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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, June 18, 2019
6:30 p.m.

B E F O R E:

SAMANTHA LUGO, Chairman
RENEE BETTINGER, Commissioner
FLOYD JETER, Commissioner
JOSEPH GLEMBOCKI, PE, Commissioner
JOEL TORRES, Freeholder
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

1 CHAIRWOMAN LUGO: I want to call the
2 June 18, 2019 Hudson County Planning Board meeting
3 to order. Mr. Curley, has the meeting been properly
4 advertised?

5 MR. CURLEY: Yes. The meeting has
6 been properly advertised in accordance with the Open
7 Public Meetings Act. The date, time and place of
8 the meeting has been posted on our annual schedule.
9 In addition, the notice of the meeting has been
10 posted with the Hudson County Clerk and the Clerk of
11 Freeholders of Hudson County, and been sent to
12 newspaper in circulation for Hudson County.

13 CHAIRWOMAN LUGO: May I get a roll
14 call?

15 MS. GIARRATANA: Yes. Commissioner
16 Bettinger.

17 COMMISSIONER BETTINGER: Here.

18 MS. GIARRATANA: Commissioner Cryan,
19 absent. Commissioner Glembocki.

20 COMMISSIONER GLEMBOCKI: Here.

21 MS. GIARRATANA: Commissioner
22 Hernandez.

23 COMMISSIONER HERNANDEZ: Absent.

24 MS. GIARRATANA: Commissioner Jeter.

25 COMMISSIONER JETER: Here.

1 MS. GIARRATANA: Commissioner
2 Malavasi, absent. Commissioner Mehta, absent.
3 Commissioner Ng, absent. Commissioner Torres.

4 FREEHOLDER TORRES: Here.

5 MS. GIARRATANA: Commissioner Walker,
6 absent. Chairman Choffo, absent. And acting
7 Chairwoman Lugo.

8 CHAIRWOMAN LUGO: Here.

9 MS. GIARRATANA: Madam Chair, we have
10 a quorum.

11 CHAIRWOMAN LUGO: Please stand for
12 the flag salute.

13 (Flag Salute.)

14 CHAIRWOMAN LUGO: Have the
15 Commissioners had the opportunity to review the
16 minutes from the April 2019 meeting?

17 COMMISSIONER JETER: Yes.

18 CHAIRWOMAN LUGO: If so, can I get a
19 motion to approve?

20 MS. GIARRATANA: On a motion made by
21 Commissioner Torres. Seconded by Commissioner
22 Jeter. Commissioner Glembocki.

23 COMMISSIONER GLEMBOCKI: Yes.

24 MS. GIARRATANA: Commissioner Jeter.

25 COMMISSIONER JETER: Yes.

1 MS. GIARRATANA: Commissioner Torres.

2 FREEHOLDER TORRES: Yes.

3 MS. GIARRATANA: Commissioner
4 Bettinger.

5 COMMISSIONER BETTINGER: Aye.

6 MS. GIARRATANA: And Acting
7 Chairwoman Lugo.

8 CHAIRWOMAN LUGO: Aye.

9 MS. GIARRATANA: The motion has
10 passed, and the minutes from the April 16th meeting
11 have been adopted.

12 The next on the agenda are Matters
13 Scheduled for Public Hearing. First, we have the
14 adoption of changes to the Hudson County Planning
15 Board Bylaws. This update included, we are removing
16 the language that required to publish in the
17 newspaper ten days before the meeting. That was a
18 role that we really put upon ourselves. It's not
19 tied to any other legislation, so we decided remove
20 it, and the draft of those were sent back in April
21 as well as last week. We do have copy if anyone is
22 interested to see the exact language.
23 Unfortunately, we do not have a two-thirds majority
24 at this time.

25 MR. CURLEY: This is the

1 introduction. It will be adopted at the next
2 meeting.

