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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, February 15, 2022
5:30 p.m.

V I A Z O O M:

SAMANTHA LUGO, Chairwoman
RUSHABH MEHTA, Commissioner
YRAIDA APONTE-LIPSKI, Commissioner
FRANCES KENNY, Commissioner
FLOYD JETER, Commissioner
THOMAS MALAVASI, PE, Commissioner
KENNEDY NG, 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 everybody. I would like to call the February 15th,
 3 2022 Hudson County Planning Board meeting to order.
 4 Has the meeting properly been advertised?
 5 MS. BOGDANSKI: Yes. The meeting was
 6 properly noticed to the Jersey Journal and the Star
 7 Ledger. And it was also noticed by posting on the
 8 County Clerk's Bulletin Board and the Bulletin Board
 9 for the County Commissioners, and the notice
 10 specified that this would be a virtual meeting in
 11 accordance with the Public -- excuse me, the Open
 12 Public Meetings Act.
 13 CHAIRWOMAN LUGO: Thank you. Can we
 14 have a roll call, please.
 15 MS. GIARRATANA: Yes, Chairwoman.
 16 Commissioner Allen. Absent. Commissioner
 17 Aponte-Lipski.
 18 COMMISSIONER APONTE-LIPSKI: Here.
 19 MS. GIARRATANA: Commissioner Choffo.
 20 COMMISSIONER CHOFFO: Present.
 21 MS. GIARRATANA: Commissioner
 22 Glembocki. Absent. Commissioner Jeter.
 23 COMMISSIONER JETER: Present.
 24 MS. GIARRATANA: Commissioner Kenny.
 25 COMMISSIONER KENNY: Present.

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1 MS. GIARRATANA: Commissioner
 2 Malavasi.
 3 COMMISSIONER MALAVASI: Here.
 4 MS. GIARRATANA: Commissioner Mehta.
 5 COMMISSIONER MEHTA: Here.
 6 MS. GIARRATANA: Commissioner Ng,
 7 absent. Commissioner Walker, absent. Chairwoman
 8 Lugo.
 9 CHAIRWOMAN LUGO: Here.
 10 MS. GIARRATANA: Chairwoman, we have
 11 a quorum.
 12 CHAIRWOMAN LUGO: Thank you. Can we
 13 stand for the Pledge of Allegiance, please.
 14 (Flag salute.)
 15 CHAIRWOMAN LUGO: Commissioners, has
 16 everyone had the opportunity to read the minutes
 17 from our last meeting, and if so, can I get a motion
 18 to approve?
 19 COMMISSIONER CHOFFO: I'll make a
 20 motion.
 21 MS. GIARRATANA: On a motion made by
 22 Commissioner Choffo, and seconded by Commissioner
 23 Kenny.
 24 Commissioner Aponte-Lipski.
 25 COMMISSIONER APONTE-LIPSKI: Aye.

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1 MS. GIARRATANA: Commissioner Choffo.
 2 COMMISSIONER CHOFFO: I vote aye.
 3 MS. GIARRATANA: Commissioner Jeter.
 4 Commissioner Jeter. Commissioner Kenny.
 5 COMMISSIONER KENNY: Aye.
 6 MS. GIARRATANA: Commissioner
 7 Malavasi.
 8 COMMISSIONER MALAVASI: Aye.
 9 MS. GIARRATANA: Commissioner Mehta.
 10 COMMISSIONER MEHTA: Aye.
 11 MS. GIARRATANA: Commissioner Ng,
 12 absent. Chairwoman Lugo.
 13 CHAIRWOMAN LUGO: Aye.
 14 MS. GIARRATANA: The next item on the
 15 agenda are matters scheduled for public hearing, and
 16 the first item is Item A, is selection of officers.
 17 I will turn our meeting over to our counsel,
 18 Jennifer Bogdanski. She will go through the
 19 nomination and selection process.
 20 MS. BOGDANSKI: Okay. First officer
 21 up for the position of Chairperson. Do we have any
 22 nominations?
 23 COMMISSIONER CHOFFO: I would like to
 24 nominate Commissioner Lugo as Chairwoman.
 25 COMMISSIONER MEHTA: Second.

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1 MS. GIARRATANA: Okay. Do we have
 2 anymore nominations? Can we have a motion to close
 3 nominations, please? All in favor?
 4 (The Board votes unanimously in favor
 5 of the motion.)
 6 MS. BOGDANSKI: Any opposed? Let's
 7 now take a vote on Commissioner Lugo as Chairperson.
 8 All in favor, please?
 9 (The Board votes unanimously in favor
 10 of the motion.)
 11 MS. BOGDANSKI: Are there any
 12 opposed? Congratulations.
 13 CHAIRWOMAN LUGO: Thank you. Thank
 14 you, you guys.
 15 COMMISSIONER KENNY: Congratulations.
 16 MS. BOGDANSKI: Okay. So next up we
 17 need someone for Vice Chairman. Do we have any
 18 nominations?
 19 COMMISSIONER CHOFFO: I would like to
 20 make a motion for Rushabh Mehta as Vice Chair.
 21 MS. BOGDANSKI: Do we have a second?
 22 COMMISSIONER KENNY: Second.
 23 MS. BOGDANSKI: Any other
 24 nominations?
 25 COMMISSIONER CHOFFO: I make a motion

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1 to close nominations.
 2 MS. BOGDANSKI: Can we have a second
 3 on Mr. Choffo?
 4 CHAIRWOMAN LUGO: Second.
 5 MS. BOGDANSKI: Okay. So on the
 6 motion to close nominations, all in favor, please.
 7 (The Board votes unanimously in favor
 8 of the motion.)
 9 MS. BOGDANSKI: Any opposed? Okay.
 10 So let's take a vote on Commissioner Mehta as vice
 11 chair. All in favor?
 12 (The Board votes unanimously in favor
 13 of the motion.)
 14 MS. BOGDANSKI: Anyone opposed?
 15 Okay. Congratulations.
 16 COMMISSIONER MEHTA: Thank you very
 17 much everybody for the vote.
 18 MS. BOGDANSKI: And the last of the
 19 group is Chairperson Pro Tempore.
 20 COMMISSIONER CHOFFO: I would like to
 21 nominate Floyd Jeter.
 22 COMMISSIONER MEHTA: Second.
 23 MS. BOGDANSKI: Any other
 24 nominations?
 25 COMMISSIONER KENNY: Motion to close.

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1 CHAIRWOMAN LUGO: Second.
 2 MS. BOGDANSKI: On the motion to
 3 close nominations all in favor?
 4 (The Board votes unanimously in favor
 5 of the motion.)
 6 MS. BOGDANSKI: Any opposed? And the
 7 vote Commissioner Jeter as Chair Pro Tempore, all in
 8 favor?
 9 (The Board votes unanimously in favor
 10 of the motion.)
 11 MS. BOGDANSKI: Any against? Okay.
 12 Commissioner Jeter, you are Chairperson Pro Tempore.
 13 So that leaves the committee positions which are
 14 appointed by the Planning Board and Francesca.
 15 MS. GIARRATANA: Thank you, Jennifer.
 16 The next item is that of committee members, and we
 17 have two committees that are active. One is our
 18 County professionals.
 19 COMMISSIONER CHOFFO: What's that
 20 for?
 21 MS. GIARRATANA: It's the selection
 22 of the professionals.
 23 COMMISSIONER KENNY: I would
 24 volunteer too.
 25 MS. GIARRATANA: Commissioner Kenny,

