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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, January 15, 2019
6:30 p.m.

B E F O R E:

- DANIEL CHOFFO, Chairman
- RENEE BETTINGER, Commissioner
- ELIZABETH HERNANDEZ, Commissioner
- SAMANTHA LUGO, 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:

- JENNIFER BOGDANSKI, ESQ., Board Counsel
- STEPHANIE LEE, Assistant Planner
- FRANCESCA GIARRATANA, PP AICP, Board Secretary
- ANTONIOS PANAGOPOULOS, PE
- MARIO TRIDENTE, Inspector

1 CHAIRWOMAN BETTINGER: Good evening.
2 I would like to call to order the meeting of the
3 Hudson County Planning Board for Tuesday,
4 January 15, 2019.

5 Counselor, has this meeting been properly
6 advertised.

7 MS. BOGDANSKI: Yes. Notice of the
8 meeting has been published in the Jersey Journal,
9 and notice was sent to the Star Ledger. In
10 addition, the meeting notice was posted on the
11 County Freeholders' bulletin board and on the County
12 Clerk's bulletin board.

13 CHAIRWOMAN BETTINGER: Madam
14 Secretary, may I have a roll call, please.

15 MS. GIARRATANA: Yes. Commissioner
16 Choffo.

17 COMMISSIONER CHOFFO: Here.
18 Commissioner Cryan, absent. Commissioner Glembocki,
19 absent. Commissioner Hernandez.

20 COMMISSIONER HERNANDEZ: Here.

21 MS. GIARRATANA: Commissioner Jeter.

22 COMMISSIONER JETER: Here.

23 MS. GIARRATANA: Commissioner Lugo.

24 COMMISSIONER LUGO: Here.

25 MS. GIARRATANA: Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Here.

3 MS. GIARRATANA: Commissioner Mehta,
4 absent. Commissioner Ng, absent. Commissioner
5 Torres.

6 FREEHOLDER TORRES: Here.

7 MS. GIARRATANA: Commissioner Walker,
8 absent. Chairwoman Bettinger.

9 CHAIRWOMAN BETTINGER: Here.

10 MS. GIARRATANA: Chairwoman, we have
11 a quorum.

12 CHAIRWOMAN BETTINGER: Will everyone
13 please rise to salute the flag.

14 (Flag Salute.)

15 CHAIRWOMAN BETTINGER: Have all the
16 Commissioner received the minutes of the last
17 meeting for December 18th? Do I have a motion to
18 approve?

19 MS. GIARRATANA: On a motion made by
20 Commissioner Hernandez, and seconded by Commissioner
21 Torres.

22 Commissioner Choffo.

23 COMMISSIONER CHOFFO: Abstain.

24 MS. GIARRATANA: Commissioner
25 Hernandez.

1 COMMISSIONER HERNANDEZ: Aye.

2 MS. GIARRATANA: Commissioner Jeter.

3 COMMISSIONER JETER: Aye.

4 MS. GIARRATANA: Commissioner Lugo.

5 COMMISSIONER LUGO: Abstain.

6 MS. GIARRATANA: Commissioner

7 Malavasi.

8 COMMISSIONER MALAVASI: Aye.

9 MS. GIARRATANA: Commissioner Torres.

10 FREEHOLDER TORRES: Yes.

11 MS. GIARRATANA: Chairwoman

12 Bettinger.

13 CHAIRWOMAN BETTINGER: Aye.

14 MS. GIARRATANA: The motion has
15 passed. Chairwoman, the next item on the agenda are
16 matters scheduled for Public Hearing -- we do have
17 the selection of our officers, and the first item is
18 nomination and selection of the Board Chair and the
19 selection of officers. I'll turn the meeting over
20 to counsel.

21 MS. BOGDANSKI: So we'll first have
22 the Chairperson. Do I have any nominations for a
23 Chairperson?

24 CHAIRWOMAN BETTINGER: I nominate
25 Commissioner Choffo.

1 MS. BOGDANSKI: Any other
2 nominations? Okay. Then I would like to close the
3 nomination for Chairperson. All those in favor of
4 closing the nominations say "aye."

5 (The Board votes unanimously to close
6 nominations.)

7 MS. BOGDANSKI: All those opposed
8 vote no. Are there any abstentions?

9 Okay. So we have a nominee for
10 Chairperson. Do I have a motion to appoint the
11 nominee as Chairperson?

12 COMMISSIONER LUGO: I make a motion.

13 COMMISSIONER HERNANDEZ: Second.

14 MS. BOGDANSKI: All those in favor of
15 the motion to appoint the nominee as Chairperson say
16 aye.

17 (The Board votes unanimously to
18 appoint the Chairperson.)

19 MS. BOGDANSKI: Any opposed vote no.
20 Any abstentions?

21 Okay. We have a Chairperson.
22 Congratulations. Next is a nominee for the Vice
23 Chairperson. Do we have any nominations for Vice
24 Chairperson?

25 CHAIRMAN CHOFFO: I would like to

1 make a motion to nominate Commissioner Lugo.

2 MS. BOGDANSKI: Do I have any other
3 people being nominated for Vice Chair.

4 CHAIRMAN CHOFFO: I would like to
5 motion a motion to close the nominations.

6 FREEHOLDER TORRES: Second.

7 MS. BOGDANSKI: So we will close the
8 nominations. All those in favor of closing
9 nominations, please vote aye.

10 (The Board votes unanimously to close
11 nominations.)

12 MS. BOGDANSKI: Any opposed? Any
13 abstentions?

14 Okay. We have a nominee for Vice Chair.
15 Do we have a motion appoint to nominee as Vice
16 Chair.

17 COMMISSIONER CHOFFO: I make a
18 motion.

19 COMMISSIONER JETER: Second.

20 MS. BOGDANSKI: All those in favor of
21 the motion to appoint the nominee as Vice Chair, say
22 aye.

23 (The Board votes unanimously to
24 appoint the Vice Chairperson.)

25 MS. BOGDANSKI: Anyone opposed? Any

1 abstentions. Okay. We have a Vice Chair. Lastly,
2 we have nominations for the position of Chairperson
3 Pro Tempore. Do we have any nominations?

4 COMMISSIONER CHOFFO: I make a motion
5 to nominate Commissioner Rushabh Mehta.

6 MS. BOGDANSKI: Are there any other
7 nominations? We will close nominations.
8 All those in favor of closing nominations, please
9 vote aye.

10 (The Board votes unanimously to close
11 nominations.)

12 MS. BOGDANSKI: Anyone opposed, say
13 no. Any abstentions?

14 Okay. We have selected a nominee. Do I
15 have a motion to appoint that nominee to Chairman
16 Pro Tempore.

17 CHAIRMAN CHOFFO: I'll make a motion.

18 COMMISSIONER LUGO: I'll second.

19 MS. BOGDANSKI: All those in favor of
20 the motion to appoint the nominee as the Chairperson
21 Pro Tempore, please say "aye."

22 (The Board votes unanimously to
23 appoint the Chairperson Pro Tempore.)

