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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, July 16, 2019
6:30 p.m.

B E F O R E:

DANIEL CHOFFO, Chairman
RENEE BETTINGER, Commissioner
SAMANTHA LUGO, Commissioner
FLOYD JETER, Commissioner
THOMAS MALAVASI, PE, Commissioner
KENNEDY NG, Commissioner
RUSHABH MEHTA, Commissioner

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

JOHN J. CURLEY, ESQ., Board Counsel
STEPHANIE LEE, Assistant Planner
FRANCESCA GIARRANTANA, PP, AICP, Secretary
MARIO TRIDENTE, Inspector
KEVIN FORCE, PP, AICP, Principal Planner
RANDY VOINIER, PE
PAUL CRAY, PE

1 CHAIRMAN CHOFFO: Good evening. I
2 would like to call to order the meeting of the
3 Hudson County Planning Board for this evening,
4 Tuesday, July 16th, 2019 at 6:30 p.m. in the
5 Chambers of the Hudson County Improvement Authority
6 conference room located at 830 Bergen Street, 8th
7 Floor in Jersey City. Documents are available for
8 public inspection during regular business hours.

9 Counselor, has this meeting been
10 published?

11 MR. CURLEY: Yes. This meeting has
12 been noticed in accordance with the Open Public
13 Meetings Act. We have an annual list of meetings in
14 addition to that. This notice was published in the
15 Jersey Journal. Notice was also sent to the Star
16 Ledger, and a notice was posted on the bulletin
17 board at the Freeholders and at the County Clerk's
18 Office.

19 CHAIRMAN CHOFFO: Thank you, Mr.
20 Curley. Can we do roll call, please?

21 MS. GIARRANTANA: Sure. Commissioner
22 Bettinger.

23 COMMISSIONER BETTINGER: Here.

24 MS. GIARRANTANA: Commissioner Cryan,
25 absent. Commissioner Glembocki, absent.

1 Commissioner Hernandez.

2 COMMISSIONER HERNANDEZ: Here.

3 MS. GIARRANTANA: Commissioner Jeter,
4 absent. Commissioner Lugo.

5 COMMISSIONER LUGO: Here.

6 MS. GIARRANTANA: Commissioner
7 Malavasi.

8 COMMISSIONER MALAVASI: Present.

9 MS. GIARRANTANA: Commissioner Mehta.

10 COMMISSIONER MEHTA: Here.

11 MS. GIARRANTANA: Commissioner Ng.

12 COMMISSIONER NG: I'm here.

13 MS. GIARRANTANA: Commissioner
14 Torres, absent. Commissioner Walker, absent.
15 Chairman Choffo.

16 CHAIRMAN CHOFFO: Present.

17 MS. GIARRANTANA: Chairman, we have a
18 quorum.

19 CHAIRMAN CHOFFO: Thank you. Please
20 stand and face the flag.

21 (Flag Salute.)

22 MS. GIARRANTANA: The next item on
23 the agenda is the review and adoption of the meeting
24 minutes from June 18th, 2019. Do I have a motion?

25 On a motion made by Commissioner Lugo and

1 seconded by Commissioner Mehta. Commissioner
2 Bettinger.

3 COMMISSIONER BETTINGER: Aye.

4 MS. GIARRANTANA: Commissioner
5 Hernandez.

6 COMMISSIONER HERNANDEZ: I wasn't
7 here at the meeting.

8 MS. GIARRANTANA: Commissioner Lugo.

9 COMMISSIONER LUGO: Aye.

10 MS. GIARRANTANA: Commissioner
11 Malavasi.

12 COMMISSIONER MALAVASI: I'll abstain
13 on the minutes.

14 MS. GIARRANTANA: Commissioner Mehta.

15 COMMISSIONER MEHTA: Aye.

16 MS. GIARRANTANA: Commissioner NG.

17 COMMISSIONER NG: Abstain.

18 MS. GIARRANTANA: Chairman Choffo.

19 CHAIRMAN CHOFFO: Although I wasn't
20 here at the meeting, I vote aye.

21 MS. GIARRANTANA: Thank you. The
22 motion has passed, and the minutes have been
23 adopted.

24 The next item on the agenda is Item No. 5,
25 Matters Scheduled for Public Hearing. The first is

1 the Letter A, Adoption and Changes to the Hudson
2 County Planning Board Bylaws. This has been carried
3 over for multiple meetings because you needed a
4 supermajority to pass it, and now we have that
5 present right now, so we can now vote on this. This
6 was just really to codify the changes we had made
7 over last year, which you voted on individually as a
8 whole.

9 CHAIRMAN CHOFFO: Do I have a motion?

10 MS. GIARRANTANA: On a motion made by
11 Commissioner Lugo, and seconded by Commissioner
12 Bettinger.

13 Commissioner Bettinger.

14 COMMISSIONER BETTINGER: Aye.

15 MS. GIARRANTANA: Commissioner
16 Hernandez.

17 COMMISSIONER HERNANDEZ: Aye.

18 MS. GIARRANTANA: Commissioner Lugo.

19 COMMISSIONER LUGO: Aye.

20 MS. GIARRANTANA: Commissioner
21 Malavasi.

22 COMMISSIONER MALAVASI: Aye.

23 MS. GIARRANTANA: Commissioner Mehta.

24 COMMISSIONER MEHTA: Aye.

25 MS. GIARRANTANA: Commissioner NG.

1 COMMISSIONER NG: Aye.

2 MS. GIARRANTANA: Chairman Choffo.

3 CHAIRMAN CHOFFO: Aye.

4 MS. GIARRANTANA: The motion has
5 passed and the Bylaws have been adopted.

6 The next item on the agenda is site plans,
7 subdivisions, and other matters scheduled for public
8 hearing. The first application is 2019-28-SP,
9 Secaucus Riverside Urban Renewal, LLC; at 1631
10 Paterson Plank Road; Block 191, Lots 15, 15.01
11 through 15.03 in Secaucus. It's an application to
12 construct a 160-unit multifamily residential
13 building with 191 parking spaces.

14 MS. COFFEY: Good evening, everyone.
15 I'm Kate Coffey from Day Pitney. I'm here tonight
16 on behalf of the applicant, Secaucus Riverside Urban
17 Renewal, LLC. As stated, the application we're
18 talking about is 2019-28-SP, and the property is
19 located in Secaucus. It's Block 191, Lots 15, 15.01
20 through 15.03. We received correspondence from the
21 listed Board Engineer, as well as from the Planning
22 Board itself, and we're happy to respond to those
23 comments, if that's the pleasure of the Board. With
24 me tonight, we have Jack Titcher (ph) on behalf of
25 the applicant; as well as Sean Delany, which is the

1 project engineer. Is there a protocol the Board
2 prefers in terms of responding to the memo, or do
3 you prefer to ask questions? What's your pleasure?

4 CHAIRMAN CHOFFO: Usually if you want
5 to just give them a brief synopsis of the
6 application, and then we can swear in your
7 witnesses.

8 MS. COFFEY: Okay. Why don't --
9 well, I'll give you a very brief synopsis, and then
10 I'll hand it over to Sean, because I know it's
11 evening and it's hot. The application that we're
12 talking about is a 160-unit multifamily residential
13 building with 93 market rate units as well as 23
14 affordable units; a structured garage for 191
15 vehicles. This is a new development project that is
16 subject to a redevelopment plan, which was adopted
17 by the New Jersey Sports and Exhibition Authority.
18 It's also gone before the Secaucus Board of
19 Adjustment for some hearings pursuant to the NJSEA
20 New Development Process. I'm appearing now before
21 you and with that, I guess I would ask if we could
22 please have Mr. Delany be sworn in, please?

23 (The witness is sworn.)

24 MR. CURLEY: Will you please state
25 your name for the record and spell your last name?

1 MR. DELANY: Sure. Sean, S-e-a-n;
2 Delany, D-e-l-a-n-y; licensed professional engineer
3 with Baldwin Consulting.

4 MR. CURLEY: Thank you.

5 MS. COFFEY: Sean, can you just talk
6 to the Board about your experience and
7 qualifications?

8 MR. DELANY: Certainly. I'm a
9 principal with Baldwin Consulting. I graduated in
10 1999, with a bachelors in science and civil
11 engineering. I have been licensed since 2003, in
12 New Jersey. I have been practicing for over 20
13 years. I am also licensed in several other states
14 around. I have done other site plans of this nature
15 for many boards, including county boards throughout
16 the State of New Jersey throughout my years.

