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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, October 15th, 2019
6:30 p.m.

B E F O R E:

- DANIEL CHOFFO, Chairman
- SAMANTHA LUGO, Commission
- RENEE BETTINGER, Commissioner
- JOHN ALLEN, Commissioner
- FLOYD JETER, Commissioner
- THOMAS MALAVASI, PE, Commissioner
- RUSHABH MEHTA, Commissioner
- KENNEDY NG, 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
- MARIO TRIDENTE, Inspector
- KEVIN FORCE, PP, AICP, Principal Planner
- ERIC SCHKRUTZ, GIS Specialist

1 CHAIRMAN CHOFFO: Good evening. I
2 would like to call to order the meeting of the
3 Hudson County Planning Board for this evening,
4 Tuesday, October 15th, 2019, at 6:30 p.m.

5 Mr. Curley, has this meeting been properly
6 advertised?

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

13 CHAIRMAN CHOFFO: Roll call, please?

14 MS. GIARRATANA: Commission Allen.

15 COMMISSIONER ALLEN: Here.

16 MS. GIARRATANA: Commissioner
17 Bettinger, absent. Commissioner Glembocki, absent.
18 Commissioner Hernandez, absent. Commissioner Jeter.

19 COMMISSIONER JETER: Here.

20 MS. GIARRATANA: Commissioner Lugo.

21 COMMISSIONER LUGO: Present.

22 MS. GIARRATANA: Commissioner
23 Malavasi.

24 COMMISSIONER MALAVASI: Here.

25 MS. GIARRATANA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Here.

2 MS. GIARRATANA: Commissioner Ng.

3 COMMISSIONER NG: Here.

4 MS. GIARRATANA: Commissioner Torres,
5 absent. Commissioner Walker, absent. Chairman
6 Choffo.

7 CHAIRMAN CHOFFO: Present.

8 MS. GIARRATANA: Chairman, we have a
9 quorum.

10 CHAIRMAN CHOFFO: Please stand to
11 salute the flag.

12 (Flag Salute.)

13 MS. GIARRATANA: Has everyone been
14 able to review the meeting minutes from September
15 16th?

16 COMMISSIONER LUGO: I'll make a
17 motion.

18 COMMISSIONER MEHTA: Second.

19 MS. GIARRATANA: On a motion made by
20 Commissioner Lugo and seconded by Commissioner
21 Mehta.

22 Commissioner Allen.

23 COMMISSIONER ALLEN: Here.

24 MS. GIARRATANA: Commissioner Jeter.

25 COMMISSIONER JETER: Yes. I wasn't

1 here though.

2 MS. GIARRATANA: Would you like to --

3 COMMISSIONER JETER: Yes.

4 MS. GIARRATANA: All right. Okay.

5 Thank you. Commissioner Lugo.

6 COMMISSIONER LUGO: Aye.

7 MS. GIARRATANA: Commissioner

8 Malavasi.

9 COMMISSIONER MALAVASI: Aye.

10 MS. GIARRATANA: Commissioner Mehta.

11 COMMISSIONER MEHTA: Aye.

12 MS. GIARRATANA: Commissioner Ng.

13 COMMISSIONER NG: Abstain.

14 MS. GIARRATANA: Chairman Choffo.

15 CHAIRMAN CHOFFO: I abstain.

16 MS. GIARRATANA: Chairman, the

17 minutes have been adopted. The next item on the

18 agenda are Matters Scheduled for Public Hearing.

19 First would be adoption of the JF Kennedy Boulevard

20 Safety Corridor Study. This has been a lingering

21 item on the agenda between the few meetings that you

22 had met, but I think the Board has had ample time to

23 review it via the Dropbox, and unless there are any

24 other comments, If I could have a motion?

