

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HUDSON COUNTY
PLANNING BOARD

RE:

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

- - - - -

O P E N S E S S I O N

Bergen Square Center
Floor 9A
830 Bergen Avenue
Jersey City, New Jersey
Tuesday, May 19, 2020
6:30 p.m.

V I A Z O O M:

- SAMANTHA LUGO, Chairwoman
- JOHN ALLEN, Commissioner
- RENEE BETTINGER, Commissioner
- DANIEL CHOFFO, Commissioner
- ELIZABETH HERNANDEZ, Commissioner
- FLOYD JETER, Commissioner
- KENNEDY NG, Commissioner
- THOMAS MALAVASI, PE, Commissioner
- RUSHABH MEHTA, Commissioner
- FLOYD JETER, 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

1 CHAIRWOMAN LUGO: I would like to
2 call the May 19, 2020 Hudson County Planning Board
3 Meeting to order. Has the meeting properly been
4 advertised?

5 MS. BOGDANSKI: 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: May I have a roll
14 call, please.

15 MS. GIARRATANA: Yes. Commissioner
16 Allen.

17 COMMISSIONER ALLEN: Present.

18 MS. GIARRATANA: Commissioner
19 Bettinger.

20 COMMISSIONER BETTINGER: Here.

21 MS. GIARRATANA: Commissioner Choffo.

22 COMMISSIONER CHOFFO: Present.

23 MS. GIARRATANA: Commissioner
24 Glembocki, absent. Commissioner Hernandez.

25 COMMISSIONER HERNANDEZ: Present.

1 MS. GIARRATANA: Commissioner Jeter.

2 COMMISSIONER JETER: Present.

3 MS. GIARRATANA: Commissioner
4 Malavasi.

5 COMMISSIONER MALAVASI: Here.

6 MS. GIARRATANA: Commissioner Mehta.

7 COMMISSIONER MEHTA: Present.

8 MS. GIARRATANA: Commissioner Ng.

9 COMMISSIONER NG: I'm here.

10 MS. GIARRATANA: Commissioner Torres,
11 not present. Commissioner Walker, not present.
12 Commissioner Lugo.

13 CHAIRWOMAN LUGO: Here.

14 MS. GIARRATANA: Chairwoman, we have
15 a quorum.

16 CHAIRWOMAN LUGO: Let's please stand
17 for the flag salute.

18 (Flag Salute.)

19 CHAIRWOMAN LUGO: Has everybody had
20 the opportunity to read the minutes from our last
21 meeting?

22 COMMISSIONER HERNANDEZ: Yes.

23 CHAIRWOMAN LUGO: Can I get a motion
24 to approve?

25 COMMISSIONER NG: A motion to approve

1 by Kennedy in Union City.

2 COMMISSIONER HERNANDEZ: Second.

3 MS. GIARRATANA: On a motion made by
4 Commissioner Ng, and seconded by Commissioner
5 Hernandez.

6 Commissioner Allen.

7 COMMISSIONER ALLEN: Yes.

8 MS. GIARRATANA: Commissioner
9 Bettinger.

10 COMMISSIONER BETTINGER: I'll
11 abstain.

12 MS. GIARRATANA: Commissioner Choffo.

13 COMMISSIONER CHOFFO: Aye.

14 MS. GIARRATANA: Commissioner
15 Hernandez.

16 COMMISSIONER HERNANDEZ: Aye.

17 MS. GIARRATANA: Commissioner Jeter.

18 COMMISSIONER JETER: I'll abstain.

19 MS. GIARRATANA: Commissioner
20 Malavasi.

21 COMMISSIONER MALAVASI: Aye.

22 MS. GIARRATANA: Commissioner Mehta.
23 I'm sorry. Commissioner Mehta.

24 COMMISSIONER MEHTA: Aye.

25 MS. GIARRATANA: Commissioner Ng.

1 Commissioner Ng.

2 COMMISSIONER NG: Yes. Can you hear
3 me?

4 MS. GIARRATANA: Yes. Thank you.
5 Commissioner Lugo.

6 CHAIRWOMAN LUGO: Aye.

7 MS. GIARRATANA: The motion has
8 passed and the minute have been adopted. The next
9 item on the agenda are matters scheduled for public
10 hearing. First is the Letter A, Memorialization of
11 Resolutions Considered at the Previous Meeting. I
12 would like just note, Chairwoman, that the
13 Commissioners' voting will vary based on the
14 application that the, you know, Commissioners were
15 there for. We had a few Commissioners leave early
16 and come in late; so just a note.

17 The first application is the
18 Memorialization is 2019-58-SP, the applicant, Inder
19 Singh; and the location is 3568 Kennedy Boulevard;
20 Block 1402, Lot 57; in Jersey City.

21 Do I have a motion?

22 MS. GIARRATANA: I make a motion.

23 COMMISSIONER NG: Second on the
24 motion.

25 MS. GIARRATANA: I'm sorry. Can I

1 have the motion made by Commissioner Ng?
2 Commissioner Hernandez, you weren't there for this
3 application.

4 COMMISSIONER NG: I have a motion.
5 This is Kennedy.

6 MS. GIARRATANA: And a second?

7 COMMISSIONER MEHTA: Let me second.

8 MS. GIARRATANA: Thank you. On a
9 motion made by Commissioner Ng. Seconded by
10 Commissioner Mehta.

11 Commissioner Allen.

12 COMMISSIONER ALLEN: Yes.

13 MS. GIARRATANA: Commissioner Choffo.

14 COMMISSIONER CHOFFO: I vote aye.

15 MS. GIARRATANA: Commissioner
16 Malavasi.

17 COMMISSIONER MALAVASI: Aye.

18 MS. GIARRATANA: Commissioner Mehta.
19 Commissioner Mehta is on?

20 COMMISSIONER MEHTA: Aye.

21 MS. GIARRATANA: Commissioner Ng.

22 COMMISSIONER NG: Yes.

23 MS. GIARRATANA: Commissioner Lugo.

24 CHAIRWOMAN LUGO: Aye.

25 MS. GIARRATANA: The motion has

1 passed. The next application is 2020-012-SP; 3060
2 JFK, LLC, at 3060 Kennedy Boulevard; Block 6401,
3 Lots 7.01 and 7.02; in Jersey City. Do I have a
4 motion?

5 COMMISSIONER NG: Motion by Kennedy.

6 COMMISSIONER ALLEN: Second by Allen.

7 MS. GIARRATANA: On a motion made by
8 Commissioner Ng, and seconded by Commissioner Allen.
9 Commissioner Allen.

10 COMMISSIONER ALLEN: Yes.

11 MS. GIARRATANA: Commissioner
12 Malavasi. Commissioner Malavasi.

13 COMMISSIONER MALAVASI: Aye.

14 MS. GIARRATANA: Commissioner Mehta.

15 COMMISSIONER MEHTA: Aye.

16 MS. GIARRATANA: Commissioner Ng.

17 COMMISSIONER NG: I say yes.

18 MS. GIARRATANA: Commissioner Lugo.

19 CHAIRWOMAN LUGO: Aye.

20 MS. GIARRATANA: Thank you. The next
21 item on the agenda is 2020-004-SP; Fraternity
22 Meadows, LLC, at Brianna Lane; Block 5.02, Lot 3.04;
23 in Secaucus.

24 Do I have a motion? Do I have a motion?

25 COMMISSIONER NG: Motion by Kennedy.

1 MS. GIARRATANA: Do I have a second?

2 COMMISSIONER ALLEN: Second by Allen.

3 MS. GIARRATANA: I'm sorry,
4 Commissioner. You were not present for that
5 application, so you can't vote on it. It was
6 Commissioners Hernandez, Malavasi, Ng, Walker and
7 Lugo.

8 COMMISSIONER HERNANDEZ: I'll second
9 the motion.

10 MS. GIARRATANA: Thank you. On a
11 motion made by Commissioner Ng and seconded by
12 Commissioner Hernandez.

13 Commissioner Hernandez.

14 COMMISSIONER HERNANDEZ: Aye.

15 MS. GIARRATANA: Commissioner
16 Malavasi.

17 COMMISSIONER MALAVASI: Aye.

18 MS. GIARRATANA: Commissioner Ng.

19 COMMISSIONER NG: I say yes.

20 MS. GIARRATANA: Commissioner Walker,
21 not present. Commissioner Lugo.

22 CHAIRWOMAN LUGO: Aye.

23 MS. GIARRATANA: Thank you. The
24 motion has passed. The next item on the agenda are
25 the Site Plans, Subdivisions and other matters

1 scheduled for public hearing. The first application
2 is 2019-70-SP; the applicant, 1811 Kennedy
3 Boulevard, LLC; at 1811 Kennedy Boulevard; Block
4 25501, Lot 15; in Jersey City. It's an application
5 to construct a four-story, mixed-use building with
6 two medical offices, and six residential units.

