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HUDSON COUNTY
PLANNING BOARD

RE:

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

O P E N S E S S I O N
Bergen Square Center
Floor 9A
830 Bergen Avenue
Jersey City, New Jersey
Tuesday, May 18, 2021
5:30 p.m.

V I A Z O O M:

SAMANTHA LUGO, Chairwoman
YRAIDA APONTE-LIPSKI, Commissioner
DANIEL CHOFFO, 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
ANTONIOS PANAGOPOULOS, PE
PAUL CRAY, PE

1 CHAIRWOMAN LUGO: Okay. Everybody, I
2 would like to call the May 18th, 2021 Hudson County
3 Planning Board meeting to order. Has the meeting
4 been properly advertised?

5 MS. BOGDANSKI: Yes. The meeting has
6 been properly noticed in the Jersey Journal and the
7 Star Ledger. And it was also noticed by posting on
8 the Clerk's -- oh, I'm sorry. I muted myself. Was
9 I muted this whole time?

10 CHAIRWOMAN LUGO: Not the whole time.

11 MS. BOGDANSKI: Okay. I must have
12 hit something. The Clerk's Bulletin Board, and
13 Freeholders, and the notices given specified that
14 this was to be a virtual meeting in accordance with
15 the Open Public Meetings Act.

16 CHAIRWOMAN LUGO: Great. Thank you.
17 Can I have a roll call, please?

18 MS. GIARRATANA: Yes, Chairwoman.
19 Commissioner Allen. Absent. Commissioner Choffo.

20 COMMISSIONER CHOFFO: Present.

21 MS. GIARRATANA: Commissioner
22 Glembocki, absent. Commissioner Jeter.

23 COMMISSIONER JETER: Present.

24 MS. GIARRATANA: Commissioner Kenny.
25 Absent. Commissioner Malavasi.

1 COMMISSIONER MALAVASI: Here.

2 MS. GIARRATANA: Commissioner Mehta.

3 COMMISSIONER MEHTA: Here.

4 MS. GIARRATANA: Commissioner Ng.

5 Absent. Commissioner Aponte-Lipski.

6 COMMISSIONER APONTE-LIPSKI: Here.

7 MS. GIARRATANA: Commissioner Walker.

8 Absent. Commissioner Rodriguez.

9 COMMISSIONER RODRIGUEZ: Present.

10 MS. GIARRATANA: Chairwoman Lugo.

11 CHAIRWOMAN LUGO: Here.

12 MS. GIARRATANA: Chairwoman, we have
13 a quorum.

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

16 (Flag Salute.)

17 CHAIRWOMAN LUGO: Commissioners, has
18 everyone had the opportunity to read the minutes
19 from our last meeting? If you have, can I get a
20 motion?

21 COMMISSIONER JETER: Motion.

22 COMMISSIONER MEHTA: Second.

23 MS. GIARRATANA: I have a motion made
24 by Commissioner Jeter and seconded by Commissioner
25 Mehta. Commissioner Choffo.

1 COMMISSIONER CHOFFO: I did read the
2 minutes, am I allowed to vote? I wasn't at the last
3 meeting.

4 MS. GIARRATANA: Counsel -- yes.
5 Yes.

6 COMMISSIONER CHOFFO: I vote aye.

7 MS. GIARRATANA: Okay. Thank you.

8 CHAIRWOMAN LUGO: As long as they've
9 been read, yeah.

10 MS. GIARRATANA: Commissioner Jeter.

11 COMMISSIONER JETER: Yes.

12 MS. GIARRATANA: Commissioner
13 Malavasi.

14 COMMISSIONER MALAVASI: Aye.

15 MS. GIARRATANA: Commissioner Mehta.

16 COMMISSIONER MEHTA: Aye.

17 MS. GIARRATANA: Commissioner
18 Aponte-Lipski.

19 COMMISSIONER APONTE-LIPSKI: Aye.

20 MS. GIARRATANA: Commissioner
21 Rodriguez.

22 COMMISSIONER RODRIGUEZ: Aye.

23 MS. GIARRATANA: And Chairwoman Lugo.

24 CHAIRWOMAN LUGO: Aye.

25 MS. GIARRATANA: The motion has

1 passed. The next item on the agenda are matters
2 scheduled for public hearing. And -- I'm sorry,
3 Chairwoman. Can I just confirm who was present at
4 the previous meeting? My apologies, I don't have it
5 noted here. That would be Commissioner Choffo,
6 Commissioner Jeter.

7 COMMISSIONER JETER: Jeter.

8 CHAIRWOMAN LUGO: Allen was there.

9 MS. GIARRATANA: Yes.

10 CHAIRWOMAN LUGO: Commissioner Kenny.

11 MS. GIARRATANA: Malavasi. Mehta,
12 correct?

13 COMMISSIONER MEHTA: Yes.

14 CHAIRWOMAN LUGO: Aponte-Lipski.
15 Commissioner Aponte-Lipski.

16 MS. GIARRATANA: Yes. And
17 Commissioner Rodriguez. And Chairwoman Lugo,
18 correct?

19 CHAIRWOMAN LUGO: Yes.

20 MS. GIARRATANA: Okay. Sorry about
21 that. Okay. So the first item on the agenda for
22 matters scheduled for public hearing is the
23 Memorializations of Resolutions Considered at the
24 Previous Meeting. The first application was
25 2021-001-SP. Applicant HIMA, Inc. at 42 Harrison

1 Avenue, Block 279, Lot 29, in Kearny.

2 COMMISSIONER MEHTA: Motion.

3 COMMISSIONER CHOFFO: I'll second it.

4 MS. GIARRATANA: I'm sorry.

5 Commissioner Choffo, you were not present.

6 COMMISSIONER CHOFFO: Sorry.

7 MS. GIARRATANA: Okay.

8 COMMISSIONER MALAVASI: I'll second
9 it.

10 MS. GIARRATANA: Thank you. On a
11 motion made by Commissioner Mehta and seconded by
12 Commissioner Malavasi. Commissioner Jeter.

13 COMMISSIONER JETER: Yes.

14 MS. GIARRATANA: Commissioner
15 Malavasi.

16 COMMISSIONER MALAVASI: Aye.

17 MS. GIARRATANA: Commissioner Mehta.

18 COMMISSIONER MEHTA: Aye.

19 MS. GIARRATANA: Commissioner
20 Aponte-Lipski.

21 COMMISSIONER APONTE-LIPSKI: Aye.

22 MS. GIARRATANA: Commissioner
23 Rodriguez.

24 COMMISSIONER RODRIGUEZ: Aye.

25 MS. GIARRATANA: And Chairwoman Lugo.

1 CHAIRWOMAN LUGO: Aye.

2 MS. GIARRATANA: The motion has
3 passed. The next item on the agenda for
4 Memorialization of a resolution is Application
5 2021-17-SD. The applicant is Just Block 112, LLC at
6 1300 Jefferson Street, Block 112, Lot 1; in Hoboken.
7 Do I have a motion?

8 COMMISSIONER JETER: I motion.

9 COMMISSIONER MEHTA: Second.

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

13 COMMISSIONER JETER: Aye.

14 MS. GIARRATANA: Commissioner
15 Malavasi.

16 COMMISSIONER MALAVASI: Aye.

17 MS. GIARRATANA: Commissioner Mehta.

18 COMMISSIONER MEHTA: Aye.

19 MS. GIARRATANA: Commissioner
20 Aponte-Lipski.

21 COMMISSIONER APONTE-LIPSKI: Aye.

22 MS. GIARRATANA: Commissioner Lugo.

23 CHAIRWOMAN LUGO: Aye.

24 MS. GIARRATANA: And Commissioner
25 Rodriguez.

1 COMMISSIONER RODRIGUEZ: Aye.

2 MS. GIARRATANA: Thank you. The
3 motion has passed. The next item on the agenda are
4 site plans, subdivisions, and other matters
5 scheduled for public hearing. The first application
6 is 2021-11-SP. The applicant is HA Capital Holdings
7 at 436 Schuyler Avenue, Block 214, Lot 34, in
8 Kearny. It's an application to construct a
9 residential building with 69 units and 130 parking
10 spaces.

11 MR. MCNAMARA: Good evening,
12 Commissioners. I'm Patrick McNamara on behalf of
13 the applicant from the Law Firm of Scarinci
14 Hollenbeck. As has been noted, this development has
15 been approved by the Town of Kearny for 69
16 apartments to be constructed at the site of a lumber
17 yard that's been operating there for several
18 generations and has clearly outlived its usefulness
19 and compatibility with the area. The Planning Board
20 in Kearny approved it and memorialized it in the
21 resolution of April 6th.

22 In the interim, we have been responding to
23 any and all questions and requests for information
24 that we have received from the Board and its
25 professionals and I believe we've answered those to

1 the Board's professionals satisfaction. I have our
2 architect, Tom Dores, and our engineer, Edwin
3 Reimon, and our traffic consultant, Gary Dean, here
4 to give you a brief presentation and to respond to
5 any questions the Board may have concerning this
6 application. With that, I'd like to turn the floor
7 over to Tom Dores and request that he'd be sworn and
8 qualified.

9 CHAIRWOMAN LUGO: Thank you.

10 (The witness is sworn.)

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

14 MR. DORES: My name is Thomas Dores.
15 T-H-O-M-A-S. D-O-R-E-S. And I work for Net
16 Architects in Mountainside, New Jersey.

17 MR. MCNAMARA: Tom, for the benefit
18 of the Board and the public, could you please
19 provide us with your educational background,
20 credentials, and licenses you hold?

21 MR. DORES: I have a bachelor of
22 architecture from the New Jersey Institute of
23 Technology. I also have a matter of infrastructure
24 planning from the New Jersey Institute of Technology
25 as well. And I'm a registered architect in the

1 State of New Jersey.

2 MR. MCNAMARA: Thank you. If I could
3 have Mr. Dores accepted as an expert in his field by
4 the Board, please?

5 CHAIRWOMAN LUGO: Yes, he's accepted.
6 Thank you.

7 MR. MCNAMARA: Thank you. Tom, if
8 you could please proceed to give the Board, and any
9 members of the public who have logged in, a brief
10 overview of the development? And if necessary,
11 share your screen to show some highlights from the
12 proposed design of the building?

13 MR. DORES: Sure. I'm going to share
14 my screen now to show the -- we can discuss the
15 architectural drawings. So here we have on the
16 first page a perspective taken from the corner of
17 Quincy and Schuyler taken from the building. The
18 structure is three stories, about -- it's 43 and a
19 half feet tall. We have, as we stated earlier, 69
20 residential units and 130 parking spaces.

21 Seen here in the 3D image of the exterior
22 materials we're going to be using are a mix of brick
23 and fiber cement siding, so that alternates
24 throughout the facade because the facade along
25 Schuyler Avenue is so long, we kind of alternate

1 between the brick and the fiber cement. I'll walk
2 you through the plans quickly now. We have
3 subsurface parking. So on this level, we have 76
4 parking spaces on the underground parking level.
5 And then towards the front of the building, we have
6 a resident lobby that will allow residents to ascend
7 to the ground floor of the building.

