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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, September 16, 2019
6:30 p.m.

B E F O R E:

SAMANTHA LUGO, Vice Chairwoman
JOEL TORRES, Freeholder
JOHN ALLEN, Commissioner
ELIZABETH HERNANDEZ, Commissioner
THOMAS MALAVASI, PE, Commissioner
RUSHABH MEHTA, 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
PAUL CRAY, PE

1 VICE CHAIRWOMAN LUGO: I would like
2 to call this meeting to order. September 16th,
3 2019, Hudson County Planning Board Meeting. Mr.
4 Curley, has the meeting been properly advertised?

5 MR. CURLEY: Yes. The meeting has
6 been properly advertised in accordance with the Open
7 Public Meetings Act. Notice of the meeting was sent
8 to the Jersey Journal and the Star Ledger. In
9 addition to that, notice was posted with the County
10 Clerk and with the Board of Freeholders.

11 VICE CHAIRWOMAN LUGO: Thank you.
12 May we take a roll call?

13 MS. GIARRATANA: First I'd like to
14 officially welcome our new commissioner, John Allen,
15 resident of Hoboken. He was recommended to the
16 Board by the County Executive and approved by the
17 Freeholder Board I believe early last month.

18 COMMISSIONER ALLEN: August.

19 MS. GIARRATANA: Yes. August.
20 Welcome, Commissioner. Okay. With that,
21 Commissioner Allen?

22 COMMISSIONER ALLEN: Here.

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

1 COMMISSIONER HERNANDEZ: Here.

2 MS. GIARRATANA: Commissioner Jeter,
3 absent. Commissioner Lugo.

4 VICE CHAIRWOMAN LUGO: Here.

5 MS. GIARRATANA: Commissioner
6 Malvasi.

7 COMMISSIONER MALAVASI: Here.

8 MS. GIARRATANA: Commissioner Mehta.

9 COMMISSIONER MEHTA: Here.

10 MS. GIARRATANA: Commissioner NG,
11 absent. Commissioner Torres.

12 FREEHOLDER TORRES: Here.

13 MS. GIARRATANA: Commissioner Walker,
14 absent. Chairman Choffo, absent.

15 Chairwoman, we have a quorum.

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

18 (Flag Salute.)

19 VICE CHAIRWOMAN LUGO: Commissioners,
20 have you had the opportunity to read the minutes
21 from the July 2019 meeting? If so, can I get a
22 motion to go through them?

23 COMMISSIONER MALAVASI: Motion.

24 COMMISSIONER HERNANDEZ: Second.

25 MS. GIARRATANA: On the motion made

1 by Commissioner Malavasi and seconded by
2 Commissioner Hernandez.

3 Commissioner Allen.

4 COMMISSIONER ALLEN: Being that I was
5 not here, I will abstain.

6 MS. GIARRATANA: Commissioner
7 Hernandez.

8 COMMISSIONER HERNANDEZ: Aye.

9 MS. GIARRATANA: Commissioner
10 Malavasi.

11 COMMISSIONER MALAVASI: Aye.

12 MS. GIARRATANA: Commissioner Mehta.

13 COMMISSIONER MEHTA: Yes.

14 MS. GIARRATANA: Commissioner Torres.

15 FREEHOLDER TORRES: I wasn't at the
16 meeting. I will abstain.

17 MS. GIARRATANA: And Vice Chair Lugo?

18 VICE CHAIRWOMAN LUGO: Aye.

19 MS. GIARRATANA: Vice Chair, the
20 minutes have passed. The next item on the agenda
21 are Matters scheduled for Public Hearing. The first
22 is the memorialization of resolution considered at
23 the last meeting. This is application 2019-28-SP.
24 The applicant was Secaucus Riverside Urban Renewal,
25 LLC; at 1631 Paterson Plank Road; at Block 191, Lots

1 15 and 15.01 through 15.03 in Secaucus.

2 As a reminder to the Board, I will only be
3 calling the names of the Commissioners that were
4 present at the meeting when the application was
5 approved.

6 Commissioner Hernandez.

7 COMMISSIONER HERNANDEZ: Aye.

8 MS. GIARRATANA: Commissioner
9 Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MS. GIARRATANA: Commissioner Mehta.

12 COMMISSIONER MEHTA: Aye.

13 MS. GIARRATANA: Vice Chair Lugo.

14 VICE CHAIRWOMAN LUGO: Aye.

15 MS. GIARRATANA: The motion has
16 passed. The next application for memorialization is
17 Application No. 2019-45-SP. This was the Southwest
18 Development, LLC; at 711 First Street; Block 11,
19 Lots 1, 2, and 3.01 in Hoboken.

20 Commissioner Hernandez.

21 COMMISSIONER HERNANDEZ: Aye.

22 MS. GIARRATANA: Commissioner
23 Malavasi.

24 COMMISSIONER MALAVASI: Aye.

25 MS. GIARRATANA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Aye.

2 MS. GIARRATANA: Vice Chair Lugo.

3 VICE CHAIRWOMAN LUGO: Aye.

4 MS. GIARRATANA: The motion has
5 passed. The next item on the agenda would be
6 Application 2019-49-SP for memorialization. This
7 was Walfam Property Associates, LLC; at 2700
8 Secaucus Road, Block 449, Lot 3.02 in North Bergen.

9 Vice Chair, the Board remembers, there
10 were several conditions that were pending for this
11 application. We do have confirmation they all --
12 they have all been taken care of. So the
13 application did pay the fines that were invoked on
14 them to the County. The \$750 was accepted by the
15 Law Department. The applicant has resolved their
16 violation with the NJSEA per the applicant's
17 attorney and we did receive the resolution. This
18 was the issue violation of fencing, which they were
19 able to satisfy.

20 And the applicant has been in contact with
21 Suez about repairing the hydrant that they hit and
22 destroyed, and they have deposited money into a
23 trust awaiting details from Suez, and Suez has
24 issued a work order and is coordinating with police
25 to block off a lane of traffic when construction and

1 repairs take place.