7 MR. JOSEPH: Good evening, everyone.
8 Stephen Joseph for the applicant. Like it was said,
9 this is a four-story building, mixed use, medical
10 space on the ground floor. This application might
11 look a little bit familiar to you. There was a very
12 similar application. It was four stories and had no
13 medical space that this Board approved in May of
14 2018. It was then denied by the City. We revised
15 the plans to include the medical space. That was
16 the comment from the city. That was approved by
17 Jersey City on July 11th, 2019, and now we're here
18 before you.

19 We have two experts tonight. One is our
20 architect, Raul; and Eric is our engineer. So Raul,
21 why don't you take it away and get sworn in.

22 MR. CABATO: Hi. Good evening. My
23 name is Raul Cabato. I'm the architect who worked
24 on today's project.

25 MS. BOGDANSKI: I'll swear you in

1 first.

2 (The witness is sworn.)

3 MS. BOGDANSKI: Okay. And if you
4 could spell your first and last name, and state the
5 name of your firm for the record, please.

6 MR. CABATO: Sure. Raul Cabato.
7 R-a-u-l; C-a-b-a-t-o. I'm a partner at RA Design
8 and Consultants in Jersey City.

9 MR. JOSEPH: Raul, you're a licensed
10 architect in the state of New Jersey?

11 MR. CABATO: Yes, I am.

12 MR. JOSEPH: And you've appeared
13 before this Board and other municipal boards?

14 MR. CABATO: Yes, I have.

15 MR. JOSEPH: All right. So Raul, if
16 you want to start the screen share, make sure
17 everybody can see it, and then we'll run through the
18 plans.

19 MR. CABATO: Okay. Sheet Z100.
20 We're proposing a four-story, 11,100-square-foot
21 building with a medical office use on the ground
22 floor, and six dwelling units on the second through
23 fourth floors. The proposed structure should be
24 built -- built to the west property line for
25 approximately 38 feet, which is the side, and it's

1 setback three-feet-one from that point on. The
2 38-foot distance was determined based on the window
3 location on the adjacent building. There is going
4 to be three-foot, eight-inches setback from this
5 property line. This is going to be used as an
6 egress. We're also proposing a new street tree to
7 be planted in front of the building.

8 Sheet A-101 shows the first floor plan as
9 well as a typical second through fourth floor plan.
10 On the first floor level shall be the building's
11 lobby as well as garbage room and circulating rooms.
12 Parking for three bikes have been provided on this
13 level, which is to the interior stair wall next to
14 the elevator. These are the medical offices at this
15 level.

16 Upstairs, we have two apartments. The
17 front units shall be the two-bedroom unit with two
18 full bathrooms and laundry appliances. It's
19 approximately 914 square feet. The rear unit will
20 also be two-bedroom apartments with full bathrooms,
21 and will have its own laundry appliances. The unit
22 1,238 square feet. The rear units have a balcony
23 that will open into the rear yard. Sheet A-102
24 shows that there is a common roof deck that's open
25 for the occupants of the building. That pretty much

1 is my presentation.

2 MR. JOSEPH: So Raul, I just wanted
3 to ask you about any encroachments into the
4 right-of-way. The way the plans are designed now,
5 the cornices, is anything encroaching into the
6 County's right-of-way?

7 MR. CABATO: Well, we hope it's not
8 to encroach. We don't plan on encroaching. As a
9 matter of fact, when we designed the cornice, we
10 didn't want to go to beyond the -- I'm sorry. The
11 property line.

12 MR. JOSEPH: And the applicants
13 understand that if there is some type of
14 encroachment, the surveys would be done, and if
15 there is an encroachment, and you would need a
16 franchise with the County?

17 MR. CABATO: Yes.

18 MR. JOSEPH: Okay. So if nobody has
19 any questions for Raul, I would like to bring up
20 Eric the engineer to talk very briefly about the
21 plans' engineering standards.

22 MR. TRIDENTE: Madam Chair, I have a
23 question for the architect.

24 CHAIRWOMAN LUGO: Yes.

25 MR. TRIDENTE: Could you please go

1 back to the tree pit detail? What I see there, it
2 just -- it doesn't appear to have an ADA-compliant
3 tree grate?

4 MR. CABATO: If that's the case
5 that's an error. The tree pit is in the County
6 right-of-way. We have to comply the standards
7 concerning tree pit size, type and of course, the
8 ADA-compliant tree grates. That's certainly
9 something that we can correct the tree detail to be
10 complaint with all County standards.

11 MR. TRIDENTE: Okay. So just to make
12 a note for the record that the applicant is going to
13 put in ADA-compliant tree grate for this project.

14 MR. CABATO: Yes, sir.

15 MR. TRIDENTE: Thank you. No further
16 questions.

17 CHAIRWOMAN LUGO: Anyone else?

18 COMMISSIONER NG: Yes. I have a
19 question. Kennedy. Can you hear me?

20 CHAIRWOMAN LUGO: Yes.

21 COMMISSIONER NG: The parking spaces
22 are on Kennedy Boulevard?

23 MR. CABATO: There is no parking
24 proposed for this project.

25 COMMISSIONER NG: So I saw on the

1 side there's a couple of cars to the left of the
2 main entrance. That's why I was asking you.

3 MR. CABATO: No. We're not proposing
4 any parking. It's built to the property line on
5 this side, and we have an alley on this side.

6 COMMISSIONER NG: All right.

7 COMMISSIONER HERNANDEZ: That alley,
8 will belong to the new building? Because I know
9 that alley is very congested over there.

10 MR. CABATO: This alley belongs to
11 our client, and the reason why it's a three-foot,
12 eight-inch-wide is because we're going to be using
13 it as a means of egress to the street. This alley
14 is going to be used as an egress for the building.
15 For some of the rear units, there is going to be a
16 stair. Let me show you the plan. There is a
17 stairway here that exits onto the alleyway, which
18 leads directly to the street.

19 MR. JOSEPH: Raul, that is to comply
20 with building code and fire code for rear egress?

21 MR. CABATO: That's correct.

22 MR. JOSEPH: That's not the
23 primary -- that's not the only means of egress?

24 MR. CABATO: That's correct. There
25 is also the front stair.

1 COMMISSIONER MALAVASI: Madam Chair,
2 I have a question.

3 CHAIRWOMAN LUGO: Yes, go ahead.

4 COMMISSIONER MEHTA: With the medical
5 offices, how big are the offices? And another thing
6 is on one of the pictures on the side, how big and
7 wide side?

8 MR. CABATO: Okay. To answer the
9 first question, the front unit, this is the first
10 commercial medical office, we have it listed as 574
11 square feet. The rear medical office is a little
12 bigger. It's 1,128 square feet. As far as the side
13 -- let me see. We intend to comply with the zoning
14 requirements. I don't have to calculate for the
15 side, and this is side. We do intend to comply with
16 zoning requirements in terms of the maximum size for
17 the side. I don't have the dimensions for it right
18 now.

19 COMMISSIONER MEHTA: You can meet the
20 requirement. That's fine. Your building is going
21 to be built to the property line. It will be a much
22 bigger property.

23 MR. CABATO: Yes, sir. Of course,
24 yes. That's noted. Okay.

25 COMMISSIONER MALAVASI: Tom Malavasi.

1 I have a question, just a couple questions.

2 CHAIRWOMAN LUGO: Go ahead.

3 COMMISSIONER MALAVASI: Thank you. I
4 see in your zoning chart, you've got a variance for
5 the parking for the building. You're not providing
6 any. I see that. Is this in the Jersey City
7 Redevelopment Zone, and it does not require parking,
8 or did you get a variance for the parking for the
9 residential units as well?

10 MR. CABATO: We did get a variance
11 for the parking. Agreed.

12 COMMISSIONER MALAVASI: I'm sorry.
13 Go ahead.

14 MR. JOSEPH: So there is no
15 residential permitted in the zone, so there is no
16 parking requirements for the residential. If you
17 apply R-1 standards, it's zero or one-for-one
18 parking, but it's not really an apples-to-apples
19 comparison because residential is not permitted.

