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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 20, 2021
5:30 p.m.

V I A Z O O M:

SAMANTHA LUGO, Chairwoman
YRAIDA APONTE-LIPSKI, Commissioner
FRANCIS KENNY, 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
FRANCESCA GIARRATANA, PP, AICP, Secretary
MARCELLA TRAINA, Assistant Planner

1 CHAIRWOMAN LUGO: Welcome to the July
2 20, 2021 Hudson County Planning Board meeting. Has
3 the meeting been properly advertised?

4 MS. BOGDANSKI: Yes. The meeting was
5 properly noticed in the Jersey Journal and the Star
6 Ledger and the notice was also posted on County
7 Clerk's bulletin board and the Freeholders, and the
8 notices specified that this would be -- excuse me, a
9 virtual meeting in accordance with the Open Public
10 Meetings Act.

11 CHAIRWOMAN LUGO: Thank you. Can we
12 have a roll call, please?

13 MS. GIARRATANA: Yes. Commissioner
14 Allen, absent. Commissioner Aponte-Lipski.

15 COMMISSIONER APONTE-LIPSKI: Here.

16 MS. GIARRATANA: Commissioner Choffo,
17 absent. Commissioner Glembocki, absent.
18 Commissioner Jeter.

19 COMMISSIONER JETER: Present.

20 MS. GIARRATANA: Commissioner Kenny.

21 COMMISSIONER KENNY: Here.

22 MS. GIARRATANA: Commissioner
23 Malavasi.

24 COMMISSIONER MALAVASI: Here.

25 MS. GIARRATANA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Here.

2 MS. GIARRATANA: Commissioner Ng,
3 absent. Commissioner Rodriguez, absent.
4 Commissioner Walker, absent. Commissioner Lugo.

5 CHAIRWOMAN LUGO: Present.

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

8 CHAIRWOMAN LUGO: Thank you.
9 Can we please stand for the flag salute?

10 (Flag salute.)

11 CHAIRWOMAN LUGO: Have all of the
12 Commissioners had the opportunity to review our
13 minutes from the last meeting, and if so, can I have
14 a motion?

15 COMMISSIONER JETER: Motion.

16 COMMISSIONER MEHTA: Second.

17 MS. GIARRATANA: On a motion made by
18 Commissioner Jeter, and seconded by Commissioner
19 Mehta. Commissioner Aponte-Lipski.

20 COMMISSIONER APONTE-LIPSKI: Aye.

21 MS. GIARRATANA: Commissioner Jeter.

22 COMMISSIONER JETER: Aye.

23 MS. GIARRATANA: Commissioner Kenny.

24 COMMISSIONER KENNY: Aye.

25 MS. GIARRATANA: Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MS. GIARRATANA: Commissioner Mehta.

4 COMMISSIONER MEHTA: Aye.

5 MS. GIARRATANA: And Chairwoman Lugo.

6 CHAIRWOMAN LUGO: Aye.

7 MS. GIARRATANA: The motion has
8 passed. The minutes have been adopted. The next
9 item on the agenda are matters scheduled for public
10 hearing. And the first is the Resolution Considered
11 at Previous Meeting. Application 2021-010-SP, 338
12 Park Ave Corporation; 336-338 Park Avenue, Block
13 166, Lot 22; in Hoboken.

14 CHAIRWOMAN LUGO: Do I have a motion?

15 MS. GIARRATANA: On a motion made by
16 Commissioner Jeter, and second by Commissioner
17 Mehta.

18 Commissioner Aponte-Lipski.

19 COMMISSIONER APONTE-LIPSKI: Aye.

20 MS. GIARRATANA: Commissioner Jeter.

21 COMMISSIONER JETER: Aye.

22 MS. GIARRATANA: Commissioner Kenny.

23 COMMISSIONER KENNY: Aye.

24 MS. GIARRATANA: Commissioner

25 Malavasi.

1 COMMISSIONER MALAVASI: Aye.

2 MS. GIARRATANA: Commissioner Mehta.

3 COMMISSIONER MEHTA: Aye.

4 MS. GIARRATANA: And Chairwoman Lugo.

5 CHAIRWOMAN LUGO: Aye.

6 MS. GIARRATANA: The motion has
7 passed. The next item on agenda are applications to
8 be exempt. There are three of them. Application
9 2021-026-SP; Applicant, One Grove Property LLC.
10 It's at 221 Grove Street; Block 15906, Lot 1; in
11 Jersey City. A site plan application not along a
12 County road.