3 MS. GIARRATANA: We did adopt it in
4 April. So we'll carry that until we have the
5 two-thirds majority.

6 CHAIRWOMAN LUGO: Do we need a motion
7 to carry?

8 MR. CURLEY: Sure, yeah, that would
9 be fine.

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

13 Commissioner Bettinger.

14 COMMISSIONER BETTINGER: Aye.

15 MS. GIARRATANA: Commissioner Jeter.

16 COMMISSIONER JETER: Yes.

17 MS. GIARRATANA: Commissioner
18 Glembocki.

19 COMMISSIONER GLEMBOCKI: Yes.

20 MS. GIARRATANA: Commissioner Torres.

21 FREEHOLDER TORRES: Yes.

22 MS. GIARRATANA: And Commissioner
23 Lugo.

24 CHAIRWOMAN LUGO: Aye.

25 MS. GIARRATANA: The motion to has

1 been approved to carry the bylaws for adoption to
2 the next meeting.

3 The next item on the agenda are the
4 Memorialization of Resolutions considered at the
5 last meeting. The first application is 2018-66-SP
6 George Pogatsias; 73 Irving Street, Block 805, Lot
7 1, in Jersey City.

8 On a motion made by Commissioner -- I need
9 to take one second to look at who present at the
10 meeting. So on a motion Commissioner Torres and
11 seconded by Commissioner Bettinger.

12 Commissioner Bettinger.

13 COMMISSIONER BETTINGER: Aye.

14 MS. GIARRATANA: Commissioner Torres.

15 FREEHOLDER TORRES: Yes.

16 MS. GIARRATANA: And Commissioner
17 Lugo.

18 CHAIRWOMAN LUGO: Aye.

19 MS. GIARRATANA: The motion has
20 passed. The next application is 2019-25-SP; Tops
21 Diner; 500 Passaic Avenue; Block 13, Lots 1, 2, and
22 22; in East Newark.

23 On a motion made by Commissioner Torres,
24 and seconded by Commissioner Lugo.

25 Commissioner Bettinger.

1 COMMISSIONER BETTINGER: Aye.

2 MS. GIARRATANA: Commissioner Torres.

3 FREEHOLDER TORRES: Yes.

4 MS. GIARRATANA: And Commissioner
5 Lugo.

6 CHAIRWOMAN LUGO: Aye.

7 MS. GIARRATANA: The motion has
8 passed. The memorialization resolutions can only be
9 voted on by Commissioners who were present for the
10 public hearing for that application.

11 The next item on the agenda are
12 applications to be exempt. There a quite a few.
13 I'll be running through all of them. The first is
14 2019-21-SP; the applicant is T-Mobile Northeast,
15 LLC; at 8114 5th Avenue; Block 378, Lot 15; in North
16 Bergen. It's a telecommunications application not
17 on a County road.

18 The next application is 2019-39-SP; the
19 Applicant, 351 Marin Boulevard; at 351 Luis Munoz
20 Marin Boulevard; Block 11508, Lot 3.01; Jersey
21 City. It's a site plan application not on a County
22 road.

23 The next application is 2019-40-SP;
24 T-Mobile Northeast, LLC; at 434-436 Avenue C; Block
25 225, Lot 48; in Bayonne, which is a

1 telecommunications application, not on a County
2 road.

3 The next is 2019-41-SD; the applicant is
4 Jersey City Redevelopment Agency; 52 Aetna Street;
5 Block 15801, Lots 3.01, 66, 73, 74, 75, 76, 77, 78,
6 79, 80; in Jersey City. It's a subdivision
7 application not on a County road.

8 Application 2019-42-SD; M-C Plaza II and
9 III, LLC, C/o Mack-Cali Realty; at 200-210 Hudson
10 Street, 1 Harborside Place, 3 Second Street; Block
11 11603, Lots 18, 19, 22; in Jersey City. It's a
12 subdivision application not on a County road.

13 Application 2019-43-SP; Stonefield
14 Engineering & Design; at 197 Avenue E Bayonne; Block
15 221, Lots 10, 11, 12; in Bayonne. It's a site plan
16 application not a County road.

17 Application 2019-44-SP Overlook, LLC; 32
18 Oakland Avenue; Block 8203, Lot 1.01 in Jersey City.
19 A site plan application not on a County road.