24 MS. BOGDANSKI: Anyone opposed? Any
25 abstentions? We have a selected a Chairperson Pro

1 Tempore, and we now have a full complement of
2 officers, and I'll turn the meeting over back over
3 to the Board.

4 CHAIRMAN CHOFFO: Thank you. Madam
5 Secretary, do we have Assignment of Committee
6 Members?

7 MS. GIARRATANA: We have two
8 committees, and the Members are recommended by the
9 Chair, and for our Subdivisions Site Plan Committee,
10 I would need someone. Would you like to serve?

11 CHAIRMAN CHOFFO: Anyone want to
12 serve on Site Plan Committee?

13 I will do it.

14 MS. GIARRATANA: Thank you. And
15 appointments to the Selection Committee for
16 Engineering and Legal Services of the Board.

17 COMMISSIONER BETTINGER: Mr.
18 Chairman, Commissioner Cryan was interested in
19 serving on the committee.

20 MS. GIARRATANA: It will also be the
21 Engineer's office and the Planning office. Then
22 there is the adoption of the 2019 Hudson County
23 Planning Board Bylaws. There is a packet of an
24 updated version in you guys' packet. We only made
25 change to the bylaws last year, and that was to

1 bring some of the power that we had given to the
2 Site Plan Committee back to the full Board. As of
3 now we do not take formal action at the Site Plan
4 Committee. Everything takes place at the full
5 Board, any formal action. So that would be the only
6 change, and everything else stays the same. Do I
7 have a motion to adopt the bylaws?

8 On a motion made by Commissioner
9 Bettinger, and second by Commissioner Jeter.

10 Commissioner Choffo.

11 COMMISSIONER CHOFFO: Aye.

12 MS. GIARRATANA: Commissioner
13 Hernandez.

14 COMMISSIONER HERNANDEZ: Aye.

15 MS. GIARRATANA: Commissioner Jeter.

16 COMMISSIONER JETER: Aye.

17 MS. GIARRATANA: Commissioner Lugo.

18 COMMISSIONER LUGO: Aye.

19 MS. GIARRATANA: Commissioner

20 Malavasi.

21 COMMISSIONER MALAVASI: Aye.

22 MS. GIARRATANA: Commissioner Torres.

23 FREEHOLDER TORRES: Yes.

24 MS. GIARRATANA: Chairwoman Bettinger

25 -- I'm sorry. Commissioner Bettinger.

1 COMMISSIONER BETTINGER: I'm demoted.

2 Aye.

3 MS. GIARRATANA: The motion has
4 passed. It's been adopted.

5 CHAIRMAN CHOFFO: At this time, I
6 would like present Commissioner Bettinger with a
7 small token of appreciation for your two years as
8 Chairperson.

9 (Applause.)

10 COMMISSIONER BETTINGER: Thank you,
11 everybody.

12 MS. GIARRATANA: Okay. The next item
13 is Memorialization of Resolutions that were
14 considered at the previous meetings. This
15 application was heard and approved at the November
16 meeting, and it's Application 2018-26-SP; Lukoil
17 North America; 3205 Hudson Avenue; Block 196, Lot 1;
18 in Union City.

19 CHAIRMAN CHOFFO: Do I have a motion
20 to approve this from the October meeting?

21 MS. GIARRATANA: Yes, my apologies,
22 the October meeting.

23 On a motion made by Commissioner
24 Bettinger. Seconded by Commissioner Torres.

25 Chairman Choffo.

1 CHAIRMAN CHOFFO: Aye.

2 MS. GIARRATANA: Commissioner

3 Hernandez.

4 COMMISSIONER HERNANDEZ: Aye.

5 MS. GIARRATANA: Commissioner Jeter.

6 COMMISSIONER JETER: Aye.

7 MS. GIARRATANA: Commissioner

8 Malavasi.

9 COMMISSIONER MALAVASI: Aye.

10 MS. GIARRATANA: Commissioner Torres.

11 FREEHOLDER TORRES: Yes.

12 MS. GIARRATANA: Commissioner

13 Bettinger.

14 COMMISSIONER BETTINGER: Aye.

15 MS. GIARRATANA: The motion has
16 passed. The next application to be memorialize was
17 heard at the December meeting. It's 2018-67-SP;
18 Manhattan Avenue Capital 1300, LLC; the location,
19 1300 Manhattan Avenue Block 185, Lots 1, 2, 18-27;
20 Block 187, Lots 1.01, 1.02, 3, 4; in Union City. Do
21 I have a motion?

22 On a motion made by Commissioner Torres.

23 Seconded by Commissioner Hernandez.

24 Commissioner Hernandez.

25 COMMISSIONER HERNANDEZ: Aye.

1 MS. GIARRATANA: Commissioner Jeter.

2 COMMISSIONER JETER: Aye.

3 MS. GIARRATANA: Commissioner
4 Malavasi.

5 COMMISSIONER MALAVASI: Aye.

6 MS. GIARRATANA: Commissioner Torres.

7 FREEHOLDER TORRES: Yes.

8 MS. GIARRATANA: Commissioner
9 Bettinger.

10 COMMISSIONER BETTINGER: Aye.

11 MS. GIARRATANA: The motion has
12 passed. The next item on the agenda is Site Plans,
13 Subdivisions, and Other Matters Scheduled for Public
14 Hearing. The first application is 2018-35-SP; Nino
15 Madia; at 8707 Kennedy Boulevard; Block 367, Lot
16 5.01; in North Bergen.

17 This is an application to reduce the
18 ground floor retail business, convert the existing
19 second floor of the retail business into Residential
20 units, and construct two additional floors of
21 dwelling units for a total of 24 apartment units.

22 MR. ALONSO: Thank you. Good
23 evening. Congratulations, Mr. Chairman, Madam Vice
24 Chair, Board Members. Happy New Year. My name is
25 Alvaro Alonso from Alonso Navarrete on behalf of the

1 applicant, Nino Madina. Those of you familiar with
2 the site, it's a large furniture store. The
3 furniture store is going to be operating, we're
4 going to add apartment space to the third floor and
5 fourth floor. This has been approved by North
6 Bergen Zoning Board of Adjustment. We have a
7 resolution which we have not provided to the Board.
8 We will provide a copy of that resolution.

9 With that said, I have one witness this
10 evening, our engineer.

11 (The witness is sworn.)

12 MR. REIMON: Edwin Reimon,
13 R-e-i-m-o-n, address 251 Ridge Road, Lyndhurst, New
14 Jersey.

15 MR. ALONSO: Mr. Chairman, I believe
16 you are all familiar with Mr. Reimon. I ask that
17 you accept him.

18 CHAIRMAN CHOFFO: Go ahead. Thank
19 you.

20 MR. ALONSO: Mr. Reimon, you're the
21 site engineer for this project, right?

22 MR. REIMON: Yes.

23 MR. ALONSO: You have had meetings
24 with the County prior to this evening?

25 MR. REIMON: We had two meetings, and

1 the two meetings were with regard to the sidewalk.
2 We were to close to the compliance with ADA. We
3 provided revised drawings. We believe that what we
4 provided meets the requirements for ADA. But for
5 the other Commissioners, I just want to show you the
6 project. The first drawing that I show you --

7 CHAIRMAN CHOFFO: I'm sorry. Let the
8 record it reflect Commission Ng is present. Thank
9 you.

10 MS. BOGDANSKI: Are those exactly the
11 same plans?

12 MR. REIMON: Yes. I will let you
13 know what is not. As our attorney just mentioned
14 the proposed addition, we're going to be adding two
15 floors to the building here. As you can see,
16 there's a very nice layout for the proposed building
17 as it has been designed by an architect. We have a
18 front view on Kennedy Boulevard.