13 Application 2021-29-SP; Applicant, Madison
14 Street Capital 931, LLC; location is at 931 Madison
15 Street; Block 95, Lot 11, 12, 13, 14, 15, & 16.
16 That's in Hoboken. A site plan application not
17 along a County road.

18 Application 2021-31-SP; the applicant is
19 152 Stevens JC, LLC; at 152 Stevens Avenue; Block
20 26401, Lot 33; in Jersey City. A site plan
21 application not along a County road.

22 Do I have a motion?

23 COMMISSIONER JETER: Motion.

24 COMMISSIONER KENNY: Second.

25 MS. GIARRATANA: On a motion made by

1 Commissioner Jeter and seconded by Commissioner
2 Kenny.

3 Commissioner Aponte-Lipski.

4 COMMISSIONER APONTE-LIPSKI: Aye.

5 MS. GIARRATANA: Commissioner Jeter.

6 COMMISSIONER JETER: Aye.

7 MS. GIARRATANA: Commissioner Kenny.

8 COMMISSIONER KENNY: Aye.

9 MS. GIARRATANA: Commissioner
10 Malavasi.

11 COMMISSIONER MALAVASI: Aye.

12 MS. GIARRATANA: Commissioner Mehta.

13 COMMISSIONER MEHTA: Aye.

14 MS. GIARRATANA: And Chairwoman Lugo.

15 CHAIRWOMAN LUGO: Aye.

16 MS. GIARRATANA: The motion has
17 passed. The next item on agenda is old business.
18 There is none. And for new business is I believe
19 the introduction of changes to the Hudson County
20 Land Development Regulations establishing a
21 contribution funds for improvements along Schuyler
22 Avenue and Harrison Avenue. This will be for
23 introduction and adoption.

24 And just for a little background for the
25 Commissioners, our LDR gives us the power to collect

1 off-tract improvements needed for County roads.
2 We're carrying out the powers that are already
3 within our purview, however, with specific
4 contribution funding. It defines the area or sites
5 that would pay into it, and we're also coupled with
6 a very specific recommendations and cost estimates
7 from the County Engineer's office, in order to
8 mitigate traffic that will -- that will be created
9 from any new developments in the area, and it really
10 directs specifically to the Town of Kearny's
11 redevelopment plan. Schuyler has a redevelopment
12 plan, which includes some of Harrison Avenue as
13 well, which is why it will cover both.

14 And we have a specific formula, similar to
15 the one that we used for the Passaic Avenue
16 contribution fund. So basically we're taking the
17 total cost of the project that the County Engineer's
18 office came up which is about \$2.3 million, and from
19 there calculated the estimated additional hours of
20 traffic added from this new development divided by
21 the current traffic on Schuyler or Harrison Avenue
22 to get the percentage of what each specific
23 applicant will pay into the fund, their fair share
24 portion of the total project cost.

25 Does anyone have any questions about that?

1 MS. BOGDANSKI: Madam Chair, if I may
2 say something?

3 CHAIRWOMAN LUGO: Yes.

4 MS. BOGDANSKI: Yeah, I just wanted
5 to clarify a point that Francesca made. This is for
6 the applicant's pro rata share of these off-tract
7 improvement costs. That's what we're calculating.
8 We're not divvying up the entire cost. It's the pro
9 rata share of each application.

10 CHAIRWOMAN LUGO: I hear something.
11 I don't know if someone has a question or is saying
12 something. I can't hear them clearly. I just want
13 to understand. We're going to be asking for every
14 application or specific applications?

15 COMMISSIONER MALAVASI: Every
16 application on Schuyler and Harrison Improvement
17 Area redevelopment plan. It's similar to what we
18 did with respect to Passaic Avenue.

19 CHAIRWOMAN LUGO: Okay.

20 COMMISSIONER MALAVASI: Where if
21 there is a new development is going up on Passaic
22 Avenue, where the traffic is increased, that area
23 had all kinds of traffic problems, so we're getting
24 ahead of it. So we estimate the improvement will
25 include traffic signals, the traffic signal, some

1 new paving and sidewalks, that will accommodate the
2 increase in new traffic from the redevelopment.

3 Going forward, Schuyler and Harrison
4 already have a redevelopment plan from the Town of
5 Kearny, and the cars have to get to somewhere. So
6 like we did at Passaic Avenue, we were able to go
7 through the redevelopment plan, and so we're getting
8 ahead of it. We estimate the increase in traffic,
9 create the formula. and that formula will be based
10 on their pro rata share of the trip generation
11 estimates, and the trip generation will reference
12 that, so that everybody will pay a little bit
13 towards those improvements.

14 So we anticipate there will be increased
15 traffic from the development. We pay for those
16 improvements; and we'll put up a new signal as part
17 of the Harrison Avenue improvements.