17 MS. COFFEY: We'd ask that Mr. Delany
18 be accepted as an expert engineer, please?

19 CHAIRMAN CHOFFO: We acknowledge.

20 MR. DELANY: As Ms. Coffey pointed
21 out, several properties, Lots 191, Lots 15 and 15.01
22 through 15.03 along Paterson Plank Road, it is the
23 last lot on the north end of Paterson Plank Road
24 adjacent to Trolley Park, the Hackensack River and
25 Jacobs Landing Way to the west. It is an abandoned

1 or unused concrete facility on the site right now
2 that's been nonoperational for the past ten years.
3 Several buildings, as you can see on the site, the
4 concrete plant, and the site is covered with
5 concrete surface and painted asphalt surface.
6 There's some storage vendor materials that were all
7 used for the facility.

8 As Ms. Coffey pointed out, the site went
9 through a -- an Area in Need of Redevelopment Study
10 under the NJSEA. The study concluded it was an area
11 in need of redevelopment. A redevelopment plan was
12 then prepared and adopted by the NJSEA, which guided
13 the development of the subject property. As you can
14 see the Jacob's Landing, the townhouses to the west,
15 there are some additional condos and apartments to
16 the south along Paterson Plank Road, and the
17 Riverview Gardens Apartment Complex across Paterson
18 Plank Road.

19 So it's all -- everything surrounding the
20 single-family homes, all surrounding properties in
21 the area are all residential in nature. This will
22 not be as a commercial site, it will become
23 residential development, kind of the last
24 developable piece and an eyesore for the community.
25 So I was excited to have the opportunity to develop

1 this. It's been a long process of getting this
2 plan.

3 MS. COFFEY: Do you want the exhibit
4 marked or -- what's your preference?

5 MR. CURLEY: Mark the exhibits if
6 it's not included with submission. If it was
7 included with the submission, it does not need one.

8 MR. DELANY: A-1?

9 MR. CURLEY: A-1. Yes, sir.

10 MR. DELANY: So A-1 is titled Exhibit
11 Plan for Secaucus Riverside Aerial Exhibit. It's
12 dated actually 4/1/2019, prepared by my office.

13 MS. COFFEY: And that's the image you
14 were just referring to when you were doing your
15 overview of the surrounding area; is that correct?

16 MR. DELANY: Yes. Yes. The rest of
17 the plan I'll be talking about are all plans that
18 were submitted as part of the package to the Board
19 in advance of this hearing. So as Kate pointed out,
20 the proposed development, Sheet 4, is a multistory
21 residential multifamily building, 116 units, market
22 rate and affordable, as well as a structured parking
23 garage that will be located on the interior of the
24 structure for 191 vehicles.

25 In addition, there are two outdoor amenity

1 areas proposed. We are also continuing the Secaucus
2 Greenway Path from Jacobs Landing on the west to
3 Trolley Park on the east, which was a requirement of
4 the redevelopment plan for the site.

5 The access to the site, we have one main
6 access point to the parking garage at the southern
7 end of the parking lot, comes into the parking
8 garage in and out. It also provides access to an
9 alleyway adjacent to the site. For the
10 redevelopment and NJSEA standards, no loading zones
11 are required based on the type of our building.

12 We're less than four stories or not more than four
13 stories. We have added a small loading zone on the
14 side for the tenants to move in or for smaller box
15 trucks, cars and stuff like that, to be able to get
16 out the door at the end, get right to the elevator
17 and get it up. It's 12-feet in width, so it allows
18 a lot for vehicles to get in and out.

19 In addition, as part of our plan from the
20 town fire official, we are required to install a
21 fire lane around the entire building. So this
22 driveway serves as both the entrance to the garage,
23 entrance to the so-called loading zone or loading
24 area we provided, as well as access around the
25 building and a fire lane that goes all the way back

1 out to Paterson Plank Road. So it varies from 20
2 feet to 26 feet, and those areas will be a hashed
3 area essentially where the loading zone is. It's
4 going to be grass pavers so it will look like grass.
5 It won't be paved. So we're trying to make it
6 attractive, but it will support a firetruck in those
7 areas.

8 Trash collection will be collected inside
9 the building at various locations, and then there's
10 an outside management company that will maintain it,
11 wheel it out for private collection at pickup times,
12 but there's no outdoor storage, and there won't be
13 any trash on a daily basis. As I mentioned the set
14 up, two other curb cuts currently exist down by the
15 cul de sac. They are a one-way circulation, one for
16 entrance, one for exiting. They provide a dropoff
17 area, a dropoff at the main entrance lobby for the
18 facility for patrons to get picked-up or dropped-off
19 at night, for mail, small package deliveries, to
20 pull up so they don't have to pull in and park along
21 Paterson Plank Road, which everyone has expressed
22 and witnessed is a very -- not an easy thing to do
23 to park there. There's very limited parking in the
24 area, and we thinking that this proposal will free
25 up circulation out in the area as well.

1 In addition, the fire marshal has limited
2 parking or has put No Parking along those areas
3 because of a fire hydrant that will be located in
4 this area and the small area of parking there. So,
5 circulation should be improved. There's more than
6 enough parking in our facility to handle our site
7 plus guest parking, so we shouldn't have anybody at
8 our facility that has to park on the streets.

9 One of the comments from one of your
10 consultants, one of the engineer's letters was with
11 regards to the three curb cuts. We have three curb
12 cuts, but the second curb cut by the lobby actually
13 is really one driveway essentially. It's a one-way
14 in and one-way out. It's not a two full way
15 driveway. So we have three -- two functioning
16 driveways through the site. The existing site,
17 going back to Sheet 3 of 18, had three curb-cuts
18 with one at the west end by the cul de sac, which
19 led to the concrete facility. There are two in the
20 center between the two buildings on the site that
21 entered into a parking area. Both of those -- all
22 three of those were turned into driveways. So
23 essentially we would almost remove -- we removed one
24 full movement driveway with this proposed
25 development.

1 The landscaping plan, Sheet L-1, that was
2 submitted as well. Based on some conversations we
3 had last week regarding street trees, we are able to
4 provide eight street trees along the frontage of the
5 property. Per the Planning Department, based on the
6 frontage which you calculate from basically the end
7 of the cul de sac to the property to the south,
8 that's about 260 feet and eight trees are required.
9 We are proposing eight trees.

10 The trees are not located between the curb
11 and the sidewalk however. There's only a two-foot
12 strip there, not enough room to really support four
13 of them. We have put the trees to the back of the
14 sidewalk, between the sidewalk and the property
15 lines in some instances, because of the narrowness
16 up there to put the trees essentially sitting on the
17 property line. So half will go beyond onto public
18 property, and half will be in the right-of-way. We
19 believe that that satisfies the criteria for the
20 requirement for providing trees on the site. So
21 therefore, no additional contribution to the Shade
22 Tree Fund will be required.

23 In addition, as part of the Secaucus
24 Greenway that we are installing, the current one has
25 a number of concrete blocks that we are aware of

1 that are painted attractively for the area. It is
2 the intent of the applicant to save as many of those
3 blocks and reuse them on the site. We have placed
4 them in various locations around the site along the
5 edge of the fire lane to demarcate the edge of it so
6 the trucks don't go off their stabilized area with
7 the intent for the colored ones, the painted ones,
8 to be used first and put all around those areas.
9 Then anything that's not painted, we are using to be
10 crushed and reused as new material on the property.

11 COMMISSIONER BETTINGER: Mr. Chair, I
12 have a question. I'm just trying to visualize where
13 it's actually located on Paterson Plank Road.

14 MR. DELANY: So going back to Exhibit
15 A-I --

16 COMMISSIONER BETTINGER: I'm sorry.

17 MR. DELANY: It's okay.

18 COMMISSIONER BETTINGER: I'm sitting
19 here like trying to envision where.

20 MR. DELANY: So, coming down from the
21 municipal building in Secaucus, coming down Paterson
22 Plank Road, take it all the way to the river. We're
23 at the end. We're at the end. There used to be a
24 bridge to go across the river.

25 COMMISSIONER BETTINGER: Bridge and

1 town center, okay I didn't know if it was before or
2 after.

