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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 15, 2021  
5:30 p.m.

V I A Z O O M:

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

A L S O P R E S E N T:

JENNIFER BOGDANSKI, ESQ., Board Counsel  
FRANCESCA GIARRATANA, PP, AICP, Secretary  
MARCELLA TRAINA, Assistant Planner

1 CHAIRWOMAN LUGO: Let's start. I  
2 would like to call the Tuesday, June 15th, 2021  
3 Hudson County Planning Board meeting to order. Has  
4 the meeting been properly advertised?

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

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

14 MS. GIARRATANA: Yes. Commissioner  
15 Allen. Absent. Commissioner Aponte-Lipski.

16 COMMISSIONER APONTE-LIPSKI: Here.

17 MS. GIARRATANA: Commissioner Choffo.  
18 Absent. Commissioner Glembocki. Absent.  
19 Commissioner Jeter.

20 COMMISSIONER JETER: Present.

21 MS. GIARRATANA: Commissioner Kenny.

22 COMMISSIONER KENNY: Present.

23 MS. GIARRATANA: Commissioner  
24 Malavasi.

25 COMMISSIONER MALAVASI: Here.

1 MS. GIARRATANA: Commissioner Mehta.

2 COMMISSIONER MEHTA: Here.

3 MS. GIARRATANA: Commissioner Ng.

4 Absent. Commissioner Rodriguez.

5 COMMISSIONER RODRIGUEZ: Present.

6 MS. GIARRATANA: Commissioner Walker.

7 Absent. And Chairwoman Lugo.

8 CHAIRWOMAN LUGO: Here.

9 MS. GIARRATANA: Chairwoman, we have  
10 a quorum.

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

13 (Flag salute.)

14 CHAIRWOMAN LUGO: Thank you.

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

18 COMMISSIONER RODRIGUEZ: Motion.

19 CHAIRWOMAN LUGO: Do I have a second?

20 COMMISSIONER JETER: Second.

21 MS. GIARRATANA: On a motion made by  
22 Commissioner Rodriguez and seconded by Commissioner  
23 Jeter. Commissioner Lugo -- Commissioner  
24 Aponte-Lipski.

25 COMMISSIONER APONTE-LIPSKI: Aye.

1 MS. GIARRATANA: Commissioner Jeter.

2 COMMISSIONER JETER: Yes.

3 MS. GIARRATANA: Commissioner Kenny.

4 COMMISSIONER KENNY: Yes.

5 MS. GIARRATANA: Commissioner

6 Malavasi.

7 COMMISSIONER MALAVASI: Aye.

8 MS. GIARRATANA: Commissioner Mehta.

9 COMMISSIONER MEHTA: Aye.

10 MS. GIARRATANA: And Commissioner

11 Rodriguez.

12 COMMISSIONER RODRIGUEZ: Aye.

13 MS. GIARRATANA: And Chairwoman Lugo.

14 CHAIRWOMAN LUGO: Aye.

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

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

24 COMMISSIONER MALAVASI: I'll make a  
25 motion.

1 COMMISSIONER JETER: I'll second.

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

5 COMMISSIONER APONTE-LIPSKI: Aye.

6 MS. GIARRATANA: Commissioner Jeter.

7 COMMISSIONER JETER: Yes.

8 MS. GIARRATANA: Commissioner  
9 Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MS. GIARRATANA: Commissioner Mehta.

12 COMMISSIONER MEHTA: Yes.

13 MS. GIARRATANA: Commissioner  
14 Rodriguez.

15 COMMISSIONER RODRIGUEZ: Aye.

16 MS. GIARRATANA: Chairwoman Lugo.

17 CHAIRWOMAN LUGO: Aye.

18 MS. GIARRATANA: The motion has  
19 passed. The next item on the agenda for  
20 memorialization is Application 2021-015-SP. The  
21 applicant is Bergen Turnpike Enterprises, LLC at  
22 4237 Bergen Turnpike, Block 113, Lot 7; in North  
23 Bergen. Do I have a motion?

