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HUDSON COUNTY  
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF  
OF THE :  
HUDSON COUNTY PLANNING : PROCEEDINGS  
BOARD :  
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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 16, 2020  
5:00 p.m.

V I A Z O O M:

- SAMANTHA LUGO, Chairwoman
- ELIZABETH HERNANDEZ, 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
- ANTONIOS PANAGOPOULOS, PE
- PAUL CRAY, PE

1 CHAIRWOMAN LUGO: I would like to  
2 call the June 16th, 2020, Hudson County Planning  
3 Board to order. Has the meeting properly been  
4 advertised?

5 MS. BOGDANSKI: Yes. Yes, Madam  
6 Chairwoman. The meeting was properly noticed to  
7 Jersey Journal and the Star Ledger. It was posted  
8 on the County Clerk's bulletin board and bulletin  
9 board for the Board of Freeholders. The notices  
10 that were given specified that this is a virtual  
11 meeting in the accordance with the Open Public  
12 Meetings Act.

13 CHAIRWOMAN LUGO: Thank you. Can we  
14 have a roll call?

15 MS. GIARRATANA: Yes. Commissioner  
16 Allen, absent. Commissioner Bettinger, absent.  
17 Commissioner Choffo, absent. Commissioner  
18 Glembocki, absent. Commissioner Hernandez.

19 COMMISSIONER HERNANDEZ: Present.

20 MS. GIARRATANA: Commissioner Jeter.

21 COMMISSIONER JETER: Present.

22 MS. GIARRATANA: Mr. Malavasi.

23 COMMISSIONER MALAVASI: Here.

24 MS. GIARRATANA: Commissioner Mehta.

25 COMMISSIONER MEHTA: Here.

1 MS. GIARRATANA: Commissioner NG.  
2 Absent. Commissioner Torres. Absent. Commissioner  
3 Walker. Absent. Chairwoman Lugo. Chairwoman Lugo.

4 CHAIRWOMAN LUGO: Present.

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

7 CHAIRWOMAN LUGO: Wonderful. Let's  
8 do the flag salute. Can we stand?

9 (Flag Salute.)

10 MS. GIARRATANA: Did everyone have a  
11 chance to look at the minutes from our last meeting?  
12 If so, can I have a motion to approve?

13 COMMISSIONER HERNANDEZ: I would like  
14 to make a motion to approve.

15 COMMISSIONER JETER: I second.

16 MS. GIARRATANA: A motion made by  
17 Commissioner Hernandez and seconded by Commissioner  
18 Jeter. Commissioner Hernandez.

19 COMMISSIONER HERNANDEZ: Aye.

20 MS. GIARRATANA: Commissioner Jeter.

21 COMMISSIONER JETER: Aye.

22 MS. GIARRATANA: Commissioner  
23 Malavasi.

24 COMMISSIONER MALAVASI: Aye.

25 MS. GIARRATANA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Aye.

2 MS. GIARRATANA: Chairwoman Lugo.

3 CHAIRWOMAN LUGO: Aye.

4 MS. GIARRATANA: Chairwoman, the  
5 motion has passed, and the minutes have been  
6 adopted. The next item on the agenda are Matters  
7 Scheduled for Public Hearing. The first is Letter  
8 A, memorialization of resolutions considered at the  
9 last meeting. This is application 2019-70-SP; 1811  
10 Kennedy Boulevard, LLC; at 1811 Kennedy Boulevard;  
11 Block 25501, Lot 15; in Jersey City.

12 Do I have a motion?

13 COMMISSIONER MEHTA: Motion.

14 COMMISSIONER JETER: Second the  
15 motion.

16 MS. GIARRATANA: I'm sorry,  
17 Commissioner Jeter, you can't -- you cannot second  
18 since you weren't present.

19 COMMISSIONER JETER: I was present  
20 from the last one we were at.

21 MS. GIARRATANA: Can I have either  
22 Commissioner --

23 COMMISSIONER HERNANDEZ: I will  
24 second.

25 MS. GIARRATANA: Okay. A motion made

1 by Commissioner Mehta and seconded by Commissioner  
2 Hernandez. Commissioner Hernandez.

3 COMMISSIONER HERNANDEZ: Aye.

4 MS. GIARRATANA: Commissioner  
5 Malavasi.

6 COMMISSIONER MALAVASI: Aye.

7 MS. GIARRATANA: Commissioner Mehta.

8 COMMISSIONER MEHTA: Aye.

9 MS. GIARRATANA: Commissioner Lugo.

10 CHAIRWOMAN LUGO: Aye.

11 MS. GIARRATANA: The motion has  
12 passed. The next item on the agenda are Site Plans,  
13 Subdivisions, and other matters scheduled for public  
14 hearing. The first one on the agenda is  
15 2020-015-SP. The applicant is Yassa Brothers  
16 Holding, LLC at 3411 Kennedy Boulevard; Block 3402,  
17 Lot 9; in Jersey City. It's an application to  
18 construct a five-story building, 11 units with 10  
19 parking spaces. I'm going to go ahead and mute  
20 everybody, and if you're speaking you can unmute  
21 yourself.

22 CHAIRWOMAN LUGO: Yes, so many echos.

23 MS. GIARRATANA: Okay. Stephanie.

24 MR. NADELL: I'll go ahead with my  
25 introduction.

1 CHAIRWOMAN LUGO: Great.

2 MR. NADELL: Good evening, everyone.  
3 My name is Ben Nadell. I'm an attorney at Connell  
4 Foley on behalf of the applicant, Yassa Brothers  
5 Holdings, LLC. The subject property is 3411 JFK  
6 Boulevard at Block 3402, Lot 9, in Jersey City. The  
7 professionals here with me this evening, our  
8 architect is Mukti Bajaj. Our engineer is Doug  
9 Pelican. And our traffic engineer is Matt Seckler.

10 Just some quick background, on March 11th  
11 of this year, the applicant received preliminary and  
12 final major site plan approval from the Jersey City  
13 Zoning Board of Adjustment for a new five-story  
14 residential building containing 11 units and 10  
15 on-site parking spaces. On May 28th, the applicant  
16 -- or the Board's Engineer issued an Engineering  
17 Review Letter. And on June 3rd of this year, the  
18 applicant attended a TR, Technical Review Meeting,  
19 with the County and its professionals. On June 5th,  
20 the applicant submitted revised plans to the County  
21 to incorporate some of the revisions that were  
22 contained in the Board of Engineers Review Letter.  
23 And on June 11th, the earlier -- late last week we  
24 received our completeness letter from the County.

25 And I just want to mention that I have

1 reviewed the County's completeness letter with the  
2 applicant and our professionals this evening. And  
3 we are here tonight to answer any questions that the  
4 Board may have.

5 CHAIRWOMAN LUGO: Thank you. Do we  
6 want to swear in the first speaker?

7 MS. BOGDANSKI: Mr. Nadell, who is  
8 your first witness going to be?

9 MR. NADELL: Sure. I would ask for  
10 Mukti to be sworn in our architect, we'll pull up  
11 our plans and just give a quick overview of our  
12 proposal.

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

15 (Witness sworn.)

16 MS. BAJAJ: Hello, everyone. My name  
17 is Mukti Bajaj. I am the architect on this project.  
18 I'll just go ahead and share my screen, and describe  
19 the project, and what we're proposing to do here.  
20 So this is 3411 Kennedy Boulevard, the Block is  
21 3402, Lot is 9. This is a mid block on the --  
22 between the Lincoln and Jefferson Street.

23 MS. BOGDANSKI: I'm sorry. Did we  
24 get her full name and her information to swear her  
25 in as an expert?

1 MS. BAJAJ: So my name is Mukti  
2 Bajaj. I'll spell that for you. It's M-U-K-T-I and  
3 the last name is Bajaj; B-A-J-A-J. And I'm the  
4 licensed architect in the State of New Jersey; and  
5 my license is current.

6 MS. BOGDANSKI: Okay. Thank you.

7 MS. BAJAJ: So this is on 3411  
8 Kennedy Boulevard. The Block is 3402, Lot is 9.  
9 And this is a mid block between Jefferson and  
10 Lincoln Street. This is just a two-story structure  
11 with a huge garage in the back, and it's a  
12 two-family house now, which will be demolished; a  
13 hundred percent lot coverage.

14 What we are proposing on the plan was to  
15 propose an 11 units with 10 parking spaces. And we  
16 have a question, a couple of the variance for side  
17 yard and rear yard. We are proposing zero feet,  
18 there's two-feet that's required; and for rear yard,  
19 we are the requesting three where 34-feet is  
20 required. Also, there are 11 parking spaces are  
21 required. We are proposing 10. Initially, we had  
22 11, but to make the circulation inside, we decided  
23 to use one more parking space as per the request of  
24 the Jersey City Zoning. The aisle required is 22  
25 feet, and we have proposed 19-feet, but there's



1 additional room, I can show you on the plan, for the  
2 cars to come inside the garage and find room for  
3 each of the cars.

4 The height from there is 34 feet and two  
5 stories, we are proposing five stories for a total  
6 of 50-feet. This building is particularly five  
7 stories, but it slopes in the back substantially a  
8 good walking distance from the sidewalk. This is  
9 almost 50 by 100; it's 50 by 90 feet long. That's  
10 the long lot is 4,911, which is close to 5,000. We  
11 are also proposing a stormwater management system  
12 and -- so for this building, each floor, the  
13 especially on the first floor is 4,551 square feet  
14 and other floors are 3,788 square feet.

