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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
Monday, November 22, 2021
5:30 p.m.

V I A Z O O M:

SAMANTHA LUGO, Chairwoman
DANIEL CHOFFO, Commissioner
YRAIDA APONTE-LIPSKI, Commissioner
FRANCES KENNY, Commissioner
FLOYD JETER, Commissioner
THOMAS MALAVASI, PE, Commissioner

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

JENNIFER BOGDANSKI, ESQ., Board Counsel
FRANCESCA GIARRATANA, PP, AICP, Secretary
MARCELLA TRAINA, Assistant Planner
GREGORY GITTO, PE

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1 CHAIRWOMAN LUGO: Good evening,
 2 everyone. I would like to call the meeting to order
 3 for the November 22nd, 2021 Hudson County Planning
 4 Board meeting. I would like to call the meeting
 5 order. Has the meeting been properly advertised?
 6 MS. BOGDANSKI: Yes. The meeting was
 7 properly noticed to the Jersey Journal and the Star
 8 Ledger. And it was also noticed by posting on the
 9 County Clerk's Bulletin Board and the Bulletin Board
 10 for the County Commissioners, and the notice
 11 specified that this would be a virtual meeting in
 12 accordance with the Open Public Meetings Act.
 13 CHAIRWOMAN LUGO: Thank you. Can we
 14 have a roll call, please?
 15 MS. GIARRATANA: Commissioner Allen.
 16 Absent. Commissioner Aponte-Lipski.
 17 COMMISSIONER APONTE-LIPSKI: Here.
 18 MS. GIARRATANA: Commissioner Choffo.
 19 COMMISSIONER CHOFFO: I'm here.
 20 MS. GIARRATANA: Commissioner
 21 Glembocki. Absent. Commissioner Jeter, absent.
 22 Commissioner Kenny.
 23 COMMISSIONER KENNY: Present.
 24 MS. GIARRATANA: Commissioner
 25 Malavasi.

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1 COMMISSIONER MALAVASI: Here.
 2 MS. GIARRATANA: Commissioner Mehta,
 3 absent. Commissioner NG, absent. Commissioner
 4 Walker, absent. Chairwoman Lugo.
 5 CHAIRWOMAN LUGO: Here.
 6 MS. GIARRATANA: Chairwoman, we have
 7 a quorum.
 8 CHAIRWOMAN LUGO: Can we all stand
 9 for the flag salute?
 10 (Flag salute.)
 11 CHAIRWOMAN LUGO: Commissioners, has
 12 everyone had the opportunity to review the minutes
 13 from our last meeting? If so, I will need a motion.
 14 COMMISSIONER CHOFFO: Motion.
 15 COMMISSIONER APONTE-LIPSKI: Second.
 16 MS. GIARRATANA: On a motion made by
 17 Commissioner Choffo and second by Commissioner
 18 Aponte-Lipski.
 19 Commissioner Aponte-Lipski.
 20 COMMISSIONER APONTE-LIPSKI: Aye.
 21 MS. GIARRATANA: Commissioner Choffo.
 22 COMMISSIONER CHOFFO: Aye.
 23 MS. GIARRATANA: Commissioner Kenny.
 24 COMMISSIONER KENNY: Aye.
 25 MS. GIARRATANA: Commissioner

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1 Malavasi.
 2 COMMISSIONER MALAVASI: Aye.
 3 MS. GIARRATANA: And Chairwoman Lugo.
 4 CHAIRWOMAN LUGO: Aye.
 5 MS. GIARRATANA: The motion has
 6 passed. The minutes have been adopted. The next
 7 item on the agenda is Item No. 5, Matters Scheduled
 8 for Public Hearing. We are changed the order of the
 9 items for the public hearing. So first we will go
 10 with Site Plans, Subdivisions and other matters
 11 scheduled for public hearing.
 12 So the first application on the agenda is
 13 2021-32SP; Singh Realty LLC, at 3294 Kennedy
 14 Boulevard, Block 2301, Lot 45 in Jersey City. It's
 15 a site plan application to convert a two-story
 16 commercial space into a four-unit residential above
 17 the ground floor commercial space with a second
 18 story rear addition. There was a conflict with this
 19 application. They asked me to adjourn. They were
 20 directed that we will need a letter of confirmation
 21 from either the municipal planning board secretary
 22 or attorney, and they will be complying that
 23 information.
 24 CHAIRWOMAN LUGO: Okay. I would like
 25 to the record to show that Commissioner Jeter has