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1 Malavasi and Choffo. The other committee is our
 2 Site Plan and Subdivision Review Committee, for that
 3 meeting. Commissioner Malavasi. Do I have another?
 4 CHAIRWOMAN LUGO: I can volunteer for
 5 that. It's really hard to hear you guys. I don't
 6 know if anyone else does?
 7 COMMISSIONER KENNY: I'm having a
 8 hard time as well.
 9 COMMISSIONER CHOFFO: Yes.
 10 MS. GIARRATANA: The background noise
 11 or my volume?
 12 CHAIRWOMAN LUGO: Commissioner Jeter
 13 wrote in his chat that he can't really hear.
 14 MS. GIARRATANA: Does this sound
 15 better? When one of us is not talking --
 16 CHAIRWOMAN LUGO: That's better.
 17 MS. GIARRATANA: Does that sound
 18 better?
 19 COMMISSIONER CHOFFO: Much better.
 20 CHAIRWOMAN LUGO: Yes.
 21 MS. GIARRATANA: Great. Okay. Thank
 22 you for the Site Plan and Subdivision Committee
 23 vote. The next item on the agenda is the adoption
 24 of 2022 Hudson County Planning Board Bylaws. It's
 25 really a formality because we have made changes to

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1 the bylaws over the course of the year. But
 2 annually we adopt them as a whole. Do I have a
 3 motion?
 4 On a motion made by Chairwoman Lugo and
 5 second by Commissioner Jeter.
 6 Commissioner Aponte-Lipski.
 7 COMMISSIONER APONTE-LIPSKI: Aye.
 8 MS. GIARRATANA: Commissioner Choffo.
 9 COMMISSIONER CHOFFO: I vote aye.
 10 MS. GIARRATANA: Commissioner Jeter.
 11 COMMISSIONER JETER: Aye.
 12 MS. GIARRATANA: Commissioner Kenny.
 13 COMMISSIONER KENNY: Aye.
 14 MS. GIARRATANA: Commissioner
 15 Malavasi.
 16 COMMISSIONER MALAVASI: Aye.
 17 MS. GIARRATANA: Commissioner Mehta.
 18 COMMISSIONER MEHTA: Aye.
 19 MS. GIARRATANA: And Chairwoman Lugo.
 20 CHAIRWOMAN LUGO: Aye.
 21 MS. GIARRATANA: The motion has
 22 passed, and the bylaws have been adopted. The next
 23 item on the agenda is the adoption of the Hackensack
 24 River Greenway Plan. We held a public meeting in
 25 January, which had been noticed for the proper

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1 amount of time, 20 days, and there was a public
 2 hearing and we were able to have it. It was open to
 3 members of the public for questions and received a
 4 lot of positive feedback for the plan. The staff
 5 answered comments about the plan. And it's on the
 6 agenda for approval.
 7 Was there any questions or comments about
 8 the plan? If not, do I have a motion?
 9 COMMISSIONER CHOFFO: I'll make a
 10 motion.
 11 COMMISSIONER JETER: I'll second.
 12 MS. GIARRATANA: Thank you. On a
 13 motion made by Commissioner Choffo, and seconded by
 14 Commissioner Jeter.
 15 Commissioner Aponte-Lipski.
 16 COMMISSIONER APONTE-LIPSKI: Aye.
 17 MS. GIARRATANA: Commissioner Choffo.
 18 COMMISSIONER CHOFFO: Aye.
 19 MS. GIARRATANA: Commissioner Jeter.
 20 COMMISSIONER JETER: Aye.
 21 MS. GIARRATANA: Commissioner Kenny.
 22 COMMISSIONER KENNY: Aye.
 23 MS. GIARRATANA: Commissioner
 24 Malavasi.
 25 COMMISSIONER MALAVASI: Aye.

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1 MS. GIARRATANA: Commissioner Mehta.
 2 COMMISSIONER MEHTA: Aye.
 3 MS. GIARRATANA: Commissioner Ng.
 4 I'm sorry, not present. And Chairwoman Lugo.
 5 CHAIRWOMAN LUGO: Aye.
 6 MS. GIARRATANA: Thank you so much.
 7 The motion has passed. The next item on agenda are
 8 the adoption of changes to the Hudson County Land
 9 Development Regulations. There was language about
 10 electric vehicles and stormwater management. This
 11 was introduced a few months ago now, as the staff
 12 worked on it. There's been no comments or questions
 13 on it. Are there any questions at this time? If
 14 not, do I have a motion?
 15 CHAIRWOMAN LUGO: Motion.
 16 COMMISSIONER CHOFFO: Second.
 17 MS. GIARRATANA: On a motion made
 18 Chairwoman Lugo, and seconded by Commissioner
 19 Choffo.
 20 Commissioner Aponte-Lipski.
 21 COMMISSIONER APONTE-LIPSKI: Aye.
 22 MS. GIARRATANA: Commissioner Choffo.
 23 COMMISSIONER CHOFFO: Aye.
 24 MS. GIARRATANA: Commissioner Jeter.
 25 COMMISSIONER JETER: Aye. I'm having

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1 difficulty hearing you still. I'm sorry.
 2 MS. GIARRATANA: Commissioner Kenny.
 3 COMMISSIONER KENNY: Aye.
 4 MS. GIARRATANA: Commissioner
 5 Malavasi.
 6 COMMISSIONER MALAVASI: Aye.
 7 MS. GIARRATANA: Commissioner Mehta.
 8 COMMISSIONER MEHTA: Aye.
 9 MS. GIARRATANA: And Chairwoman Lugo.
 10 CHAIRWOMAN LUGO: Aye.
 11 MS. GIARRATANA: The motion has
 12 passed. The next item on the agenda is
 13 memorializations of resolutions considered at the
 14 previous meeting, the December meeting. First
 15 application is 2021-032-SP; Singh Realty, LLC; at
 16 3294 Kennedy Boulevard; Block 4301, Lot 45 in Jersey
 17 City. On a motion made by Commissioner Mehta and
 18 seconded by Commissioner Lugo.
 19 Commissioner Aponte-Lipski.
 20 COMMISSIONER APONTE-LIPSKI: Aye.
 21 MS. GIARRATANA: Commissioner Jeter.
 22 COMMISSIONER JETER: 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: Commissioner Mehta.
 4 COMMISSIONER MEHTA: Aye.
 5 MS. GIARRATANA: And Chairwoman Lugo.
 6 CHAIRWOMAN LUGO: Aye.
 7 COMMISSIONER CHOFFO: I think you
 8 forgot me. That's okay.
 9 MS. GIARRATANA: Oh, no, Dan. I
 10 don't believe you were at the December meeting.
 11 COMMISSIONER CHOFFO: Oh, I'm sorry.
 12 MS. GIARRATANA: The next item on the
 13 agenda is 2021-047-SP; Apex Real Estate, LLC; at
 14 4401 Bergen Turnpike; Block 102, Lot 60.01; in North
 15 Bergen. Do I have a motion?
 16 On a motion made by Chairwoman Lugo, and
 17 seconded by Commissioner Jeter.
 18 Commissioner Aponte-Lipski.
 19 COMMISSIONER APONTE-LIPSKI: 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: Commissioner Mehta.
 3 COMMISSIONER MEHTA: Abstain.
 4 MS. GIARRATANA: Thank you. And
 5 Chairwoman Lugo.
 6 CHAIRWOMAN LUGO: Aye.
 7 MS. GIARRATANA: The motion has
 8 passed. The next application is 2021-043-SP; Walfam
 9 Properties Association; at 2650 Secaucus Road; Block
 10 449, Lot 3.03; in North Bergen. Do I have a motion?
 11 On a motion made by Commissioner Mehta,
 12 and seconded by Commissioner Aponte-Lipski.
 13 Commissioner Aponte-Lipski.
 14 COMMISSIONER APONTE-LIPSKI: Aye.
 15 MS. GIARRATANA: Commissioner Jeter.
 16 COMMISSIONER JETER: Aye.
 17 MS. GIARRATANA: Commissioner Kenny.
 18 COMMISSIONER KENNY: Aye.
 19 MS. GIARRATANA: Commissioner
 20 Malavasi.
 21 COMMISSIONER MALAVASI: Aye.
 22 MS. GIARRATANA: Commissioner Mehta.
 23 COMMISSIONER MEHTA: Aye.
 24 MS. GIARRATANA: And Chairwoman Lugo.
 25 CHAIRWOMAN LUGO: Aye.