15 So all the units in this building are two  
16 bedrooms, two baths. The average square feet ranges  
17 from 750 to 1,000square feet. I will just go ahead  
18 and share the other drawing. So this is the summary  
19 of the property. This shows the two-story structure  
20 on the right with the huge garage; one-story garage  
21 in the back, and all of this is asphalt parking. So  
22 we are planning to demolish the structure, the back  
23 garage, and the two-story structure. There is an  
24 existing 14-foot curb cut in the front, which was on  
25 the left, and now as part of our drawings, the curb

1 cut will be on the -- towards the center of the  
2 building.

3 So the next sheet shows the proposed site  
4 plan and the site utility plan. As I was telling  
5 you, this is a five-story building, but if you see  
6 the fifth floor is basically set back 15 feet from  
7 the front. And also the upper floors are also set  
8 back 20 feet from the back. This portion in the  
9 back, which is -- which is basically wall. There  
10 are not windows on that side.

11 This particular on Kennedy Boulevard, we  
12 have also proposed some -- with the floor plan, we  
13 have proposed pedestrian warning signs outside the  
14 building and also inside the garage. So the person  
15 who is coming out or the driver who is coming out,  
16 they will have a warning, visual and audio warning  
17 sign, above the pedestrian walking. And the same  
18 thing goes for the pedestrian, they will know the  
19 car is coming out of the building. We have also  
20 proposed a left turn and a stop sign inside the  
21 garage, which after a couple of reviews from the  
22 County, we will have LED signs on the -- the  
23 left-hand side. So that -- and it will be active 24  
24 hours. So the person who is coming out, even though  
25 they are a resident, they will be aware that there

1 is going to be a right turn onto Kennedy.

2 We are proposing one tree, even though two  
3 trees are required, we will put only one tree on the  
4 site, because on the right hand side we have a bus  
5 stop sign. And the entrance is right next to the  
6 sign, or right next to the curb cut. The curb cut  
7 or the driveway in the front is ten feet and same as  
8 the garage, it is also ten feet wide.

9 I'll just skip through the couple of four,  
10 five, and six, seven sheets. These are just the  
11 standard sheets that we have been working with the  
12 County. We organize and with all the County  
13 details. All the County details will be followed.  
14 So AA is just the first floor plan. It shows the --  
15 so the main entrance of the building is on the  
16 southwest side of the property. The small lobby  
17 goes to the rest of the facility to the top. And  
18 then the garage door is in the center of the  
19 building, and we have 10 parking spaces.

20 So here we have the 11 spaces, which we  
21 eliminated because we have to have enough room  
22 inside the garage for the cars to turn and come out  
23 of the garage. So we are proposing to make a  
24 turning station and one may be a parking. In the  
25 front, we have six multiple bike parking, and the

1 details are here. It's a mounted bike rack. So  
2 this just shows the pedestrian warning sign. This  
3 one will be for the outside for the pedestrian. And  
4 this will be on the right-hand side on the inside of  
5 the garage. There's only the small center, which  
6 just has the utility room and the machine room in  
7 between the lobby.

8           This is the second floor plan. All the  
9 floors have three units. All of them are two  
10 bedrooms. Only the front unit is one bath, the rest  
11 are two units are two bedrooms, two baths. Like I  
12 mentioned before, the square feet area ranges from  
13 750 to a thousand square feet. As you see, on this  
14 second floor level, we have the back -- from the  
15 back of the property line of 20 feet. And we have  
16 to put a green roof on that level. And this site is  
17 on the second floor, so we don't have any. It's to  
18 the height of the building.

19           This is the second, third and fourth floor  
20 plan. This is very similar to the second floor  
21 plan. There are three units on each floor. There  
22 are two units that are two bedroom, two bath, and  
23 the third one is two bedroom one bath. This is the  
24 floor plan. So this one, like I mentioned before,  
25 this is setback from the front of the property

1 fifteen feet, seven inches. So this is the private  
2 deck for the units, the top two units. The fifth  
3 floor would be the two unit and both of them are  
4 like a thousand square feet, two bedroom two bath.  
5 It is for the two units on the second floor in the  
6 front.

7 Also, let's go the roof, and we have the  
8 deck for the other units or the common space for all  
9 the building, and plus we are proposing a green roof  
10 on the rooftop. On the left, there are two other  
11 units and they will be having a screened enclosure  
12 around it. They have a screen, but just to -- they  
13 are having the enclosure off the back.

14 This is the proposed facade of the  
15 building. We are proposing five plans there are two  
16 panels on the left and there's actually two on the  
17 right. The same feature is featured on the internal  
18 door, so the difference is entering into the  
19 building. Also, you can see the garage is also ten  
20 feet wide. The side elevation and -- so this is the  
21 other elevation, but this is the second floor I was  
22 talking about they will have it there. And the  
23 portion without the windows on the back are three  
24 feet from the property line. They are on the side  
25 and on the back. We are proposing a light gray

1 vinyl siding and light gray stucco. I think that  
2 concludes my portion. So I am ready to answer any  
3 questions.

4 MR. NADELL: Thank you, Mukti. Does  
5 the Board or the consultants have any questions for  
6 Mukti? All right. So I would like -- go ahead.

7 COMMISSIONER MEHTA: I have a quick  
8 question. My question is really -- are you planning  
9 to have a traffic engineer or anybody with the -- or  
10 any engineer going to answer those types of  
11 questions?

12 MR. NADELL: Yes. You actually just  
13 took the words out of my mouth. I was getting ready  
14 to introduce our traffic engineer, Matt Seckler. So  
15 I just want to make sure there's no questions for  
16 Mukti before we have Matt sworn in.

17 COMMISSIONER MEHTA: Okay.

18 MR. NADELL: I take it that there are  
19 no questions?

20 COMMISSIONER MEHTA: Just one  
21 question. I think on the left hand side, I can see  
22 that (inaudible)?

23 MS. BAJAJ: There is what? I'm  
24 sorry?

25 COMMISSIONER MEHTA: On the south

1 side of the property, is I think a school.

2 MS. BAJAJ: So that school is this  
3 property over here. So we are like the third  
4 property from the school. We are approximately 75  
5 feet from the school. This is -- the school is over  
6 here.

7 COMMISSIONER MEHTA: Because I think  
8 when you were saying that Kennedy Boulevard will  
9 have parking back there as well on the left-hand  
10 side? It looks like the school.

11 MS. BAJAJ: No, the school is a few  
12 houses down. So not next to it. So this is the  
13 property, and this is a few houses down.

14 COMMISSIONER MEHTA: Okay.

15 MR. NADELL: Any further questions  
16 for our architect before we move on to traffic?  
17 Okay.

18 CHAIRWOMAN LUGO: Okay. I guess we  
19 can move on if the commissioners have no other  
20 questions. Thank you.

21 MR. NADELL: Great. So our traffic  
22 engineer this evening is Matt Seckler. We'll go  
23 ahead and have Matt sworn in.

24 MS. BOGDANSKI: Mr. Seckler, if you  
25 could raise your right hand?

1 (Witness sworn.)

2 MS. BOGDANSKI: Okay. And if you  
3 could just state your name for the record? Spelling  
4 your first and last name and the name of your firm?

5 MR. SECKLER: Yes. My name is  
6 Matthew Seckler, I am a principal in Stonefield  
7 Engineering and Design, address is 92 Park Avenue in  
8 Rutherford, New Jersey.

9 CHAIRWOMAN LUGO: Thank you.

10 MR. NADELL: So Matt, you had an  
11 opportunity before this evening's hearing to review  
12 the County's Review Letter and the R&V Engineering  
13 Review Letter from May 28th, 2020, correct?

14 MR. SECKLER: That is correct.

15 MR. NADELL: Okay. Great. Could you  
16 please provide the Board with an overview of the  
17 project from a traffic overview?

18 MS. BOGDANSKI: Mr. Nadell, before  
19 you do that, we need to qualify --

20 MR. NADELL: Yes. Yes, I forgot.  
21 Matt, could you please give the Board an overview of  
22 your education and credentials, please?

23 MR. SECKLER: Yes. I have a  
24 Bachelor's of Science in civil engineering from  
25 Union College in Schenectady, New York, masters in



1 city regional planning from Rutgers University. I'm  
2 a licensed professional engineer in the State of New  
3 Jersey, and recognized Professional Traffic  
4 Operations Engineer, which requires both an  
5 examination and experience. I've been practicing in  
6 the field for over 15 years and been accepted by  
7 over a hundred Boards in the State of New Jersey.

8 CHAIRWOMAN LUGO: Thank you.

9 MR. NADELL: So Matt, I'll just say  
10 it one more time. You've had an opportunity to  
11 review the Engineering Review Letter, and I would  
12 ask for you to please give an overview of the  
13 project from a traffic circulation point of view,  
14 please?

15 MR. SECKLER: Absolutely. And as  
16 part of this project, we reviewed both the existing  
17 condition and the proposed condition of the proposed  
18 development. Currently, this site today does have a  
19 driveway and there appears to be approximately 10 or  
20 11 cars that park on the property today. There are  
21 -- there is the garage in the rear of the site that  
22 our architect spoke about, and then there's a number  
23 of parking spaces within the asphalt parking area  
24 that is utilized by I guess either residents or  
25 through a -- leased parking spaces on the site today

1 for business in the surrounding area. That site has  
2 a driveway that is approximately the same width that  
3 we are proposing today. It is just located to the  
4 left of the utility pole that is shown in the plan.