3 MS. COFFEY: As far as you can go.

4 MR. DELANY: The last item that we
5 want to focus on tonight is the stormwater
6 management system that we're proposing as well, the
7 flooding that occurred within Paterson Plank Road.
8 We had meetings with the County and with the town
9 over these, the flooding that does occur there and
10 the importance of trying to alleviate as much as we
11 can as far as development.

12 Our system as designed right now collects
13 from our site, as well as the buildings, pipes are
14 around the front. It collects it from a series of
15 pipes that will ultimately connect into a new
16 connection onto an outflow of the existing outflow
17 that runs to the Hackensack River. During
18 investigations by the town, based on the inlets down
19 south of our property, and vetting, cleaning and
20 videoing of those lines to see if they are clogged,
21 damaged, that was causing the flooding or if there
22 was something else that had to be done to fix that,
23 besides not just the pipes being maybe too small.

24 What they discovered is in the area, in
25 the area of the existing curb cut to the main yard,

1 right before the -- before the driveway entrance,
2 their camera got stuck because the pipe changed size
3 from a 24-inch to an 18-inch. Typically, you would
4 match -- the inverts would be matched as you go down
5 the pipe. Apparently, somebody put in this 18-inch
6 pipe and didn't match crowns, and their TV camera
7 got stuck underneath the pipe. When they excavated
8 underneath, they excavated in this area before they
9 continue and do some additional studies. The
10 additional studies came on, the existing pipe was
11 just off the curb line, headed straight for an
12 electric manhole that was in the pavement.

13 When they finally got the area shored up
14 on a subsequent investigation, they jetted the TVs
15 again and turned the pipe came out of the -- where
16 they stopped in the location and actually made
17 almost a 45-degree bend and routed -- has rerouted
18 itself around the manhole and came back up, and it
19 wound up being almost under the sidewalk heading out
20 towards the river. They couldn't get much farther.
21 The last I know from my correspondence with them,
22 they got just past the other driveway about 54-feet
23 before they stopped at that location. Because of
24 that pipe changed, they also found some structural
25 issues with the existing pipes that were there.

1 So in our discussions with them and with
2 your professionals at the County engineer's office,
3 we did look at instead of continuing the pipe down
4 the roadway and us tying in a couple of different
5 locations and just letting it flow, letting the pipe
6 repair in some places. So we decided it was best if
7 we go over the existing pipe where that change in
8 pipe size occurs, bring the stormwater from Paterson
9 Plank Road into the site and run a pipe down
10 essentially under the fire lane to enable it to then
11 be routed it back over to the outfall, throw an
12 inlet on top of that, which will serve two purposes.

13 One, the inlet -- the greater inlet will
14 be at another location, it'll be actually below the
15 inlets that are in the street slightly. So if there
16 is flooding, then the water will perk down through
17 the inlet and bubble out this inlet to help get some
18 water out of there to alleviate flooding a little
19 bit faster. As well as we're going to put a tied
20 flex valve inside the structure on the outflow of
21 the pipe. That structure will allow or prevent the
22 tidal fluctuation in the river from backing into the
23 system within Paterson Plank Road, and then rerouted
24 system through the subject property. We think in a
25 flood event -- or a high tide and a flood event,

1 that seems to be a substantial time period when the
2 flooding is its worst in this area. So preventing
3 some of the water from the river from back up into
4 that pipe will only basically cause the runoff from
5 the area to get into the pipe system and hopefully
6 cause a reduction in the flooding is there and once
7 the tide drops down, we'll allow that water to
8 discharge out to the river in a quicker time to help
9 alleviate those issues.

10 There was concerns at the committee
11 meeting, a meeting last -- I guess last week or two
12 weeks ago, about potential conflicts with our
13 outflow pipe and any conduits, the electric conduit
14 if it does extend out and under the river. Based
15 upon visual inspections of where the outfall is,
16 from my advantage point when I looked at it, it
17 appeared that it lined up with the curb line of the
18 cul de sac on the inside. The electric manhole is
19 about five-feet off the curb line. So the manhole
20 and the conduits tend to follow within this straight
21 route underneath the river.

22 First of all, they should hopefully
23 maintain that five-foot separation, at least be
24 separated and not cross over again. If they do
25 happen to cross, by the time you get down to the

1 river typically, they did their facilities down deep
2 to get underneath the bed of the river so it won't
3 get hit by a mitigating dredging, propellers or
4 anything in the river that goes on. So they would
5 be below the bottom of the river. The main high
6 tide is 2.45. The inverts of the pipes right now
7 are somewhere around minus zero to minus one in
8 those areas for the storm pipes, and the bottom of
9 the river, it's a couple of feet below the knee-high
10 water line at minus one and minus two, they are
11 still going to go probably put another couple of
12 feet -- three feet minimum per DEP standards, and
13 even further possibly to get under the river.

14 So we believe that it -- we don't believe
15 we're going to find a conflict in this area based on
16 what we have seen out in the field where the
17 existing structures are located. If there does
18 happen to be a pipe crossing, we believe that the
19 conduits for the electric company would be deep
20 enough as they get closer to the river that we
21 should be able to go right over the top of them with
22 any connection. If we have to adjust our pipe size
23 from the single pipe to the double pipes, so if
24 anything like that happened, that's something we can
25 do easily and effectively. We are in the process of

1 coordinating, having a test pits done in the area as
2 well over here in front of that design woodwork, but
3 we believe as designed, we don't anticipate any
4 conflicts for that connections.

5 MS. COFFEY: So I was going to walk
6 you through the engineer's letter, but I think he
7 may have touched on it. Just for the record, we
8 received a letter from the County Hudson Planning
9 Board, dated July 10th of 2019. I do think Sean
10 touched on all of the requests for testimony. I'll
11 just add just for the sake of completeness, Comment
12 No. 3, requests a franchise agreement with Hudson
13 County in the event of any encroachments on the
14 County, right-of-way and of course we will provide
15 that if it's necessary. I think we covered the rest
16 of the comments.

17 CHAIRMAN CHOFFO: I have one
18 question, I'm sorry, for the Board Engineer about
19 No. 9, the flood insurance program.

20 MS. COFFEY: So with regard to the
21 flood insurance program, my understanding is that we
22 have to comply. So we will do it.

23 MR. DELANY: We have submitted an
24 application to the DEP for the flood elevation
25 permit for raising the structure one-foot above the

1 flood elevation as required.

2 CHAIRMAN CHOFFO: Actually, before we
3 turn it over to the Commissioners, I had a couple.
4 Will there be a waterfront walkway for the public?

5 MR. DELANY: Yes. The Secaucus
6 Greenway is attached there as well for the
7 connection between Trolley Park and Jacob's Landing.
8 The waterfront walkway will actually be outside the
9 flood -- above the flood elevation. The flood
10 elevation is eight in this area. The walkway will
11 be up by eight and a half and set down like maybe at
12 seven down by the corner where it connects into
13 Trolley Park. The whole site is being raised up by
14 the pitch for our building, and everything outside
15 at a low point is an 8.0 perimeter.

16 CHAIRMAN CHOFFO: Any commercial
17 space?

18 MR. DELANY: No.

19 CHAIRMAN CHOFFO: What we have in
20 front of us, the prior approvals, it said the NJDEP
21 approvals eight feet pending?

22 MR. DELANY: Yes. We have submitted
23 an application for the DEP for a flood area permit,
24 individual permit and verification. That is
25 currently under review.

1 CHAIRMAN CHOFFO: Obviously, the
2 approval will be contingent upon that so, and also
3 the Board of Adjustment in Secaucus?

4 MS. COFFEY: The Board of Adjustment
5 of Secaucus has issued two variances, which were
6 necessary for the project and the rebuilding of the
7 bridge.

8 CHAIRMAN CHOFFO: What were they? Do
9 you know?

10 MR. DELANY: A lighting variance for
11 lighting levels on the site. Being it's all
12 pedestrians, we got the lighting a little lower than
13 it would normally be for a parking lot or that's --
14 to improve the lesser lighting intensity on the
15 property. And for a buffer, a 10-foot buffer along
16 the southern property line where our fire lane is.
17 Because of the fire lane, we were required to put it
18 in. We did ask for a variance for the parking.
19 Originally, they denied that variance. We revised
20 plans with an increase of 163 spaces to 191, which
21 accounted for the visitor parking that we were --
22 that we requested the variance for.

