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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 21, 2020
6:30 p.m.

V I A Z O O M:

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

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

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

1 MS. GIARRATANA: Okay. Chairwoman,
2 the meeting is recorded and all of the people in the
3 waiting room and have been -- have entered into the
4 meeting.

5 CHAIRWOMAN LUGO: Great. Thank you
6 so much. Good evening, everybody. I would like to
7 call the July 21st, 2020, Planning Board to order.
8 Has the meeting properly been advertised?

9 MS. BOGDANSKI: Yes, the meeting was
10 properly noticed in the Jersey Journal and the Star
11 Ledger. It was posted on the County Clerk's
12 bulletin board and both boards to the Board of
13 Freeholders. And the notice was given and testified
14 that this is a virtual meeting in accordance with
15 the public meetings act.

16 CHAIRWOMAN LUGO: Thank you. Can we
17 have a roll call, please?

18 MS. GIARRATANA: Yes. Sorry about
19 that. Commissioner Allen. Not present.
20 Commissioner Bettinger.

21 COMMISSIONER BETTINGER: Here.

22 MS. GIARRATANA: Commissioner Choffo.

23 COMMISSIONER CHOFFO: Here.

24 MS. GIARRATANA: Commissioner
25 Glembocki. Absent. Commissioner Jeter.

1 COMMISSIONER JETER: Here.

2 MS. GIARRATANA: Commissioner

3 Malavasi.

4 COMMISSIONER MALAVASI: Here.

5 MS. GIARRATANA: Commissioner Mehta.

6 COMMISSIONER MEHTA: Here.

7 MS. GIARRATANA: Commissioner Ng.

8 Absent. Commissioner Torres. Absent. Commissioner

9 Walker. Absent. Chairwoman Lugo.

10 CHAIRWOMAN LUGO: Here.

11 MS. GIARRATANA: Chairwoman, we have

12 a quorum.

13 CHAIRWOMAN LUGO: Can we please stand

14 for the flag salute?

15 (Flag salute.)

16 CHAIRWOMAN LUGO: Has everyone had

17 the opportunity to read the minutes from the last

18 meeting? If so, can I get a motion to approve them?

19 COMMISSIONER JETER: Approve.

20 COMMISSIONER MEHTA: Second.

21 MS. GIARRATANA: On the motion made

22 by Commissioner Jeter and seconded by Commissioner

23 Mehta. Commissioner Bettinger.

24 COMMISSIONER BETTINGER: I'll

25 abstain, because I was not present at the last

1 meeting.

2 MS. GIARRATANA: Okay. Thank you.

3 Commissioner Choffo.

4 COMMISSIONER CHOFFO: I did read
5 them. Is it okay if I vote on it?

6 MS. GIARRATANA: Yeah, of course.

7 COMMISSIONER CHOFFO: I vote aye. I
8 vote aye.

9 MS. GIARRATANA: Thank you.
10 Commissioner Jeter.

11 COMMISSIONER JETER: Aye.

12 MS. GIARRATANA: Commissioner
13 Malavasi.

14 COMMISSIONER MALAVASI: Aye.

15 MS. GIARRATANA: Commissioner Mehta.

16 COMMISSIONER MEHTA: Aye.

17 MS. GIARRATANA: Commissioner Lugo.

18 CHAIRWOMAN LUGO: Aye.

19 MS. GIARRATANA: Chairwoman, the
20 motion has passed. The next item on the agenda are
21 Matters Scheduled for Public Hearing. The first is
22 the Memorialization of Resolutions considered at the
23 previous meeting. Application 2020-O-15SP. It's
24 the Yassa Brothers Holdings, LLC, at 3411 Kennedy
25 Boulevard; Block 3402, Lot 9, in Jersey City.

1 Chairwoman, if I may, to clarify that the
2 Board who was present as a reminder, Commissioner
3 Jeter, Malavasi, Mehta, and Lugo.

4 COMMISSIONER MALAVASI: I'll make a
5 motion.

6 COMMISSIONER JETER: Second.

7 MS. GIARRATANA: On a motion made by
8 Commissioner Malavasi and seconded by Commissioner
9 Jeter. Commissioner Jeter.

10 COMMISSIONER JETER: Aye.

11 MS. GIARRATANA: Commissioner
12 Malavasi.

13 COMMISSIONER MALAVASI: Aye.

14 MS. GIARRATANA: Commissioner Mehta.

15 COMMISSIONER MEHTA: Aye.

16 MS. GIARRATANA: Chairwoman Lugo.

17 CHAIRWOMAN LUGO: Aye.

18 MS. GIARRATANA: The motion has
19 passed. The next application is 2020-0-21SP at --
20 this is with Sophia Priscilla Properties, LLC, at
21 3516 Kennedy Boulevard; Block 2105, Lot 1; in Jersey
22 City. Do I have a motion?

23 COMMISSIONER MALAVASI: I'll make a
24 motion.

25 COMMISSIONER MEHTA: Second.

1 MS. GIARRATANA: On a motion made by
2 Commissioner Mehta -- I'm sorry. Commissioner
3 Malavasi and seconded by Commissioner Mehta.
4 Commissioner Jeter?

5 COMMISSIONER JETER: Aye.

6 MS. GIARRATANA: Commissioner
7 Malavasi.

8 COMMISSIONER MALAVASI: Aye.

9 MS. GIARRATANA: Commissioner Mehta.

10 COMMISSIONER MEHTA: Aye.

11 MS. GIARRATANA: Chairwoman Lugo.

12 CHAIRWOMAN LUGO: Aye.

13 MS. GIARRATANA: The motion has
14 passed. The next item on the agenda are Site Plans,
15 Subdivisions, and Other Matters Scheduled for Public
16 Hearing. The first application is 2020-006-SP/SD,
17 Russo Development, LLC at 55 Passaic Avenue, Block
18 1, Block 5, 6.01, 6.02, 7, 8.01, 8.02, 9, 10, and 11
19 in Kearny. It's an application to construct a
20 mixed-use building and residential building
21 connected by a clubhouse with associated amenities.
22 I'll just refer to the project team or project
23 attorney to begin. You'll have to unmute yourself.

24 MR. MINKS: I thought I had. I
25 apologize. Thank you. Can you hear me now?

1 MS. GIARRATANA: Yes.

2 MR. MINKS: Great. Good evening,
3 everybody. Thank you all for accommodating us at
4 this crazy time. We've been able to do a few zoom
5 hearings already, so we're all getting used to the
6 situated way of doing things, but we truly
7 appreciate you allowing us into your homes and
8 coordinating this so that we can keep this matter
9 moving forward.

