on the agenda is the
19 application to be memorialized from the last
20 meeting. That was 2019-75-SP. That was Allied
21 Metal at 3114 Paterson Plank Road, block 64, lots 2
22 and 5, in North Bergen.

23 Chairwoman Lugo.

24 CHAIRWOMAN LUGO: Aye.

25 MS. GIARRATANA: Commissioner

1 Bettinger.

2 COMMISSIONER BETTINGER: Aye.

3 MS. GIARRATANA: Commissioner Jeter.

4 COMMISSIONER JETER: Aye.

5 MS. GIARRATANA: Commissioner

6 Malavasi.

7 COMMISSIONER MALAVASI: Aye.

8 MS. GIARRATANA: The motion has
9 passed. The next item on the agenda are Site Plans,
10 Subdivisions, and other Matters Scheduled for Public
11 Hearing. The first application, 2019-84-SP. The
12 applicant is SMZ Bayonne, LLC; at 1127 through 1157
13 Kennedy Boulevard. It's Block 50, Lot 2, in
14 Bayonne. It's an application to expand four
15 different parking lots by adding 64 spaces,
16 increasing the total number of parking spaces from
17 106 to 170. No driveways exist or are being
18 proposed along Kennedy Boulevard, a County road.
19 Hi.

20 MS. MAGDZIAK: Good evening
21 Chairwoman and Commissioners. My name is Nicole
22 Magdziak. M-A-G-D-Z-I-A-K. Of the Law Firm of Day
23 Pitney located in Parsippany, New Jersey. I'm here
24 this evening on behalf of the applicant, SMZ
25 Bayonne, LLC, in connection with our site plan

1 application, which is currently pending before this
2 Board.

3 CHAIRWOMAN LUGO: I'm sorry. Can we
4 reflect that Commissioner Choffo has arrived?

5 COMMISSIONER CHOFFO: I'm sorry I'm
6 late.

7 MS. MAGDZIAK: As previously noted,
8 we are seeking permission to expand an existing
9 parking lot at a residential multi-family apartment
10 building. I have our engineer here with me this
11 evening who would like to present an overview of the
12 project and to address the engineering aspect. I
13 would like to introduce Kyle McKenna of Gold
14 Engineers.

15 CHAIRWOMAN LUGO: Hi, Mr. McKenna.
16 How are you?

17 MR. MCKENNA: I'm good. How are you?

18 CHAIRWOMAN LUGO: I'm good. Can you
19 spell your name and give your credentials?

20 MR. MCKENNA: Sure. Kyle McKenna.
21 M-C-K-E-N-N-A. I'm representing Gold Engineering.
22 The address is 35 Penelope Drive in Warren, New
23 Jersey 07059. I have a bachelor's in science degree
24 in civil engineering from Rutgers University. I'm a
25 licensed professional engineer in the State of New

1 Jersey.

2 CHAIRWOMAN LUGO: Can you swear him
3 in?

4 (The witness is sworn.)

5 MS. MAGDZIAK: So we have two
6 exhibits. One is an aerial overview of the property
7 and just the surrounding areas, so it will orient
8 everybody to where this property is located. And we
9 also have a rendering of our site plan that shows
10 the proposed parking lot. Would you like us to mark
11 those?

12 CHAIRWOMAN LUGO: Yes, please.

13 MS. MAGDZIAK: Okay. So we're going
14 to say Aerial Exhibit A-1. Can you please briefly
15 describe what A-1 is showing?

16 MR. MCKENNA: Sure. So this is an
17 aerial exhibit to depict the site conditions under
18 existing conditions and also the adjacent properties
19 in the area. Just for reference, north is to the
20 top of the page. The site is approximately 6.7
21 acres and is delineated in the yellow line around
22 the perimeter of the property. The site is bordered
23 to the north by West 51st Street to the east by JFK
24 Boulevard. It's in the south by West 49th Street.

25 Under existing conditions, there's several

1 multi-family apartment buildings on-site with four
2 surface parking areas, which are delineated in white
3 on the four corners of the property, two of which
4 are along West 51st Street. They have vehicular and
5 pedestrian access to the frontage of West 51st
6 Street, and the other two parking areas are along
7 the southern half of the site with frontage along
8 West 49th Street with vehicular and pedestrian
9 access to those roads as well.

10 MS. MAGDZIAK: Kyle, can you please
11 confirm that there is no access currently onto
12 Kennedy Boulevard?

13 MR. MCKENNA: That is correct. There
14 is no current vehicular access to JFK Boulevard, no,
15 nothing that is truly along Kennedy Boulevard in
16 regards to the access. As it was previously noted,
17 there are 106 parking stalls under the existing
18 conditions. There are 216 units. Throughout the
19 site there's also some sidewalks, lawn areas, other
20 ancillary site features as well. I'll take any
21 questions. If no further questions I will just
22 introduce the other exhibit to show proposed
23 conditions.

24 MS. MAGDZIAK: I'll mark this one as
25 A-2 with today's date.

1 MR. MCKENNA: So I actually have two
2 exhibits. So I'm going to mark this as A-1. This
3 is -- just one moment. So the exhibit that I've
4 marked as A-2, which is on the left for the Board's
5 reference, this is really just a colorized rendering
6 of site layout plan A, Sheet 05 that was submitted
7 with the application. And the other rendering here
8 to the right for the Board is -- I marked it as A-3,
9 which is site plan B, Sheets 06, just once again,
10 colorized for your purposes.

11 Exhibit A-2 illustrates the two parking
12 areas along West 51st Street or on the northern edge
13 of the property that I showed earlier. Exhibit A-3
14 illustrates that two parking areas along the
15 southern edge of the property or on West 49th
16 Street. Really the intent of this application is to
17 mitigate some of the existing insufficient parking
18 that -- issues that the residents are experiencing
19 on a day-to-day basis. Also just to improve the
20 operational functions of this site, circulation,
21 accessibility, aesthetics.

22 There are a total of 64 spaces proposed as
23 part of this, which would increase the total of that
24 parking to 170 parking stalls.

25 MS. MAGDZIAK: In connection with the

1 proposed parking spaces, you are not proposing to
2 increase the number of units, correct?

3 MR. MCKENNA: That's correct yes. So
4 I'd like to note, there is no additional or new
5 units proposed as part of this. It's not -- it's
6 not anticipated that there would be any adverse
7 impact to traffic or parking in the area. It's
8 really just to mitigate the existing parking issue.
9 There are no buildings proposed as part of that.

10 Amongst those 64 new parking spaces are
11 four ADA spaces as well. There are -- one of the
12 unique features you'll notice on this site is that
13 we are proposing tandem parking spaces, which is
14 essentially two spaces that are intended for two
15 vehicles to park. This is really intended for units
16 that have two vehicles. So the function is very
17 similar to a residential driveway that two cars
18 would fit in there. No one has to leave. It's not
19 going to be sharing with two units or anything like
20 that, so very similar to the residential function.

21 CHAIRWOMAN LUGO: And they are
22 assigned spots?

23 MR. MCKENNA: They would be assigned,
24 correct. Two units that have more than one vehicle.

25 MS. MAGDZIAK: And all of the spots

1 on the site are assigned?