23 CHAIRMAN CHOFFO: If you don't mind,
24 any of these approvals, can get to our office? Do
25 any of the Commissioners have any questions?

1 COMMISSIONER MALAVASI: Yes. Just a
2 couple. One was the parking, which as some of the
3 Board knows, the original plan had a variance of
4 parking, which would have required on-street
5 parking. Knowing the difficulty down there, we
6 appreciate that was taken care of, and that's not an
7 issue. Question on the fire lane, which
8 unfortunately I have not had the time to look at,
9 that will be gated or chained so that people don't
10 accidentally wind up straying down there?

11 MR. DELANY: It is not proposed to be
12 gated or chained right now. Right now, it's going
13 to be a grass paver. So it's going to look like
14 grass. People driving shouldn't look at it.
15 They'll see a curb-cut.

16 COMMISSIONER MALAVASI: Okay. So,
17 the curb-cut is not a concrete, it's grass-based so
18 it'll look like grass?

19 MR. DELANY: Yes.

20 COMMISSIONER MALAVASI: The other
21 issue, the drainage and we'll work together. We had
22 meetings with the Secaucus. We think that PSE&G may
23 have caused this problem when they put in that gate;
24 no proof of that, no admission on their part. So
25 that was my concern is as you go forward throughout

1 whatever testing to make sure that the route doesn't
2 conflict with that; probably want to have PSE&G
3 involved in whatever test pits you do around to make
4 sure. They can help you with where their conduit
5 might be so that, you know, and if any changes, I'm
6 sure that the engineer can work with our office and
7 make whatever changes you need to make sure you get
8 that water out to the river to knock down the
9 flooding.

10 MR. DELANY: That may actually wind
11 up marking the testing process. So they may mark it
12 out and show it completely away from our site.

13 COMMISSIONER MALAVASI: Exactly.
14 Exactly.

15 MR. DELANY: So it may not have been
16 an issue before.

17 COMMISSIONER MALAVASI: Right. But
18 understanding there's some variability in that,
19 we'll work with the applicant's engineer to find a
20 way to get that water out to the river.

21 MR. DELANY: One question I have for
22 that is, per the tax record and the tax maps,
23 Trolley Park is included within the County's
24 right-of-way on Paterson Plank Road. Will we need a
25 county road opening permit to do that test pit?

1 COMMISSIONER MALAVASI: Yes, but if
2 -- the important thing will be the certificate of
3 insurance for your contractor to make sure
4 everything --

5 MR. DELANY: I just want to make sure
6 we're applying to the right people to get
7 permission.

8 COMMISSIONER MALAVASI: Yeah, it'll
9 come to my office.

10 CHAIRMAN CHOFFO: Any other
11 Commissioner?

12 COMMISSIONER MEHTA: Yes. You
13 mentioned that the walkway is elevating to the eight
14 and a half feet?

15 MR. DELANY: Yes.

16 COMMISSIONER MEHTA: And the right
17 side, it will be seven-feet, so it will be out of
18 the flood zone?

19 MR. DELANY: It will be, because
20 Trolley Park right now, it's actually within the
21 flood elevation. We're bending back down into the
22 existing grade and off of our property.

23 COMMISSIONER MEHTA: What about the
24 parking lot? The parking lot is above the flood
25 elevation?

1 MR. DELANY: Yes. The actual
2 elevation line actually occurs just inside of the
3 garage, so before any parking stalls, but the grade
4 outside of the garage is elevation eight, by the
5 entrance. So at the flood -- at the base of the
6 building before the garage, and then slopes up to a
7 nine just inside the building. So none of the cars
8 -- none of the cars where the cars are parked will
9 be in the flood zone. The entrance will be at the
10 flood zone, the flood elevations, and that's per the
11 preliminary maps, which is a little bit higher than
12 that.

13 COMMISSIONER MEHTA: And there won't
14 be any water like in the lobby area?

15 MR. DELANY: We'll have a lobby right
16 at our dropoff area in the front, and we do have
17 residents along the entire first floor. All of
18 those -- all of those finished floors are elevation
19 nine, as required by DEP.

20 COMMISSIONER MEHTA: And I think in
21 your testimony you didn't mention anything -- for
22 the record, can you answer how many one-bedroom and
23 how many two-bedroom, like that combination?

24 MR. DELANY: Certainly. So, there
25 are nine -- as Ms. Coffey pointed out, there are 93

1 market-rate units, 58 of them are one-bedrooms and
2 35 of them are two-bedroom. Then the affordable
3 units there are 23, and there are four studios; 14
4 two-bedroom and five three-bedrooms. So the
5 majority of the units in this building are going to
6 be one-bedroom units.

7 COMMISSIONER MEHTA: Okay. And you
8 mentioned that the Meadowlands approval permits;
9 right?

10 MS. COFFEY: Correct. The New Jersey
11 Sports and Exhibition Authority adopted the
12 redevelopment plan, which governs the development
13 that's being proposed. As part of their process, a
14 zoning permit will be issued via the municipal
15 engineer.

16 COMMISSIONER MEHTA: Thank you.

17 COMMISSIONER BETTINGER: Do you have
18 a rendering of the property?

19 MR. DELANY: I did not bring one with
20 me. I apologize.

21 MR. VOINIER: I'm representing the
22 Antonio. I'm Randy Voinier. Just a couple of
23 things in the letter, you had so much to say, I
24 don't know if I missed it or not. You said that
25 trash collection will be accommodated within the

1 garage area?

2 MR. DELANY: Correct. There are
3 trash rooms and chutes that come down to the hangers
4 inside of the garage, and then the on-site
5 personnel, the management personnel, will roll those
6 out and bring those out to the curb the following
7 pickup on the scheduled dates.

8 MR. VOINIER: How about deliveries?
9 Are they hand-delivered? Well, it's not coming down
10 a chute. How will it be handled, in a similar
11 fashion? Will it go through the garage? Will a
12 large vehicle be able to fit in the garage? I'm
13 assuming not.

14 MR. DELANY: The garage, I believe,
15 can handle a small, small trucks, vans, that kind of
16 thing, pickup trucks. Around back, you'll have the
17 roundabout. And then for like delivery vehicles,
18 like UPS, those kind of vehicles, they would pull in
19 front to the roundabout up at the front, walk into
20 the lobby, drop-off the package with the concierge.
21 Then for loading and unloading of tenants moving in,
22 moving out, stuff like that, we do have the lane
23 down the southern side of the building to
24 accommodate them.

25 The walkway is 12-feet wide. It can

1 accommodate a small box truck, U-Haul type of a
2 vehicle, not like tractor trailers or anything like
3 that. Being one-bedroom units, mostly one-bedrooms,
4 we don't expect a problem. I assume a fair amount
5 of cars, tenants coming down to your apartment, and
6 then head back out.

7 MR. VOINIER: Antonio did ask whether
8 you had any kind of communication with your
9 neighbors to the southeast regarding perhaps
10 secondary access, secondary emergency access to the
11 landing way? Any problem with that?

12 MS. COFFEY: We have not had any
13 explicit discussions with them. However, based on
14 their input at the Board of Adjustment hearing in
15 Secaucus, it was clear that they would not be
16 interested in accommodating it. Also, the fire
17 official -- the Secaucus fire official did not want
18 it. He wanted a fire lane, correct, and the
19 neighbors did not want the landing.

20 CHAIRMAN CHOFFO: I have just a
21 miscellaneous thing. I want to make sure all
22 permits, you folks discussed most of the permits
23 that are required for that building. It's nice to
24 see that area revitalized. Do I have a motion?

25 COMMISSIONER MALAVASI: The only

1 question is just the drainage, going back to the
2 drainage. When do you plan on starting construction
3 here, and is that something that you could put at
4 the front end? Because obviously you know, it's an
5 ongoing issue and you need to get that in sooner
6 rather than later, it would be very helpful.

7 MR. DELANY: First thing tomorrow
8 morning, we would be able to submit the road opening
9 permit to get the mark-outs, to get out there so we
10 can dig as soon as possible.

11 COMMISSIONER MALAVASI: Okay. Thank
12 you.

13 MS. COFFEY: The applicant intends to
14 start filing in November.

15 CHAIRMAN CHOFFO: Thank you.

16 MS. GIARRANTANA: Can I just clarify
17 one thing? I just wanted to let the Board know that
18 the Planning staff was okay with the presentation of
19 the trees and where they are going to be located, so
20 they won't be contributing. They require no fee.
21 They are planted and they do comply with green
22 techniques as well.