20 Application 2019-47-SP; The Trustees of
21 the Stevens Institute, at One Castle Point Terrace
22 Hoboken; Block 235, Lot 1; in Hoboken. A site plan
23 application not on County road.

24 Application 2019-50-SD; 177 Franklin
25 Street Associates, LLC; at 222-228 Tappan Street;

1 Block 269, Lots 5 & 6, and Block 252.01, Lot 10; in
2 Kearny. A subdivision application not on a County
3 road.

4 Application 2019-51-SD; Sky Developers New
5 Jersey, LLC; 79 Clerk Street; Block 23301, Lot 10;
6 in Jersey City. A subdivision application not on a
7 County road.

8 That's all. On a motion made by
9 Commissioner Bettinger. Seconded by Commissioner
10 Torres. Commissioner Bettinger.

11 COMMISSIONER BETTINGER: Aye.

12 MS. GIARRATANA: Commissioner Jeter.

13 COMMISSIONER JETER: Yes.

14 MS. GIARRATANA: Commissioner
15 Glembocki.

16 COMMISSIONER GLEMBOCKI: Yes.

17 MS. GIARRATANA: Commissioner Torres.

18 FREEHOLDER TORRES: Yes.

19 MS. GIARRATANA: Acting Chairwoman
20 Lugo.

21 CHAIRWOMAN LUGO: Aye.

22 MS. GIARRATANA: The motion has
23 passed. Next item on the agenda is old business.
24 We have none, and the following item is new
25 business, and we do have some new business. Kevin

1 Force, Principal Planner in our office, has just
2 distributed information on our JFK Boulevard Safety
3 Corridor Study, which has been a yearlong effort for
4 the Division of Planning, in coordination with the
5 office of the engineer, and he's going to come up
6 and say a few words about it, and put a memo
7 together of things that would be most relevant to
8 the Planning Board.

9 MR. FORCE: Good evening,
10 Commissioners. And I would like to present to you a
11 little bit of a review of the John F. Kennedy
12 Boulevard Safe Corridor Study which Francesca and I
13 have been managing for the past year. JFK Boulevard
14 is one of our main County roads, and the study is
15 regarding traffic safety, and traffic is one of the,
16 you know, issues that is ours to review, and I
17 wanted to present the study and make you aware of
18 the work that was done and what we intend to do.

19 So over the past year, we have been
20 working on the study in response to traffic
21 accidents on JFK Boulevard. We wanted to take a
22 comprehensive look at some of the issues that are
23 affecting the old plan and develop recommendations
24 for improvements. So through a subregional studies
25 grant from the North Jersey Transportation and

1 Planning Authority, we hire a consultant team to
2 conduct the study with us, and through the process
3 of data collection and analysis and observation and
4 input from the stakeholders and the general public,
5 we have identified traffic safety issues on JFK
6 Boulevard and found short and long-term
7 recommendations for the changes involved.

8 So as far as the study process, we've
9 collected over ten years of traffic accident data
10 and three years of police reports and analyzed them
11 to determine high accident locations along the
12 Boulevard and what are the causes of some of those
13 accidents. And for the purpose of this study,
14 because JFK Boulevard is a large road, we wanted to
15 give a little bit more focus as to select areas
16 which had the highest volume of accidents, both for
17 motor vehicle and pedestrians, and we selected four
18 areas of focus for the detailed study. Those are
19 outlined here in the memo. They are 25th Street
20 through 32nd Street in Bayonne, Gates Avenue to
21 Danforth Avenue in Union City, Hauge Street to 10th
22 Street, which passes through Jersey City, Union City
23 and North Bergen; and 37th to 43rd Street which is
24 shared between Union City and North Bergen.

25 We went with the project team as well as

1 municipal officials, law enforcement and other
2 stakeholders and community members that can conduct
3 walks of these areas that we focused on and do
4 in-person observations, and that helped us in
5 addition with the crash data that we collected to
6 inform some of our findings and determine what the
7 issues were for the corridors, and we also did an
8 extensive public outreach campaign, where we went to
9 different events throughout the County and spoke to
10 members of the public about their ideas and opinions
11 of John F. Kennedy Boulevard, and we also did an
12 online survey that generated over 775 responses.

