HUDSON COUNTY
PLANNING BOARD

RE:

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

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OPEN SESSION
Bergen Square Center
Floor 9A
830 Bergen Avenue
Jersey City, New Jersey
Tuesday, June 15, 2021
5:30 p.m.

VIA ZOOM:

SAMANTHA LUGO, Chairwoman
YRAIDA APONTE-LIPSKI, Commissioner
FRANCIS KENNY, Commissioner
FLOYD JETER, Commissioner
THOMAS MALAVASI, PE, Commissioner
RUSHABH MEHTA, Commissioner
TANYA RODRIGUEZ, Commissioner

ALSO PRESENT:
JENNIFER BOGDANSKI, ESQ., Board Counsel
FRANCESCA GIARRATANA, PP, AICP, Secretary
MARCELLA TRAINA, Assistant Planner
CHAIRWOMAN LUGO: Let's start. I would like to call the Tuesday, June 15th, 2021 Hudson County Planning Board meeting to order. Has the meeting been properly advertised?

MS. BOGDANSKI: Yes. The meeting was properly noticed to the Jersey Journal and the Star Ledger. And it was also noticed by posting on the County Bulletin Board and the Freeholder's Bulletin Board, and the notices given specified that this would be a virtual meeting in accordance with the Open Public Meetings Act.

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


COMMISSIONER APONTE-LIPSKI: Here.


Commissioner Jeter.

COMMISSIONER JETER: Present.

MS. GIARRATANA: Commissioner Kenny.

COMMISSIONER KENNY: Present.

MS. GIARRATANA: Commissioner Malavasi.

Malavasi.

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

COMMISSIONER MEHTA: Here.

MS. GIARRATANA: Commissioner Ng.

Absent. Commissioner Rodriguez.

COMMISSIONER RODRIGUEZ: Present.

MS. GIARRATANA: Commissioner Walker.

Absent. And Chairwoman Lugo.

CHAIRWOMAN LUGO: Here.

MS. GIARRATANA: Chairwoman, we have a quorum.

CHAIRWOMAN LUGO: Great. Can we please stand for the flag salute?

(Flag salute.)

CHAIRWOMAN LUGO: Thank you.

Commissioners, has everyone had the opportunity to read the minutes from our last meeting? If so, can I have a motion?

COMMISSIONER RODRIGUEZ: Motion.

CHAIRWOMAN LUGO: Do I have a second?

COMMISSIONER JETER: Second.


COMMISSIONER APONTE-LIPSKI: Aye.
MS. GIARRATANA: Commissioner Jeter.
COMMISSIONER JETER: Yes.

MS. GIARRATANA: Commissioner Kenny.
COMMISSIONER KENNY: Yes.

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

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

MS. GIARRATANA: And Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ: Aye.

MS. GIARRATANA: And Chairwoman Lugo.
CHAIRWOMAN LUGO: Aye.

MS. GIARRATANA: The motion has passed. The minutes have been adopted. The next item on the agenda are Matters Designated for Public Hearing. And Item A is Memorialization of Resolutions Considered at the Previous Meeting.

The first application is 2021-011-SP. The applicant is HA Capital Holdings; location is at 436 Schuyler Avenue; Block 214, Lot 34; in Kearny. Do I have a motion?

COMMISSIONER MALAVASI: I'll make a motion.
COMMISSIONER JETER: I'll second.

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

COMMISSIONER APONTE-LIPSKI: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Yes.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Mehta.

COMMISSIONER MEHTA: Yes.

MS. GIARRATANA: Commissioner Rodriguez.

COMMISSIONER RODRIGUEZ: Aye.

MS. GIARRATANA: Chairwoman Lugo.

CHAIRWOMAN LUGO: Aye.

MS. GIARRATANA: The motion has passed. The next item on the agenda for memorialization is Application 2021-015-SP. The applicant is Bergen Turnpike Enterprises, LLC at 4237 Bergen Turnpike, Block 113, Lot 7; in North Bergen. Do I have a motion?

COMMISSIONER JETER: Motion.

MS. GIARRATANA: Do I have a second?
COMMISSIONER RODRIGUEZ: Second.

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

Commissioner Aponte-Lipski.

COMMISSIONER APONTE-LIPSKI: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Rodriguez.

COMMISSIONER RODRIGUEZ: Aye.

MS. GIARRATANA: And Chairwoman Lugo.

CHAIRWOMAN LUGO: Aye.

MS. GIARRATANA: The motion has passed. The next item on -- the next item for memorialization is Application 2021-022-SD. The applicant was the Town of Kearny. It was the Hackensack Avenue Streetscape Improvements, Block 294, Lot 15; in Kearny. Do I have a motion?

CHAIRWOMAN LUGO: Motion.

COMMISSIONER JETER: Second.

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

Commissioner Aponte-Lipski.

COMMISSIONER APONTE-LIPSKI: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Yes.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Rodriguez.

COMMISSIONER RODRIGUEZ: Aye.

MS. GIARRATANA: And Chairwoman Lugo.

CHAIRWOMAN LUGO: Aye.