20 COMMISSIONER MALAVASI: Okay. Which
21 means you should have applied the RSIS standard,
22 which required a variance. I just want to put on
23 the records that this is another property in Jersey
24 City that deviates. It's not in the redevelopment
25 zone, and has no parking again. So I just want to

1 put that on the record. Now, I guess since you're
2 eliminating the driveway cut, how many spaces are
3 you creating in front of your apartment?

4 MR. JOSEPH: The existing -- the
5 existing curb cut is 37 feet. That is all of the
6 building.

7 MR. CABATO: We are creating one
8 space because we're eliminating the curb cut.

9 COMMISSIONER MALAVASI: I see. And I
10 can't for some reason, can't go back. You're going
11 to go back to the County road design standards
12 coming out of the road for the curb cut?

13 MR. CABATO: Correct.

14 COMMISSIONER MALAVASI: I want to let
15 you know, we may be awarding a contract in a couple
16 of weeks to pave JFK Boulevard. So any disturbance
17 you have to repave to the center line in each
18 direction so I'm assuming sooner you get your
19 permits in, the better.

20 MR. JOSEPH: Understood. Thank you.

21 COMMISSIONER MALAVASI: Thank you.

22 MR. JOSEPH: Okay. If there is no
23 further questions, I would like to --

24 MR. PANAGOPOULOS: I'm sure your
25 engineer will be talking about parking a little

1 more?

2 MR. JOSEPH: Our engineering
3 testimony is limited. This was previously approved
4 by this Board with eight residential units, and it
5 was approved by Jersey City without any parking.

6 MR. PANAGOPOULOS: This is a
7 different application. Okay. Can you discuss how
8 the difference -- currently, the site is being used
9 as a parking lot? I know it's not legal spaces,
10 but it's definitely being used for a parking lot.
11 Do you know how many spots are in the current lot?

12 MR. JOSEPH: So you're correct. It's
13 currently being used that way. The previous owner
14 to the property sold this lot to my client. My
15 client has not authorized any parking here, but he
16 hasn't done anything to enforce his rights.

17 MR. PANAGOPOULOS: They're not actual
18 spaces. It's not big enough to be an actual parking
19 lot. It's a narrow lot. That said, you have
20 parking for say, ten cars?

21 MR. JOSEPH: Yeah. They park
22 sideways. It's utilized by the pharmacy next door.
23 If this was all one lot, which it was in the past,
24 but since it was sold to my client, and you can see
25 on the site plan, it's a very strange shape. It's a

1 narrow lot.

2 MR. PANAGOPOULOS: What I'm getting
3 at is what is the pharmacy going to use for parking
4 now?

5 MR. JOSEPH: I don't know.

6 MR. PANAGOPOULOS: So you have a
7 negative ten parking right now, plus the negative
8 impact of the new use for parking. So you're
9 potentially, if I go by RSIS, you're looking at
10 negative impact of say 20 cars, I'm guessing? I'm
11 just putting it on the record like Tom's comments.

12 MR. JOSEPH: I understand. You know,
13 it's not the first time I've heard these sorts of
14 comments especially with applications in Jersey
15 City. So I one hundred percent understand where
16 it's coming from. I would argue that it's because
17 it's not legal parking now, the negative impact
18 shouldn't be counted towards it. I do understand
19 your comment.

20 MR. PANAGOPOULOS: Who can talk about
21 deliveries and move in and move out procedures and
22 trash recycling?

23 MR. JOSEPH: Raul can speak to sort
24 of the maintenance plan for the building, the flow
25 of it, the layout of how the situation would work.

1 So Raul, why don't we start with the
2 trash, where that is being stored?

3 MR. CABATO: So I think the intent is
4 to have curbside pickup. The garbage room as you
5 can see is on this side of the building, right next
6 to the alley, so the plan is to have it brought out
7 I guess to the sidewalk for curbside pickup.

8 MR. PANAGOPOULOS: Just a thought,
9 would it be easier to put a door there so you're not
10 going into the hallway with the garbage and then
11 back out?

12 MR. CABATO: Yes. Unfortunately they
13 have -- it's something we can work on, but right now
14 we have indicated here is electric meters, and that's
15 the reason why.

16 MR. PANAGOPOULOS: Got it. Got it.
17 So the general flow how this would work, the
18 procedures which would obviously be put in writing
19 by your client, it's going to be a rental property,
20 I believe, but if you can see the hallways, the
21 width of the hallways. I'm less concerned about how
22 you maneuver inside. You know, are you going to
23 look to reserve parking in the front on certain
24 days. I don't know. You're not going to
25 double-park there, right?

1 MR. JOSEPH: No. My client does not
2 plan on violating any traffic rules. I know on
3 other building my client has, they reserve spaces
4 where there is not -- they reserve an elevator for
5 the day, whoever is moving in and moving out. It's
6 a self-managed company, and all the buildings they
7 own, they manage their own buildings, and they're
8 pretty efficient about it.

9 MR. PANAGOPOULOS: So you're giving
10 the -- the management will take out any required
11 permits to block off parking during any move in or
12 move out days?

13 MR. JOSEPH: Correct.

14 MR. PANAGOPOULOS: Thank you. I
15 think that's all I have.

16 CHAIRWOMAN LUGO: Any other
17 questions?

18 COMMISSIONER HERNANDEZ: I don't have
19 any questions.

20 COMMISSIONER BETTINGER: My only
21 concern, I'm Renee Bettinger, if there is going to
22 be a backup of parking on Kennedy Boulevard with the
23 pharmacy. This is no parking for the pharmacy now?

24 MR. JOSEPH: There no legal parking
25 for the pharmacy right now, no.

1 COMMISSIONER BETTINGER: So they've
2 been using your property to park, I'm assuming?

3 MR. JOSEPH: They've been using my
4 client's property to park. Based on what I can see,
5 it appears that way. I don't have firsthand
6 knowledge of that, but I am assuming that. I think
7 you can make that assumption. My client has not
8 enforced his rights to stop them from doing that.
9 It's not currently a legal situation.

10 COMMISSIONER BETTINGER: Okay.

11 COMMISSIONER NG: That's why I asked
12 you that question about the parking. I saw the
13 location, and for me, I thought it was a parking lot
14 on the property. It's an alley between the pharmacy
15 and the property. I believe if that is going to be
16 parking, they shouldn't have any ties. They should
17 know that they cannot park there.

18 MR. JOSEPH: Maybe I'm
19 misinterpreting what you're saying. When you're
20 looking at the picture, almost that entire empty
21 space where the cars are, that's where the building
22 is going to go. There is not going to be any room
23 for the cars to go. And right now, my client, he
24 has not put any signs up to stop it.

25 MR. PANAGOPOULOS: That parking lot

1 will be the building?

2 MR. JOSEPH: Correct.

3 COMMISSIONER NG: Now we're building
4 between two properties?

5 MR. JOSEPH: Yes. It's a paved lot
6 right now, and then there will be a three-foot alley
7 in between the pharmacy and the building.

8 COMMISSIONER NG: On the right of the
9 building, it's being used as a parking lot, yes?

10 MR. JOSEPH: It's -- correct. It's
11 being used as a parking lot by the neighbor.

12 COMMISSIONER NG: It is very
13 dangerous, knowing that parking with no signs or
14 nothing. I can't see how they can do that.

15 MR. PANAGOPOULOS: This parking lot
16 will not be there after the construction is done.

17 COMMISSIONER BETTINGER: I have a
18 question, Chairwoman. How much space will be
19 between the other building, the opposite of the
20 pharmacy? There's an alleyway. There's a
21 three-foot alleyway between the pharmacy and the new
22 building that's being constructed. But the existing
23 on the left -- yes, that one. What is the space
24 between that?

25 MR. CABATO: So as I mentioned

1 approximately 38 feet from this lot, from this
2 point. Our building will be built to the property
3 line, and because of these windows here, we're
4 setting back three-feet, one-inch, and that's going
5 all the way back to the back of the property. We
6 left room because there's a window adjacent to the
7 properties.

8 COMMISSIONER BETTINGER: And would
9 you have windows on each side of your building?

10 MR. CABATO: Yes, we will. There is
11 windows on both sides of the building.

12 COMMISSIONER BETTINGER: Thank you.

13 COMMISSIONER CHOFFO: Madam Chair, I
14 have a question. Did Jersey City have any concerns
15 granting this application?

16 MR. JOSEPH: So the prior application
17 was denied. That's when we had a full residential
18 building. Their chief concern was if it had medical
19 space. Medical space is fairly limited in Jersey
20 City. So they want us to resubmit an application
21 containing medical space on the ground floor and
22 residential units above. That application they
23 approved.