2 Commissioner Hernandez.

3 COMMISSIONER HERNANDEZ: Aye.

4 MS. GIARRATANA: Commissioner
5 Malavasi.

6 COMMISSIONER MALAVASI: Aye.

7 MS. GIARRATANA: Commissioner Mehta.

8 COMMISSIONER MEHTA: Aye.

9 MS. GIARRATANA: Vice Chair Lugo.

10 VICE CHAIRWOMAN LUGO: Aye.

11 MS. GIARRATANA: The motion has
12 passed. Next item on the agenda are Site Plans,
13 Subdivisions, and Other Matters Scheduled for Public
14 Hearing. This is Application No. 2019-46-SP; it's
15 at 3567 Kennedy Boulevard; at Block 1303, Lot 17 in
16 Jersey City. It is an application to construct a
17 two-family house with two stacked parking spaces and
18 two bike parking spaces.

19 MR. JOSEPH

20 MR. JOSEPH: Hi. Good evening,
21 Stephen Joseph from the Cherami Law Firm for the
22 applicant and homeowner, and the architect will be
23 going through the plans, and I'm going to give you a
24 brief overview of the project first. This is 3567
25 JFK. It's about three lots in from the corner of

1 JFK and Congress. It's a very undersized lot, so
2 the lots are 25 by 100, but you have 22 by 80 here.
3 We have applied to the Jersey City Zoning Board for
4 relief for rear yard setback, building coverage for
5 larger width, and side yard setback. So we're going
6 to be hearing some testimony regarding that. In
7 addition --

8 MS. GIARRATANA: Can you spell your
9 name? And the architect needs to be sworn in.

10 MR. JOSEPH: Sure. It's
11 S-T-E-P-H-E-N. Last name is Joseph. J-O-S-E-P-H.
12 So we understand the County is mostly concerned
13 about the impact to the County road. We do have two
14 parking spaces here. Although the project is as of
15 right in terms of number of parking spaces, and use
16 of the two-family, we're going to give you some
17 additional testimony regarding the details about
18 backing in and out of the driveway and the parking
19 situation is going to work, but without further ado.

20 (The witness is sworn.)

21 MR. CURLEY: Will you please state
22 your name for the record and spell your last name?

23 MS. BAJAJ: My name is Muati Bajaj.
24 My first name is spelled M-U-A-T-I, and Bajaj,
25 that's B-A-J-A-J.

1 VICE CHAIRWOMAN LUGO: What your
2 credentials, ma'am?

3 MS. BAJAJ: I'm an architect for four
4 years actually.

5 MR. JOSEPH: How many times have you
6 appeared before the Jersey City Planning Board?

7 MS. BAJAJ: Multiple times. Okay.
8 So this particular property is 3567, Block 1303 and
9 Lot 17. This block, which is 22.5 by 80. So if
10 there is any question about the backyard area and in
11 the coverage and the garage there. This is supposed
12 to be a two-family house with two stacked car
13 parking. The square foot of the unit one is going
14 to be 1,330 square-feet and unit two, which is the
15 top unit is 1,000 square-feet.

16 This is the proposed site plan, that we
17 are proposing a two-family house, front and back,
18 and then with the 10-feet wide parking and driveway.
19 Like he mentioned, this very close to the walk and
20 street, and for the pedestrians walking on the
21 street, so we have a pedestrian warning sign. This
22 particular sign actually gives the three types of
23 alert. So there's one flashing yellow sign and the
24 car is coming. And also there's an audible sign,
25 which jars them. A couple of them can be connected,

1 and when the door is open, the sign starts flashing
2 and gives an audible sign, audible alert as well.
3 This particular sign, we can time it, so it can be
4 timed like, you know, from morning time to evening
5 time. Even though audibles have -- the audible, the
6 sound can be reduced or timed so that in the morning
7 it is louder when there is more pedestrians. In the
8 evening, you don't want to disturb the neighbors, so
9 it can be put down to a softer sound.

10 We're going to look at the plan. So the
11 plan shows the garage into the stacked car parking
12 and then unit one in the back and to the second
13 level of unit one. Unit two is the top unit. The
14 different thing about them, they are not the typical
15 layout. We are very different for fire safety for
16 this building, and we will have a common room for
17 both the units. Also, the front of the unit number
18 one would have an entrance to the backyard. Also,
19 we are proposing a two-car driving station and for
20 the bike parking.

21 On the roof, there will be a common
22 rooftop deck, and there will be a green roof. Also,
23 the plan in the future he wants to install solar
24 panels and provisions will be made for that.

25 Outside of the units will be traditional red brick

1 and taupe siding in the front. This is the view
2 right in front of the street. These are the side
3 panels, which would be vinyl siding on the side and
4 on the back.

5 This is the last sheet for this evening
6 just to show about the pedestrian warning sign to be
7 and reviewed for this plan, and I already mentioned
8 how it can be activated. I think that's probably
9 it.

10 COMMISSIONER MALAVASI: I reviewed
11 this plan and had several comments. You know, all
12 have been addressed. One was the slope of the
13 sidewalk and the driveway. One was there was an
14 encroachment that appeared to be, but it is no
15 longer. There was an issue with the bus stop. All
16 of those have been addressed.

17 The only thing that I'll say I'm still
18 concerned about, and I raised it maybe this more of
19 an editorial comment and maybe you can explain it
20 more in your testimony, is this two-car stacked
21 garage. I see this as being a little problematic in
22 the long-term. You've got two units. You've got
23 the car in front trapped. Now, if that car wants to
24 come out, first it's got to back out and let the
25 other person out, go back in. This seems like a lot

1 of movement and a lot of vehicle movement,
2 especially there because there's three schools near
3 it. The morning and afternoon traffic is huge. I
4 know you're putting in the warning device, which is
5 great. So can you talk about how the parking spaces
6 work, who gets this space, and what are the
7 logistics of that.