5 In addition, the site driveway, the way it  
6 is designed, because the asphalt area is quite  
7 narrow in terms of the site, the parking spaces that  
8 are on the asphalt are angled and have to back up  
9 towards the sidewalk on JFK Boulevard. What we are  
10 doing as part of this application is changing the  
11 parking design, having approximately the same amount  
12 of parking spaces, but aligning it differently  
13 within the garage so that the -- we believe that it  
14 has an enhancement in terms of the pedestrian  
15 vehicular safety going both in and out of the site.

16 Again, the users of this site would just  
17 be totally residents. So you're talking about  
18 having the same users going in and out of the garage  
19 every single day, either on their way to work or on  
20 their way home to work or taking the bus. Maybe  
21 they only drive on the weekends. So it's the same  
22 people coming into the garage. They'll have an  
23 assigned parking space and be comfortable pulling  
24 into or out of their parking space at the garage on  
25 a daily basis.

1           When it comes to the garage door and the  
2 curb opening, there's a couple things that I want to  
3 note. One, I believe one of the Board Members did  
4 mention there is a school in the area, and  
5 especially in this area, you do have a lot of  
6 significant amounts of pedestrian presence. We do  
7 want to be careful not to design a driveway that  
8 encourages an excess conflict area between  
9 pedestrians and vehicles. So what we did, and this  
10 was part of our City application, is try to reduce  
11 the curb opening at the driveway to as minimal  
12 amount as possible and still be able to safely serve  
13 this site.

14           What we ended up with was a garage door  
15 that is about ten feet wide and a curb cut where the  
16 bottom of the apron is where the formal driveway is  
17 ten feet wide, but then you do have the apron that  
18 is on either end of the flared edges of the apron.  
19 I think per the detail can be either 12 inches or 16  
20 inches beyond the actual formal curb opening. So  
21 the apron is a little bit wider than 10 feet, but we  
22 want to really keep the vehicles in a direct line to  
23 the driveway and try to limit the exposure of the  
24 pedestrian vehicular conflict here. We do  
25 understand that the County typically does like to

1 see driveways that are a little wider, but I would  
2 state that being a residential development in a  
3 limited use, meaning the amount of parking spaces, I  
4 do believe this is the appropriate size.

5 Residential parking lots typically are  
6 very directional, meaning in the morning you tend to  
7 have all the cars leaving the garage. In the  
8 evening, you tend to have the cars coming into the  
9 garage. So it's rare that you would have any kind  
10 of conflict of sorts between a car entering and a  
11 car leaving. And we do believe that we could add,  
12 if the Board wishes, signage within the garage  
13 itself to alert people to yield to the incoming car.  
14 So that there would be the ability for if a car is  
15 looking to leave the site while a car is entering  
16 the garage, there is the ability for them to wait  
17 within the garage and have the car enter and clearly  
18 pass the car that is waiting to leave. So you do  
19 not have that conflict of cars trying to leave the  
20 site, enter the site, and kind of interact on the  
21 sidewalk. That is not something that we would want  
22 to see here.

23 In terms of the turn restriction, and  
24 again, anyone who has driven on JFK Boulevard in  
25 peak hours knows how difficult it may be to make

1 left turns. We believe we met the requests of the  
2 engineers by installing not one, but two left-turn  
3 signs. Again, these are not random retail  
4 customers. These are customers that are coming in  
5 and out of the site every day. They are well aware  
6 of the turn restrictions. The issue we have with  
7 the comments made by the engineer is trying to  
8 create any type of physical restriction that would  
9 restrict a turning movement, such as restricting the  
10 left turn out.

11 Typically that is seen on driveways that  
12 are real driveways and more highway style driveways,  
13 where you can install a median divider or a driveway  
14 island. The issue you have when you have an apron  
15 style driveway or this style where you drive over  
16 the sidewalk, is that you can't really design an  
17 island that is ADA compliant because what you're  
18 doing is, in fact, you'd cause a bump in the  
19 sidewalk that would actually be a deterrent for  
20 pedestrians. What we could look to do is we could  
21 look at the apron or the flare of the apron that we  
22 have on the part of the driveway. So it would plane  
23 right, or it would be the left turn coming out of  
24 the driveway where we could maybe have a little bit  
25 more of a severe angle to the flare of the apron.

1 So it's a little less inviting for cars to make a  
2 left turn out. Again, it's not a physical island.  
3 I don't think that's possible here.

4 The only other solution would be those  
5 yellow or these orange kind of median or a double  
6 yellow line barricade that you put up along -- in  
7 the middle of the stretch here. I know that is in  
8 other locations on JFK Boulevard. I think in front  
9 of maybe gas stations or retail establishments, but  
10 I don't think it's necessarily appropriate for this  
11 location, just being a single parking lot for a  
12 fairly small residential development. So again,  
13 that's my review of this application from a traffic  
14 standpoint.

15 I do believe that, again the driveway  
16 design, the ten-foot wide garage door with the  
17 slightly larger apron, I think it is appropriate for  
18 getting cars in and out of the site while still  
19 keeping the pedestrians at their safest -- at a safe  
20 point. We do have the pedestrian signage and alert  
21 system. Again, to help ensure that the pedestrian  
22 and vehicular experience is as safe as possible.

23 MR. NADELL: Thank you, Matt.

24 CHAIRWOMAN LUGO: Do we have any  
25 questions, Commissioners?

1                   COMMISSIONER MEHTA: I just wanted to  
2 chime in. Tom Malavasi. One of -- I liked your --  
3 I don't think I saw it before, but I liked your idea  
4 of the yielding to oncoming cars sign inside. I  
5 think, as you said, people that use this are going  
6 to know it. They are coming out of it every day,  
7 and I think if you're getting in your car and  
8 leaving and somebody else opens the garage door,  
9 you're going to know that somebody is coming. But I  
10 think that that signage would be -- you know, would  
11 be helpful and I think the -- I think the things  
12 you've done to encourage as much of the right turn  
13 lanes has been very helpful.

14                   CHAIRWOMAN LUGO: Anyone else have  
15 any questions or statements to make?

16                   COMMISSIONER MEHTA: Yes, Chairwoman.  
17 I'm Commissioner Mehta. I think -- as I mentioned  
18 before also, there is going south, there is a  
19 school, and in the morning there is rush hour that  
20 kids drop off, and if there is like a little backup  
21 that happens, they double-park on Kennedy Boulevard,  
22 and coming out of the garage it will be  
23 right-hand-side turn only, and the school is right  
24 second or third building on the right. On the  
25 left-hand side there's a bus stop. So do you think

1 that a 10-foot driveway as well as coming out of the  
2 garage will have enough sight or enough visually to  
3 do the maneuver properly?

4 MR. SECKLER: Yes. So when you're  
5 coming out of the driveway and you're looking --  
6 again, we're only going to be allowed to make a  
7 right turn coming out of our driveway. So when  
8 you're coming out of the driveway, you're actually  
9 looking to your left, and I think what you mentioned  
10 was a significant feature is that there is the bus  
11 stop there, which means no parking. Yes, there are  
12 times when the bus is actually physically picking up  
13 customers, and during that time, there would be I  
14 would say a temporary time where you don't have a  
15 super clear sightline down the street.

16 But in general, the fact that there is not  
17 street parking in that location would actually be a  
18 benefit if you're coming out of the garage and  
19 looking to your left, you have a nice clear  
20 sightline to be able to see out. Again, it's pretty  
21 typical along JFK Boulevard in terms of having  
22 street parking. You have a lot of the County, a lot  
23 of -- you know, whether it's Bayonne or Jersey City,  
24 it's very common to have street parking and a garage  
25 where you're trying to get through, and you do have



1 those vehicles to deal with.

2 But I do believe that having that bus stop  
3 there is actually an advantage to this site as  
4 opposed to a disadvantage to ensure those  
5 sightlines. You technically don't need to look to  
6 your right other than for pedestrians on the  
7 sidewalk when making your right turn out. So I do  
8 think that you'll be fine in this driveway.

9 COMMISSIONER MEHTA: And how big is  
10 the aisle between the -- in the car lot? So are  
11 they big enough to do the maneuver?

12 MS. BAJAJ: Yes, there's 29 feet, and  
13 this is also 20.

14 MR. SECKLER: So at the narrowest  
15 point, I believe -- sorry, I'm just trying to zoom  
16 in. I think we were zooming in at the same time.

17 MS. BAJAJ: I'm sorry.

18 MR. SECKLER: Yes, so where we would  
19 suggest the yield or the yield to oncoming cars  
20 would be just kind of to the left of that elevator  
21 area. So that is 19 feet within that location. So  
22 that clearly has enough width for two cars to pass  
23 one another if a car is waiting while the other  
24 vehicle is looking to enter. So again, at 19-feet  
25 wide, you know, there's many streets within the

1 County that are probably a two-way and 19 feet or  
2 even 20 feet on a roadway where cars are traveling  
3 25 or 30 miles an hour within a garage. Nineteen  
4 feet is sufficient for two cars to pass one another.