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1 MS. GIARRATANA: The motion has
 2 passed. The next item on the agenda is Item G, site
 3 Plans, Subdivisions and other Matters Scheduled for
 4 Public Hearing. The first application is
 5 2021-051-SP; the applicant Kennedy Hudson Corp., at
 6 8501 Kennedy Boulevard; Block 361, Lot 44.02; in
 7 North Bergen. It's a site plan application to
 8 construct a 4-story mixed use building with 20
 9 residential units and 31 parking spaces.
 10 MS. TUBITO: Hello?
 11 CHAIRWOMAN LUGO: Yes.
 12 MS. TUBITO: Hi. This is Rose
 13 Tubito, the attorney on behalf of Hudson Kennedy
 14 Corp., 8501 Kennedy Boulevard, North Bergen, and I
 15 have my professionals here tonight to present the
 16 application, and I would like to start with
 17 Demetrios Kaltsis.
 18 COMMISSIONER MEHTA: Chairwoman.
 19 CHAIRWOMAN LUGO: Yes.
 20 COMMISSIONER MEHTA: Yes. I heard
 21 this application at the North Bergen Planning Board,
 22 so I have to recuse myself.
 23 CHAIRWOMAN LUGO: Okay. Thank you.
 24 Can we note that Commissioner Rushabh is recusing
 25 himself?

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1 MS. TUBITO: Did we introduce
 2 Demetrios yet?
 3 MR. KALTSIS: No, not yet. I'm here.
 4 MS. BOGDANSKI: I was looking to
 5 swear you in. I couldn't find you.
 6 (The witness is sworn.)
 7 MS. BOGDANSKI: And if you can state
 8 your name for the record, spelling your first and
 9 last name, and also giving the name of your firm.
 10 MR. KALTSIS: Sure. It's Demetrios
 11 Kaltsis, Kaltsis Architects. It's
 12 D-E-M-E-T-R-I-O-S; last name is spelled
 13 K-A-L-T-S-I-S. My business address is 8005 Kennedy
 14 Boulevard in North Bergen.
 15 MS. BOGDANSKI: And if you could go
 16 over your qualifications for the Board in
 17 qualifying?
 18 MR. KALTSIS: Sure. I've been a
 19 registered architect for over the last 15 years.
 20 I've appeared before a number of townships
 21 throughout Hudson County and throughout the state.
 22 I've also appeared before this Board before, in
 23 fact, at the previous meeting, and my license is
 24 still current.
 25 CHAIRWOMAN LUGO: You're accepted.

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1 Thank you.
 2 MR. KALTSIS: Thank you.
 3 MS. TUBITO: Go ahead, Demetrios.
 4 MR. KALTSIS: So the property in
 5 question here is on the corner of 85th Street and
 6 Kennedy Boulevard. The property is one hundred feet
 7 by 93.6 feet, has a lot area of 1,986 square feet
 8 and is located in a C1A Commercial Zone District.
 9 It's a relatively flat site with approximately three
 10 feet change in elevation sloping down as you go west
 11 down the hill when you go straight. Currently there
 12 is a one-story bank on the property that has been
 13 demolished. That bank took up 1,543 square feet.
 14 Also, that property had ingress and egress
 15 both from Kennedy Boulevard and 85th Street, which
 16 you can see here on the top left corner of Sheet
 17 SP-1. This is the bank site at the corner of the
 18 property, and the parking is an L-shaped
 19 configuration around the existing building. This
 20 property received approvals for a new four-story
 21 mixed use building with ground floor commercial --
 22 I'm sorry, ground floor parking, a 4,000 square feet
 23 professional office space on the second floor on the
 24 front of the building. And then 20 residential
 25 dwelling units on the second, third and fourth floor

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1 of the proposed building.
2 The structure has a height of 45 feet and
3 a footprint of 8,779 square feet. We're proposing a
4 six-foot rear yard setback on the ground floor, and
5 then nine-foot setback, rear yard setback on the
6 residential floors. The other side and front
7 elevation vary from zero feet to three feet, which
8 you can see here on the front and the left side and
9 then a zero-feet setback on the right side.
10 Looking at Sheet A-2 -- I'm sorry, A-1,
11 I'll describe the ground floor. Essentially the
12 ground floor has two, two main entrances. We have a
13 main entrance on the corner. This is solely for the
14 professional office space located on the second
15 floor. We have a two-story high entry which you can
16 see here on the corner, that's a glass enclosed
17 space that you saw on the three dimensional
18 rendering. We also have a separate waiting area on
19 the side, a separate elevator exclusively for the
20 professional office space. On the left side here we
21 have a second entrance which is solely for the
22 residential units. There is a small office adjacent
23 to that. We have a small area for mailboxes and a
24 small package area directly behind that, a separate
25 elevator for the residential units, and then direct

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1 access to the fully enclosed garage on the ground
2 floor.
3 This garage has ingress and egress only at
4 Kennedy Boulevard. We eliminated the access coming
5 from 85th Street so we have a total of nine parking
6 spaces located towards the front which are
7 traditional parking spaces, nine by eight feet --
8 I'm sorry eight and a half by eight feet with one
9 compact space which you can see here. Two parking
10 spaces are handicapped accessible and then along the
11 back we have a lift design elevated parking system
12 for 21 parking spaces, which is basically a two
13 level parking structure that's located in the back.
14 We also have a garbage and recycling room
15 in the center which has a garbage chute that works
16 with the second, third and fourth floors. We also
17 have a side entrance from 85th Street which the
18 garbage and recycling will be brought from this room
19 out to the side to be picked up by the township.
20 That would be done by either a super in the building
21 or another individual hired by the ownership. Also
22 we do have a bike rack adjacent to the stairwell, a
23 second means of egress to the building.
24 And finally, looking at the building, we
25 do have as I said before, ingress and egress solely

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1 from Kennedy Boulevard, we have modifiers to
2 encourage right turn only exiting from the building.
3 We do have a right-only sign as you exit. We also
4 provide a No Left Turn sign that is facing south so
5 northbound traffic, we could discourage that left
6 turn into the building from Kennedy Boulevard. We
7 also have one on the building near the exit and then
8 provided a small curb, concrete curb in the center
9 which will also encourage right turn only.
10 Looking at the next sheet, to describe the
11 other floors in the building, this is the second
12 floor. As we mentioned before, we have a
13 4000-square-foot professional office space towards
14 the front of the building which has access from the
15 two-story high entrance and the second means of
16 egress on the north side of the building. Behind
17 this office we have four dwelling units, and they're
18 divided by the office space with a corridor that
19 connects the north-south stair towers, and then the
20 third and floor plans are identical. Essentially
21 they have four residential dwelling units along the
22 back and four dwellings units on the front, all of
23 which are one-bedroom units, one bathroom and
24 approximately eight or 900 square feet.
25 The elevations of the building, it's a

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1 modern building as you saw from the rendering. We
2 have that two-story high glass enclosure on the
3 entrance of the building for the professional office
4 space. We have white brick or stucco. These areas
5 are in white, on the stair towers on the side. We
6 also have a brick veneer finish along the base, the
7 front and the sides. Looking down at the site plan,
8 I just want to point out a few things that we did.
9 We are proposing to replace the entire sidewalk
10 along Kennedy Boulevard and 85th Street. We are
11 also proposing three shade trees along Kennedy
12 Boulevard and three trees along 85th Street.
13 We are requesting a couple of design
14 waivers, one of which is the aisle width is
15 22.8 feet. That's one design waiver. The second
16 waiver is the single ingress and egress from Kennedy
17 Boulevard. We're requesting a design waiver on
18 that. We did put a note on the plans allowing for
19 the center line delineators on Kennedy Boulevard in
20 the event they were needed. As I mentioned before
21 we did also get the No Left Turn signage and also
22 Right Turn Only signage as you're exiting the
23 building.
24 And finally one other comment was is
25 stormwater design that we have on the property. We

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1 do have a landscaping bed along the back of the
 2 building which we are proposing to disburse the
 3 overflow from that system so that is one of the
 4 other items that we're requesting. That is
 5 essentially all of the items regarding the design to
 6 the building. We do have a traffic expert here if
 7 there are any questions relative to the level of
 8 service and the vehicle trips.