19 On this front view you can somehow see the
20 slope going down from south to north. That's why
21 was it kind of difficult for us to meet the ADA
22 compliance with the sidewalks, and the way we have
23 to do that. We have, again, on the north side of
24 the building, that is going to be the driveway to
25 access only one level of parking, which is going to

1 be at street level. In the back which is the view
2 on the drawing, you can see a door for the building
3 serving as an entrance. This entrance provides
4 access to a lower level and mid level from the
5 driveway, and there you can see the parking. We
6 will achieve 59 parking spaces, which is just one
7 and a half spaces short of the requirement, but the
8 town was happy with it because went to the actual
9 RSIS. We didn't even go to the 1.5. It's very
10 consistent with parking.

11 We also took into consideration the
12 requirements by the County and the building, so we
13 are providing stormwater management in the building.
14 Although the property is less than one acre of land,
15 the impervious coverage is less than one-third of an
16 acre, we still are providing a stormwater management
17 plan to reduce the outflow. We'll leave that page.

18 MR. ALONSO: The front elevation and
19 rear elevation have a different slope?

20 MR. REIMON: Yes, yes. With the
21 slope of the building, you can see only see in the
22 front of the building three stories. In the back
23 you're going to see one additional floor, because of
24 the elevation between Kennedy Boulevard and the
25 rear. We took advantage of that to provide the

1 additional parking. That's how we were to able to
2 have parking. You're going to see the next view.
3 This here is the parking layout. This line here is
4 where the existing building is. In this space in
5 the back, we provide the parking. This is the part
6 that is depressed almost 15 feet lower than Kennedy
7 Boulevard. Now, what we had to do to really make
8 this work was to provide circulation in the front
9 from the back street and going around, you have to
10 make that move. That's how we were able to get 59
11 parking space in the building.

12 So talking about the building itself and
13 the parking inside of the site, now we will talk a
14 little bit about what is going on outside of the
15 site. What you have here shows the existing
16 building which occupies more or less 59 percent of
17 or 54 percent of the existing property, the proposed
18 condition because of parking. Now we're going to
19 have 92 percent footprint of the property. So
20 that's why we wanted to do a stormwater concept.
21 You can see in the back, although it looks like
22 there is a lot of parking here so we have someplace
23 to park.

24 In the application that we filled out, we
25 mentioned that we have, again, this is the front,

1 we're going to have one physical tree as far as tree
2 planting, and that is just the beginning. I'm going
3 to talk about that in a little while. This is the
4 front existing conditions, and this the back
5 existing conditions.

6 So the site plan, I'm going to show you
7 this. If you look at the drawing from there, you
8 can see a picture that shows only one parking space
9 on Kennedy Boulevard, and it's because you have a
10 very long depressed curb on the Kennedy Boulevard.
11 What we're doing, we are going to have a driveway,
12 and we'll be able to raise the curb and have three
13 parking spaces on Kennedy Boulevard. So there is a
14 gain of two physical spaces on Kennedy Boulevard.
15 That is the site plan.

16 What we did is from the beginning
17 responding to comments from the engineers and town
18 engineers, first, we put an ADA compliant frame on
19 the properties because the frontage of this property
20 is, about from the curb to Kennedy is about 20 feet
21 almost. We have a very wide sidewalk there. We
22 said okay, Let's do ADA compliant with the slope.
23 It was not best thing to the eyes of the engineer,
24 which I was understand. We went back and what we
25 did is we used that entire sidewalk all the way to

1 six feet from the curb and provided what is done
2 nowadays, which as an advantageous street along the
3 curb line, and then you do an opening of three or
4 four feet and a slope of three or four percent. At
5 the same time, the stormwater management, all of the
6 water going out on this 20 feet of sidewalk is going
7 down the street.

8 Now, this area here which is the elevated
9 street is going to be protected. What is used by
10 the City of Jersey City, the City of New York and
11 City of Philadelphia, City of Baltimore, which is
12 called the three-side guard or ADA-compliant,
13 whatever you want to use. It's a beautiful thing
14 there. This is three sides only, not on the side
15 the car parks or then it's going to be when you open
16 the door. So three sides is going to be guarded
17 with this in this drawing.

18 You can see the stormwater management that
19 we designed for the project. We placed the tank in
20 the bottom level of the basement in a way that
21 doesn't interfere the traffic circulation right
22 here. This is the lowest level. Somewhere behind
23 that wall at the lowest level is a tank, and the
24 tank is draining out in the back here, where there
25 is a storm sewer that's connected to the combined

1 system for the Township of North Bergen. Yes, sir.

2 MR. PANAGOPOULOS: I believe drawing
3 with the strip that you mentioned was a new drawing?

4 MR. REIMON: I send by e-mail.

5 MR. PANAGOPOULOS: Was that part of
6 this application?

7 MR. REIMON: It was, yes. It was
8 sent later on. We had provided it.

9 MR. PANAGOPOULOS: I don't know if
10 that was in this packet.

11 COMMISSIONER MALAVASI: I don't have
12 that e-mail. I don't think I've ever seen that. I
13 haven't seen that yet. Maybe it's my failure, but I
14 don't recall seeing it. It certainly could be.

15 MR. PANAGOPOULOS: What I'm saying is
16 the rest of the Board doesn't have it. I think this
17 needs to become an exhibit.

18 MS. BOGDANSKI: We need to mark it.

19 MR. ALONSO: We'll mark the sheet for
20 submission. We'll mark that sheet as A-1. How many
21 sheets?

22 MR. REIMON: There is four drawings.
23 It's going to be a brand of set of drawings.

24 MR. PANAGOPOULOS: The sheet that you
25 testified.

1 MR. REIMON: This is only the revised
2 one.

3 CHAIRMAN CHOFFO: Earlier you were
4 saying that you were going to let us know which
5 sheets have been changed. That's what I think your
6 attorney is saying.

7 MR. REIMON: This is a sheet that is
8 changing is number two.

9 CHAIRMAN CHOFFO: Just say how many
10 so we can number them C.

11 MR. REIMON: And Sheet C2-4 and C3-4.

12 MR. ALONSO: We'll mark C2-4 as A-1,
13 and Sheet C3-4 as an A-2. Just identify for the
14 record what each sheet reflects.

15 MR. REIMON: Sheet C2-4, we made
16 changes to that drawing. We made changes with
17 regard the width of the strip in front of the curb.
18 Now, we are going to resend full sets.