5 COMMISSIONER MEHTA: And just for the  
6 record, did the City already approve the project?

7 MS. BAJAJ: Yes, the City has already  
8 approved.

9 COMMISSIONER MEHTA: Okay.

10 CHAIRWOMAN LUGO: Any other  
11 Commissioners? Any other questions? Mr. Nadell,  
12 you have another witness?

13 MR. NADELL: Our engineer this  
14 evening, Doug Pelican, is here to answer any  
15 questions that the Board or its professionals may  
16 have. I don't think it's necessary for Doug to give  
17 a full presentation. If there's any questions from  
18 an engineering standpoint, Doug is here to answer  
19 them. Otherwise, we would conclude our testimony.

20 CHAIRWOMAN LUGO: Does anyone have  
21 any questions for this gentleman?

22 COMMISSIONER MALAVASI: Chairwoman?

23 CHAIRWOMAN LUGO: Yes.

24 COMMISSIONER MALAVASI: Tom Malavasi.  
25 Not so much a question, just a statement. We

1 discussed it before that the County will be paving  
2 JFK Boulevard in the very near future. So any work  
3 that you do before that would be helpful, because  
4 any disturbance to the new pavement will require  
5 them to meet the standards of disturbance to the  
6 road and moratorium, which will require paving curb  
7 to curb or curb to center lane depending on the  
8 condition. So they can save themselves some  
9 aggravation if they get the utilities done soon.

10 CHAIRWOMAN LUGO: Thank you.

11 MR. NADELL: Thank you.

12 MR. CRAY: Madam Chair, this is Paul  
13 Cray. I don't know if you want me to summarize my  
14 review, if they have concluded their testimony.

15 CHAIRWOMAN LUGO: Sure.

16 MR. CRAY: Thank you. The review  
17 letter of May 28th, was responded to by the  
18 applicant at the June 3rd Site Plan Review Committee  
19 meeting. And then they followed up with that  
20 architectural plan business on the same day, and  
21 then June 4th, the Engineering Site Plan was revised  
22 and submitted with a point-by-point response letter  
23 dated June 4th, which is on the record now.

24 One of the items we discussed at length  
25 was the ingress and egress. Being that it's not a

1 very big site, it's not a big commercial driveway,  
2 but we had discussion back and forth, and we  
3 resolved that I was looking for more than just  
4 signage, and they did that. They have the LED light  
5 inside. They also chose to do a color concrete of  
6 the driveway just to differentiate it for the  
7 pedestrians. And what they did with the revised  
8 plans was consistent with what we agreed upon. We  
9 weren't looking for some kind of like vertical  
10 obstruction on the sidewalk for ADA accessibility.  
11 That's not something that we wanted for this size  
12 site. But I think that they did the best they could  
13 with the small site to better alert their folks and  
14 then also people walking by with the notifications.

15 So the only thing I have left is that  
16 there are some ADA slope requirements that were  
17 addressed by construction notes on the exterior site  
18 plan. I will ask if the approval was granted, that  
19 the architect just simply revise Sheet A-3 to just  
20 refine their notes to cross-reference the  
21 engineering plan so it's clear to the contractor --  
22 or if the contractor doesn't pay attention to both  
23 plans, that there is a need for some off-site  
24 vertical transition.

25 Besides that, they have addressed all of

1 the comments in our review letter with the plan  
2 revisions, with the point-by-point response letter,  
3 and then some things required testimony, which they  
4 have provided this evening. So at this point, all  
5 of the comments in my review have been addressed and  
6 I don't have any further questions or concerns.

7 CHAIRWOMAN LUGO: Great. Thank you.  
8 Anyone else? Any other questions? Would we like to  
9 make a motion for this project?

10 COMMISSIONER JETER: I'll motion.

11 MS. GIARRATANA: Do I have a second?

12 COMMISSIONER MALAVASI: Tom Malavasi.  
13 I'll second.

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

17 COMMISSIONER HERNANDEZ: Here.

18 MS. GIARRATANA: Commissioner  
19 Malavasi.

20 COMMISSIONER MALAVASI: Aye.

21 MS. GIARRATANA: Commissioner Jeter.

22 COMMISSIONER JETER: Aye.

23 MS. GIARRATANA: Commissioner Mehta.

24 COMMISSIONER MEHTA: Aye to approve.

25 MS. GIARRATANA: And Chairwoman Lugo.

1 CHAIRWOMAN LUGO: Aye.

2 MS. GIARRATANA: The motion has  
3 passed. Thank you.

4 CHAIRWOMAN LUGO: Thank you.

5 MR. NADELL: Thank you, everyone.  
6 Have a good evening.

7 CHAIRWOMAN LUGO: Thank you.

8 MS. GIARRATANA: The next item on the  
9 agenda is -- my apologies. Hold on. Sorry about  
10 that.

11 The next item on the agenda is Application  
12 No. 2020-21-SP. This is the applicant Sophia  
13 Pricilla Properties, LLC; 3516 Kennedy Boulevard;  
14 Block 2105, Lot 1; in Jersey City. It's an  
15 application to construct a five-story building with  
16 20 dwelling units, nine parking spaces, and ground  
17 floor commercial space.

18 MR. JOSEPH: MR. JOSEPH: Good  
19 evening, everyone. Steven Joseph of the Cherami Law  
20 Firm, attorney for the applicant. This is 3516 JFK.  
21 It's located on the corner of JFK and Bleeker Street  
22 in the R-1 zone. The applicant is proposing a  
23 five-story 20 unit building with nine parking spaces  
24 and commercial space on the ground floor. The  
25 entrance to the parking garage that we have is

1 actually located on Bleeker Street, which is a  
2 one-way street with traffic leading away from JFK in  
3 order to minimize that impact to JFK Boulevard.

4 We did submit an application to Jersey  
5 City for major site plan approval with D and C  
6 variances. We got final comments back from Jersey  
7 City last week. They are unable to hear our  
8 application until August at least, due to canceled  
9 meetings and other applications being heard. We  
10 have two experts for you this evening. Dennis  
11 DeVino, he's our architect. And George Gloede, our  
12 engineer. We're going to start with Dennis and  
13 we'll get him sworn in, and we'll make sure he's  
14 able to share his screen.

15 MS. BOGDANSKI: Okay. Will you raise  
16 your right hand, please?

17 MR. JOSEPH: You've got to take  
18 yourself off mute, Dennis. It should be on the  
19 bottom left. If you press your shift bar, it'll  
20 work.

21 MR. DEVINO: I'm going try to get --

22 MR. JOSEPH: Let's get you sworn in.

23 (Witness sworn.)

24 MS. BOGDANSKI: Okay. And can you  
25 please spell your name for the record and state your

1 firm?

2 MR. DEVINO: Yes. Dennis.  
3 D-E-N-N-I-S. DeVino. D-E-V -- as in Victor, I-N-O.  
4 DeVino Architects and Associates. We are at 430  
5 Communipaw Avenue in Jersey City.

6 CHAIRWOMAN LUGO: Can we get some of  
7 your history and your expertise?

8 MR. DEVINO: Sure. I've been a New  
9 Jersey licensed architect since 1994. I've been  
10 practicing architecture in the Hudson County area  
11 since 1997. I've been in front of both Jersey City,  
12 Hoboken, Union City Planning Boards, probably Boards  
13 throughout the central and northern part of New  
14 Jersey since '84. And I've been approved by the  
15 Jersey City Board many times.

16 MR. JOSEPH: And your license is  
17 currently in good standing?

18 MR. DEVINO: It is. Absolutely. And  
19 I'm also licensed in New York, Pennsylvania, and  
20 also a New Jersey license planner.

21 CHAIRWOMAN LUGO: Okay. You're  
22 accepted. Thank you.

23 MR. DEVINO: Thank you. All right.  
24 I would like to start by hopefully sharing -- let me  
25 see if I can -- see if I can get my screen back up



1 and running again. If I see you, I can't seem to  
2 get everyone else.

3 MR. JOSEPH: That's okay, Dennis.  
4 Most of the people are going to go away once you  
5 share your screen. The button should be at the  
6 bottom center.

7 MR. DEVINO: Yeah, I don't see it. I  
8 don't know how.

9 MR. JOSEPH: If you have your mouse  
10 over it, it might pop up.

11 MR. DEVINO: No, I can't seem to find  
12 it.

13 MR. JOSEPH: Okay. I could also  
14 share my screen with the plans on it, if that's --  
15 if that's helpful and if the Board will accept that?

16 CHAIRWOMAN LUGO: That works.

17 MR. JOSEPH: All right. So I'm going  
18 to do that, Dennis. You just have to tell me when  
19 to change the pages and where to zoom into. And  
20 we're just going to do an overview of the plans.

21 MR. DEVINO: Why don't we go to G103?  
22 And move over to the existing photos of the existing  
23 structure.

24 MR. JOSEPH: Okay.

25 MR. DEVINO: I just want to point to

1 the Board, this is a photograph of a shot taking --  
2 taking -- looking essentially southeast on the side  
3 of the Boulevard. The existing structure is a  
4 series of between one and two-story wood frame and  
5 masonry buildings. It services a commercial space  
6 that runs on the Boulevard and a series of  
7 residential on the upper floors. Down Bleeker  
8 Street, there is a parking lot that services nine --  
9 it's an open parking structure, surface parking --  
10 I'm sorry, it has seven -- it services seven  
11 existing parking spaces.