9 Does anybody have any questions about the
 10 design of the building that I could answer?

11 MS. TUBITO: I would just like to let
 12 the Board know that Demetrios did go through the
 13 whole checklist from the board's comments and
 14 feedback. He went by the Board's comments. If
 15 anyone has any questions for Demetrios we can do
 16 that or if there aren't any, I would like to
 17 introduce the traffic expert for his testimony.

18 CHAIRWOMAN LUGO: Commissioners, does
 19 anyone have any questions? Anyone in the public?
 20 Okay. Move on, ma'am.

21 MS. BOGDANSKI: Okay. Great. Thank
 22 you. Let's get you sworn in for your testimony.
 23 (The witness is sworn.)

24 MS. BOGDANSKI: Okay. And if you can
 25 state your name for the record, spelling your first

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1 and last name and giving the name of your firm.

2 MR. PEREGOY: Sure. My name is Craig
 3 Peregoy, C-R-A-I-G; P-E-R-E-G-O-Y, Dynamic Traffic,
 4 business address, 245 main street, Chester, New
 5 Jersey.

6 MS. TUBITO: And if you could state
 7 your qualification for the Board so you could be
 8 accepted as an expert witness.

9 MR. PEREGOY: I have a bachelor's
 10 degree in civil engineering from Virginia Tech. I'm
 11 a licensed professional engineer in New Jersey. I
 12 testify pretty much on a daily basis including here
 13 in Hudson County a number of times in the past.

14 MS. TUBITO: Is your license current?

15 MR. PEREGOY: It is.

16 MS. TUBITO: Okay. Great. I offer
 17 him as a traffic expert.

18 CHAIRWOMAN LUGO: Accepted. Thank
 19 you.

20 MS. TUBITO: Okay. Could you give
 21 the Board a little bit testimony about how our
 22 proposal works from a traffic perspective.

23 MR. PEREGOY: We prepared a traffic
 24 impact study for the project for North Bergen. Back
 25 at the outset, we actually had a larger project. We

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1 had 25 units in the building, and that traffic study
 2 didn't find any issues or any problems. With five
 3 less units, we're talking about a little bit less
 4 traffic. I think really the key here though is we
 5 have a site that was occupied by a bank, and if that
 6 bank theoretically reopened, it would have generated
 7 more traffic and actually generated slightly more
 8 traffic than what we're proposing. If you look at
 9 the ITE, the Institute of Transportation Engineers
 10 trip generation rates, we're actually generating a
 11 reduction of three trips in the morning peak hour
 12 and 20 trips in the evening peak hour.

13 So reducing that traffic impact, we're
 14 getting rid of kind of an unusual driveway
 15 configuration that existed on Kennedy Boulevard
 16 where you had the bank drive-through exit pretty
 17 much right up against the sidewalk and the driveway
 18 here is full movement, right in, right out. So it's
 19 overall I think an improvement from a traffic impact
 20 perspective. We're generating less traffic and
 21 putting in a more conventional driveway design.

22 That's all I have unless anybody wants to
 23 hear anymore details or boring traffic testimony.

24 MS. TUBITO: Can you just speak
 25 little bit to the ingress and egress and how we're

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1 going to have no left turns, right turns only?

2 MR. PEREGOY: Yes. The existing
 3 driveway does allow left turns in and out. There is
 4 no signage or anything like that, so we are going to
 5 propose No Left Turns signs to prevent that from
 6 happening. My original study included left turns in
 7 and out and found that the driveway worked
 8 acceptably, so obviously even better now being we're
 9 restricting the left turns in that location and
 10 eliminating that existing condition where you have a
 11 full movement driveway.

12 MS. TUBITO: Thank you. If there are
 13 any questions of this expert?

14 CHAIRWOMAN LUGO: We're having some
 15 problems hearing the question.

16 COMMISSIONER MALAVASI: My question,
 17 now, you've asked for a waiver. I didn't hear any
 18 testimony as to why that driveway is on the
 19 Boulevard. We're trying to minimize the traffic on
 20 the Boulevard. So can you testify as to that
 21 waiver?

22 MR. PEREGOY: Yeah. The access to
 23 the 85th Street, 85th is a very narrow street. It's
 24 a one-way away from the Boulevard, and it goes
 25 down -- it leads to a residential neighborhood, goes

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1 down a pretty steep hill, so we didn't really think
 2 it was appropriate, particularly with the commercial
 3 use to have traffic utilizing that residential
 4 street, and also you know, parking is at a premium
 5 particularly in that area. Again, it's a
 6 residential area along homes with parking, so by
 7 getting rid of that driveway, we're able to put
 8 pretty much one and a half essentially parking
 9 spaces on the street. We thought that was a better
 10 condition.
 11 If you exited the site on 85th Street, you
 12 want to go back to Kennedy Boulevard, you're going
 13 to quite a journey down the hill, past two streets
 14 to Grand Avenue, turning right and then coming back
 15 up to 88th Street. So it's a little more than a
 16 half a mile trip to get back. So it really doesn't
 17 serve any particular benefit that we saw, and we
 18 thought it was better to kind of keep that,
 19 especially with the commercial use, keep that
 20 traffic off of 85th Street and give those one and a
 21 half parking spaces back to the neighborhood.
 22 MR. TRIDENTE: Madam Chair, I have a
 23 question.
 24 CHAIRWOMAN LUGO: Go ahead.
 25 MR. TRIDENTE: The street is very

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1 narrow, are you saying that the street further down
 2 below is too tight because exiting the building,
 3 there is no parking across the street from the
 4 project so there is a very wide turning radius
 5 that's, you know, provided there?
 6 MR. PEREGOY: Yeah. You know, those
 7 are garage doors for the auto repair place across
 8 the street, but then immediately beyond that,
 9 parking on both sides of the street, and it's a --
 10 it's a fairly tight street with, you know -- it
 11 drops down pretty steeply as most of those street do
 12 in that area.
 13 MR. TRIDENTE: Are you anticipating
 14 any truck traffic exiting out of the building?
 15 MR. PEREGOY: No. No truck traffic.
 16 It's designed for automobile traffic only.
 17 CHAIRWOMAN LUGO: Anyone else any
 18 questions? I'm having a hard time hearing.
 19 MS. GIARRATANA: Greg, do you want to
 20 add?
 21 MR. GITTO: Yes, if the Commissioners
 22 are finished, I would like to add a couple of
 23 things.
 24 CHAIRWOMAN LUGO: Sure. Thank you.
 25 MR. GITTO: So as far as if this is

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1 enacted favorably upon, you would also put a note on
 2 the plans indicating that you would include center
 3 line delineators if left turns into the site became
 4 a problem further down the road?
 5 MS. TUBITO: Yes, we can do that.
 6 The applicant does want to do that, absolutely.
 7 MR. GITTO: And that cost would be
 8 fully borne by the applicant?
 9 MS. TUBITO: Yes.
 10 MR. GITTO: Okay. Everything else in
 11 our review letter was addressed by the applicant. I
 12 just want to add that.
 13 CHAIRWOMAN LUGO: Thank you. Thank
 14 you. Anyone else comments or questions for this
 15 witness? Anyone from the public? Okay. Do you
 16 have another witness, ma'am?
 17 MS. TUBITO: No, that would be all my
 18 witnesses this evening, and I would just like to say
 19 very quickly in closing, you know, we believe the
 20 project is a very good project, and we've addressed
 21 all of the professionals issues. We're willing to
 22 take on many responsibilities, you know, as
 23 designated, and you know, we appreciate your time
 24 and respectfully request an approval for our waivers
 25 and our application in its entirety. Thank you.