8 On the ground floor, sheet A-102, you have
9 an additional 54 parking spaces towards the rear of
10 the property. Lining the street, you have the
11 resident lobby with a pair of elevators that will
12 take you up or down. We have resident amenities,
13 including a gym and a lounge area, both of which are
14 approximately a thousand square-feet. Towards the
15 south end of the site, we have ground floor units,
16 we have seven studios that face Schuyler and Quincy.
17 And then toward the north of the property, we have
18 an additional four studio units. The second and
19 third floor both have 29 units each. And this floor
20 plan is repeated on both the second and third floor.

21 There are a mix of studio apartments, one
22 bedrooms, and two bedrooms. And on each floor, we
23 do have a trash room for residents, they can take
24 their recyclables and their trash, and they can use
25 the garbage chutes, which go down to the ground

1 floor, where garbage can be discarded by -- we're
2 using -- utilizing private carting to remove the
3 garbage from the site. The roof plan, we intend to
4 use the left half of the roof. We'll have an
5 amenities deck. This would just have some basic
6 lounge furniture and maybe some plants. And the
7 remainder of the deck will be used for any rooftop
8 mechanical equipment. We are also proposing a
9 portion of the roof be green roof to minimize the
10 amount of impervious surface on the site. Our civil
11 engineer can speak a little bit about that shortly.

12 Again, these are the elevations. You can
13 kind of see the variation and the materials. The
14 brick and the fiber cement throughout -- along that
15 Schuyler Avenue elevation. Here we have some basic
16 unit plans. The one bedrooms, the two bedrooms, and
17 the studios. Very typical unit plans. And at the
18 corner of Quincy and Schuyler, the unit plans kind
19 of become a bit atypical, so we kind of show that
20 here just to show how we can utilize that odd shaped
21 space.

22 Here on sheet M-001, we show the sort of
23 our materials palette, the color of the brick and
24 the fiber cement we intend to use. Also, wrapping
25 the roofline, we'll have metal panels along the

1 corners to become a decorative roof element. What
2 we also have here is the -- kind of the green wall
3 technique we wanted to use between our property and
4 the properties to the west where it's kind of an
5 artificial green wall that will be used on the
6 six-foot fence that lines the property line. And
7 then some of our last images, we kind of just show a
8 before and after of what the site will look like.
9 In this image, you have the current lumber yard
10 structures in red, and then if we flash quickly, you
11 can kind of see our development.

12 Some of the lumber yard structures are
13 pushed up to the west end -- west side of the site
14 abutting the adjacent properties. We're pulling our
15 structure closer to Schuyler Avenue so it hugs the
16 street and it gives a little bit of light and air to
17 those adjacent residences. This is a different
18 angle, kind of the same concept of the red
19 structures of the lumber yard structures that are
20 going to be removed in our proposed three-story
21 residential structure. And this is kind of just a
22 top down view of the same concept. We can flash
23 between the lumber yard there currently and our new
24 design.

25 MR. MCNAMARA: Mr. Does, the

1 building as designed complies with the requisite
2 required under ADA and New Jersey Barrier Free Code?

3 MR. DORES: Yes, they do. The
4 structure is fully accessible, as is each
5 residential unit.

6 MR. MCNAMARA: And there was a
7 recommendation from both the Town of Kearny and the
8 County to put pedestrian warning lights up near
9 where the garage doors are, which were to the left
10 corner of this exhibit; is that correct?

11 MR. DORES: Correct.

12 MR. MCNAMARA: And there are no
13 encroachments on the county right-of-way along
14 Schuyler Avenue to the proposed building?

15 MR. DORES: Correct. No
16 encroachments and the right-of-way will remain as
17 is.

18 MR. MCNAMARA: Thank you. Members of
19 the Board, I have no further questions of the
20 witness at this time. We reserve the right to
21 recall, if necessary, to address any further
22 questions from the Board.

23 CHAIRWOMAN LUGO: Commissioners, does
24 anyone have any questions?

25 COMMISSIONER MEHTA: Chairwoman.

1 CHAIRWOMAN LUGO: Yes.

2 COMMISSIONER MEHTA: Rushabh Mehta
3 here. Just a quick correction. Here in the image,
4 when you are showing the No. 439, and in the site
5 plan review it says 436 Schuyler Avenue. So it's
6 going to be -- the address will be changed or it is
7 -- what is the situation?

8 MR. MCNAMARA: We'll verify with the
9 town and the postal service. We wanted to show that
10 to make sure that people saw it was proportionate to
11 the building. It was part of our exhibits to the
12 county, we should show that we meet their sign
13 ordinance requirements.

14 COMMISSIONER MEHTA: Okay. So other
15 than the number, you don't have any other signage on
16 the building?

17 MR. MCNAMARA: No, sir.

18 COMMISSIONER MEHTA: Okay.

19 MR. TRIDENTE: Madam Chair, I have a
20 question.

21 CHAIRWOMAN LUGO: Yes, please.

22 MR. TRIDENTE: Mario Tridente, Hudson
23 County Planning. Would the architect please go over
24 the shade tree requirements, what is being planted,
25 and if there are any payments in lieu of plants?

1 MR. DORES: I think I'll let the
2 civil engineer speak to that.

3 MR. MCNAMARA: I was going to have
4 Mr. Reimon testify to that, Mr. Tridente.

5 MR. TRIDENTE: Okay. Sure.

6 MR. MCNAMARA: But the most recent
7 submittal had 13 trees, which I believe met the
8 requirement under the County guidelines, but I'll
9 let Mr. Reimon testify to that in detail.

10 MR. TRIDENTE: Thank you.

11 CHAIRWOMAN LUGO: Any other
12 Commissioners?

13 COMMISSIONER CHOFFO: Madam Chair, I
14 have one question. This is Commissioner Choffo.

15 CHAIRWOMAN LUGO: Yes.

16 COMMISSIONER CHOFFO: Besides the
17 lumber yard, is there any other properties that are
18 -- is this totally on the lumber yard area is what
19 I'm questioning? Or are there other adjacent
20 properties that are at this development?

21 MR. MCNAMARA: Tom, can you answer
22 that?

23 MR. DORES: I believe there's one
24 property at the corner of Quincy and Schuyler that
25 has a residential structure on it. It's a one or a

1 two-family home here where my cursor is. That
2 structure is included -- or that property is
3 included in sort of the cluster of properties that
4 we're utilizing for the new development.

5 COMMISSIONER CHOFFO: All right. And
6 there was no other issues with the Town of Kearny,
7 right?

8 MR. DORES: No.

9 MR. MCNAMARA: No, sir. We have
10 their approval and the resolution is on file with
11 the County Planning Board.

12 COMMISSIONER CHOFFO: Thank you, Mr.
13 McNamara. It's definitely an improvement for the
14 area. It's going to bring that area back to life,
15 because I live not too far from there, so it's
16 definitely an improvement. It's a nice project,
17 good luck with it.

18 MR. MCNAMARA: Thank you, sir.

19 CHAIRWOMAN LUGO: Any other
20 Commissioners? Any members of the public have any
21 questions for this witness? Okay. I think we can
22 move on to the next witness.

23 MR. MCNAMARA: I call Edwin Reimon.
24 Mr. Reimon, you need to be sworn in and then we'll
25 qualify you.

1 (The witness is sworn.)

2 MS. BOGDANSKI: If you could state
3 your name for the record please, spelling your first
4 and last name, and the name of your firm?

5 MR. REIMON: Edwin, middle initial A,
6 last name Reimon. R-E-I-M-O-N. The name of the
7 company is my name, I am the sole provider. My
8 office is at 251 Ridge Road in Lyndhurst, New
9 Jersey.

10 MR. MCNAMARA: Mr. Reimon, for the
11 benefit of the Board and public, would you provide
12 us with your educational background, credentials,
13 and experience you have as a licensed professional
14 engineer in the State of New Jersey?

15 MR. REIMON: Yes, sir. I am a
16 licensed engineer in the State of New Jersey since
17 1993. I have a bachelor degree in civil engineering
18 from the University of Havana. I have presented in
19 front of this Board before and in front of other
20 municipalities in the State of New Jersey.

21 MR. MCNAMARA: Thank you. If Mr.
22 Reimon could please be accepted as an expert in his
23 field?

24 CHAIRWOMAN LUGO: Yes, he's accepted.

25 MR. MCNAMARA: Thank you. Mr.

1 Reimon, sharing the screen, if you could please
2 provide the Board and members of the public with a
3 brief overview of the civil engineering aspects of
4 this application package? Including what's been
5 done to address the correct number of trees along
6 Schuyler and the stormwater management for the
7 development?

8 MR. REIMON: Yes. Tom has my
9 drawings. Thomas Dores, he's going to share the
10 screen.

11 MR. MCNAMARA: Well, better he than
12 us lawyers. They don't trust us with the fancy
13 stuff.

14 MR. DORES: Just a moment.

15 MR. REIMON: Yeah. I just sent it to
16 him.

17 MR. MCNAMARA: If you could please
18 give us a brief run through?

19 MR. REIMON: Yes. We are going to
20 start with existing conditions, which is C-1. As
21 you can see, the site is located at the intersection
22 of Quincy Avenue and Schuyler Avenue in Kearny
23 occupying the northwest quadrant of the
24 intersection. This is a signalized intersection.
25 The next traffic signal is more than -- I would say

1 more than 500-feet, or even more, distant from the
2 intersection of Quincy. The site occupies Lot Nos.
3 33 through 37. Out of these lots, there are three
4 homes that are on the property. There are three
5 developments. Out of the three, only one is
6 presently occupied. The other two are vacant homes.
7 Lot No. 35 is the largest of all the lots. And this
8 is where the lumber yard is located, which is one
9 hundred percent impervious.

10 Although, you know, some people have
11 opinions that it's some impervious area, but it's
12 that it's been such a long time since the pavement
13 has been restored, that there are a lot of homes on
14 plots in that area. So there the water sometimes
15 accumulate the site, the property. The total area
16 of the site is 1.1 acres, and at the present time,
17 this area is truly neglected as far as pavement and
18 the conditions of the structures. So I think it's
19 going to be a good improvement of this new building.

20 Continuing with existing conditions on the
21 site, we can say that we have eight existing trees
22 on the site that are mature trees that are going to
23 be removed. We also have on the site an existing
24 sidewalk on Schuyler and Quincy that is going to be
25 replaced. There are some fences that are bordering

1 the property, and also a masonry wall on the west
2 side of this property. Together with the existing
3 services, city utility services to the site, we can
4 say that there is sewer, water, gas, and electric
5 provided with service available to the redevelopment
6 of this property. The sewer is mainly from Quincy.
7 We have another sewer on Schuyler, but's very --
8 it's not well-qualified, as far as the investigation
9 that we did for the facility. So we are going to
10 connect our proposed services to Quincy where the
11 existing sewer begins at that intersection, more or
12 less.

