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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, November 26, 2019
6:30 p.m.

B E F O R E:

DANIEL CHOFFO, Chairman
SAMANTHA LUGO, Commission
ELIZABETH HERNANDEZ, Commissioner
FLOYD JETER, Commissioner
THOMAS MALAVASI, PE, Commissioner

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

JOHN J. CURLEY, ESQ., Board Counsel
STEPHANIE LEE, Assistant Planner
FRANCESCA GIARRANTANA, PP, AICP, Secretary
RANDY VOINIER, PE

1 CHAIRMAN CHOFFO: Good evening.
2 I would like to call to order the meeting of the
3 Hudson County Planning Board for this evening,
4 Tuesday, November 26th, 2019 at 6:30 p.m., in the
5 chambers of the Hudson County Improvement Authority
6 conference room, located at 830 Bergen Avenue,
7 eighth floor, in Jersey City.

8 MS. GIARRATANA: Counsel, has this
9 meeting been properly advertised?

10 MR. CURLEY: Yes, the meeting has
11 been properly noticed in accordance with the Open
12 Public Meetings Act. The notice of the meeting was
13 published on our annual notice; in addition on the
14 bulletin board for the County Clerk at the Board of
15 Freeholders.

16 CHAIRMAN CHOFFO: Thank you. Roll
17 call, please?

18 MS. GIARRATANA: Commission Allen,
19 absent. Commissioner Bettinger, absent.
20 Commissioner Glembocki, absent. Commissioner
21 Hernandez.

22 COMMISSIONER HERNANDEZ: Here.

23 MS. GIARRATANA: Commissioner Jeter.

24 COMMISSIONER JETER: Here.

25 MS. GIARRATANA: Commissioner Lugo.

1 COMMISSIONER LUGO: Here.

2 MS. GIARRATANA: Commissioner

3 Malavasi.

4 COMMISSIONER MALAVASI: Here.

5 MS. GIARRATANA: Commissioner Mehta,

6 absent. Commissioner Ng, absent. Commissioner

7 Torres, absent. Commissioner Walker, absent.

8 Chairman Choffo.

9 CHAIRMAN CHOFFO: Here.

10 MS. GIARRATANA: Chairman, we have a

11 quorum.

12 CHAIRMAN CHOFFO: Please stand to

13 salute the flag.

14 (Flag Salute.)

15 MS. GIARRATANA: The next item on the

16 agenda is review and adoption of the meeting minutes

17 October 15, 2019.

18 CHAIRMAN CHOFFO: Can I have a motion

19 to accept the meeting minutes of the October 15th

20 meeting.

21 MS. GIARRATANA: On a motion made by

22 Commissioner Lugo, and seconded by Commissioner

23 Malavasi.

24 Commissioner Hernandez.

25 COMMISSIONER HERNANDEZ: I was absent

1 because I wasn't able to attend.

2 MS. GIARRATANA: Okay.

3 COMMISSIONER HERNANDEZ: Abstain.

4 MS. GIARRATANA: Commissioner Jeter.

5 COMMISSIONER JETER: Yes.

6 MS. GIARRATANA: Commissioner Lugo.

7 COMMISSIONER LUGO: Aye.

8 MS. GIARRATANA: Commissioner

9 Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MS. GIARRATANA: Chairman Choffo.

12 CHAIRMAN CHOFFO: I vote aye.

13 MS. GIARRATANA: The motion has
14 passed. The next item on the agenda Matters
15 Scheduled for Public Hearing. The first is A,
16 Adoption of the 2020 Hudson County County Map. The
17 County map was sent out to you. The map included
18 final draft.

19 CHAIRMAN CHOFFO: Did everyone get a
20 chance to review the map?

21 COMMISSIONER JETER: Yeah.

22 CHAIRMAN CHOFFO: At this time we're
23 going to make a motion?

24 MS. GIARRATANA: Yes, and the next
25 step is to recommend the changes and the updates to

1 the Freeholders for official adoption.