24 COMMISSIONER CHOFFO: Did Jersey City
25 have any major issues about lack of parking?

1 MR. JOSEPH: No.

2 COMMISSIONER CHOFFO: That's all I
3 have, Madam Chair.

4 CHAIRWOMAN LUGO: Any other
5 questions?

6 COMMISSIONER MEHTA: Can you go over
7 with the medical offices, you'll have kind of
8 traffic to the residential building, correct?

9 MR. JOSEPH: Correct.

10 COMMISSIONER MEHTA: The medical
11 office, what kind of doctor?

12 MR. JOSEPH: My client is going to be
13 losing some money on the ground floor medical
14 spaces. It was approved for two medical offices on
15 the ground floor. That's how it's getting built
16 out, and that's how he has to use it pursuant to the
17 approval.

18 COMMISSIONER MEHTA: In Jersey City,
19 they approved with condition that you build medical
20 office, right?

21 MR. JOSEPH: Correct. It's not
22 general commercial space. It's specifically medical
23 offices on the ground floor. That was according to
24 the Jersey City board.

25 COMMISSIONER MEHTA: Okay. Thank

1 you.

2 CHAIRWOMAN LUGO: Anyone else? You
3 have another witness?

4 MR. JOSEPH: Yes. I have Eric. He's
5 our engineer.

6 (The witness is sworn.)

7 MS. BOGDANSKI: If you can spell your
8 the first and last name, and state the name of your
9 firm for our record, please.

10 MR. HOUGH: My name is Eric, E-r-i-c;
11 Hough, H-o-u-g-h, and I work at Bertin Engineering,
12 B-e-r-t-i-n, out of Glen Rock, New Jersey.

13 MR. JOSEPH: Okay. Eric, you're a
14 licensed engineer in the state of New Jersey?

15 MR. HOUGH: I am.

16 MR. JOSEPH: You have appeared before
17 boards in the past?

18 MR. HOUGH: Yes.

19 MR. JOSEPH: Okay. The only question
20 that I have for you, that we have received several
21 review letters from the County and their
22 professionals, and you reviewed those letters and
23 we're complying with all of those comments, correct?

24 A. Yes.

25 MR. JOSEPH: Okay. The public

1 right-of-way, we're complying with all ADA
2 standards?

3 MR. HOUGH: Yes, and actually we do
4 have a detail of the tree street, and it is noted to
5 be ADA-compliant. We're still going to correct
6 those on the architectural plan. I know one concern
7 always is that we contract with someone who had
8 looked at the engineering plans and look at the
9 architectural plans. So the plans will be made to
10 match the correct standards.

11 MR. JOSEPH: Does anybody have any
12 questions for the engineer?

13 COMMISSIONER MALAVASI: One question,
14 I'm sorry. You've got -- you just agreed to be
15 consistent with the architectural and engineering
16 plans with the tree pit. Just so we're all on the
17 same page, you're going to correct it. The
18 architectural showed a five-by-ten tree pit, which
19 is the Jersey City standard, which we've agreed to
20 comply with, but your engineering plan shows the
21 tree grates which we require, so we would ask that
22 it be the five-by-ten tree pit with the grate. So
23 each detail on the property, it should be a
24 five-by-ten with the handicapped accessible tree
25 grates.

1 MR. HOUGH: We can update our plans.

2 MR. JOSEPH: The applicant agrees.

3 MR. PANAGOPOULOS: I have a question.
4 How is the drainage being handled for the site?

5 MR. HOUGH: Well, the current site is
6 actually is impervious coverage, and we're
7 therefore, we're reducing the site runoff. So we
8 have a -- we have proposed to collect the roof
9 runoff, and connect to the existing 18-inch sewer
10 main. It was what Jersey City approved.

11 MR. PANAGOPOULOS: And as
12 Mr. Malavasi mentioned earlier, the County is
13 looking to pave JFK Boulevard in the near future, so
14 it's recommended you get in there before that,
15 otherwise you have to adhere to all the standards.
16 And I believe you received JCMUA approval for the
17 connections?

18 MR. HOUGH: I didn't personally go to
19 the Jersey City MUA, but I know it's being
20 coordinated.

21 MR. PANAGOPOULOS: Okay. Can someone
22 discuss that real quick? Did you get approval, or
23 are you still working on that?

24 MR. JOSEPH: The last that I saw, we
25 had a review letter from MUA. I did not see we have

1 a final approval yet.

2 MR. PANAGOPOULOS: So you're going to
3 work on that as part of your condition, right?

4 MR. JOSEPH: Correct.

5 MR. PANAGOPOULOS: That's all I have.
6 Thank you.

7 MR. JOSEPH: Thank you. And that
8 would conclude our direct testimony.

9 CHAIRWOMAN LUGO: Does anyone else
10 have any questions? Okay.

11 MR. TRIDENTE: Madam Chair, I just
12 want to remind the applicant that before they go for
13 their final CO, that they need to contact our office
14 for the site inspection so a letter of compliance
15 could be issued so they can go forward to zoning for
16 their final and their TCO.

17 MR. JOSEPH: Thank you. Noted.

18 CHAIRWOMAN LUGO: Anyone else? If
19 there is no other questions or comments, is anyone
20 interested in making a motion at this time?

21 MS. GIARRATANA: I'm sorry. On a
22 motion to Commissioner Jeter, and seconded by
23 Commissioner Choffo.

24 Commissioner Allen.

25 COMMISSIONER ALLEN: Yes.

1 MS. GIARRATANA: Commissioner

2 Bettinger.

3 COMMISSIONER BETTINGER: Aye.

4 MS. GIARRATANA: Commissioner Choffo.

5 COMMISSIONER CHOFFO: I vote aye.

6 MS. GIARRATANA: Commissioner

7 Hernandez.

8 COMMISSIONER HERNANDEZ: I say aye

9 under all of the conditions.

10 MS. GIARRATANA: Commissioner

11 Malavasi.

12 COMMISSIONER MALAVASI: Aye.

13 MS. GIARRATANA: Commissioner Mehta.

14 COMMISSIONER MEHTA: Aye.

15 MS. GIARRATANA: Commissioner Ng.

16 COMMISSIONER NG: Yes, to comply with

17 all conditions described.

18 MS. GIARRATANA: And Commissioner

19 Lugo.

20 CHAIRWOMAN LUGO: Aye.

21 MS. GIARRATANA: The motion has

22 passed.

23 MR. JOSEPH: Thank you, everyone.

24 Have a good evening.

25 MS. GIARRATANA: Thank you. The next

1 item on the agenda is Application 2019-78-SP; the
2 applicant, Accordia Harrison Urban Renewal, LLC; 700
3 Frank E. Rodgers Boulevard; Block 133, Lots 1.03 &
4 1.05; in Harrison. It's application to construct
5 two mixed-use buildings consisting of 884
6 residential units, retail space, a 200-room hotel,
7 as well as automated parking garages.

8 Chairwoman, earlier today the Commission
9 of Planning received a letter from the attorney
10 for -- the applicant is requesting an adjournment
11 for 30 days. So we would need to vote on the Board
12 agreeing to an adjournment, and it's an adjournment
13 without prejudice.

14 COMMISSIONER CHOFFO: I'll make a
15 motion to adjourn.

16 COMMISSIONER BETTINGER: I'll second
17 it.

18 MS. GIARRATANA: On motion made by
19 Commissioner Choffo and seconded by Commissioner
20 Bettinger.

21 Commissioner Allen.

22 COMMISSIONER ALLEN: Yes.

23 MS. GIARRATANA: Commissioner
24 Bettinger.

25 COMMISSIONER BETTINGER: Aye.

1 MS. GIARRATANA: Commissioner Choffo.

2 COMMISSIONER CHOFFO: Aye.

3 MS. GIARRATANA: Commissioner
4 Hernandez.

5 COMMISSIONER HERNANDEZ: Aye.

6 MS. GIARRATANA: Commissioner Jeter.

7 COMMISSIONER JETER: Aye.

8 MS. GIARRATANA: Commissioner
9 Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MS. GIARRATANA: Commissioner Mehta.