23 COMMISSIONER BETTINGER: Are there
24 any bike racks?

25 MR. DELANY: Yes, I believe there are

1 bike racks inside the side of the building. We also
2 have space allotted for electric vehicles as well.
3 We're looking at how many we can get. There will be
4 upwards of a maximum of five. We'll get as much
5 storage on the first floor, yes.

6 MS. COFFEY: For the record, the
7 applicant will put as much storage on the first
8 floor.

9 CHAIRMAN CHOFFO: Anything else?
10 Do I have a motion?

11 MS. GIARRANTANA: On a motion made by
12 Commissioner NG, and seconded by Commissioner
13 Bettinger.

14 Commissioner Bettinger.

15 COMMISSIONER BETTINGER: Aye.

16 MS. GIARRANTANA: Commissioner
17 Hernandez.

18 COMMISSIONER HERNANDEZ: Aye.

19 MS. GIARRANTANA: Commissioner Lugo.

20 COMMISSIONER LUGO: Aye.

21 MS. GIARRANTANA: Commissioner
22 Malavasi.

23 COMMISSIONER MALAVASI: Aye.

24 MS. GIARRANTANA: Commissioner Mehta.

25 COMMISSIONER MEHTA: Aye.

1 MS. GIARRANTANA: Commissioner NG.

2 COMMISSIONER NG: Aye.

3 MS. GIARRANTANA: Chairman Choffo.

4 CHAIRMAN CHOFFO: I vote Aye. Good
5 luck.

6 MS. GIARRANTANA: Let me get copies
7 of any of the exhibits. It's only the aerials,
8 right?

9 MR. DELANY: It's only the aerials.

10 MS. COFFEY: We have aerials. It's
11 fine if you want to take it.

12 MS. GIARRANTANA: Thank you very much
13 for the presentation. The next item on the agenda
14 is application 2019-45-SP. The applicant is
15 Southwest Development, LLC; at 711 1st Street, Block
16 11, Lots 1, 2, 3.01 in Hoboken. It's an application
17 to construct a five-story eight-residential building
18 with one retail space, and eight parking spaces.

19 MR. MATULE: Good evening,
20 Commissioners. Robert Matule, appearing on behalf
21 of the applicant. As indicated, the property is at
22 711 1st Street in Hoboken. It's at the intersection
23 of Paterson Avenue and 1st Street on the triangle.
24 Some of you may recall a carwash down there. This
25 was approved by Hoboken in November of 2018. It's

1 actually we call it the sister building to the
2 building at 100 Paterson Ave, which this Board
3 approved I think in April of 2016, a very similar
4 building, five-stories, ground floor retail, eight
5 parking spaces. The garage entrance is on 1st
6 Street and residential units above. Adrian Melia of
7 Minervini Vandermark will walk you through the
8 plans. Adrian has testified here before. You can
9 have him sworn. I'll have him walk you through it.

10 Just a couple of points, we had submitted
11 a sealed estimate. The applicant is proposing a
12 cash contribution for one street tree that we can't
13 fit on 1st Street. We can only fit three, and we're
14 required to have four. So we're proposing to make a
15 cash contribution for that.

16 CHAIRMAN CHOFFO: We'd prefer check.

17 (The witness is sworn.)

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

20 MR. MELIA: It's Adrian Melia.

21 M-E-L-I-A.

22 MR. CURLEY: Thank you.

23 MR. MELIA: Good evening. I'm going
24 to start with the drawings that we have as part of
25 your package. The first sheet, Z-1, has the

1 properties within the 200-foot map and just to
2 orientate you to where the site is. It runs on two
3 County roads, Paterson Avenue and 1st Street in
4 Hoboken. The light rail is by the top here; it's
5 just one intersection away, and the 2nd Street
6 station is just here. So it comes onto two County
7 roads. Directly opposite of it is the Sky Club.
8 It's a 70-story tower. Immediately to the east is a
9 one-story car service. There's a sister building on
10 100 Paterson, which is recently finished. Across
11 Paterson there are some two-story industrial
12 structures as well.

13 Everything out to the north of Paterson
14 Avenue is primarily residential in nature. This
15 will be improving on that and Mr. Matule said,
16 previously, it was used as a staging area for this
17 sister property on Paterson, and before that it was
18 a carwash where people would queue on Paterson
19 Avenue and block off one of the lanes.

20 Moving on to Sheet Z-2, you can see the
21 existing site conditions. The site has been
22 cleared. There is a construction fence around it
23 right now. Before that, it was the carwash. It's a
24 5,018-square feet site; two frontages, Paterson and
25 1st, and then right now abuts the sister property on

1 Paterson Avenue, and then the one-story car service
2 is setback 25-feet.

3 Z-3 is just a soil erosion plan indicating
4 that the utilities will be on 1st Street. We're
5 going to try to avoid doing any utilities in the
6 roadway on Paterson Avenue, but all of the proper
7 measures will be taken to ensure that the soil
8 doesn't migrate along Paterson Avenue and 1st.

9 Z-4 is our proposed site plan. There's a
10 couple of engineering comments here, but just to
11 give you a brief overview, we're trying to avoid
12 having any kind of issue with cars turning into the
13 site from Paterson. So the driveway is located on
14 1st Street, directly opposite the driveway into the
15 Sky Club. It's about as far from the intersection
16 as we could feasibly put it, so its impact is as
17 minimal as possible.

18 We're almost one hundred percent coverage
19 with the exception of three-foot plat along Paterson
20 Avenue around the corner where we extended the
21 sidewalk. When we did this on 100 Paterson Avenue
22 as well, the sidewalk is -- it's very tight.

23 There's utility poles. There's a bus stop right
24 here. So it's quite narrow. Cars fly down Paterson
25 Avenue. So in line with what we did at 100 Paterson

1 Avenue, we're going to increase the sidewalk width
2 by three-feet. I took two pictures yesterday, this
3 is an exhibit you do not have, which we can mark.

4 MR. CURLEY: You can just mark this
5 A-1. What is this?

6 MR. MELIA: It's just two photos
7 taken yesterday because the photos in the packet are
8 somewhat obsolete because of the construction that's
9 happening in the area in the last year. So you can
10 see that this is the sister building, 100 Paterson
11 Avenue, it's been pulled in three-feet. Here's --
12 it gives you a sense of how cramped the sidewalk is
13 with all of the signs and utility poles. The bus
14 stop is right there. So holding the building in
15 three-feet would help alleviate that and gives some
16 extra space for people to navigate strollers.

17 Just getting back to the plan, it's almost
18 one hundred percent coverage; 91 percent with the
19 exception of that three-foot setback. The building
20 is five-stories in height. We have pulled it in
21 from Paterson Avenue and from the corner for light
22 and air. So there are two terraces at the second
23 floor level. There is a retail unit also on the
24 corner with an ADA ramp.

25 Z-5 just gives lots descriptions. They

1 were primarily for the Hoboken Board to describe
2 clearly what the lot numbers were there for. Z-6
3 gives you the first floor plan. It's the utility
4 plan, and all of the utilities will be on 1st
5 Street; none of them on Paterson Avenue, with the
6 exception of we have our main power lines running
7 along here, so the overhead service. There will be
8 no disruption to the traffic on Paterson when they
9 take the electric service in.

10 One of the comments was we're doing work
11 here where they just repaved 1st Street. So we are
12 going to have remill 1st Street along the entire
13 frontage from curb to curb after they do this
14 utility work. Similar here on Paterson Avenue, when
15 we construct the sidewalk and the curb, there's a
16 plan to repave Paterson. It's just a matter of
17 which happens first. If they repave it before
18 construction is done here, then they are going to
19 have to repave it. If we get our crews in first,
20 then we don't have to repave on Paterson Avenue. So
21 it's just a matter of when they get around to that.
22 That will determine what needs to be done.

23 Some of our details here, my apologies to
24 the engineer, some of our grading wasn't addressed
25 correctly the first time, but we amended it. All of

1 our topographies were adjusted so there's maximum
2 two-percent slopes along the right-of-way. All of
3 our details were addressed. We're in Hoboken, so
4 we're in a flood zone.