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1 join us. Hi, Commissioner.
 2 COMMISSIONER JETER: Hello.
 3 CHAIRWOMAN LUGO: And based on that
 4 statement, do I have a motion to adjourn this
 5 application with the stipulations stated?
 6 COMMISSIONER CHOFFO: I make a
 7 motion.
 8 COMMISSIONER KENNY: I'll second.
 9 MS. GIARRATANA: On a motion made by
 10 Commissioner Choffo, and seconded by Commissioner
 11 Kenny.
 12 Commissioner Aponte-Lipski.
 13 COMMISSIONER APONTE-LIPSKI: Aye.
 14 MS. GIARRATANA: Commissioner Choffo.
 15 COMMISSIONER CHOFFO: Aye.
 16 MS. GIARRATANA: Commissioner Jeter.
 17 COMMISSIONER JETER: Aye.
 18 MS. GIARRATANA: Commissioner Kenny.
 19 COMMISSIONER KENNY: Aye.
 20 MS. GIARRATANA: Commissioner
 21 Malavasi.
 22 COMMISSIONER MALAVASI: Aye.
 23 MS. GIARRATANA: And Chairwoman Lugo.
 24 CHAIRWOMAN LUGO: Aye.
 25 MS. GIARRATANA: Chairwoman, the

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1 motion has passed and the application has been
 2 adjourned upon receiving the appropriate
 3 correspondence.
 4 The next item on the agenda is Application
 5 2021-41-SP/SD. The applicant is Adams A Enterprise,
 6 LLC, at 1207 through 1211 John F. Kennedy Boulevard;
 7 Block 24, Lot 2 in Bayonne. It's a site plan
 8 application to construct a seven-story multifamily
 9 improvement with 42 units, and 44 parking spaces,
 10 and a subdivision application to convert two lots
 11 into one.
 12 MR. POSADA: Good evening, everyone.
 13 My name is Matthew Posada the applicant's attorney.
 14 CHAIRWOMAN LUGO: Hi, Mr. Posada.
 15 MR. POSADA: Not having done this,
 16 should I jump right into it?
 17 CHAIRWOMAN LUGO: Sure.
 18 MR. POSADA: Terrific. Thank you.
 19 So once again, my name is Matthew Posada from the
 20 law firm of Sills Cummis & Gross. We represent Adam
 21 A, LLC, for the subject project which is located
 22 1207-1211 JFK Boulevard, Block 24 Lot 2, and we're
 23 seeking County approval for the improvement and
 24 final site plan to this application with minor
 25 subdivision, the purpose of which is to consolidate

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1 the lot by deed. We are in receipt of T & M's
 2 review dated October 21st, 2021, of which we have
 3 submitted a response to thereto. We are also in
 4 response to the completeness letter from this County
 5 as well, which we have also submitted the response
 6 of it today.
 7 With that being said, the purpose of why
 8 we're here tonight, obviously we're located on JFK
 9 Boulevard, which is CR501, which means it's this
 10 County's jurisdiction. There is no driveway access
 11 from the County road onto the site but we do have an
 12 encroachment. That encroachment that we have is in
 13 the air space by 9 inches for two separate railings.
 14 As to the benefits, it's not generally an impediment
 15 into the County roadway, however we will require
 16 planning approval. It's mostly architectural, and
 17 we will submit it for questions. We are in receipt
 18 of approval from T & M and also the completeness
 19 letter.
 20 With that being said tonight I will be
 21 offering testimony from my engineer, Carl Jenne; my
 22 architect Orestes Valella, my traffic engineer Lee
 23 Klein, and in the event there is any planning
 24 questions, we always have John McDonough, if there
 25 is. So with that being said, I would like to

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1 introduce my first witness, Carl Jenne.
 2 (The witness is sworn.)
 3 MS. BOGDANSKI: Okay. If you could
 4 state your name for the record spelling your first
 5 and last name and giving the name of your firm.
 6 MR. JENNE: Carl Jenne, Carl,
 7 C-A-R-L, J-E-N-N-E, Jenne Associates, LLC, 28 Bates
 8 Drive, Warren, New Jersey.
 9 MR. POSADA: Can you do me a favor?
 10 Can you please state your license and whether or not
 11 it's in good standing, and please explain to the
 12 board if you've been qualified in the past as the
 13 civil engineer.
 14 MR. JENNE: Yes. My licensed in New
 15 Jersey, professional engineer since 1981. My
 16 license is in good standing. I have testified
 17 before this Board a number of times. I'm not often
 18 called for site applications for Hudson County, but
 19 I have to testified before this Board. I've been
 20 the planning and zoning board engineer for
 21 Guttenberg in 2004. I was the town engineer in
 22 Ridgefield in Bergen County for about six years in
 23 the early 2000s. I've been practicing engineering
 24 since 1975 when I graduated from Stevens Institute
 25 of Technology, also in Hudson County in Hoboken.

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1 MR. POSADA: Great. Will the Board
 2 accept him as a professional in engineering?
 3 CHAIRWOMAN LUGO: Yes.
 4 MR. POSADA: Thank you very much. If
 5 I may go in, Karl, were you the engineer who
 6 prepared the civil plans in this proposed project?
 7 MR. JENNE: Yes.
 8 MR. POSADA: Okay. And you also
 9 presented this proposed project before the Bayonne
 10 City Council -- I mean Bayonne Planning Board on
 11 July 13th, correct?
 12 MR. JENNE: Yes, I did.
 13 MR. POSADA: Great. Could you please
 14 go into proposed civil plans and also discuss those
 15 comments and recommendations we received from both
 16 the T & M and also the completeness letter?
 17 MR. JENNE: Sure. I don't know if
 18 the Board wants a copy of the plans if it's
 19 available to be put up, or I could just talk to it
 20 if you have the plans in front of you. What would
 21 be your pleasure?
 22 MR. POSADA: Why don't you pull them
 23 up? It would be easier for everybody to follow
 24 along.
 25 MR. JENNE: Do I have control of my