12 COMMISSIONER MEHTA: Aye.

13 MS. GIARRATANA: Commissioner Ng.

14 COMMISSIONER NG: Aye.

15 MS. GIARRATANA: And Commissioner
16 Lugo.

17 CHAIRWOMAN LUGO: Aye.

18 MS. GIARRATANA: The motion has
19 passed, and the application has been adjourned. The
20 next item on the agenda is applications to be
21 exempt. There are two. The first one is
22 Application 2020-018-SP/SD; the applicant is Plaza
23 VII and Plaza IX; testing my Roman numerals there,
24 associates, LLC at 242 Hudson Street and 3 Second
25 Street; Block 11603, Lots 22 and 27; in Jersey City.

1 That's site plan and subdivision application not
2 along a County road.

3 And then Application 2020-023-SP; the
4 applicant, FVIOP Bayonne 25 Urban Renewal, LLC;
5 39-43 West 25th Street; Block 183, Lot 2; in
6 Bayonne. It's a site plan application not along a
7 County road.

8 Do I have a motion?

9 COMMISSIONER JETER: Motion.

10 COMMISSIONER HERNANDEZ: Second.

11 MS. GIARRATANA: On a motion made by
12 Commissioner Jeter; seconded by Commissioner
13 Hernandez.

14 Commissioner Allen.

15 COMMISSIONER ALLEN: Yes.

16 MS. GIARRATANA: Commissioner
17 Bettinger.

18 COMMISSIONER BETTINGER: Aye.

19 MS. GIARRATANA: Commissioner Choffo.

20 COMMISSIONER CHOFFO: I vote aye.

21 MS. GIARRATANA: Commissioner
22 Hernandez.

23 COMMISSIONER HERNANDEZ: I vote aye.

24 MS. GIARRATANA: Commissioner Jeter.

25 COMMISSIONER JETER: Aye.

1 MS. GIARRATANA: Commissioner
2 Malavasi.

3 COMMISSIONER MALAVASI: Aye.

4 MS. GIARRATANA: Commissioner Mehta.

5 COMMISSIONER MEHTA: Aye.

6 MS. GIARRATANA: Commissioner Ng.

7 COMMISSIONER NG: Aye.

8 MS. GIARRATANA: Commissioner Lugo.

9 CHAIRWOMAN LUGO: Aye.

10 MS. GIARRATANA: The motion has
11 passed. The next item on the agenda is old
12 business. There is none. The following item is new
13 business. There is no formal new business, but I
14 just wanted to put on the Commissioner's radar that
15 internally with the Board, we're considering moving
16 up the time of the meeting, the Planning Board
17 meeting that will be held via Zoom, the June
18 meeting. So we'll speak internally on that and
19 confirm; also, for public notice to have ample time
20 to make the public aware, and the next meeting is
21 Tuesday, June 16, for now at 6:30.

22 CHAIRWOMAN LUGO: Thank you so much.
23 Do I have a motion to adjourn?

24 COMMISSIONER NG: Motion to adjourn
25 by Kennedy.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COMMISSIONER CHOFFO: Second.
CHAIRWOMAN LUGO: All in favor.
(Whereupon the proceeding is then
concluded at 7:18 p.m.)

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 Board of Chosen Freeholders,
held on Thursday, May 19, 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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

&	25 33:4	accessible 27:24	apartments 11:16
& 31:3	25501 9:4	accordia 31:2	11:20
1	25th 33:5	act 2:12	appear 13:2
1 16:17	27 32:25	actual 18:17,18	appeared 10:12
1,128 15:12	3	ada 13:2,8,13 27:1	26:16
1,238 11:22	3 32:24	27:5	appears 22:5
1.03 31:3	3.04 7:22	adhere 28:15	apples 16:18,18
1.05 31:4	30 31:11	adjacent 11:3 24:6	appliances 11:18
1.05 31:4	30 31:11	adjourn 31:15	11:21
101 11:8	3060 7:1,2	34:23,24	applicant 5:18 9:2
102 11:23	30xi00234700	adjourned 32:19	9:8 13:12 28:2
11,100 10:20	36:4	adjournment	29:12 31:2,10
11603 32:25	3568 5:19	31:10,12,12	32:22 33:4
11th 9:17	37 17:5	adopted 5:8	applicants 12:12
133 31:3	38 10:25 11:2 24:1	advertised 2:4	application 5:14
1402 5:20	39-43 33:5	agenda 5:9 7:21	5:17 6:3 7:1 8:5
15 9:4	5	8:24 31:1 32:20	9:1,4,10,12 18:7
16 34:21	5.02 7:22	34:11	24:15,16,20,22
18 28:9	57 5:20	agreed 16:11	31:1,4 32:19,22
1811 9:2,3	574 15:10	27:14,19	33:1,3,6
183 33:5	6	agreeing 31:12	applications 19:14
19 1:9 2:2 36:8	6401 7:2	agrees 28:2	32:20
2	6:30 1:9 34:21	ahead 15:3 16:2	applied 16:21
2 33:5	7	16:13	apply 16:17
2/4/22 36:15	7.01 7:3	aicp 1:22	approval 25:17
20 19:10	7.02 7:3	allen 1:13 2:16,17	28:16,22 29:1
200 31:6	700 31:2	4:6,7 6:11,12 7:6	approve 3:24,25
2018 9:14	7:18 35:4	7:6,8,9,10 8:2,2	approved 9:13,16
2019 9:17	8	29:24,25 31:21,22	18:3,5 24:23
2019-58 5:18	830 1:8	33:14,15	25:14,19 28:10
2019-70 9:2	884 31:5	alley 14:5,7,9,10	approximately
2019-78 31:1	9	14:13 20:6 22:14	10:25 11:19 24:1
2020 1:9 2:2 36:8	9078 36:12	23:6	architect 9:20,23
2020-004 7:21	914 11:19	alleyway 14:17	10:10 12:23
2020-012 7:1	9a 1:7	23:20,21	architectural 27:6
2020-018 32:22	a	ample 34:19	27:9,15,18
2020-023 33:3	absent 2:24	answer 15:8	argue 19:16
22 32:25	abstain 4:11,18	antonios 1:24	asked 22:11
2283786 36:14		anybody 27:11	asking 14:2
242 32:24		apartment 17:3	assistant 1:21

<p>associates 32:24 assuming 17:18 22:2,6 assumption 22:7 attorney 31:9 authorized 18:15 automated 31:7 avenue 1:8 awarding 17:15 aware 34:20 aye 4:13,16,21,24 5:6 6:14,17,20,24 7:13,15,19 8:14,17 8:22 30:3,5,8,12 30:14,20 31:25 32:2,5,7,10,12,14 32:17 33:18,20,23 33:25 34:3,5,7,9</p>	<p>23:17 24:8,12 30:2,3 31:16,20,24 31:25 33:17,18 beyond 12:10 big 15:5,6 18:18 bigger 15:12,22 bikes 11:12 bit 9:11 block 5:20 7:2,22 9:3 21:11 31:3 32:25 33:5 board 1:1,4,20 2:2 2:8,9,9 9:13 10:13 18:4 25:24 31:11 34:15,16 36:7 boards 10:13 26:17 bogdanski 1:20 2:5 9:25 10:3 26:7</p>	<p>bulletin 2:8,8 business 34:12,13 34:13</p>	<p>31:14,19 32:1,2 33:19,20 35:1 chosen 36:7</p>
<p>b</p>	<p>boulevard 5:19 7:2 9:3,3 13:22 17:16 21:22 28:13 31:3 brianna 7:22 briefly 12:20 bring 12:19 brought 20:6 build 25:19 building 9:5,9 10:21 11:3,7,25 14:8,14,20 15:20 16:5 17:6 19:24 20:5 21:3 22:21 23:1,3,7,9,19,22 24:2,9,11,18 25:8 building's 11:10 buildings 21:6,7 31:5 built 10:24,24 14:4 15:21 24:2 25:15</p>	<p>c</p>	<p>circulating 11:11</p>
<p>b 10:7 26:12 back 13:1 17:10 17:11 20:11 24:4 24:5,5 backup 21:22 balcony 11:22 based 5:13 11:2 22:4 bathrooms 11:18 11:20 bayonne 33:4,6 bedroom 11:17,20 believe 20:20 22:15 28:16 belong 14:8 belongs 14:10 bergen 1:7,8 bertin 26:11 better 17:19 bettinger 1:14 2:19,20 4:9,10 21:20,21 22:1,10</p>	<p>c 10:7 26:10 36:1,1 cabato 9:22,23 10:6,6,11,14,19 12:7,17 13:4,14,23 14:3,10,21,24 15:8 15:23 16:10 17:7 17:13 20:3,12 23:25 24:10 calculate 15:14 call 2:2,14 cars 14:1 18:20 19:10 22:21,23 case 13:4 cathey 36:3,13 ccr 36:3,13 center 1:7 17:17 certain 20:23 certainly 13:8 certify 36:5 chair 12:22 15:1 24:13 25:3 29:11 chairwoman 1:13 2:1,6,13 3:13,14 3:16,19,23 5:6,12 6:24 7:19 8:22 12:24 13:17,20 15:3 16:2 21:16 23:18 25:4 26:2 29:9,18 30:20 31:8 32:17 34:9 34:22 35:2 chart 16:4 chief 24:18 choffo 1:14 2:21 2:22 4:12,13 6:13 6:14 24:13,24 25:2 29:23 30:4,5</p>	<p>city 1:8 4:1 5:20 7:3 9:4,14,16,17 10:8 16:6,24 18:5 19:15 24:14,20,24 25:18,24 27:19 28:10,19 32:25 clerk's 2:8 client 14:11 18:14 18:15,24 20:19 21:1,3 22:7,23 25:12 client's 22:4 code 14:20,20 collect 28:8 come 5:16 coming 17:12 19:16 comment 9:16 19:19 comments 19:11 19:14 26:23 29:19 commercial 15:10 25:22 commission 31:8 36:15 commissioner 1:13,14,14,15,15 1:16,16,17,17 2:15 2:17,18,20,21,22 2:23,24,25 3:1,2,3 3:5,6,7,8,9,10,11 3:12,22,25 4:2,4,4 4:6,7,8,10,12,13 4:14,16,17,18,19 4:21,22,23,24,25 5:1,2,5,23 6:1,2,4 6:7,9,10,11,12,13</p>	