10 My name is Christopher Minks, general
11 counsel to Russo Development, one of the -- well,
12 the principal member of the developer, 55 Passaic
13 Urban Renewal, LLC. The applicants of this project,
14 I have with me on the call today, Douglas Bartels,
15 who is our chief engineer and Andy Joseph from
16 Dynamic Traffic who is our traffic engineer. I
17 don't necessarily envision giving principal traffic
18 testimony, but we asked Andy to join us this evening
19 just in case anyone had any questions specifically
20 traffic related, as he would be most appropriate to
21 answer those questions.

22 Douglas -- Doug Bartels, again is our
23 chief engineer. He'll take us through the site
24 plan, site -- the nature of the project as the clerk
25 -- your clerk indicated, this is a -- approximately

1 a 7.3-acre assemblage of multiple small lots. Some
2 of which were formerly owned by Norfolk Southern
3 Realty. Others were previously or currently owned
4 by some industrial establishments, principally the
5 American Strip Steel facility that operated on
6 Passaic Avenue in this corner of Kearny for many
7 years. We remain the contract purchaser of these
8 assembled portions of lots. And one of the critical
9 elements to our position and our closing on the
10 acquisition of the properties will be final site
11 plan approval from both the County and Kearny.

12 We started our local approval process. We
13 had our initial hearing before Kearny. It went
14 quite well. We have another follow-up, and
15 hopefully, our final hearing on August 5th before
16 the County Planning Board. Before I introduce --
17 before I ask Doug to be sworn in and testify, really
18 the principle testimony for this evening, one thing
19 that we did want to mention -- a couple things that
20 we wanted to remind you of, you may recall we were
21 before you for the two projects adjacent to this
22 property, one we called LOS, which is now a fully
23 occupied developed site, a multi-family site. The
24 other is called Vermella East, which is at 60
25 Passaic, really diagonally across the street from

1 this property. That is currently under construction
2 and nearing completion of construction.

3 As part of those applications, we
4 warranted certain roadway improvements to Passaic
5 Avenue. A lot of those improvements will continue,
6 and they will be part of our testimony tonight as we
7 move south on Passaic Avenue for this project. One
8 improvement that had been discussed previously with
9 the town and came up again, informational for this
10 Board to know is the potential for a traffic signal
11 to be located at the intersection of Marshall Street
12 and Passaic Avenue. At the time of our previous
13 projects, the warrants simply did not exist that
14 would justify the escalation of the traffic signal
15 here. Although, the town back then was eager to say
16 that, and they remain eager to see another traffic
17 mitigating device.

18 Today we have an updated traffic warrant
19 study that has been done relative to a signal at
20 that intersection, and we believe that with the
21 surrounding uses and with the anticipated
22 development of this project, that the warrants do
23 exist or will exist to justify a signal there, and
24 the town has again kind of redoubled their interest
25 in having that done. So that is something that

1 we're continuing to study and will be a continued
2 dialogue with the town and a dialogue that we're
3 engaging in with Hudson County.

4 So of course, upon the approval and
5 acceptance of that warrant study and the design of
6 the signal there by the County, it's our inclination
7 that that is going to be something -- will be an
8 additional traffic mitigating feature. Not only
9 that is applicable for this project, but also for
10 the entire area of that Passaic Avenue corridor. So
11 with that, I'd like to call Douglas Bartels to give
12 the principal civil testimony.

13 MS. BOGDANSKI: Okay. If you could
14 raise your right hand, please?

15 (The witness is sworn.)

16 MS. BOGDANSKI: Okay. And for the
17 record, if you could spell your first and last name,
18 and state your firm?

19 MR. BARTELS: Douglas Bartels.
20 B-A-R-T-E-L-S. I am a licensed civil engineer in
21 the State of New Jersey, and I am the in-house
22 engineer at Russo Development, I am the design
23 engineer on the -- the engineer of record on this
24 project.

25 MS. BOGDANSKI: We can go ahead and

1 qualify him for the Board. Thank you.

2 MR. MINKS: Doug, if you could give
3 the Board the benefit of your education and
4 experience, specifically culminating with your
5 current licensure as a civil engineer, and also your
6 experience before similar bodies, and in fact, this
7 Board on multiple prior occasions?

8 MR. BARTELS: Sure. I have a
9 bachelor's of science in civil engineering that I
10 received from NJIT in January of '98. I've been
11 working for the last 22 years in land development,
12 the last 12 years I've been at Russo Development in
13 my current capacity. For approximately nine years
14 prior to that, I was with the Birdsall Engineering
15 Group. I held engineering licenses in both New
16 Jersey, since '03, and New York in '09, and they are
17 both in good standing.

18 I have testified before the number of
19 Boards in a number of counties, including both the
20 project to the north here, which he mentioned
21 earlier as well, and the project on the opposite
22 side of the street, which I was also the engineer of
23 record on. I testified before Kearny and this Board
24 as well at that time. I've testified before Boards
25 in Union, Zoning Boards, and Planning Boards in a

1 number of other municipalities as well.

2 MR. MINKS: And your testimony was in
3 the capacity as a civil engineer, correct?

4 MR. BARTELS: That is correct.

5 MR. MINKS: I would offer Mr. Bartels
6 as an expert qualified in the area of civil
7 engineering?

8 CHAIRWOMAN LUGO: Yes, thank you.

9 MR. MINKS: All right. Doug, if you
10 could take the Board through the site plan?
11 Specifically, talking about the existing conditions,
12 the proposed improvements, and where relevant if you
13 would reference the geologic review and completeness
14 letter we received by the County Planner?

15 MR. BARTELS: Sure. So what I've put
16 up on the Board here -- or on my screen and shared
17 with you, is the existing conditions plan for the
18 Civil Site Plan Set, this is E-2 as submitted. And
19 this represents the existing conditions of the site,
20 which includes the various lots mentioned earlier
21 that total 7.3 acres.

22 The site is located at 55 Passaic Avenue,
23 which is also County Road 699. The property lies in
24 the Passaic Avenue Redevelopment Plan, the mixed-use
25 district for the Town of Kearny. The site is

1 surrounded to the west by the Passaic River. It
2 fronts on Passaic Avenue. The northerly end of the
3 site coincides with the intersection of Marshall
4 Street with Passaic Avenue. And approximate -- the
5 south end is approximately at the intersection of
6 Belgrove Drive. As mentioned earlier, to the north
7 is the developed and occupied multi-family
8 residential unit called Vermella West developed by
9 an associated entity, as well as the under
10 construction Vermella East on the east side of
11 Passaic Avenue. To the south, there is a small
12 retail building, which consists of a fish market and
13 florist. There are some additional commercial
14 sites to the southeast, including two gas stations
15 at the corner of Belgrove and Passaic Avenue.