<p style="text-align: right;">Page 10</p> <p>1 screen then?</p> <p>2 MS. GIARRATANA: Yes.</p> <p>3 MR. JENNE: Can you see the drawings?</p> <p>4 MR. POSADA: No.</p> <p>5 MR. JENNE: Can you see them now?</p> <p>6 MR. POSADO: Yes.</p> <p>7 MR. JENNE: Thank you. Okay. The</p> <p>8 project is 7,500 square feet, Lots 2 and 3 and Block</p> <p>9 24 on the corner of Kennedy Boulevard and West 54th</p> <p>10 Street. The applicant -- the property is currently</p> <p>11 vacant. There were houses there previously. The</p> <p>12 applicant is proposing a 42-unit residential</p> <p>13 building. The site plan is basically the building</p> <p>14 will front on 54th Street and Kennedy Boulevard.</p> <p>15 There will be six by one hundred foot strip on the</p> <p>16 north side of the property which will be landscaped.</p> <p>17 All of the curbs and sidewalks on Kennedy</p> <p>18 Boulevard and on West 54th will be replaced in</p> <p>19 accordance with the design requirements of the</p> <p>20 Bayonne Redevelopment Zone, and for the street trees</p> <p>21 according to the standard for the work on Kennedy</p> <p>22 Boulevard will be to Hudson County standards there</p> <p>23 will be two street trees along Kennedy Boulevard and</p> <p>24 three street trees along 54th Street. At this time</p> <p>25 we're looking at all of the utilities connections</p>	<p style="text-align: right;">Page 12</p> <p>1 requirement of Bayonne redevelopment and something</p> <p>2 that obviously needs to be coordinated with Hudson</p> <p>3 County because it's their signal. That's pretty</p> <p>4 much summarizing what we're proposing from a civil</p> <p>5 standpoint. We have addressed comments from T & M's</p> <p>6 initial letter as well as their letter which I</p> <p>7 believe is dated October 21st. All items have been</p> <p>8 addressed. Anything that still might be considered</p> <p>9 opened, we will certainly address prior to</p> <p>10 finalization or memorialization of approval.</p> <p>11 The only outstanding item that I saw which</p> <p>12 was in the completeness memorandum was the</p> <p>13 subdivision. We are proposing the consolidation of</p> <p>14 lots which we proposed to file by deed as opposed to</p> <p>15 by file map, and the other open item in the</p> <p>16 completeness letter was regarding green stormwater</p> <p>17 feature that I've already addressed, and we have the</p> <p>18 landscaped area in the north part of the building.</p> <p>19 MR. JENNE: Excellent. And Carl,</p> <p>20 just to reiterate, at the city level, this is a site</p> <p>21 plan application that we're hearing, correct?</p> <p>22 MR. VALELLA: Correct.</p> <p>23 MR. POSADO: Thank you. I have no</p> <p>24 further questions for this witness.</p> <p>25 CHAIRWOMAN LUGO: Commissioners, does</p>
<p style="text-align: right;">Page 11</p> <p>1 coming out of West 54th street, starting with the</p> <p>2 front of the building we have the gas, the water and</p> <p>3 then further back stormwater and sanitary. In terms</p> <p>4 of stormwater management, we have two green features</p> <p>5 that we're proposing. One is the landscaped area on</p> <p>6 the north side of the building which will be moss</p> <p>7 and shrubs. The second agree feature is the green</p> <p>8 roof that's proposed. The bulk of the stormwater</p> <p>9 management reduction will be handle by a stormwater</p> <p>10 detention tank. That tank is designed to reduce the</p> <p>11 proposed flows from the ten and hundred year storm,</p> <p>12 to the New Jersey Major Development area of</p> <p>13 75 percent. Even though the project site is much</p> <p>14 smaller that is the criteria, and that is being</p> <p>15 done. The tank is 300 square feet, will be about</p> <p>16 3-foot deep when installed. There is a outlet</p> <p>17 structure with a low-flow pipe and an overflow</p> <p>18 leader and goes out to the system on west 54th</p> <p>19 street.</p> <p>20 For other requirements from Bayonne, of</p> <p>21 course, it would be reflect on the County, they</p> <p>22 wanted us to repave on West 54th street and also</p> <p>23 they have asked that we include the preemption for</p> <p>24 fire leading to the County traffic signal on Kennedy</p> <p>25 Boulevard and West 54th Street so that is the</p>	<p style="text-align: right;">Page 13</p> <p>1 anyone have any questions?</p> <p>2 COMMISSIONER MALAVASI: Madam Chair,</p> <p>3 I have just have a question. You see on the</p> <p>4 intersection of 54th and JFK, you marked off with a</p> <p>5 bubble. Just so the applicant is clear, if you're</p> <p>6 going to redo the crosswalks, it's subject to County</p> <p>7 intersection, will you change that to the solid</p> <p>8 line?</p> <p>9 MR. JENNE: At this point what we</p> <p>10 showed in the bubble is in response to the T & M</p> <p>11 comment that we should show the striping. It was</p> <p>12 not the intention as part of this application to</p> <p>13 restripe them. Obviously, if that's something that</p> <p>14 County wants, then we will implement that into the</p> <p>15 detail of the plan.</p> <p>16 COMMISSIONER MALAVASI: Again, if</p> <p>17 you're going to pave West 54th Street, you're not</p> <p>18 going to restripe it. That being said, it will</p> <p>19 benefit you to restripe it. You're not going to</p> <p>20 stripe it. We've got plans to repave it in a couple</p> <p>21 of years. So if you're not opposed to restriping,</p> <p>22 it's fine the way it is.</p> <p>23 MR. JENNE: The purpose of the bubble</p> <p>24 to show that that's the area we're responding to the</p> <p>25 T & M comment. To show the blow up. The survey did</p>