<p>6:14,15,17,18,19 6:20,21,22,23 7:5 7:6,8,8,9,10,11,12 7:13,14,15,16,17 7:18,25 8:2,4,8,11 8:12,13,14,15,17 8:18,19,20,21 13:18,21,25 14:6,7 15:1,4,19,25 16:3 16:12,20 17:9,14 17:21 21:18,20 22:1,10,11 23:3,8 23:12,17 24:8,12 24:13,24 25:2,6,10 25:18,25 27:13 29:22,23,24,25 30:1,3,4,5,6,8,10 30:12,13,14,15,16 30:18 31:14,16,19 31:19,21,22,23,25 32:1,2,3,5,6,7,8,10 32:11,12,13,14,15 33:9,10,12,12,14 33:15,16,18,19,20 33:21,23,24,25 34:1,3,4,5,6,7,8,24 35:1 commissioner's 34:14 commissioners 5:13,14,15 8:6 common 11:24 company 21:6 comparison 16:19 complaint 13:10 compliance 29:14 compliant 13:2,8 13:13 27:5 comply 13:6 14:19 15:13,15 27:20 30:16</p>	<p>complying 26:23 27:1 concern 21:21 24:18 27:6 concerned 20:21 concerning 13:7 concerns 24:14 conclude 29:8 concluded 35:4 condition 25:19 29:3 conditions 30:9,17 confirm 34:19 congested 14:9 connect 28:9 connections 28:17 considered 5:11 considering 34:15 consistent 27:15 consisting 31:5 construct 9:5 31:4 constructed 23:22 construction 23:16 consultants 10:8 contact 29:13 containing 24:21 contract 17:15 27:7 coordinated 28:20 cornice 12:9 cornices 12:5 correct 13:9 14:21 14:24 17:13 18:12 21:13 23:2,10 25:8,9,21 26:23 27:5,10,17 29:4 36:9 counsel 1:20 counted 19:18</p>	<p>county 1:1,4 2:2,8 12:16 13:5,10 17:11 26:21 28:12 33:2,7 36:7 county's 12:6 couple 14:1 16:1 17:15 course 13:7 15:23 coverage 28:6 creating 17:3,7 curb 17:5,8,12 curbside 20:4,7 current 18:11 28:5 currently 18:8,13 22:9 cut 17:2,5,8,12</p> <p style="text-align: center;">d</p> <p>dangerous 23:13 daniel 1:14 day 21:5 days 20:24 21:12 31:11 deck 11:24 definitely 18:10 deliveries 19:21 denied 9:14 24:17 described 30:17 design 10:7 17:11 designed 12:4,9 detail 13:1,9 27:4 27:23 determined 11:2 deviates 16:24 difference 18:8 different 18:7 dimensions 15:17 direct 29:8 direction 17:18 directly 14:18 discuss 18:7 28:22</p>	<p>distance 11:2 disturbance 17:16 doctor 25:11 doing 22:8 door 18:22 20:9 double 20:25 drainage 28:4 driveway 17:2 dud 28:22 dwelling 10:22</p> <p style="text-align: center;">e</p> <p>e 1:6,6,19,19 26:10 26:12 31:3 36:1 earlier 28:12 31:8 early 5:15 easier 20:9 efficient 21:8 egress 11:6 14:13 14:14,20,23 eight 11:4 14:12 18:4 electric 20:14 elevator 11:14 21:4 eliminating 17:2,8 elizabeth 1:15 empty 22:20 encroach 12:8 encroaching 12:5 12:8 encroachment 12:14,15 encroachments 12:3 enforce 18:16 enforced 22:8 engineer 9:20 12:20 17:25 26:5 26:14 27:12 engineering 12:21 18:2 26:11 27:8</p>
---	---	---	---

<p>27:15,20 entire 22:20 entrance 14:2 eric 9:20 12:20 26:4,10,13 error 13:5 especially 19:14 esq 1:20 evening 9:7,22 30:24 everybody 3:19 10:17 exempt 32:21 existing 17:4,5 23:22 28:9 exits 14:17 experts 9:19 expires 36:15</p>	<p>24:21 25:13,15,23 floors 10:23 flow 19:24 20:17 floyd 1:15,17 following 34:12 foot 10:20 11:2,4 14:11 23:6,21 formal 34:13 forward 29:15 four 9:5,9,12 10:20 fourth 10:23 11:9 francesca 1:22 franchise 12:16 frank 31:3 fraternity 7:21 freeholders 2:9 36:7 front 11:7,17 14:25 15:9 17:3 20:23 full 11:18,20 24:17 further 13:15 17:23 future 28:13 fviop 33:4</p>	<p>6:25 7:7,11,14,16 7:18,20 8:1,3,10 8:15,18,20,23 29:21 30:1,4,6,10 30:13,15,18,21,25 31:18,23 32:1,3,6 32:8,11,13,15,18 33:11,16,19,21,24 34:1,4,6,8,10 given 2:10 giving 21:9 glembocki 2:24 glen 26:12 go 12:10,25 15:3 16:2,13 17:10,11 19:9 22:22,23 25:6 28:18 29:12 29:15 going 11:3,5 13:12 14:12,14,15 15:20 17:10 19:3 20:10 20:19,22,24 21:21 22:15,22,22 24:4 25:12 27:5,17 29:2 good 9:7,22 30:24 granting 24:15 grate 13:3,13 27:22 grates 13:8 27:21 27:25 ground 9:10 10:21 24:21 25:13,15,23 guess 17:1 20:7 guessing 19:10</p>	<p>handled 28:4 harrison 31:2,4 hear 5:2 13:19 heard 19:13 hearing 5:10 9:1 held 34:17 36:8 hernandez 1:15 2:24,25 3:22 4:2,5 4:15,16 6:2 8:6,8 8:12,13,14 14:7 21:18 30:7,8 32:4 32:5 33:10,13,22 33:23 hi 9:22 hope 12:7 hotel 31:6 hough 26:10,11,15 26:18 27:3 28:1,5 28:18 hudson 1:1,4 2:2 32:24 36:7 hundred 19:15</p>
<p>f</p>	<p>g</p>	<p>h</p>	<p>i</p>
<p>f 36:1 fact 12:9 fairly 24:19 familiar 9:11 far 15:12 favor 35:2 feet 10:25 11:1,19 11:22 15:11,12 17:5 24:1,4 final 29:1,13,16 fine 15:20 fire 14:20 firm 10:5 26:9 first 5:10,17 9:1 10:1,4 11:8,10 15:9,9 19:13 26:8 32:21 firsthand 22:5 five 27:18,22,24 flag 3:17,18 floor 1:7 9:10 10:22 11:8,9,10</p>	<p>g 26:11 garages 31:7 garbage 11:11 20:4,10 general 20:17 25:22 getting 19:2 25:15 giarrantana 1:22 giarratana 2:15 2:18,21,23 3:1,3,6 3:8,10,14 4:3,8,12 4:14,17,19,22,25 5:4,7,22,25 6:6,8 6:13,15,18,21,23</p>	<p>h 26:11,11 hallway 20:10 hallways 20:20,21 handicapped 27:24</p>	<p>i.d. 36:14 impact 19:8,10,17 impervious 28:6 inch 14:12 24:4 28:9 inches 11:4 include 9:15 inder 5:18 indicated 20:14 inside 20:22 inspection 29:14 inspector 1:23 intend 15:13,15 intent 20:3 interested 29:20 interior 11:13 internally 34:15 34:18</p>