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1 CHAIRWOMAN LUGO: If there is no more
 2 questions or comments, do I have a motion?
 3 COMMISSIONER CHOFFO: I'll make a
 4 motion to approve.
 5 MS. TUBITO: Excuse me. Before you
 6 vote, I just want to be clear. Are you going to be
 7 approving both the aisle width and single ingress
 8 egress from JFK waivers as part of this motion?
 9 COMMISSIONER CHOFFO: Yes.
 10 MS. TUBITO: Okay.
 11 COMMISSIONER NG: I'll second the
 12 motion.
 13 MS. GIARRATANA: Chairwoman, I would
 14 like the record reflect that Commissioner Ng did
 15 arrive only a few minutes into the presentation so
 16 he was present.
 17 CHAIRWOMAN LUGO: Thank you.
 18 MS. GIARRATANA: Okay. On a motion
 19 made by Commissioner Choffo. Seconded by
 20 Commissioner Ng.
 21 Commissioner Aponte-Lipski.
 22 COMMISSIONER APONTE-LIPSKI: Aye.
 23 MS. GIARRATANA: Commissioner Choffo?
 24 COMMISSIONER CHOFFO: I vote aye.
 25 MS. GIARRATANA: Commissioner Jeter.

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1 COMMISSIONER JETER: Aye.
 2 MS. GIARRATANA: Commissioner Kenny.
 3 COMMISSIONER KENNY: Aye.
 4 MS. GIARRATANA: Commissioner
 5 Malavasi.
 6 COMMISSIONER MALAVASI: Due to the
 7 access or lack of access of 85th Street, I'm
 8 generally not in favor of traffic on the Boulevard,
 9 but when it comes to 85th Street, my thoughts, we'll
 10 see if it works here. If not, it will come back to
 11 the Board.
 12 MS. TUBITO: Okay.
 13 MS. GIARRATANA: Thank you,
 14 Commissioner. Commissioner Mehta. Commissioner
 15 Ng.
 16 COMMISSIONER NG: Aye.
 17 MS. GIARRATANA: And Chairwoman Lugo.
 18 CHAIRWOMAN LUGO: Aye.
 19 MS. GIARRATANA: The motion has
 20 passed. Thank you. The next item on the agenda is
 21 Application 2022-004-SP. It's Hoboken Grace
 22 Community Church, Inc. It's at 409 14th Street
 23 Block 114, Lot 14.02; in Hoboken. It's a site plan
 24 application to retrofit a movie theater into a
 25 community center for use by various not-for-profit

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1 organizations.
 2 MR. BURTON: I just joined. I was
 3 the Jersey City zoning board ten seconds ago. I
 4 guess that's the beauty of Zoom. You can jump from
 5 one to the other. But here I am. I am the attorney
 6 for the applicant. And first I want to appreciate
 7 the Board for hearing this so quickly, and I
 8 appreciate staff for moving this along as quickly as
 9 it has done.
 10 A brief history, as was just mentioned,
 11 this involves what used to be the Bow Tie Cinema
 12 Theater. Due to COVID it closed, it's been vacant,
 13 my client saw an opportunity to purchase the
 14 building and turn it into a community center. This
 15 project was approved by the Hoboken Planning Board,
 16 and it was approved based on site plan and two
 17 variances, one being a parking variance and a
 18 signage variance. There's no changes to the outside
 19 of this facility, and as I mentioned, there were
 20 five movie theaters within the confines of the
 21 building at one point and for some reason I guess
 22 the city felt they was wanted this theater there
 23 when it was first approved, but the theater didn't
 24 meet the parking requirement, even though it was
 25 quite busy, and now my client is going to close in a

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1 couple of weeks.
 2 And so I have three witnesses here
 3 tonight. The first one is Chris High, the pastor of
 4 Grace Community Church, followed by architect Ciaran
 5 Kelly and Lee Klein, our traffic engineer. So I
 6 would like to bring Pastor High up, and have him
 7 sworn in.
 8 (The witness is sworn.)
 9 MS. BOGDANSKI: Okay. If you could
 10 state your name for the record, spelling your first
 11 and last name, and then give your affiliation to the
 12 applicant.
 13 PASTOR HIGH: Yes. So my name is
 14 Chris, C-H-R-I-S; last name is High; H-I-G-H, and I
 15 am the lead pastor of Hoboken Grace Community
 16 Church. Would you like me to share, Jeff?
 17 MR. BURTON: Is he sworn? You were,
 18 okay.
 19 MS. BOGDANSKI: Yes, he was.
 20 MR. BURTON: Okay. So Pastor, what I
 21 would like you to do is explain why you wanted to
 22 purchase this building for the church purpose and
 23 give the Board and staff some background about the
 24 type of usage you would contemplate.
 25 PASTOR HIGH: Yeah. I think in order

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1 to understand the usage, you have to understand a
 2 little bit of the history of Hoboken Grace. We have
 3 been in Hoboken for 14 years. We came out of
 4 several churches across the New York metro Jersey
 5 area. Our goal from the beginning has to impact and
 6 love our city as best as we possibly can. So we do
 7 that in a lot of different ways. One of the things
 8 we just did is provide gift certificates for the
 9 teachers inside of our city. Coming out of the last
 10 couple of weeks, they were a little bit frustrated,
 11 and so we wanted to love them.
 12 But whether it's our Easter egg hunt or
 13 community service day, a massive community service
 14 day, we're constantly just looking to love our
 15 community, and we want to be able to do that with
 16 other nonprofits as well. So we're working all the
 17 time to partner with our nonprofits in our city.
 18 And one of the things that we experience ourselves,
 19 and we experience our partners constantly is that
 20 space is a massive problem, and it makes all of our
 21 nonprofits less effective and less efficient because
 22 they're constantly scrambling to find space, and
 23 whether that's Girl Scouts are looking for space to
 24 meet or one of the organizations we're close with is
 25 Rocket 21, which works with individuals with Down's

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1 Syndrome across Hudson County, all of these
 2 organizations True Mentors, which is the largest
 3 mentoring organization in our city, they're
 4 scrambling to find both operational space and find
 5 office space.

6 And our dream for years now has to
 7 establish a space that would resolve that for
 8 nonprofits inside of our community. When we found
 9 this location, it was amazing to see what was
 10 possible, and one of the things that's been
 11 interesting is that we've been able to kind of
 12 demonstrate what it is that we want to do with this
 13 because during COVID, we weren't allowed to meet
 14 indoors so we had to actually establish an outdoor
 15 location, and we secured an empty parking lot and
 16 met there as a church outside, and then we also used
 17 that space for nonprofits all weeklong, and that was
 18 actually one block from this current location. That
 19 was on the corner of Adams and 15th.

20 I know one of the questions that was asked
 21 in the letters was Okay, this is the location, it's
 22 a mile from the previous location because we
 23 currently meet on 3rd and Garden, do we feel like
 24 people will drive more because it's further? A
 25 couple things to speak to on that. Number one,

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1 almost all of our church attendees are from Hoboken.
 2 Almost all of the -- completely all of the nonprofit
 3 organizations are within the city, and when we were
 4 meeting on 15th and Adams, one block away, they were
 5 just as willing to walk there as they were to 3rd
 6 and Garden, and the people who attend are not
 7 concentrated in South Hoboken. We are spread across
 8 the city really eventually, and so we've already
 9 seen that happen. We've been able to really love
 10 nonprofits and equip nonprofits with that space over
 11 the course of the last year and a half, and now
 12 we're looking to do that with this space.