16 The existing site is significantly
17 developed and has been completely developed over the
18 years. Historically, it was approximately a hundred
19 percent impervious coverage. At this point, it's
20 around 60 percent impervious. Most of the
21 impervious coverage is on the southerly 4.9 acres or
22 five acres. And then the northern portion has been
23 overgrown by successive growth. The site slopes
24 almost entirely, about 80 percent towards Passaic
25 River. The additional -- the other 20 percent

1 discharges sort of over land to Passaic Avenue
2 directly.

3 So now, I switched the board -- or the
4 screen to Sheet Z-3, which is the site plan. Again,
5 this is the same sheet as submitted with the
6 application. The proposal before the Board tonight
7 is a two multi-family residential buildings
8 connected by a clubhouse building with a retail
9 component at the southerly end. The project
10 proposed is a total of 289 dwelling units. Those
11 are separated into 62 studio units, 154 one-bedroom
12 units, 73 two-bedroom units, and then the retail
13 component is a 3,500 square-foot retail unit and a
14 7,100 square foot restaurant.

15 All building setbacks are in conformance
16 with the Kearny Redevelopment Plan, and the building
17 is proposed at a height of four feet -- I'm sorry,
18 four stories at 63 feet with some features extending
19 up to the 63. The building, more specifically as I
20 said, four stories is really ground floor parking
21 with three stories of residential above. The
22 parking in totality is 431 parking spaces where the
23 Kearny Redevelopment Plan requires 419. Those
24 spaces are provided as an open space, open area,
25 just south of the building, which will primarily be

1 used by the retail at least during the day. Parking
2 all underneath both buildings, which are generally
3 U-shape, as well as in the courtyard between the
4 U-shape on the west side of the building.

5 Between the two residential buildings, we
6 have a small sort of parking courtyard that will be
7 suitable for dropoffs and deliveries to the site, as
8 well as some respective tenant parking located in
9 between the buildings closer to Passaic Avenue.

10 Altogether, the spaces, there's 81 open spaces, 42
11 -- I'm sorry. No. I apologize. I said the wrong
12 section there. All spaces provided are 9-foot by
13 18-foot and 88 spaces are also provided in
14 conformance with those requirements.

15 Loading for move-ins will be all conducted
16 on-site and scheduled by the property maintenance,
17 property management staff, which also are an
18 affiliated company, so that is sort of within the
19 control of the developer as well. Trash and
20 recycling will be collected internally in the trash
21 rooms and stored on-site on the southerly end and
22 picked up by a private hauler.

23 The site can be accessed in basically two
24 -- three locations. There is a full access
25 signalized intersection at Belgrove on the south end

1 of the site, Belgrove and Passaic Avenue. This
2 fourth light doesn't exist today. That is currently
3 a three-way intersection, signalized intersection.
4 As part of this project, a fourth light will be
5 added as will be the fourth signal light. We are
6 providing a dedicated left-out and then a
7 through-right exit movement at that driveway, as
8 well as a full loop into the driveway.

9 We have access points in between the two
10 buildings. To the north end we have an entrance
11 into that courtyard area, and then on the south side
12 of the courtyard, we have a dedicated left and a
13 dedicated right-turn lane to exit the store. And
14 then finally the third access point is at the
15 intersection of Marshall Street, and this is really
16 a cross access situation where we were provided an
17 entrance in the northwest corner of the building
18 here that is accessed off of the drive from the
19 adjacent Vermella West project.

20 The prior development that was mentioned
21 earlier, Vermella East, as part of that, there is a
22 proposed dual access turn lane that will be striped
23 in the coming weeks actually along Passaic Avenue.
24 That will also provide a dedicated left-turn lane
25 coming north on Passaic Avenue. So those -- this

1 project doesn't propose any modifications to those.
2 Again, just the added fourth light to that
3 intersection.

4 The project proposes amenities within the
5 courtyard area in the middle. So this is a
6 single-story amenity building with a clubhouse --
7 I'm sorry. Amenity features, such as a club room,
8 fitness center, with outdoor amenities, including
9 grill areas, just general patios, patio space for
10 residents to enjoy the outdoors. There is a dog
11 run. It's a pet-friendly development so residents
12 can walk their dogs and let them out here on the
13 south end of the amenity space. And at the north
14 end of the amenity space, there is a pool proposed
15 for residents' use.

16 In addition, there is a ten-foot-wide
17 river walk proposed. This will continue. The river
18 walk was constructed as part of the Vermella West
19 project and will continue along the length of the
20 project, terminating at the south end of the site.
21 There is -- we're looking to extend that out towards
22 the rail line. That's a process that we're working
23 with Kearny and Norfolk Southern to acquire
24 additional properties that that river walk can
25 continue and make it out to Passaic Avenue near the

1 intersection of Johnson Street, which is just off
2 the page -- located just off the page, not part of
3 this application, but just something I wanted to
4 make known.

5 MR. MINKS: Doug, also not part of
6 this application, but certainly relevant to the
7 overall redevelopment of assessing the Passaic
8 Redevelopment Area in Kearny. This was kind of the
9 culmination of the vision of the Passaic Avenue
10 redevelopment, if you would. But off the page to
11 the left also is the former long since abandoned
12 Norfolk Southern Railroad Development.

13 There was, once upon a time, there was a
14 bridge that crossed over Passaic Avenue, and we are
15 actively working with the County, as well as
16 neighboring property owners, and Norfolk Southern,
17 and have already obtained access necessary and the
18 rights necessary to actually remove that abutment as
19 an effort to facilitate -- better facilitate the
20 County's road widening project that they are
21 undertaking along Passaic; is that correct?

22 MR. BARTELS: That is correct. And
23 the preclearing has already occurred to facilitate
24 that, the removal of that wall as well.

25 MR. MINKS: And we have a lot of

1 gratitude, not only for the county working with us
2 on that, but you know, it is our benefit to see that
3 county project move forward, but we've also had
4 great cooperation from Norfolk Southern in doing --
5 allowing us that early access while we negotiate the
6 opportunity to buy some more of those small lots
7 that are in that area to really complete this
8 redevelopment.