<p>issued 29:15 issues 24:25 item 5:9 7:21 8:24 31:1 32:20 34:11 34:12 ix 32:23</p>	<p>9:2,3 13:19,22 21:22 34:25 kind 25:7,11 know 5:14 14:8 17:15 18:9,11 19:5,12 20:22,24 21:2 22:17 27:6 28:19 knowing 23:13 knowledge 22:6</p>	<p>lobby 11:11 location 5:19 11:3 22:13 look 9:11 20:23 27:8 looked 27:8 looking 19:9 22:20 28:13 losing 25:13 lot 5:20 7:22 9:4 18:9,10,11,14,19 18:19,23 19:1 22:13,25 23:5,9,11 23:15 24:1 33:5 lots 7:3 31:3 32:25 lugo 1:13 2:1,13 3:12,13,16,19,23 5:5,6 6:23,24 7:18 7:19 8:7,21,22 12:24 13:17,20 15:3 16:2 21:16 25:4 26:2 29:9,18 30:19,20 32:16,17 34:8,9,22 35:2</p>	<p>32:9,10 34:2,3 manage 21:7 managed 21:6 management 21:10 maneuver 20:22 mario 1:23 match 27:10 matter 12:9 matters 5:9 8:25 maximum 15:16 meadows 7:22 means 14:13,23 16:21 medical 9:6,9,13 9:15 10:21 11:14 15:4,10,11 24:18 24:19,21 25:7,10 25:13,14,19,22 meet 15:19 meeting 1:3 2:3,3 2:6,11 3:21 5:11 34:16,17,18,20 36:6 meetings 2:12 mehta 1:17 3:6,7 4:22,23,24 6:7,10 6:18,19,20 7:14,15 15:4,19 25:6,10,18 25:25 30:13,14 32:11,12 34:4,5 memorialization 5:10,18 mentioned 23:25 28:12 meters 20:14 minute 5:8 minutes 3:20 misinterpreting 22:19</p>
<p>j</p>	<p>l</p>	<p>m</p>	
<p>jcmua 28:16 jennifer 1:20 jersey 1:8,8 2:7 5:20 7:3 9:4,17 10:8,10 16:6,23 18:5 19:14 24:14 24:19,24 25:18,24 26:12,14 27:19 28:10,19 32:25 36:5,14 jeter 1:15,17 3:1,2 4:17,18 29:22 32:6,7 33:9,12,24 33:25 jfk 7:2 17:16 28:13 john 1:13 joseph 9:7,8 10:9 10:12,15 12:2,12 12:18 14:19,22 16:14 17:4,20,22 18:2,12,21 19:5,12 19:23 21:1,13,24 22:3,18 23:2,5,10 24:16 25:1,9,12,21 26:4,13,16,19,25 27:11 28:2,24 29:4,7,17 30:23 journal 2:7 july 9:17 june 34:17,21</p>	<p>l 1:19 10:7 lack 24:25 lane 7:22 late 5:16 laundry 11:18,21 layout 19:25 leads 14:18 leave 5:15 ledger 2:7 lee 1:21 left 14:1 23:23 24:6 legal 18:9 19:17 21:24 22:9 letter 5:10 28:25 29:14 31:9 letters 26:21,22 level 11:10,13,15 license 36:3 licensed 10:9 26:14 limited 18:3 24:19 line 10:24 11:5 12:11 14:4 15:21 17:17 24:3 listed 15:10 little 9:11 15:11 17:25 llc 7:2,22 9:3 31:2 32:24 33:4</p>	<p>m 1:11 madam 2:5 12:22 15:1 24:13 25:3 29:11 main 14:2 28:10 maintenance 19:24 major 24:25 making 29:20 malavasi 1:16 3:4 3:5 4:20,21 6:16 6:17 7:12,12,13 8:6,16,17 15:1,25 15:25 16:3,12,20 17:9,14,21 27:13 28:12 30:11,12</p>	
<p>k</p>			
<p>kennedy 1:16 4:1 5:19 6:5 7:2,5,25</p>			

<p>mixed 9:5,9 31:5 money 25:13 motion 3:23,25 4:3 5:7,21,22,24 6:1,4 6:9,25 7:4,5,7,24 7:24,25 8:9,11,24 29:20,22 30:21 31:15,18 32:18 33:8,9,11 34:10,23 34:24 move 19:21,21 21:11,12 moving 21:5,5 34:15 mua 28:19,25 municipal 10:13</p>	<p>notary 36:4,13 note 5:12,16 13:12 noted 15:24 27:4 29:17 notes 36:6 notice 34:19 noticed 2:6 notices 2:9 numerals 32:23</p>	<p>22:25 23:15 28:3 28:11,21 29:2,5 park 18:21 20:25 22:2,4,17 parking 11:12 13:21,23 14:4 16:5,7,8,11,16,18 16:25 17:25 18:5 18:9,10,15,18,20 19:3,7,8,17 20:23 21:11,22,23,24 22:12,13,16,25 23:9,11,13,15 24:25 31:7 part 29:3 partner 10:7 passed 5:8 7:1 8:24 30:22 32:19 34:11 pave 17:16 28:13 paved 23:5 pe 1:16,24 percent 19:15 permits 17:19 21:11 permitted 16:15 16:19 personally 28:18 pharmacy 18:22 19:3 21:23,23,25 22:14 23:7,20,21 pickup 20:4,7 picture 22:20 pictures 15:6 pit 13:1,5,7 27:16 27:18,22 plan 11:8,9 12:8 14:16 18:25 19:24 20:6 21:2 27:6,20 33:1,6</p>	<p>planner 1:21 planning 1:1,4 2:2 31:9 34:16 plans 8:25 9:15 10:18 12:4,21 27:8,9,9,16 28:1 planted 11:7 plaza 32:22,23 please 2:14 3:16 10:5 12:25 26:9 plus 19:7 point 11:1 24:2 posted 2:7 potentially 19:9 pp 1:22 prejudice 31:13 present 2:17,22,25 3:2,7,11,11 8:4,21 presentation 12:1 pretty 11:25 21:8 previous 5:11 18:13 previously 18:3 primary 14:23 prior 24:16 procedures 19:21 20:18 proceeding 35:3 proceedings 1:4 36:5 professionals 26:22 project 9:24 13:13 13:24 properly 2:3,6 properties 23:4 24:7 property 10:24 11:5 12:11 14:4 15:21,22 16:23 18:14 20:19 22:2</p>
<p>n</p>	<p>o</p>		
<p>n 1:6,6,19 26:12 36:1 name 9:23 10:4,5 26:8,8,10 narrow 18:19 19:1 near 28:13 need 12:15 29:13 31:11 negative 19:7,7,10 19:17 neighbor 23:11 new 1:8 10:10 11:6 14:8 19:8 23:21 26:12,14 34:12,13 36:4,14 ng 1:16 3:8,9,25 4:4,25 5:1,2,23 6:1,4,9,21,22 7:5,8 7:16,17,25 8:6,11 8:18,19 13:18,21 13:25 14:6 22:11 23:3,8,12 30:15,16 32:13,14 34:6,7,24</p>	<p>o 1:6,6,11,11,19 10:7 26:11 36:1 obviously 20:18 occupants 11:25 office 10:21 15:10 15:11 25:11,20 29:13 offices 9:6 11:14 15:5,5 25:7,14,23 okay 10:3,19 12:18 13:11 15:8 15:24 16:20 17:22 18:7 22:10 25:25 26:13,19,25 28:21 29:10 old 34:11 open 2:11 11:23 11:24 opportunity 3:20 opposite 23:19 order 2:3 owner 18:13</p>		
	<p>p</p>		