13 Then continuing with existing conditions,
14 we have eight parking spaces presently on -- between
15 Quincy and on Schuyler, and we have three driveways.
16 We have three of our driveways are on -- two are on
17 -- no, actually, three are on Schuyler and one on
18 Quincy. You have to remember this information
19 because it's going to be relevant when we start
20 talking about the proposed conditions.

21 So we can go down on the site plan -- site
22 plan, which is C-2. On the site plan, you're going
23 to see that we used the total number of the signs
24 that are located -- located on the public
25 right-of-way on Quincy and Schuyler. We identified

1 the signs that are going to be replaced with new
2 signs, and the signs are going to reset with the
3 existing signs. We also provided new ADA compliant
4 ramps, handicap ramps, at the intersection, right at
5 the curb turn on Quincy and Schuyler. And we've
6 repainted the crosswalk with international
7 crosswalks, according to the MUTCD standards.

8 We are providing -- as mentioned by our
9 attorney, we provided 13 physical trees, responding
10 to comment from the Hudson County Planning Board,
11 because we were one tree short on the count. So we
12 added one tree to that. In addition to that,
13 talking about the parking, now you're going to see
14 that the total number of parking spaces that we
15 have, is being increased to 13 spaces. Okay. So we
16 have two parking spaces more than the existing
17 conditions. We can have -- we can achieve this
18 increase in the number of parking spaces because we
19 are removing two of these driveways that were on
20 Schuyler where those driveways were fairly wide. So
21 we're taking advantage of the -- all of this
22 driveway to add two parking spaces. Now.

23 Talking about the driveways, the only
24 driveway that we have from Schuyler Avenue, is going
25 to be an egress driveway, which is now going to be a

1 24-foot driveway. And then we have a driveway with
2 the two-way traffic on Quincy Avenue, which is more
3 than 50-feet from the intersection of Quincy and
4 Schuyler Avenue. Continuing with the existing
5 conditions, you're going to see that we have on the
6 street -- if you're visiting the site, you're going
7 to see that we have a little bit of area on the west
8 side of the property at -- from Quincy Avenue, that
9 is to facilitate some space between -- this was some
10 sort of a requirement from the town when we
11 presented the project to them. So we have like a
12 buffer between the adjacent property and the
13 building, and this is because there is a building
14 with windows on that site.

15 We also have the same, more or less, on
16 the right-hand side, even though that is a business,
17 but we actually provided that buffer too on the
18 right-hand side of the property on the north end.
19 Interesting -- interesting details of this
20 particular property is that the property is going to
21 have two parking levels, basement and ground level.
22 Because of that, the elevation of the parking at the
23 ground level, when you enter from Quincy and then
24 get into the north -- northern part of the parking
25 space, it's going to be -- that parking level is

1 going to be elevated in reference to the properties
2 that are in the back. So this -- this is important
3 to know, because when we start talking about
4 lighting, you're going to see why we say this now.

5 So the elevation of this parking level,
6 which is three-level parking, in reference to the
7 properties in the back, it's between four and
8 six-feet taller. All right. In addition to that,
9 we're going to provide, not a fence, but a parapet
10 from the floor of the ground level parking up and
11 that is for protection of the public parking drivers
12 too. People that are going to put their cars in
13 there, they want to have some safety when they are
14 parking their cars.

15 So now we're going to start talking about
16 how all this plays with the lighting plan that is
17 coming up in the next drawing. You got to pass this
18 and go to the lighting. There you go. Next one.
19 This is the last -- there you go. Now, on the
20 lighting plan, as I mentioned before, the parapet in
21 the back is going to be about five feet tall. And
22 at the same time, that floor is about four feet
23 taller than the ground. So the light fixtures that
24 we introduced on this side of the property to
25 provide lighting for the parking lot at the ground

1 level, that lighting is going to have no influence
2 or no penetration into the adjacent properties
3 because of the parcel that we have in there, number
4 one.

5 And number two, because of the type of
6 light that we are providing for these exterior
7 parking spaces. As you can see, at the very bottom
8 of the drawing, on the left-hand side at the bottom,
9 you're going to see a type of light fixture, it's
10 like triangular shape, and that provides -- it's
11 like -- it's called like a coverup, it's like a
12 heart that brings the light down, but because the
13 light is elevated, that light here is going to have
14 an angle, and that's like the part of it that we
15 have and the elevation of the ground floor is
16 important. So we do put these things in
17 consideration when we provided it for the metrics
18 for that site of the property. That was very
19 important that we don't have any kind of pollution
20 of lights into the adjacent properties.

21 Another element that we took into
22 consideration when we provided the lighting for this
23 project was the vertical lights that we provide
24 along the small sections that we have on Quincy and
25 the long section that we have on Schuyler Avenue.

1 The lights are strong lights, and this is the light
2 that you see on the right-hand side of the drawing,
3 the ones that we show here is the one that goes down
4 only. That's the light that is going to be ten-feet
5 high on the far side of the building, providing --
6 providing lights down. And that is going to have a
7 very nice accent on the property.

8 Now, the architect also -- we worked
9 together with the architect to provide additional
10 lighting, vertical lighting also, toward the top of
11 the building, but it's going to be also like with a
12 heart that only lets the light go into the building
13 wall. And that is in the plan that you're going to
14 see from the architect later on. And that was a
15 request from the town actually. They wanted to have
16 a view of the building and we provided that with
17 this specific type of lighting. We responded to
18 some comments.

19 Now, we're going to go into the -- into
20 the details. On Page No. 7 and 8, we're going to go
21 two more. There you go. That's it. Okay. So we
22 had a comment in regards to the standard full
23 pavements on the Hudson County right-of-way. As
24 everybody knows, Schuyler Avenue is a County
25 right-of-way and it's through 507 -- County Road

1 507. So we have the details for this -- for that
2 pavement. That is slightly different than the one
3 that we provide for Quincy Avenue. Okay. We also
4 made some changes to -- again, in our notes, to
5 respond to the comments from the Town of Kearny.
6 It's a letter dated May 4th. We also would like to
7 talk a little bit about the stormwater management.

8 There was a comment from the Office of
9 Planning in Hudson County regarding the
10 sustainability in design, which we have to introduce
11 two elements. And one of the elements is the trees
12 that we have on the sidewalk. Another element that
13 we have in here for sustainable design is the
14 stormwater management system that produces -- that
15 meets the requirements of NJDEP for stormwater
16 management and best management practice. We have --
17 in the report that we provided, Tom, can you please
18 go to C-3? Right there. Yes. Zoom in.

19 We introduced a stormwater management
20 system that is -- is going to be installed directly
21 below the basement level from the site. The height
22 of this system is three and a half feet and it's
23 325-feet long. It's a twin system with a width of
24 six-foot nine-inches each of the tanks. It's going
25 to provide sufficient storage for the big flows and

1 to reduce the big flow for the two, the ten, and the
2 one hundred year storms, as required by the 7.8 rule
3 from the stormwater management. On C-8, I'm going
4 to show later on the details for the section of the
5 tank and for the outer structure.

6 We took into consideration, to provide
7 this with -- so it's very important to say this. I
8 mean, we had to introduce the green roof, otherwise,
9 the tank was going to be too large for the site. So
10 we have 4,000 square feet of green roof on this
11 building, and that is another element that we are
12 using for sustainable design. And with that, our
13 volumes are reduced and we qualified the project for
14 quantity reductions because, as I mentioned before,
15 this is the 1.1 acre. More than one acre requires
16 quantity reductions.

17 MR. MCNAMARA: Mr. Reimon, this
18 design was also extensively vetted by Mark McDonough
19 on behalf of the Town, correct?

20 MR. REIMON: Oh, yes. Yes. Yes, we
21 went through a number of variations of them in
22 regards to stormwater management. So --

23 MR. MCNAMARA: And you mentioned
24 green techniques, we also have a bicycle area down
25 in the cellar?

1 MR. REIMON: Yeah. We're going to
2 talk about all these green techniques now. That's
3 the last element that we have in this presentation
4 today. Tom, can you please present the drawing for
5 the -- it's a stand alone drawing I believe for the
6 bicycle racks that we have in the basement level.
7 We have --

8 MR. MCNAMARA: It's in the service
9 room of the basement. There it is.

10 MR. REIMON: There you go. Yes. So
11 at the basement level, you see this area in pink,
12 that we have in there 19 bicycle racks and then we
13 also have another area with 14 bicycles. So we have
14 a total of 33 bicycle storage spaces in a building
15 that has 69 units. So it's almost 50 percent of
16 parking for bicycles in here. This is like -- it's
17 very good. So this is one of the elements that we
18 are introducing here as green infrastructure, which
19 I call sustainability. And the second element that
20 we have is the stormwater management that meets the
21 requirements from the NJDEP. And we also have the
22 street trees that meets the requirement from the
23 town.

24 Now, this is a drawing that presents the
25 area that has been selected for green roof. We like

1 to use the area in the back because those are the
2 closest to where the tanks are located and would
3 like to use the green roof in the back as much as
4 possible. So believe it or not, that has some
5 influence when you -- when you bring the -- the
6 slower volumes of water at the last minute going
7 from the back, that's very good. So we have four
8 thousand square-feet of green roof in here for this
9 building. Also, in total, I think we have about
10 1,400 square feet of landscaping area, which is
11 broken down into one triangular area. We're going
12 to go back to the site plan so I can show that.

13 One triangular area, we have one square,
14 and then we have one triangular shape from the
15 right-hand side of the 1,400 square-feet. We tried
16 to maximize this green space as much as possible.
17 There you go. There you have one triangular shape,
18 then we have the rectangular at the north end, and
19 then the right-hand side has the -- we would like to
20 have that -- we anticipate to use that site for
21 green space roof.

22 MR. MCNAMARA: Thank you.

23 MR. REIMON: So that is our
24 presentation for this project. Lastly, I would like
25 to say that I believe we have complied with the

1 comments that were provided to us, thank you very
2 much. That makes the project look a lot -- much
3 better. And with that, I'm finished with this
4 presentation. Thank you very much for letting me do
5 this.

6 CHAIRWOMAN LUGO: Thank you so much.
7 Commissioners, do we have any questions? Who wants
8 to start?

9 COMMISSIONER MALAVASI: Madam Chair?
10 Tom Malavasi. If I may?

11 CHAIRWOMAN LUGO: Yes.

12 COMMISSIONER MALAVASI: Just a point
13 of information for the engineer and the applicant.
14 We are currently planning to pave Schuyler Avenue.
15 I believe we mentioned that at the Subdivision Site
16 Plan Committee meeting. So that may happen as early
17 as this fall or in the spring. So any work that
18 they are going to do that may disturb the blacktop
19 on Schuyler Avenue, the object would be to do it as
20 soon as possible so you don't -- you don't fall
21 under the rules of the --

22 MR. REIMON: Oh. That's good to
23 know. Because maybe we should speed up the
24 installation of the -- I mean, we have very minor
25 disturbance on Schuyler. We would love to do this

1 before you guys go there. It doesn't do good to
2 open the paved space.