5 We're required to completely flood-proof
6 the building. In doing so on Z-7, you can see
7 there's two types of flood-proofing. The
8 residential components, which is the parking garage,
9 the lobby, all of the packages, et cetera, need to
10 be flood-proof. We're going to have flood vents
11 that runs the flood water in, but all of the walls
12 and et cetera are mold resistant and can resist
13 hydrostatic forces. The retail space is going to be
14 dry flood proof, so the floor panels that -- they
15 have the embeds in permanently, and in the event of
16 a major event, there's flood panels that will be
17 stored in a closet that will be in both of these to
18 completely flood-proof and protect the retail space
19 from up to nine-feet of water.

20 Z-8 is our lighting and topography plan.
21 There was a comment raised that the pedestrian
22 warning device that we had put at the garage entry,
23 we're proposing an LED warning strip. This is
24 Hoboken's preferred method of doing it as opposed to
25 the amber light. At nighttime it kind of gives off

1 glare across the streets, so they like to see this
2 ground-mounted LED. It operates every time the
3 garage door is activated so it's kind of a -- people
4 on their phones, it's easier on the streets to see
5 that something is happening, and they need to be
6 aware of the door is opening.

7 Again, we are providing only eight street
8 trees where nine are proposed. There's no room to
9 put the ninth tree in the front. So we're doing a
10 contribution for the ninth street tree.

11 Z-9 is the plans for first and second
12 floor. Starting with the first floor, the entry
13 into the parking garage, the entry into the retail,
14 and the entry into the main building for the eight
15 units, they are all on 1st Street. We are proposing
16 a three-foot encroachment, three-foot by nine-foot
17 canopy at the entryway. It's an extremely
18 challenging site to get everything on because of the
19 triangular shape of it. So with the parking,
20 retail, and everything, we just need to encroach to
21 provide some resemblance of weather protection at
22 the entrance of the building.

23 The site is prone to flooding from summer
24 storms. It happens once or twice a year when you
25 get one or two feet of water out here. So we are

1 elevating the lobby a foot from the high point, and
2 a foot and a half in the retail area, which is why
3 we need this ramp. Of course the building will be
4 fully ADA compliance. All of the units and retail
5 space, everything is totally ADA compliance. The
6 first floor, when you access on 1st Street, you have
7 got a lobby elevator. There's a large package room.
8 There's a stroller room. These are large units.
9 They are all three-bedrooms. So Hoboken insists on
10 having things for strollers and things beyond what
11 you typically expect.

12 Bike storage, we have 14 bikes. That's
13 one of the green features. There's dedicated bike
14 storage and then there's a space, a wall-mounted
15 bike space in front of each parking space. The
16 trash room, trash and recycling are stored
17 internally, so that is going to be privately hauled.
18 So following the Hoboken ordinance, the night of
19 collection somebody comes in, takes the wheeling
20 bins out to the curb, and then they are only there
21 for a minimum of a night until they are hauled away.

22 The second floor plan, the floor plan is
23 somewhat typical. Four floors of residential units,
24 two units per floor. The second floor has the
25 terraces. The setback location is one of the

1 retail. They are all over 1,300 square-feet. They
2 range from 1,300 to over 1,500 square-feet. Every
3 unit has an outdoor space. The units on the second
4 floor have two terraces.

5 Going to Z-10, again similar units, same
6 configuration as below, but they don't have
7 terraces. They have large balconies. Again,
8 everybody has outdoor space. There's a park across
9 the way, so they can take advantage of that.

10 Lastly, the floor plan has stairs, which
11 the other units don't have because both units get
12 roof-deck access. There's two private roof decks.
13 The roof plan, Hoboken encourages green roofs, as
14 does Hudson County, so a lot of the green features
15 are requirements again to go -- we have a 50 percent
16 -- slightly over 50 percent green roof coverage, a
17 lot of green features here. So, it's that -- the
18 street trees and the storm retention as well, runs
19 off twice the requirement of the NJSEA. The
20 retention plan is in the parking garage. Those are
21 the three green features for the County.

22 Z-11A is the specifications for the
23 parking garage. Just go back to the plan, I'm
24 trying not to get too into the technical details.
25 You can see the first floor plan was circled in the

1 middle here. Because we have spaces that fall
2 straight in, we don't want cars just backing out
3 from 1st Street. We provided a vehicle carousel.
4 We have done this on other projects, specifically
5 120 Park in Hoboken, which was approved by this
6 Board. I have actually driven on the carousel. It
7 does work.

8 Just you pull in, if you need to get into,
9 let's say one of these spaces, you -- there's a
10 learning curve obviously the first time you do it,
11 you might need someone to adjust your car slightly,
12 but it lets you know when you're on it properly, you
13 put your clicker just like you click your clicker to
14 activate a garage door, and it rotates you around
15 until you let go. Then you just drive on in. Same
16 when you drive out, you reverse onto it, you click
17 the clicker, and you spin around and you drive right
18 in. So, it's been done before in Hoboken
19 effectively. Again, not all of the cars will need
20 it, but these two spaces where you have to pull in,
21 they find it useful to have the turning carousel.

22 MR. MATULE: While you're on that
23 page, there is access for a handicapped accessible
24 parking in that?

25 MR. MELIA: Yes, this one here. It's

1 required to be the closest one to the elevator.
2 It's required to be eight-foot wide by 18-feet in
3 size with eight-foot clearance adjacent to it.
4 Slightly more than that, I'm not clear, but we also
5 meet the height requirement as one of the comments
6 and it's adjusted on the elevations; eight feet and
7 two-inches is required for a handicap van. We have
8 nine-feet at our entry. So we do meet the height
9 requirements.

10 Lastly, the elevations, there's a note
11 about the van clearance. There's the three-foot by
12 nine-foot canopy over the entry. It's primarily a
13 brick clad building, almost one hundred percent.
14 Hoboken required 75 percent in these areas. That's
15 something that's in lined with the Hoboken
16 aesthetic. I have another exhibit here. It's just
17 a computer rendering to give you a better sense of
18 what it looks like. This is 1st Street, the
19 one-story car service building is right here. What
20 you can see, it's primarily brick in nature. All
21 monochromatic, very simple, with a lot of glazing
22 and street trees. Here's the retail space here with
23 the ramp. You get up to the roof, you have the roof
24 rail, so we can maintain the building all the way to
25 the edge.

1 CHAIRMAN CHOFFO: It's a nice looking
2 building.

3 MR. MELIA: Thank you.

4 CHAIRMAN CHOFFO: Questions?

5 COMMISSIONER MALAVASI: The garage
6 door is high enough for a van?

7 MR. MELIA: It's nine-feet;
8 eight-foot-two is required.

9 COMMISSIONER MALAVASI: There's been
10 a recent case where the van access space was inside
11 but it was not built high enough to accommodate the
12 van. I just wanted to make sure so. The other
13 issue is the two roads, that it fronts on two County
14 roads, and you had the conversation and made the
15 acknowledgment you're going to pave 1st Street curb
16 to curb. We'll coordinate with them during
17 construction. If we're first, we may not even mill
18 and pave the road in front of the property, because
19 you're going to mill and pave anyway.

20 MR. MELIA: Yes.

21 COMMISSIONER MALAVASI: So we may
22 not. We may stop short, but we'll decide that when
23 we get closer. Between your progress and my
24 progress, we'll make that decision as we go forward,
25 but if you know, if you're six months behind and I'm

1 mill and paving, you'll mill and pave again, that's
2 another discussion. So if you're close behind,
3 maybe we'll just stop short and then let you mill
4 and pave. We'll be able to tell that when we're
5 closer, but those are really my only comments.

6 CHAIRMAN CHOFFO: Do the
7 Commissioners have any questions?

8 COMMISSIONER MEHTA: I have one
9 question that, other than that the only balcony, and
10 you can see in this picture being the balcony, that
11 balcony is not in the right-of-way, right?

12 MR. MELIA: The canopy is the only
13 encroachment. The terraces are on top of the
14 building. The balconies are set in further. So,
15 there's no -- there's no balcony encroachment the
16 right-of-way.

17 CHAIRMAN CHOFFO: So the encroachment
18 would be from the canopy?

19 MR. MELIA: Yes.

20 MS. GIARRANTANA: Can I just mention
21 that the Planning staff accepts the cost estimates
22 for the shade tree, and as was mentioned, they'll
23 actually do more than two green techniques.