19 COMMISSIONER CHOFFO: Full set or
20 four sets?

21 MR. REIMON: Full set, yes.

22 COMMISSIONER MALAVASI: I haven't
23 seen. I ask the Board that approval be conditioned
24 upon conferring with me with the changes.

25 MR. PANAGOPOULOS: All right. So I

1 had if you're finished your testimony, I don't want
2 to rush. I want to make sure that was an exhibit.
3 I'm basically finished what I believe that we
4 addressed the comments.

5 CHAIRMAN CHOFFO: So before I open it
6 to the engineers and the Board, I have one question
7 with regard to the Zoning Board of Adjustment in
8 North Bergen. Was there any concerns in the
9 application?

10 MR. ALONSO: The main concern was the
11 ingress and egress. The way it was originally
12 designed, there was one driveway coming in. I
13 believe there was a safety concern. So we
14 redesigned that area to push it back and make it a
15 little safer. That was only thing, to the extent
16 they weren't concerned with the height or the
17 density. It was mostly egress and ingress, which we
18 indicated was County jurisdiction. We obviously
19 want to satisfy both sides.

20 CHAIRMAN CHOFFO: We don't have a
21 copy of the resolution, and you guys will send that?

22 MR. ALONSO: Absolutely.

23 CHAIRMAN CHOFFO: Does the Planning
24 Board have any questions, Commissioners? I'll turn
25 it over to Antonios.

1 MR. PANAGOPOULOS: So we did review
2 the grading, and you are now providing the maximum
3 which is required by ADA. The only thing I would
4 defer to the County engineer on is the vegetative
5 strip. It's not normal to have the vegetative strip
6 on the street there or that treatment, you know.
7 That's something that maybe we have to look, that
8 treatment we have look at. Maybe it's just a slope,
9 a concrete slope instead of a vegetative strip.

10 COMMISSIONER MALAVASI: I haven't had
11 a chance to review. I'm sure we can come to an
12 agreement. As far as the decorative fencing, it's
13 as Antonios said, to put it there, we will have to
14 see how the grading works out. Worst case you can
15 provide concrete as long as its under the grade.

16 MR. PANAGOPOULOS: The grading is
17 pretty much two percent to six feet off the curb,
18 which is what is required to get the steeper slopes.
19 It would be easier to accept. I don't know if
20 vegetative -- you know, it's a Hudson County.

21 MR. ALONSO: It's not Dumont.

22 MR. PANAGOPOULOS: No, I'm not saying
23 that.

24 COMMISSIONER MALAVASI: But we'll
25 look at the treatment, and as long as it's ADA

1 compliant, it's critical how to meet it. We'll work
2 it out. We'll just work it out.

3 MR. PANAGOPOULOS: Was the property
4 to the right purchased as part of this application?

5 MR. REIMON: When looking this way?

6 MR. PANAGOPOULOS: Yes.

7 MR. REIMON: That is part of the
8 property. It was a parking area.

9 MR. PANAGOPOULOS: There was
10 something there now, like a parking spot.

11 MR. REIMON: It's a driveway, a
12 parking spot, yes.

13 MR. PANAGOPOULOS: I want to make
14 sure. Not that it matters, I just want to put it on
15 the record.

16 MR. REIMON: Right.

17 MR. PANAGOPOULOS: That's really my
18 comments for this application.

19 MR. REIMON: I'll pass this along.
20 This is part of -- part of it is this exhibit. I
21 made just one so I have it from the actual Hudson
22 County regulation for the site plan. That is one of
23 the pages that shows placement on the sidewalk.
24 That is Jersey City.

25 CHAIRMAN CHOFFO: You can present it.

1 MR. REIMON: It's illustrative what
2 we were proposing. It shows that in the
3 requirements.

4 COMMISSIONER CHOFFO: That's
5 something to give to the County engineer. It's an
6 elevation. That's a condition with all of the
7 utilities, yes.

8 FREEHOLDER TORRES: My question is
9 here with the engineer's comment about the warning
10 lights on the driveway?

11 MR. PANAGOPOULOS: Commissioner,
12 that's not in our packet, and Mr. Reimon has a
13 revised set of plans. So it's just they need to
14 provide alarms with the garage opening.

15 FREEHOLDER TORRES: Will you be
16 blocking access from exiting the garage and turning
17 left?

18 MR. ALONSO: No lefts.

19 MR. REIMON: If you look at the
20 drawings we provide from the beginning, that is a
21 channelized driveway within the property.

22 FREEHOLDER TORRES: Okay. That's it.

23 CHAIRMAN CHOFFO: Any other
24 Commissioners have any question?

25 COMMISSIONER LUGO: I do. Garbage

1 disposal would be in the rear?

2 MR. REIMON: If you look at the first
3 drawing, the second, you can see a door next to the
4 garage. They are applying to have what they call a
5 chute, and they're going to put it through that
6 door.

7 COMMISSIONER LUGO: And there's 59
8 parking spaces, and there's 24 apartments, correct?

9 MR. REIMON: Twenty-four apartments
10 and that commercial space.

11 COMMISSIONER LUGO: So the additional
12 parking spaces after you allot one spot, I'm
13 assuming one spot per apartment?

14 MR. REIMON: I think we have to go by
15 RSIS.

16 COMMISSIONER LUGO: The remainder
17 will be for retail?

18 MR. REIMON: Yes. Plus, remember
19 we're adding two more parking spaces in the front.

20 MR. ALONSO: Just so the Board
21 understands, we are downsizing the size of the
22 commercial space, but it's not the type of furniture
23 store like you can see on the highway where you have
24 a lot of volume. It's usually by appointment. It's
25 very specialized and different clientele. You don't

1 have a lot of traffic coming in and out. So we have
2 very little parking now with the depressed curb to
3 accommodate the larger space. We believe the amount
4 of parking spaces for the proposal is sufficient for
5 the project.

6 COMMISSIONER LUGO: I don't know from
7 the exhibit. Is it going to be a majority
8 one-bedroom, two-bedroom?

9 MR. REIMON: It's a balance with one
10 one-bedroom and two-bedroom. The town communicated
11 their affinity to give two parking space to
12 two-bedroom units.

13 COMMISSIONER BETTINGER: Mr.
14 Chairman, the store is remaining?

15 MR. ALONSO: It will be downsized.

16 MR. REIMON: I also wanted to mention
17 that as part of the application, you also have a
18 garage in the back. Also, this will be on street
19 level as you can see this is here all the way in the
20 back.

21 COMMISSIONER BETTINGER: Mr.
22 Chairman, so being it is going to be a furniture
23 store, I'm sure there is going to be furniture that
24 will have to be delivered. Where would they be
25 making their delivery?

1 MR. REIMON: Very good, good
2 question, yes. I don't have the drawing, but there
3 is a door on the store on the side, but you don't
4 think like as our attorney was mentioning, this is
5 not like a typical store. They have like a
6 business, and they bring them in. I saw that when I
7 went there one day. All they did is parked on the
8 sidewalk there, and they just get it out. Now they
9 bring it to the side. It's not big, big pieces like
10 that.