3 COMMISSIONER MALAVASI: No, no. It
4 would be a lot cheaper for you to do it prior --

5 MR. REIMON: Yeah. Yeah.
6 Absolutely. Thank you for the heads up.

7 MR. MCNAMARA: Thank you. Thank you
8 for reminding us.

9 COMMISSIONER MALAVASI: You're going
10 to get a brand new road for your frontage, so it
11 will make your place look even better.

12 MR. REIMON: That's right.

13 MR. MCNAMARA: Thank you.

14 MR. REIMON: Thank you.

15 CHAIRWOMAN LUGO: Any other
16 Commissioners? Anyone from the public? Mr.
17 McNamara, I think you said you had one more witness,
18 correct?

19 MR. MCNAMARA: I have Gary Dean here.
20 I can put him up very briefly, if anyone has any
21 questions about the report from Remington and
22 Vernick regarding traffic impact and layout, and he
23 can answer any other questions in the report. We
24 did a detailed analysis as part of the Municipal
25 Zoning Board process as well. Mr. Dean?

1 MR. DEAN: Good evening,
2 Commissioners. Gary Dean. I think there's just one
3 traffic element I'd like to highlight.

4 (The witness is sworn.)

5 MR. DEAN: By way of background, it's
6 Gary Dean. D-E-A-N. I'm a principal of Dolan and
7 Dean Consulting Engineers in Somerville. We
8 specialize in traffic engineering and municipal
9 consulting for traffic related matters. And I've
10 appeared before the Commissioner on prior
11 applications, principally in Hoboken, Jersey City,
12 and Bayonne. We were the traffic consultant for the
13 applicant.

14 And one thing I wanted to bring to the
15 Commissioners attention relates to curb cuts. And
16 obviously the County is typically interested in
17 driveway openings to the county roadway system. The
18 subject frontage actually has four different curb
19 cuts along Schuyler Avenue and they all provide full
20 ingress and egress. I know you heard from other --
21 our other professionals what I've put up as a quick
22 aerial of the subject property that consists of
23 these large industrial buildings. And then the
24 primary lumber yard in between. The -- almost the
25 entire curb frontage along the more northerly

1 building, that on this exhibit is the McClave Lumber
2 Company, that's almost entirely depressed curb.
3 Only the one space is not depressed curb.

4 There is a one-way driveway at the very
5 northerly edge of that building that requires
6 vehicles to back out. And then finally there's
7 another smaller driveway at the very northerly end
8 of the site. The benefit of the application, aside
9 from getting rid of this industrial commercial-type
10 use that often requires trucks to back in and out of
11 the lumberyard on Schuyler, is obviously a very
12 clean modern looking residential building that has
13 only one driveway for the County roadway system, and
14 that is an exit only driveway, well-spaced from the
15 intersection of Quincy.

16 And the net impact is I think either the
17 same or potentially less traffic, depending on the
18 time of day, but most importantly, the enhancement
19 for pedestrian access by the removal of these
20 numerous curb openings. And then Mr. Cray had a
21 recommendation that we provide some form of warning
22 to alert those pedestrians of any vehicles exiting
23 the garage and we're happy to comply with that.
24 There's some fairly new technology that allows both
25 illuminated, as well as audio warnings. And beyond

1 that, we have no impact on levels of service, and as
2 I've indicated, in terms of cleaning up the County
3 road frontage, I think are significant with this
4 application. And that's all I have in the way of
5 direct presentation, Mr. McNamara.

6 MR. MCNAMARA: Thank you. And you're
7 in agreement with the comments that we've received
8 previously? Including the ones from the Remington
9 Firm?

10 MR. DEAN: Yes. As always, I find
11 Mr. Cray's comments to be helpful, and insightful,
12 and we agree with that recommendation.

13 MR. MCNAMARA: Thank you. I have no
14 further questions of this witness and this concludes
15 our presentation to the Board. If there are any
16 additional questions, I would just ask that the
17 documents that have been listed and the various
18 reports, including most recent of May 13th from the
19 Board, be admitted into evidence and formalized as
20 part of the administrative record.

21 CHAIRWOMAN LUGO: Thank you. Does
22 anyone have any questions for Mr. Dean?
23 Commissioners?

24 COMMISSIONER CHOFFO: Madam Chair, I
25 have a question before Mr. Cray starts. Mr. Dean, I

1 believe there's a signal at Quincy Ave. And then
2 the next one going northbound, is that at Midland?
3 Or is that down a little? I don't know which street
4 that is.

5 MR. DEAN: There is a signal at
6 Oakwood, further to the north.

7 COMMISSIONER CHOFFO: Do you know the
8 distance between those two signals?

9 MR. DEAN: I can measure that, if you
10 give me just one moment. It is approximately
11 875-feet.

12 COMMISSIONER CHOFFO: All right. And
13 there's no issues there, right? With the signals
14 being -- with that distance?

15 MR. DEAN: Those are existing signals
16 that we didn't create that. I mean, they're there
17 already. I don't believe that there are any issues.
18 And this is pretty typical in a grid network, a grid
19 street network, as we have in Kearny, where that
20 type of city block spacing is appropriate. Not
21 quite a tenth of a mile, but getting closer to two.
22 And I think that that's appropriate to get vehicles
23 progressing, as it's technically known, down the
24 corridor.

25 COMMISSIONER CHOFFO: My other

1 question is, if you're going northbound on Schuyler
2 Ave, you're allowed to make a left into a sight? Is
3 that driveway just egress?

4 MR. DEAN: It is egress only. And
5 all ingress to the site will be via Quincy.

6 COMMISSIONER CHOFFO: Perfect.
7 That's all my questions. Thanks very much.

8 MR. DEAN: Thanks for your time
9 tonight.

10 CHAIRWOMAN LUGO: Any other --

11 COMMISSIONER MALAVASI: Madam Chair?

12 CHAIRWOMAN LUGO: Yes.

13 COMMISSIONER MALAVASI: Just a quick
14 question for Mr. Dean. The distance from the
15 intersection of Schuyler, the traffic light, and
16 your egress, is about how far?

17 MR. DEAN: I know Edwin had the plan
18 up before. I don't have that measurement --

19 MR. REIMON: It's about 500 feet.

20 COMMISSIONER MALAVASI: Just the
21 point, I don't see an issue with that egress
22 interfering with the traffic signals, so yes, I
23 don't think traffic backs up that much on Schuyler
24 that will prevent people from getting out.

25 MR. DEAN: Oh, no.

1 COMMISSIONER MALAVASI: But you do
2 have -- if for some reason people decide that's a
3 problem, they can go out the other way on the side
4 street so.

5 MR. DEAN: Correct.

6 COMMISSIONER MALAVASI: So that
7 shouldn't be a problem. It's far enough away from
8 the intersection so it won't interfere.

9 MR. DEAN: Based on that other
10 measurement, we're more than halfway up the block
11 with that driveway.

12 COMMISSIONER MALAVASI: Okay. Thank
13 you.

14 CHAIRWOMAN LUGO: Any other
15 Commissioners? Any members of the public? Okay.

16 MR. MCNAMARA: I have no further
17 witnesses to present. That's the end of our
18 affirmative case. And we would ask that the Board
19 act favorably upon the application and approve it as
20 submitted. Thank you.

21 CHAIRWOMAN LUGO: Thank you.
22 Commissioners, do I have a motion?

23 MR. CRAY: Madam Chair, could I
24 interrupt for a second? This is Paul Cray.

25 CHAIRWOMAN LUGO: Hi, Mr. Cray.

1 MR. CRAY: How are you doing? Good
2 evening.

3 CHAIRWOMAN LUGO: I'm good.

4 MR. CRAY: Just following up on the
5 presentation, and just to confirm with Mr. McNamara,
6 it's been mentioned by your professionals, but just
7 to confirm for the resolution, if the Board was to
8 act favorable in this application, a condition of
9 approval would to be address any remaining review
10 comments from the engineers first letter?

11 MR. MCNAMARA: Certainly. Yes.

12 MR. CRAY: And as they've worked
13 through the process with Kearny, they refined a lot
14 of the design, and by the time they submitted it to
15 the County, a lot of things that we would have
16 looked for had already been addressed. So what
17 remained is we wanted some testimony on the record,
18 of which we received tonight. The egress only onto
19 the county road simplify the circulation and that
20 simplified the traffic review quite frankly.

21 The only remaining things, and they've
22 already agreed to the pedestrian warning device at
23 that driveway, and there's three relatively minor
24 construction detail comments on page three of my
25 letter that need to be addressed. These are the

1 version plans I have. And these are typically
2 rather routine detailed comments. There's nothing
3 of significance that I'm concerned about. So I have
4 no further questions or concerns. And it's up to
5 the Board if they have any questions of me.

6 CHAIRWOMAN LUGO: Thank you, Mr.
7 Cray. Commissioners, any questions for Mr. Cray?
8 Do I have a motion?

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

11 CHAIRWOMAN LUGO: Thank you,
12 Commissioner Jeter. Do I have a second?

13 COMMISSIONER APONTE-LIPSKI: I second
14 the -- okay.

15 COMMISSIONER CHOFFO: I second.

16 MS. GIARRATANA: I'm sorry. The
17 second was Commissioner Choffo?

18 COMMISSIONER CHOFFO: Either one. It
19 doesn't matter. Whichever.

20 MS. GIARRATANA: Okay. Thank you.
21 On a motion made by Commissioner Jeter and seconded
22 by Commissioner Choffo. Commissioner Choffo.

23 COMMISSIONER CHOFFO: 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

7 Aponte-Lipski.

8 COMMISSIONER APONTE-LIPSKI: 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.

16 MR. MCNAMARA: Again, our deepest
17 thanks to the Board and your professionals and we
18 hope this will be a successful project for the
19 benefit of the town and the County. Thank you.

20 CHAIRWOMAN LUGO: Thank you.

21 MS. GIARRATANA: The next item on the
22 agenda is application 2021-15-SP. Bergen Turnpike
23 Enterprises, LLC at 4237 Bergen Turnpike, Block 113,
24 Lot 7, in North Bergen. It's an application to
25 demolish an existing warehouse and construct an

1 18-unit apartment building with 18 parking spaces.

2 COMMISSIONER MEHTA: Chairwoman.

3 Chairwoman Lugo.

4 CHAIRWOMAN LUGO: Yes? Yes,
5 Commissioner?

6 COMMISSIONER MEHTA: I heard this
7 application at North Bergen at the Board of
8 Adjustment, so I think as part of our practice, I
9 have to recuse myself.