2 MR. MCKENNA: That's my
3 understanding, yes. I'd also like to point out that
4 we are bringing -- enhancing the existing spaces and
5 bringing them into compliance with City ordinance as
6 well. Some of them are undersized. Some of the
7 drive aisles are undersized as well. While we can't
8 bring all of it into compliance, we're making some
9 improvements making everything a little bit more
10 easily accessible.

11 In regards to the landscaping, we're also
12 proposing some landscaping throughout the site.
13 Bicycle racks, and in order to fulfill the street
14 tree requirement for -- we're going to be proposing
15 13 additional street trees along JFK Boulevard to
16 meeting the minimum requirement of 15 street trees.
17 There's two existing out there today. We'll also be
18 proposing some site lighting to enhance the site
19 again and some fences in other areas to help screen
20 some of the -- or contain some of the trash exposure
21 from some of these areas.

22 CHAIRWOMAN LUGO: Does anyone have
23 any questions?

24 COMMISSIONER MEHTA: Did the Bayonne
25 town approve this parking?

1 MS. MAGDZIAK: Yes, we just received
2 our resolution in the mail today. It was adopted
3 last week at their meeting. So we appeared in
4 January and they approved the resolution this month.

5 COMMISSIONER MEHTA: So all of the --
6 this 216 apartments are occupied currently or they
7 are still -- some of them are unoccupied?

8 MR. MCKENNA: When speaking with the
9 applicant, approximately 99 percent are occupied at
10 this time. The numbers fluctuate a little bit. I
11 believe in 2019, they said that an average of 97
12 percent of the units were occupied. So it's not 100
13 percent occupied, but it's pretty rarely that it's a
14 hundred percent.

15 COMMISSIONER MEHTA: What makes the
16 change to increase the parking spot? Did Bayonne
17 require they do the parking or is the builder
18 changing?

19 MR. MCKENNA: It's more really, just
20 again, to mitigate issues that they are seeing on
21 the site, day-to-day complaints from the residents,
22 just to try to make a general improvement. These
23 were referenced in Bayonne parking requirement is to
24 242 spaces are required. We're bringing it up to
25 170 from 106. So it's still a little bit of a

1 deficit, but it's within reason.

2 MS. MAGDZIAK: And we're anticipated
3 that residents who are currently parking on the
4 street will now have spots in the parking lot,
5 correct?

6 MR. MCKENNA: Correct. Yeah, just in
7 speaking with the applicant, a lot of those park on
8 the street. So we're hoping to mitigate some of
9 that, and I think just make life a little bit easier
10 for the residents.

11 COMMISSIONER MEHTA: So the new 64
12 parking spaces, are all of them tandem, or are some
13 of them are tandem and some of them are the new
14 spots?

15 MR. MCKENNA: So in total it's -- as
16 far as new, we're kind of reconfiguring the whole --
17 all the parking lots. Out of the 170 spaces that
18 are being proposed, 140 will be tandem. So there
19 will be 30 traditional and 140 of them will be
20 tandem spaces.

21 COMMISSIONER BETTINGER: Excuse me if
22 I missed something, but I'm just a little confused.
23 I understand you're adding parking, but what is the
24 existing -- what type of building is it, condominium
25 or?

1 MR. MCKENNA: Yes, sorry. So it's a
2 residential apartment building. So they are
3 rentals, correct. So we're not changing the use at
4 all. There's existing parking actually in all -- in
5 all four of these areas that are --

6 COMMISSIONER BETTINGER: So is this
7 one building or a building for a parking lot?

8 MR. MCKENNA: There's roughly six
9 buildings throughout the site. Exhibit A-1. These
10 areas here around the perimeter, those are all
11 buildings. Then there's the two additional. So
12 there's roughly six buildings, four surface parking
13 lots. The parking lots exist. We're just making
14 improvements and reconfiguring and try to make them
15 a little more official.

16 COMMISSIONER BETTINGER: Are they
17 older buildings or newer buildings?

18 MR. MCKENNA: I don't know the date
19 that they were built. I did look at some historical
20 aerials, and they were certainly 1950s or older. So
21 they've been around for a while.

22 MR. CRAY: Thank you, Madam Chair.
23 In reference to the review letter from Remington
24 Vernick dated January 8th, 2020; since that time,
25 the applicant met with the review committee. There

1 have been -- I have here an additional letter of
2 January 31st to address our letter. It wasn't as
3 much content as there typically is because there is
4 no existing proposed driveway on the County
5 frontage. So we did bring up traffic though,
6 because we were curious as to what the Commissioners
7 asked about the occupancy is. Because if it was
8 half full, this makes it more marketable than just
9 traffic. But they said that it was fluctuating in
10 the 90s, 95 to 97 percent. So it doesn't appear --
11 which is a high occupancy.

12 So on that, what they are explaining,
13 people know where they are parking, because we've
14 dedicated the spaces. Some units will not have
15 spaces, but much less units currently do not have
16 spaces. So the people will not have the need to
17 drive around as much, so reduce the trips so that
18 helps as well. So with that, we didn't go further
19 as far as requiring additional traffic analysis.

20 The comments about the internal geography,
21 the answer is not the vehicles would not back on
22 current County roads, but nevertheless we asked this
23 question and they answered. The tandem spaces, from
24 my understanding is, anytime there's a tandem space,
25 they are dedicated to only one unit.

1 MS. MAGDZIAK: Correct.

2 MR. MCKENNA: Correct.

3 MR. CRAY: And they did receive
4 Bayonne approval recently. We defer to them as far
5 as the parking total. In any case, they are
6 improving it. They are not decreasing the use to
7 the site. Drainage was not a concern, based on
8 their calculations. It wasn't a factor in the
9 County system. The ADA spaces, they described all
10 of that, we defer to the construction -- local
11 construction official. That's something to look at
12 with them and that's understood. And that was all
13 we had, Madam Chair. No other remaining questions
14 or concerns from myself.

15 CHAIRWOMAN LUGO: Commissioners, do
16 you have any other questions?

17 COMMISSIONER JETER: Yes, I have a
18 question. You said that it's required -- the 242
19 spaces are required for that unit or those units.
20 Right now, you're going to bring it up to 170. Is
21 there like an over park -- like they are parking on
22 the regular street, and that's the reason why you're
23 trying to get more parking spaces on the property as
24 opposed to them parking in the street?

25 MR. MCKENNA: Yes. So really the

1 intent of this is the owner of the property, from my
2 understanding, it's the day-to-day parking there is
3 very difficult. There's not really an appropriate
4 level of parking. So the thought was to just
5 provide as much parking as we can, but within reason
6 given the site constraints, to help mitigate that
7 and help improve the experience of the residents day
8 to day. So folks will still have to park on the
9 street, but less. Less than what they do.

10 CHAIRWOMAN LUGO: Anyone else? Do I
11 have a motion?

12 COMMISSIONER BETTINGER: I'll make a
13 motion to approve.

14 COMMISSIONER CHOFFO: I'll second.

15 MS. GIARRATANA: On a motion made by
16 Commissioner Bettinger, and seconded by Commissioner
17 Choffo. Commissioner Bettinger.