8 That's still -- again, when I looked at
9 actually your actual drawing, as I read Jersey
10 City's ordinance, I mean, you said you got an
11 approval from Jersey City. As I read the records,
12 you don't need any parking. If your width is under
13 than 25-feet, but you're providing two, which is
14 great. I just have a problem -- not a problem, but
15 a concern with the logistics. If you can talk to
16 that a little bit for the Board's knowledge.

17 MS. BAJAJ: So the main purpose that,
18 like you said, you don't need the parking. If you
19 don't have to the parking, you don't have to give
20 it. But if you give the parking, then you have to
21 get two-car parking by the nature. The applicant
22 suggested he can get only one spot, but they did not
23 agree to that, so they wanted two-car. So that's
24 why we have the two-car. Again, the owner, even
25 during the day the car parking, he is the only

1 driver. But he is willing to have this parking.

2 COMMISSIONER MALAVASI: So you're
3 going to have two parking spaces for one of the
4 units and none for the other?

5 MS. BAJAJ: Yeah, because again, most
6 of the time they take public transportation.

7 COMMISSIONER MALAVASI: I can't see
8 why Jersey City is okay with that, and you haven't
9 gotten the approval yet. So it seems odd to me that
10 if -- understanding that you don't need technically,
11 you don't need any, but if you provide one, then
12 you've got to provide two. It seems to me, if you
13 provide two, it should be one for each unit. It
14 seems kind of odd to me the way you're setting up
15 here.

16 MR. JOSEPH: It is how we've dealt
17 with this on several applications with Jersey City.
18 The fact there is zero or two. The owner of the
19 property obviously didn't want to deal with parking
20 in Jersey City, so we had to create a design that
21 had two parking spaces. As was testified the owner
22 on behalf of the property and the plan, which is to
23 have the owner use both of the parking spaces and
24 the other unit, the rental unit, will not.

25 COMMISSIONER MALAVASI: You think

1 that's a better scenario that you have control of
2 both cars. He can leave the car in there -- he can
3 leave his Maserati, and park the Toyota down in
4 front. And so that's -- I think it's still better
5 that we're not going to -- just the logistics, but
6 the neighbors wanted to get around you, it is going
7 to be really problematic.

8 MR. JOSEPH: Agreed.

9 COMMISSIONER MALAVASI: And he's not
10 -- and it's still not ideal backing out onto the
11 road, but it's still -- it's not unique than other
12 driveways. It needs to have both, both of those
13 spaces. Other than that, I think that was -- really
14 addressed all of my comments.

15 MS. GIARRATANA: Tom, did you want to
16 bring up on the record of the --

17 COMMISSIONER MALAVASI: Yeah and
18 that's -- yeah, I did bring it up, and it's in the
19 letter that we will repave that road next year. Any
20 work you're going to do, I'd suggest you get it done
21 before Summer of 2020. If we've paved, you destroy
22 the road, you're going to have to pave the road.
23 You could always upgrade utilities and curb cuts,
24 the sooner you do it the better. Get it done and
25 out of the way, and then when we come in to pave,

1 it'll be done.

2 MR. JOSEPH: That does conclude our
3 testimony. Does anybody have any questions?

4 COMMISSIONER MEHTA: Yes. On the
5 right-hand side of the property, there would be a
6 sidewalk. How big is the sidewalk, and is there any
7 backyard or how big it is?

8 MS. BAJAJ: The backyard is 15-feet
9 and the side entrance is three feet, which is
10 required to be three feet into the back. The
11 sidewalk is 3-feet deep and then 3-feet into the
12 backyard.

13 COMMISSIONER MEHTA: So on the
14 left-hand side, you're doing the sidewalk, so your
15 building will be on the property line?

16 MS. BAJAJ: Yes. It's something we
17 can attach. We can attach it. So that's what how
18 we complied with the sidewalk requirements. The
19 neighbor was consulted. We had to do setbacks
20 three-feet so we can attach. The back is 26-feet
21 into there, because the neighbor has it over the
22 property line.

23 COMMISSIONER MEHTA: And how wide is
24 the garage?

25 MS. BAJAJ: The garage is eleven.

1 The garage is eleven feet, eight inches in the
2 front, and 20-feet in the back.

3 COMMISSIONER MEHTA: And there will
4 be two stacked car parking and the two bicycle
5 parking provided.

6 MS. BAJAJ: Two bicycle parking is on
7 the print here. This is what we have for the
8 bicycle, 22 right here. Even adjusting it from
9 22-foot deep parking garage. The minimum
10 requirement. Actually, when you park the car, you
11 just need 18 feet, and this is up to 26 feet, you
12 can do it. But there is a requirement for 24 feet,
13 and we have enough space in the back to be able to
14 do bike parking, and also there's a sprinkler over
15 here, and the garbage and recyclable will be in the
16 garage; the sprinkler and the hot water heater for
17 both of the units as well.

18 COMMISSIONER MEHTA: So is there any
19 entrance from the garage to the back door?

20 MS. BAJAJ: Yes. There's a door. So
21 that side, we are going to be putting door here. So
22 the unit one is on the right. So you enter from the
23 garage and go back. There will be a family room,
24 and from there, there is a staircase that goes up,
25 and there's two bedrooms on this level with kitchen,

1 dining, and a formal living room in the front. And
2 those on the second floor at the second floor unit,
3 they will go up, and they also have three-bedroom,
4 two-bath. Unit one has three-bedrooms,
5 two-and-a-half bath, and unit two three-bedroom and
6 two-baths. One is attached to the master bedroom
7 and one is a common bathroom. And each unit has its
8 own washer and dryer connections.

9 COMMISSIONER MEHTA: So the roof
10 area, you said it's flat and so that means the
11 second floor has a connection to the rooftop, or the
12 first floor will also have a rooftop entrance?

13 MS. BAJAJ: So just because we comply
14 with the requirements, this can be a common rooftop
15 deck. So what I did was propose the back as well
16 they gave us openings, so you can install a flat
17 deck on the back there, and the front portion, we
18 divided into a rooftop deck and partial green roof.
19 They can put some planters there. But this is going
20 to be a common rooftop deck for both of the units.