11 I don't know if you noticed that the
12 sidewalk, looking here, there is plenty of space to
13 walk in because they have small equipment, because
14 they can put it on the equipment and walk it in.
15 You can see the door. That's the door they are
16 using here. It's very convenient because it's been
17 there. They've been there for many years. He
18 knows.

19 COMMISSIONER NG: The size of the
20 sidewalk will remain the same?

21 MR. REIMON: The sidewalk will remain
22 the same. The engineer might tell you, the slope is
23 actually steep. I had one on Newark Avenue in one
24 of the areas going south. But in this case this is
25 to me the best solution, also for the stormwater

1 management because you let the water out.

2 CHAIRMAN CHOFFO: Do I have a motion?

3 COMMISSIONER MALAVASI: My concern
4 looking pictures, there's cars and trucks parked on
5 the sidewalk. Now, you factored in a curb and
6 vegetative strip. It's your testimony that there
7 will no longer be any parking?

8 MR. REIMON: I would like to
9 acknowledge there's not going to be any. The truck
10 is going to be gone. That's going to be gone.

11 COMMISSIONER MALAVASI: Okay.

12 MR. TRIDENTE: Mr. Chairman, I just
13 have a couple of questions, housekeeping questions I
14 want to get on the record. There are two depressed
15 curbs on the property. One is where the loading
16 dock is where they have trucks that make their
17 deliveries. There is another one south of the main
18 entrance of the building. That depressed curb
19 that's south is going to be removed?

20 MR. REIMON: Yes.

21 MR. TRIDENTE: And then will that
22 condition continue with cars being allowed to park
23 on the sidewalk?

24 COMMISSIONER MALAVASI: That's what I
25 was saying.

1 MR. TRIDENTE: I want to make sure on
2 the record it's clear. When I was there, there were
3 people parked on the sidewalk. If you can explain
4 again how the loading from the furniture occurs. Is
5 there a loading zoning? Is there a parking zone?
6 How will the trucks, whether it's a small box truck,
7 where he does the pickup or receives a delivery from
8 the manufacturer, how will that occur?

9 MR. REIMON: He doesn't have big
10 furniture. Yes, he brings the equipment.

11 MR. TRIDENTE: The hand truck?

12 MR. REIMON: Yes, and they walk it
13 into the site.

14 MR. TRIDENTE: Where is he going to
15 park the truck?

16 MR. REIMON: Listen. He's got his
17 own driveway going into the back because now we have
18 two elevators. Remember, you can see from the back
19 where a small truck can get access.

20 MR. TRIDENTE: Is it dedicated?

21 MR. REIMON: No. I mean you don't
22 have to dedicate it. You can just fit a small truck
23 in there.

24 MR. PANAGOPOULOS: And they won't
25 park on the sidewalk over the curb?

1 MR. REIMON: That's a different curb.
2 It's not going it to be the sidewalk anymore.
3 That's what I'm saying. You're going to have a full
4 height curb.

5 CHAIRMAN CHOFFO: We just want it on
6 the record so if the residents come back here
7 complaining to the Planning Board, we can tell them
8 they are not allowed to park on the sidewalk.
9 That's what Mr. Tridente is saying. So I see the
10 two curb cuts Mr. Tridente was talking about. Which
11 one is going to be removed, or are they both going
12 to be removed?

13 MR. REIMON: It's going to be
14 different. We have a different matter on Kennedy
15 Boulevard.

16 COMMISSIONER CHOFFO: There are going
17 to be no curb cuts on Kennedy Boulevard?

18 MR. REIMON: Yes, there's going to be
19 a curb cut because you have an entrance and exit.
20 But it's two curb cuts, yeah, right next to each
21 other. You don't have a full because you're going
22 to have the same problem again. We even have the
23 line.

24 MS. GIARRATANA: You referenced the
25 first sheet that you have in your packet so you have

1 an idea what the curb cut is going to look like.

2 COMMISSIONER CHOFFO: Any other
3 questions?

4 COMMISSIONER BETTINGER: I have one
5 concern that people are used to parking on the
6 sidewalk. What are we going to do to stop it?

7 MR. REIMON: Many things. People
8 that work there, people that are in the store,
9 they're going to see the same cars there most of the
10 time.

11 COMMISSIONER BETTINGER: Is that
12 acceptable to the County?

13 MR. PANAGOPOULOS: So now there is no
14 parking. The point is if you give them an easy way
15 to get on the sidewalk.

16 MR. REIMON: This is very
17 interesting. There are is only one space short of
18 RSIS, and commercial.

19 MR. PANAGOPOULOS: I understand.

20 MR. REIMON: So they will use the
21 parking spaces inside.

22 MR. PANAGOPOULOS: I think
23 Commissioner Bettinger's comment or question was to
24 the neighborhood are used to.

25 MR. ALONSO: Back in the '70s, that

1 used to be a printing shop. That's what people are
2 used to. Once you get a new curb, you can't hop the
3 curb. If there's vegetation there as the engineer
4 said, visually you see it. It's a deterrent. With
5 that deterrent, you'll see the change. That's the
6 reason why we put it there.

7 COMMISSIONER BETTINGER: I'll make a
8 motion.

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

12 Chairman Choffo.

13 CHAIRMAN CHOFFO: Aye.

14 MS. GIARRATANA: Commissioner
15 Hernandez.

16 COMMISSIONER HERNANDEZ: Aye, with
17 all of the conditions.

18 MS. GIARRATANA: Commissioner Jeter.

19 COMMISSIONER JETER: Aye.

20 MS. GIARRATANA: Commissioner Lugo.

21 COMMISSIONER LUGO: Aye.

22 MS. GIARRATANA: Commissioner
23 Malavasi.

24 COMMISSIONER MALAVASI: 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: The motion has
8 passed.

9 MR. ALONSO: Thank you very much.

10 MS. GIARRATANA: Next item on the
11 agenda is Application 2018-64-SP; CBLA Holdings,
12 LLC; 8500-8504 Kennedy Boulevard; Block 393, Lot 1
13 in North Bergen. It's an application to demolish
14 existing structures and construct a three-story
15 building with parking on the ground floor, a
16 chiropractic office on the second floor, and two
17 two-bedroom apartments on the third floor.

18 MR. ALONSO: Good evening. Alvaro
19 Alonso from Alonso Navarrete on behalf of the
20 application. This is an application that was before
21 the Zoning Board of North Bergen. I did send the
22 resolution.

23 MS. GIARRATANA: We have it.

24 MR. ALONSO: There is a residential
25 structure on the property. We're going to demolish

1 it. The property is currently owned by my client.
2 He's a chiropractor. He's present here if you have
3 any specific questions with respect to his practice.
4 He will be the owner-occupant of the building.

5 His office is actually across the street
6 right now on the other side of the Boulevard,
7 Dr. Hernandez. His practice has currently been for
8 15 years across the street, and he will occupy the
9 first commercial floor, and he is residing in one of
10 the two apartments upstairs; two residential units,
11 one commercial space with office and parking on the
12 ground floor. There is no access to the County road
13 by the way of a driveway. With that said, we have a
14 traffic engineer and site engineer if you have any
15 questions.