10 CHAIRWOMAN LUGO: Yes, I understand.

11 COMMISSIONER MEHTA: So if you don't
12 mind, we have a quorum, so I can just log out. That
13 will be okay?

14 CHAIRWOMAN LUGO: Jen, is that the
15 appropriate -- is that what's appropriate?

16 MS. BOGDANSKI: I'm not sure how many
17 people we actually have. Francesca, do we have
18 enough people to maintain -- still have a quorum?

19 MS. GIARRATANA: Yes, we have -- we
20 have six right now. So --

21 MS. BOGDANSKI: Okay.

22 MS. GIARRATANA: So I believe we
23 still have a quorum.

24 CHAIRWOMAN LUGO: Okay. So he can
25 log off and log back on for the next one? Maybe

1 someone can text him when we're done with this
2 application.

3 COMMISSIONER MEHTA: We can -- we can
4 see the -- hear the case first and then we can put
5 this one last.

6 MS. GIARRATANA: Unfortunately,
7 Commissioner Mehta, I don't think we can do that.
8 The last application is for the Town of Kearny, and
9 they reached out to me earlier and they had some
10 scheduling so we have to go ahead with them.

11 COMMISSIONER MEHTA: Okay. So I will
12 log out and you can e-mail me or you can just text
13 me.

14 MS. GIARRATANA: Sounds good.

15 COMMISSIONER MEHTA: Thank you.

16 CHAIRWOMAN LUGO: Thanks so much,
17 Commissioner.

18 MS. GIARRATANA: And my apologies,
19 Chairwoman, I misspoke on the total that we have
20 now. We actually had seven, now we have six. So
21 we're in good shape.

22 CHAIRWOMAN LUGO: Okay. Great.

23 MS. GIARRATANA: All right. So we'll
24 let the record reflect that Commissioner Mehta has
25 left, and we will begin to hear Application 015-SP.

1 Okay. Thank you, Commissioners.

2 CHAIRWOMAN LUGO: Hi. We're ready
3 for you.

4 MR. LATKE: This is Carl Latke. Good
5 evening. We represent the Bergen Turnpike, LLC, and
6 we have online our civil engineer, Tom Skrable. And
7 our applicant client, George Sevan. We have just
8 concluded last week the technical review meeting,
9 the latest of two meetings I think of March -- or
10 May -- the May meeting with the review. And I'll
11 leave it to our witness, Tom Skrable, our civil
12 engineer. I think the primary issues were
13 concerning the sidewalk, tree plantings, with the
14 ADA grading for the appropriate trees, and the
15 related issues pertaining to that. Tom, we'll turn
16 it over to you.

17 (The witness is sworn.)

18 MS. BOGDANSKI: Okay. And if you
19 could just state your name for the record, spelling
20 your first and last name, and stating the name of
21 your firm as well?

22 MR. SKRABLE: Tom Skrable. S -- as
23 in Sam. K-R-A-B -- as in boy. L-E. Skrable
24 Engineering. Our offices are in Mahwah, New Jersey.

25 CHAIRWOMAN LUGO: And just for the

1 record, Mr. Skrable, could you give us some
2 credentials and experience for the Board?

3 MR. SKRABLE: Sure. I have a
4 bachelor's in civil engineering from the University
5 of Delaware in 1987. I got my professional
6 engineer's license in 1992; practicing since. I've
7 represented a couple different municipalities
8 through those years. I'm currently the Borough and
9 Board Engineer in the Borough of Old Tappan. But
10 I've been before many boards in north New Jersey and
11 southern New York State over the last 30 years.

12 CHAIRWOMAN LUGO: Great. Thank you.
13 You're accepted.

14 MR. SKRABLE: Thank you.

15 MR. LATKE: Thank you, Madam
16 Chairman. Tom, very briefly, just give an overview
17 of this application. Obviously it's to demolish an
18 industrial type of building and replace it with the
19 18-unit multi-dwelling, which was approved by the
20 Board of Adjustment in North Bergen. I believe in
21 September of 2020 and resolution memorialized in
22 December I believe in 2020.

23 MR. SKRABLE: Yes. Do you want me to
24 try to bring the basic site plan up?

25 MR. LATKE: Yes.

1 MR. SKRABLE: Just give me a second.
2 I have to go through Dropbox to do my --

3 MR. DORES: Or I can do it if you
4 want me to.

5 MR. SKRABLE: It will just take me a
6 second, but if you want to try to bring it up, we'll
7 see who gets there first.

8 MR. LATKE: Okay. Tom, just
9 orientate the Commissioners with the intersection
10 and with the Bergen Turnpike and Liberty Avenue.

11 MR. SKRABLE: Sure. The -- as you
12 look at the drawing, Liberty Avenue is on the top,
13 Bergen Turnpike is on the right. So the north arrow
14 is kind of at two o'clock. So we're at the
15 southwest corner of Liberty Avenue and Bergen
16 Turnpike. Bergen Turnpike is obviously the County
17 facility that we're interested in. We have a pretty
18 limited impact on that.

19 The ingress and egress for our 18-unit
20 residential building is on Liberty Avenue. It's
21 parking underneath and then three stories above. So
22 the only real impact for Bergen Turnpike are new
23 curb and sidewalk and we are required to plan two
24 shade trees with ADA compliant grades, which are
25 shown on the drawing. We do understand that there

1 is either currently a moratorium on Bergen Turnpike,
2 or there potentially will be by the time we're under
3 construction. So we will comply with whatever
4 moratorium requirements there are as far as
5 replacing the curb. Right now, the site is
6 virtually a hundred percent impervious, just under.
7 It will continue to be post-construction, but right
8 now there are no stormwater management facilities at
9 all.

10 We're proposing an infiltration system
11 under the parking lot on the basement of the first
12 floor, which would take all of the roof water, all
13 of the parking area water, and then there's only an
14 overflow out of that system to the -- that space at
15 the intersection of Liberty Avenue and Bergen
16 Turnpike. The green -- the green infrastructures
17 that we're proposing is the infiltration system that
18 I just mentioned and we're doing a partial green
19 roof as well.

20 MR. LATKE: And, Tom, I believe that
21 we received a comment letter from T&M on May 3rd --
22 or dated May 3rd, 2021 and you are able to review in
23 great detail the comments, both of the engineer as
24 with the Planning Review Committee?

25 MR. SKRABLE: Yes. Any remaining

1 comments or any revisions that we made that need to
2 be modified further, we would stipulate to make
3 those changes and satisfy all of the Board's
4 professionals.

5 MR. LATKE: And you made a submission
6 of additional materials to the Planning Commission?

7 MR. SKRABLE: Yeah. Basically what
8 that showed is the curb and sidewalk replacement and
9 the two shade trees with the ADA grades. We have
10 not seen any review comments based on that
11 submission. I'm not sure if there will be. But
12 again, if there are, and further changes need to be
13 made, we would stipulate to do that.

14 MR. LATKE: These are the changes
15 that they requested that you add to the plans and
16 the details that they requested, correct?

17 MR. SKRABLE: Yes.

18 MR. LATKE: And lastly, the
19 orientation of the building, the foyer, entry foyer,
20 elevator stairway, that is at the -- I guess the
21 northwest corner at the confluence of Liberty and
22 Bergen?

23 MR. SKRABLE: Yes. Basically, at the
24 corner of the intersection, we have a small entryway
25 to the building that's kind of at a 45-degree angle

1 to the intersection, a small lobby, elevator, mail
2 service, that type of thing.

3 MR. LATKE: And it's going to be an
4 open glass stairway with a three-story glass column,
5 correct?

6 MR. SKRABLE: Correct.

7 MR. LATKE: I don't think there are
8 any other features. The existing building is a --
9 built like Fort Knox industrial building that
10 occupies the entire site presently, correctly?

11 MR. SKRABLE: Yeah, it's a concrete
12 and block building, flat roof, not very
13 architecturally pleasing. And it's not in great
14 shape either. So I think what we're doing is going
15 to be a significant improvement to the neighborhood.

16 MR. LATKE: And this is adjacent to
17 the North Bergen Parking Authority building, the
18 newly constructed municipal court, and parking
19 authority property?

20 MR. SKRABLE: Yes.

21 MR. LATKE: I have nothing further of
22 Mr. Skrable.

23 CHAIRWOMAN LUGO: Commissioners, do
24 we have questions?

25 COMMISSIONER MALAVASI: Madam Chair?

1 Tom Malavasi. Just a point of clarification, it is
2 currently under moratorium as of the last year. So
3 Mr. Skrable's testimony that it, you know, that
4 they'll comply with the requirements is fine, but
5 it's -- it's already been paved. So they will have
6 to comply with that.

7 CHAIRWOMAN LUGO: Okay.

8 MR. PANAGOPOULOS: Madam Chair?

9 CHAIRWOMAN LUGO: Yes.

10 MR. CRAY: How are you?

11 CHAIRWOMAN LUGO: Good. How are you?

12 MR. PANAGOPOULOS: Great. So I've --
13 I didn't see the revised set of plans, but can you
14 confirm please that you're replacing the sidewalk
15 and curb in front of the whole site?

16 MR. SKRABLE: Yeah. We're going to
17 do both frontages, both Liberty and Bergen Turnpike.
18 So from our property line on either end, completely
19 around the perimeter.

20 MR. PANAGOPOULOS: Okay. And the
21 handicap ramps that -- at the corner, those were
22 recently replaced by the County. So unless you
23 really need to replace them, I recommend that you
24 leave them the way they are.

25 MR. SKRABLE: I'm sorry. It's

1 probably clear what was done recently, and yeah, we
2 can just -- we'll meet that.

3 MR. PANAGOPOULOS: Yeah, I'd
4 recommend that you do. Because those are certified
5 as accurate. And it will also save you a couple
6 dollars in sidewalk replacement. So do your plans
7 show crosswalks of the sidewalk?

8 MR. SKRABLE: We do not yet. We've
9 only got a couple access doors. So we're going to
10 hold the two percent crosswalk. And then, if we
11 need to do an internal step or something like that,
12 we will. It's very flat along our perimeter. But I
13 think there is a possibility, especially as you get
14 further south on Bergen Turnpike. We have like a
15 meter slash utility room there where we have a door.
16 We're expecting that then to do an internal stair
17 there. But it won't affect the sidewalk. The
18 sidewalk will be two percent slope.

19 MR. PANAGOPOULOS: Okay. And I see
20 you put the two trees on the plans. And I'm going
21 to let Mario talk about that when I'm done. Can you
22 just talk a little bit about the traffic impact of
23 the site? From what it is today versus what -- you
24 know, when it was active to what's going on now?