MS. GIARRATANA: The motion has passed. The next item on the agenda are Site Plans, Subdivisions, and Other Matters Scheduled for Public Hearing. Application 2021-10-SP. The applicant is 338 Park Avenue Corp; location is at 336 through 338 Park Avenue, Block 166, Lot 22; in Hoboken. It's an application to demolish an existing two-story and three-story building and construct a single four-story building with four dwelling units.

MR. TUVEL: Good evening, members of the Board. Jason Tuvel, attorney for the applicant. How are you? I'll be very brief, and then I have
our architect here who can go into the plans. But basically, this is a property that consists of two lots. There's a four-story structure and a three-story structure on them. The goal is to combine the properties. We propose no curb cuts along the county right-of-way. We are adding stormwater management to a property that currently does not have any. We are going to be adding street trees along Park Avenue and replacing all sidewalk and curb within the county right-of-way in front of the building.

As indicated, there's going to be four units proposed over a commercial space. And I have Kieran Kelly here from MGMK, who is our project architect, to walk you through the plans. So if you'd like, we can swear him in and he can go through the plans with the Board.

CHAIRWOMAN LUGO: That's fine. Thank you.

(The witness is sworn.)

MS. BOGDANSKI: Okay. And if you could state your name for the record, spelling your first and last name, and also stating the name of your firm?

MR. KELLY: My name is Kieran Kelly.

MR. TUVEL:  Mr. Kelly, can you just go through your professional credentials as an architect for the Board please?

MR. KELLY:  Sure.  I am a licensed architect in the State of New Jersey and I'm currently in good standing. I've been licensed in New Jersey for approximately ten years. I've been a partner at this firm for approximately five years. I hold a bachelor of architecture from Trinity College in Dublin. I testified in front of this Board on many occasions, though admittedly not in the last few years, so I may not be recognized. But I have testified of course throughout Hudson County.

MR. TUVEL:  Does the Board accept Mr. Kelly's qualifications?

CHAIRWOMAN LUGO:  Yes.  Thank you.

MR. TUVEL:  Sure.  So, Mr. Kelly, if you could just walk the Board through the plans? Would he be able to share his screen?  Is that okay?

CHAIRWOMAN LUGO:  Yes, absolutely.

MR. KELLY:  I'm doing it now.  Can everybody see my screen?

MR. TUVEL:  Yes.
CHAIRWOMAN LUGO: Yes.

MR. KELLY: Okay. Great. So the property is a 2,200-square-foot, L-shaped property. It's on the northeastern end abutting 166 in Hoboken. That's in the R-1 zone. It's just one lot away from the corner of Park Avenue and 4th Street. Across 4th Street would be Church Square Park for anybody that's familiar with the area.

So as Mr. Tuvel explained, there's currently two lots. The one on the north is on the side is undersized, 60-feet. They other is a hundred feet in which there are two existing structures. The plan is to consolidate both lots and thereby creating more efficient and coherent multi-family building. You'll notice on the image on the right-hand side, the marking of the new building is such that we have removed a portion on I guess what would be the southwestern corner of the proposed new building so as to align the rear of the two adjoining buildings. And then we provide a landscaped rear yard behind.

Also, the facade on the street is on the line, so as to reduce the street walk. The proposal is for four residential units, each of them would be between 1,500 and 1,800 square-feet. Each of them
would be three bedrooms. So they are larger units and they are above a 1,132 square-foot retail space at grade. So here on the left-hand side is the first floor, and you'll see the retail space, it's on the southern side, with the residential entry lobby to the right of it, which is the north side of the property. That of course serves both egress stairs and an elevator, the building being fully ADA compliant. Behind all of them is a small storage space. And then behind that is the landscape yard on the site.

Now, because we sit within the floodway, you'll be able to see that here is that 13-feet, our grid is just shy of eight-feet. The building has to be flood proof and so the retail space would be flood proof. On the residential entrance, the storage will be wet flood proof, and that's being proofed by the local flood administrator. So on the right-hand side, which would be the first, which is the second -- or the first of residential floors, it's one large residential unit per floor. On the top left you'll see that frontage area, that's where we aligned the building front. That allows us to create some outdoor space for the units on that location.
So stepping over to the plan, off of the terrace of the second floor, we have this small balcony on the third and fourth floors. And then on the top floor, the balcony is removed, and also the front wall to the top unit is setback to create a 1,528 square-foot unit. And that unit gets some additional outdoor space and a roof deck on the roof, which is set back for the remainder of the roof. That addition in many outdoor spaces, the reset -- the setback on the top floor and also in the rear yard, there's extensive green roof throughout.

So how that represents itself in 3D, I mean, you can see here, and this image is obviously the green and blue for the proposed new building. What I want to make sure we illustrate that that majority of the outdoor space and the roof and the back for the yard, are either plants or extensive green roof. So that's one of the sustainable features that we're proposing. We're also proposing a stormwater detention and retention plan. Which is beneath the first floor of the building. Now, that stores and releases the stormwater from the roof of the building over time and combines into the street. But it also uses that water and the grade water
system to flush the toilets in the building. And
then in the rear of the building, we're collecting
our rain water in a rainwater power system so that
that water is used for irrigation in the rear yard.