2 CHAIRMAN CHOFFO: Do I have a motion?

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

6 Commissioner Hernandez.

7 COMMISSIONER HERNANDEZ: Aye.

8 MS. GIARRATANA: Commissioner Jeter.

9 COMMISSIONER JETER: Yes.

10 MS. GIARRATANA: Commissioner Lugo.

11 COMMISSIONER LUGO: Aye.

12 MS. GIARRATANA: Commissioner
13 Malavasi.

14 COMMISSIONER MALAVASI: Aye.

15 MS. GIARRATANA: Chairman Choffo.

16 CHAIRMAN CHOFFO: Aye.

17 MS. GIARRATANA: The motion has
18 passed.

19 CHAIRMAN CHOFFO: Thank you.

20 MS. GIARRATANA: The recommendation
21 will be sent to the Freeholder Board, we're
22 estimating the end of December. With that notice
23 Freeholders will put it to out to a public comment
24 period so we will continue to get comments, and then
25 there will be a public hearing probably no later to

1 early February for final action.

2 The next item on the agenda is
3 Memorializations of Resolution Considered at the
4 last meeting. The first application is Application
5 2019-65-SP; the applicant, Ashland, LLC, at 1106
6 Harrison Avenue, Block 283, Lots 1, 2, 3, 4, and 5.
7 That was in Kearny.

8 MS. GIARRATANA: Do I have a motion?

9 On a motion made by Commissioner Jeter,
10 and seconded by Commissioner Lugo.

11 MS. GIARRATANA: Commissioner Jeter.

12 COMMISSIONER JETER: Aye.

13 MS. GIARRATANA: Commissioner Lugo.

14 COMMISSIONER LUGO: Aye.

15 MS. GIARRATANA: Commissioner
16 Malavasi.

17 COMMISSIONER MALAVASI: I vote aye.

18 MS. GIARRATANA: Chairman Choffo.

19 CHAIRMAN CHOFFO: Aye.

20 MS. GIARRATANA: The motion has
21 passed. The next item on the agenda are Site Plans,
22 Subdivisions and other matters scheduled for public
23 hearing. The first application is 2018-41-SP/SD --
24 I'm sorry, 2018-41-SP. My apologies, and that's an
25 application to create a five-space parking lot for

1 the adjacent business. The applicant reached out
2 two days ago and were seeking an adjournment due to
3 a scheduling conflict for the Planning Board. We
4 need confirmation from the municipal planning board,
5 and the City planning board is aware, and they will
6 be sending conformation that it's going to be
7 adjourned. It will be on the agenda at the next
8 meeting.

9 CHAIRMAN CHOFFO: Do I need a motion?

10 MR. CURLEY: Yes, a motion stating
11 that the matter will be dismissed without prejudice
12 with the consent of the municipal board.

13 MS. GIARRATANA: On a motion made
14 Commissioner Malavasi. Second by Commissioner
15 Jeter.

16 Commissioner Hernandez.

17 COMMISSIONER HERNANDEZ: Aye.

18 MS. GIARRATANA: Commissioner Jeter.

19 COMMISSIONER JETER: Yes.

20 MS. GIARRATANA: Commissioner Lugo.

21 COMMISSIONER LUGO: Aye.

22 MS. GIARRATANA: Commissioner
23 Malavasi.

24 COMMISSIONER MALAVASI: Aye.

25 MS. GIARRATANA: Chairman Choffo.

1 CHAIRMAN CHOFFO: Aye.

2 MS. GIARRATANA: The motion has
3 passed. The next item on the agenda is
4 2019-16-SP/SD. The applicant is Ramzi Sawaged, at
5 3373-3379 Kennedy Boulevard Jersey City; Block 3406;
6 Lots 17 & 18 in Jersey City. It's an application
7 to consolidate two lots into one and renovate the
8 existing buildings to create a single 3-story
9 building with two offices, two retail spaces, and 10
10 residential units. The existing auto shop on the
11 first floor will remain.

12 MR. CHERAMI: All right. Good
13 evening. My name is Nicholas Cherami, and I am
14 appearing for the applicant. As we just heard this
15 property sits at 3373-3379 Kennedy, so it is two
16 lots. The property is sits on the corner of JFK and
17 Zabriskie Street. It's a nice corner property.

18 Currently, the property is two apartments
19 over automotive and commercial, so it's a
20 preexisting, nonconforming situation on the corner.
21 The proposal this evening to expand that use into
22 five dwelling units and maintaining ground floor
23 automotive and commercial. So it's an expansion of
24 the nonconforming automotive uses. We have a couple
25 variances for rear yard setback, side yard setback

1 and building coverage, lot coverage and parking.