16 (The witness is sworn.)

17 MS. BOGDANSKI: Please state your
18 name for the record and spell your last name.

19 MR. KHAN: Adnan Khan, K-h-a-n,
20 representing the applicant.

21 MR. ALONSO: Mr. Khan, you are
22 licensed engineer in the state of New Jersey?

23 MR. KHAN: Yes, I am.

24 MR. ALONSO: How long have you been
25 licensed?

1 MR. KHAN: Since 1996, yes.

2 MR. ALONSO: And have you appeared
3 before Boards such as this and always qualified as a
4 expert?

5 MR. KHAN: Yes.

6 MR. ALONSO: And your license is in
7 good standing.

8 CHAIRMAN CHOFFO: Thank you.
9 Mr. Khan will be accepted.

10 MR. ALONSO: Thank you. You reviewed
11 the site plan with the County engineers?

12 MR. KHAN: Yes, I did.

13 MR. ALONSO: Just give an overview of
14 the property.

15 MR. KHAN: The property is located at
16 the intersection of Kennedy Boulevard and 85th
17 Street, and as Mr. Alonso mentioned, it's going to
18 be a mixed-used, three-story building. The first
19 floor or the ground floor will have a lobby and
20 things like that. The second floor there will be a
21 chiropractor's office, and third floor we have two
22 apartment units that are proposed.

23 The entrance to the building will be from
24 the 85th Street and direct access from the Kennedy
25 Boulevard. And we have compliant curb cuts and the

1 driveway to the parking area, where we have ten
2 parking spaces. Six of the parking spaces are for
3 the regular spaces. There is one handicapped space.
4 Two of the -- the four space will be for the
5 tenants. There are four spaces assigned to each
6 apartment. So that will take care of apartments,
7 and rest of the six parking spaces will be used for
8 the chiropractor's office.

9 The proposal will also have a stormwater
10 retention system. We have a retention system
11 located in parking area. We're also proposing
12 landscaping improvements on 85th Street and two
13 shade trees we're proposing on Kennedy Boulevard.
14 As far as the project, all that sidewalk and curbs
15 surrounding the property on Kennedy Boulevard and
16 85th Street will be redone, and it will be made
17 accessible, including ADA ramps, and everything is
18 going to comply with that.

19 MR. ALONSO: And we're proposing
20 shade trees?

21 MR. KHAN: Two shade trees on Kennedy
22 Boulevard and one on 85th Street.

23 MR. ALONSO: That's all I have.

24 CHAIRMAN CHOFFO: Where is this in
25 relations to the Hudson County Schools of

1 Technology?

2 MR. ALONSO: It's on Kennedy
3 Boulevard and 85th Street.

4 CHAIRMAN CHOFFO: Oh, that's Tonnelle
5 Avenue. Any questions?

6 MR. PANAGOPOULOS: No questions. My
7 comments were addressed from testimony.

8 COMMISSIONER MALAVASI: And my only
9 comment is that show and check the handicapped ramps
10 on the plan. There is no access on Kennedy
11 Boulevard so I didn't have comments. He addressed
12 them.

13 CHAIRMAN CHOFFO: Do I have a motion?

14 MS. GIARRATANA: On a motion made by
15 Commissioner Jeter. Seconded by Commissioner
16 Torres.

17 Chairman Choffo.

18 CHAIRMAN CHOFFO: Aye.

19 MS. GIARRATANA: Commissioner
20 Hernandez.

21 COMMISSIONER HERNANDEZ: Aye.

22 MS. GIARRATANA: Commissioner Jeter.

23 COMMISSIONER JETER: Aye.

24 MS. GIARRATANA: Commissioner Lugo.

25 COMMISSIONER LUGO: Aye.

1 MS. GIARRATANA: Commissioner
2 Malavasi.

3 COMMISSIONER MALAVASI: Aye.

4 MS. GIARRATANA: Commissioner Ng.

5 COMMISSIONER NG: Aye.

6 MS. GIARRATANA: Commissioner Torres.

7 FREEHOLDER TORRES: Yes.

8 MS. GIARRATANA: Commissioner
9 Bettinger.

10 COMMISSIONER BETTINGER: Aye.

11 MS. GIARRATANA: The motion has
12 passed. The next item on the agenda is 2018-76-SP;
13 the applicant, Franklin Development Group; 3316
14 Kennedy Boulevard; Block 3503, Lot 1; in Jersey
15 City, an application to demolish an existing church
16 and rectory to construct a 5-story apartment
17 building with 14 units and 11 on-site parking
18 spaces.

19 MR. KING: Good evening, ladies and
20 gentlemen. My name is Scott King. I am an attorney
21 with the law firm DeCotiis, Fitzpatrick & Cole in
22 Teaneck on behalf of this application. This
23 application has been approved by the Jersey City
24 Board of Adjustment at their October 2018 meeting.
25 It is a large property on Sherman Place and Kennedy

1 Boulevard. Without taking up too much of your time
2 tonight, I have Mr. Robert Richardi, on behalf of
3 the applicant, licensed in New Jersey architect, who
4 would like to address the open issues in our review
5 letter dated January 9th, and take you through the
6 application.

7 (The witness is sworn.)

8 MS. BOGDANSKI: Please state your
9 name for the record.

10 MR. RICHARDI: Robert Richardi,
11 R-i-c-h-a-r-i, 46 Church Street, Montclair, New
12 Jersey. This application is on the site on the
13 corner Kennedy Boulevard and Sherman Place. Sherman
14 Place is a one-way road that has a traffic light on
15 Kennedy Boulevard to control any movement from
16 Sherman up to Kennedy Boulevard.

17 MS. BOGDANSKI: Excuse me,
18 Mr. Chairman, do you want to qualify the architect?

19 CHAIRMAN CHOFFO: Yes, please.

20 MR. RICHARDI: I am architect
21 registered in the State of New Jersey since 1980. I
22 testified before hundreds of boards over that time,
23 and I have always been qualified by administration
24 in the past for the last 30 years or 40 years.

25 CHAIRMAN CHOFFO: Then we accept you.

1 MR. RICHARDI: This application is on
2 Sherman and Kennedy Boulevard. There is an
3 existing -- it's not really a church. It's a
4 meeting house that can seat 150 people with no
5 parking that has been closed down for last three
6 years. They haven't had any real use on the
7 property, mainly because it doesn't have parking,
8 and when they did services, people would be six
9 block away looking for spaces.