21 COMMISSIONER MEHTA: How do we get to
22 the rooftop?

23 MS. BAJAJ: The rooftop deck is
24 staircase.

25 COMMISSIONER MEHTA: And they are

1 willing to puts guards for safety?

2 MS. BAJAJ: Yes. We have two-feet
3 height on each side, and this also is two-feet high.
4 You can look at the rooftop, just like that.

5 FREEHOLDER TORRES: What were the
6 variances that you're applying for?

7 MS. BAJAJ: For the garage width, the
8 garage width require 20-feet, and we have the garage
9 of eleven feet eight-inches minimum and the backyard
10 requires 25 and we have 15 plus the sidewalk. The
11 coverage required 60 percent, and we have 96. And
12 the parking.

13 FREEHOLDER TORRES: And how many
14 parking spaces will be lost by the curb cut?

15 COMMISSIONER MALAVASI: That's part
16 of the no parking zone?

17 MR. JOSEPH: No cars are currently
18 allowed parking there.

19 FREEHOLDER TORRES: The side that's
20 close to the property. Now, is the proposal to move
21 the bus stop sign?

22 MS. BAJAJ: Yes. The bus stop sign
23 will be moved on the right-hand side.

24 MR. JOSEPH: We did speak with NJ
25 Transit. There's some disagreement about what the

1 sign is exactly called. They are saying it's not an
2 actual bus stop sign, that's it's a warning sign
3 that the bus stop is coming up, but they have no
4 issue with moving that sign.

5 FREEHOLDER TORRES: And are you
6 proposing anything to prevent vehicles from crossing
7 the double yellow? They are probably going to use
8 that garage, like they might try to turn, make that
9 left turn onto the property. As far as preventing
10 vehicles from entering the left turn from north and
11 south?

12 COMMISSIONER MEHTA: So coming from
13 north to south, they want to enter the property,
14 they would like to make a left turn, but they will
15 see the double yellow line on the Kennedy Boulevard.
16 Are you taking any precautions not to allow that
17 type of left turn on the Kennedy Boulevard?

18 MR. JOSEPH: So we'll put a sign on
19 the property that clearly states you are not allowed
20 to make the turn onto Kennedy or going across
21 because it's illegal to cross the double yellow
22 line. So I'm sure we might be able to put a sign
23 up.

24 MS. BAJAJ: This is a two-family
25 unit. It does not require a sign to make that left

1 turn or right turn. It's a two-family, we cannot do
2 that.

3 COMMISSIONER MEHTA: Most likely that
4 will happen, and that's the concern, that either the
5 way. That's the only way they are going to go turn
6 only, but the guest or somebody comes from outside,
7 and they are not aware of the situation so they
8 might like to make a left turn onto Kennedy
9 Boulevard, and they might have confusion. That's
10 what our concerns are.

11 MS. BAJAJ: We can add the sign.
12 That's not a problem.

13 FREEHOLDER TORRES: And we don't have
14 the full details of that -- of the sign. How bright
15 is the warning, just in case anyone is disabled or
16 hard of hearing. How bright is the -- how bright is
17 the actual car coming sign?

18 MS. BAJAJ: I have to read it. You
19 can see it in the dark.

20 FREEHOLDER TORRES: Like I said, it's
21 just that -- you know, we do have one, two, three --
22 three schools in the area in the morning, and in the
23 evening, we have heavy pedestrian traffic in that
24 area. Some of our children are children with
25 disabilities. We have some of them are bused, and

1 some of them walk to school. I just want to make
2 sure that the warning signal or the warning sign
3 that you have there is not just the audio noise,
4 which is good because that's one of my concerns, but
5 that also visually that it can grasp somebody's
6 attention.

7 MS. BAJAJ: That is one of my things
8 I can talk with the owner of the company. So that
9 would be the person that handles making sure proper
10 timing, and clearly you can see it in the dark, and
11 the reason is that the audio sign if the car is
12 backing up, and the garage door is open.

13 COMMISSIONER MALAVASI: You said
14 visible in the dark, that would be less of a concern
15 than visible during the day.

16 MR. JOSEPH: Yes. Yes.

17 COMMISSIONER MALAVASI: It's visible
18 during the day and night?

19 MR. JOSEPH: So the settings are
20 adjustable. I believe we'd be very open in
21 providing all of these details to the staff to make
22 sure they're up to par.

23 COMMISSIONER MALAVASI: If you can
24 send me all of the general information to look at.

25 COMMISSIONER MEHTA: When you are

1 planning to appear in front of the Planning Board?

2 MR. JOSEPH: Assuming we get approval
3 tonight, we would be looking to appear at the next
4 hearing probably in a month or a month and a half at
5 the latest.

6 COMMISSIONER MEHTA: You're aware
7 you're going to need approval from the board. If
8 there are any problems or any issue that your lawyer
9 should contact the Planning Department to verify.

10 MR. JOSEPH: Of course. The final
11 approval of the plan in Jersey City would be
12 provided to Hudson County. We wanted to within the
13 conditions of Jersey City, we are appearing here.

14 FREEHOLDER TORRES: For on the
15 record's sake, you do have the representative who
16 represents that area. I live barely two blocks
17 down. My children go to school right up the block.
18 So I'm very aware of this intersection and this
19 area. You know, we've had some issues in the past
20 with some applicants who stated things on the record
21 that did not occur. So just to be very clear that
22 what's stated here on the record will be abided by
23 so that we can make sure that everything is nice and
24 smooth with this proposal.

25 MR. JOSEPH: Yes. We agree. Thank

1 you.

2 MS. GIARRATANA: Commissioners, just
3 to confirm for the Board, the applicant has
4 fulfilled the green techniques with native
5 landscaping and the green roof that they are putting
6 onto the rooftop, and there actually is no shade
7 tree requirement on our end, but on the City's end
8 there is, and so they are planning one shade tree.