9 MR. BARTELS: Should I continue?

10 MR. MINKS: Sure.

11 MR. BARTELS: I'm going to switch now
12 to the next plan, which is the -- actually -- this
13 is the drainage plan for the property. The site, as
14 I mentioned earlier --

15 MR. MINKS: Doug, this is also -- the
16 sheet 4.1 from the site plan set that was submitted,
17 correct?

18 MR. BARTELS: That is correct. Sheet
19 4.1, the drainage plan, is part of the original
20 submission of documents. So as I mentioned earlier,
21 the photography is generally pitched out towards
22 Passaic Avenue with about 20 percent of the site
23 pointing out towards Passaic -- I'm sorry. 80
24 percent towards Passaic River, about 20 percent
25 towards Passaic Avenue. The -- under this scenario,

1 we'll be redirecting -- capturing and redirecting
2 between 70 and 80 percent of that runoff. Today, it
3 runs out to Passaic Avenue. We will be capturing
4 that, storing it, and discharging it through a
5 previously constructed discharge on -- located on
6 the LOS site just off the page here to the north.
7 It's actually shown in this inset down here at the
8 right, the pipe passes through to the other site and
9 connects to the existing discharge point through the
10 river.

11 With that, with the on-site system, we
12 will be installing a 50-percent manufacture
13 treatment device for removal of the solids, and
14 although reductions aren't required in this
15 situation, because it is a tidal area, we are
16 reducing the allied storms, the typical two, ten,
17 25, and 100-year storms, between 20 and 30 percent
18 of redevelopment conditions.

19 We are working -- again, this isn't so
20 strictly part of this application, but just to make
21 the Board aware, we are working with the town of
22 Kearny, actually this one aspect is part of this
23 application. At the southwest corner, you'll see a
24 -- what is an overflow structure with additional
25 large structure here with the pipe and a head wall

1 out to the Passaic River. The point of this is to
2 provide some overflow capacity to -- this is really
3 in an effort to improve the drainage situation and
4 the flooding -- occasional flooding that occurs at
5 the corner of Belgrove, and more specifically at the
6 corner of Johnson Street. Sorry that's where my
7 cursor is now, at the corner of Johnson Street.

8 This will provide basically a discharge
9 point to the river that is above the mean high water
10 line. So rather than water just continuing to build
11 up when the tide is up the river, this will allow
12 water to spill over onto this crossover structure
13 and start discharging into the river at a higher
14 elevation, free of the tidal water impasse.

15 MR. MINKS: And that benefits this
16 project, but it also is something that was actively
17 discussed and worked on with Neglia Engineering and
18 the Town of Kearny to benefit the -- what has been
19 experienced as some flooding issues at that Johnson
20 and Passaic intersection, correct?

21 MR. BARTELS: That is correct, yes.
22 Lighting is proposed on-site for all of the parking
23 areas, the amenity areas, with minimum light areas
24 (inaudible). All features will be LED fixtures.
25 Landscaping on-site will be -- you know, there will

1 be landscaping throughout the site, foundation
2 planting, trees, screen plantings. Most
3 importantly, along Passaic Avenue, we are proposing
4 the 15 required street trees, as well as additional
5 on-site landscaping to be provided in the right --
6 I'm sorry, not in the right-of-way, outside of the
7 right-of-way between the building and the sidewalk.

8 We did have to submit a design exception
9 for this project with relation to the placement of
10 the street trees. And this is consistent with what
11 was approved and installed both north of this site
12 and east of -- east of the site at the two projects
13 mentioned earlier. Specifically, here Kearny has a
14 requirement for a grass strip along the curb with a
15 sidewalk, and then ideally the street trees in their
16 requirements, and really the County's requirements
17 as well, the trees will be along the curb line.

18 With the overhead wires that are proposed
19 -- or that exist here, what we've proposed is the
20 strip along the curb being a little bit smaller,
21 which is consistent and ties in with the
22 developments over the existing sidewalks to the
23 north and south development. And then the sidewalk
24 behind that with the street trees just then behind
25 the sidewalk. This puts the street trees partially

1 on and partially -- or partially within and
2 partially just outside of the right-of-way. So the
3 design exception and the request here is that those
4 trees be accepted as qualifying as the street trees.
5 Given the situation with the utility lines and the
6 attempt or desire to keep the trees farther away
7 from those wires so they can grow more freely.

8 As Chris mentioned, the traffic signal at
9 Marshall Street that we're working with the town on.
10 And there is one other -- with regards to the
11 streetscape, this is something that we want to
12 discuss. This has not been submitted -- formally
13 submitted. I have had some discussions with the
14 Board Engineer and the planners with regard to this
15 exhibit that I have up before you. This is titled
16 Concept Sketch of Passaic Avenue for Passaic Avenue.
17 And this is showing development -- the building is
18 under development currently, Vermella East, as well
19 as the buildings proposed on the west side of
20 Passaic Avenue.

21 So the difference that we'd like to
22 propose here, so basically this would be something
23 we're proposing here at the bridge, and would then
24 like to carry it sort of over to the development on
25 the east side. This is something, as I said, was

1 not formally submitted to the Board and has not been
2 fully vetted by the planner and the engineers, so we
3 would look to work it out in the resolution of plans
4 with professionals from the County. But what we
5 would like to propose is a strip along the curb.
6 Rather than a grass strip, a 3-foot wide paver strip
7 of the herringbone. Herringbone -- I'm sorry, not
8 herringbone. Cobblestone pavers along the curb line
9 with the sidewalk behind and provide some
10 pedestrians to stay on, a 14-foot high LED lights
11 along the road there to enhance the pedestrian
12 experience walking along Passaic Avenue.

13 The intention here is that, you know, we
14 see this sort of as a gateway into Kearny and into
15 this area into town. And we wanted to kind of dress
16 it up with a little more enhanced streetscape
17 design. So we would propose to install the street
18 trees as I described along the backside of the
19 sidewalk, which is similar to what's being done on
20 the east side of Passaic Avenue. And then all
21 on-site landscaping beyond it would also be
22 installed. With the paver strip, we are proposing
23 some breakout points, that would be just to kind of
24 soften from the proposed impervious pavers and the
25 sidewalks, but it's low maintenance landscaping

1 called liriope, which is sort of like a very small
2 kind of grass -- decorative grass I would say, which
3 is tolerant and would perform well along the
4 roadside here. That's really everything that I have
5 under direct testimony. So I'll be able to answer
6 questions at this time. Unless, Chris, you want me
7 to add anything?

8 MR. MINKS: No, I think -- although I
9 missed about a minute and a half of your testimony
10 because my house lost all power and the generator
11 kicked on and then the -- I had to wait for the WiFi
12 to kick back on so.

13 MR. BARTELS: Hopefully that wasn't
14 everyone else too.

15 MR. MINKS: You should be good to go.
16 But no, Doug, I'm fine. If anyone on the Board has
17 any questions about Mr. Bartels testimony?