24 COMMISSIONER JETER: Motion.

25 MS. GIARRATANA: Do I have a second?

1 COMMISSIONER RODRIGUEZ: Second.

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

5 Commissioner Aponte-Lipski.

6 COMMISSIONER APONTE-LIPSKI: Aye.

7 MS. GIARRATANA: Commissioner Jeter.

8 COMMISSIONER JETER: Aye.

9 MS. GIARRATANA: Commissioner  
10 Malavasi.

11 COMMISSIONER MALAVASI: Aye.

12 MS. GIARRATANA: Commissioner  
13 Rodriguez.

14 COMMISSIONER RODRIGUEZ: Aye.

15 MS. GIARRATANA: And Chairwoman Lugo.

16 CHAIRWOMAN LUGO: Aye.

17 MS. GIARRATANA: The motion has  
18 passed. The next item on -- the next item for  
19 memorialization is Application 2021-022-SD. The  
20 applicant was the Town of Kearny. It was the  
21 Hackensack Avenue Streetscape Improvements, Block  
22 294, Lot 15; in Kearny. Do I have a motion?

23 CHAIRWOMAN LUGO: Motion.

24 COMMISSIONER JETER: Second.

25 MS. GIARRATANA: On a motion made by

1 Chairwoman Lugo and seconded by Commissioner Jeter.

2 Commissioner Aponte-Lipski.

3 COMMISSIONER APONTE-LIPSKI: Aye.

4 MS. GIARRATANA: Commissioner Jeter.

5 COMMISSIONER JETER: Yes.

6 MS. GIARRATANA: Commissioner

7 Malavasi.

8 COMMISSIONER MALAVASI: Aye.

9 MS. GIARRATANA: Commissioner

10 Rodriguez.

11 COMMISSIONER RODRIGUEZ: Aye.

12 MS. GIARRATANA: And Chairwoman Lugo.

13 CHAIRWOMAN LUGO: Aye.

14 MS. GIARRATANA: The motion has  
15 passed. The next item on the agenda are Site Plans,  
16 Subdivisions, and Other Matters Scheduled for Public  
17 Hearing. Application 2021-10-SP. The applicant is  
18 338 Park Avenue Corp; location is at 336 through 338  
19 Park Avenue, Block 166, Lot 22; in Hoboken. It's an  
20 application to demolish an existing two-story and  
21 three-story building and construct a single  
22 four-story building with four dwelling units.

23 MR. TUVEL: Good evening, members of  
24 the Board. Jason Tovel, attorney for the applicant.  
25 How are you? I'll be very brief, and then I have

1 our architect here who can go into the plans. But  
2 basically, this is a property that consists of two  
3 lots. There's a four-story structure and a  
4 three-story structure on them. The goal is to  
5 combine the properties. We propose no curb cuts  
6 along the county right-of-way. We are adding  
7 stormwater management to a property that currently  
8 does not have any. We are going to be adding street  
9 trees along Park Avenue and replacing all sidewalk  
10 and curb within the county right-of-way in front of  
11 the building.

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

18 CHAIRWOMAN LUGO: That's fine. Thank  
19 you.

20 (The witness is sworn.)

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

25 MR. KELLY: My name is Kieran Kelly.



1 Spelled, K-I-E-R-A-N. K-E-L-L-Y. And our firm is  
2 MGMK Architecture.

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

6 MR. KELLY: Sure. I am a licensed  
7 architect in the State of New Jersey and I'm  
8 currently in good standing. I've been licensed in  
9 New Jersey for approximately ten years. I've been a  
10 partner at this firm for approximately five years.

11 I hold a bachelor of architecture from Trinity  
12 College in Dublin. I testified in front of this  
13 Board on many occasions, though admittedly not in  
14 the last few years, so I may not be recognized. But  
15 I have testified of course throughout Hudson County.

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

18 CHAIRWOMAN LUGO: Yes. Thank you.

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

22 CHAIRWOMAN LUGO: Yes, absolutely.

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

25 MR. TUVEL: Yes.

1 CHAIRWOMAN LUGO: Yes.

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

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

22 Also, the facade on the street is on the  
23 line, so as to reduce the street walk. The proposal  
24 is for four residential units, each of them would be  
25 between 1,500 and 1,800 square-feet. Each of them

1 would be three bedrooms. So they are larger units  
2 and they are above a 1,132 square-foot retail space  
3 at grade. So here on the left-hand side is the  
4 first floor, and you'll see the retail space, it's  
5 on the southern side, with the residential entry  
6 lobby to the right of it, which is the north side of  
7 the property. That of course serves both egress  
8 stairs and an elevator, the building being fully ADA  
9 compliant. Behind all of them is a small storage  
10 space. And then behind that is the landscape yard  
11 on the site.