18 COMMISSIONER BETTINGER: Aye.

19 MS. GIARRATANA: Commissioner Choffo.

20 COMMISSIONER CHOFFO: Aye.

21 MS. GIARRATANA: Commissioner Jeter.

22 COMMISSIONER JETER: Aye.

23 MS. GIARRATANA: Commissioner
24 Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MS. GIARRATANA: Commissioner Mehta.

2 COMMISSIONER MEHTA: Aye.

3 MS. GIARRATANA: Chairwoman Lugo.

4 CHAIRWOMAN LUGO: Aye.

5 MS. GIARRATANA: The motion has
6 passed. Thank you.

7 MS. MAGDZIAK: Thank you.

8 MS. GIARRATANA: The next item on the
9 agenda is Application 2020-001-SP. The applicant is
10 ADR RE, LLC; the location is 525 through 531 32nd
11 Street; this is Block 170, Lots 15, 16, 17, 18, and
12 46, in Union City. It's an application to construct
13 a mixed-use building with 24 residential units and
14 19 parking spaces. I'll let the applicant explain
15 that there's different -- the difference in the
16 number of units.

17 MS. PEREIRAS: Thank you very much.
18 Good evening, Madam Chair, Commissioners. May it
19 please the Board, Bianca Pereiras on behalf of the
20 applicant. As mentioned, this is the property
21 525-531 on 32nd Street in the City of Union City.
22 The application before the Board this evening is to
23 construct a mixed-use building consisting of 27
24 residential units, commercial space, and parking.
25 There is a discrepancy between the 27 and the 24,

1 and our architect will further detail that, but our
2 resolution from the City of Union City is for 27
3 units or 24 units, depending on what the applicant
4 would like to actually build. So we're asking this
5 Board to replicate that resolution if this Board
6 were to favor it, this application, that we be
7 allowed to construct either 27 or 24 units. I'd
8 like to begin our presentation with our architect,
9 Mr. Manuel Pereiras.

10 (The witness is sworn.)

11 MR. PEREIRAS: I do. Manuel
12 Pereiras. P-E-R-E-I-R-A-S. With Pereiras
13 Architects, 16 Summer Avenue in Union City.

14 MS. PEREIRAS: Mr. Pereiras has
15 testified before the Board in the past.

16 CHAIRWOMAN LUGO: I remember him.

17 MR. PEREIRAS: Nice to see you all.

18 MS. PEREIRAS: Mr. Pereiras, are you
19 familiar with 525-531 32nd Street?

20 MR. PEREIRAS: Very familiar with it.

21 MS. PEREIRAS: And did you prepare
22 the drawings that are before the Board this evening?

23 MR. PEREIRAS: I have.

24
25 MS. PEREIRAS: And would you please

1 describe the contents for the Board?

2 MR. PEREIRAS: I'd be very happy to.
3 This is a very critical location in Union City.
4 It's what we call the City Gateway. It's 32nd
5 Street. It's like in between Bergenline Avenue and
6 Central. It's slightly off parallel with 495. You
7 come off Route 3. The City considers this like an
8 entrance to the City. It connects 32nd Street to
9 Bergenline Avenue, which is a major commercial
10 corridor.

11 So we have been presenting -- and we've
12 presented a project to you less -- maybe a year and
13 a half or so, which was actually about 75 feet away
14 from this. It's a mixed-use building. It's almost
15 done. The CO is happening in a couple months from
16 now. There's a few more projects coming down the
17 line. This location right now, just for purposes of
18 the record, I have one of the drawings that were
19 submitted to the Board, architectural and
20 engineering, and then this you have not seen. It's
21 a rendering of the building. Should I mark the
22 rendering as A-1?

23 CHAIRWOMAN LUGO: Sure.

24 MR. PEREIRAS: For the record, I'm
25 marking the back, the left, as A-1. And I'm putting

1 today's date. And I'm going to turn right now to a
2 series of photographs that I have, so that we can
3 understand the site. So this is on the same block
4 -- there's a few landmarks there. There's the Four
5 Star Diner, it's just west of this site, Mi Bandera
6 restaurant and grocery store is literally across the
7 street. What you have now is this building and this
8 lot here.

9 So the building is completely outdated,
10 it's a brick building, the roof is literally caving
11 in, and it used to be an old liquor store. It's in
12 horrible condition. We're looking forward to
13 tearing that down. And there's a big curb cut from
14 basically one end to the other of this -- of the
15 rest of this site that's being used for parking
16 right now. So that's taking away a lot of parking
17 from the street currently.

18 What we're proposing to do, after tearing
19 that down and removing that curb cut, is to
20 construct in essence this. We're building the site.
21 We're on the property line along the west side. On
22 the east side, we have a few setbacks. We're
23 basically on the property creating a few crevices
24 where we could add a little bit of landscaping.
25 We're adding street trees along the front, as many

1 as we could do. We have three proposed, along with
2 one. And what we're proposing to do is 27
3 residential apartments over the commercial. We have
4 the main entrance of the building along this portion
5 here, which is through here. That's the building
6 lobby, mail room, and all the amenities that are
7 necessary for the building, and three commercial
8 spaces. The commercial spaces range from 511 square
9 feet to 555 square feet. So these are neighborhood
10 convenience types of things, like a convenience
11 story, maybe a dry cleaner drop-off location, not
12 big stores that attract people to bounce by. They
13 really service the residents of the area.

14 And then on the westernmost portion of the
15 site, we have a garage door that we purposely
16 recessed from the sidewalk another eight-feet --
17 eight feet and three inches actually. So that it
18 gives that car coming out the opportunity to see any
19 pedestrians coming out on the sidewalk. And we've
20 created the new curb cut, modest in size compared to
21 the existing one. We have a 23-foot curb cut and
22 our site engineer is going to describe that probably
23 much better than I can.

24 And that entrance leads us to the back of
25 the building, where we have parking for 19 cars; 18

1 of them are tandem parking spaces. Two of them are
2 -- well, one -- one space is in tandem, and then we
3 have the other one. And we have three spaces that
4 are slightly undersized. They are eight-foot-six
5 wide, as opposed to all the other ones that are
6 nine-foot in width.

7 Above we have the residential building,
8 two roofs of vertical egress on each end of the
9 building, and then apartments back on each side.
10 Counsel was mentioning earlier that we have an
11 approval from Union City for the 27 units. We got
12 the approval for 27 units, but the applicant, a very
13 smart gentleman, was thinking that these units were
14 a little tight. So we were actually -- what we did
15 is we redesigned it so we removed one unit from each
16 floor and distributed that area throughout to the
17 rest of the apartments so that we have 24.

18 That said, Union City is very particular
19 with building an apartment on the way they meet
20 resolutions. So we asked this Board to -- in
21 memorializing this, to approve 27 or 24. I
22 mentioned both versions that we have that
23 flexibility when we come to the building department.
24 Even though our project is for 24 units.