25 MR. SKRABLE: And these plans are at

1 ten scales. I think I mentioned this at your
2 earlier meeting. So it looks like it's a bigger
3 site than it is. We're really only talking about a
4 6,700 -- 67 -- 66-square-foot site. So it's real
5 small. We're proposing 18 units. So even at ten
6 trips a day, that would be 180 trips. So for these
7 types of roadways, that's really insignificant. I'm
8 not completely familiar with what the prior use was.
9 I feel like it was partially a warehouse, but they
10 also kind of sold out of there as a showroom. So
11 the number of trips per day will not significantly
12 increase. You will not feel any --

13 MR. PANAGOPOULOS: I'm going to guess
14 that it's actually going to get less during certain
15 hours?

16 MR. SKRABLE: Absolutely.
17 Absolutely. I mean, our trips are spread out over a
18 much longer time than the retail to retail probably,
19 you know, concentrated those trips over a couple of
20 hour period. So yeah, I think the peak hour might
21 even be less than the overall trips per day, even if
22 we're greater, we're almost --

23 MR. PANAGOPOULOS: And can you talk a
24 little bit about how trash, and loading zones, and
25 you know, food deliveries, and Uber pick-ups, and et

1 cetera, how that's going to get handled?

2 MR. SKRABLE: Yeah. I might need a
3 little help from my client on this one, but there is
4 a -- there's a garbage and recycling facility within
5 that small lobby area. It's all going to be handled
6 privately. But we will have our own carters. As
7 far as Uber's and deliveries, we do have a -- the
8 overhead door is sufficient for emergency vehicles
9 as well. So any type of box truck could get inside
10 and access the lobby from the inside. So they won't
11 have to park on the street. Beyond that, George, I
12 don't know if you want to chime in with a little bit
13 more information?

14 MR. SEVAN: Sure. Good evening,
15 everyone. We have currently two parking --

16 MR. PANAGOPOULOS: Are you sworn in?

17 MS. BOGDANSKI: Wait.

18 MR. LATKE: George, they'll have to
19 swear you in.

20 MS. BOGDANSKI: Yeah. If you're
21 going to provide testimony. Could you raise your
22 right hand please?

23 (The witness is sworn.)

24 MS. BOGDANSKI: If you could state
25 your name for the record, spelling your first and

1 last name, and stating your relationship to the
2 applicant?

3 MR. SEVAN: Sure. My name is George
4 Sevan. I'm currently a 50-percent owner of this
5 property and I'm also a developer. I'm going to be
6 developing this property as well. I've been in
7 construction for over 35 years and I have tremendous
8 experience in doing commercial and residential
9 projects.

10 CHAIRWOMAN LUGO: Thank you.

11 MR. LATKE: Thank you. George,
12 you're handling the trash that's generated and
13 typical deliveries throughout the day, Amazon,
14 Doordash, whatever, how is that being handled in the
15 garage?

16 MR. SEVAN: Sure. We have created a
17 chute from -- obviously from all levels. It would
18 get into the double door, which is on the side, and
19 it's going to be frequently picked up every other
20 day, based on that we don't want to accumulate too
21 much. We don't have a big -- we don't have a big --
22 we didn't want to put a big container in. So we
23 decided to do a frequent pick-up with a smaller
24 garbage pick-up vehicle.

25 MR. LATKE: Is that privately

1 contracted?

2 MR. SEVAN: Correct. Yes.

3 MR. LATKE: And what about
4 deliveries?

5 MR. SEVAN: Deliveries? If it's a
6 smaller vehicle, they can obviously pull into the
7 parking facility and do from -- they have access
8 from Bergen Turnpike or through the garage.
9 Currently, we have two parking spaces on Bergen
10 Turnpike. In the front mid where it's accessible
11 obviously for deliveries or even for moving trucks.
12 That would be our ideal location for moving our
13 tenants in.

14 MR. PANAGOPOULOS: Is there a plan to
15 have scheduled move-in times? For like elevator
16 use, and parking, and whatnot?

17 MR. SEVAN: We would accommodate the
18 tenants, also obviously the surrounding
19 neighborhood, so we're not causing too much traffic.
20 Again, it's based on -- it's really up to us what we
21 allow them. So we would more than accommodate the
22 County, as well as the Township.

23 MR. LATKE: That's all I have.

24 CHAIRWOMAN LUGO: Thank you. Anyone
25 else have any questions? Any other Commissioners

1 for this witness? Any members of the public? Okay.

2 Does that conclude your presentation, sir?

3 MR. LATKE: It does, Madam.

4 CHAIRWOMAN LUGO: If no one else has
5 any questions?

6 MR. CRAY: Madam Chair, I have one
7 more comment. I'm sorry.

8 CHAIRWOMAN LUGO: That's okay.

9 MR. PANAGOPOULOS: Just as Mr.
10 Malavasi mentioned earlier, with the road being
11 under moratorium, you may want to talk to your
12 contractor -- we spoke about this earlier about
13 doing the phase form when they're doing the curving.

14 MR. SEVAN: Yes.

15 MR. PANAGOPOULOS: To try to not
16 damage the road, you know, when they do that. But
17 if they do damage the road, you're going to have to
18 pave to the center line. At least, right? And
19 follow any other requirements of the County.

20 MR. SEVAN: Yes, we understand.

21 MR. TRIDENTE: Madam Chair, if I may?

22 CHAIRWOMAN LUGO: Yes.

23 MR. TRIDENTE: Mario Tridente.
24 Hudson County Planning. I just want to remind the
25 applicant that before they apply for the

1 municipality for their CO or TCO, that they need to
2 contact our office to have me come out and do a
3 final inspection to issue a letter of compliance.

4 MR. LATKE: That's great. Thank you.

5 MR. TRIDENTE: Yeah. I just don't
6 want it to be something that comes up last minute
7 and then --

8 MR. LATKE: No, no. We'll schedule
9 it.

10 MR. TRIDENTE: Yeah.

11 MR. LATKE: We appreciate your
12 schedule and all. So we'll fit that into our
13 coordination as we close out the project.

14 MR. TRIDENTE: That's great. Thanks.

15 MR. LATKE: Thank you.

16 CHAIRWOMAN LUGO: Anyone else?
17 Questions or comments? Do I have a motion in
18 regards to this project?

19 COMMISSIONER RODRIGUEZ: Motion.

20 COMMISSIONER JETER: I'll second it.

21 MS. GIARRATANA: On a motion made by
22 Commissioner Rodriguez and seconded by Commissioner
23 Jeter.

24 Commissioner Choffo.

25 COMMISSIONER CHOFFO: Yes.

1 MS. GIARRATANA: Commissioner Jeter.

2 COMMISSIONER JETER: Yes.

3 MS. GIARRATANA: Commissioner
4 Malavasi.

5 COMMISSIONER MALAVASI: Aye.

6 MS. GIARRATANA: Commissioner
7 Aponte-Lipski.

8 COMMISSIONER APONTE-LIPSKI: Aye.

9 MS. GIARRATANA: Commissioner
10 Rodriguez.

11 COMMISSIONER RODRIGUEZ: Aye.

12 MS. GIARRATANA: Chairwoman Lugo.

13 CHAIRWOMAN LUGO: Aye.

14 MS. GIARRATANA: The motion has
15 passed.

16 MR. LATKE: Thank you very much.

17 MR. SEVAN: Thank you all.

18 MS. GIARRATANA: The next item on the
19 agenda is Application 2021-22-SD. The applicant is
20 the Town of Kearny and the location is Hackensack
21 Avenue. It's in relation to a street project.
22 Specifically, Block 294, Lots 11 and 15, in Kearny.
23 While the full project is to create a complete
24 street that incorporates street improvements like
25 bicycling and other infrastructure. The Board's

1 purview will be two specific actions for a
2 subdivision involving blocks for the County
3 facility. And I'll go into that a little further.
4 And also note a change that has come up after the
5 applicant can present.

6 MR. BRUNO: Good evening. This is
7 Jim Bruno with the Firm of Castano Quigley, attorney
8 for the Town of Kearny. I apologize, my video is
9 not working very well, so you'll just see a cloud.
10 So, I'll spare you that. So the Town of Kearny is
11 the applicant on this -- on this matter. Just by --
12 quick by way of background, Hugo Neu Development is
13 doing substantial redevelopment in this area along
14 Hackensack Avenue, and they approached the Town
15 wanting to do substantial improvements to Hackensack
16 Avenue, Greenway improvements.

17 So jointly with the Town, we applied for
18 federal and State grants and have been awarded over
19 \$4 million, and again, the town is the nominal
20 applicant under this application. But largely, it's
21 being driven by Hugo Neu Development and their
22 professionals. So with us tonight we have Michael
23 Meyer, who is with Hugo Neu Development, who can
24 give you a brief overview, introduce the -- his
25 professionals that prepared the plans, and to answer

1 any questions. I believe, because I can't see the
2 participants, I believe Stephen Marks, who I think
3 is familiar to all of you, is also available, as
4 Town Administrator in Kearny, as well as David
5 Silver, the Town Engineer.

6 So if that's okay with you then, I would
7 just like to have Michael Meyer from Hugo Neu
8 Development sworn in and give a brief presentation
9 of the project. And then identify the professionals
10 who prepared the plans.

11 (The witness is sworn.)

12 MS. BOGDANSKI: And if you could
13 state your name for the record, spelling your first
14 and last name, and then the name of your firm and
15 affiliation with the applicant please?

16 MR. MEYER: My name is Michael Meyer.
17 M-E-Y-E-R. As Mr. Bruno said, I am Director of
18 Development for the Hugo Neu Corporation. We're the
19 owners of a substantial amount of property in South
20 Kearny that's currently the subject of redevelopment
21 and is the subject of the application today.

22 So as Jim said, I hope many of you are
23 familiar with our project, the Kearny Project, a
24 large-scale redevelopment of a historically
25 underutilized industrial property. We've already

1 put in about 450,000 square feet of either new or
2 adaptively reused space, taking advantage of some of
3 the historic Greenway structures of South Kearny.
4 The use of the site is being transformed. As you
5 can imagine, during World War I and World War II,
6 it's a heavy industrial site. By the '50s, '60s,
7 '70s, it became mostly a lower density warehousing
8 distribution, dominated essentially by truck
9 traffic.

10 The current uses are much more like the
11 typical office or flex office use. And as a
12 consequence, there's far more commuter vehicles
13 on-site, as well as pedestrians on-site. The
14 current streetscape at Hackensack Avenue,
15 unfortunately does not lead to safe uses between the
16 existing truck traffic and the emerging vehicular
17 traffic and pedestrian traffic. So as Mr. Bruno
18 indicated, we worked with the Town of Kearny to
19 secure a \$3 million federal grant from the USEPA, as
20 well as a \$1.3 million grant from the New Jersey
21 Department of Transportation to completely redesign
22 and improve about a half-mile of the streetscape on
23 Hackensack Avenue.