18 COMMISSIONER MALAVASI: Madam Chair,
19 a couple of questions?

20 CHAIRWOMAN LUGO: Go ahead.

21 COMMISSIONER MALAVASI: If you would
22 pull up the site plan? I'll kind of make my way
23 from the south to the north. Okay. So to confirm
24 some of your statements, yes, we've been working
25 about the north right-of-way and that's an ongoing

1 discussion, so we're -- I think we're on track with
2 that. The intersection of Belgrove, we have had
3 numerous meetings with your traffic engineer and
4 worked out paving plans for that signal. So
5 everything is being done -- is being done
6 appropriately timed and we've been working with you
7 guys. So we're happy with that.

8 Question for you. One of the questions
9 going to the main exit and the center entrance, can
10 you discuss a little bit more? Because I'm looking
11 at the site plan, and you've got three driveways
12 essentially to your site, and as you addressed, that
13 center driveway is also a question. Will anyone
14 that drives onto your site have full access all the
15 way across the site, or are there some restrictions
16 that the public maybe can't get into your building?

17 MR. BARTELS: So the middle driveway
18 is really set up as a one-way. So you have a
19 one-way entrance. You have an entrance only on the
20 north side of this little courtyard between the two
21 buildings, parking on the north side of that. Then
22 you can either enter underneath the building or you
23 can turn -- you can actually go straight and do sort
24 of the drop-off located there. You could come up
25 and make a left and go either right back out to

1 Passaic Avenue. Or you can make a left and continue
2 to go under this building. Either access the
3 parking to parking under the building or drive
4 straight through to the parking behind the building.
5 Then the southerly side of that driveway again is
6 really one-way. It's an exit only with the
7 dedicated left turn and right turn lanes right
8 there.

9 In terms of access and who can access, the
10 intention would be that the parking would be
11 accessible by the public for either -- probably not
12 anticipated that retail customers would use it.
13 However, for -- two reasons really. To allow access
14 to the traffic signal for a prospective tenant
15 entering this middle courtyard. And then also in
16 case, you know, traffic -- or parking wasn't
17 adequate. You know, if we were having an initial
18 lease -- lease-up event or just a good day at the
19 leasing office, you know, it's a potential that just
20 wouldn't be enough parking and people would need to
21 go inside. Particularly, if we had leasing agents
22 who were parked out there as well.

23 COMMISSIONER MALAVASI: Right.

24 MR. BARTELS: So access would be
25 provided through there. And again, if you were

1 entering let's say at the southwest end, that's a
2 point that would likely be gated for resident access
3 only here. But you could access all the way through
4 to the other side and then gain access to the
5 traffic signal at Bell Road.

6 COMMISSIONER MALAVASI: Going back to
7 the south and the drainage.

8 MR. BARTELS: Yes.

9 COMMISSIONER MALAVASI: You've been
10 working with Neglia and the town. And I would have
11 to imagine the Passaic Valley Sewer Authority about
12 that situation down there. Can you give me an order
13 of magnitude of the flooding there as to, you know,
14 what the benefit is? You know, is it -- you know,
15 an advanced storm three-feet, you're going to make
16 it two-feet? Can you give me the magnitude of the
17 benefit of what you're proposing?

18 MR. BARTELS: I would say yes and no.
19 I'm not positive that I can tell you the magnitude
20 of the depth that occurs there today. What the --
21 let me switch to the other sheet. What we're
22 proposing here is really to -- and actually, there
23 is another -- what we've discussed with the town has
24 actually occurred since the time of this submission,
25 so it's not reflected here on these plans, is -- so

1 I might as well get into it. Because this is
2 actually a bit -- a bigger improvement than what was
3 initially proposed. So just to highlight this a
4 little bit more specifically. There is an existing
5 60-inch pipe that comes down Belgrove and turns down
6 Passaic Ave and passes in through -- travels right
7 along the property line that's chartered down to the
8 river. There's also a 48-inch line that runs right
9 here. You can see the note, the 48-inch line should
10 be right here. This travels down Passaic Avenue and
11 actually bottlenecks with the 60-inch pipe and then
12 continues on in a 60-inch pipe.

13 So you have a 60-inch pipe and a 48-inch
14 pipe connecting out through a 60-inch pipe to the
15 river. So the change that's not actually presented
16 on this plan, which would be -- has been discussed
17 with Kearny and will be on a future submission that
18 the County will find a resolution of compliance on.
19 This pipe is actually going to continue to the east
20 and there will be a second connection pointed out --
21 just outside the right-of-way in this location,
22 where this 48-inch pipe, rather than bottlenecking
23 into the 60-inch pipe, will discharge directly to
24 that structure. So we're going to create basically
25 a parallel discharge that goes out to the river.

1 COMMISSIONER MALAVASI: So that
2 60-inch pipe is parallel?

3 MR. BARTELS: Correct. So that's
4 really -- you know, that was something -- we didn't
5 really pick up on initially when we were looking at
6 this and we were trying to come up with something
7 that would help the problem that Kearny had been
8 very vocal to us about the flooding at that
9 location. So you know, they were happy with what we
10 originally proposed, which is what you see on this
11 sheet. They were really happy when we picked up on
12 the bottlenecking and proposed this additional pipe
13 which is -- you know, again it's going to prevent
14 some of this backflow that's going to occur at this
15 point.

16 One of the other improvements that's shown
17 here is a checkmate valve, which is back at this
18 point. So any backup that occurs from the flow
19 coming down Belgrove or north on -- the north side
20 of Passaic Avenue, will not back up this way, you
21 know, to the south and compound with our flooding
22 problem that would occur there. So what's going to
23 develop -- what would develop in this location at
24 Johnson Street, really becomes a -- sort of a direct
25 runoff problem. So any runoff that's actually being

1 directed directly towards that intersection, that
2 would be let's say what would contribute to flooding
3 as opposed to all of this other drainage that's
4 coming from several other areas of the Town of
5 Kearny.

6 COMMISSIONER MALAVASI: Okay. And
7 the only other thing was Marshal Street. We
8 reviewed the -- your analysis today and we are --
9 we're in support of that signal there. Obviously,
10 we'll have to approve the design before it gets
11 constructed, since it's going to wind up being our
12 signal, but we're -- we looked at the warning and we
13 support that. So we're in favor of that.

14 MR. BARTELS: Kearny will be very
15 happy. And we're happy to do it too, I should say.

16 MR. MINKS: Yeah, if I wasn't clear
17 in my opening, we are amenable to that. It's just a
18 matter of your analysis, the town we know wants it,
19 so we are certainly amenable to installing it.

20 COMMISSIONER MALAVASI: That's it for
21 me.

22 MR. TRIDENTE: Madam Chair, I have a
23 question for Mr. Bartels.

24 CHAIRWOMAN LUGO: Go ahead.

25 MR. TRIDENTE: Mr. Bartels, could you

1 please go over the details of the riverwalk?