12 So when I take you -- when we go through  
13 the design and plan, Steve, why don't you move over  
14 to the survey now? I'm just going to -- I'll take  
15 you through the designing and the planning, you can  
16 kind of see how the composite structures run as far  
17 as how the building is ordered. It's very similar  
18 to actually the way the existing site is ordered.  
19 So if you look at the survey, you can actually see  
20 -- I don't know if you can blow up, the existing  
21 structure does encroach on the right-of-way towards  
22 JFK Boulevard, and there are also some small  
23 structures that encroach on Bleeker Street. So  
24 obviously those encroachments will be eliminated.

25 So why don't we move to G100, Steve? So I

1 want to point out to the Board that of course the  
2 location is 3516 Kennedy Boulevard, Block 2105, Lot  
3 1, where we are proposing a five-story structure, a  
4 total of 20 residential units, and a commercial  
5 space at approximately 1,741 square-feet on the  
6 lower level. The lower level will also house a  
7 total of nine parking spots, as the attorney  
8 mentioned, access from Bleeker Street about  
9 approximately 100 feet from the corner of Bleeker  
10 and the Boulevard is where the entrance is.

11 The entrance to the residential area is  
12 also on Bleeker Street. That's approximately  
13 60-feet from the corner of the Boulevard. And as I  
14 mentioned earlier, the access to the commercial  
15 space will be at the corner -- at the corner of --  
16 right now, we're proposing at the corner of Bleeker  
17 and -- and the Boulevard. That may change depending  
18 on the occupant. You can see that we're proposing  
19 two street trees, where one street tree is required.  
20 There is an existing trash receptor on that -- in  
21 that area. That sidewalk I believe is a 20-foot  
22 wide sidewalk. So that trash receptor, we'll  
23 relocate between the two proposed tree bids. Okay.

24 So, Steve, let's move to the next -- the  
25 next page. Well, actually, I'm sorry. Let's back

1 up. I'll give a brief description of the number of  
2 lots. So again, it's 20 units, they are  
3 two-bedrooms and two-baths; a total of 12  
4 two-bedroom, two-baths. There's four two-bedroom,  
5 one-baths, and four one-bedroom, one-baths. The  
6 average square footage ranges by all the units about  
7 836 square feet.

8 We are occupying 93 percent of the lot,  
9 which is very much similar to what we have now. The  
10 lot we have listed has a hundred percent, but there  
11 is a small area of vegetation that exists in the  
12 back between the parking lot and the existing  
13 structure. But we're making up that distance with  
14 approximately 30-percent green roof, which we'll get  
15 to in a little bit. The total square footage of all  
16 the -- of the entire complex, including a  
17 564-square-foot deck on the roof is 26,078  
18 square-feet total.

19 Okay. Next, let's go to G101. G1010 is  
20 just the standard details. The tree pit, which is a  
21 tree pit that Jersey City -- that we've used  
22 successfully in Jersey City. They are the types of  
23 trees also in Jersey City. We also show on the  
24 bottom right hand corners some site lighting will be  
25 very modest with no intrusion in the roadway. We

1 have a soft type of light in the entranceways and a  
2 couple of up and down wall sconces to illuminate  
3 just the building surface and the walking surfaces.

4 MR. JOSEPH: Sorry to interrupt, but  
5 your office has had communication with County Staff  
6 regarding the tree planting details, and once we get  
7 the approval here, we're going to be going back to  
8 Jersey City and using the County's preferred ADA  
9 compliance for the tree details?

10 MR. DEVINO: Yes, and that -- I think  
11 that also falls through with the detail that we've  
12 put on G102, which is the handicap curb  
13 accessibility. We show part 1 of the details. I  
14 believe the County has one that actually they made,  
15 from what I understand, when you're doing some  
16 reconstructing of those handicap recessed curb  
17 details. I'd like to point out that we're not -- I  
18 want to find the County roadway. As a matter of  
19 face, we are actually keeping the existing curb.  
20 All of the utilities that are being brought into the  
21 site are coming off of Bleeker. So we will not be  
22 disturbing the Boulevard, but we will be, of course,  
23 replacing the existing sidewalk to accommodate the  
24 new structure.

25 MR. JOSEPH: And just for a sanity

1 check for everybody, this page is not for any  
2 rendering of the PDF, that's not just an error on  
3 your end, it's an error on my end. When we get to  
4 George, George should be able to share his page with  
5 everybody. He knows what the plans we're sharing.

6 MR. DEVINO: All right. So we've  
7 basically reviewed the G103. I just wanted to point  
8 -- kind of start with that, so the Board can  
9 understand the site and understand the direction  
10 we're going. A100 is the first floor layout. We  
11 are proposing again -- again over -- just a little  
12 of the square footage. Parking, the parking spots.

13 The proposal also, under the parking area,  
14 the civil engineer can elaborate on the design of  
15 the retention system that is under the parking. So  
16 we do have a stormwater retention system that has  
17 been designed for the site. We have the -- as I  
18 mentioned the main line in the lobby --

19 MS. GIARRATANA: Excuse me. I'm so  
20 sorry to interrupt. I -- in terms of protocol, we  
21 did not confirm that there was no one from the  
22 public for the previous application. So if we could  
23 just hold on your testimony for a second and just  
24 confirm that there was no one from the public for  
25 the last application?

1 MR. DEVINO: Of course.

2 MS. GIARRATANA: Thank you. We don't  
3 believe so, it's -- we've been having -- we've been  
4 making sure to bring people into the waiting room,  
5 but I just want to do a double-check. Okay. It  
6 doesn't seem to be anyone from the public here, so I  
7 think we can confirm that we did an open call for  
8 the public. Jennifer, can you please confirm that?

9 MS. BOGDANSKI: Yes, there doesn't  
10 seem to be anybody from the public who wished to  
11 comment on it.

12 MS. GIARRATANA: Okay. Thank you.  
13 My apologies, please continue.

14 MR. JOSEPH: So, Dennis, you left off  
15 at the residential lobby area.

16 MR. DEVINO: Yeah. As I mentioned,  
17 the residential lobby entrance is approximately  
18 60-feet from the corner of the JFK entrance. So the  
19 lobby is where of course the elevator is. It's an  
20 unmanned lobby, so we have a green elevator. Access  
21 to the garage is through the lobby and access into a  
22 commercial space, we made it for -- because we had  
23 refuge located off the lobby -- sorry. We have  
24 refuse from the basement, there is a package room  
25 that is in the back of the elevator. So we

1 maintained access to the lobby. That of course can  
2 adjust, depending on the use of that commercial  
3 space. One stair tower is off of that lobby. The  
4 second stair tower is in the southwest corner of the  
5 project. We do have a small basement area where we  
6 bring down -- bring down the bicycle racks. There's  
7 also mechanical equipment down there.

8           The reason that we chose to go down to the  
9 basement and spend the additional dollars is really  
10 so we can offer more commercial space on -- you  
11 know, facing the Boulevard. That was the reason why  
12 we elected to go down into a basement level for  
13 those services. Okay. So briefly, I don't think I  
14 want to necessarily go through each individual floor  
15 layout. It's important just to know that they are  
16 all identical going up the building. There are five  
17 units per floor.

18           As I mentioned earlier, how many -- you  
19 know, two-bedrooms and one-bedrooms we have. What  
20 is kind of unique with the back of the structure is  
21 we are setting back -- the rear of the structure, we  
22 met with the community actually some time ago, one  
23 concern we had for the two-story dwelling on the  
24 left of your -- of your drawing there is that they  
25 wanted some additional space to get to their side



1 door that they actually have an entrance on the  
2 side. So we pulled that rear of the building -- or  
3 the side of the building should I say, off about two  
4 and a half feet. We did the same off of the back of  
5 the building facing the two-story dwellings, and  
6 that purpose was really to be able to accommodate  
7 windows that those existing structures had. So we  
8 can allow and permit the required light in the area  
9 to the neighboring -- into the neighboring  
10 residential buildings.

11 As I mentioned, going up the building,  
12 A-1, A-2, A-3, are all identical A-4, we can get  
13 over to the roof deck. That roof deck design is  
14 identified on the location of our green roof, our  
15 outdoor decking area, and the area where we will  
16 most likely locate some mechanical equipment. And  
17 of course the bulkheads -- the three bulkheads  
18 leading up to the roof deck.

19 MR. JOSEPH: Dennis, before we move  
20 on from this page, one of the comments we received  
21 from the City was that they did not want PTAC  
22 systems for the HVAC of this building. So we're  
23 doing a different system now, and those compressors  
24 being located on the roof, correct?

25 MR. DEVINO: That's correct. We got

1 comments from the staff -- Jersey City Staff that  
2 there were issues with the -- utilizing PTAC for the  
3 heating and air conditioning. So we -- our staff  
4 shredded and got rid of the PTACs. So we designed  
5 the system, we're now putting. You can see there's  
6 a little bubble area where we'll be locating the  
7 condensers. I assume that -- from what I can tell  
8 -- that the staff will be using mini splits, which  
9 are those little cassettes that they put up there.  
10 So there will not be PTACs.

11 MR. JOSEPH: Dennis, related to the  
12 stormwater retention, did we lose any space on the  
13 green roof? Did these systems take up any  
14 substantial space requirements to eliminate any  
15 green roof space?

16 MR. DEVINO: Not -- no, I don't think  
17 they impede on -- I mean, obviously if we didn't  
18 have any -- either green roof or --

19 MR. JOSEPH: Right. I guess my  
20 question is on the -- on the prior plans we had, we  
21 had some space where these units could be located,  
22 correct?