25 The side of the building is exactly what

1 you see here. The majority of it is brick. We have
2 two different tones of brick. We have one part of
3 material along the middle portion here, which is a
4 metal siding that actually looks like a -- like a
5 wood -- like aged wood. And then store -- a lot of
6 storefront at the base of the building with the
7 signage that you see. We have a few -- actually,
8 I'll let the engineer talk about the green features
9 that we have, and we also have a traffic consultant
10 if there's any questions on the traffic. So I think
11 that's it for me. I'm open for questions.

12 COMMISSIONER MALAVASI: I just have a
13 quick question here. Your site plan drawings or
14 your Z drawings that I see here, you've got a
15 rendering of the building, which is different from
16 that?

17 MR. PEREIRAS: That was a very old
18 version of that.

19 COMMISSIONER MALAVASI: Just a
20 representation of your --

21 MS. PEREIRAS: This is what's being
22 built, yes.

23 COMMISSIONER MALAVASI: The Planning
24 Board approved?

25 MR. PEREIRAS: Yes.

1 COMMISSIONER MALAVASI: Okay. Thank
2 you.

3 COMMISSIONER MEHTA: That is going to
4 the garage, how wide is this? How much?

5 MR. PEREIRAS: We have a clear space
6 of -- actually, it is not dimensioned, but if I had
7 to give you a ballpark it's about between 19 and
8 20-feet. And I'll give you a more precise
9 measurement as soon as I can. But it's about
10 between 19 and 20 feet.

11 COMMISSIONER MEHTA: So you are
12 saying that the gate would be like 8.3 feet behind?

13 MR. PEREIRAS: Yes. So we have the
14 property line here and the gate is eight feet and
15 three inches behind that.

16 COMMISSIONER MEHTA: And the nextdoor
17 properties are coming all the way to the right?

18 MS. PEREIRAS: Correct. And actually
19 let me clarify that. It's eight-foot-three from the
20 edge of our building. Our building at that point is
21 set back another 12 inches. So it's nine-foot-three
22 from the property.

23 COMMISSIONER MEHTA: No, I
24 understand. But when you mentioned like -- it's 8.3
25 behind, but at the same time the nextdoor, I can see

1 the building. It's adjacent to your building, and
2 it's coming out in front. So I'm just looking for
3 -- what's -- who is coming out or what if someone is
4 coming in? They are able to make a left turn, or
5 they will do it on 32nd Street?

6 MR. PEREIRAS: We have a traffic
7 consultant that can talk about that. I believe
8 that's more than enough, and we have an expert
9 that's better than I in traffic and movement of
10 vehicles. So I'll let him speak to that.

11 COMMISSIONER MEHTA: Okay. And you
12 -- just now you presented us the plan for that 24
13 units. So I think that was granted or the 24 units,
14 eight apartments for each floor?

15 MR. PEREIRAS: That's correct. And
16 that's more than likely, 99 percent chance, of what
17 we want to build. The only thing that we ask is
18 that the resolutions match with Union City.

19 COMMISSIONER MEHTA: Okay. So you
20 are not going to change any footprint of the
21 building, but you are going to be using the same --

22 MS. PEREIRAS: That's correct.

23 COMMISSIONER MEHTA: And add one
24 each, one apartment on each floor appears to be 27
25 units?

1 MS. PEREIRAS: That's correct.

2 COMMISSIONER MEHTA: And so before
3 you start building, I will suggest that you submit a
4 drawing with the approval of -- this one to the
5 County also, because we don't have the eight
6 apartments per floor.

7 MR. PEREIRAS: Correct. And that's
8 probably what we will build.

9 COMMISSIONER MEHTA: If you decide to
10 build -- because you are asking for an option on
11 this, so you can be able to have some plan --

12 MR. PEREIRAS: For three additional
13 units. We'll be happy to do that.

14 MS. GIARRATANA: You could submit the
15 information and we could, you know, review it based
16 on our threshold of needing to reapply again.
17 Obviously, sticking with the 24 units is the greater
18 parking ratio that they would be most concerned
19 about, but you know, for record keeping purposes.

20 COMMISSIONER CHOFFO: Madam Chair,
21 actually, if you go from 24 to 27, what happens with
22 the parking spot?

23 MR. PEREIRAS: So Union City granted
24 the variance on the 27 units.

25 COMMISSIONER CHOFFO: What is Union

1 City's current ordinance for parking? It's not a
2 one-to-one ratio?

3 MR. PEREIRAS: It's actually more
4 than the one-to-one ratio. The current ordinance is
5 1.8 parking space. At Board approval it's 1.8
6 parking spaces per apartment and two for the lower
7 level apartments. This is a very unique location.
8 That's why they granted this variance, because the
9 -- the residents of this building are more likely
10 commuters. They are less than ten minutes away from
11 Manhattan and this location. You're on every single
12 bus route to Manhattan. The typical occupants of
13 this space will be New York City commuters. And
14 they are looking to attract that to create a lively
15 atmosphere for the commercial spaces and really
16 liven up this area that needs it.

17 So those are the typical applicants that
18 we have, and that's the testimony we will be
19 presenting to them. They are familiar with the
20 Union City bus lines going into Manhattan in the
21 morning. They leave every three or four minutes,
22 there's a bus going into -- into the city and those
23 are the applicants that are --

24 COMMISSIONER CHOFFO: On that note
25 with the commercial space, there's five commercial

1 spaces?

2 MR. PEREIRAS: There's three
3 commercial spaces, and they are all small, within
4 500 -- between 500 and some square feet. So there's
5 no real parking for the commercial spaces. That
6 would all be on site -- on the sidewalk street
7 parking.

8 COMMISSIONER CHOFFO: I just didn't
9 -- I see five. There's five doors.

10 MR. PEREIRAS: But it's only three
11 spaces.

12 COMMISSIONER CHOFFO: And none of the
13 commercial clients will be parking in here?

14 MS. PEREIRAS: That's correct.

15 COMMISSIONER CHOFFO: There would be
16 signage? Residents --

17 MR. PEREIRAS: They wouldn't have
18 access to the building. There would be only a key
19 fob to get into the building and assigned parking
20 for the residents.

21 COMMISSIONER MEHTA: So you have a
22 copy of the variance and the resolutions? Is that
23 what you were saying?

24 MS. PEREIRAS: Yes, absolutely. We
25 submitted that to the Board as well.

1 COMMISSIONER MEHTA: I see in the
2 back here, there's like a property line going back,
3 is that --

4 MR. PEREIRAS: Yes, that's actually a
5 very interesting thing to talk about. So actually
6 this tells you how Union City feels about the
7 parking there. We have this official area that's
8 part of our property. And we actually -- when we
9 presented to the Union City Board, we proposed a
10 scheme when we have additional parking coming back
11 here. And my recommendation as the architect said,
12 look, green space is really valuable, we have so
13 little of it, we don't feel that we need the parking
14 for this building. We'd rather chop it off here and
15 keep that as green space.

16 And the City actually agreed completely.
17 So rather than having -- than filling that in with
18 more parking lots and more parking spaces, we agreed
19 to keep that as green space and it will stay 19
20 green parking spaces.