25 CHAIRMAN CHOFFO: Do I have a motion?

1 MS. GIARRATANA: On a motion made by
2 Commissioner Lugo, and seconded by Commissioner
3 Allen. Commissioner Allen.

4 COMMISSIONER ALLEN: Yes.

5 MS. GIARRATANA: Commissioner Jeter.

6 COMMISSIONER JETER: Yes.

7 MS. GIARRATANA: Commissioner Lugo.

8 COMMISSIONER LUGO: Aye.

9 MS. GIARRATANA: Commissioner
10 Malavasi.

11 COMMISSIONER MALAVASI: Aye.

12 MS. GIARRATANA: Commissioner Mehta.

13 COMMISSIONER MEHTA: Aye.

14 MS. GIARRATANA: Commissioner Ng.

15 COMMISSIONER NG: Aye.

16 MS. GIARRATANA: Chairman Choffo.

17 CHAIRMAN CHOFFO: I vote aye.

18 MS. GIARRATANA: Thank you. The
19 motion has passed. The next item on the agenda are
20 memorializations of resolutions considered at the
21 last meeting. Application No. 2019-46-SP, Harshil
22 Sutaria, at 3567 Kennedy Boulevard; Block 1303, Lot
23 17; in Jersey City. This was an application to
24 construct a two-family house with two stacked
25 parking spaces and two bicycle parking spaces.

1 COMMISSIONER MEHTA: Motion.

2 COMMISSIONER MALAVASI: Second.

3 MS. GIARRATANA: On a motion made by
4 Commissioner Mehta and seconded by Commissioner
5 Malavasi.

6 Commissioner Allen.

7 COMMISSIONER ALLEN: Yes.

8 MS. GIARRATANA: Commissioner Lugo.

9 COMMISSIONER LUGO: Aye.

10 MS. GIARRATANA: Commissioner
11 Malavasi.

12 COMMISSIONER MALAVASI: Aye.

13 MS. GIARRATANA: Commissioner Mehta.

14 COMMISSIONER MEHTA: Aye.

15 MS. GIARRATANA: The motion has
16 passed. The next application that was listed on the
17 agenda to be memorialized was an error. The
18 application, as you may remember from PSE&G, was
19 approved and adopted at the last meeting.

20 So the next item on the agenda are Site
21 Plans, Subdivisions, and other matters scheduled for
22 Public hearing. Application 2019-65-SP; the
23 applicant, Ashland, LLC, at 1106 Harrison Avenue,
24 Block 283, Lots 1, 2, 3, 4, and 5; in Kearny. It's
25 an application to reuse and reoccupy an existing

1 building for light industrial purposes.

2 MR. MACLEOD: My name is Cameron
3 MacLeod, I'm an attorney with the Gibbons Law Firm.
4 I'm here on behalf of the redeveloper, Ashland, LLC.
5 This project very simply is, as the Board is already
6 aware, an adoptive reuse of an existing warehouse at
7 1106 Harrison Avenue. The property is, for the
8 Board's benefit, part of the Schuyler Avenue
9 Redevelopment Plan in Kearny, and we're taking
10 what's known as the adapted reuse of a building.
11 Specifically, the goal here is to essentially take
12 what has been a warehouse since probably the 1940s
13 and turn it back into part of a secondary
14 warehousing scheme as part of Ashland's equipment
15 plant.

16 Tonight here with me I've got two
17 potential witnesses, Tom Donohue, who is the site's
18 civil engineer, and Charles Kiessling, who is a
19 representative of Ashland providing additional
20 operation testimony, should it be required. Let me
21 swear both.

22 (The witnesses are sworn.)

23 MR. CURLEY: Would you please state
24 your name for the record and spell your last name?

25 MR. DONOHUE: Thomas Donohue.

1 D-O-N-O-H-U-E.

2 MR. CURLEY: Thank you.

3 MR. KIESSLING: Charles Kiessler.

4 K-I-E-S-S-L-I-N-G.

5 MR. MACLEOD: So Mr. Chairman, I
6 would like to offer Mr. Donohue as a licensed civil
7 engineer in New Jersey and as an expert in civil
8 engineering. His license is current; correct, Tom?