13 And I think one of the misconceptions that
 14 people frequently have and maybe even this Board has
 15 to understand is that we're looking to build a
 16 community center in which our church meets. This is
 17 not a church building and a community center. So
 18 Hoboken Grace has always met in a school gym. We
 19 don't have a sanctuary. I was working through this
 20 one of the Council Members here in Hoboken, and they
 21 kept asking, Where is the sanctuary going to be?
 22 And I say, no, that's not how it works.
 23 We're just meeting in one of the assembly halls on
 24 the weekend, and then throughout the week it will be
 25 used by all sorts of other organizations. There is

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1 not a separate building or a separate part that's a
 2 church. As a matter of fact, one of the things that
 3 we're doing with the space is all the signage
 4 internally is electronic so that when you walk into
 5 the space, you don't think that you're at the
 6 Hoboken Grace space. We can change all of the
 7 signage to accommodate whatever nonprofit is using
 8 the site, using the building that evening or that
 9 afternoon.

10 So if True Mentors is using it for
 11 training for their mentors, when they walk in, all
 12 of the signage will say True Mentors. It won't say
 13 Hoboken Grace or Community Lifestyle, which
 14 organization that serves the children inside of our
 15 community, specifically unprivileged children, and
 16 when they walk into that space, they're having those
 17 activities for kids, it's going to going to say
 18 Community Lifestyles everywhere. This is why when
 19 you look at the design of this space, all of the
 20 assembly halls are completely flat. There is no set
 21 stages in any of those rooms, because we want for
 22 community lifestyles to be able to come in and have
 23 activities for kids. We want the arts organizations
 24 to be able to have art activities, whether it's for
 25 kids or adults. We want for all these different

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1 nonprofits to be able to use the space. It really
 2 is a nonprofit community center that again, we'll
 3 need it on weekends, but it's not -- we don't want
 4 this to be a Hoboken Grace building. We want this
 5 to be a community building. And we're excited to be
 6 able do that.

7 And I think that one of the reasons why we
 8 were able to be unanimously approved by the Hoboken
 9 Planning Board is because of the fact there is an
 10 understanding of how much of a need there is for
 11 this inside of our city, and I think that they've
 12 seen our passion for the community and what we've
 13 been able to do, and they know what it is that we
 14 want to be able to do moving forward.

15 MR. BURTON: Pastor, specifically
 16 let's talk about the church services. You're
 17 talking about 600-seat church in a 19,000 square
 18 foot community center. You're saying it's really
 19 one in the same. It's not a separate space?

20 PASTOR HIGH: Yeah. There is 1900 --
 21 I'm not sure of the exact square footage. It's the
 22 whole building and we'll meet inside. If you see,
 23 if you look we've taken -- there used to be five
 24 theaters. If you look at it now, it's four because
 25 we combined two them, and maximum capacity, like you

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1 probably could fit 600 in there, but if you look at
 2 your attendance, it's not even a goal of ours. We
 3 have multiple services because we wanted to space
 4 that out across Sunday morning. That's not
 5 something that would be a reality, and on Sunday
 6 mornings, I know that question was asked whether the
 7 service, the like the services going on and other
 8 things. No, on Sunday morning it will be
 9 specifically the Sunday gatherings, and then
 10 throughout the week, you'll see the different
 11 nonprofits utilize this space.
 12 MR. BURTON: Okay. You already
 13 testified, this is just for the Board's benefit,
 14 once you've congregated, the users come from Hoboken
 15 or nearby, that don't drive to the facility, and
 16 when you go to service, you're not a town away. You
 17 don't get the traffic pattern increasing
 18 dramatically.
 19 PASTOR HIGH: Yeah, one of the things
 20 that I really appreciated that we actually came to
 21 our services with a traffic expert. He actually
 22 came to our services, we've always had -- we've
 23 always met in Hoboken. We've never had parking, and
 24 so everybody has always walked to the space. That's
 25 been our reality since we started Hoboken Grace when

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1 we met on 15th and Adams. That was the one block
 2 further north. We met there for a year and a half
 3 because we couldn't meet indoors. We had to meet
 4 outside. And we had no parking problems, no traffic
 5 problems, because people were just willing to walk
 6 to that location.
 7 MR. BURTON: Okay. Thank you. Does
 8 the Board have any questions of Pastor High?
 9 CHAIRWOMAN LUGO: Any Commissioners
 10 have any questions?
 11 COMMISSIONER NG: I have no
 12 questions.
 13 CHAIRWOMAN LUGO: Any members of the
 14 public?
 15 COMMISSIONER MEHTA: Chairwoman, just
 16 a couple of questions. So Pastor, you mentioned
 17 nonprofit organization, and the ownership of the
 18 property will be combined or the ownership of the
 19 property will be by the Grace Church, and nonprofit
 20 organizations will be the tenant of the church?
 21 MR. BURTON: So the owner, the
 22 question, you testified about the not-for-profits.
 23 Are they renters? How do they agree to use the
 24 space? How does that work out?
 25 PASTOR HIGH: Yeah, so the building

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1 will be owned by the local Grace Church, but it's
 2 our intention to provide this free of charge with
 3 maybe like a cleaning fee when they use it to clean,
 4 but it's our intention to provide this free of
 5 charge for nonprofits inside of our city. One of
 6 the things that we've said as a church as we looked
 7 to establish this is that we're not looking to
 8 establish a church building that sits empty all week
 9 long. We want that building to be utilized in a way
 10 in which it can consistently love the community, it
 11 can consistently impact the community, and this is
 12 not something we were look to make money off the
 13 space. That's not what we're doing. And that's
 14 specifically why we're working with nonprofits.
 15 Even if you look at the office space
 16 inside of the drawings, it's almost like a work
 17 space for nonprofits. Computers for People just
 18 contacted me today, I don't know if you know who
 19 they are, but they provide thousands of free
 20 computers for families that are in difficult
 21 situations all throughout our County and they're one
 22 of the big -- they just keep contacting me saying
 23 when is office space opening because these
 24 nonprofits they're constantly -- they're using all
 25 of their time and their resources to find space,

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1 whether it's office space or operational space, and
 2 it makes them so much less productive, and we can
 3 actually address that.
 4 COMMISSIONER MEHTA: Thank you. One
 5 more question. The area you mentioned you are not
 6 changing the footprint of the building, and so I
 7 assume that the architect will go into more detail,
 8 right?
 9 PASTOR HIGH: Yes.
 10 COMMISSIONER MEHTA: Thank you,
 11 Pastor.
 12 PASTOR HIGH: Thank you.
 13 COMMISSIONER JETER: I had one
 14 question. Pastor High, you also said that so that
 15 no one feels like they're in a church, the
 16 electronic signage; I think that is a beautiful
 17 idea. That's just me personally. But how is that
 18 going to incorporate what they're going to use for
 19 the space, or is the room just allocated space?
 20 PASTOR HIGH: So they'll be able
 21 to -- each nonprofit will be able to choose the room
 22 that works best for them. For example, one of the
 23 spaces is going to be a finished concrete floor.
 24 One of the spaces is going to be carpeted floor.
 25 One of the spaces is actually going to stay as a

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1 movie theater. So let's say True Mentors wants to
2 do a movie night for the kids who are part of their
3 program. They would reserve the movie theater for
4 Thursday night between five and eight o'clock, and
5 that's the space that they would use. And there
6 maybe a Girl Scout meeting taking place on the first
7 floor in the area that's carpeted at the same time.
8 And so they'll reserve those different
9 spaces, and our design is not built in the
10 architectural official design, but our plan is to
11 have a welcome table there that will just direct
12 people to where they need to be or where they're
13 organization is utilizing that space. Does that
14 make sense?
15 COMMISSIONER JETER: Yes. Thank you
16 so much.
17 CHAIRWOMAN LUGO: Anyone else any
18 questions? Anyone from the public? Okay. We can
19 hear your next witness.
20 MR. BURTON: Okay. Thank you. The
21 next witness is Ciaran Kelly, who is the architect.
22 I see him there. He can be sworn in.
23 (The witness is sworn.)
24 MS. BOGDANSKI: And if you could
25 state your name for the record, give your first and