21 CHAIRWOMAN LUGO: Anyone else have
22 any other questions?

23 MR. VOINIER: Well, you took most of
24 the ones that I was going to ask. This is mostly to
25 do with parking. Our review of before we didn't

1 know it may have been 27 spaces, but I think we'll
2 ask the traffic engineer questions about it. It's
3 just that the spaces will be assigned?

4 MS. PEREIRAS: Yes.

5 MR. VOINIER: It will be a key fob
6 kind of entry?

7 MS. PEREIRAS: Yes.

8 MR. VOINIER: I went back by there,
9 and you could see it on the street view, and you can
10 see it now, there's existing cars there, but the
11 fact that you said it's secured enough, and it's
12 going to be a key fob entry, those other commercial
13 vehicles for various parking, and they'll be looking
14 for somewhere else to park obviously. It's really
15 all I have.

16 MS. PEREIRAS: If we're done with Mr.
17 Pereiras, I'll call up our engineer, Mr. Edward
18 Reimon.

19 CHAIRWOMAN LUGO: If Mr. Reimon could
20 be sworn in?

21 (The witness is sworn.)

22 MS. PEREIRAS: Mr. Reimon has also
23 appeared before this Board in the past.

24 CHAIRWOMAN LUGO: Yes.

25 MR. PEREIRAS: Mr. Reimon, are you

1 familiar with the property in question?

2 MR. REIMON: Yes, I do.

3 MS. PEREIRAS: And did you prepare
4 drawings for the Board to view?

5 MR. REIMON: Yes, I did.

6 MS. PEREIRAS: Would you kindly
7 describe this project to the Board, please?

8 MR. REIMON: Okay. I'm going to say
9 a few things, because the architect already said 90
10 percent of this site plan. But anyway, existing
11 conditions on the site is the majority of the site
12 is impervious already. It's about 95 percent
13 impervious, which we made the storm water management
14 report before you where we describe services that we
15 have on the site.

16 We have an existing building on one side
17 and then the rest of the site is parking with a
18 small street at the very back, which has almost like
19 a storage building in there. The sidewalk,
20 everything is very operative. Like every --
21 everyone else in Union City, we cut the curb and
22 then we got all of the infrastructure ready to lay
23 on the ground.

24 As far as landscaping, the existing
25 conditions, it's minimal. There is almost going to

1 be none. That's why it's so important -- what the
2 architect mentioned, it's going to include some
3 green space on the property. Based on the existing
4 condition of the site, we are going to get also into
5 parking, which is also existing condition. We'll
6 talk about that as we go on this proposal.

7 So there is our site plan. So you can see
8 we are proposing three street trees. These street
9 trees are 25 trees on the east of the PSE&G -- these
10 trees can be used on the overhead wires and are
11 shallow underground from the City under the
12 sidewalk. In addition to that, we're going to
13 repave the entire right-of-way of the frontage of
14 the property. Because since we are going to do the
15 underground connection, we are going to be
16 disturbing the site. The limit of this disturbance
17 is going to be from property line to property line.

18 The sidewalk actually is going to be a
19 little bit beyond the limit of the property because
20 by the new standard we have to extend the ADA
21 compliance beyond that from the property to make the
22 two percent. Thank you for that. In addition to
23 sidewalk, pavement restoration. One very important
24 item that we have on this site plan is green spaces
25 that we are adding in the back of the property.

1 That being said, on the preexisting conditions we
2 have only 566 square feet of pervious. From the old
3 development conditions, we have 2,090 square feet of
4 green space. So there is an increase of over ten
5 percent of pervious. I would love to have that
6 improved, but Union City is not very friendly with
7 that.

8 The storm water management, it complies
9 with the State regulations, as far as 150. We don't
10 have to reduce or we don't have to qualify for
11 quantity in this case. So that is basically the
12 site plan.

13 Traffic. As far as traffic, one very
14 important item I don't want to forget that is we
15 don't want to allow the left turn coming out of the
16 driveway -- let me turn to. And we have the sign
17 for that also, that is right here. This drawing is
18 of the same drawings that were submitted previously.
19 Going to the landscaping plan and lighting plan,
20 you're going to see in the landscaping and lighting
21 plan that we have very nice low foot lighting that
22 allows for -- so picture lights on the sidewalk, we
23 are going to encroach them to any adjacent
24 properties.

25 Now, talking about the landscaping. We

1 already spoke about the trees, and we have the small
2 areas of landscaping on one side of the building.
3 It's not part of the landscaping, but we show it on
4 the landscaping plan, the existing conditions of
5 parking. We have existing conditions, two parking
6 spaces at the front of the property. Those two
7 parking spaces are going to be relocated because of
8 the driveway and when we relocate these parking
9 spaces, we're going to have one additional parking
10 space in the proposed completion. So in fact, it is
11 going to be plus one parking space.

12 The landscaping plan also shows the type
13 of lighting, the pictures, the drawings, the tree,
14 everything that we will do for landscaping and
15 lighting. The plan that we will talk about is
16 stormwater management, and that we have everything
17 approved. It's already been approved by the
18 district of West Passaic. We also have the drainage
19 detail for the pavement restoration. They approved
20 that based on the County's standards.

21 And then we have this drainage detail.
22 It's a detail of the storm water management and
23 other structures. The back of the filters, the
24 greenhouse, the storm drains, and other drains, and
25 that concludes my plan presentation. I'm open for

1 questions.

2 COMMISSIONER MALAVASI: Madam Chair,
3 I just have two key questions. On your tree detail,
4 you show mulch. Just to confirm, you're using
5 handicap accessible tree grades?

6 MR. REIMON: Yes.

7 COMMISSIONER MALAVASI: According to
8 the file?

9 MR. REIMON: Yes. We actually put in
10 at the last minute.

11 COMMISSIONER MALAVASI: And the other
12 thing is I checked your pavement section, you've got
13 reverse -- you've got 10DJA six-inches of base. Are
14 these six-inches of base -- six-inches would need
15 ten-inches of base.

16 MR. REIMON: I think that we
17 corrected that already.

18 COMMISSIONER MALAVASI: Okay.

19 MR. REIMON: Yeah, we did. We have
20 the six-inches of the ten. Yes.

21 COMMISSIONER MALAVASI: Right. Okay.

22 CHAIRWOMAN LUGO: Anything else?

23 COMMISSIONER MALAVASI: That's all I
24 had, Madam Chair.

25 CHAIRWOMAN LUGO: Anyone else?

1 MR. VOINIER: I'm referring to a
2 letter by T & M Associates, February 7th, signed by
3 Antonios Panagopoulos, pretty much stating our
4 initial comments that were made were all addressed,
5 including two percent of the concrete sidewalk,
6 planted trees, create the site triangle line on the
7 one direction looking west. Basically, they did
8 address all of the comments.

9 CHAIRWOMAN LUGO: All right. Anyone
10 else? I know we're dying to hear from traffic.

11 (The witness is sworn.)

12 MS. PEREIRAS: And Mr. Peregoy has
13 also presented before this Board in the past. Mr.
14 Peregoy, in light of the questions and comments
15 already posed by the Board, can you kindly describe
16 this project from a traffic standpoint?