9 MR. DONOHUE: Yes, it is.

10 CHAIRMAN CHOFFO: Have you ever
11 testified before this Board?

12 MR. DONOHUE: Not before this county,
13 but Bergen County, Passaic County, and Sussex
14 County, and also Morris County planning boards.

15 CHAIRMAN CHOFFO: Not before Hudson
16 County?

17 MR. DONOHUE: Not before Hudson
18 County, no.

19 MR. MACLEOD: If you can give the
20 Board just a quick overview of the property, where
21 it's located, and what the proposed improvements
22 are?

23 MR. DONOHUE: Sure. Thank you. The
24 subject property is located at Lots 1 through 5,
25 Block 283, commonly known as 1106 Harrison Avenue.

1 The property is 4.4 -- approximately 4.4 acres in
2 size. It is bound by Harrison Avenue to the north.
3 To the east, the existing railroad station or
4 railroad tracks; Boylan Avenue to the south and
5 Greenfield Avenue to the west. The site, again as
6 has been discussed, has been used as an industrial
7 warehouse.

8 CHAIRMAN CHOFFO: I just have one
9 question. To the east is Walmart?

10 MR. DONOHUE: Yes.

11 CHAIRMAN CHOFFO: All right.

12 MR. DONOHUE: The site has been used
13 as an industrial use, warehouse use, since the
14 1940s, and it was previously owned by Drew Chemical
15 Corporation. The property is actively in
16 remediation. The existing three-story building has
17 been removed, and there's a number of other
18 structures on the property that are being removed,
19 and other areas within the site will be remediated.
20 The existing site is more or less impervious with
21 either asphalt pavement or building roof areas right
22 now.

23 The applicant is proposing to renovate the
24 existing warehouse building, which is more or less
25 the center of the property, and to construct 26

1 parking spaces, which would enter through Greenfield
2 Avenue. There is nine at this location and seven up
3 against the eastern side of the building. This
4 would be a significant decrease in the use of the
5 property. Prior I believe there was about 83 or
6 more members -- employees of the site. Right now
7 there will be about six or so on the site, but to
8 comply with local zoning, we were required to show
9 26 parking spaces, which we have shown.

10 There will be a few curb-cut driveways,
11 which will be closed on Harrison Avenue. This will
12 be one remaining with access into the property on
13 the eastern side towards the back. But again, most
14 access would be through Greenfield Avenue into the
15 parking area there. There will be four loading
16 docks on the western gates, and those will be the
17 only loading docks that will be used for the
18 property in that area. We're also proposing to add
19 a -- which is not shown on the plans, but we will
20 add it, a bicycle rack probably near the entrance in
21 the main parking lot area.

22 CHAIRMAN CHOFFO: Excuse me, Tom, I
23 have one more question.

24 MR. DONOHUE: Sure.

25 CHAIRMAN CHOFFO: Were these plans

1 approved? Were they sent in I mean actually to our
2 Board?

3 MR. DONOHUE: Yes, the plans that I'm
4 discussing were submitted.

5 CHAIRMAN CHOFFO: All right.

6 MR. MACLEOD: Just for the record,
7 the sheet we have been looking at is page --

8 MR. DONOHUE: Yeah, the entire plan
9 set is -- this consists of nine sheets, and it was
10 last revised on August 15th of 2019, and the plan
11 sheet that I was discussing was the Overall
12 Construction Plan, Sheet 3 of 9; and also 4 of 9,
13 which is entitled Site Plan. Along with that, we
14 will change to sheet 4 of 9, which is the landscape
15 plan.

16 The applicant is proposing some building
17 foundation plantings along the frontage on Harrison
18 Avenue, also along the parking area that is being
19 proposed. The applicant is proposing nine shade
20 trees to be planted, which are 50-foot on center,
21 and the other five that the County required to be
22 funded as required. And then just to -- they were
23 having discussion to confirm with that number.

24 CHAIRMAN CHOFFO: I'm sorry. Say
25 that one more time?

1 MR. DONOHUE: We'll confirm what the
2 contribution will be. We can obviously do that with
3 the appropriate back-up crew for minimum wage.