2 A version this application, nearly
3 identical with a couple modifications, was approved
4 at the Jersey City Zoning Board back on October 18,
5 2019. Since then, the applicant submitted the
6 application here, and kind of worked through some
7 challenges with the parking, which sort of came to
8 light as we worked through our process with the
9 staff along Kennedy. So these changes have been
10 made. If this Board were to approve this
11 application this evening, we would go back to Jersey
12 City with the amendment and get it approved at the
13 City level.

14 I think I'll call up our architect,
15 Eduardo.

16 (The witness is sworn.)

17 MR. CURLEY: Would you please state
18 your name for the record and spell your last name.

19 MR. GALARZA: My name is Eduardo
20 Galarza, G-a-l-a-r-z-a.

21 MR. CHERAMI: Have you appeared
22 before Boards like this before?

23 MR. GALARZA: Yes, I did in Jersey
24 City and other towns.

25 MR. CHERAMI: And your license is

1 current?

2 MR. GALARZA: Yeah, my license is
3 current and in good order.

4 CHAIRMAN CHOFFO: Thank you.

5 MR. GALARZA: All right. The
6 property overall, he explained it, is on a corner
7 lot. There's currently a building on this property,
8 and we are going to have three different commercial
9 units on the ground floor. We are providing
10 residential units, three two-bedroom, and two
11 one-bedroom on each floor. Garbage pickup is on
12 Zabriskie. We also currently have parking on
13 Kennedy Boulevard. We have a light pole right there
14 to light the exterior. If you have any questions I
15 can answer.

16 COMMISSIONER MALAVASI: Before I turn
17 it over to the engineer, you said there was three
18 two-bedrooms and two one-bedrooms?

19 MR. GALARZA: Per floor.

20 CHAIRMAN CHOFFO: You mentioned
21 parking in front, and you're going back to Jersey
22 city?

23 MR. CHERAMI: Yes. So in the
24 original application that was approved by the City
25 of Jersey City, there were two residential parking

1 spaces in front of the mechanic shop. They were
2 going to be regulated space. They were only going
3 to be used in off hours for the residential units
4 when the mechanic shop is not operations, but they
5 have been removed in this application.

6 CHAIRMAN CHOFFO: Any questions from
7 the Board?

8 COMMISSIONER MALAVASI: Just one,
9 just for the Chairman's benefit, the residential
10 parking was part of the discussion about the site,
11 and they were removed because I was concerned about
12 their use. The one other item that's come up though
13 discussion with this use it, there's been parking on
14 the sidewalk in front of the body shop. I want to
15 put on the record that they are no longer parking
16 any vehicles on the sidewalk. I'm sure they're
17 going to comply on their part, but I just want to
18 get it on the record here that they shouldn't be
19 parking on the sidewalk.

20 CHAIRMAN CHOFFO: Actually, I have
21 one more question before I turn it over to Randy.
22 You mentioned about the site collection of garbage,
23 and it wasn't going to be on Kennedy Boulevard. How
24 is that going to work?

25 MR. CHERAMI: No. Garbage pickup is

1 on Zabriskie. It's intended to continue on
2 Zabriskie.

3 CHAIRMAN CHOFFO: So to there's no
4 garbage pickup on Kennedy. I just worry about the
5 flow of traffic and all of those cars and parking
6 spaces.

7 MR. CHERAMI: Sure. The existing
8 condition is that the garbage is currently collected
9 on Zabriskie, and the applicant intends to remain
10 with that practice.

11 CHAIRMAN CHOFFO: I have no other
12 questions. Randy.

13 MR. VOINIER: You testified that the
14 on-site parking spaces will be provided for
15 residential use, and as I understand from whoever
16 wrote the letter, that area is closed off from
17 commercial area. Only residents will have access
18 to it?

19 MR. GALARZA: That's correct.

20 MR. VOINIER: The only other thing we
21 were asking of you, just to make sure your latest
22 site plan included the ADA compliant tree grades.
23 Are those added to the site plan?