10 It's 66 feet of frontage on Kennedy
11 Boulevard by a hundred on Sherman. We're are
12 proposing to demolish all the structures that are on
13 the existing property and to construct a five-story
14 building of 14 two-bedrooms, that would be second
15 through fifth floor, and the first floor would have
16 lobby and parking. The entrance to the parking
17 would be on Sherman Place. There would be no
18 entrance for vehicles coming onto this property off
19 of Kennedy Boulevard. We have eleven parking spaces
20 for the 14 residential units. When we went to the
21 Jersey City Zoning Board, we had two additional
22 spots that were in the front yard outside the
23 building on Sherman, adjacent to all the other
24 parking, and they felt we didn't need 13 spaces,
25 that 11 was sufficient. Adjacent to the property is

1 Citi Bikes. There's 15 Citi Bikes and all the mass
2 transit. We have built numerous projects in Jersey
3 City, and we find that about 60 percent of the
4 people whether we're building in the Heights or
5 Downtown that come with cars. The other 40 percent
6 don't have cars. We felt there is sufficient
7 parking on the site for the issue, and so does the
8 Jersey City Zoning Board.

9 I have a rendering. We will build a nice
10 building on the property with historic elements to
11 it. Jersey City was very happy with the masonry on
12 Sherman Place and the Kennedy Boulevard. The other
13 side will be masonry that doesn't have that detail
14 on it.

15 MS. BOGDANSKI: Can we mark that as
16 A-1?

17 CHAIRMAN CHOFFO: Did you make it
18 look more like a church.

19 MR. RICHARDI: The church looks
20 nothing like that. The church, there's not much to
21 the church. This is nice. We did this because it
22 has a more historic feeling to it on Sherman Place,
23 and wanted to make a nice entrance. This is right
24 across from the Leonard Gordon Park across the
25 street, and it's going to be a beautiful project.

1 I'm here to answer any questions about
2 existing conditions. The engineer wanted to check
3 the two-percent slopes. All of that will be
4 corrected and resubmitted. We don't have a problem
5 with any of the comments. The stormwater management
6 plan was submitted, and I think it was accepted.
7 We're here to do whatever it necessary.

8 CHAIRMAN CHOFFO: Did you have a
9 traffic study done?

10 MR. RICHARDI: No traffic study was
11 done, just Jersey City and the fact that we have a
12 controlled intersection on Sherman Place, they
13 didn't feel it was necessary.

14 CHAIRMAN CHOFFO: Did Jersey City
15 have any conditions? You did receive an approval?

16 MR. RICHARDI: We received the
17 approval. There were some conditions we put on the
18 plans submitted. We meet those conditions also.
19 The two parking spaces was one of the conditions.

20 CHAIRMAN CHOFFO: It's okay, as long
21 as there was nothing major.

22 FREEHOLDER TORRES: I'm sorry. Was
23 the ADA compliance addressed?

24 MR. PANAGOPOULOS: He just testified
25 that as far as compliance, that's part of the

1 conditions of approval. They're going to work on --
2 I had a few comments that I think -- are you done
3 with your testimony?

4 MR. RICHARDI: I'm here to answer
5 your questions.

6 MR. PANAGOPOULOS: May I proceed?

7 CHAIRMAN CHOFFO: Go ahead.

8 MR. PANAGOPOULOS: So we had the ADA
9 ramps. You mentioned you're going to address those
10 comments, the conditions of compliance. Trash
11 pickup, at one point there was an opening that was
12 on the roadway, and we closed it off because we
13 don't want a trash bin.

14 MR. RICHARDI: They're going to take
15 it out, and that will be brought around to Sherman
16 Place.

17 MR. PANAGOPOULOS: As far as the
18 traffic and parking, we expect less than ten
19 peak-hour trips, so that doesn't warrant a traffic
20 study or regulations. That's my only comment there.
21 You are providing that one ADA space. The drainage
22 that was provided does not effect the County
23 roadway.

24 MR. RICHARDI: Everything is going
25 onto Sherman.

1 MR. PANAGOPOULOS: Loading zones?

2 MR. RICHARDI: We don't have a
3 loading zone. It's not a high level of use.

4 MR. PANAGOPOULOS: Those are my
5 comments.

6 COMMISSIONER MALAVASI: Just a couple
7 of comments. Looking at your handicapped access has
8 to be Hudson County specs.

9 MR. RICHARDI: Yes.

10 COMMISSIONER MALAVASI: The other
11 comment you specified that it will be charcoal
12 colored sidewalk, is that something that --

13 MR. RICHARDI: That is something
14 Jersey City requested, but I think that they would
15 have to balance with what you want on the County
16 road.

17 COMMISSIONER MALAVASI: We have got a
18 couple of spots in Jersey City where developers and
19 they City themselves put this gray sidewalk right
20 next to a white one, and it looks awful. Unless
21 it's an area or stretch of the Boulevard that's
22 already charcoal gray, I would use regular color.

23 MR. RICHARDI: Yes, we'll make that
24 judgments. Sherman Place may have gray because that
25 would be a Jersey City road. Unless you give a

1 suggestion.

2 COMMISSIONER MALAVASI: Bring it back
3 to them. If we need to talk to them, then we'll
4 talk. If maybe it does make sense, maybe that's the
5 plan for the streetscape, maybe we can do that. We
6 can talk a little more about the front.

7 MR. PANAGOPOULOS: I have one more
8 comment. You mentioned you have ADA compliant tree
9 grades. I haven't seen it on the plans. Would you
10 provide to testimony?

11 MR. KING: Very good.

12 MR. RICHARDI: I think we have two
13 trees on the Kennedy Boulevard side.

14 MS. GIARRATANA: Mr. Chairman, Mario
15 had a comment.

16 MR. TRIDENTE: Mr. Chairman, I would
17 like to ask about on your plans you state replace
18 trees. You're going to replace?

19 MR. RICHARDI: We'll replace the
20 trees.

21 MR. TRIDENTE: I see you're going to
22 put in new sidewalks and the ADA compliant tree
23 grades into the concrete.

24 MR. RICHARDI: I did think a tree or
25 two will remain, but I do not have a problem

1 replacing.

2 MR. TRIDENTE: I looked at the trees.
3 The sycamore is on its way out. It's been trimmed
4 several times. Would it be a hardship if you
5 replaced both trees?

6 MR. RICHARDI: It would not be a
7 hardship.

8 MR. TRIDENTE: Replace both trees,
9 the Sycamore trees.

10 MR. RICHARDI: We would like to do
11 that.

12 MR. TRIDENTE: Go to the PSE&G shade
13 tree list, and select a species.

14 MR. RICHARDI: Do you have a
15 preference?

16 MR. TRIDENTE: We have been having
17 success with red maples. That may not be something
18 that you would like with the red brick.

19 MR. RICHARDI: I don't object to
20 that.

21 MR. TRIDENTE: You may want something
22 to contrast with the building.

23 CHAIRMAN CHOFFO: I'm sorry. Go
24 check out his office.

25 MR. RICHARDI: I mean I'm not a tree

1 person. I would like to talk to you.

2 MR. TRIDENTE: Our red maples are
3 doing well.

4 CHAIRMAN CHOFFO: Were there any
5 concerns raised by the neighboring community that
6 were addressed in your planning sessions?

7 MR. RICHARDI: We had three different
8 meetings with the neighbors. Originally, we had a
9 contemporary building on the site, and we heard the
10 neighborhood and the Councilman. That's where we
11 decided to go with a more traditional design. It
12 was a major change. We did earlier discuss
13 additional units. We scaled it down, so we were
14 able to bring the building to be more in line with
15 streetscape and Kennedy Boulevard and Sherman. So
16 we made quite a bit of adjustments. We
17 traditionally try to work with neighbors and build
18 for them, yes.