This is how the building looks from Park
Avenue. You notice it's I guess primarily a
contemporary design, but a lot of effort has been
taken so as to -- the composition in the facade of
the building to be very contextual with the
neighbors. So you'll see the building on the
right-hand side here, this is 340 Park Avenue, is a
full four-story building. The top bit of roof for
our building aligns with that one, but we're setting
back seven-feet. So you'll notice the main street
line is actually below the map line and it aligns
with the prominent I guess farthest lane to the
south. So that will align the building a bit to the
south.

And then this masonry element, which is --
it's an masonry material from a local mason, will
extend out. It has a very monumental feel to it.
So that's the side that is actually kind of an
aligns to the building which previously inset Park
Avenue. You'll also notice, in addition to the top
floor setback, we setback the second floor, and even
more so on the first floor, so we can create a reset
for more formal entries in the retail space. And
that allows us to create a more generous sidewalk.
So the sidewalk here is 18 by ten feet. So a very
generous sidewalk. And like Mr. Tuvel said, we were
at the curb for the full extent of the property
facing onto Park Avenue.

And we're proposing two new street trees.
And those street trees are golden range street
trees, but they are set in ADA compliant grids. The
entire building is ADA compliant. There will be --
there are three lights on the street. Two are the
lights at the main residential entrance. And then
at the recess -- at the retail entry, there are two
small recessed lights above the entryway. Obviously
those lights provide security for both residents and
people who enter the retail space at nighttime. And
they are specialty, so the don't glare. So
generally, we feel like it's a very contextual, a
very successful prototype to try to relate to its
neighbors as well. Certainly an improvement of
what's there currently. And I hope that you will
approve.

MR. TUVEL: Chairwoman, just a few
follow-ups. We reviewed the letter from the County
-- from the County Planning staff and would agree to comply with the comments set forth in the letter dated June 7th, 2021 from the County. And we'll also be subject to North Hudson Sewer Authority approval as well. We will be obtaining that, is that correct?

MR. KELLY: That is correct.

MR. TUVEL: And one thing that I failed to add, I'm sorry, to the Board at the beginning, this was approved by the Hoboken Zoning Board already. So we've already received the approval from the municipality. So I just wanted you to know that as well. So with that said, members of the Board, I don't have anything further for Mr. Kelly. Glad to answer any questions that you might have.

CHAIRWOMAN LUGO: Commissioners, any questions? Anyone have any questions or comments? Mr. Malavasi, do you have anything?

COMMISSIONER MALAVASI: Madam Chair, I was actually -- I reviewed myself and they have pretty much addressed all my comments. So I have no further questions.

CHAIRWOMAN LUGO: Fantastic. Anyone else? Is there anyone from the public? No -- if
there's no comments or questions from the Commissioners, and there's no comments or questions from the public, give you another minute or two to see if you can think about it and review. If not, then I'll ask for a motion. Do I have a motion?

COMMISSIONER RODRIGUEZ: Motion.
COMMISSIONER MEHTA: Second.
MS. GIARRATANA: On a motion made by Commissioner Rodriguez and seconded by Commissioner Mehta.

Commissioner Aponte-Lipski.
COMMISSIONER APONTE-LIPSKI: Aye.
MS. GIARRATANA: Commissioner Jeter.
COMMISSIONER JETER: Yes.
MS. GIARRATANA: Commissioner Kenny.
COMMISSIONER KENNY: Aye.
MS. GIARRATANA: Commissioner Malavasi.
COMMISSIONER MALAVASI: Aye.
MS. GIARRATANA: Commissioner Mehta.
COMMISSIONER MEHTA: Aye.
MS. GIARRATANA: Commissioner Rodriguez.
COMMISSIONER RODRIGUEZ: Aye.
MS. GIARRATANA: Chairwoman Lugo.
CHAIRWOMAN LUGO: Aye.

MR. TUVEL: Thank you very much.

Have a good night.

MS. GIARRATANA: Thank you very much.

CHAIRWOMAN LUGO: Thank you.

MS. GIARRATANA: The next item on the agenda is old business. There is none. New business. There's none of that either. And then our next meeting date is Tuesday, July 20th at 5:30.

CHAIRWOMAN LUGO: Awesome job. Thank you, guys.

MS. GIARRATANA: Thank you. Have a great night.

(Whereupon the proceeding is then concluded at 5:53 p.m.)
CERTIFICATION

I, SHARI CATHEY, CCR, RPR, License No. 30XI00234700, and Notary Public of the State of New Jersey, hereby certify that the proceedings herein are from the notes taken by me of Regular Meeting of the Hudson County Planning Board, held on Tuesday, June 15, 2021; and that this is a correct transcript of the same.

SHARI CATHEY, CCR, RPR
A NOTARY PUBLIC of the State of New Jersey
I.D. No. 2283786
Commission Expires 2/4/22
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