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1 not show the curb cut.

2 COMMISSIONER MALAVASI: Okay. And

3 the ramp you're redoing in the same stop or on the

4 striped crosswalks?

5 MR. JENNE: The ramp will be exactly

6 in the same spot. That seems to be compliant, but

7 there is no such thing as compliant until you

8 actually measure it after it's in, and so we're

9 showing it redone. Also, it conforms with the new

10 sidewalks that we're running on both streets

11 frontages and the new curbs and the new sidewalks.

12 That's what we are looking at right there.

13 COMMISSIONER MALAVASI: Okay. Thank

14 you.

15 CHAIRWOMAN LUGO: Anyone else? Is

16 there any one from the public that has any

17 questions? Are there any other witnesses sir?

18 MR. POSADA: Yes. I would like to

19 call me next witness, Orestes Valella, architect.

20 (The witness is sworn.)

21 MS. BOGDANSKI: And if you could

22 state your name for the record, spelling your first

23 and last name and also stating the name of your

24 firm?

25 MR. VALELLA: Absolutely. My name is

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1 Orestes Valella, O-R-E-S-T-E-S; Valella

2 V-A-L-E-L-L-A. I'm a licensed architect in the

3 state of New York and New Jersey and my professional

4 offices are at 507 43rd Street, Suite 5W-E, in Union

5 City, New Jersey.

6 MR. POSADA: Orestes, if you may,

7 could you please state whether or not your license

8 in architecture is still in good standing and just

9 provide the Board whether you've been qualified as

10 an expert in architecture.

11 MR. VALELLA: Sure. Yes. My license

12 is in good standing in both the states or New York

13 and New Jersey. We have -- I have presented in many

14 boards throughout my career. Hudson County

15 applicant would be Union City, West New York, North

16 Bergen, Guttenberg.

17 MR. POSADA: Great. At this point

18 does the Board accept Orestes as the expert in

19 architecture?

20 CHAIRWOMAN LUGO: Yes. Thank you.

21 MR. VALELLA: Thank you so much.

22 MR. POSADA: Orestes, did you prepare

23 the architectural plan of this proposed project?

24 MR. VALELLA: Yes, I did.

25 MR. POSADA: And did you present

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1 those plans before the City of Bayonne?

2 MR. VALELLA: Yes, I had the

3 pleasure.

4 MR. POSADA: Great. Could you please

5 discuss those plans and also include those comments

6 that we received from both T & M and the

7 completeness letter?

8 MR. VALELLA: Sure. May I share my

9 screen, please.

10 CHAIRWOMAN LUGO: Yes.

11 MR. VALELLA: Okay. Basically this

12 is the drawings from the Town of Bayonne. This is

13 the project in question. It is a view from Kennedy

14 running down 54th Street running to your left. This

15 is a seven-story, 42-unit apartment building with

16 parking on the ground floor. Pedestrian access is

17 from the corner of 54th and Kennedy. You can see

18 that with the glass wall. The main entrance is on

19 Kennedy Boulevard for pedestrians only. And as

20 Mr. Jenne started previously, vehicular traffic

21 entrance to the garage is on 54th Street. You can

22 see it on the left.

23 The building has a parking garage on the

24 ground floor that contains 44 parking spaces, two of

25 which are mechanized parking and two of which are

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1 ADA compliant parking space, and those are on the

2 ground floor and then on the floors above, there are

3 six residential floors. Each floor has seven units,

4 six one-bedrooms and four two-bedrooms for a total

5 of 36 one-bedroom apartments and six two-bedroom

6 apartments.

7 Up on the roof we have an area dedicated

8 to the tenants, a walkway that they can relax in and

9 a significant amount of landscaped planters which

10 are part of the green strategy that was previously

11 mentioned. The roof is setback on the north side,

12 and that way again, we have another landscaped area

13 as part of that green strategy.