13 So the general findings that we found out
14 existed throughout the corridor, included illegal
15 parking, intersections with obstructed pedestrian
16 visibility, pedestrians crossing at unmarked
17 locations, an excessive number of sideswipes and
18 crashes with parked vehicles, left turning crashes
19 and speeding and distracted driving. So we used all
20 of this, you know, data and our findings to create
21 some recommendations which could improve the safety.
22 We incorporated the data from the report to create a
23 report which outlines all of our findings and
24 recommendations.

25 So for each of the four areas of focus, we

1 did a concept design which includes the design
2 interventions and part of our recommendations, and
3 I've distributed copies of each of our four concept
4 designs to you. I do apologize for the small size
5 in the handout. It is difficult to read, however we
6 are going to be sharing a link to do the report
7 online, and you'll be able to zoom in and out with
8 it. But just to give you an idea of the design
9 interventions which were suggested, and this can
10 also be -- we tried to select areas for focus that
11 we thought were comparable to other similar areas of
12 the Boulevard, and we're hoping that the same ideas
13 can be implemented elsewhere depending on further
14 studies and coordination with the municipalities.

15 So some of the design interventions you'll
16 see are high visibility crosswalks, curb extensions,
17 lead pedestrian intervals, central medians and
18 dedicated turning lanes.

19 CHAIRWOMAN LUGO: Can I let the
20 record show that Commissioner Mehta has come in?
21 Thank you.

22 MR. FORCE: In addition to the
23 specific recommendations for these focus areas,
24 we've also outlined some overall recommendations,
25 which cover the entire corridor, and they fall into

1 three general categories, education, engineering and
2 enforcement. So part of the study, we realized the
3 connection to lands use and development and traffic.
4 As you know, more new developments are created, and
5 that does generate new roadway users, motor
6 vehicles, but also pedestrians, cyclists and transit
7 users, and depending on the conditions of the
8 roadway available to them, that determines how the
9 roadway users are split, and that affect the routes
10 taken.

11 So in order to take a look at the JFK
12 Boulevard comprehensively, I did some research on
13 the municipalities and different Planning Board
14 projects which we have heard located along the
15 Boulevard and compared with the existing zoning of
16 the municipalities. I also looked at redevelopment
17 areas, and looked at some of the trends that we see
18 in development and trying to reflect on how that may
19 affect traffic now and in the future and how it
20 relates to future safety along the Boulevard. So
21 it's going to be provided with the report and
22 appendix, and I provided a copy to have a look.

23 And what about the time line of the
24 project? We're nearing completion at this point.
25 I'm doing the final edits to the project, and I'm

1 hoping to submit the complete version to the NJTPA
2 at the end of this week, and upon approval of the
3 final report in July of 2019, it's going to be
4 available on the web site, and we'll also share a
5 link with you as well and, we're hoping to also use
6 the report to seek funding for future implementation
7 of things for projects along the Boulevard. So we
8 wanted to make you guys aware of some of the work
9 that we've done.

10 We do intend to once we have a final
11 version, we would like to present to it Board and
12 also ultimately adopted it as part of the
13 circulation element of the County's master plan.
14 And if you have any further questions or you would
15 like any information about the report, feel free to
16 contact me at any time.

17 COMMISSIONER BETTINGER: Madam
18 Chairwoman, I have a question. I'm just curious how
19 did you conduct a survey? How did the public know
20 to respond to it?

21 MR. FORCE: So we went to work at
22 events in person that we already had. We set up
23 tables where there was going to be a lot of foot
24 traffic, and we went to Movies in the Parks. We
25 went to other events, and people would come up to

1 us, and we already had the survey available at that
2 time so we would just run through it with iPads. We
3 had a handout that included links to the survey
4 online. We also published it on social media and on
5 the County's web site. So we tried to use different
6 approaches to make sure that as many people were
7 aware of it as possible. We also had officials from
8 the municipalities engaged in it through the entire
9 process, so we were able to share it with them as
10 well. It was sent out to community groups, and we
11 posted it on their web sites as well.