12 Now, because we sit within the floodway,  
13 you'll be able to see that here is that 13-feet, our  
14 grid is just shy of eight-feet. The building has to  
15 be flood proof and so the retail space would be  
16 flood proof. On the residential entrance, the  
17 storage will be wet flood proof, and that's being  
18 proofed by the local flood administrator. So on the  
19 right-hand side, which would be the first, which is  
20 the second -- or the first of residential floors,  
21 it's one large residential unit per floor. On the  
22 top left you'll see that frontage area, that's where  
23 we aligned the building front. That allows us to  
24 create some outdoor space for the units on that  
25 location.

1           So stepping over to the plan, off of the  
2 terrace of the second floor, we have this small  
3 balcony on the third and fourth floors. And then on  
4 the top floor, the balcony is removed, and also the  
5 front wall to the top unit is setback to create a  
6 1,528 square-foot unit. And that unit gets some  
7 additional outdoor space and a roof deck on the  
8 roof, which is set back for the remainder of the  
9 roof. That addition in many outdoor spaces, the  
10 reset -- the setback on the top floor and also in  
11 the rear yard, there's extensive green roof  
12 throughout.

13           So how that represents itself in 3D, I  
14 mean, you can see here, and this image is obviously  
15 the green and blue for the proposed new building.  
16 What I want to make sure we illustrate that that  
17 majority of the outdoor space and the roof and the  
18 back for the yard, are either plants or extensive  
19 green roof. So that's one of the sustainable  
20 features that we're proposing. We're also proposing  
21 a stormwater detention and retention plan. Which is  
22 beneath the first floor of the building. Now, that  
23 stores and releases the stormwater from the roof of  
24 the building over time and combines into the street.  
25 But it also uses that water and the grade water

1 system to flush the toilets in the building. And  
2 then in the rear of the building, we're collecting  
3 our rain water in a rainwater power system so that  
4 that water is used for irrigation in the rear yard.

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

19 And then this masonry element, which is --  
20 it's an masonry material from a local mason, will  
21 extend out. It has a very monumental feel to it.  
22 So that's the side that is actually kind of an  
23 aligns to the building which previously inset Park  
24 Avenue. You'll also notice, in addition to the top  
25 floor setback, we setback the second floor, and even

1 more so on the first floor, so we can create a reset  
2 for more formal entries in the retail space. And  
3 that allows us to create a more generous sidewalk.  
4 So the sidewalk here is 18 by ten feet. So a very  
5 generous sidewalk. And like Mr. Tuvell said, we were  
6 at the curb for the full extent of the property  
7 facing onto Park Avenue.

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

24           MR. TUVELL: Chairwoman, just a few  
25 follow-ups. We reviewed the letter from the County

1 -- from the County Planning staff and would agree to  
2 comply with the comments set forth in the letter  
3 dated June 7th, 2021 from the County. And we'll  
4 also be subject to North Hudson Sewer Authority  
5 approval as well. We will be obtaining that, is  
6 that correct?

7 MR. KELLY: That is correct.

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

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

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

24 CHAIRWOMAN LUGO: Fantastic. Anyone  
25 else? Is there anyone from the public? No -- if

1 there's no comments or questions from the  
2 Commissioners, and there's no comments or questions  
3 from the public, give you another minute or two to  
4 see if you can think about it and review. If not,  
5 then I'll ask for a motion. Do I have a motion?

6 COMMISSIONER RODRIGUEZ: Motion.

7 COMMISSIONER MEHTA: Second.

8 MS. GIARRATANA: On a motion made by  
9 Commissioner Rodriguez and seconded by Commissioner  
10 Mehta.

11 Commissioner Aponte-Lipski.

12 COMMISSIONER APONTE-LIPSKI: Aye.

13 MS. GIARRATANA: Commissioner Jeter.

14 COMMISSIONER JETER: Yes.

15 MS. GIARRATANA: Commissioner Kenny.

16 COMMISSIONER KENNY: Aye.

17 MS. GIARRATANA: Commissioner

18 Malavasi.

19 COMMISSIONER MALAVASI: Aye.

20 MS. GIARRATANA: Commissioner Mehta.

21 COMMISSIONER MEHTA: Aye.

22 MS. GIARRATANA: Commissioner

23 Rodriguez.

24 COMMISSIONER RODRIGUEZ: Aye.

25 MS. GIARRATANA: Chairwoman Lugo.



1 CHAIRWOMAN LUGO: Aye.

2 MR. TUVEL: Thank you very much.

3 Have a good night.

4 MS. GIARRATANA: Thank you very much.

5 CHAIRWOMAN LUGO: Thank you.

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

10 CHAIRWOMAN LUGO: Awesome job. Thank  
11 you, guys.

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

14 (Whereupon the proceeding is then  
15 concluded at 5:53 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 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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