24 The entire -- the entirety of improvements
25 will be done on municipally-owned property, but as

1 was indicated earlier, it does about a couple of
2 County owned properties. And in order to ensure
3 that the geometry of the street is really the safest
4 and most efficient possible, we are seeking change
5 of the right-of-way, which will affect the County
6 properties, which you'll hear about shortly. As
7 part of our team, we've got design professionals
8 from Bohler Engineering. Joe Holzapfel is our
9 design engineer here -- civil engineer. And then we
10 also have David Lustberg from Arterial Streets as
11 our landscape architect. So I think I will turn it
12 over to David first to provide more details about
13 the design goals of this project.

14 MR. LUSTBERG: Great. I guess I have
15 to get sworn in.

16 (The witness is sworn.)

17 MS. BOGDANSKI: If you could spell
18 your name for the record, stating your first and
19 last name, and also your firm affiliation?

20 MR. LUSTBERG: David Lustberg. Last
21 name is L-U-S-T-B-E-R-G. And my firm is called
22 Arterial. I'm the owner of the firm. Would you
23 like a professional background?

24 MS. BOGDANSKI: Yes, please.

25 CHAIRWOMAN LUGO: Yes, please.

1 MR. LUSTBERG: So I've been
2 practicing as a landscape architect in New Jersey
3 for a little over 20 years. Licensed since 2001 in
4 the State of New Jersey. My license is current.
5 And I've testified in front of numerous boards
6 throughout the state.

7 CHAIRWOMAN LUGO: Thank you. You're
8 accepted.

9 MR. LUSTBERG: Thank you. Okay. So
10 -- so thank you for your time tonight. I'm just
11 going to take a couple of minutes here to walk you
12 through sort of what the project is all about, some
13 of the features of the project, and -- and then I'll
14 turn it over to Joe and he'll take you through --
15 through the more technical side and the requirements
16 for the right-of-way.

17 So just starting out, as Michael
18 mentioned, the project extends from just shy -- just
19 south of Route 1 and 9. Just south of the state
20 right-of-way along Hackensack Avenue through to
21 essentially the end of the site past John Miller
22 Way, and to the recently renovated building 78 on
23 Hackensack Avenue. Go ahead, Joe, you can flip to
24 the next one.

25 We'll quickly just take a look at what the

1 street looks like today. So this is a view from
2 just south of Route 1 & 9 looking south on
3 Hackensack Avenue. So the County property is
4 actually to the right in this view. And behind us
5 in the view is Route 1 & 9 and a connection to the
6 bus stop out on Route 1 & 9. So you can see the
7 roadway is really wide, kind of designed for trucks,
8 and you know, not much striping, et cetera. So, go
9 ahead, Joe.

10 Then as we move further into the site, the
11 sidewalk ends and there's a guardrail and some grass
12 along the left-hand side, a minimal sidewalk along
13 the right-hand side, and then again, and the road is
14 really oriented towards trucks and towards vehicles.
15 So at this point, anyone walking into the site has
16 to either walk on the grass or try to cross the
17 street and sort of walk along the edge there between
18 the parking lots. So you know, not very pedestrian
19 friendly. Go ahead, Joe.

20 And then this is when we get closer to
21 Building 78, which is on the right here with the
22 parking on the left. The sidewalk picks up again,
23 but again, a very small sidewalk, difficult to
24 access and very wide road, et cetera. So the intent
25 here is to kind of make this a little more

1 pedestrian friendly, make it more sustainable, more
2 green, and to really allow people, which they do
3 today, to safely walk from the bus stop or from
4 Route 1 & 9, or ride their bicycles into the site.
5 So, go ahead, Joe. You can flip to the next one.

6 So some of the key elements of the site,
7 first and foremost, in the upper left is a multi-use
8 path. So along that side where you saw the lawn,
9 there's going to be a varying lift, but average
10 around 10-foot wide of multiuse asphalt path for
11 bicycles and pedestrians. Along the roadway edge,
12 there's going to be what we refer to as green
13 infrastructure. So basically, these are linear
14 planting areas that are around six-feet wide that
15 collect the stormwater, and slow it down, and
16 filters it, before it enters the -- enters the
17 drainage system.

18 So this is -- you know, this is a very
19 important sustainable aspect of the project. And
20 it's really being designed as an exemplary project
21 for the state. We're adjusting the highest levels
22 of -- of green infrastructure requirements, and it's
23 going to be a great feature for the site, and
24 probably will become an educational feature as well.
25 So we're excited about that. Roadway striping, to

1 help define the lanes, calm the traffic, safe
2 sidewalks and crossings, some landscape materials,
3 street trees using really native plant material.
4 And finally, some improved lighting. Go ahead, Joe.

5 So this is just some highlights of the
6 sustainable aspects of the site, and again, you
7 know, we're really considering this an exemplary
8 project when it comes to sustainability. So a lot
9 of stormwater collection, an improved street tree
10 canopy, native landscape materials to create some
11 habitat, some -- some, you know, really sort of
12 forward thinking soil amendments to improve the soil
13 quality, the use of some recycled materials, and
14 pervious pavements. And pervious pavements are
15 pavements that allow the water to actually percolate
16 through the pavement, rather than run off the
17 pavement. So again, just increasing the
18 permeability of the site. Go ahead, Joe.

19 So now we'll just take a view as sort of
20 what the new road will look like upon completion.
21 So this is just the view close to Route 78, but this
22 is a sampled view of more or less what the project
23 will look like extending -- extending down. So the
24 right-hand side, you can see the bicycle lane. Joe,
25 if you could just point to that? The multi-use

1 path. That's extending along that edge. And then
2 between that and the roadway is where the green
3 infrastructure will be. So that's that green strip
4 there. Some safe pedestrian crossings, striping, a
5 new sidewalk along Building 78 as well, and just
6 overall an improved pedestrian environment. So --
7 so, go ahead, Joe, and we'll show a couple of
8 renderings here.

9 So this is a view at the eye level. So
10 you can see nice -- that nice wide multi-use path,
11 the green infrastructure on the left-hand side, high
12 visibility crosswalks, really creating a sort of --
13 almost a linear park feel to this with some seating
14 and things. Okay. Flip to the next one.

15 And this is a view just walking along the
16 multi-use path. So you can see the green
17 infrastructure on the left-hand side, some
18 furnishings and things on the right-hand side, some
19 new crosswalks, you can see that crosswalk there
20 with some traffic involved. And we're even showing
21 there, you can see a little educational sign on the
22 left-hand side, so that -- the idea there is that
23 we're going to have signs located along the path
24 that are going to let people know the importance of
25 the green infrastructure and kind of what purpose it

1 serves. So we're very excited about this. It's
2 really a transformation of this road and a project
3 that we hope that the Township of Kearny can be very
4 proud of, and also the County, and all of his
5 involved can be very proud of. So we're very
6 excited to move forward and present it to you today.
7 So, go ahead, Joe, you can take it from there.

8 MR. HOLZAPFEL: I'm assuming I have
9 to be sworn in, right?

10 (The witness is sworn.)

11 MS. BOGDANSKI: And could you state
12 your name for the record please, spelling your first
13 and last name, and also give us the name of your
14 firm?

15 MR. HOLZAPFEL: Sure. My name is
16 Joseph Holzapfel. Last name Holzapfel.
17 H-O-L-Z-A-P-F-E-L. I work with Bohler Engineering,
18 30 Independence Boulevard in Warren, New Jersey
19 07059. A little bit of my background, I received my
20 bachelor's -- my bachelor of science degree in civil
21 engineering from the New Jersey Institute of
22 Technology. I'm a licensed professional engineer in
23 the State of New Jersey and I have over five years
24 of experience working with Bohler Engineering
25 specializing in civil engineering and site design.

1 CHAIRWOMAN LUGO: Thank you. You're
2 accepted.

3 MR. HOLZAPFEL: Thank you. So as
4 Dave and Mike were alluding to, the first slide I'm
5 going to be referencing is Slide No. 4. For
6 reference, north is to the right of the page. Like
7 Dave had mentioned, the improvement that we are
8 discussing tonight really stretches from the south
9 side of Hackensack Avenue, right at the edge of
10 Block 294, Lot 20, and travels north to the
11 right-of-way of Route 1 & 9.

12 Under existing conditions, Hackensack
13 Avenue has a variable width right-of-way and a
14 variable width partway. And some of the existing
15 conditions that we are looking to improve upon
16 really deal with the overall just vehicular,
17 pedestrian, bicycle connectivity of the site and of
18 the roadway. And we're doing that through the use
19 of a complete street design, inclusive of, as Dave
20 was mentioning, a multi-use path and/or pedestrian
21 sidewalks along both the east and west side of
22 Hackensack Avenue. And also implementing green
23 infrastructure and other landscape features
24 throughout the roadway. We're also looking to
25 improve upon some of the stormwater infrastructure

1 and looking to really improve, both from a flood
2 prospective or small scale rain events, but also
3 looking to mitigate and help water quality
4 throughout the right-of-way.

5 So now I'll flip to Slide No. 3. Just to
6 give you a broad picture of the proposed
7 improvements, so the proposed improvements is really
8 approximately 2,400 linear feet of the roadway.

9 From a road layout perspective, the alignment and --
10 the alignment sits very slightly, and also we are
11 proposing obviously the distance of the multi-use
12 path and some additional sidewalks. So because of
13 that, we are implementing a bit of an adjustment to
14 the right-of-way, which was previously mentioned.

15 So for that, I will pull up the parcel taking map,
16 which we have sent to the Hudson County Planning
17 Department for review.

18 This exhibit is dated October 30th, 2019
19 and it was last revised September 18th of 2020. As
20 you can see, there are several properties along the
21 corridor that will be impacted by these right-of-way
22 adjustments. The two lots that will be impacted
23 that are County-owned are Block 294, Lot 11, which
24 is more commonly known as the Juneau building, and
25 Block 294, Lot 15, which is more commonly known as

1 the correctional center. Both are County owned
2 pieces of land and both are proposed to have their
3 right-of-ways adjusted slightly. The first being
4 Block 294, Lot 11. We are proposing that the Lot
5 will acquire approximately 4,000 square-feet of
6 right-of-way as part of these improvements. The
7 purpose here is to really propose a continuous
8 right-of-way line along the westerly side of
9 Hackensack Avenue, in front of Lots 11 and Lot 12.

10 And the second parcel that we're
11 discussing is Block 294, Lot 15. For this parcel,
12 we are proposing that the County dedicate
13 approximately 133 square-feet of lane to the public
14 right-of-way and really the purpose of this is to
15 complete that sidewalk along the westerly side of
16 Hackensack Avenue. As the right-of-way line
17 currently sits, it comes to sort of a pinpoint and
18 does not allow for a sidewalk to travel along that
19 westerly side of Hackensack Avenue. So the goal
20 here is to just kind of complete that complete
21 street and provide a continuous sidewalk along the
22 west side of Hackensack Avenue.