17 MR. PEREGOY: Sure. This is a pretty
18 simple one from the traffic perspective; 27 units in
19 itself doesn't generate very much traffic, but we
20 take into account, as it was just mentioned before,
21 this was a functioning liquor store with its own
22 parking lot. So imagine that being reopened. That
23 would certainly generate many times more traffic
24 than this project would with a controlled residents
25 only access. So we're reducing the trip generation,

1 the traffic generation potentially with the project.
2 The conditions that exist from a traffic
3 prospective, I understand you had a question on the
4 -- the entryway --

5 COMMISSIONER MEHTA: Yeah, like
6 coming out with the cars, it looks like a really
7 narrow grade, so what is the visibility of oncoming
8 traffic. That was one thing.

9 MR. PEREGOY: It is wide enough for
10 two-way traffic, which is -- in a small building
11 like this, rarely do you have two people coming in
12 and out at the same time. It is wide enough. Keep
13 in mind, it's always a garage door that's a little
14 bit smaller. This aisle, this is just painting
15 striping in there, so it's a little bit wider. It's
16 probably more than 24 feet when you're inside. It's
17 only that one-inch more is like a garage door. And
18 again, that is wide enough for a two-way in the rare
19 occasions.

20 COMMISSIONER MEHTA: Now, I was
21 looking at the picture of that building and then the
22 picture on the right-hand side of the building is
23 coming out a little further up. So that's my
24 really -- I was thinking that might block the view.

25 MR. PEREGOY: This car coming out

1 anywhere on the right side, you can see the rest of
2 the driveway. There is enough width for another car
3 to be going on the other side based on the plan.
4 The rendering is a little deceptive I think.

5 CHAIRWOMAN LUGO: Does this have all
6 of the bells and whistles that go along with the
7 coming out and going in?

8 MR. PEREGOY: Yes.

9 CHAIRWOMAN LUGO: And there would be
10 pedestrian traffic based on the stores down here?

11 MR. PEREGOY: Yes.

12 MR. VOINIER: And was mentioned,
13 there was no left turn.

14 COMMISSIONER MEHTA: I know, but
15 you're going to let the store like for the people
16 coming out, and then most of the time they make a
17 left turn?

18 MR. PEREGOY: Yes.

19 CHAIRWOMAN LUGO: So these three
20 spots that are in the front, we're adding a spot, so
21 there's three spots that are in the front metered --
22 possibly metered spots?

23 MR. PEREGOY: Yes, they are metered.

24 CHAIRWOMAN LUGO: And that would be
25 for people to park to go into the stores, is that --

1 MR. PEREGOY: Yes, public parking for
2 shopping in the area.

3 CHAIRWOMAN LUGO: But then parking
4 that's in the building no one would have access to.
5 So the stores that are going to be put there are
6 mainly for the community and for folks walking back
7 and forth?

8 MR. PEREGOY: Actually, it's -- it's
9 -- there's more shopping for the customers it has in
10 this area. Anybody who would lease the store would
11 understand that.

12 CHAIRWOMAN LUGO: Are you worried
13 about double-parking for people to do over there?
14 People are running into a store, so I don't know
15 which store it's going to be, that would force
16 someone to have to do that. But okay.

17 MR. PEREGOY: Yeah, these are going
18 to be pretty small and local. Not a liquor store.

19 CHAIRWOMAN LUGO: So you're just
20 adding the 19 spots for the 27 apartments?

21 MR. PEREGOY: Yeah. Again, this
22 location is -- I know from mass transit, the Union
23 City has approved the reduction of parking. If you
24 look at -- if you look at the census data for this
25 area, it would require -- based on what people have

1 now, regulators would require 17 parking spaces. So
2 we certainly did find it was more, especially given
3 the area. This is not someplace where we want to
4 invite tenants who want to drive. This is for
5 commuters at this location.

6 COMMISSIONER JETER: Do you also
7 think -- as the gentleman said, it's pretty small.
8 So actually 20 parking spaces there?

9 MR. PEREGOY: Plus one. It's 19 in
10 the garage and then gain one space in the street.
11 So that's the plus one.

12 COMMISSIONER JETER: Oh, okay.

13 CHAIRWOMAN LUGO: From the street,
14 yes. Any other questions?

15 COMMISSIONER BETTINGER: Madam Chair,
16 I have a question. When someone is exiting the
17 garage, I guess my concern is will there be any
18 obstructions of vision?

19 MR. PEREGOY: I mean, similar to any
20 other building when you come out and you get to the
21 edge of the sidewalk, you're within the building.
22 In this case, the opening of the garage door, at
23 least you do have some visibility. But we would
24 have the mirrors as appropriate.

25 COMMISSIONER BETTINGER: And what

1 type of trees are you planning?

2 MR. REIMON: Green ones. Yes, we
3 just have been approved on the list that it was sent
4 by PSE&G. So these have -- like they don't go that
5 high and their roots are very shallow so they don't
6 disturb anything else.

7 CHAIRWOMAN LUGO: Is this building
8 going to be rent, correct?

9 MS. PEREIRAS: Yes.

10 COMMISSIONER BETTINGER: They are
11 going to have like a concierge or --

12 MR. PEREIRAS: No concierge is
13 planned right now. What they are planning is a
14 virtual concierge. So it's going to be press a
15 button, and it leads into a package room and sends a
16 message straight to your iPhone.

17 COMMISSIONER BETTINGER: I'm always
18 concerned when it's a large rental building with
19 take-out, they do all of this double parking all of
20 the time, which always impacts that area. It would
21 be ideal if they could leave a parking space
22 unattended that would be designated for that type of
23 purpose I guess.

24 MS. PEREIRAS: That's an option.

25 COMMISSIONER MALAVASI: Instead of

1 having the extra meter.

2 CHAIRWOMAN LUGO: Anything else?

3 COMMISSIONER MEHTA: The door -- or
4 when you have -- you can just put like some type of
5 sign or something so when that door opens it's going
6 to be -- like lights up so it lets the pedestrian
7 notice that somebody's vehicle is coming out?

8 MS. PEREIRAS: Yes.

9 MR. PEREGOY: Yes, there will be
10 lights.

11 CHAIRWOMAN LUGO: People when they
12 are going to move in, are they going in the garage
13 to move in? How are they going to move in?

14 MR. PEREGOY: It depends. These
15 aren't the biggest apartments. So moving in in a
16 van or something like that, then you can just use
17 the garage. If you have a bigger truck, I assume,
18 just like any place else, that you'd coordinate with
19 your lease to get the meters bagged.

20 CHAIRWOMAN LUGO: Anybody else?

21 COMMISSIONER CHOFFO: I'll make a
22 motion to approve.

23 MR. VOINIER: You took away some of
24 my thunder when you have deliveries and when you
25 have move-in's. Not everybody is going to be

1 driving a van. You know some of them are going to
2 be on the outside. They are going to be on 32nd
3 Street. How about garbage collection? Where is
4 that going to be?