24 MR. GALARZA: They're right here.

25 MR. VOINIER: Do you have a detail?

1 We would appreciate one for our files, a tree
2 detail.

3 MR. GALARZA: Sheet C101.

4 COMMISSIONER MALAVASI: We had this
5 conversation at the committee, and I don't know if
6 it's part of your application or not, but our
7 understanding is that the City of Jersey City used
8 to require tree grades. Jersey City has changed
9 their landscaping standards. They have changed
10 their detail from ten by five, and they actually
11 don't allow tree grades anymore.

12 We had conversation with them, and on the
13 County road, they don't have any problem with us
14 continuing with the tree grades. I see three trees
15 on your plan, two on Zabriskie and one on the
16 Boulevard. You will need to do a tree grade, a
17 handicap accessible on JFK Boulevard. The other two
18 trees, you can following the City standard. So we
19 need the tree grade detail on your plans.

20 MR. VOINIER: That's fine. I have no
21 further questions.

22 MS. GIARRATANA: I'll just chime that
23 they had submitted their plans, and municipal
24 approval is required.

25 CHAIRMAN CHOFFO: When are you

1 planning on going back to Jersey City?

2 MR. GALARZA: As soon as possible.

3 CHAIRMAN CHOFFO: And what happens
4 then, Jack? They have to submit a copy of that?

5 MR. CURLEY: As long as there is
6 planning board approval by Jersey City, they don't
7 have to come back here.

8 CHAIRMAN CHOFFO: Can you make sure
9 we get a copy of that, the resolution approval from
10 Jersey City?

11 MR. CHERAMI: Sure.

12 CHAIRMAN CHOFFO: I have no further
13 questions. Do I have a motion?

14 MS. GIARRATANA: On a motion made by
15 Commissioner Jeter and seconded by Commissioner
16 Lugo.

17 Commissioner Hernandez.

18 COMMISSIONER HERNANDEZ: Aye.

19 MS. GIARRATANA: Commissioner Jeter.

20 COMMISSIONER JETER: Aye.

21 MS. GIARRATANA: Commissioner Lugo.

22 COMMISSIONER LUGO: Aye.

23 MS. GIARRATANA: Commissioner
24 Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MS. GIARRATANA: Chairman Choffo.

2 CHAIRMAN CHOFFO: I vote aye.

3 MS. GIARRATANA: Next item on the
4 agenda are Applications to be Exempt. 2019-79-SP
5 T-Mobile Northeast, LLC 120 W. 28th Street, Block
6 169, Lot 27; in Bayonne, a telecommunications
7 application not along a County road.

8 Do you have a motion.

9 On a motion made by Commissioner Lugo, and
10 seconded by Commissioner Jeter.

11 Commissioner Hernandez.

12 COMMISSIONER HERNANDEZ: Aye.

13 MS. GIARRATANA: Commissioner Jeter.

14 COMMISSIONER JETER: Aye.

15 MS. GIARRATANA: Commissioner Lugo.

16 COMMISSIONER LUGO: Aye.

17 MS. GIARRATANA: Commissioner

18 Malavasi.

19 COMMISSIONER MALAVASI: Aye.

20 MS. GIARRATANA: Chairman Choffo.

21 CHAIRMAN CHOFFO: I vote aye.

22 MS. GIARRATANA: The motion has
23 passed. The next item on the agenda is old
24 business. There is none. No. 7, we do have the new
25 Hudson County Planning Board Schedule for 2019 for

1 review. We'll send an e-mail if any Commissioners
2 have comments or any issues with the scheduling.
3 We're not changing from our first Wednesday of the
4 month for site plan and third Tuesday of the month
5 for Planing Board Hearing, and just the changes in
6 November for the scheduling, and anything that come
7 up with the holidays, just let us know.

8 Our next meeting date is December 17th at
9 6:30.

10 CHAIRMAN CHOFFO: I need a motion to
11 adjourn.

12 COMMISSIONER LUGO: Motion.

13 COMMISSIONER JETER: Motion.

14 (Whereupon the proceeding is then
15 concluded at 7:01 p.m.)

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C E R T I F I C A T I O N

I, SHARI CATHEY, CCR, RPR, License No. 30XI00234700, and Notary Public of the State of New Jersey, hereby certify that the proceedings herein are from the notes taken by me of a Regular Meeting of the Hudson County Planning Board, held on Tuesday, November 26, 2019; and that this is a correct transcript of the same.



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

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