12 COMMISSIONER BETTINGER: You only had
13 775?

14 MR. FORCE: Well, we tried. It can
15 be, you know, difficult to sometimes get people
16 engaged. Comparatively from some studies, this one
17 was something that people were definitely interested
18 in, and at times, you know, it's hard to reach
19 people. But as soon as we started talking to
20 anybody about JFK Boulevard, they were so
21 interested. They have so many things that they
22 wanted to say about it, so at least to get it out
23 there and get them interested. We explained to
24 them, of course, the final report, we'll make it
25 publicly available, so they can look at it. It's

1 going to be an ongoing process to do further work on
2 the Boulevard.

3 COMMISSIONER BETTINGER: If I was
4 able do the survey I would have said driving along
5 the Boulevard, the lights are awful, like the
6 timing. That would have been a comment I would have
7 definitely made. You are driving in the Greenwood
8 section. It's one, and you stop one block, and then
9 you go to the next one. So it needs the timing.
10 It's definitely off.

11 COMMISSIONER GLEMBOCKI: That's a
12 part of that study, right? That was something that
13 the engineering department had looked at so we can
14 make changes.

15 MS. GIARRATANA: I don't want to
16 speak too much out of turn on that, but I think the
17 overall perspective on that is that that's on
18 purpose the timing of the lights to slow traffic
19 done, and it's only done in certain areas per the
20 request of officials representing the area. This is
21 just one topic that Tom does not supervise
22 selections of the patterns. I can defer to him more
23 for an explanation on that.

24 MR. FORCE: If you look at the full
25 report, there is a section in there about traffic

1 signalization, and it's a little more detailed, but
2 one of the recommendations is to at some point in
3 the future carry out a comprehensive traffic signal
4 timing study try to optimize it.

5 COMMISSIONER BETTINGER: Thank you.

6 COMMISSIONER MEHTA: You looked at
7 Union City and the North Bergen area, those, after I
8 think ten o'clock at night and twelve o'clock at
9 night, that timing, you cannot go more than two
10 blocks, and then you allow for traffic at night. I
11 understand, and I know even that you can take the
12 Journal Square area, and the Journal Square area,
13 how you can driving through the who City in 2020 or
14 2030, whatever. It is okay.

15 My point is that the area coming up, all
16 projects coming up in Hoboken and Jersey City, and
17 they're trying to do more and more bicycle lanes,
18 and bike share area where pedestrians go. Whether
19 that affects if you modify, you know, the traffic
20 pattern and the traffic light pattern, you can allow
21 for timing for the pedestrian to walk across the
22 street, so are you considering that factor?

23 MR. FORCE: Yes. I mean part of the
24 study is to increase safety for all users of the
25 roadway, not just motor vehicles, also pedestrians

1 and cyclists, so we looked at some specific issues
2 to pedestrians, and in some cases, we are
3 recommending signal timing for pedestrians, either
4 lead pedestrian intervals which allow pedestrians a
5 little bit more time to get into the intersection
6 before the signal will change for left-turning
7 traffic or dedicated pedestrian walk phases, which
8 allows just for pedestrians to walk without any
9 traffic. So it is something that we had looked at,
10 and you know, it's part of the efforts. It will be
11 part of the conversation.

12 MS. GIARRATANA: The lead pedestrian
13 intervals and actual phase will be on the Boulevard.
14 So it will be red light at all intersections for
15 cars, but that pedestrian light would turn on, and
16 you'll get ten extra seconds or eight extra seconds
17 for pedestrians to start going so that if any cars
18 are turning, and if you've ever been a pedestrian,
19 to walk at that time, it does make you feel a lot
20 safer, and it's something that the engineer is
21 looking at a other parts of the corridor as well.