23 I'm going to flip back to my previous
24 slide that I was referencing, slide three, and
25 really just talk about a little more the

1 improvements in a little more detail. So the
2 proposed -- the proposed project proposes to improve
3 the road by, you know, resurfacing and repaving the
4 entire 2,500 linear feet of road. Where feasible,
5 the car-way under proposed conditions will be
6 36-feet wide and will be inclusive of dedicated left
7 turn lanes. And we're also proposing, as Dave had
8 mentioned, sidewalks and/or multi-use paths along
9 either side of the roadway and proposing either
10 mid-block crossing with traffic coming devices,
11 and/or painted crosswalks, just to provide that
12 connectivity between both sides of the road.

13 From a stormwater management prospective,
14 we are proposing significant improvements. From a
15 grading perspective, we're proposing slight grading
16 improvements to, you know, better fix the road to
17 existing and propose inlets, just to help with some
18 surface runoff. But we're also proposing several
19 pockets of green infrastructure along portions of
20 the roadway. Most notably along -- in front of
21 building 78, as well as some porous pavement and
22 porous sections of the multi-use path, which again,
23 is an extreme improvement from what's there today
24 and really helps with some of the water quality
25 aspects of design. And from a flooding perspective,

1 we are proposing pretty much brand new
2 infrastructure from a stormwater perspective by
3 proposing larger pipes, which will help with
4 mitigating flooding of smaller rain events that we
5 see there today. And that's really a high level
6 kind of review of the proposed improvements.

7 So I'll turn it back over to the Board.

8 CHAIRWOMAN LUGO: Okay. So we heard
9 from a bunch of different people. Does anybody have
10 any questions from any of those witnesses? Or any
11 comments that they need to add or inform the Board
12 of?

13 MS. GIARRATANA: Chairwoman.

14 CHAIRWOMAN LUGO: Yes.

15 MS. GIARRATANA: Just to give a
16 little clarification for the Board, like I
17 mentioned, you know, the Board's action is really on
18 -- it was supposed to be on two subdivisions, but in
19 discussions with the town and the project manager,
20 one of those actions is going to be removed. So
21 really we're just looking at the approval for Block
22 294, Lot 11. It's the small chunk of -- oh, my
23 apologies. It's actually Lot 15. It's about 133
24 square-feet of the corner frontage of that Block,
25 which is county owned, in front of the Kearny

1 Correctional Facility. It will go to the
2 right-of-way, as the engineer on the project
3 explained. So they can continue the street
4 improvements, in particular, the sidewalk.

5 CHAIRWOMAN LUGO: Thank you so much.

6 MS. GIARRATANA: And I'd just like to
7 add that Tom administrated to confirm that the
8 County will be withdrawing the request involving Lot
9 15.

10 MR. MARKS: Should I be sworn in
11 before I speak?

12 CHAIRWOMAN LUGO: Yes, please.

13 (The witness is sworn.)

14 MS. BOGDANSKI: If you could state
15 your name for the record, spelling your first and
16 last name, and state your title please?

17 MR. MARKS: First name is Stephen.
18 S-T-E-P-H-E-N. Last name is Marks. M-A-R-K-S. I
19 am the Town Administrator for the Town of Kearny.

20 CHAIRWOMAN LUGO: Thank you. Were
21 you going to speak, sir? Did you -- did someone
22 have a question for him?

23 MR. MARKS: I'm just affirming
24 something that Francesca had stated. Maybe she
25 should restate it for the record and then I confirm

1 it after she restates it.

2 CHAIRWOMAN LUGO: Thank you.

3 MS. GIARRATANA: Sure. Sure.

4 Stephen, can you confirm that the request involving
5 Lot 15, Block -- my apologies. Lot 11 has been
6 withdrawn from action for the Board?

7 MR. MARKS: Well, I -- the Town would
8 have no objection to removing said lot from the
9 application.

10 MS. GIARRATANA: Thank you.

11 Chairwoman, one last thing. I just want to mention
12 that the final approval of this planned acquisition
13 from the County facility will only be finalized
14 after it is approved by the Hudson County Board of
15 County Commissioners.

16 CHAIRWOMAN LUGO: Thank you. Anyone,
17 comments or questions?

18 COMMISSIONER CHOFFO: Madam Chair, I
19 have a question.

20 CHAIRWOMAN LUGO: Yes.

21 COMMISSIONER CHOFFO: Hello, Stephen.
22 How are you?

23 MR. MARKS: Hi, Dan. How are you?

24 CHAIRWOMAN LUGO: You're muted.

25 MR. MARKS: Dan, you're muted.

1 COMMISSIONER CHOFFO: Sorry. This
2 isn't in the Meadowlands area, is it?

3 MR. MARKS: No. This is South
4 Kearny. So this is between Newark and Jersey City
5 right off of Truck 1 & 9 by the -- it's actually
6 immediately adjacent to -- or immediately south of
7 the Hudson County Jail or correctional facility.

8 COMMISSIONER CHOFFO: How far is it
9 from the Juneau Building?

10 MR. MARKS: It is -- actually, it's
11 immediately adjacent to the Juneau Building and the
12 correctional center.

13 COMMISSIONER CHOFFO: All right.
14 Perfect. That's all I have for you, Mr. Marks.

15 MR. MARKS: Sure. Thank you,
16 Commissioner.

17 CHAIRWOMAN LUGO: Anyone else? Is
18 there anyone from the public that has any questions
19 for these witnesses? Okay. Do I have a motion?

20 COMMISSIONER CHOFFO: I would like to
21 make a motion to approve this application.

22 COMMISSIONER JETER: Second.

23 MS. GIARRATANA: On a motion made
24 Commissioner Choffo and seconded by Commissioner
25 Jeter.

1 Commissioner Choffo.

2 COMMISSIONER CHOFFO: I vote aye.

3 MS. GIARRATANA: Commissioner Jeter.

4 COMMISSIONER JETER: Aye.

5 MS. GIARRATANA: Commissioner

6 Malavasi.

7 COMMISSIONER MALAVASI: Aye.

8 MS. GIARRATANA: Commissioner

9 Aponte-Lipski.

10 COMMISSIONER APONTE-LIPSKI: Aye.

11 MS. GIARRATANA: Commissioner

12 Rodriguez.

13 COMMISSIONER RODRIGUEZ: Aye.

14 MS. GIARRATANA: Chairwoman Lugo.

15 CHAIRWOMAN LUGO: Aye.

16 MS. GIARRATANA: The motion has

17 passed.

18 MR. MARKS: Thank you very much for

19 your consideration.

20 MS. GIARRATANA: Thank you. The next

21 item on the agenda are applications to be exempt.

22 There are two. Application 2021-19-SP. The

23 applicant is 93 Pearsall, LLC at 91 through 93

24 Pearsall Avenue, Block 29402, Lot 14, in Jersey

25 City. It's a site plan application not along a

1 County road.

2 The Application 2021-20-SD; the applicant
3 is Urban Properties, LLC; at 275 Pearsall Avenue,
4 Block 28504, Lot 7, in Jersey City. Subdivision
5 application not along a County road.

6 Do I have a motion?

7 COMMISSIONER JETER: Motion.

8 MS. GIARRATANA: Do I have a second?

9 COMMISSIONER CHOFFO: I'll second it.

10 MS. GIARRATANA: On a motion made by
11 Commissioner Jeter and seconded by Commissioner
12 Choffo.

13 Commissioner Choffo.

14 COMMISSIONER CHOFFO: I vote aye.

15 MS. GIARRATANA: Commissioner Jeter.

16 COMMISSIONER JETER: Aye.

17 MS. GIARRATANA: Commissioner

18 Malavasi.

19 COMMISSIONER MALAVASI: Aye.

20 MS. GIARRATANA: Commissioner

21 Aponte-Lipski.

22 COMMISSIONER APONTE-LIPSKI: Aye.

23 MS. GIARRATANA: Commissioner

24 Rodriguez.

25 COMMISSIONER RODRIGUEZ: Aye.

1 MS. GIARRATANA: Chairwoman Lugo.

2 CHAIRWOMAN LUGO: Aye.

3 MS. GIARRATANA: The motion has
4 passed. The next item on the agenda, old business
5 and new business. There are none. And the next
6 meeting date is Tuesday, June 22nd at 5:30. Oh,
7 yes. My apologies. Actually, two things I just
8 want to know from the Board. One is you'll be
9 getting an e-mail about your ethics form the next
10 day.

11 And second, we have some bittersweet news.
12 Antonios is leaving T & M. So therefore, he's
13 leaving the Board. His colleague, Greg Vito, who is
14 on the line, will be taking his place as our
15 consultant for T & M. Antonio, we wish you the best
16 of luck.

17 MR. PANAGOPOULOS: Thank you.

18 MS. GIARRATANA: It was a pleasure
19 working with you.

20 MR. PANAGOPOULOS: Thank you very
21 much. Thank you. Yeah, it's really a bittersweet
22 moment for me. It was just an opportunity I
23 couldn't pass. I'm going to the public sector. So
24 it's, you know, I'm happy to move to the other side
25 from consulting over to the public world.

1 COMMISSIONER MALAVASI: You are now
2 in the dark side coming to the light side.

3 MR. PANAGOPOULOS: There you go. I'm
4 moving towards the light.

5 COMMISSIONER MALAVASI: Moving
6 towards the light. Good for you.

7 COMMISSIONER CHOFFO: Good luck,
8 Antonios.

9 MR. PANAGOPOULOS: Thank you.

10 MS. GIARRATANA: Good luck.

11 MR. PANAGOPOULOS: Thank you.

12 CHAIRWOMAN LUGO: Yeah, we'll miss
13 you.

14 MR. PANAGOPOULOS: And just -- Greg
15 is here tonight and I know he's going to be a great
16 replacement in my place.

17 MR. CRAY: Antonios, I really enjoyed
18 being one of the two Planning Board engineers with
19 you.

20 MR. PANAGOPOULOS: Thank you.

21 MR. CRAY: You've always been
22 extremely professional, and it was great to
23 collaborate for the benefit of the Board.

24 MR. PANAGOPOULOS: Ditto. Ditto.
25 Yeah, I enjoyed working with you, Paul.

1 CHAIRWOMAN LUGO: All right. Guys, I
2 guess we're done. That's so sad that you saved that
3 for last. I'm speechless. Okay. So June 22nd at
4 5:30 virtually.

5 MS. GIARRATANA: Yes.

6 CHAIRWOMAN LUGO: Okay.

7 COMMISSIONER CHOFFO: Madam Chair, I
8 just wanted to mention to Francesca, I won't be able
9 to make that meeting on June 22nd. I have a
10 conflict.

11 MS. GIARRATANA: Thank you,
12 Commissioner.

13 CHAIRWOMAN LUGO: All right. Do I
14 have a motion to adjourn?

15 COMMISSIONER JETER: Motion.

16 CHAIRWOMAN LUGO: All in favor.

17 (Whereupon the proceeding is then
18 concluded at 7:25 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 Monthly Meeting
of the Hudson County Planning Board, held on
Tuesday, May 18, 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

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