14 And you can see on the rendering there are

15 some handrails, and they're in red, and there are

16 two Kennedy Boulevard and two on 54th. Those

17 happened to be generally referred to as a French

18 balcony. They are providing texture to the facade

19 and breaking up the scale, and this is one of those

20 strategies. The railings project nine inches

21 maximum into the street front, and two of them occur

22 nine inches into Kennedy and two on 54th. The

23 building has a glass parapet and it's approximately

24 seven feet, four inches in height. If I may show

25 this next screen, this is a rendering of the roof,

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1 and you can see the landscaped planter boxes that
 2 are positioned to screen the seating area from the
 3 main roof. The roof also has solar panel collectors
 4 as part of our green strategy where they reduce the
 5 energy consumption that the building incurs. Let me
 6 go to the next drawings. Bear with me. Can you see
 7 the drawing?
 8 CHAIRWOMAN LUGO: No, not yet.
 9 MR. VALELLA: How about now?
 10 MR. POSADA: Unfortunately, no.
 11 MR. VALELLA: We will provide the
 12 drawings that I am trying to get. Those are the
 13 drawings, the bulk of drawings basically.
 14 MR. POSADO: Great. Why don't you
 15 discuss those drawings that everyone could see as
 16 part of the application.
 17 MR. VALELLA: The only item left to
 18 mention -- we already discussed the handrails from
 19 the French balconies that are encroaching. The
 20 other item is street trees. We are proposing
 21 Japanese type of street tree which is a tree that
 22 you find acceptable. We have two of those on
 23 Kennedy boulevard. We have approximately 40 some
 24 odd feet of front. We will agree to cast iron tree
 25 grates, five foot by five foot, again, ADA

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1 compliant, and in accordance with your bylaws. I
 2 think you have that item on your -- I don't know --
 3 I don't know why you can't see my -- I apologize for
 4 that. Anything else?
 5 MR. POSADA: That's it, Orestes.
 6 Thank you.
 7 CHAIRWOMAN LUGO: Commissioners, does
 8 anyone have any questions?
 9 COMMISSIONER JETER: No.
 10 CHAIRWOMAN LUGO: Commissioner
 11 Malavasi, anything in regards to this?
 12 COMMISSIONER MALAVASI: No, the only
 13 question I had potentially were with regard the
 14 proposed tree grates. But aside from that, I don't
 15 have a problem.
 16 CHAIRWOMAN LUGO: Okay. Is anyone
 17 from the public that is there anyone from the public
 18 that has any questions?
 19 MR. GITTO: Madam Chair, if I could
 20 just have one thing. So for the street trees. I
 21 know you said they're on the architectural plans.
 22 Would it be possible to get all of the details on
 23 the site plans as well as far as the species, size
 24 and all of that. I know we showed them on the
 25 architectural plans.

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1 MR. JENNE: No problem.
 2 MR. GITTO: Okay. That's it.
 3 CHAIRWOMAN LUGO: Okay. Do you have
 4 another witness?
 5 MR. POSADO: Yes. I would like to
 6 call my traffic engineer, Lee Klein.
 7 (The witness is sworn.)
 8 MS. BOGDANSKI: And if you could
 9 state your name for the record, spelling your first
 10 and last name and give the name of your firm.
 11 MR. KLEIN: Certainly. My name is
 12 Lee, L-E-E, middle initial D as in David, Klein
 13 K-L-E-I-N. I'm a principal of Klein Traffic
 14 Consulting, 156 Walker Road, West Orange, New
 15 Jersey. I'm a professional engineer in the state of
 16 New Jersey. My license is current, and I'm also a
 17 nationally certified traffic operations engineer,
 18 and I've been before this Board on several occasions
 19 as well as I was also the consultant to the Board
 20 for traffic engineering issues.
 21 MR. POSADO: Okay. Would this Board
 22 also accept him as a qualified expert in traffic
 23 engineering?
 24 CHAIRWOMAN LUGO: Yes.
 25 COMMISSIONER CHOFFO: No. Lee, how

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1 are you?
 2 MR. KLEIN: Good.
 3 MR. POSADO: All right. Did you
 4 prepare of traffic study for this proposed site?
 5 MR. KLEIN: Yes, I did.
 6 MR. POSADO: Great. Can you please
 7 discuss those findings for us particularly as they
 8 relate to JFK Boulevard?
 9 MR. KLEIN: Certainly. I prepared a
 10 traffic engineering evaluation report dated
 11 February 10, 2021. We did a traffic count on
 12 Wednesday, December 5th, 2018, prior to COVID.
 13 There was a different iteration of this project, so
 14 we did our counts quite a while ago. But rather
 15 than recount them, we used those counts because they
 16 were preCOVID.
 17 We found peak hours analyzed the peak
 18 hours application being 7:45 to 8:45, and the p.m.
 19 being four to five p.m. We looked at available mass
 20 transit and so forth along Kennedy Boulevard in this
 21 area. There is service to Journal Square, Port
 22 Authority bus terminal, Bayonne, all parts of the
 23 Bayonne as well as -- I'm sorry. Then we've got --
 24 we analyzed the future conditions where we included
 25 from the Beaumont project, 220 units that are on