18 CHAIRWOMAN LUGO: Okay. Anyone else
19 have any questions?

20 COMMISSIONER JETER: I have one
21 question. Is this for the whole Hudson County for
22 anybody, or a developer or whoever trying to build
23 if they come through us? It's not a tax but just
24 ask them for this contribution, anywhere in Hudson
25 County, or is it just Harrison in particular?

1 MS. GIARRATANA: Commissioner, it's
2 just this area that's in the town of Kearny for this
3 specific contribution for improvements.

4 COMMISSIONER JETER: I'm trying to
5 see the map. I'm trying to figure out where you are
6 on the map.

7 MS. GIARRATANA: So the -- yeah.
8 Here's Schuyler Avenue and Clark. Harrison is
9 somewhere in between there.

10 COMMISSIONER JETER: Is this close to
11 the old Dunkin Donuts up that way?

12 MS. GIARRATANA: I'm not sure where
13 that is.

14 COMMISSIONER MALAVASI: On Harrison.

15 COMMISSIONER JETER: Okay.

16 COMMISSIONER MALAVASI: That's in
17 that area.

18 COMMISSIONER JETER: Okay. I'm good.
19 I just wanted some clarity for myself. Thank you.

20 CHAIRWOMAN LUGO: Anybody else have
21 any other questions or comments?

22 MS. BOGDANSKI: Yes. I just want to
23 clarify that answer. It's only those applications
24 that will be affecting traffic on these roadways
25 that will have to pay a share of the cost because

1 it's -- those that they're increasing the traffic on
2 the roadway, then this is their share of the cost of
3 the improvements that they're necessitating to the
4 roadway. So anyone who is not connected to
5 increasing the traffic on that roadway does not have
6 to contribute to this fund.

7 COMMISSIONER JETER: Got it.

8 CHAIRWOMAN LUGO: All right.

9 COMMISSIONER MEHTA: Chairwoman.

10 CHAIRWOMAN LUGO: Yes.

11 COMMISSIONER MEHTA: Is this going to
12 be used for all improvements, or it will used for
13 road improvements, or it can be used for other
14 things?

15 MS. BOGDANSKI: It can only be used
16 for this defined road projects.

17 COMMISSIONER MEHTA: Okay. So the
18 road improvement?

19 MS. BOGDANSKI: Yes.

20 CHAIRWOMAN LUGO: Okay. Anyone else?

21 MS. BOGDANSKI: And, Chairman Mehta,
22 the resolution states that if for some reason the
23 project isn't undertaken in the amount of time, the
24 money will be refunded back to the applicant which
25 obviously we don't expect to happen, but it can only

1 be used for this project.

2 COMMISSIONER MEHTA: What is the time
3 limit?

4 MS. BOGDANSKI: Ten years.

5 COMMISSIONER MEHTA: Oh, ten years,
6 okay.

7 CHAIRWOMAN LUGO: Anyone else? Are
8 we going to approve this today, Fran?

9 MS. GIARRATANA: Yes. Yes, it's for
10 introduction and adopt it today.

11 CHAIRWOMAN LUGO: Do I have a motion?

12 COMMISSIONER JETER: Motion.

13 CHAIRWOMAN LUGO: I heard a second.

14 MS. GIARRATANA: On a motion made by
15 Commissioner Jeter and seconded by Commissioner
16 Malavasi.

17 Commissioner Aponte-Lipski.

18 COMMISSIONER APONTE-LIPSKI: Aye.

19 MS. GIARRATANA: Commissioner Jeter.

20 COMMISSIONER JETER: Aye.

21 MS. GIARRATANA: Commissioner Kenny.

22 COMMISSIONER KENNY: Aye.

23 MS. GIARRATANA: Commissioner
24 Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MS. GIARRATANA: Commissioner Mehta.

2 COMMISSIONER MEHTA: Aye.

3 MS. GIARRATANA: And Chairwoman Lugo.

4 CHAIRWOMAN LUGO: Aye.

5 MS. GIARRATANA: The motion has
6 passed. Thank you. And although -- the next
7 meeting is Tuesday, August 17th at 5:30. We will
8 also be hybrid with the County staff here and the
9 Commissioners attending virtually.

10 CHAIRWOMAN LUGO: Thank you so much.
11 Is there a motion to adjourn?

12 COMMISSIONER MEHTA: Adjourn.

13 COMMISSIONER JETER: Second.

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

16 (Whereupon the proceeding is then
17 concluded at 5:55 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 the Regular Meeting of the Hudson County Planning Board, held on Tuesday, July 20, 2021; 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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