HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF
OF THE :
HUDSON COUNTY PLANNING : PROCEEDINGS
BOARD :

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OPEN SESSION
Bergen Square Center
Floor 9A
830 Bergen Avenue
Jersey City, New Jersey
Tuesday, July 20, 2021
5:30 p.m.

VIA ZOOM:

Samantha Lugo, Chairwoman
Yraida Aponte-Lipski, Commissioner
Francis Kenny, Commissioner
Floyd Jeter, Commissioner
Thomas Malavasi, PE, Commissioner
Rushabh Mehta, Commissioner

ALSO PRESENT:
Jennifer Bogdanski, ESQ., Board Counsel
Francesca Giarratana, PP, AICP, Secretary
Marcella Traina, Assistant Planner
CHAIRWOMAN LUGO: Welcome to the July 20, 2021 Hudson County Planning Board meeting. Has the meeting been properly advertised?

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

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


COMMISSIONER APONTE-LIPSKI: Here.

MS. GIARRATANA: Commissioner Choffo, absent. Commissioner Glenbocki, absent.

Commissioner Jeter.

COMMISSIONER JETER: Present.

MS. GIARRATANA: Commissioner Kenny.

COMMISSIONER KENNY: Here.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Here.

MS. GIARRATANA: Commissioner Mehta.
COMMISSIONER MEHTA: Here.


CHAIRWOMAN LUGO: Present.

MS. GIARRATANA: Chairwoman, we have a quorum.

CHAIRWOMAN LUGO: Thank you.

Can we please stand for the flag salute?

(Flag salute.)

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

COMMISSIONER JETER: Motion.

COMMISSIONER MEHTA: Second.

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

COMMISSIONER APONTE-LIPSKI: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Kenny.

COMMISSIONER KENNY: Aye.

MS. GIARRATANA: Commissioner
Malavasi.

COMMISSIONER MALAVASI:  Aye.

MS. GIARRATANA:  Commissioner Mehta.

COMMISSIONER MEHTA:  Aye.

MS. GIARRATANA:  And Chairwoman Lugo.

CHAIRWOMAN LUGO:  Aye.

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

CHAIRWOMAN LUGO:  Do I have a motion?

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

Commissioner Aponte-Lipski.

COMMISSIONER APONTE-LIPSKI:  Aye.

MS. GIARRATANA:  Commissioner Jeter.

COMMISSIONER JETER:  Aye.

MS. GIARRATANA:  Commissioner Kenny.

COMMISSIONER KENNY:  Aye.

MS. GIARRATANA:  Commissioner Malavasi.
COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Mehta.

COMMISSIONER MEHTA: Aye.

MS. GIARRATANA: And Chairwoman Lugo.

CHAIRWOMAN LUGO: Aye.

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

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

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

Do I have a motion?

COMMISSIONER JETER: Motion.

COMMISSIONER KENNY: Second.

MS. GIARRATANA: On a motion made by
Commissioner Jeter and seconded by Commissioner Kenny.

Commissioner Aponte-Lipski.

COMMISSIONER APONTE-LIPSKI: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Kenny.

COMMISSIONER KENNY: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Mehta.

COMMISSIONER MEHTA: Aye.

MS. GIARRATANA: And Chairwoman Lugo.

CHAIRWOMAN LUGO: Aye.

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

And just for a little background for the Commissioners, our LDR gives us the power to collect
off-tract improvements needed for County roads. We're carrying out the powers that are already within our purview, however, with specific contribution funding. It defines the area or sites that would pay into it, and we're also coupled with a very specific recommendations and cost estimates from the County Engineer's office, in order to mitigate traffic that will -- that will be created from any new developments in the area, and it really directs specifically to the Town of Kearny's redevelopment plan. Schuyler has a redevelopment plan, which includes some of Harrison Avenue as well, which is why it will cover both.

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

Does anyone have any questions about that?
MS. BOGDANSKI: Madam Chair, if I may say something?

CHAIRWOMAN LUGO: Yes.

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

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

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

CHAIRWOMAN LUGO: Okay.

COMMISSIONER MALAVASI: Where if there is a new development is going up on Passaic Avenue, where the traffic is increased, that area had all kinds of traffic problems, so we're getting ahead of it. So we estimate the improvement will include traffic signals, the traffic signal, some
new paving and sidewalks, that will accommodate the increase in new traffic from the redevelopment.

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

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

CHAIRWOMAN LUGO: Okay. Anyone else have any questions?

COMMISSIONER JETER: I have one question. Is this for the whole Hudson County for anybody, or a developer or whoever trying to build if they come through us? It's not a tax but just ask them for this contribution, anywhere in Hudson County, or is it just Harrison in particular?
MS. GIARRATANA: Commissioner, it's just this area that's in the town of Kearny for this specific contribution for improvements.

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

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

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

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

COMMISSIONER MALAVASI: On Harrison.

COMMISSIONER JETER: Okay.

COMMISSIONER MALAVASI: That's in that area.

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

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

MS. BOGDANSKI: Yes. I just want to clarify that answer. It's only those applications that will be affecting traffic on these roadways that will have to pay a share of the cost because
it's -- those that they're increasing the traffic on the roadway, then this is their share of the cost of the improvements that they're necessitating to the roadway. So anyone who is not connected to increasing the traffic on that roadway does not have to contribute to this fund.

COMMISSIONER JETER: Got it.

CHAIRWOMAN LUGO: All right.

COMMISSIONER MEHTA: Chairwoman.

CHAIRWOMAN LUGO: Yes.

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

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

COMMISSIONER MEHTA: Okay. So the road improvement?

MS. BOGDANSKI: Yes.

CHAIRWOMAN LUGO: Okay. Anyone else?

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

    COMMISSIONER MEHTA: What is the time limit?

    MS. BOGDANSKI: Ten years.

    COMMISSIONER MEHTA: Oh, ten years, okay.

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

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

    CHAIRWOMAN LUGO: Do I have a motion?

    COMMISSIONER JETER: Motion.

    CHAIRWOMAN LUGO: I heard a second.

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

    COMMISSIONER APONTE-LIPSKI: Aye.

    MS. GIARRATANA: Commissioner Jeter.

    COMMISSIONER JETER: Aye.

    MS. GIARRATANA: Commissioner Kenny.

    COMMISSIONER KENNY: Aye.

    MS. GIARRATANA: Commissioner Malavasi.

    COMMISSIONER MALAVASI: Aye.
MS. GIARRATANA: Commissioner Mehta.
COMMISSIONER MEHTA: Aye.
MS. GIARRATANA: And Chairwoman Lugo.
CHAIRWOMAN LUGO: Aye.
MS. GIARRATANA: The motion has passed. Thank you. And although -- the next meeting is Tuesday, August 17th at 5:30. We will also be hybrid with the County staff here and the Commissioners attending virtually.
CHAIRWOMAN LUGO: Thank you so much.
Is there a motion to adjourn?
COMMISSIONER MEHTA: Adjourn.
COMMISSIONER JETER: Second.
CHAIRWOMAN LUGO: All in favor?
Thank you, guys. Thank you.
(Whereupon the proceeding is then concluded at 5:55 p.m.)
CERTIFICATION

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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