Page 22

1 West 54 Street, and then we analyzed the trip
 2 generation of the 42 units here. Midrise, 42 units
 3 is expected to generate about 15 trips in the
 4 morning and about 18 vehicle trips in the evening.
 5 We analyzed the intersection of 54th and Kennedy for
 6 the level service, and there was really no traffic
 7 impact based on those low numbers of trips.
 8 We also look at the parking analysis.
 9 We're proposing 44 parking spaces for 42 units, 1.05
 10 parking spaces per unit, and 0.92 parking spaces per
 11 bedroom. We looked at the Institute of
 12 Transportation Engineers for the parking generation
 13 that has data that supports a much lower parking
 14 generation of 0.48 parking spaces per bedroom. So
 15 we're confident that the parking that we're
 16 proposing, 44 parking space for 42 units, would be
 17 adequate to serve this site. That's the conclusions
 18 of our traffic study.
 19 MR. POSADO: Excellent. I have no
 20 further questions for this witness.
 21 COMMISSIONER MALAVASI: I have a
 22 question on the parking. You stated the ITE
 23 standards, what was about room size, do comply with
 24 that?
 25 MR. KLEIN: No, we did not. Yeah

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1 looked our site -- we actually meet the high-rise
 2 requirements which are 44 parking spaces.
 3 Technically it's not a high-rise but it's in that
 4 type of an area where you would expect high-rises in
 5 a more dense urban area so again between the parking
 6 data we found the ITE for mid rise by bedroom, we're
 7 more -- we have more than adequate parking for the
 8 42 units.
 9 COMMISSIONER MALAVASI: Was that
 10 acceptable to Bayonne?
 11 MR. KLEIN: It was a acceptable to
 12 Bayonne as well.
 13 MR. POSADO: Mr. Klein, that was
 14 fully compliant with the redevelopment plan pursuant
 15 to the subject property, correct?
 16 MR. KLEIN: I believe so, yes.
 17 COMMISSIONER MALAVASI: It was
 18 compliant for Bayonne, correct?
 19 MR. KLEIN: Yes, correct.
 20 COMMISSIONER MALAVASI: All right.
 21 Thank you.
 22 CHAIRWOMAN LUGO: Any other
 23 Commissioners? Any questions from the public?
 24 Mr. Posada, does that now conclude your
 25 witnesses?

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1 MR. POSADO: I have one more witness,
 2 I would like to bring up my planner, John McDonough.
 3 (The witness is sworn.)
 4 MS. BOGDANSKI: If you could state
 5 your name for the record spelling your first and
 6 last name and give the name of your firm.
 7 MR. MCDONOUGH: Hello everyone. My
 8 name is John McDonough. I'm a project planner,
 9 licensed planner here in the state of New Jersey,
 10 and my firm of the same name.
 11 MR. POSADO: John, can you please
 12 state your qualifications, whether or not you're
 13 license is in good standing, and just let us know if
 14 you've been qualified before in the past as a
 15 professional planner?
 16 MR. MCDONOUGH: Sure thing. My
 17 license is in professional planning, it's current
 18 and in good standing. I'm also a member of the
 19 American Certified Planners. It's our national
 20 certification. I do this every night in front of
 21 boards throughout the state, particularly in front
 22 of Hudson County, Bayonne, Jersey City, we're over
 23 in North Bergen tonight.
 24 MR. POSADO: Great. Thank you so
 25 much. Does this Board accept him as a professional

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1 expert in planning?
 2 CHAIRWOMAN LUGO: We do.
 3 MR. POSADO: Great. John, can you
 4 please discuss this proposed project and can you
 5 please simply discuss if it's consistent with the
 6 County Master Plan?
 7 MR. MCDONOUGH: Sure thing. This
 8 project is one hundred percent conforming for the
 9 redevelopment plan, and it's substantially
 10 consistent with the Hudson County Master Plan
 11 Reexamination Report. Again, the 2017 report
 12 preferred these compact mixed use development
 13 patterns, exactly what this is; a walkable transit-
 14 friendly area.
 15 This is going to be a project that will
 16 add quality to the JFK Boulevard streetscape, and in
 17 that regard, it is substantially consistent with the
 18 reexamination report for compact mixed-use
 19 development in transit-friendly areas. So again,
 20 consistency with the redevelopment plan, which is
 21 substantially consistent with the reexamination
 22 report as well, no conflict from a planning
 23 standpoint.
 24 MR. POSADO: Thank you. No further
 25 questions for this witness.

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1 CHAIRWOMAN LUGO: Commissioners, any
 2 questions? Any questions from the public? Okay.
 3 MR. POSADO: I have no further
 4 witnesses for tonight. I think four was enough.
 5 CHAIRWOMAN LUGO: Thank you. It was
 6 very thorough. I appreciate it.
 7 MR. POSADO: Sure. Thank you.
 8 CHAIRWOMAN LUGO: Commissioners, if
 9 there are no questions or comments, do I have a
 10 motion?
 11 COMMISSIONER JETER: Motion.
 12 COMMISSIONER CHOFFO: I'll second it.
 13 MS. GIARRATANA: On a motion made by
 14 Commissioner Jeter and seconded by Commissioner
 15 Choffo.
 16 Commissioner Aponte-Lipski.
 17 COMMISSIONER APONTE-LIPSKI: Aye.
 18 MS. GIARRATANA: Commissioner Choffo.
 19 COMMISSIONER CHOFFO: I vote aye.
 20 MS. GIARRATANA: Commissioner Jeter.
 21 COMMISSIONER JETER: Aye.
 22 MS. GIARRATANA: Commissioner Kenny.
 23 COMMISSIONER KENNY: Aye.
 24 MS. GIARRATANA: Commissioner
 25 Malavasi.