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1 last name, spelling that and giving the name of your
2 firm.
3 MR. KELLY: Yeah. My name is Ciaran
4 Kelly. It's spelled C-I-A-R-A-N. Last name Kelly,
5 K-E-L-L-Y, the firm is MVMK architecture.
6 MR. BURTON: All right. So Ciaran, I
7 hear some questions from the board --
8 MS. BOGDANSKI: Excuse me. Could you
9 qualify your witness? Qualify your witness first,
10 please.
11 MR. BURTON: Sure. Are you a
12 licensed architect in the state of New Jersey?
13 MR. KELLY: I am. I've been a
14 licensed architect in New Jersey for the last ten
15 years, License No. 18826. The license is current
16 and is in good standing.
17 MR. BURTON: And you're a principal
18 of an architecture firm?
19 MR. KELLY: Yes, correct.
20 MR. BURTON: And you've appeared
21 before a couple of boards in the County?
22 MR. KELLY: I have, including this
23 Board.
24 MR. BURTON: Okay. Thank you.
25 CHAIRWOMAN LUGO: Thank you. You're

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1 accepted.
2 MR. BURTON: All right. Thank you
3 very much. There was before some questions by the
4 Board, and I think, you know, as far as providing
5 the interior renovations that will go on. The first
6 thing you should say, again, is that you can state
7 for the record, except for siding there's going to
8 be no exterior changes, correct?
9 MR. KELLY: That is correct. With
10 your permission, I will start. I'll share my
11 screen, and I'll give a brief overview of the
12 location of the building itself, and then describe
13 briefly the scope of work. Can everybody see the
14 screen?
15 Actually, you're familiar with the
16 building, but this is just -- this is the last sheet
17 in the drawing plan which was previously submitted
18 to this Board to familiarize you. The building is
19 on the southern side of the 14th Street; 14th Street
20 being the County road. It's bounded on the east by
21 Grand Street and the west by Adams Street, and
22 you'll see it here, you can see it's overgrown. The
23 viaduct, as you travel up and down and also on the
24 lower end of 14th Street below the viaduct. So this
25 being the significance of this application is in

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1 fact an interior renovation what we're doing here.
2 It's a social affairs center. We're
3 taking relatively new, it was built in 2007, but
4 it's a very highly sophisticated building in terms
5 of, you know, existing systems of a movie theater,
6 from the sound system and the acoustics and so on.
7 And changing them and repurposing them into a very
8 compatible use having a multiple functional
9 community center and because the use is so
10 compatible I think work is very limited. It doesn't
11 need to be very sophisticated.
12 I think perhaps the best way to explain it
13 to you, we're going to go through each of the floor
14 plans. This is a section through the building which
15 illustrates, you know, all the floors at once, and
16 that's the talking point. So as the pastor had
17 said, there was five movie theaters in the building.
18 If you see them here, there's the four units in this
19 building. I've taken two movie theaters and
20 converted it into one assembly hall, but essentially
21 you have four large spaces in the building, each of
22 those two stories in height, three of them this one
23 here being Assembly Hall A, this one here, Assembly
24 Hall B and the upper level the large Assembly Hall
25 C, and the final page auditorium for concerts. It

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1 remains a movie theater. There, the new space in
 2 the three assembly halls are actually
 3 multifunctional. So it's really just removing the
 4 theater and creating those spaces, and obviously,
 5 you know refinishing flooring as a result. But
 6 that's really it. Between the larger spaces or the
 7 assembly spaces are supported function of the
 8 building.

9 So the first floor, you have your lobby,
 10 and then you come up to the first floor mezzanine
 11 level, and that area shown here in green is the
 12 office space. That's the area we have to rework
 13 that space for use by the various nonprofits that
 14 the building is planned for. The second floor is
 15 the lobby which will access the two upper assembly
 16 spaces, and then on the top floor, again, we have a
 17 lobby, which acts as the projector room for the
 18 theater space which is to remain, and also serves as
 19 a secondary means of egress.

20 But that's it. That's the only work.
 21 It's all interior. There is no work being proposed
 22 on the exterior with the exception of signage, and I
 23 just want to make it clear that the signage that
 24 we're proposing, there is no new signage being
 25 proposed. We are replacing the existing signs on

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1 the building with the same size and the same height
 2 with signage that reflects obviously the new name,
 3 the Grace Center. There is a large sign that's on
 4 the 14th Street side which faces the viaduct that
 5 will say Hoboken Grace, and then there are two
 6 smaller signs on the east and west sides, and you
 7 see one here on the Adams Street side. I know
 8 they've already been referenced, it's the same sign.
 9 They're smaller signs. They are facing the street
 10 level.

11 There are six related signs or projecting
 12 signs which stick out the face the building, and
 13 what we're proposing is to keep the brackets, but
 14 replace them with traffic signs which can be
 15 replaced depending on the various events that might
 16 be posted for such events. So we will be replacing
 17 the existing signage. The building itself runs on
 18 14th Street, but at street level, 14th is not a
 19 traverse street for vehicle travel. There are
 20 bollards on both Adams Street and the Grand Street
 21 side to prevent vehicles from traveling down along
 22 the building, and essentially 14th Street below the
 23 viaduct, you have open space and the building.

24 There is no site improvements or changes
 25 for the sidewalks or the street trees. They're in

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1 place. They're all in very got condition. And so
 2 there is no exterior work proposed. There were a
 3 number of questions that came up in the engineering
 4 letter. The first would be trash. So just to
 5 explain, there is a trash company picking trash up
 6 on the first floor on the Adam Street side of the
 7 building, let me scroll here, That the movie theater
 8 used. The same room, here it is, the same room
 9 would serve as the collecting and storing room, and
 10 then taken out to the sidewalk for municipal pick up
 11 as per the schedule. The only thing I think was
 12 given the new use, the amount of trash generated as
 13 far as in a movie theater, of course, people are
 14 eating popcorn and sodas. That's the trash.

15 The other question was bike racks. There
 16 are no exterior bike racks proposed on the
 17 application because there are existing two large
 18 bike racks at the Grand Street side on the base of
 19 the two columns. Its hard to see here, but at each
 20 of this structural supports, there are bike racks
 21 for 12 bikes. So that's 24 bikes then. In addition
 22 to that on the Grand Street, there is a Citi Bike
 23 rack for 19 Citi Bikes directly catty-corner to
 24 this. And the public bike racks are rarely if ever
 25 used, so there are certainly plenty to accommodate

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1 that.

2 I know that there was a question of green
 3 initiatives. So of course, this is an interior
 4 renovation, and we expect to dramatically reduce the
 5 energy consumption in the building. The first one
 6 would be through the lighting. The lighting is
 7 being replaced with high efficiency LED lighting,
 8 and we will propose motion-activated lighting so
 9 that it shuts off when not in use. Wherever
 10 lighting needs to be replaced, these fixtures or
 11 bulbs overtime, they will be replaced with low
 12 energy fixtures.

13 The other things would be the plumbing
 14 fixtures. Although the bathrooms are in great
 15 conditions, what we can do is replace the flush
 16 valves in the toilet fixtures with a low flow, you
 17 know, low water use flush valves to reduce the
 18 water. Currently, it was operating as a theater,
 19 the projectors generate a lot of heat to run
 20 properly, and when you take away that use, you could
 21 adjust the system so it's more appropriate to the
 22 activities in the space at the time. But also by
 23 staying on a schedule of monitoring the system more
 24 regularly, we could make it more responsive to the
 25 use and reduce the energy.