4 MR. TRIDENTI: In receipt of that
5 information is sent in.

6 MR. DONOHUE: So I'm not an
7 architect, but I do have two renderings from the
8 architect of record, which I will show. This is
9 entitled Perspective Rendering Harrison Avenue
10 Looking West, the side of the building entrance,
11 SK-1, dated August 2nd of 2019. It was prepared by
12 Jacob Swyper.

13 And this shows the renovated frontage of
14 the building. It'll be painted. There will be some
15 trees planted, some building foundation plantings
16 that lead into the fence to the east. This is more
17 or less a cleanup of the existing building as it
18 exists today. Additionally, the second page, which
19 was also prepared by Jacob Swyper, SK-2, dated
20 8/2/2019, shows the area where the proposed parking
21 lot will be and the four loading dock areas, also
22 another perspective of frontage of the proposed
23 building renovation.

24 CHAIRMAN CHOFFO: Excuse me, Tom. I
25 would just like the record to reflect that

1 Commissioner Bettinger is present. I didn't want to
2 keep interrupting you.

3 MR. DONOHUE: Okay. That's all that
4 I have.

5 COMMISSIONER MALAVASI: Were these
6 submitted with application? Do you recall
7 submitting them?

8 MR. MACLEOD: We can mark them
9 separately. So we'll mark the first page there.
10 That's SK-1 -- A-1. Perfect. A-1 with today's
11 date. And then SK-2.

12 Tom, just to wrap things up here, I know
13 we're in receipt of a couple of review letters that
14 we've received from Hudson County. Most recently, I
15 think we've -- we've got the initial review letters
16 on October 12th, responding to additional
17 information on the October 4th and October 3rd, and
18 a planning letter dated October 8th declaring the
19 application complete and setting forth a couple of
20 recommendations therein. Do we have any issues
21 complying with those recommendations at all?

22 MR. DONOHUE: No, I don't believe so.

23 CHAIRMAN CHOFFO: You opened it up to
24 Commissioner Malavasi and Commissioner Mehta. They
25 just have a couple of questions. I'm familiar with

1 the property. Where is the curb-cut again?

2 MR. DONOHUE: More or less from the
3 -- there's a driveway here for the -- for the
4 property in the back. More or less this whole area
5 to the east side of the building is dropped curb,
6 with the exception of an area where the fire hydrant
7 is. So there's two areas which will be closed off,
8 full length curb. So those driveways will be
9 removed, and we'll have a 30-foot wide that will
10 remain for access into the rear.

11 CHAIRMAN CHOFFO: Tom, were you with
12 Ashland for a long time?

13 MR. DONOHUE: Yes, since January.

14 CHAIRMAN CHOFFO: Because I remember
15 this application came up years ago that's almost
16 like a bay where you can back an 18-wheeler in,
17 right?

18 MR. DONOHUE: Yes, that loading area
19 will be removed. Correct.

20 CHAIRMAN CHOFFO: Yeah, that came in
21 front of us, and that's hard to do on Harrison
22 Avenue. They had proposed doing that near Walmart,
23 so that's going to be --

24 MR. DONOHUE: That will not be
25 continued. The only loading dock areas will be on

1 the west space.

2 CHAIRMAN CHOFFO: I have no other
3 questions.

4 COMMISSIONER MALAVASI: I reviewed
5 this application, and there was a couple of comments
6 I had. One was about some drainage, which turned
7 out to be an extraneous slope, there is no
8 additional drainage on the site, and the impervious
9 coverage is the same as that, so that went away.

10 The other concern or question was on the
11 traffic flow, which a traffic analysis was provided
12 showing the prior use -- estimated prior use versus
13 projected, showing traffic is going to be less. So
14 I'm satisfied that the traffic issue is a nonissue,
15 and they are not going to have as much traffic as
16 they had in its height.