9 MR. JOSEPH: That's going on the
10 south side of the property.

11 MS. GIARRATANA: Yes.

12 MR. TRIDENTE: Madam Chair? I just
13 have one comment and would like to remind the
14 applicant that before they request submission for a
15 Co of O, I'd like you to contact our office for
16 final inspection. That way I can come out and make
17 sure that all of the conditions of approval that
18 were stated tonight are actually in place before you
19 receive your CO.

20 MR. JOSEPH: Understood. Yes. The
21 applicant agrees.

22 VICE CHAIRWOMAN LUGO: Any other
23 questions? Do I have a motion?

24 MS. GIARRATANA: On a motion made by
25 Commissioner Torres, and seconded by Commissioner

1 Mehta.

2 Commissioner Allen.

3 COMMISSIONER ALLEN: Yes.

4 MS. GIARRATANA: Commissioner

5 Hernandez.

6 COMMISSIONER HERNANDEZ: Yes. With
7 all of the conditions.

8 MS. GIARRATANA: Commissioner

9 Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MS. GIARRATANA: Commissioner Mehta.

12 COMMISSIONER MEHTA: Aye.

13 MS. GIARRATANA: Commissioner Torres.

14 FREEHOLDER TORRES: Yes.

15 MS. GIARRATANA: Vice Chair Lugo.

16 VICE CHAIRWOMAN LUGO: With all of
17 the conditions.

18 MS. GIARRATANA: Thank you. The
19 motion as passed.

20 MR. JOSEPH: Thank you so much.

21 MS. GIARRATANA: The next item on the
22 agenda is application 2019-55-SP. The applicant is
23 PSE&G -- I'm sorry, PSEG; and the location is 1045
24 Secaucus Road; Block 101, Lot 2.01 in Jersey City.
25 It's an application to upgrade an existing station

1 to 69KV capacity by installing new electric
2 processing equipment.

3 MR. VERDIBELLO: Good evening, Madam
4 Chair, members of the Board. Robert Verdibello,
5 from the Law Firm of Connell Foley on behalf of
6 Public Service Electric and Gas Company, also known
7 as PSE&G. We were here -- some of you may recall,
8 we were here over a year ago on the subdivision
9 application. This is an existing substation. We
10 acquired some property from the United States Postal
11 Service, which is our neighbor to the east, I
12 believe, that has been accomplished.

13 There is also -- there's a little bit of
14 an adventure on some of this. There's also a piece
15 of land that we thought was owned by the Postal
16 Service that wound up being owned by not the Postal
17 Service and that wound up having to be the subject
18 of the condemnation. The property is location on
19 the front of Secaucus Road, which is in the
20 jurisdiction of the Hackensack Meadowlands
21 Commission, which is now under the authority of the
22 New Jersey Sports and Exhibition Authority.

23 We have received our zoning certificate
24 from the Sports and Exhibition Authority. What
25 we're proposing here this evening complies with the

1 NJSEA regulations for which we received our zoning
2 certificate. There are no variances that are
3 proposed as part of this application. Effectively,
4 what is being done here is the existing substation
5 is being enlarged and upgraded in -- in a
6 short-term. At this point, I only have primarily
7 one fact witness here this evening, who will give a
8 quick overview as far as what's being proposed, and
9 the timeline for the construction.

10 There are no variances that are required.
11 Also, we did meet with the subcommittee, with the
12 Board's subcommittee, a couple of weeks back. There
13 were comments that were made, both by the Planning
14 Subcommittee and also by the Board's Engineer. We
15 are going to comply with all of those comments. One
16 of the comments being a five-foot wide sidewalk,
17 which will be installed. I believe there is also a
18 couple of shade trees that are being installed as
19 part of this. Our landscaping plan complies with
20 the Jersey City's Forestry Standards. So this is a
21 fully compliant as-of-right application.

22 With that being said, I'll call up Peter
23 McGuire, who is our fact-witness, who is the project
24 manager for this project. He can give the Board
25 officially an overview of what this project entails.

1 MR. MAGUIRE: Good evening. Peter
2 Maguire.

3 (The witness is sworn.)

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

6 MR. MAGUIRE: My name is Peter
7 Maguire, M-a-g-u-i-r-e. I'm the senior project
8 manager with Public Service Electric and Gas. I've
9 been doing construction projects of this sort for
10 about 25 years. What you have tonight is an
11 application for the Penhorn area construction, the
12 Penhorn Area 69KV Network. So this is the \$6.5
13 million project that I'm managing.

14 There is an electric equipment that will
15 be installed in this gray area of disturbance. So
16 this overhead transmission here, we're putting in
17 underground work here, and then we're constructing
18 what's called air-insulated switchgear. It will
19 basically be a high-voltage switchyard providing
20 69KV feeder support in Hudson County. It is going
21 to connect the Jersey City, Kearny and Hoboken. It
22 will be part of the 69KV Reinforcement Program that
23 PSEG has undertaken. Any questions?

24 COMMISSIONER MALAVASI: There are no
25 structures as a part of this; is that correct? It's

1 just equipment?

2 MR. MAGUIRE: The equipment, which is
3 above-ground, yeah. There's no building. There's
4 no occupiable buildings or structures involved in
5 this electrical -- it's for electrical equipment.

6 COMMISSIONER MALAVASI: Will this
7 generate anymore traffic in or out?

8 MR. MAGUIRE: No, sir. The area will
9 be operated and maintained just as an extension of
10 the existing equipment that's in there. Right now,
11 they probably have a routine operator attendant and
12 weekly inspections, maintenance as required.

13 COMMISSIONER MALAVASI: There's
14 nobody there full-time?

15 MR. MAGUIRE: Correct. There's not
16 going to be any station. A lot of parts of the
17 material that we're putting in a lot of remote
18 monitoring.

19 COMMISSIONER MALAVASI: Yeah. I see
20 some trailers.

21 MR. MAGUIRE: Construction.
22 Construction trailers. Yes. That's been part of
23 our application is that they leave after we finish?

24 MS. MERAINER: Yes. We have three.

25 MR. VERDIBELLO: Why don't we just

1 swear her in?

2 MS. MERAINER: My name is Maureen
3 Merainer.

4 (The witness is sworn.)