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1 COMMISSIONER MALAVASI: Aye.
 2 MS. GIARRATANA: And Chairwoman Lugo.
 3 CHAIRWOMAN LUGO: Aye.
 4 MS. GIARRATANA: The motion has
 5 passed.
 6 MR. POSADO: Thank you much every
 7 one. Have a good evening.
 8 MR. MCDONOUGH: Happy Thanksgiving
 9 everyone.
 10 MS. GIARRATANA: The next application
 11 on the agenda is 2021-047-SP; Apex Real Estate, LLC;
 12 4401 Bergen Turnpike Block 102, Lot 60.01; in north
 13 Bergen. A site plan application to add a two floor
 14 addition to an existing deli, adding 3 one family
 15 apartments and converting the deli to a laundromat.
 16 Similar to the first application, there
 17 was a scheduling conflict with North Bergen Planning
 18 Board meeting occurring exactly at the same time as
 19 ours, and the applicant requested an adjournment.
 20 We requested written correspondence confirming with
 21 the Planning Board for their approval.
 22 COMMISSIONER CHOFFO: I make a motion
 23 to adjourn this.
 24 MR. MCNAMARA: This is Patrick
 25 McNamara, on behalf of the applicant. I ask the

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1 adjournment be made without requiring further notice
 2 by my client, if there is any such requirement.
 3 MS. GIARRATANA: Not for our Planning
 4 Board, no. Yes, we just need correspondence like we
 5 mentioned from the municipal planning board
 6 secretary or attorney.
 7 MR. MCNAMARA: All right. I will
 8 track that down and give you to shortly.
 9 MS. GIARRATANA: Okay. Thank you.
 10 For the adjournment, on a motion made by
 11 Commissioner Choffo, and seconded by Commissioner
 12 Kenny.
 13 Commissioner Aponte-Lipski.
 14 COMMISSIONER APONTE-LIPSKI: Aye.
 15 MS. GIARRATANA: Commissioner Choffo.
 16 COMMISSIONER CHOFFO: I vote aye.
 17 MS. GIARRATANA: Commissioner Jeter.
 18 COMMISSIONER JETER: Aye.
 19 MS. GIARRATANA: Commissioner Kenny.
 20 COMMISSIONER KENNY: Aye.
 21 MS. GIARRATANA: Commissioner
 22 Malavasi.
 23 COMMISSIONER MALAVASI: Aye.
 24 MS. GIARRATANA: And Chairwoman Lugo.
 25 CHAIRWOMAN LUGO: Aye.

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1 MR. MCNAMARA: Thank you very much.
 2 Have a wonderful Thanksgiving.
 3 MS. GIARRATANA: You too. The motion
 4 has passed. And I would just like go back to Item
 5 A, which would be Adoption of Changes to the Land
 6 Development Regulations, the Penhorn Creek
 7 Contribution Fund. We discussed this when we
 8 introduced it at the last meeting.
 9 This is a contribution fund that was set
 10 up several years ago to -- in order to collect
 11 contributions from developments that would have a
 12 negative impact on the Penhorn Creek, which tends to
 13 flood. And we wanted to have the ability to fund it
 14 with contributions to rehab that, and therefore,
 15 we're asking for you know, to better put it together
 16 to really codify the work we've been doing for over
 17 a decade to rehab the flooding issues that we have.
 18 CHAIRWOMAN LUGO: I make a motion.
 19 COMMISSIONER JETER: Second it.
 20 MS. GIARRATANA: On a motion made by
 21 Chairwoman Lugo and seconded by Commissioner Jeter.
 22 Commissioner Aponte-Lipski.
 23 COMMISSIONER APONTE-LIPSKI: Aye.
 24 MS. GIARRATANA: Commissioner Choffo.
 25 COMMISSIONER CHOFFO: I vote aye.

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1 MS. GIARRATANA: Commissioner Jeter.
2 COMMISSIONER JETER: Aye.
3 MS. GIARRATANA: Commissioner Kenny.
4 COMMISSIONER KENNY: Aye.
5 MS. GIARRATANA: Commissioner
6 Malavasi.
7 COMMISSIONER MALAVASI: Aye.
8 MS. GIARRATANA: And Chairwoman Lugo.
9 CHAIRWOMAN LUGO: Aye.
10 MS. GIARRATANA: Thank you so much
11 the motion has passed. Going back to Item C Items
12 to be Exempt. Bear with me. There are quite a few.
13 Application 2021-048-SP B9, the applicant,
14 Lincoln Highway Owner, LLC; at 100-140 Lincoln
15 Highway; Block 294, Lot 19; in Kearny. It's a site
16 plan application not along a County road.
17 Application 2021-049-SP; Woodmont
18 Properties: West 52nd Street; Block 37, Lot 1; in
19 Bayonne. It's a site plan application not along a
20 County road.
21 Application 2021-052-SP; the applicant,
22 165 Ocean Avenue RE Associates, LLC; at 165 Ocean
23 Avenue; Block 29305, Lots 18, 19; in Jersey City.
24 It's a site plan application not along a County
25 road.