17 The only thing I noticed I didn't pick up
18 earlier, but I saw your pavement cross section, if
19 you -- when you do your curb, and I will distribute
20 the County right-of-way with our cross sections,
21 which is 6, 2, and 10 -- 6, 10, and 2. Yours is off
22 a little bit, but what I'll do is I'll forward you
23 tomorrow morning our road opening permit application
24 with all of our cross sections.

25 MR. MACLEOD: I'm sure the applicant

1 will comply with your requests.

2 COMMISSIONER MALAVASI: So yeah. All
3 that I ask is that you just beef up your section to
4 that County standard when you're disturbing the
5 right-of-way. Other than that, I'm satisfied that
6 you've addressed my comments.

7 MR. MACLEOD: Thank you.

8 CHAIRMAN CHOFFO: Any other questions
9 from the Commissioners?

10 COMMISSIONER MEHTA: Yes. For the
11 record, can you name some of what type of industrial
12 use it's going to be?

13 MR. DONOHUE: It will be used as a
14 warehouse. This would support the other building
15 use, which is now at 265.

16 MR. MACLEOD: And maybe just for some
17 really some really quick context, do you want to
18 just describe how the -- how the two buildings work
19 together?

20 MR. KIESSLING: Yeah. So our primary
21 operation is down the street at 265 Harrison. It's
22 also previously known as Pharmachem Laboratories.
23 They make powders and food grade products. So we
24 have raw materials and finished goods there that we
25 would also like to store at this location. So we

1 have traffic between the two sites to alleviate some
2 pressure on our demand.

3 CHAIRMAN CHOFFO: That building is on
4 the north side of the road? Harrison Ave across the
5 street?

6 MR. KIESSLING: Yes, it is. Across
7 the street from the Walmart there.

8 CHAIRMAN CHOFFO: Further east,
9 right?

10 MR. KIESSLING: Yes.

11 COMMISSIONER MEHTA: So right now you
12 are Lot Nos.1 through 5, so are you merging all of
13 them and making one site?

14 MR. MACLEOD: No, we're not talking
15 about that at this point. That will probably be
16 something that as our remediation process going
17 forward, we have to do for purposes of easement
18 notice and things like that, but for the time being,
19 this is going to remain 1 through 5.

20 COMMISSIONER MEHTA: Is it approved
21 by Kearny?

22 MR. DONOHUE: Kearny has yet to
23 approve this application. It was also submitted and
24 that was last week to discuss conceptually where
25 they stand, and we are hoping that we can get to the

1 Board to get this moving forward. Kearny actually
2 has their checklist of approved precondition of
3 completeness, so technically they'd like to see --
4 they'd like us to see you guys go first.

5 CHAIRMAN CHOFFO: You do know our
6 approval is contingent upon Kearny?

7 MR. DONOHUE: Upon Kearny, yeah, so
8 it's a nice cross.

9 COMMISSIONER MEHTA: And you didn't
10 mention or show anything about the signage. Are you
11 planning to put any signage on the building and are
12 you going to comply with the County rules?

13 MR. DONOHUE: Right. The only
14 signage that we're proposing that I'm aware of is
15 indicated on this rendering, which is on the front
16 of the building. So there will be a wall-mounted
17 sign on the building itself, which is approved by
18 the County and local laws, yes.

19 COMMISSIONER MEHTA: I don't have
20 anything else.

21 MR. TRIDENTE: I just have one
22 comment. The applicant before they reply for their
23 certificate of occupancy, that they need the letter
24 of compliance.

25 CHAIRMAN CHOFFO: I have one other

1 question. Why December not November with Kearny?

2 MR. DONOHUE: Kearny has told us they
3 won't be able to get us on just timing-wise to get
4 through their completeness of these.

5 CHAIRMAN CHOFFO: The planning board
6 or?

7 MR. DONOHUE: The planning board.

8 COMMISSIONER MALAVASI: You said you
9 met with them last week?

10 MR. DONOHUE: Yeah.

11 COMMISSIONER MALAVASI: Anything
12 significant that they talked about that might change
13 the application?

14 MR. MACLEOD: No, the conversation
15 was really much -- much like the type of review we
16 had with Hudson County. It was really to flesh out
17 a lot of the questions between, okay, you know,
18 what's going on here, what's the triggering event,
19 why are we seeing this as an apparent increase in
20 parking, when really it's a decrease on the
21 overlying of those conditions, so very, for lack of
22 a better term, normal.