5 MS. MERAINER: I do. My last name is
6 spelled M-e-r-a-i-n-e-r. I'm a licensed
7 professional planner with PSE&G. I've been there
8 for 21 years, and I've been securing land use and
9 environmental permits. The trailers that are shown,
10 there are three, and those will only be there during
11 construction. We already have agreed to a condition
12 from the New Jersey Sports and Exhibition Authority
13 that they will be removed upon construction -- upon
14 completion.

15 COMMISSIONER MEHTA: So it is the
16 corner property on the block?

17 MS. MERAINER: No. It's not actually
18 a corner. It's very close to the corner, actually.

19 COMMISSIONER MEHTA: Yeah, because it
20 looks like a dump area --

21 MR. MAGUIRE: That is the driveway to
22 FedEx. That is the corner of -- that's FedEx
23 driveway.

24 COMMISSIONER MEHTA: FedEx there. So
25 you are very close to the Secaucus Beach?

1 MR. MAGUIRE: Yes. Down by your
2 thumb, in that direction.

3 COMMISSIONER MEHTA: So you're close
4 to Secaucus Beach. I was thinking that it was over
5 further down, closer by waterline.

6 MR. MAGUIRE: Closer to waterline in
7 Secaucus.

8 FREEHOLDER TORRES: Is there a
9 timeline on the installation of the sidewalk?

10 MS. MERAINER: We are actually --

11 MR. MAGUIRE: I'm open to that. We
12 can do that a couple of weeks after I get my
13 permits, after I get my sidewalk permits.

14 COMMISSIONER MALAVASI: Or what kind
15 of traffic are you going to generate during
16 construction? The sidewalk, as you probably know,
17 the sidewalk is, there is an effort to complete, you
18 know, long-term the sidewalk network up and down the
19 roads. It's not something we need tomorrow?

20 MR. MAGUIRE: You see pedestrians
21 there.

22 COMMISSIONER MALAVASI: If you look
23 at Google Maps, there's a guy walking on the path.

24 MR. MAGUIRE: Understood.

25 COMMISSIONER MALAVASI: So if this

1 type of equipment, you're carrying heavy stuff in
2 and out, I wouldn't object either at the end, as
3 you're pulling out, or if you want to build it, you
4 want to build it now.

5 MR. MAGUIRE: Okay. First of all,
6 the sidewalk -- really all of our equipment access
7 is through the driveway, and it's a graded driveway.
8 So I don't think we're doing the sidewalk here,
9 right?

10 MS. MERAINER: No, but it's easier to
11 show it on this drawing, so you can see it. This is
12 where the sidewalk would be. It's approximately
13 five-feet wide. It narrows at the northern part,
14 because there is a traffic light stanchion. So the
15 sidewalk will narrow. So we would be right up
16 against that stanchion. We go all the way to the
17 southern boundary and the northern boundary, about
18 155-feet, but I highlighted it because there's so
19 much other stuff, you would not otherwise see it.

20 MR. MAGUIRE: So any question of the
21 schedule, we have construction permits pending with
22 Jersey City. In mid-October I'm hoping to receive
23 them, which is also tied into our request.

24 MR. VERDIBELLO: Yeah. We filed the
25 request, which we understand is not the norm to see

1 if there's a possibility of getting a resolution.
2 Should the Board approve this site modification
3 tonight, we would like to have a resolution of
4 documents concurrently with the approval, only
5 because timing is tight on the project since we lost
6 a lot of scheduling time acquiring the land through
7 unforeseen circumstances of that ownership. So the
8 goal is to get permits in hand and shovel in the
9 ground by the middle of October if not sooner to
10 make up time for the in-service date that they
11 required to do by PJM, the regional consortium by --
12 what is it, June 25th?

13 MR. MAGUIRE: Yes, and the in-service
14 in June, so the construction, we're anticipating
15 construction in May.

16 COMMISSIONER MALAVASI: The other
17 thing here is they've rebuilt the sidewalk to help
18 connect -- there's a sliver of land, between the
19 property line and the FedEx driveway is not owned by
20 FedEx. One of the things we'll have to figure out,
21 between my office and planning is making that
22 connection. So we'll work -- we'll be working
23 towards that to help bring that sidewalk around
24 through the FedEx driveway, but that's down the
25 road. So if you look at it, it will be a little

1 weird, but you know, but when your sidewalk is in
2 place, one of those sidewalks. It's part of the
3 bigger -- it's part of the bigger plan, so we'll
4 connect it.

5 MR. VERDIBELLO: I can see that you
6 got a great public view there.

7 MS. GIARRATANA: If I may, we did
8 receive a letter from the attorney and considered it
9 internally and have spoken to Jack about it and
10 although it's not the norm, we think that the
11 circumstances warrant it. The applicant has been
12 very responsive, not only on this application, but
13 on previous applications. Obviously, with their
14 access to the sidewalk, even though that's something
15 we would ask anyone. Also, the street trees, and
16 just based on the fact that this is, you know, not
17 private development, it's a public utility. So we
18 -- we think that it will be warranted to grant them
19 the exception and also memorializing this
20 application at the same time today.

21 COMMISSIONER ALLEN: Madam Chair, may
22 I ask a question of our Board Attorney? Does the
23 concurrent resolution implicate any notice issues?

24 MR. CURLEY: No, it does not. What I
25 would recommend is I would take a vote on the

1 application, and if that vote is positive, then we
2 consider whether or not to memorialize it at this
3 meeting rather than waiting for a month.

4 MR. CRAY: Thank you, Madam Chair. I
5 was actually confused by our dates. September 3rd
6 letter, again and the date issued September 12, was
7 a response letter which addressed both comments from
8 planning and engineer. The only thing I had left as
9 we went over it is the street trees in front of the
10 parking lot and sidewalk. One thing we touched upon
11 a little bit in our meeting before the County
12 Engineering, the review letters I asked for details
13 on the driveway reconstruction. I don't know if you
14 caught it, but we were expecting concrete, but your
15 -- it looks like your keeping the existing asphalt.
16 So I apologize. It's so close to the sidewalk
17 itself.