2 MR. BARTELS: So the riverwalk is a
3 -- it's actually a requirement as part of a
4 waterfront development project, which is where this
5 project falls under. So in addition to, you know,
6 the local Town of Kearny approvals, and the County
7 approvals, this applicant -- this project is also a
8 waterfront development needs a flood hazard area
9 permit. This riverwalk, I unfortunately don't have
10 a continuation here, but -- actually, you know what?
11 I turn to this sheet.

12 So this is the bottom of the drainage
13 plan, Sheet Z4.1 that I was discussing earlier. Off
14 to the north side here, this is the riverwalk that
15 was constructed previously with the Vermella West
16 project. It's also ten-feet wide, and it was
17 terminated at the limit of that site. Now that
18 we're developing this site, we will continue that
19 riverwalk along the extreme west edge of the
20 property. It will be a ten-foot wide concrete walk
21 with, you know, landscaping and some lighting
22 provided along the riverwalk as well. So residents
23 can, you know, enjoy walking along the river.

24 There will be -- the previous project
25 provided some public parking spaces located back by

1 the riverwalk for the general public that could
2 access this. They could also walk back to the
3 river. There's actually -- right here on this edge
4 of the screen on the north just off of the property,
5 you can see this is one access point. You can walk
6 down this sidewalk along the drive aisle and enter
7 upon the riverwalk. So that would be an access
8 point. For this project that we're proposing, is
9 down at the south end, if you come into the site
10 near the retail portion of the building, you can
11 enter upon the sidewalk that's out in front of that
12 retail and walk across to gain access to the
13 riverwalk.

14 As I mentioned earlier, we are working and
15 we're hoping to in the future to end the riverwalk
16 farther south to at least the rail -- the rail --
17 the old rail line and then bring it out through this
18 property here to Passaic Avenue. The lighting, if I
19 -- just to give you a sense of that. So there are
20 decorative fixtures. Again, this is the same
21 fixture. This is actually an image of the fixture
22 that was installed on the property to the north and
23 those fixtures would also line the riverwalk by
24 lighting for a nighttime stroll along the river.
25 Does that address --

1 MR. TRIDENTE: Mr. Bartels, it's been
2 a while since I reviewed an application that had a
3 riverfront walkway requirement. Does it also
4 include a 30-foot easement?

5 MR. BARTELS: It does, yes.

6 MR. TRIDENTE: And what -- how many
7 benches, trash receptacles, and lighting -- they are
8 not indicated on there. And in the past I've
9 noticed that some applicants have omitted some of
10 the amenities that are required. So if you could
11 just clarify how many benches, how many trash
12 receptacles, are along this walkway that are
13 required?

14 MR. BARTELS: Okay. So I actually
15 see that we are -- we do not have them shown here
16 proposed. I don't believe that there is a strict
17 requirement for a number, but looking at this, what
18 I would propose to come back in our resolution would
19 be to have probably four seating areas. One located
20 at the far south, far north, and then perhaps two in
21 the middle locations. And have trash receptacles at
22 each of those locations.

23 MR. TRIDENTE: And also, as far as
24 the parking spaces, are they dedicated parking
25 spaces that are -- that have signs on them that are

1 exclusive to the riverfront walkway? People that
2 are utilizing the walkway?

3 MR. BARTELS: They are signed spaces,
4 yes, that permit that -- I don't -- they are
5 dedicated to the extent that they wouldn't be
6 assigned to a resident. They are open parking
7 spaces that are available to the public. So that's
8 not to say that a resident -- you know, somebody in
9 -- somebody who drove into the site to go to the
10 restaurant let's say, could feasible park in that
11 parking --

12 MR. MINKS: We are getting some
13 feedback. They are parking common is what Doug is
14 saying. The parking would be first come first serve
15 essentially, but are available for use by visitors
16 to the riverwalk or visitors of the retail, but they
17 would not be rendered for the exclusive use of
18 tenants. The tenants would have their parking
19 elsewhere, more logically within the building
20 footprint whereas that parking that Doug is pointing
21 to on the south side open air lot really that
22 parking in a common field that would be more
23 available -- more usable and more accessible to the
24 public.

25 MR. BARTELS: And on the resolution

1 compliance, and we'll depict it on here, but in the
2 application to the DEP, there are four spaces
3 specifically signed as such in this location here
4 just south of the building.

5 MR. TRIDENTE: Thank you. No further
6 questions.

7 MR. BARTELS: Thank you.

8 COMMISSIONER MALAVASI: Madam Chair,
9 I have just a follow-up on this -- on this parking
10 lot and other areas, but I don't -- it doesn't look
11 like you've got a connection to the parking lot to
12 the walkway, which is great to dedicate more spaces.
13 I can't tell, is that access to the path here and
14 the other access to the path, are they handicap
15 accessible? I don't see a ramp there.

16 MR. BARTELS: It does show depressed
17 curb, but we'll make --

18 COMMISSIONER MEHTA: That's okay.
19 You just can't tell in this -- as long as there's a
20 depressed curb --

21 MR. BARTELS: Right. There is a
22 depressed curb shown here, but we will clarify that
23 and revise that.

24 COMMISSIONER MALAVASI: Okay. Just
25 the handicap parking, obviously I want to get to the

1 walkway. Thank you.

2 MR. BARTELS: Of course.

3 COMMISSIONER MEHTA: Madam Chair?

4 CHAIRWOMAN LUGO: Yes.

5 COMMISSIONER MEHTA: This is
6 Commissioner Mehta have a question regarding this
7 walkway. How much is above the flood zone and the
8 parking area, how much is allowed in the FEMA flood
9 zone here?

10 MR. BARTELS: The riverwalk itself is
11 not above the flood zone. It is -- it is that
12 elevation -- the parking lot is above the
13 floodplain. The entire building and parking area is
14 above the floodplain.

15 COMMISSIONER MEHTA: How much is in
16 the area of the flood zone?

17 MR. BARTELS: Well, the flood hazard
18 area is commonly referred to as a -- like a hundred
19 -- or 25 percent greater than the 100-year storm.

20 COMMISSIONER MEHTA: Okay.

21 MR. BARTELS: So the river walk is --
22 most of the riverwalk actually is above the
23 floodplain. The southern portions here, this is
24 elevation 12 and elevation 11, 10. So about the
25 northern half of the riverwalk is below the

1 floodplain. And the riverwalk on the neighboring
2 site is also below the floodplain. It's above the
3 ten-year storm, but it's below the FHA elevation.

4 COMMISSIONER MEHTA: Can you
5 differentiate between the walkway and the other
6 parking area? How much is about the parking area
7 and how is it different from the walkway?