23 COMMISSIONER MALAVASI: Just you
24 know, if they make some major changes, then we want
25 to see it. Come back here.

1 MR. MACLEOD: That's a condition of
2 approval.

3 CHAIRMAN CHOFFO: Any other question
4 questions? Do I have a motion?

5 COMMISSIONER BETTINGER: I'll make a
6 motion to approve.

7 COMMISSIONER LUGO: Second.

8 MS. GIARRATANA: On a motion that was
9 made by Commissioner Bettinger and seconded by
10 Commissioner Lugo. Commissioner Allen.

11 COMMISSIONER ALLEN: Yes.

12 MS. GIARRATANA: Commissioner
13 Bettinger.

14 COMMISSIONER BETTINGER: Aye.

15 MS. GIARRATANA: Commissioner Jeter.

16 COMMISSIONER JETER: Yes.

17 MS. GIARRATANA: Commissioner Lugo.

18 COMMISSIONER LUGO: Aye.

19 MS. GIARRATANA: Commissioner

20 Malavasi.

21 COMMISSIONER MALAVASI: Aye.

22 MS. GIARRATANA: Commissioner Mehta.

23 COMMISSIONER MEHTA: Aye.

24 MS. GIARRATANA: Commissioner Ng.

25 COMMISSIONER Ng: Yes.

1 MS. GIARRATANA: Chairman Choffo.

2 CHAIRMAN: I vote aye. Thank you.

3 MS. GIARRATANA: The motion has
4 passed. The next item on the agenda is the
5 applications that we administratively approved, and
6 we have one listed on the agenda, but we need to add
7 one that we indirectly put under applications to be
8 exempt. The application is 2019-66-SP, Town of
9 Harrison. It's on Cape May Street. It's on -- 501
10 Cape May Street and this is a subdivision on of a
11 town project, which is going to become a park. So
12 -- but it does abut Rogers Boulevard, which is a
13 County road, so it does fall under our jurisdiction.
14 So that's why we would be administratively approving
15 it.

16 With the subdivision, there is little to
17 review. We're a little familiar with the project
18 because it's received by the County Open Space Trust
19 Fund money and there's -- you know, there would be
20 no traffic impact on Rogers Boulevard as of right
21 now, but we would ask that that the town put in a
22 site plan application to us for the park. So we
23 would be reviewing it more in depth when a site plan
24 is finalized. So I will just read the other
25 application to be administratively approved as well.

1 2019-69-SP, the applicant is New Cingular
2 Wireless, LLC at 894 through 896 Kennedy Boulevard,
3 Block 125, lot 5 in Bayonne. A telecommunications
4 application along a County road.

5 Again, for the record, 2019-66-SD, Town of
6 Harrison at 501 Cape May Street; Block 143, Lots
7 7.01, 7.02, and 7.03 in Harrison, and this is the
8 subdivision application along a County road. Do I
9 have a motion?