18 COMMISSIONER MALAVASI: Right.

19 MR. CRAY: And the trees. I was
20 thinking that they were going to replace it with
21 concrete. Not all the way up, just from the curb to
22 the right-of-way. I mean, further back; Is that
23 something you have a problem, or you can see perhaps
24 not to going with the standard detail? I usually
25 wait until construction so it doesn't get beat up,

1 and then do it again on the sidewalk if you end up
2 doing the concrete anyway.

3 MR. MAGUIRE: I'm not sure I
4 understood whether that was a statement or a
5 question?

6 MR. CRAY: Well, I'm asking before --
7 if it's not a big deal, and I don't know if we'd be
8 responsible. We've reviewed and covered everything,
9 but that. You will provide the sidewalk detail if
10 the sidewalk came to the driveway. So the question
11 is, was there a reason you didn't propose it, or was
12 it something that you just hadn't considered yet?

13 MS. MERAINER: We haven't considered
14 it yet. Typically, we use the macadam.

15 COMMISSIONER MALAVASI: You know,
16 typically, if you're going to transition from --
17 you're not going to do the whole concrete all the
18 way across the six-inch apron like you would
19 normally see on a driveway. If you use the curb
20 quickly, then you would bring, the curb be turned
21 around and make sure you can have it on either side
22 so. If you're doing it that way, then I don't have
23 a situation as long as -- as long as the path --

24 MS. MERAINER: The transition.

25 COMMISSIONER MALAVASI: Is handicap

1 accessible. It has to be handicap accessible. So I
2 don't have any problem if you keep it black-top as
3 long as you're -- you know, the end the curb
4 properly, and there's a proper transition slope, and
5 it's almost like a ramp. So other than that, I
6 don't have to disagree or agree.

7 MR. CRAY: No, and I mean whether it
8 was residential or mixed-use development, we would
9 use concrete. For the utility application, it's not
10 that it's uncommon. If it was completely shot then
11 I would say let's replace it, but if it does give
12 out during the construction, which merits
13 reinspection, and that's understood that it has
14 problems during construction they can replace it,
15 but as long as they are less than two-percent
16 cross-slope on it so the handicapped person can walk
17 sidewalk because it's two percent, I don't have any
18 concern about it. I just wanted to make sure that
19 it wasn't something that was -- that was never said
20 so. If you propose to keep the asphalt, then I
21 don't have any concerns, especially with the slope.

22 MR. MAGUIRE: At this stage, it
23 sounds like the idea is to keep it and see what
24 happens during construction.

25 MR. CRAY: The review letter, all of

1 the items have been addressed. You've been provided
2 a copy of the condition zoning from the SEA, and we
3 already had Soil Conservation?

4 MS. MERAINER: We do. However,
5 should you approve this application, I would amend
6 our Soil Conservation District approval just to
7 include the area of the sidewalk. We had not
8 previously included that. So I would just add the
9 additional area.

10 MR. CRAY: And that's fine. That's
11 more of a formality. You have the certification so
12 now. You simply have to give them updated plans to
13 get them amended. So that's a very straightforward
14 process. I have no further questions or comments.

15 VICE CHAIRWOMAN LUGO: Anybody else?
16 So do you want to make a motion and -- to approve or
17 not approve and then you can give memorialization
18 following. So do I have a motion?

19 MS. GIARRATANA: On a motion was made
20 by Commissioner Hernandez and seconded -- my
21 apology. On a motion made by Commissioner Torres
22 and seconded by Commissioner Hernandez.

23 Commissioner Allen.

24 COMMISSIONER ALLEN: Yes.

25 MS. GIARRATANA: Commissioner

1 Hernandez.

2 COMMISSIONER HERNANDEZ: Aye.

3 MS. GIARRATANA: Commissioner

4 Malavasi.

5 COMMISSIONER MALAVASI: Aye.

6 MS. GIARRATANA: Commissioner Mehta.

7 COMMISSIONER MEHTA: Aye.

8 MS. GIARRATANA: Commissioner Torres.

9 FREEHOLDER TORRES: Yes.

10 MS. GIARRATANA: Vice Chair Lugo.

11 VICE CHAIRWOMAN LUGO: Aye.

12 MS. GIARRATANA: The motion as

13 passed.

14 FREEHOLDER TORRES: I make a motion
15 to memorialize.

16 VICE CHAIRWOMAN LUGO: Is there a
17 second?

18 FREEHOLDER TORRES: Number -- do you
19 want me to read out the --

20 MR. CURLEY: You don't have to read
21 out the whole number. Motion on the table.

22 COMMISSIONER MEHTA: Second.

23 MS. GIARRATANA: On a motion made by
24 Commissioner Torres and seconded by Commissioner
25 Mehta.

1 Commissioner Allen.

2 COMMISSIONER ALLEN: Yes.

3 MS. GIARRATANA: Commissioner
4 Hernandez.

5 COMMISSIONER HERNANDEZ: Aye.

6 MS. GIARRATANA: Commissioner
7 Malavasi.

8 COMMISSIONER MALAVASI: Aye.

9 MS. GIARRATANA: Commissioner Mehta.

10 COMMISSIONER MEHTA: Aye.

11 MS. GIARRATANA: Commissioner Torres.

12 FREEHOLDER TORRES: Yes.

13 MS. GIARRATANA: Vice Chair Lugo.

14 VICE CHAIRWOMAN LUGO: Aye.

15 MS. GIARRATANA: The motion as
16 passed. The next item on the agenda are
17 applications to be administratively approved.

18 Application 2019-59-SP; T-Mobile
19 Northeast, LLC; at 1225 Kennedy Boulevard, Block 24,
20 Lot 1 in Bayonne. It's a telecommunications
21 application on a County road to upgrade existing
22 rooftop equipment.

23 And Application 2019-61-SP, T-Mobile
24 Northeast, LLC; at 431 Kennedy Boulevard; Block 244,
25 Lot 21 in Bayonne, which is the telecommunications

1 application on a County road to upgrade an -- to
2 upgrade existing rooftop equipment.