8 MR. BARTELS: I'm not -- what biking
9 area? There's no bike --

10 COMMISSIONER MEHTA: Not a bike. The
11 walking.

12 MR. BARTELS: Okay. I'm sorry. So
13 the parking area is again all above the flood
14 elevation. It's elevation -- above elevation 11,
15 the low point in the parking lot and parking area
16 are at the flood hazard area elevation of 11. In
17 actuality, the project site is split between FHA
18 elevation of 11 and 10. Closer to the river it's
19 11, if you move away, it becomes 10.

20 But the entire site, other than connection
21 points to the road, are above -- including parking
22 areas, are above flood hazard elevations throughout
23 the site. And then -- so again, the lowest point on
24 the riverwalk is the northern end here, which is
25 around Elevation 8.

1 COMMISSIONER MEHTA: Okay. And this
2 -- the middle of the courtyard where you have a
3 parking area and you have the little common area,
4 the right turn and the left turn exit, are you going
5 to put a little stop sign there or a yield sign so
6 -- for those who are coming out?

7 MR. BARTELS: There -- yes, there are
8 stop signs shown -- at this point, you're saying?
9 At the road?

10 COMMISSIONER MEHTA: Yes.

11 MR. BARTELS: Yes, there are stop
12 signs shown.

13 COMMISSIONER MEHTA: And you
14 mentioned that once you enter the other side of the
15 -- the other side of the courtyard, you can go in
16 the parking area, and you can go from on one parking
17 area to the other parking area?

18 MR. BARTELS: Correct, yes.

19 COMMISSIONER MEHTA: And so are you
20 going to plan to get that area -- parking area for
21 the shopping area and guests, when they can be
22 having an issue with the parking, or they will just
23 direct parking for everybody?

24 MR. BARTELS: They manage parking a
25 little differently from site to site. The parking

1 on the south end of the building would really be the
2 parking that is intended to be used by the retail
3 users or retail tenants -- customers, I guess I
4 should say. That parking would then also be
5 available for residents, particularly for overnight
6 parking. The parking within the building is, you
7 know, really intended and designed to be used by the
8 residents. However, again it will be open and
9 available to prospective tenants who are coming in
10 for tours or to sign leases and so forth.

11 COMMISSIONER MEHTA: Yeah. I think
12 initially you mentioned that the business requires
13 something. You have a certain number of units you
14 have available. How many apartments total?

15 MR. BARTELS: It was -- I believe 431
16 and 419. Let me just double check. Yeah, so we
17 have 431 spaces and 419 are required.

18 COMMISSIONER MEHTA: Okay. Good
19 enough. Thank you.

20 MR. BARTELS: Thank you.

21 COMMISSIONER BETTINGER: Chairwoman?

22 CHAIRWOMAN LUGO: Yes.

23 COMMISSIONER BETTINGER: Yes, it's
24 Renee. Commissioner Bettinger. What is presently
25 on the property?

1 MR. BARTELS: We are -- one of the
2 uses is identified as the American Strip Steel
3 Building. And there is also an additional vacant
4 warehouse on-site.

5 MR. MINKS: Basically, light
6 industrial warehousing.

7 MR. BARTELS: Correct.

8 COMMISSIONER CHOFFO: Commissioner
9 Bettinger, this is Choffo. It's been a slighted
10 area for a long time. This is a major improvement.
11 So I'd like to commend Chris and Doug for bringing
12 this application to the table, because I know the
13 mayor -- Mayor Santos and Kearny Council are very
14 happy with this, and they do an excellent job of
15 developing. You can see the buildings that they put
16 up and the landscaping. It's extremely attractive.
17 So it's very nice. Good luck.

18 MR. MINKS: Thank you.

19 MR. BARTELS: Thank you very much.

20 CHAIRWOMAN LUGO: Thank you. Does
21 anyone else have some questions?

22 MR. CRAY: Madam Chair, this is Paul
23 Cray.

24 CHAIRWOMAN LUGO: Yes.

25 MR. CRAY: Do you want me to weigh in

1 on my review?

2 CHAIRWOMAN LUGO: Sure.

3 MR. CRAY: Thank you. As Board
4 engineer, I issued a letter dated May 15th of this
5 year. This is actually after the applicant
6 submitted and had come to the review committee. And
7 then since then, there's been some ongoing dialogue.
8 So most of the content of the letter is just stating
9 the facts of the items that needed to be addressed.

10 The applicant issued a letter dated July
11 16th, a point-by-point response letter to each item
12 that was outstanding. So the record already
13 reflects how things have been addressed and/or in
14 progress. For example, the fact that we've been
15 working together about a bridge abutment removal
16 south of the site that would facilitate the widening
17 of the road. And they are working on that and that
18 will -- is being coordinated with the contribution
19 for the Passaic Avenue Traffic Impact requirement
20 that they are aware of that's been done before on
21 other sites.

22 So we've had ongoing discussions about --
23 there's a contribution based on traffic numbers.
24 And there are some things that they are doing, which
25 works out better for the County to remove the

1 abutment. So that's been ongoing in a cooperative
2 manner and that's reflected in these two letters.
3 And the formality of that can be worked out with
4 commissioners approval, if the approval is granted.

5 The one item we had asked is to confirm
6 that they wouldn't be doing queuing from this center
7 driveway, and they'd have a traffic engineer look at
8 it. Any queuing, if the traffic signals are peaking
9 would be minimal, and if you're at that center area,
10 as Mr. Bartels has explained, they have options, it
11 wouldn't be a reason for significant backing up into
12 the site, because they'd have other directions to
13 go.

14 So I feel as if that review comment to --
15 I'm sorry, that has been satisfactorily addressed.
16 The other things in the letter are basically
17 covering down to construction details, which they've
18 agreed to do, like the utility restoration, the fact
19 that the road was recently paved, they have to file
20 the moratorium requirements, and they are aware of
21 that. We'll just make sure all of the details are
22 on the plan for the contracts. And that's actually
23 it. I mean, because the submission was pretty
24 complete and consistent with the other development
25 along Passaic Avenue. And the remaining items that

1 typically would be dealt with Commissioner approval.
2 They've already committed in writing to address
3 those. So I have no further questions or comments.

4 MR. MINKS: Thank you, Mr. Cray.

5 CHAIRWOMAN LUGO: Thank you. Anyone
6 else? Correct me if I'm wrong, I believe we have to
7 open up and ask questions to the public?

8 MS. GIARRATANA: Yes, we do.

9 CHAIRWOMAN LUGO: Okay. Are there
10 any other questions from the commissioners before I
11 open it to the public? Okay. And is there anyone
12 from the public on the phone or online that has any
13 questions? Okay.