19 FREEHOLDER TORRES: Thank you for
20 your testimony on the parking, 60-40 split.

21 MR. RICHARDI: That's what we're
22 finding that 40-60 percent in urban areas that have
23 mass transit and bicycles right outside. We
24 providing seven bike storage in the building.

25 MS. GIARRATANA: Is that your

1 boundary or your property line?

2 MR. RICHARDI: Everything is within
3 the property line.

4 MS. GIARRATANA: I want to make sure.

5 MR. RICHARDI: Actually, the sidewalk
6 is much wider than on the rendering. The entire
7 building is setback ten feet on Sherman and the five
8 from the front property line on Kennedy. I think
9 there is almost a 20 feet of sidewalk on Kennedy.
10 There is ample space.

11 MS. GIARRATANA: On a motion made by
12 Commissioner Torres. Second by Commissioner Jeter.
13 Chairman Choffo.

14 CHAIRMAN CHOFFO: Aye.

15 MS. GIARRATANA: Commissioner
16 Hernandez.

17 COMMISSIONER HERNANDEZ: Aye.

18 MS. GIARRATANA: Commissioner Jeter.

19 COMMISSIONER JETER: Aye.

20 MS. GIARRATANA: Commissioner Lugo.

21 COMMISSIONER LUGO: Aye.

22 MS. GIARRATANA: Commissioner
23 Malavasi.

24 COMMISSIONER MALAVASI: 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: The motion has
8 passed.

9 MR. KING: Thank you for your
10 comments. Happy New Year.

11 MS. GIARRATANA: The next item on the
12 agenda are Applications to be Exempt. The one
13 application to be Exempt is Application 2018-77-SD
14 LEG-BP Bayonne Owner, LLC, C/o Lincoln Equities
15 Group. This is at Peninsula at Bayonne Harbor;
16 Block 1180, Lots 1 and 2; Block 900, Lot 1; and
17 Block 1000, Lot 1; in Bayonne. Subdivision
18 application not along a County road.

19 Do I have a motion?

20 On a motion made by Commissioner Torres.
21 Seconded by Commissioner Bettinger.

22 Chairman Choffo.

23 CHAIRMAN CHOFFO: Aye.

24 MS. GIARRATANA: Commissioner
25 Hernandez.

1 COMMISSIONER HERNANDEZ: Aye.

2 MS. GIARRATANA: 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 Ng.

10 COMMISSIONER NG: Aye.

11 MS. GIARRATANA: Commissioner Torres.

12 FREEHOLDER TORRES: Yes.

13 MS. GIARRATANA: Commissioner

14 Bettinger.

15 COMMISSIONER BETTINGER: Aye.

16 MS. GIARRATANA: The motion has
17 passed. The next item on the agenda, we have new
18 business. So a few things that I wanted to mention.
19 The Planning and the Engineering Department have
20 been discussing the creation of a new contribution
21 account for developers to provide for off-site
22 improvements that we believe are necessary in the
23 area and the ability to ask developers for the
24 off-site improvements is laid out in our LDR. It's
25 a power to the Board, which outlines what are the

1 requirement to create a formula for a prorated
2 contribution percentage.

3 The Commissioners remember we had a
4 contribution in the past for Pembroke Creek for the
5 pump station there, where overdevelopment was
6 obviously creating a lot coverage, and that
7 contribution became more critical at that time. So
8 we are looking at Passaic Avenue as traffic
9 mitigation in Kearny and into East Newark, and the
10 Engineer is looking at some potential traffic
11 mitigations that they think would benefit traffic
12 flow on Passaic Avenue.

13 COMMISSIONER MALAVASI: We looked at
14 Passaic Avenue and Central, the traffic backed up
15 there, so we have been looking at adding a
16 right-turn lane, so those folks going south on
17 Passaic can go. That seems to be the bulk. We met
18 with engineers, and we were working that out. We
19 need some land on Central, and we are working to see
20 if we could get some property for the County. We
21 could extend that lane that all the way up to the
22 railroad trestle, even further, and then probably on
23 the northern side, what's happened over there over
24 the course of time, with the development on Passaic
25 Avenue in Kearny, we're only taking care of the

1 stuff in front.

2 What we haven't been doing is looking at
3 the bigger impact, which is critical on the southern
4 and northern end. What are we going to do or what
5 does the County have to do to make that happen?
6 I've been looking to see that we have that in the
7 LDR. We should look at getting contribution.
8 That's the short term. That could be immediately.
9 Also, there is stuff we're looking at to upgrade the
10 other zoning that has gone on in the last couple
11 years that could have impact on our County roads and
12 potentially other developers having contributions,
13 but the immediate one is Passaic.

14 That's we are looking to do. So at the
15 next meeting, we should have some numbers. Right
16 now we're talking about three-quarters of a million
17 dollars of work that we want to do that's just at
18 the southern end. I know that it will be a small
19 number, not a big impact.

20 COMMISSIONER BETTINGER: Mr.
21 Chairman, are we going to make the developers in
22 that area --

23 COMMISSIONER MALAVASI: Who make an
24 increase in traffic on the County road.

25 COMMISSIONER BETTINGER: Right.

1 Thank you.

2 CHAIRMAN CHOFFO: We can't go after
3 past developers?

4 COMMISSIONER MALAVASI: We have kind
5 of lost that the opportunity there because of all of
6 the development. You can't go back.

7 MS. GIARRATANA: We'll have the
8 standard set. It's going to be easier to apply to
9 all the County road, and have the developers
10 contributing without making it too much of a burden
11 to make improvements that are necessary and will
12 ultimately serve their property.

13 COMMISSIONER MALAVASI: From what I
14 understand, Saturdays, it's bad. We'll try to help
15 the situation.

16 MS. GIARRATANA: We provided a draft
17 in your packet. We'll e-mail it out. And then on a
18 really fun note, we're giving out Smart Growth
19 awards. We haven't done that in a few years. In
20 the past we were ranking projects that go above and
21 that use Smart Growth Techniques. We also give an
22 award to the plan that was created to promote Smart
23 Growth, and an individual who was promoting Smart
24 Growth. So I put it together, and we will send it
25 out to you. I hope you come to the awards ceremony.

1 In the past I believe we did it before the meetings.
2 We'll keep that going.

3 And the next meeting is February 19th.

4 CHAIRMAN CHOFFO: I would like to
5 thank Renee for your years of service as Chairwoman.
6 You did an excellent job.

7 COMMISSIONER BETTINGER: Thank you,
8 everyone.

9 MS. GIARRATANA: Special thanks to
10 Renee for helping me out so much after I took over
11 my new position and really keeping the Board
12 together.

13 CHAIRMAN CHOFFO: Motion to adjourn?

14 COMMISSIONER NG: Motion.

15 (Whereupon the proceeding is then
16 concluded at 8:13 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, January 15, 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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