10 COMMISSIONER MEHTA: Motion.

11 COMMISSIONER ALLEN: Second.

12 MS. GIARRATANA: On a motion made by
13 Commissioner Mehta and seconded by Commissioner
14 Allen.

15 Commissioner Allen.

16 COMMISSIONER ALLEN: Yes.

17 MS. GIARRATANA: Commissioner
18 Bettinger.

19 COMMISSIONER BETTINGER: Aye.

20 MS. GIARRATANA: Commissioner Jeter.

21 COMMISSIONER JETER: Yes.

22 MS. GIARRATANA: Commissioner Lugo.

23 COMMISSIONER LUGO: Aye.

24 MS. GIARRATANA: Commissioner

25 Malavasi.

1 COMMISSIONER MALAVASI: Aye.

2 MS. GIARRATANA: Commissioner Mehta.

3 COMMISSIONER MEHTA: Aye.

4 MS. GIARRATANA: Commissioner Ng.

5 COMMISSIONER Ng: Yes.

6 MS. GIARRATANA: Chairman Choffo.

7 CHAIRMAN CHOFFO: Aye.

8 MS. GIARRATANA: The motion has

9 passed. The next item on the agenda are
10 applications to be exempt. The first application is
11 2019-48-SP. It's T-Mobile Northeast, LLC at 131
12 Dudley Street, Block 15901, Lot 13, in Jersey City.
13 It's a telecommunications application not along a
14 county road.

15 Application 2019-60-SP; T-Mobile
16 Northeast, LLC; at 234 Broadway; Block 278, Lot
17 1.01, in Bayonne. It's a telecommunications
18 application not along a County road.

19 2019-71-SP; Applicant T-Mobile Northeast,
20 LLC, and Sector Site, LLC; at 5000 West Side Avenue;
21 Block 452.06, Lot 16.01 and 17; in North Bergen. A
22 telecommunications application not along a county
23 road.

24 Application 2019-73-SD; Applicant, FRA
25 Real Estate Holdings, LLC; at 3505 Bergen Turnpike;

1 Block 77, Lot 34 and 35 in North Bergen. A
2 subdivision application not along a County road.

3 And finally, Application 2019-77-SP/SD.
4 The applicant is MUY Brands, LLC; at 7101 Tonnelles
5 Avenue, Block 457, Lot 1, in North Bergen. It's a
6 site plan and subdivision application not along a
7 County road.

8 Do I have a motion?

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

11 Commissioner Allen.

12 COMMISSIONER ALLEN: Yes.

13 MS. GIARRATANA: Commissioner
14 Bettinger.

15 COMMISSIONER BETTINGER: Aye.

16 MS. GIARRATANA: Commissioner Jeter.

17 COMMISSIONER JETER: Yes.

18 MS. GIARRATANA: Commissioner Lugo.

19 COMMISSIONER LUGO: Aye.

20 MS. GIARRATANA: Commissioner

21 Malavasi.

22 COMMISSIONER MALAVASI: Aye.

23 MS. GIARRATANA: Commissioner Mehta.

24 COMMISSIONER MEHTA: Aye.

25 MS. GIARRATANA: Commissioner Ng.

1 COMMISSIONER Ng: Yes.

2 MS. GIARRATANA: And Chairman Choffo.

3 CHAIRMAN CHOFFO: I vote aye.

4 MS. GIARRATANA: The motion has
5 passed. For old business, we have none. And for
6 new business we have the introduction of the 2020
7 Hudson County County Map, and we have some handouts
8 for you. Basically, this is a very reduced-size
9 version of what the map will look like and a memo of
10 the major changes. And Eric, from our office, is
11 just going to go over the major changes. He worked
12 on this with our GIS specialist, John Persing (ph),
13 as well.

14 MR. SCHKRUTZ: So I'm Eric Schkrutz.
15 I'm relatively new. I've been her for about five
16 months. So here's the map we've been working on
17 since June of 2019. This is an update from the 2015
18 map and so some of the new features are updating the
19 road grid so that it reflects all of the new streets
20 in Hudson County over the past five years and new
21 developments. We also made sure all of the street
22 labels are accurate. There's some new color schemes
23 here, which makes Hudson County a little bit more
24 prominent, and we've also included police and fire
25 stations, which the previous map didn't have. So

1 we've also added the PATH and light-rail stations
2 and updated the ferries.

3 And if you look at the other map, just
4 other little tweaks to make it as accurate as
5 possible and we've also got -- on the bottom there's
6 an inset for the new courthouse. As you know the
7 streets are changing slightly over there. So we
8 have the detail set to show how that will look.
9 There's more details on the memo that everyone has.
10 So we got feedback from different offices within
11 Hudson County, such as the Engineering Department,
12 the Office of Emergency Management, and we've also
13 been talking with different municipalities to get
14 their feedback.