14 COMMISSIONER CHOFFO: Madam Chair,
15 this is Commissioner Choffo. I would like to make a
16 motion to approve, if there's no other questions.

17 COMMISSIONER BETTINGER: I'll second
18 the motion. Commissioner Bettinger.

19 MS. GIARRATANA: On a motion made by
20 Commissioner Choffo and seconded by Commissioner
21 Bettinger. Commissioner Bettinger.

22 COMMISSIONER BETTINGER: I vote aye.

23 MS. GIARRATANA: Commissioner Choffo.

24 COMMISSIONER CHOFFO: I vote aye.

25 MS. GIARRATANA: Commissioner Jeter.

1 COMMISSIONER JETER: Aye.

2 MS. GIARRATANA: Commissioner

3 Malavasi.

4 COMMISSIONER MALAVASI: Aye.

5 MS. GIARRATANA: Commissioner Mehta.

6 COMMISSIONER MEHTA: Aye.

7 MS. GIARRATANA: Commissioner Lugo.

8 CHAIRWOMAN LUGO: Aye.

9 MS. GIARRATANA: The motion has
10 passed.

11 MR. MINKS: Thank you very much, all.
12 I hope everyone stays well. And again, thank you
13 very much for accommodating us.

14 MR. BARTELS: Thank you.

15 MS. GIARRATANA: Thank you.

16 CHAIRWOMAN LUGO: Good luck.

17 MS. GIARRATANA: The next item on the
18 agenda are applications to be Administratively
19 Approved. There is just one. That's application
20 2020-29-SD, Sims Development, LLC. At 1904 Kennedy
21 Boulevard, Block 25503, Lot 9, in Jersey City.
22 Subdivision not along a County road. I meant -- my
23 apologies. A subdivision application along a County
24 road.

25 COMMISSIONER MEHTA: Motion.

1 COMMISSIONER BETTINGER: Second.

2 MS. GIARRATANA: On a motion made by
3 Commissioner Mehta and seconded by Commissioner
4 Bettinger. Commissioner Bettinger.

5 COMMISSIONER BETTINGER: Aye.

6 MS. GIARRATANA: Commissioner Choffo.

7 COMMISSIONER CHOFFO: Aye.

8 MS. GIARRATANA: Commissioner Jeter.

9 COMMISSIONER JETER: Aye.

10 MS. GIARRATANA: Commissioner
11 Malavasi.

12 COMMISSIONER MALAVASI: Aye.

13 MS. GIARRATANA: Commissioner Mehta.

14 COMMISSIONER MEHTA: Aye.

15 MS. GIARRATANA: Commissioner Lugo.

16 CHAIRWOMAN LUGO: Aye.

17 MS. GIARRATANA: The motion has
18 passed. The next item on the agenda are
19 Applications to be Exempt. There is just one. It's
20 Application 2020-28-SD, Seaview Homes, LLC. This is
21 at 51 through 53 Seaview Avenue, Block 30104, Lot 4,
22 in Jersey City. This is a subdivision application
23 not along a County road. Do I have a motion?

24 COMMISSIONER BETTINGER: I'll make a
25 motion.

1 COMMISSIONER CHOFFO: I'll second it.

2 MS. GIARRATANA: On a motion made by
3 Commissioner Bettinger and seconded by Commissioner
4 Choffo. Commissioner Bettinger.

5 COMMISSIONER BETTINGER: Aye.

6 MS. GIARRATANA: Commissioner Choffo.

7 COMMISSIONER CHOFFO: Aye.

8 MS. GIARRATANA: Commissioner Jeter.

9 COMMISSIONER JETER: Aye.

10 MS. GIARRATANA: Commissioner
11 Malavasi.

12 COMMISSIONER MALAVASI: Aye.

13 MS. GIARRATANA: Commissioner Mehta.

14 COMMISSIONER MEHTA: Aye.

15 MS. GIARRATANA: Commissioner Lugo.

16 CHAIRWOMAN LUGO: Aye.

17 MS. GIARRATANA: The motion has
18 passed. The next item on the agenda are -- is old
19 business. There -- listed on the agenda, there is
20 no old business, but I'll just chime in and say that
21 the County map changes that the Board had previously
22 approved to be recommended to the Freeholders, that
23 was passed by the Freeholders to open it up to
24 public comments. So we -- that map is available for
25 public comment right now. I believe that's

1 (inaudible) with this agenda. And then the public
2 hearing for the county map then will be at the next
3 Freeholder meeting, which I believe is August 13th.

4 Okay. There is also new business. This
5 is an introduction of changes to the Hudson County
6 Land Development Regulations, specifically on the
7 green infrastructure. This is something internally
8 we had looked at, and also we heard back, but we
9 wanted to take a look at it again and see if it
10 needed to be refreshed based on these past few years
11 and if it's something we still wanted to do.

12 So Stephanie sends that around, and you'll
13 want to take a look at it, let us know if you have
14 any comments before the next meeting. You'll see
15 it's really a shift from the general green
16 techniques to more green infrastructure management,
17 while still kind of redirecting some of our Smart
18 growth techniques to different areas of the
19 application content. So like bike racks and
20 rechargeable vehicles. So it's just -- it's very --
21 it's just an update on, you know, what's in store
22 and changes from several years now.

23 CHAIRWOMAN LUGO: And we'll be
24 approving that next meeting, Fran?

25 MS. GIARRATANA: Yes, if we have

1 enough people to approve it.

2 CHAIRWOMAN LUGO: Okay.

3 MS. GIARRATANA: And our next meeting
4 date is August 18th at 6:30. It will be another
5 Zoom meeting. Whether or not we have potential
6 access to the Board room for a few Commissioners,
7 we're still not sure yet so. We'll just -- we'll
8 deal with that. It will be at least partially on
9 Zoom.

10 CHAIRWOMAN LUGO: Okay. All right.
11 Do I have a motion to adjourn?

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

14 COMMISSIONER MEHTA: Second.

15 CHAIRWOMAN LUGO: All in favor?
16 Thank you, guys.

17 (Whereupon the proceeding is then
18 concluded at 7:46 p.m.)

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

I, SHARI CATHEY, CCR, RPR, License No.
30XI00234700, and Notary Public of the State of New
Jersey, hereby certify that the proceedings herein
are from the notes taken by me of a Monthly Meeting
of the Hudson County Planning Board, held on
Tuesday, July 21, 2020; and that this is a correct
transcript of the same.



SHARI CATHEY, CCR, RPR

A NOTARY PUBLIC of the
State of New Jersey

I.D. No. 2283786

Commission Expires 2/4/22

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