5 MR. PEREGOY: There's a trash room
6 right here with chutes, and then one for sidewalk
7 debris.

8 MR. VOINIER: Okay. Basically on the
9 street. Hopefully you'll have some space to deal
10 with that. With the 24 to 27 parking, you will
11 have -- I guess I'm assuming it's twice a week, but
12 that could be touch and go as that collection goes.
13 It's going to take more than just one moment to
14 collect all that trash during collection.

15 But another thing I just wanted to ask is
16 when you make a comparison for the existing liquor
17 store, 6,000 square-foot liquor store which was
18 there, how large for the area -- taking a look at a
19 two-story building, both stories being used for a
20 service and a sales floor, or some that was a
21 warehouse, it's just in my opinion, it's hard to put
22 my hands around the fact that this trip generation
23 for 24 brand new units and some retail underneath,
24 that it's going to generate in the afternoon
25 one-tenth of what's happening right now or what

1 would happen because the liquor store is closed.

2 But you've got to keep in mind when you
3 made those estimates for the liquor store, that's
4 for general overall-type of use. That's suburban,
5 as well as an urban use. So it's just -- you know,
6 working with IT, I'm a traffic engineer myself, and
7 working with IT rates over the years I've just seen
8 that they have different categories for trip
9 generation. I do believe that that liquor store
10 probably generated much less because it's in a
11 walking area. It's in an area where people may live
12 in an apartment, and they are going somewhere else,
13 and they may need to stop at that liquor store. I
14 just want to make that observation.

15 I don't think the reduction is going to be
16 that much for this liquor store. Because who knows,
17 those three units that you have that are 550
18 square-feet of each of those retail areas, you don't
19 know what you're going to have in there. Two years
20 ago, you're going to put a vaping shop in one of
21 those units, you're going to have gang busters.
22 Unfortunately for vaping, now that doesn't happen.
23 But you do have some areas where there's some retail
24 may have significant growth, so we have to keep that
25 in mind also. What if they put in a small liquor or

1 a wine store in one of these places -- I don't think
2 it's going to generate that much, but the bottom
3 line in my little spiel of what I'm saying is I
4 don't think that your existing liquor store
5 generated that much traffic because of the
6 environment that you have out there. You probably
7 have a lot of walking.

8 So when you say you have minus eight trips
9 in one of the peak hours, I think that gap or is
10 going to be a little bit less than that. That's not
11 to say we're going to see a visible impact of the
12 area. But I'm just saying, the report that was
13 written, I don't think it's going to be that much of
14 a difference. And I do believe that even though you
15 do have ample public transit in the area, I think
16 people will be using their cars, if not -- if not,
17 they are commuting to New York every day. They may
18 be commuting west for whatever reason. You can't
19 get to a bus for that.

20 There's a reason to assign these cars to
21 these people that want to use their cars. There may
22 be a couple of dual-car units. So that's just --
23 that's just my take on it. I don't think the
24 reduction is going to be that great on it.

25 MS. GIARRATANA: Madam Chair, could I

1 chime in?

2 CHAIRWOMAN LUGO: Yes.

3 MS. GIARRATANA: From the Hudson
4 County Planning prospective, as the architect
5 brought up, this little strip of 32nd Street has
6 made a change in the use that they wanted to put
7 this -- you know, the City has promoted -- has
8 granted various variances for parking and sees it
9 more as this walkable area of the City that's
10 commuter friendly. And it of course -- you know,
11 apartment requirements fall on the City, and this
12 seems to be the direction that the City has been
13 wanting to take this area in. So just as a note,
14 you know, from some other applications we've seen in
15 the past few years.

16 MR. VOINIER: The only other thing as
17 parking goes, if you do build the total of 27 units,
18 there was this kind of relationship that was made in
19 the report that said you checked the census tracts.
20 The census tract that the area is in and it said
21 that usually -- and I think the demand will be
22 available parking for the units in this census tract
23 was .68 vehicles per unit. If you multiply that out
24 by 24 units, you come up with about 16 parking
25 spaces that might be needed. Well, a little more

1 than 16. If you add it up to the 27, now you're in
2 -- you're about 18 or maybe close to 19 on that. So
3 I think this is probably going to be -- and it's
4 based on the census that you presented in the
5 report. You're going to be pretty close to full
6 occupancy on parking. Again, it's great because
7 they're assigned, and they can use their security
8 fob -- key fob. But I think it's going to be
9 well-used. So that's really all I have.

10 CHAIRWOMAN LUGO: Thank you. Any
11 other questions?

12 COMMISSIONER CHOFFO: I'll make
13 another motion to approve.

14 COMMISSIONER JETER: Second.

15 MS. GIARRATANA: On a motion made by
16 Commissioner Choffo and seconded by Commissioner
17 Jeter. Commissioner Bettinger.

18 COMMISSIONER BETTINGER: I just want
19 to clarify that we're voting on 27 units for
20 approval?

21 MS. PEREIRAS: Again, if the
22 resolution could specify that they have a little bit
23 of flexibility if they want to build less, they can
24 build less than 27 units.

25 COMMISSIONER BETTINGER: So can we

1 put that in the -- okay. I just want to make sure.
2 Okay. I vote aye.

3 MS. GIARRATANA: Okay. Commissioner
4 Jeter.

5 COMMISSIONER JETER: Aye.

6 MS. GIARRATANA: Commissioner
7 Malavasi.

8 COMMISSIONER MALAVASI: Aye.

9 MS. GIARRATANA: Commissioner Mehta.

10 COMMISSIONER MEHTA: Aye.

11 MS. GIARRATANA: Chairwoman Lugo.

12 CHAIRWOMAN LUGO: Aye.

13 MS. GIARRATANA: Commissioner Choffo.

14 COMMISSIONER CHOFFO: Aye.

15 MS. GIARRATANA: My apologies. The
16 motion has passed. Thank you. In an effort to
17 clarify the confusion of a memorialization, I'd just
18 like to go back and just briefly go through the vote
19 again.

20 CHAIRWOMAN LUGO: Okay.

21 MS. GIARRATANA: Okay. For
22 application 2018-41-SP. This was the Kuenzle
23 Realty, LLC at 3804 32nd Street, block 261, lot 3,
24 in Union City. Do I have a motion?

25 COMMISSIONER BETTINGER: I'll make a

1 motion.

2 COMMISSIONER CHOFFO: I'll second.

3 MS. GIARRATANA: Commissioner Choffo
4 cannot vote on this. My apologies.

5 COMMISSIONER JETER: Second.

6 MS. GIARRATANA: Okay. In a motion
7 made by Commissioner Bettinger and seconded by
8 Commissioner Jeter. Commissioner Bettinger.

9 COMMISSIONER BETTINGER: Aye.

10 MS. GIARRATANA: Commissioner
11 Malavasi.

12 COMMISSIONER MALAVASI: Aye.

13 MS. GIARRATANA: Commissioner Mehta.

14 COMMISSIONER MEHTA: Aye.

15 MS. GIARRATANA: Chairwoman Lugo.

16 CHAIRWOMAN LUGO: Aye.

17 MS. GIARRATANA: The motion has
18 passed. On application 2019-68-SP, John and Maryan,
19 LLC at 3437 Kennedy Boulevard, block 2602, lot 25,
20 in Jersey City. Do I have a motion?