22 COMMISSIONER MEHTA: I have another
23 question. I have tried to work with the local
24 police department in North Bergen and on 51st Street
25 and Kennedy Boulevard. Becomes like a between West

1 New York and North Bergen, you know, coming west, it
2 would be one-way traffic. That's why it's clearly a
3 problem, and I understand the police department is
4 trying to modify the traffic or something like they
5 did on 43rd to give you an extra ten seconds for
6 eastbound traffic, but then they're trying
7 modifications improvements from the State
8 Department, and I don't know what that is.

9 MR. FORCE: That's on Kennedy?

10 COMMISSIONER MEHTA: Yes, Kennedy
11 Boulevard.

12 MR. FORCE: I can check with the --

13 COMMISSIONER MEHTA: He was saying
14 that he spoke to the County, and he's tried to
15 contact the DOT.

16 MR. FORCE: Okay. We'll bring it up
17 to the engineering staff.

18 COMMISSIONER MEHTA: If you remember
19 or if you know the traffic pattern on 43rd Street
20 43rd Street and Kennedy Boulevard across the town
21 hall, that one, and they are looking at a one-way
22 like Kennedy Boulevard stops and then Union City
23 traffic comes west toward, and the sidewalk does
24 like a thing. So here, if you can look into it and
25 if you can have eastbound traffic to make a left

1 turn because you have a light and other projects are
2 going on, and you can turn onto 495 and going to the
3 Lincoln Tunnel, and you have to go on Paterson Plank
4 to make a U-turn so, and they have that and it's
5 clear for more traffic. So just those are my
6 comments.

7 MR. FORCE: Thank you for sharing
8 that. I will mention that you had mentioned the
9 43rd Street intersection.

10 COMMISSIONER MEHTA: It doesn't
11 impact. A similar type of pattern can be done on
12 51st Street. It's something like a little extra
13 like ten seconds or fifteen seconds extra for
14 traffic going towards eastbound so they can make a
15 left turn and make the flow on 51st Street that you
16 can make a left lane, and on 51st Street, that's
17 coming across from the Quick Chek, so they have a
18 little traffic area, so. Just look into it.

19 MR. FORCE: Take a look at some of
20 the comments. I'll share the link for the report.
21 We did take a look at some further interventions on
22 the 43rd Street intersection so perhaps with 51st
23 Street going through that intersection.

24 COMMISSIONER MEHTA: Thank you.

25 MS. GIARRATANA: I'll just add we'll

1 definitely take a look, and the panic phase going
2 down the corridor gives you some context of what
3 we're looking at when we're looking at applications
4 on JFK and the different designs for North Bergen
5 and the kind of construct they need to work in
6 within applications so.

7 COMMISSIONER TORRES: Through the
8 chair, I have a question. So do we have within that
9 study any jurisdiction that was discussed with the
10 develop of the corridor? "Jurisdiction" might not
11 be the right word. Any recommendations that we can
12 put on the land use on Kennedy Boulevard related to
13 developments for parking? That's one of the leading
14 issues when it comes before us. I mean I feel this
15 when they come from Jersey City. I guess they're
16 different from rest of the City because they have
17 parking compared to the other towns with no parking.
18 Is there something that we can enforce from our
19 level as far as what we are charged to look at,
20 which includes parking as well the safety
21 parameters?

22 COMMISSIONER MEHTA: I think we take
23 the amount of motor vehicles is done by the City.
24 The County, we are looking at traffic safety and
25 water and drainage. I've been looking for that for

1 a long time.

2 MS. GIARRATANA: We definitely
3 revised the language of how we review traffic from
4 the LDR a year ago, and we spoke directly with
5 parking and we'll take a look at how excessive
6 parking would cause traffic, and you know, a
7 deficient amount of parking, and how that could
8 potentially cause traffic safety issues. So we
9 we're looking at the LDR now, and you know, our
10 people in engineering will look at that when it
11 comes to traffic circulation and safety for
12 applications, but our hands are tied.

13 COMMISSIONER MEHTA: The County is
14 very next to each other and across from Union City,
15 and they have proposed a new project with many units
16 in Union City, and West New York and at the same
17 time it affects the people living in North Bergen.