23 MR. DEVINO: Yes.

24 MR. JOSEPH: Thank you.

25 MR. DEVINO: A-105 is a composition

1 drawing, probably one -- this for the actual  
2 renderings that were prepared. I think what's  
3 important to know about the scale of the structure  
4 is that because of the site location, because we're  
5 in the corner of a very -- almost like a five-point  
6 road, if you will, we have a very large volume of  
7 area, nice large corner, so the building it's very  
8 well scale-wise in that area of the Boulevard.  
9 Because there is -- you know, I have all those  
10 roadways and the bridging at that location.

11 So -- and I think it's just kind of  
12 important to understand the scale and also how we  
13 identify the -- architecturally and how we  
14 identified that corner. Over to that right side is  
15 where -- obviously the corner of Bleeker and the  
16 Boulevard is. So you can kind of see how the glass  
17 commercial space and the essential upper tower, if  
18 you will, identifies the corner.

19 MR. JOSEPH: And again, I apologize  
20 for the technical difficulties. I've shared my  
21 screen, so we don't have the color rendering.

22 MR. DEVINO: There must be a way that  
23 I can get back on -- on track here.

24 MR. JOSEPH: Well, let's keep going  
25 through the plans and then while George is doing his

1 testimony, we'll see if you can get it back up.

2 MR. DEVINO: Okay. That's fine.

3 We'll see. That didn't do anything, did it?

4 MR. JOSEPH: No.

5 MR. DEVINO: I'm sorry?

6 MR. JOSEPH: It did not.

7 MR. DEVINO: All right. So the next  
8 page is elevation from -- directly from the  
9 Boulevard. And again, identifying that that corner  
10 component down -- A-108 would be the rear. We are  
11 offering balconies in those corner units. So A-108  
12 identifies what the rear of the structure will look  
13 like.

14 MR. JOSEPH: And we actually do have  
15 a color one for that on this sheet.

16 MR. DEVINO: Oh, yes. There you go.  
17 All right. So the upper left color rendering is --  
18 well, they all look the same. We do have another  
19 one, it's actually a bird's eye view. But in any  
20 event, you can kind of get a feel for how open the  
21 roadway allows for the scale of the structure. I  
22 think that's all I have.

23 MR. JOSEPH: Yes. So we'll -- if the  
24 Board has any questions for Dennis or if the Board  
25 would like him to revisit any pages on the plans, we

1 can certainly do that now, and George, our engineer,  
2 will be talking about the stormwater retention and  
3 everything else.

4 MR. DEVINO: I think there's points  
5 -- if I could just close with a few points. The  
6 curbs remaining on JFK will not tuck into the  
7 roadway or the Boulevard at all. All new sidewalks,  
8 utilities are entering from Bleeker. We are --  
9 George will -- the engineer will point out we're  
10 proposing a retention -- stormwater retention system  
11 to -- the lighting is very modest in nature, and  
12 will not intrude into the roadway. And then we're  
13 removing the encroachments.

14 And I think a major point is we're adding  
15 two more -- I'm sorry, three more parking spots than  
16 what exists today. And I also believe, by the way,  
17 the layout of the entrance is that there -- we may  
18 end up with two additional parking spots on the  
19 street. Now, I'm done.

20 COMMISSIONER MALAVASI: Madam Chair?

21 CHAIRWOMAN LUGO: Yes?

22 COMMISSIONER MALAVASI: Tom Malavasi.  
23 Not so much a question, again a comment. I'm  
24 looking into your rendering. It's a beautiful  
25 rendering and a beautiful building, brand new

1 sidewalk. There's just -- I'm hard-pressed why you  
2 wouldn't replace the curb, the ratty old curb, you  
3 know, located up against your brand new building. I  
4 would suggest that you may want to really think  
5 about replacing the curb on JFK Boulevard, just for  
6 your own aesthetic.

7 MR. DEVINO: I don't see an issue at  
8 all. That was -- I think that was more of a comment  
9 that we're not -- you know, we're not -- if we don't  
10 want to damage JFK at all, so I don't think it's an  
11 issue. I'm sure since we're replacing the curb all  
12 the way around the structure, just leave on -- our  
13 client will have no problem putting a new curb in  
14 there.

15 COMMISSIONER MALAVASI: We are paving  
16 the road, so you could, since you're doing the  
17 sidewalks, you could pull the curb away from the  
18 road and form it up that way, and it will look fine  
19 I think.

20 MR. DEVINO: Yeah. I agree. Thank  
21 you.

22 CHAIRWOMAN LUGO: Anyone have any  
23 questions?

24 MR. PANAGOPOULOS: Madam Chair, may I  
25 make a comment?

1 CHAIRWOMAN LUGO: Go ahead.

2 MR. PANAGOPOULOS: So you have the  
3 retail space. Is there any thought of splitting the  
4 retail space into more than one unit? Or is it  
5 specifically made for one tenant?

6 MR. DEVINO: It's hard to say. I  
7 mean, it's 1,741 square-feet. You have -- if you  
8 look at --

9 MR. PANAGOPOULOS: And before you go  
10 on, the reason I ask is the entrance, the way -- the  
11 location of the entrance, makes it difficult to add  
12 a second tenant I think.

13 MR. JOSEPH: So in my conversations  
14 with my client, they intend for there to be one  
15 tenant. Office space or -- we actually had some  
16 interest for a medical office space, but that has  
17 not been settled yet. Obviously, it's going to be a  
18 while for the building to get built, so we don't  
19 know. The answer is, we're not -- we don't have a  
20 firm answer on the number of -- whether this is  
21 getting split, but the owner intends and would  
22 prefer a single.

23 MR. PANAGOPOULOS: And that said, I'm  
24 going to defer to Francesca or someone at the  
25 planning department. Would a separate approval be

1 needed if they needed a second entrance along  
2 Kennedy Boulevard?

3 MS. GIARRATANA: A pedestrian  
4 entrance? I don't believe so. You know, I would  
5 just make a note for the Board and also for the  
6 applicant -- you know, especially since Jersey City  
7 hasn't approved this yet, if there are some  
8 potential issues with entrances, and they'll need to  
9 come to the Board. So if there was a new entrance,  
10 we would take a look at it, but I think that would  
11 be a minimal change to the application. But again,  
12 we'd want to see the resolution and the new plans  
13 and then make that determination.

14 MR. TRIDENTE: Madam Chair, I have a  
15 comment. Mario Tridente, Hudson County Planning.  
16 If they do propose to put an entrance on the County  
17 right-of-way, and it does require a handicap  
18 accessible ramp, that would have the requirements  
19 for a franchise agreement. So we would probably  
20 want the revised plans, if they plan to make  
21 handicap accessible entrance there if they don't  
22 meet the grades. So that would probably be  
23 something that we would want in advance.

24 MR. DEVINO: Yeah, I think -- if I  
25 may? This is Dennis DeVino. The grade -- we are at



1 grade with all those entrances. I don't foresee a  
2 concern of having to add any kind of ramp, but we  
3 are -- we will be at grade. Obviously, we're well  
4 above any plains to be concerned about that. So any  
5 entrance into the right-of-way, I certainly foresee  
6 it being at grade and meeting all the handicap  
7 requirements, but I absolutely agree that if we do  
8 have to encroach into the right-of-way, a franchise  
9 agreement will probably be required.

10 MR. TRIDENTE: Thank you.

11 MR. DEVINO: Thank you.

12 MR. PANAGOPOULOS: My next question  
13 is, you mentioned trash storage is in the basement,  
14 right?

15 MR. DEVINO: That's correct. That's  
16 correct. We have a chute room on every floor that  
17 could -- that goes down at the basement level.

18 MR. PANAGOPOULOS: And you're going  
19 to have a management team or someone that's going to  
20 unload that every night?

21 MR. DEVINO: I don't know if it will  
22 be every night, but --

23 MR. PANAGOPOULOS: How often -- or  
24 whatever the schedule is.

25 MR. DEVINO: Yes, it will absolutely

1 be done, whatever the trash removal schedule is for  
2 that area of the City. So -- and let me just see.  
3 I think --

4 MR. JOSEPH: The plan is for it to be  
5 a rental building and a building of the size that  
6 the client intends to hire a separate property  
7 management company.

8 MR. TRIDENTE: Okay. And do you know  
9 where the trash is picked up? Is it on the  
10 Boulevard or is it along Bleeker, if you know?

11 MR. DEVINO: I honestly do not know.  
12 I'm looking at some of the photos that we have on  
13 file and luck be told that there are trash  
14 receptacles out on the street when they took the  
15 photos, so I can't tell. I assume that there will  
16 be -- since there are buildings on Bleeker, that  
17 Bleeker would be a pick-up street as well as JFK at  
18 the location would want to be on Bleeker.

19 MR. JOSEPH: And the entrance will be  
20 on Bleeker. It's actually something I've never had  
21 to discuss with the City before. We were not -- so  
22 it's certainly something I'll bring up to the City  
23 Planner to see what new agent we can talk to about  
24 getting that determination.

25 MR. PANAGOPOULOS: That's all I have.

1 CHAIRWOMAN LUGO: Any other  
2 Commissioners have questions or comments? Is there  
3 another witness you'd like to present?

4 MR. JOSEPH: Open it to the public?  
5 So I have -- do you want to open it to the public  
6 for this witness?

7 CHAIRWOMAN LUGO: Thank you. Yes.  
8 Are there any public comments or questions? Okay.

9 MR. JOSEPH: Okay. So George is our  
10 engineer. He's going to talk briefly about the  
11 stormwater retention system. George, if you could  
12 take yourself off mute and raise your hand?