21 COMMISSIONER BETTINGER: I'll make a
22 motion.

23 COMMISSIONER JETER: Second.

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

1 Jeter. Commissioner Bettinger.

2 COMMISSIONER BETTINGER: Aye.

3 MS. GIARRATANA: Commissioner

4 Malavasi.

5 COMMISSIONER MALAVASI: Aye.

6 MS. GIARRATANA: And Chairwoman Lugo.

7 CHAIRWOMAN LUGO: Aye.

8 MS. GIARRATANA: On application

9 2019-75-SP, Allied Metal; at 3114 Paterson Plank
10 Road; Block 64, Lots 2 and 5, in North Bergen. Do I
11 have a motion?

12 COMMISSIONER JETER: Motion.

13 MS. GIARRATANA: And a second?

14 COMMISSIONER BETTINGER: Second.

15 MS. GIARRATANA: On motion by
16 Commissioner Jeter and seconded by Commissioner
17 Bettinger.

18 COMMISSIONER BETTINGER: Aye.

19 MS. GIARRATANA: Commissioner Choffo.

20 COMMISSIONER CHOFFO: Aye.

21 MS. GIARRATANA: Commissioner Jeter.

22 COMMISSIONER JETER: Aye.

23 MS. GIARRATANA: Commissioner

24 Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MS. GIARRATANA: And Chairwoman Lugo.

2 CHAIRWOMAN LUGO: Aye.

3 MS. GIARRATANA: The motion has
4 passed. Thank you for letting me clarify that
5 mistake. The next item on the agenda are
6 applications to be dismissed. We have application
7 2019-80-SP. The applicant is 3060 JFK, LLC. This
8 is at 3060 Kennedy Boulevard, block 6401, lots 7.01
9 and 7.02, in Jersey City. It's an application to
10 construct a six-story mixed-use building with 99
11 residential units, ground for retail space, 50
12 exterior parking spaces, and 57 bicycle parking
13 spaces.

14 This was carried over from the last
15 meeting after a letter from Jersey City Zoning and
16 Planning to confirm the carryover, and the thought
17 was that the application still hadn't been heard on
18 the Jersey City side, and there was lots of
19 variances pending. So you know, we wanted to be
20 able to hear the input from the public on the Jersey
21 City side and they -- their date for the hearing on
22 the City side was pushed back, and we can only carry
23 it over for one meeting procedurally. So this needs
24 to be dismissed without prejudice so it could come
25 in as a new application number, and hopefully by

1 next meeting, they'll have been heard on the Jersey
2 City side and can bring -- they could bring that
3 testimony to the Board, and the resolution the Board
4 can review on the City side. So do I have a motion?

5 COMMISSIONER CHOFFO: I'll make a
6 motion.

7 COMMISSIONER MEHTA: Second.

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

11 COMMISSIONER BETTINGER: I'll
12 abstain.

13 MS. GIARRATANA: Commissioner Choffo.

14 COMMISSIONER CHOFFO: I vote aye.

15 MS. GIARRATANA: Commissioner Jeter.

16 COMMISSIONER JETER: Aye.

17 MS. GIARRATANA: Commissioner
18 Malavasi.

19 COMMISSIONER MALAVASI: Aye.

20 MS. GIARRATANA: Commissioner Mehta.

21 COMMISSIONER MEHTA: Aye to dismiss.

22 MS. GIARRATANA: And Chairwoman Lugo.

23 CHAIRWOMAN LUGO: Aye.

24 MS. GIARRATANA: The motion has
25 passed. The next item on the agenda are

1 Applications to be Exempt. This is 2019-90-SP.
2 Supor Properties Railroad Ave., LLC; at 1 through 15
3 New Jersey Railroad Avenue, Block 72, Lots 30, 33,
4 and 34 in Harrison.

5 Application 2020-02-SC, Toll Brothers,
6 Inc., 200 Chapel Avenue, 1 Constellation Way, 1
7 Freedom Way, 15 Enterprise Court; Block 27503, Lots
8 13, 14, 15, 16, 17, 21, and 22, in Jersey City.

9 COMMISSIONER CHOFFO: I have a
10 question about the first one, 2019-90-SP.

11 MS. GIARRATANA: Yes.

12 COMMISSIONER CHOFFO: Why is that one
13 being exempt?

14 MS. GIARRATANA: Because that is
15 along the portion of that area that's not on a
16 County road. Yes. There's a small portion that's
17 not a county road. And this is along that.

18 COMMISSIONER CHOFFO: So this is
19 along it --

20 MS. GIARRATANA: Right. Yes.

21 COMMISSIONER CHOFFO: So it's a
22 setback?

23 MS. GIARRATANA: Yes. My apologies,
24 I should have written that -- that reasoning.

25 COMMISSIONER CHOFFO: I'll make a

1 motion.

2 MS. GIARRATANA: I have one more to
3 read. The Toll Brothers application is a site plan
4 and subdivision application not along a County road.

5 And the final application is
6 2020-03-SP/SD. The applicant is Wallabout Realty
7 Holding, LLC; at 87 Van Horne Street, Block 1990,
8 Lots 2, 3, 4, 5, 6, 7, 42, 43, and 44, in Jersey
9 City. Site plan and subdivision application not
10 along a County road.

11 COMMISSIONER CHOFFO: I'll make a
12 motion to exempt.

13 COMMISSIONER MEHTA: Second.

14 MS. GIARRATANA: On a motion made by
15 Commissioner Choffo, and seconded by Commissioner
16 Mehta.

17 Commissioner Bettinger.

18 COMMISSIONER BETTINGER: Aye.

19 MS. GIARRATANA: Commissioner Choffo.

20 COMMISSIONER CHOFFO: Aye.

21 MS. GIARRATANA: Commissioner Jeter.

22 COMMISSIONER JETER: Aye.

23 MS. GIARRATANA: Commissioner
24 Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MS. GIARRATANA: Commissioner Mehta.

2 COMMISSIONER MEHTA: Aye.

3 MS. GIARRATANA: And Chairwoman Lugo.

4 CHAIRWOMAN LUGO: Aye.

5 MS. GIARRATANA: The motion has
6 passed. The next item on the agenda is old
7 business, there is none. There is no new business
8 either. We'll have to hold off on approving those
9 updates from the Land Development Regulation.
10 Again, they'll be in the Dropbox for your review.
11 And our next meeting date is the fourth Tuesday
12 instead of the 3rd. It's March 24th at 6:30.

13 CHAIRWOMAN LUGO: A motion to
14 adjourn? Motion.

15 COMMISSIONER MEHTA: Second.

16 CHAIRWOMAN LUGO: All in favor?

17 (Whereupon the proceeding is then
18 concluded at 7:52 p.m.)

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

I, SHARI CATHEY, CCR, RPR, License No. 30XI00234700, and Notary Public of the State of New Jersey, hereby certify that the proceedings herein are from the notes taken by me of a Regular Meeting of the Hudson County Planning Board, held on Tuesday, February 18, 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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