24 CHAIRMAN CHOFFO: Mr. Cray?

25 MR. CRAY: Thank you, Mr. Chairman.

1 Before I cover my letter, there was one comment
2 about the street trees being three-side street tree
3 grades, and I am referring to the adjustment of
4 planning just to make sure that they find it
5 acceptable. Was that a function of City or was that
6 a design preference?

7 MR. MELIA: The City preferred the
8 three-sided treatment.

9 MR. CRAY: I just didn't want it to
10 come to a surprise during construction. So I wanted
11 to make sure that that was satisfactory. So I don't
12 have any issue with it because of the extra width of
13 the sidewalk that they are providing. This
14 applicant to the review committee twice. So they
15 have already addressed almost all of the comments
16 that we had before, and they recognize the need to
17 mill and pave the entire 1st Street so that effects
18 the function of the traffic on the left once it's
19 paved. We have already discussed it. So all of the
20 important stuff has been addressed, and there's
21 maybe just a couple of minor things that we can
22 coordinate, which typically in those cases are
23 coordinated with the Commissioners' approval. So I
24 have no additional comments or concerns, Mr.
25 Chairman.

1 CHAIRMAN CHOFFO: Thank you, Mr.

2 Cray. Do I have a motion to approve, to accept?

3 MS. GIARRANTANA: On a motion made by
4 Commissioner Lugo, and seconded by Commissioner
5 Mehta.

6 Commissioner Bettinger.

7 COMMISSIONER BETTINGER: Aye.

8 MS. GIARRANTANA: Commissioner
9 Hernandez.

10 COMMISSIONER HERNANDEZ: Aye.

11 MS. GIARRANTANA: Commissioner Lugo.

12 COMMISSIONER LUGO: Aye.

13 MS. GIARRANTANA: Commissioner
14 Malavasi.

15 COMMISSIONER MALAVASI: Aye.

16 MS. GIARRANTANA: Commissioner Mehta.

17 COMMISSIONER MEHTA: Aye.

18 MS. GIARRANTANA: Commissioner NG.

19 COMMISSIONER NG: Aye.

20 MS. GIARRANTANA: Chairman Choffo.

21 CHAIRMAN CHOFFO: I vote Aye. Good
22 luck.

23 MR. MATULE: Thank you.

24 MS. GIARRANTANA: The next item on
25 the agenda is application 2019-49-SP. The applicant

1 Walfam Property Associates, LLC at 2700 Secaucus
2 Road, Block 449, Lot 3.02 in North Bergen. The
3 application is to construct a curb cut along
4 Secaucus Road.

5 MS. GALLARDO: Hi, good evening. My
6 name is Aiyana Gallardo of Waiters, McPherson &
7 McNeill. I'm here on behalf of the applicant,
8 Walfam Property Associates, LLC. As indicated, the
9 property is 2700 Secaucus Road in North Bergen,
10 Block 449, Lot 3.02. With me is Jeff Morris, of
11 Boswell Engineering. He will further go into the
12 application. I'll give you a quick overview.

13 The client -- my clients, the applicant,
14 received a notification of violation from the County
15 on March 8th of 2019. As a result of the notice of
16 violation, we filed this application for a curb cut
17 to cure the violation. We were storing cars on the
18 property and jumping the curb. We are proposing two
19 40-foot curb-cuts on Secaucus Road. The property is
20 blocked off from any other access points, as there
21 are tenants in the back who will not allow access to
22 16th Street on either side of the property. They
23 are not related entities.

24 Walfam Property Associates is the property
25 owner, but a related entity is National Retail

1 System, which is the trucking company, they have a
2 new customer that would like to put in a use for
3 this property and have secured location to store
4 their goods and will be brought in by truck and
5 trailer. I'll turn it over to Jeff.

6 (The witness is sworn.)

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

9 MR. MORRIS: Jeffrey Morris.
10 M-O-R-R-I-S; with Boswell Engineering. 300 Phillips
11 Avenue, South Hackensack.

12 MR. CURLEY: Thank you.

13 MS. GALLARDO: Jeff, do you want to
14 give them your qualifications?

15 MR. MORRIS: Yes. Briefly, I have
16 been doing this for 39 years. I have testified in
17 front of most of the land used boards in Northern
18 New Jersey as well as the superior courts. I'm a
19 licensed professional engineer, a professional land
20 surveyor, and a professional planner in the State of
21 New Jersey.

22 MS. GALLARDO: I think you're
23 qualified as an expert in engineering.

24 MR. MORRIS: The first rule, what
25 Aiyana said was correct. National Retail Systems

1 operates off of Secaucus Road and 16th Street in
2 North Bergen. What you see in the green -- the
3 bluish green, is their operational facility. They
4 also have something on the other side of Secaucus
5 Road that is strictly trailer storage. This area
6 right in here, they got a request to -- well, it was
7 underutilized, and they got a request for an
8 isolated secure area for one of their customers and
9 it was -- since it was underutilized by NRS, it's
10 isolated and secure. It has appropriate marriage
11 between the two.

12 Unfortunately, it also needs access to
13 Secaucus Road. So what we're proposing is a
14 combination entrance exit on Secaucus Road, two
15 40-foot curb-cuts. We're asking for two because
16 there is a catch basin in the middle. It's
17 interesting that catch basin has a curb, you saw it,
18 it's only about two to three inches high. It has
19 historically been used mostly as a driveway. It was
20 recently closed in by the County out towards reusing
21 it.

22 CHAIRMAN CHOFFO: I'm sorry. By
23 trucks or cars?

24 MR. MORRIS: Primarily trucks. What
25 would -- what had happened was there were -- this

1 leads into a car storage. It has a car storage
2 facility. That is not going to happen. This is
3 strictly tractor trailers. They have a tenant who
4 -- not a tenant, I'm sorry. It's not a tenant, it's
5 a customer, who has requested that NRS Transport
6 specialized equipment to and from New York City.
7 It's approximately eight trucks per -- each morning,
8 eight trucks each afternoon, but they'll be storing
9 80 trucks on the -- 80 trailers on the facility.

10 Let me just get back to this. When we
11 went to engineering, they requested that we do some
12 maneuvers to show how trucks would enter and exit
13 the site. These are the left-turning trucks turning
14 left going southbound on Secaucus Road or eastbound
15 on Secaucus Road, however you want to paraphrase it,
16 making it into the site. Also, a truck leaving the
17 site making a left turn and going southbound on
18 Secaucus Road.

19 We also want to show how trucks may be --
20 how they'll go on the site, because it's vitally
21 important that no truck stops or backs up onto
22 Secaucus Road. So there are a number of scenarios
23 of trucks coming onto this site and coming in and
24 loading and dropping off the trailers, and then
25 coming back out without crossing the double yellow

1 line in any manner. The same if they are bringing a
2 load over to this section. They are coming here
3 back in. The third scenario is loading along here.
4 The truck will come in back and come out this way.
5 So all our scenarios are total maneuvering on the
6 site.

7 The only additional thing I'd like to add
8 is this site will not be connected to the rest of
9 the NRS Facility. There's an emergency gate located
10 on the -- I'd say it's called the northeast corner
11 of the site, and it's just for emergency access in
12 case there's something wrong with Secaucus Road, or
13 there's something wrong with 16th Street. The
14 tenant on Lot 7 will not grant any access -- daily
15 access across their lot for his security purposes.
16 So that's why we need the access onto Secaucus Road.
17 That's about it, unless you have any questions.

18 CHAIRMAN CHOFFO: Is that access
19 accessible for a firetruck if there's a fire in
20 there?

21 MR. MORRIS: Yes. Yes.

22 CHAIRMAN CHOFFO: I had one other
23 question also. So the curb cut, there's no
24 separation between the in and out?

25 MR. MORRIS: There is a separation

1 between that because of the catch basin.

2 CHAIRMAN CHOFFO: But are the trucks
3 going to go over that catch basin and then manage
4 it?

5 MR. MORRIS: Well, it -- we are
6 actually going to have that going in. They have the
7 ability to -- the reason for the purpose if they
8 have the ability to miss it. It'll be delineated.