<p>22:4,14,15 24:2,5 27:23</p> <p>proposed 10:23 13:24 28:8</p> <p>proposing 10:20 11:6 14:3</p> <p>provided 11:12</p> <p>providing 16:5</p> <p>public 2:11 5:9 9:1 26:25 34:19,20 36:4,13</p> <p>pursuant 25:16</p> <p>put 13:13 16:22 17:1 20:9,18 22:24 34:14</p> <p>putting 19:11</p>	<p>reason 14:11 17:10 20:15</p> <p>received 26:20 28:16 31:9</p> <p>recommended 28:14</p> <p>record 10:5 13:12 17:1 19:11 26:9</p> <p>records 16:23</p> <p>recycling 19:22</p> <p>redevelopment 16:7,24</p> <p>reducing 28:7</p> <p>regular 1:3 36:6</p> <p>remind 29:12</p> <p>renee 1:14 21:21</p> <p>renewal 31:2 33:4</p> <p>rental 20:19</p> <p>repave 17:17</p> <p>requesting 31:10</p> <p>require 16:7 27:21</p> <p>required 16:22 21:10</p> <p>requirement 15:20</p> <p>requirements 15:14,16 16:16</p> <p>reserve 20:23 21:3 21:4</p> <p>residential 9:6 16:9,15,16,19 18:4 24:17,22 25:8 31:6</p> <p>resolutions 5:11</p> <p>resubmit 24:20</p> <p>retail 31:6</p> <p>review 26:21 28:25</p> <p>reviewed 26:22</p> <p>revised 9:14</p>	<p>right 10:15 12:4,6 13:6 14:6 15:17 19:7 20:5,13,25 21:25 22:23 23:6 23:8 25:20 27:1 29:3</p> <p>rights 18:16 22:8</p> <p>road 17:11,12 33:2 33:7</p> <p>rock 26:12</p> <p>rodgers 31:3</p> <p>roll 2:13</p> <p>roman 32:23</p> <p>roof 11:24 28:8</p> <p>room 11:11 20:4 22:22 24:6 31:6</p> <p>rooms 11:11</p> <p>rpr 36:3,13</p> <p>rsis 16:21 19:9</p> <p>rules 21:2</p> <p>run 10:17</p> <p>runoff 28:7,9</p> <p>rushabh 1:17</p>	<p>secretary 1:22</p> <p>see 10:17 13:1 15:13 16:4,6 17:9 18:24 20:5,20 22:4 23:14 28:25</p> <p>self 21:6</p> <p>setback 11:1,4</p> <p>setting 24:4</p> <p>sewer 28:9</p> <p>shape 18:25</p> <p>share 10:16</p> <p>shari 36:3,13</p> <p>sheet 10:19 11:8 11:23</p> <p>show 14:16</p> <p>showed 27:18</p> <p>shows 11:8,24 27:20</p> <p>side 10:25 14:1,5,5 15:6,7,12,15,15,17 20:5 24:9</p> <p>sides 24:11</p> <p>sidewalk 20:7</p> <p>sideways 18:22</p> <p>signature 36:12</p> <p>signs 22:24 23:13</p> <p>similar 9:12</p> <p>singh 5:19</p> <p>sir 13:14 15:23</p> <p>site 8:25 18:8,25 28:4,5,7 29:14 33:1,6</p> <p>situation 19:25 22:9</p> <p>six 9:6 10:22</p> <p>size 13:7 15:16</p> <p>sold 18:14,24</p> <p>sooner 17:18</p> <p>sorry 4:23 5:25 8:3 12:10 16:12 27:14 29:21</p>
q			
<p>question 12:23 13:19 15:2,9 16:1 22:12 23:18 24:14 26:19 27:13 28:3</p> <p>questions 12:19 13:16 16:1 17:23 21:17,19 25:5 27:12 29:10,19</p> <p>quick 28:22</p> <p>quorum 3:15</p>			
r			
<p>r 1:19 10:7 16:17 26:10,12 36:1</p> <p>ra 10:7</p> <p>radar 34:14</p> <p>raul 9:20,20,23 10:6,9,15 12:2,19 14:19 19:23 20:1</p> <p>read 3:20</p> <p>real 28:22</p> <p>really 16:18</p> <p>rear 11:19,22,23 14:15,20 15:11</p>			
		s	
		<p>s 1:6,6,6,19,19</p> <p>salute 3:17,18</p> <p>samantha 1:13</p> <p>saw 13:25 22:12 28:24</p> <p>saying 22:19</p> <p>scheduled 5:9 9:1</p> <p>screen 10:16</p> <p>sd 32:22</p> <p>secaucus 7:23</p> <p>second 4:2 5:23 6:6,7 7:6 8:1,2,8 10:22 11:9 31:16 32:24 33:10 35:1</p> <p>seconded 4:4 6:9 7:8 8:11 29:22 31:19 33:12</p>	

<p>sort 19:23 sorts 19:13 sp 5:18 7:1,21 9:2 31:1 32:22 33:3 space 9:10,13,15 17:8 22:21 23:18 23:23 24:19,19,21 25:22 31:6 spaces 13:21 17:2 18:9,18 21:3 25:14 speak 19:23 34:18 specifically 25:22 specified 2:10 spell 10:4 26:7 spots 18:11 square 1:7 10:20 11:19,22 15:11,12 stair 11:13 14:16 14:25 stairway 14:17 stand 3:16 standard 16:21 27:19 standards 12:21 13:6,10 16:17 17:11 27:2,10 28:15 star 2:7 start 10:16 20:1 state 10:4,10 26:8 26:14 36:4,14 stephanie 1:21 stephen 9:8 stop 22:8,24 stored 20:2 stories 9:12 story 9:5,9 10:20 strange 18:25 street 11:6 14:13 14:18 27:4 32:24</p>	<p>32:25 33:5 structure 10:23 subdivision 33:1 subdivisions 8:25 sure 10:6,16 17:24 surveys 12:14 swear 9:25 sworn 9:21 10:2 26:6</p> <p style="text-align: center;">t</p> <p>t 1:19 10:7 26:12 36:1,1 take 9:21 21:10 taken 36:6 talk 12:20 19:20 talking 17:25 tco 29:16 ten 18:20 19:7 27:18,22,24 terms 15:16 testimony 18:3 29:8 testing 32:23 thank 5:4 6:8 7:20 8:10,23 13:15 16:3 17:20,21 21:14 24:12 25:25 29:6,7,17 30:23,25 34:22 thing 15:5 think 20:3 21:15 22:6 thomas 1:16 thought 20:8 22:13 three 11:1,4,12 14:11 23:6,21 24:4 thursday 36:8 ties 22:16</p>	<p>time 19:13 29:20 34:16,19 today 31:8 today's 9:24 tom 15:25 tom's 19:11 tonight 9:19 torres 3:10 traffic 21:2 25:8 transcript 1:3 36:9 trash 19:22 20:2 tree 11:6 13:1,3,5 13:7,8,9,13 27:4 27:16,18,21,22,24 tridente 1:23 12:22,25 13:11,15 29:11 tuesday 1:9 34:21 two 9:6,19 11:16 11:17,17,20 23:4 25:14 31:5 32:21 type 12:13 13:7 typical 11:9</p> <p style="text-align: center;">u</p> <p>u 10:7 26:11 understand 12:13 19:12,15,18 understood 17:20 unfortunately 20:12 union 4:1 unit 11:17,19,21 15:9 units 9:6 10:22 11:17,22 14:15 16:9 18:4 24:22 31:6 update 28:1 upstairs 11:16</p>	<p>urban 31:2 33:4 use 9:5,9 10:21 19:3,8 25:16 31:5 utilized 18:22</p> <p style="text-align: center;">v</p> <p>v 1:11 variance 16:4,8,10 16:22 vary 5:13 vii 32:23 violating 21:2 virtual 2:10 vote 6:14 8:5 30:5 31:11 33:20,23 voting 5:13</p> <p style="text-align: center;">w</p> <p>walker 3:11 8:6,20 wall 11:13 want 10:16 12:10 16:22,25 17:14 24:20 29:12 wanted 12:2 34:14 way 12:4,4,6 13:6 18:13 22:5 24:5 27:1 we've 27:19 weeks 17:16 west 10:24 33:5 wide 14:12 15:7 width 20:21 window 11:2 24:6 windows 24:3,9,11 witness 10:2 26:3 26:6 work 19:25 20:13 20:17 26:11 29:3 worked 9:23 working 28:23 writing 20:18</p>
--	--	---	--

y
yard 11:23
yeah 18:21
z
z 1:11
z100 10:19
zero 16:17
zone 16:7,15,25
zoning 15:13,16 16:4 29:15
zoom 34:17