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1 Application 2021-055-SD; John & Maryan,
2 LLC; at 273-279 Columbia Avenue; Block 603, Lots 39,
3 40; in Jersey City. It's a subdivision application
4 not along a County road.
5 Application, 2021-056-SD; Scitech Scity
6 LLC; at 115 Jersey City Boulevard, 65 Phillip
7 Street, 101 Phillip Street and Oliver Street. It's
8 Block 21504, Lots 4.01, 5; in Jersey City. It's a
9 subdivision application not along a County road.
10 Application, 2021-057-SD; Scitech Scity
11 LLC; it's the same application, at 115 Jersey City
12 Boulevard, 65 Phillip Street, 101 Phillip Street and
13 Oliver Street. It's Block 21504, Lots 4.01, 5; in
14 Jersey City. It's a site application not along a
15 County road. do we have a motion? Motion I'll
16 second it.
17 On a motion made by Commissioner Jeter and
18 seconded by Commissioner Choffo.
19 Commissioner Aponte-Lipski.
20 COMMISSIONER APONTE-LIPSKI: Aye.
21 MS. GIARRATANA: Commissioner Choffo.
22 COMMISSIONER CHOFFO: Aye.
23 MS. GIARRATANA: Commissioner Jeter.
24 COMMISSIONER JETER: Aye.
25 MS. GIARRATANA: Commissioner Kenny.


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1 COMMISSIONER KENNY: Aye.
2 MS. GIARRATANA: Commissioner
3 Malavasi.
4 COMMISSIONER MALAVASI: Aye.
5 MS. GIARRATANA: And Chairwoman Lugo.
6 CHAIRWOMAN LUGO: Aye.
7 MS. GIARRATANA: The motion has
8 passed. The next item on the agenda is old
9 business. There is none. For new business, we have
10 the introduction of the Hackensack Riverfront
11 Walkway Plan. That was sent e-mail to you this
12 evening. It is a draft of a report that we put
13 together in-house that we were working on for a
14 while. The Division of Planning was putting in
15 staff hours out in the field looking to see the
16 opportunities along the Hackensack walkway -- we
17 have a much larger Hudson River walkway.
18 You know, we have Bayonne, Jersey City and
19 Secaucus as part of it. We've gotten some feedback
20 from them. We're just looking to put out for public
21 comment, a map also to see if there is any public
22 feedback. We would like to adopt it as an addendum
23 to the master plan, and you know, to get them to
24 utilize it for future development. Our Board
25 doesn't necessarily have jurisdiction over it but a

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1 guidance for future developers, as well as showing
2 the developers and other stakeholders and different
3 municipalities what is there now and what could be
4 there and their opportunity.
5 We have a tight time frame in our November
6 and December meetings, so we'll be putting it out
7 for public comment, making sure that we have 30 days
8 so we have the proper public hearing at the January
9 meeting, and so there will be a lot of time for you
10 to review it.
11 COMMISSIONER CHOFFO: I have a
12 question. Who put this together? It's really,
13 really nice.
14 MS. GIARRATANA: Right? My staff.
15 COMMISSIONER CHOFFO: It's beautiful.
16 MS. GIARRATANA: Yes, yes. They did
17 a great job. I want to put it out there for the
18 public.
19 COMMISSIONER CHOFFO: Thank you.
20 MS. GIARRATANA: All right. Well,
21 that's it for me. Our next meeting date is Tuesday
22 December 21st at 5:30. I hope everyone has a great
23 Thanksgiving.
24 CHAIRWOMAN LUGO: May I have a motion
25 to adjourn?

1 COMMISSIONER JETER: Motion.
 2 CHAIRWOMAN LUGO: All right. Bye,
 3 guys.
 4 COMMISSIONER CHOFFO: Happy
 5 Thanksgiving everyone.
 6 (Whereupon the proceeding is then
 7 concluded at 6:26 p.m.)
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1 CERTIFICATION
 2
 3 I, SHARI CATHEY, CCR, RPR, License No.
 4 30XI00234700, and Notary Public of the State of New
 5 Jersey, hereby certify that the proceedings herein
 6 are from the notes taken by me of a Regular Meeting
 7 of the Hudson County Planning Board, held on Monday,
 8 November 22, 2021; and that this is a correct
 9 transcript of the same.
 10
 11
 12 
 13 SHARI CATHEY, CCR, RPR
 14 A NOTARY PUBLIC of the
 15 State of New Jersey
 16 I.D. No. 2283786
 17 Commission Expires 2/4/22
 18
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