13 (Witness sworn.)

14 MS. BOGDANSKI: And could you please  
15 spell your name for the record and state the name of  
16 your firm?

17 MR. GLOEDE: Sure. It's George; and  
18 my last name is Gloede; G-L-O-E-D-E; and I'm  
19 president of Gloede & Associates, Consulting  
20 Engineers.

21 MR. JOSEPH: And George, you're a  
22 licensed architect in the State of New Jersey?

23 MR. GLOEDE: Engineer. Dennis is the  
24 architect.

25 MR. JOSEPH: All right. Apologies.

1 Licensed -- trying to get you off guard. And you  
2 presented before -- many boards before?

3 MR. GLOEDE: Yes, I have.

4 CHAIRWOMAN LUGO: Okay. Thank you.

5 MR. JOSEPH: Okay. George, so if  
6 could talk a little bit about the stormwater  
7 retention on the site?

8 MR. GLOEDE: Let me see if I can  
9 share my screen. There we go. That worked. Well,  
10 as you can see, I'm not going to go through all the  
11 in's and out's of the location or the site, it's  
12 already been taken care of. What I do want to  
13 mention is the fact that the -- we do have a  
14 retention system on site, which will take in all of  
15 the roof drains.

16 And according to RSIS standards, we will  
17 be reducing the pre-development flows for the two  
18 tenant hundred year storms by 50, 75, and 80  
19 percent. What I'm proposing on this site is a under  
20 the slab of the parking garage, retention tent  
21 that's ten feet by 25 feet by three feet deep. It  
22 has an outlet structure with controlled outlets with  
23 orifices to regulate the flow out of the retention  
24 system. And as we stated before, it's connected  
25 into the existing combined drain sewer system in

1 Bleeker Street. As well as our proposed water  
2 connection, will also be on Bleeker Street. So  
3 therefore, we will not be -- any intrusion onto  
4 Kennedy Boulevard for any of our utilities. I think  
5 that's about it.

6 MR. JOSEPH: And that stormwater  
7 retention is in addition to over 1,700 square feet  
8 thereabouts of green roof?

9 MR. GLOEDE: That's correct. It  
10 takes in the entire building, yes.

11 MR. JOSEPH: Questions or comments  
12 for our engineer?

13 MR. PANAGOPOULOS: May I, Ms. Chair?  
14 Madam Chair? All right. I'm going to go. So  
15 earlier Dennis mentioned that the site would be  
16 flush at the first floor unless there's a flood  
17 zone? I don't think there's a flood zone here, but  
18 can you just confirm if you checked that  
19 information?

20 MR. GLOEDE: Yes, we did check it.  
21 And as a matter of fact, even in the letter from the  
22 County Planning Board, it also confirms that it is  
23 outside, based on the firm maps for that area. That  
24 it's outside the hundred year flood plan.

25 MR. PANAGOPOULOS: So after that

1 comment from Mario earlier, it looks like that the  
2 building should be ADA accessible from any access  
3 from the street without needing right-of-way  
4 improvements in the way of a ramp?

5 MR. GLOEDE: Yes, that's correct.  
6 And one other thing too is any of the -- at the  
7 crosswalks or at the intersection, when we do --  
8 redo the sidewalk along our frontage, we will also  
9 make sure that we -- that our ramps are ADA  
10 compliant.

11 MR. PANAGOPOULOS: So the County had  
12 -- I believe they have already replaced the ramps in  
13 front of your site or they are in the process of? I  
14 would recommend you don't touch the ramps.

15 MR. GLOEDE: Okay.

16 MR. PANAGOPOULOS: Because I'm sure  
17 that the way they are ADA compliant -- again, I  
18 don't -- if they haven't been built, they will be  
19 and they will be ADA compliant, so I wouldn't touch  
20 the ramps. I would meet them at the edge of the  
21 concrete. Unless -- unless there is a transition  
22 slab, if that makes sense. Sometimes you need the  
23 transition off the compliant area. So you're going  
24 to have to check to see that the transition is  
25 compliant. If there is a transition.

1 MR. GLOEDE: Are they going to be  
2 replacing the curb when they did the sidewalk as  
3 well for the ramps?

4 MR. PANAGOPOULOS: As needed to put  
5 on the ramps to make it compliant.

6 MR. GLOEDE: Okay. They will be  
7 doing that. So as they said before, that if we are  
8 replacing our curb, we will match the existing -- to  
9 the curb that's being replaced currently by the  
10 County, correct?

11 MR. PANAGOPOULOS: Correct. Okay.  
12 Staying on the ADA, I asked for some spot grades --  
13 some composed spot grades to confirm that you are  
14 providing a compliant walkway in front of the site.  
15 I didn't see any. I saw a couple of spots, but I  
16 don't think there were enough. If you could just --  
17 in the resolution compliance, just provide a couple  
18 spot shots to show that you have a two percent or  
19 less cross slope in front of the site.

20 MR. GLOEDE: Okay. We can do that.

21 MR. PANAGOPOULOS: And again, the --  
22 back to the transition thing, any transition should  
23 be on the adjacent lot. Right? So the whole  
24 frontage of this site should be compliant.

25 MR. GLOEDE: Correct.

1 MR. PANAGOPOULOS: Now, for the curb  
2 replacement, I'm going to defer to Tom. Would they  
3 be able to get approval before the resolution to get  
4 in there, Tom?

5 COMMISSIONER MALAVASI: Absolutely.  
6 I mean, they can replace their curb at any time.  
7 Curbs -- the curb will not affect any approval. So  
8 yeah, a new curb is fine. If they get it in sooner  
9 rather than later, it's better off that they do.

10 MR. PANAGOPOULOS: So it would be on  
11 their -- it would be at your own risk of course not  
12 having approval from the local jurisdiction, but you  
13 know, I don't know if you want to chance risking the  
14 moratorium of the paved JFK, which -- what do you  
15 think, Tom? Within the next month or two?

16 COMMISSIONER MALAVASI: Yeah. Yeah,  
17 that's probably when we're going to be paving. So  
18 yeah.

19 MR. GLOEDE: If I may ask? There was  
20 a suggestion, which we tend to agree with with  
21 replacing the curb on JFK. We will have no other  
22 reason to go into the actual roadway with any sort  
23 of utilities. So assuming they do the -- let's just  
24 say they do their repaving and now we removed a  
25 curb. Are we required to repave the entire width of



1 the -- of JFK?

2 COMMISSIONER MALAVASI: Well, the  
3 ordinance says you need to pave curb to curb if  
4 you're not going past the center line. You wouldn't  
5 need to go pass the center line. That's why I  
6 suggested, if you pull the curb away from the  
7 pavement, then you can use the pavement. You  
8 wouldn't have to disturb the pavement. If you can't  
9 get to it, if you can't get to it before you pave,  
10 then you should be okay to replace the curb.

11 MR. GLOEDE: Got it.

12 MR. PANAGOPOULOS: So on your plans,  
13 I guess you commingled the architectural plans and  
14 the engineering plans. Some of the details fall out  
15 the incorrect replacement. It says -- just in case  
16 you do need to go onto the County roadway, I think  
17 the County details should say County asphalt repair.  
18 I think -- let's see.

19 MR. JOSEPH: George, you got that?

20 MR. GLOEDE: I don't know if I have  
21 that detail sheet.

22 MR. PANAGOPOULOS: Like on page -- on  
23 page G-102.

24 MR. GLOEDE: G-102 I think it is.

25 We'll make sure that I identify the County

1 standards. We'll make sure that they coordinate. I  
2 think you're mute.

3 MR. PANAGOPOULOS: C-102, you have  
4 the correct thickness.

5 MR. GLOEDE: Okay. Great.

6 MR. PANAGOPOULOS: So yeah, just -- I  
7 would change -- I would just add that pave and  
8 restoration on C-102.

9 MR. GLOEDE: Okay.

10 MR. PANAGOPOULOS: I'm sorry. Just  
11 one more thing. Loading and unloading, has there  
12 been any thought on how you're going to be loading?  
13 Where is the access going to be? Can you hear me?

14 MR. JOSEPH: So the lobby entrance is  
15 on Bleeker Street. So move-ins, move-out, would be  
16 on Bleeker Street.

17 MR. GLOEDE: And we would have to  
18 have the signs put up. The City --

19 MR. JOSEPH: Yeah, a building of this  
20 size you have to schedule and reserve it.

21 MR. PANAGOPOULOS: Yeah, I don't  
22 think you need external signs, but in any lease  
23 agreement there should be a process of how to  
24 move-in. What we don't want is double-parking on  
25 Kennedy Boulevard. That -- deliveries, stuff like

1 that. You know, most of the business should  
2 probably -- it's easier to be off of Bleeker Street  
3 anyway. So I think it's important that we  
4 understand that. We and your client, the applicant.

5 MR. JOSEPH: Yeah. So typically my  
6 clients and buildings of this size, rental  
7 buildings, it is in lease agreements you have to  
8 reserve like a day and a period of time, it's  
9 usually off of peak hours and they have to reserve  
10 the elevator for moving in and moving out. Things  
11 like that.