9 CHAIRMAN CHOFFO: In other words to
10 drive over it?

11 MR. MORRIS: No, they won't be
12 driving over it. When I say delineated, it will
13 stay raised and it will be a bowl-type curb with the
14 cuts on either side of it. It'll be like a curve
15 out.

16 COMMISSIONER MALAVASI: The curb-cut,
17 yeah, we're fine, and we know he's using the
18 driveway and any damage we observe, we know who's
19 causing. So we'll know where to go.

20 MR. MORRIS: I'm sure you know where
21 we live. Do you have any other?

22 COMMISSIONER MALAVASI: A couple, a
23 couple of things I had. Unless I'm really mistaken,
24 I don't recall the representation made at the
25 Subdivision Site Planning Committee that this was

1 for emergency access only now, and that's not what
2 I'm hearing tonight. If I'm hearing a different
3 story than what I heard two weeks ago, so I just
4 want to make that clear, that that's not what --
5 that's not what I heard.

6 MS. GALLARDO: We did submit,
7 following the Committee hearing, we submitted a
8 follow-up supplemental letter.

9 COMMISSIONER MALAVASI: Well, I
10 questioned that when I corresponded with the
11 Planning Department. I raised that question with
12 them that unless I was mistaken, that that was what
13 was represented. I just want to make that clear,
14 that's not what we heard.

15 My other concern, you know, and I ask for
16 the curb-cut plates, and that's great, and
17 understanding this is a site plan issue, not really
18 under the jurisdiction of the Board, first of all,
19 can I assume that the Sports and Exhibition
20 Commission has approved this use?

21 MR. MORRIS: It's pending. We have
22 an application in with them. It's not a change of
23 tenancy. It's a continuation of the existing use,
24 but the fact we are using a different exit and an
25 entrance, we're going back to the Sports and

1 Exhibition Commission.

2 COMMISSIONER MALAVASI: Let's get
3 that approval. My concern is how will those stalls
4 or spaces be delineated because knowing what happens
5 on these types of sites, trucks get parked
6 everywhere and the next thing you know, the guys
7 can't turn around, and they are backing out onto
8 Secaucus Road. So is there any provision on-site to
9 delineate where the limits of the truck parking
10 should be so that you're owner and tenant is a good
11 neighbor and does the right thing on the site, and
12 doesn't have things strewn all over the place?

13 MR. MORRIS: If you look at the
14 history of the rest of the site, it's strictly
15 because NRS operates and it's not a dead end carrier
16 operating. They have strict performance standards
17 for their drivers. This is if you go visit, it's a
18 gigantic site, the NRS site, and it's primarily
19 everything is kept orderly and in their right
20 places.

21 Excuse me?

22 CHAIRMAN CHOFFO: It's all
23 18-wheelers?

24 MR. MORRIS: It's all 18-wheelers,
25 53-foot tractor trailers, this site. They have --

1 they range between 30-foot and 53-foot trailers.

2 COMMISSIONER MEHTA: I just wondered
3 how far it is from that newly -- that FedEx traffic
4 light?

5 MR. MORRIS: It's about 400-feet west
6 of the FedEx traffic light. There's another
7 entrance between this and the FedEx light.

8 COMMISSIONER MALAVASI: Yes, those
9 are my concerns, just making sure that trucks can
10 turn around on the site and wouldn't be backing out
11 onto Secaucus Road, pulling in and then backing up.
12 That was my major concern.

13 CHAIRMAN CHOFFO: For testimony
14 purposes, you're saying that they won't be backing
15 out on Secaucus Road?

16 MR. MORRIS: No, absolutely not.

17 CHAIRMAN CHOFFO: I just wanted that
18 on the record.

19 MR. MORRIS: Drive down Secaucus
20 Road, and you know you don't want it backed up onto
21 Secaucus Road.

22 MR. TRIDENTE: Mr. Chair, I have a
23 couple of questions. You stated that you're using
24 -- that most of the trucks will be a 53-foot
25 trailer, which could be a WB67 vehicle in there,

1 will you use WB50?

2 MR. MORRIS: We'll use WB50s. The
3 trailers on-site are 50-feet. We scheduled -- some
4 WB67 is with the full sleeper, full-level sleeper.
5 There NRS allows no sleeper trailers.

6 MR. TRIDENTE: They have outside
7 drivers that come in that do have sleepers on them?

8 MR. MORRIS: But these will not be
9 outside drivers. These will be NRS drivers.

10 MR. TRIDENTE: Is there a specific
11 contract with a specific vendor that only utilizes
12 that type of vehicle?

13 MR. MORRIS: Yes.

14 MR. TRIDENTE: And then another
15 question or issue, on the notice of violation the
16 applicant was issued a thousand dollar fine. Has
17 that been addressed?

18 MS. GALLARDO: That's been negotiated
19 and paid. I think I have the approval letter with
20 me, if you want to see it.

21 MR. TRIDENTE: Who did it go to?

22 MS. GALLARDO: It was another
23 attorney from the firm. Mr. Kavanagh, he did
24 receive it.

25 MR. TRIDENTE: Who would it be paid

1 to? I don't remember receiving it.

2 MS. GALLARDO: I don't know. I would
3 have to go through my file. I can do that for you,
4 if you want. If it wasn't received, my client has
5 said that any these fees or violations will be paid
6 following this proceeding.

7 MR. TRIDENTE: If I remember
8 correctly, Mr. Kavanagh stated that he would also
9 address repairing the fire hydrant that got knocked
10 over?

11 MS. GALLARDO: Yes. That is the fee
12 that I'm actually referring to. There's been
13 discussions about how much that fee was, and they
14 were just waiting for a final response as to how
15 much the fee was and then they will pay for it.

16 MR. TRIDENTE: That has been
17 negotiated with the fire department?

18 MS. GALLARDO: I thought there was a
19 separate -- and I could be wrong, because Mr.
20 Kavanagh was handling it, but I thought there was a
21 separate fee for just the notice of violation and
22 one fee for the fire hydrant, and I believe the fee
23 for the notice of violation was paid, but the fire
24 hydrant was not.

25 MR. TRIDENTE: Okay. So we need a

1 clarification on where that check went and who it
2 was made out to, and then we'll also need
3 verification on who is going to repair the fire
4 hydrant and when it's going to be repaired.

5 MS. GALLARDO: I might just want to
6 discuss that directly to our finance department and
7 they might know --

8 MR. TRIDENTE: It may have been sent
9 and we were not notified, but --

10 MS. GALLARDO: But certainly I have a
11 copy of Mr. Kavanagh's letter. I just may not have
12 it with me. I can forward to you in the morning.

13 CHAIRMAN CHOFFO: Mr. Curley, the
14 approval would be contingent upon that?

15 MR. CURLEY: Yes, and obviously you
16 would have to come to a resolution by next week. At
17 that point, we should make sure that any fines were
18 paid.

19 MS. GALLARDO: That's fine. The
20 client is aware and he is willing to pay it.

21 CHAIRMAN CHOFFO: Any other
22 questions? Motions?

23 MS. GIARRANTANA: On a motion made by
24 Commissioner Mehta and seconded by Commissioner
25 Bettinger.

1 Commissioner Bettinger.

2 COMMISSIONER BETTINGER: Aye.

3 MS. GIARRANTANA: Commissioner
4 Hernandez.

5 COMMISSIONER HERNANDEZ: Aye.

6 MS. GIARRANTANA: Commissioner Lugo.

7 COMMISSIONER LUGO: Aye.

8 MS. GIARRANTANA: Commissioner
9 Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MS. GIARRANTANA: Commissioner Mehta.

12 COMMISSIONER MEHTA: Aye.

13 MS. GIARRANTANA: Commissioner NG.

14 COMMISSIONER NG: Aye.

15 MS. GIARRANTANA: Chairman Choffo.

16 CHAIRMAN CHOFFO: Aye.

17 MS. GIARRANTANA: The motion has
18 passed.

19 MR. MORRIS: Thank you.

20 MS. GIARRANTANA: The next item on
21 the agenda is old business. There is none, and for
22 new business, I just wanted to inform the Board that
23 we posted a public notice for public comment and
24 hearing for the JFK Corridor Study that we spoke
25 about at the last meeting, and our next meeting date

1 is September 20th -- August 20th, yes.

2 CHAIRMAN CHOFFO: Meeting adjourned.

3 Off the record.

4 (Whereupon the deposition is then
5 concluded at 7:53 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, July 16, 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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