18 MS. GIARRATANA: Yes.

19 COMMISSIONER MEHTA: And they're
20 affected by West New York and you know and rest of
21 the County.

22 MS. GIARRATANA: Yes, of course. The
23 Board does an excellent job on traffic reducing.
24 Some applications that we've seen required
25 applications to put in some measures that will

1 enhanced traffic safety on the Boulevard. The
2 report and the studies that we've done tends to
3 further some of those efforts and through our
4 engineering and design means go further with some
5 safety improvements and understanding the context of
6 the development. That is in it.

7 COMMISSIONER MEHTA: And when it
8 comes to what they are planning, if you're that
9 familiar with the County department and familiar
10 with the zoning department and the planning
11 departments, as I have been for the last 20 years, I
12 think that we have been on the same page most of the
13 time.

14 MR. TRIDENTE: Madam Chair. I have a
15 question for counsel. Because we have jurisdiction
16 over traffic concerns on County roads, could the
17 fact that one of the application does not have
18 adequate parking which could increase traffic on
19 Kennedy Boulevard because people are looking for
20 parking spaces, would that be a basis of denial.

21 MR. CURLEY: I think the LDR has a
22 code that refers to a Municipal recommendations. So
23 can't get there.

24 MR. TRIDENTE: That would not be a
25 basis for denial if it does not have adequate

1 parking which would increase traffic?

2 MR. CURLEY: A Municipal board
3 obviously made a finding of parking. We're not
4 making a finding, although it's tantamount to a
5 finding, and I believe that the LDR defers powers to
6 the municipalities, if you're compliant with the
7 municipalities generally speaking. You're talking I
8 presume in extreme cases?

9 MR. TRIDENTE: It's more than that.
10 It's an application that's brought before the Board
11 where they should have 25 parking space, and they
12 only supplied ten, and now you have an extra 15 cars
13 driving around at the end of the day looking for
14 parking spaces which would increase the volume of
15 traffic on Kennedy Boulevard. Would that be a basis
16 that a Board Member could consider and say, I'm
17 sorry I can't approve this application because it
18 increases traffic on Kennedy Boulevard. Would that
19 be a basis?

20 MR. CURLEY: I doubt there is any
21 case laws where the County supersedes a municipal
22 vote on traffic.

23 MR. TRIDENTE: Are there cases where
24 a County superseded a municipal vote based on
25 traffic?

1 MR. CURLEY: I'm not aware of any.

2 COMMISSIONER MEHTA: Most of the time
3 there is an issue with like where we have approval,
4 if you guys with communicating with the
5 municipalities, you can't say that, but we can say
6 that you have a minimum X number of parking. If you
7 have another 20 apartments, you have at least 15 for
8 cars for the building, and so they come to the
9 County, and everybody agreed before making the it to
10 the County.

11 MS. GIARRATANA: Right. We speak
12 during the Site Plan Review Committee when they
13 present their backgrounds to the Board, okay?

14 COMMISSIONER TORRES: Just real
15 quick. If the Site Plan Committee sends a notice to
16 the planning boards saying, Hey, we have as the LDR,
17 it's a standard, these are the regulations for any
18 property on Kennedy Boulevard, make sure you review
19 all of those standards before putting it out for a
20 vote, make sure that it's being reviewed in your
21 site plan, and then it's reviewed by the
22 municipality. They either approve it or deny it
23 based on the LDR recommendations so that we
24 understand what the process is, and that developers
25 don't come up here and say, Why are you approving so

1 many things? At least we're going through the
2 process of making sure that each development that
3 gets puts on a County roads is following all of the
4 standard and regulations.

5 MR. FORCE: Okay. Thank you,
6 Commissioners, and if you have any questions, feel
7 free to contact me. I will share the final version
8 shortly.

9 COMMISSIONER BETTINGER: Great job
10 Kevin.

11 MS. GIARRATANA: The next meeting is
12 going to be July 16th. Motion to adjourned?

13 COMMISSIONER TORRES: Motion.

14 COMMISSIONER MEHTA: Second.

15 MS. GIARRATANA: All in favor.

16 (Whereupon the proceeding is then
17 concluded at 7:17 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, June 18, 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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