12 MR. TRIDENTE: That's all I have.  
13 Thank you.

14 MR. JOSEPH: So just to quickly recap  
15 some additional conditions.

16 MR. PANAGOPOULOS: I think before you  
17 go, we got to open it to the public.

18 MR. JOSEPH: I apologize.

19 MR. PANAGOPOULOS: And if anyone else  
20 on the Board has questions, just -- you know. I  
21 don't want to take over the meeting, but you know.

22 MR. JOSEPH: I just wanted to recap  
23 your specific conditions for the record. We'll do  
24 that after.

25 CHAIRWOMAN LUGO: I'm sorry. You

1 guys had lost me there for a second and I'm back  
2 now. This is Chairwoman Lugo.

3 MR. PANAGOPOULOS: I think we're  
4 waiting for public comment on this testimony.

5 CHAIRWOMAN LUGO: Okay.

6 MR. JOSEPH: I think you need to  
7 invite --

8 CHAIRWOMAN LUGO: I'm sorry. I  
9 thought I had done that earlier, but I guess that  
10 was for the first application, but that was what we  
11 were doing earlier. That was for the first  
12 application. I forgot.

13 MR. PANAGOPOULOS: Yeah, it was also  
14 for the first witness. This is for the second  
15 witness.

16 CHAIRWOMAN LUGO: All right. Do we  
17 have any public comments for our second witness in  
18 this application? Anyone need to speak? Okay. Any  
19 other comments or questions? From the Commissioners  
20 or anyone else? Okay.

21 MR. JOSEPH: So at this time, I'd  
22 just like to recap those additional conditions we  
23 discussed, because I know we were talking about a  
24 lot of things. We're going to be providing some  
25 additional spot grades to show that two percent. We

1 are not to touch the ramp at the crosswalk. And we  
2 are going to correct the details on page G-102 to  
3 the correct ones that are already on page C-102.  
4 Thank you.

5 CHAIRWOMAN LUGO: Great. Thank you.  
6 Commissioners, do I have any other people with  
7 questions or does someone want to make a motion?

8 COMMISSIONER JETER: I'll make a  
9 motion.

10 MR. PANAGOPOULOS: Before you make a  
11 motion, do we need to open up to the public one last  
12 time for any comments for the whole application?  
13 Are you frozen?

14 MS. BOGDANSKI: Sorry. We should,  
15 just to be on the safe side, yes. And then --

16 CHAIRWOMAN LUGO: Okay.

17 MS. BOGDANSKI: We'll continue with  
18 the portion to let someone speak.

19 MR. TRIDENTE: Madam Chair, I just  
20 have one comment to the applicant, just a reminder  
21 that before they submit for a CO at the local  
22 municipal, that they need to contact this office to  
23 do a final inspection of the site and receive a  
24 letter of compliance.

25 MR. JOSEPH: Understood. Thank you.

1 CHAIRWOMAN LUGO: Okay. Any other  
2 comments from the public? Or questions? For the  
3 record, I don't believe we have any.

4 Okay. If no one has any other questions,  
5 or comments, or statements, and there's no one from  
6 the public, I guess we can close the public portion,  
7 Jen, is that correct?

8 MS. BOGDANSKI: That is correct.

9 CHAIRWOMAN LUGO: Okay.  
10 Commissioners, if you have no other questions or  
11 comments? Commissioner Jeter, I think you have to  
12 move.

13 COMMISSIONER JETER: I move.

14 MS. GIARRATANA: And a second?

15 COMMISSIONER MEHTA: I second.

16 MS. GIARRATANA: Thank you,  
17 Commissioner. Motion made by Commissioner Jeter and  
18 seconded by Commissioner Mehta. Commissioner  
19 Hernandez.

20 COMMISSIONER HERNANDEZ: Aye.

21 MS. GIARRATANA: Commissioner Jeter.

22 COMMISSIONER JETER: Aye.

23 MS. GIARRATANA: Commissioner  
24 Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MS. GIARRATANA: Commissioner Mehta.

2 COMMISSIONER MEHTA: Aye.

3 MS. GIARRATANA: And Commissioner  
4 Lugo.

5 CHAIRWOMAN LUGO: Aye.

6 MS. GIARRATANA: Chairwoman, the  
7 motion has passed.

8 MR. JOSEPH: Thank you all. Have a  
9 good evening. Everyone be safe.

10 MS. GIARRATANA: The next item on the  
11 agenda is item C, which is applications to be  
12 dismissed. This is application 2019-79-SP. The  
13 applicant was Acordia Harrison Urban Renewal, LLC;  
14 at 700 Frank E. Rodgers Boulevard; Block 133, Lot  
15 1.03 and 1.05, in Harrison. It's an application to  
16 construct two mixed-use buildings consisting of 884  
17 residential units, retail space, and a 200-room  
18 hotel, as well as an automated parking garage.

19 So the Board, we -- this was carried at  
20 the last meeting and then the Township reached out  
21 to us and the applicant and requested that we  
22 dismiss this without prejudice. There's been  
23 multiple meetings with the town, and this won't be  
24 complete until I believe they had their meeting in  
25 two days. So you know, again, this would be

1 dismissed without prejudice and just allow the town  
2 to go through its full review of the zoning side.

3 Do I have a motion?

4 COMMISSIONER MEHTA: I make a motion  
5 to dismiss.

6 COMMISSIONER JETER: Second.

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

10 COMMISSIONER HERNANDEZ: Aye.

11 MS. GIARRATANA: Commissioner Jeter.

12 COMMISSIONER JETER: Aye.

13 MS. GIARRATANA: Commissioner  
14 Malavasi.

15 COMMISSIONER MALAVASI: Aye.

16 MS. GIARRATANA: Commissioner Mehta.

17 COMMISSIONER MEHTA: Aye.

18 MS. GIARRATANA: And Commissioner  
19 Lugo.

20 CHAIRWOMAN LUGO: Aye.

21 MS. GIARRATANA: The motion has  
22 passed. The next item on the agenda are  
23 Applications to be Exempt, Letter D. The first  
24 application is 2020-17-SPSD. The applicant is HRP  
25 Hudson, LLC. This is at Van Keuren Avenue and



1 Duffield Avenue. This is Block 3103, Lots 21  
2 through 26, 29 through 32, 36, 37, 42 through 44,  
3 and Block 7402, Lots 21 through 24, and Lots 33  
4 through 35. And that's in Jersey City. They  
5 planned a subdivision application. It's not along a  
6 County road.

7 Application 2020-022-SD. The applicant is  
8 AR Adams Investor, LLC. This is at 1417 Adams  
9 Street in Hoboken. This is Block 121, Lots 7  
10 through 13, and Lot 18. It's a site plan  
11 application not along a County road.

12 Application 2020-024-SPSD, Jersey City  
13 Municipal Utilities Authority. This is at Caven  
14 Point Road and multiple streets as part of Canal  
15 Crossing Redevelopment in Jersey City. It's a site  
16 plan/subdivision application not along a County  
17 road.

18 Application 2020-026-SD, the applicant is  
19 Hampshire Urban Renewal, LLC and Garfield JC  
20 Partners, 900 Garfield, LLC, and the Jersey City  
21 Redevelopment Agency. This location is at 880  
22 through 900 Garfield Avenue, Blocks 21 -- I'm sorry.  
23 Block 21501, Lots 18, 19, and 20, in Jersey City.  
24 This is a subdivision application not along a County  
25 road.

1                   Application 2020-27-SD, Green Homes  
2   Developer, Inc. This is at 32 and 38 Terrace  
3   Avenue, Block 3304, Lots 15 and 16, in Jersey City.  
4   It's a subdivision application not along a County  
5   road. Do I have a motion?

6                   COMMISSIONER JETER: JETER: Motion.

7                   COMMISSIONER MEHTA: Second the  
8   motion.

9                   MS. GIARRATANA: On a motion made by  
10   Commissioner Jeter and seconded by Commissioner  
11   Mehta.

12                  Commissioner Hernandez.

13                  COMMISSIONER HERNANDEZ: Aye.

14                  MS. GIARRATANA: Commissioner Jeter.

15                  COMMISSIONER JETER: Aye.

16                  MS. GIARRATANA: Commissioner  
17   Malavasi.

18                  COMMISSIONER MALAVASI: Aye.

19                  MS. GIARRATANA: Commissioner Mehta.

20                  COMMISSIONER MEHTA: Aye.

21                  MS. GIARRATANA: And Commissioner  
22   Lugo.

23                  CHAIRWOMAN LUGO: Aye.

24                  MS. GIARRATANA: The motion has  
25   passed. The next item on the agenda is old

1 business. There is none. New business, there is  
2 none either. And our next meeting date is Tuesday,  
3 July 21st, at 6:30 p.m. Back to our regular time  
4 for now, unless something changes.

5 CHAIRWOMAN LUGO: Okay. Do I have a  
6 motion to adjourn?

7 COMMISSIONER MEHTA: Motion.

8 CHAIRWOMAN LUGO: All right.

9 COMMISSIONER MALAVASI: Aye.

10 CHAIRWOMAN LUGO: Thank you.

11 (Whereupon the deposition is then  
12 concluded at 6:45 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 16, 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

<b>&amp;</b>	<b>2</b>	<b>3103</b> 65:1	<b>750</b> 9:17 12:13
<b>&amp;</b> 51:19	<b>2</b> 41:12	<b>32</b> 65:2 66:2	<b>8</b>
<b>1</b>	<b>2/4/22</b> 68:15	<b>33</b> 65:3	<b>80</b> 52:18
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