3 Do we have a motion?

4 COMMISSIONER MEHTA: Do we have to
5 make a specific motion or can we --

6 MS. GIARRATANA: Together. On a
7 motion made by Commissioner Mehta, and seconded by
8 Commissioner Allen.

9 Commissioner Allen.

10 COMMISSIONER ALLEN: Yes.

11 MS. GIARRATANA: Commissioner
12 Hernandez.

13 COMMISSIONER HERNANDEZ: Yes.

14 MS. GIARRATANA: Commissioner
15 Malavasi.

16 COMMISSIONER MALAVASI: Yes.

17 MS. GIARRATANA: Commissioner Mehta.

18 COMMISSIONER MEHTA: Aye.

19 MS. GIARRATANA: Commissioner Torres.

20 FREEHOLDER TORRES: Yes.

21 MS. GIARRATANA: Vice Chair Lugo.

22 VICE CHAIRWOMAN LUGO: Aye.

23 MS. GIARRATANA: The motion has
24 passed. The next item on the agenda are the
25 Applications to be Exempt. There are a few.

1 Application 2019-56-SP, this is Hartz
2 Mountain Industries, Inc. at 43 Meadowlands Parkway,
3 Block 21, Lot 2.02 in Secaucus. It's a site plan
4 application not along a County road.

5 The next application, 2019-75-SP, PSE&G at
6 1000 Newark and Jersey City Turnpike; Block 284, Lot
7 35.02 and 34 in Kearny. It's a site plan
8 application is not along a County road.

9 Application 2019-62-SP, T-Mobile
10 Northeast, LLC; at 368 through 370 Broadway, Block
11 241, Lot 14 in Bayonne. A telecommunications
12 application not along a County road.

13 Application 2019-63-SD, the Applicant is
14 228 Sherman Avenue, LLC; at 45 Prospect Street,
15 Block 5802, Lot 12 in Jersey City. It's a
16 subdivision is not along a County road.

17 Application 2019-64-SP, JSF Management,
18 LLC; at Route 440 and East 22nd Street, Block 451,
19 Lot 2.05 in Bayonne. It's a site plan application
20 not along a County road.

21 On a motion made by Commissioner Torres
22 and seconded by Commissioner Mehta.

23 Commissioner Allen.

24 COMMISSIONER ALLEN: Yes.

25 MS. GIARRATANA: Commissioner

1 Hernandez.

2 COMMISSIONER HERNANDEZ: Aye.

3 MS. GIARRATANA: Commissioner

4 Malavasi.

5 COMMISSIONER MALAVASI: Aye.

6 MS. GIARRATANA: Commissioner Mehta.

7 COMMISSIONER MEHTA: Aye.

8 MS. GIARRATANA: Commissioner Torres.

9 FREEHOLDER TORRES: Yes.

10 MS. GIARRATANA: Vice Chair Lugo.

11 VICE CHAIRWOMAN LUGO: Aye.

12 MS. GIARRATANA: The motion has
13 passed. The next item on the agenda is the public
14 hearing for the adoption of the JFK Boulevard Safety
15 Corridor Study. This was advertised over 60 days
16 ago in the newspaper for this public hearing. We
17 introduced it in July. It's been -- the full draft
18 copy has been online for over 60 days now, and we
19 have received no comment from the public, and I
20 don't believe anyone is here to speak on it. So we
21 will -- do we have a motion to close the public
22 hearing?

23 FREEHOLDER TORRES: Motion.

24 COMMISSIONER MEHTA: Second.

25 MS. GIARRATANA: On a motion made by

1 Commissioner Torres and seconded by Commissioner
2 Mehta.

3 Commissioner Allen.

4 COMMISSIONER ALLEN: Yes.

5 MS. GIARRATANA: Commissioner
6 Hernandez.

7 COMMISSIONER HERNANDEZ: Yes.

8 MS. GIARRATANA: Commissioner
9 Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MS. GIARRATANA: Commissioner Mehta.

12 COMMISSIONER MEHTA: Aye.

13 MS. GIARRATANA: Commissioner Torres.

14 FREEHOLDER TORRES: We don't have
15 anybody from the public that wants to speak on this?
16 Yes.

17 MS. GIARRATANA: Vice Chair Lugo.

18 VICE CHAIRWOMAN LUGO: Aye.

19 MS. GIARRATANA: Thank you. We will
20 have this on the agenda for official adoption next
21 month. We do not have any old business, and new
22 business is the introduction of the 2019 Hudson
23 County Indicator Report. We sent out a notice that
24 it was on our Dropbox for review, and we have a few
25 copies available if you'd like to take a hard copy.

1 We'll accept any and all comments on it.

2 We think it's a great resource. We just
3 put together different statistics on quality-of-life
4 indicators, economic indicators. We find it useful
5 for, you know, internal use on the County side and
6 just interesting information for the public that we
7 would add to our master plan and available online as
8 resources.

9 FREEHOLDER TORRES: How long has this
10 been available?

11 MS. GIARRATANA: At least in 2010, if
12 not, I believe earlier than that.

13 FREEHOLDER TORRES: It gets an update
14 on trying to familiarize --

15 MS. GIARRATANA: Yes. Yes, and we
16 continue to add onto the data. Some information,
17 such as some of the environmental factors like the
18 amount of open space, the data is not available
19 annually. So it's not -- the trends are not as
20 significant from year to year. We're definitely
21 looking back to at least 2010. I want to say 2018,
22 is one of our first iterations of the report was
23 available, but we can send that around to the Board.
24 That's it. And the next meeting date is Tuesday,
25 October 15th.

1 VICE CHAIRWOMAN LUGO: Do we have a
2 motion to adjourn?

3 FREEHOLDER TORRES: Motion.

4 COMMISSIONER MEHTA: Second.

5 VICE CHAIRWOMAN LUGO: All in favor.

6 (Whereupon the proceeding is then
7 concluded at 7:35 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, September 16, 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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