15 MS. GIARRATANA: And yes, just a
16 little bit more background. The vision we had for
17 the actual map, we've realized over the years, this
18 tends to be used internally by the County, so you
19 know, that's why our County roads are prominently
20 highlighted. We use it a lot actually for the
21 planning board for applicants to determine if they
22 need to come and apply. And also our OEM uses it a
23 lot, which is for the fire and police stations.

24 COMMISSIONER MALAVASI: It's a great
25 tool, because I get -- I get these affidavits I have

1 to sign all of the time that people go to Google
2 Maps and pull up the multitude of roads that Google
3 Maps says are County roads and they are not. So
4 it's very inaccurate. So this is a great tool, and
5 I use it all the time too. So it's very helpful.

6 CHAIRMAN CHOFFO: And this will have
7 all of the county roads?

8 COMMISSIONER MALAVASI: Yes.

9 MS. GIARRATANA: Yes.

10 COMMISSIONER MALAVASI: We're trying
11 to keep the back roads.

12 CHAIRMAN CHOFFO: When this is final,
13 can I get a copy?

14 MS. GIARRATANA: Yes. Absolutely.
15 So we'll send these out electronically. We couldn't
16 print all big ones, and we're still working on
17 perfecting the details on the back. So this is just
18 the introduction, the first time that it's been made
19 public. We will then have to -- the Board will have
20 to adopt it in November, and that action is actually
21 just recommending these changes to the Freeholder
22 Board to approve. So the Freeholder Board will set
23 a public commentary for about three weeks, and they
24 officially adopt it. So adding all of those time
25 frames together, we're looking at January most

1 likely for official adoption. And we have the money
2 in our budget to print these and print some copies.
3 If you would like one to hang in your office or at
4 home, and then you know, the actual -- you know, the
5 pamphlets will have those to distribute. We usually
6 give some to the municipalities and the County
7 offices.

8 COMMISSIONER MEHTA: I like it
9 because I have one from 2006.

10 MS. GIARRATANA: Oh, yes. I think
11 we're going to get some printed without the whole
12 pamphlet in the back, so they are not all folded up.
13 So we'll get some clean copies for you guys.

14 COMMISSIONER BETTINGER: Chairman,
15 last one I believe, put Planning Board's picture on
16 it.

17 COMMISSIONER MEHTA: That's what I'm
18 saying, the one from 2006, was the one with the
19 Planning Board, and then 2015, and it looks just
20 like this one.

21 MS. GIARRATANA: Yes. Yes.

22 COMMISSIONER MEHTA: The 2006 map had
23 the Planning Board picture and the Freeholder
24 picture, and it had everybody's name also.

25 MS. GIARRATANA: Well, we won't have

1 everyone's name. It's on the front of the map.

2 COMMISSIONER MEHTA: But we will get
3 a copy?

4 MS. GIARRATANA: Yes.

5 COMMISSIONER MEHTA: Thank you.

6 MS. GIARRATANA: Yes. We went for
7 highlighting some of the County investments, you
8 know, investing in terms of parks and developing big
9 projects, and just switching up the design a little.

10 COMMISSIONER MEHTA: And definitely
11 bringing all the use of the County, even bringing in
12 complexes that we will rehabilitate.

13 MS. GIARRATANA: Right. Yes.
14 Absolutely.

15 COMMISSIONER BETTINGER: It will come
16 to us next time?

17 MS. GIARRATANA: Yes. At the next
18 meeting, which is November 26th, the week after.

19 CHAIRMAN CHOFFO: Thank you very
20 much.

21 MS. GIARRATANA: There will be the
22 electronic version in Dropbox to view the map.

23 CHAIRMAN CHOFFO: Thank you. Are we
24 adjourned?

25 COMMISSIONER BETTINGER: Motion.

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COMMISSIONER MEHTA: Second.

CHAIRMAN CHOFFO: All in favor.

(Whereupon the proceeding is then
concluded at 7:08 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, October 15, 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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