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1 The final green initiative, of course, is
 2 the green feature adaptive reuse of the building is
 3 in itself a green use. The other thing and this is
 4 the last thing I will talk about, this application
 5 has reviewed and approved by the zone administrator
 6 in Hoboken. But that building is at elevation 7.2,
 7 and we are required to bring the building up to
 8 14 feet which is the flood elevation here, so we are
 9 proposing flood panels, these are removal of course,
 10 to be installed at all entrances in the building,
 11 and that would be required. That's really all I
 12 have, unless anyone has any questions.
 13 MR. BURTON: So if the Board doesn't
 14 have any questions, thank you for your presentation.
 15 CHAIRWOMAN LUGO: Thank you. Does
 16 anyone else have any questions? Or Mr. Malavasi, do
 17 you have anything?
 18 MS. GIARRATANA: Yes, so thank you
 19 for touching on the green techniques, and your
 20 energy reduction and readaptive reuse fulfill the
 21 requirements of the County Planning Department. I
 22 also would like to know that this is something that
 23 came up site plan committee meeting. The viaduct is
 24 County property, and it is regulated by our Planning
 25 Department. So if any organizations were to have

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1 events in that space, they would have to apply for a
 2 permit and sign our insurance and liability forms to
 3 our County Planning Department.
 4 MR. BURTON: Understood. Thank you.
 5 CHAIRWOMAN LUGO: Anyone else have
 6 any comments or questions?
 7 COMMISSIONER CHOFFO: Madam Chair, I
 8 have a comment. I just thing it's an exceptional
 9 use of the existing space that shows a unique
 10 approach to changing times from a movie theater that
 11 we probably didn't even know it existed and to see
 12 it go to good use for the community for nonprofits
 13 support. I would like to see more of that
 14 throughout our County.
 15 CHAIRWOMAN LUGO: Thank you,
 16 Commissioner. I agree wholeheartedly. Any other
 17 comments or questions?
 18 COMMISSIONER NG: I think this is the
 19 great project and I like it. Just to clarify,
 20 actually the application for the movie theater and
 21 through the County, we have a lot of comments about
 22 parking spaces and everything, but I guess they
 23 never have problem, so I don't see a problem now. I
 24 like the project.
 25 CHAIRWOMAN LUGO: Thank you,

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1 Commissioner.
 2 COMMISSIONER KENNY: I would also
 3 like to say, Hoboken born and raised, this is much
 4 appreciated, and it's great for the city so.
 5 MR. BURTON: We do have one more
 6 witness.
 7 COMMISSIONER CHOFFO: Do we really
 8 have to hear from Lee Klein? Come on. Quickly.
 9 (The witness is sworn.)
 10 MS. BOGDANSKI: You could state your
 11 name for the record, spelling your first and last
 12 name and giving the name of your firm.
 13 MR. KLEIN: Lee. L-E-E, middle
 14 initial D as in Daniel, K-L-E-I-N, principal of
 15 Klein Traffic Consulting. I'm a licensed
 16 professional engineer in the state of New Jersey.
 17 My license is current. I'm also a nationally
 18 certified professional traffic operations engineer,
 19 and that certification is also current. I have
 20 testified before this Board on several occasions.
 21 CHAIRWOMAN LUGO: Okay. You're
 22 accepted.
 23 MR. KLEIN: Thank you, Madam Chair.
 24 MR. BURTON: So Mr. Klein, you
 25 prepared a report for the Hoboken Planning Board. I

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1 would like you to the summarize the report while
 2 addressing some of the points raised in the planning
 3 report.
 4 MR. KLEIN: I will. I prepared a
 5 traffic engineering and parking evaluation report
 6 dated October 8, 2021, and it was submitted to the
 7 Hoboken Planning Board, and they reviewed that and
 8 provided comments. In that report I put together a
 9 trip generation calculation, a comparison of the
 10 previous multiplex movie theaters with over a
 11 thousand seats and compared the trips on a weekday
 12 evening, a Saturday and Sunday with the proposed
 13 recreational community center of 19,000 square feet,
 14 and also the church with 600 seats on a Sunday.
 15 And the conclusions of that were the
 16 community center on a weekday evening or Saturday
 17 would generate less traffic, significantly less
 18 traffic, close to 250 during the p.m. peak hour and
 19 300 less trips on a Saturday, but only a slight
 20 increase on a Sunday, about 30 trips, and actually
 21 that was relatively conservative. As you heard from
 22 Pastor High, the Grace Community Center won't have
 23 any activities other than the church services on a
 24 Sunday so that difference really makes up for the
 25 recreational use. We also looked at parking,

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1 required in Hoboken would be 14 parking spaces,
 2 19,000 square feet minus the first five thousand,
 3 leaves 14,000 square feet, one per thousand is
 4 what's required. As you heard the pastor explain,
 5 98 percent plus of their congregants walk. They
 6 live within Hoboken. They walked no matter where
 7 this facility is, down on Garden or up on 15th and
 8 Adams, and now when it's going to be here on 14th
 9 Street. It's still going to be people walking
 10 there, bringing their strollers on Garden. They
 11 park their strollers outside this facility. They'll
 12 be able to bring their strollers in the lobby.
 13 So we looked at trip generation is not
 14 going to be an impact. In fact, it's going to be a
 15 reduction on weekdays and Saturday, and there is
 16 going to be a slight increase on a Sunday. And
 17 there are about six or so parking facilities within
 18 a couple of blocks of this facility if people were
 19 to drive, but we feel that it's a community center
 20 for the community for Hoboken, focusing on the
 21 residents within the town. We really feel that the
 22 vast, vast majority will be walking. When I
 23 observed Garden Street, I saw only a couple of Uber
 24 and Lyfts pick up people, the older congregants on
 25 the Garden Street side, only a couple trips on a

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1 Sunday.
 2 In conclusion there would be no traffic
 3 impact by converting this from a five multiplex
 4 theater to a recreational communities center, 19,000
 5 square feet and church services on the Sunday.
 6 There is not impact on parking or traffic in the
 7 area.
 8 MR. BURTON: Thank you. You actually
 9 went down there on a Sunday and observed, correct?
 10 MR. KLEIN: I did. I was there in
 11 September to observe in between the ending of the
 12 first service and the beginning of the second and
 13 the third service. There is enough space in
 14 between, about a half an hour. People leave. They
 15 go do their thing, and the next group comes in. So
 16 it's really not even crowded, but again it was a
 17 movie theater with a thousand seats, movies starting
 18 and stopping at different staggered times just like
 19 this, and I didn't note any problem.
 20 MR. BURTON: Thank you. That
 21 concludes our presentation. If there is other
 22 questions, for Mr. Klein, please ask them.
 23 CHAIRWOMAN LUGO: Anyone have any
 24 questions?
 25 COMMISSIONER NG: Madam Chair, I

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1 really have to go to another meeting. I hate to say
 2 that if I can vote, I have no problem with this
 3 project, and if I can vote legally before I leave, I
 4 would say yes to the project.
 5 CHAIRWOMAN LUGO: Okay. Do we have
 6 anybody from the public with any questions or anyone
 7 else have any questions? If not, then I think I'm
 8 taking Commissioner Ng as a motion.
 9 COMMISSIONER NG: Thank you.
 10 MS. GIARRATANA: Do I have a second?
 11 On motion made by Commissioner Ng, and second by
 12 Commissioner Jeter.
 13 Commissioner Aponte-Lipski.
 14 COMMISSIONER APONTE-LIPSKI: Aye.
 15 MS. GIARRATANA: Commissioner Choffo.
 16 COMMISSIONER CHOFFO: I vote aye.
 17 Good luck.
 18 MS. GIARRATANA: Commissioner Jeter.
 19 COMMISSIONER JETER: Aye.
 20 MS. GIARRATANA: Commissioner Kenny.
 21 COMMISSIONER KENNY: Aye.
 22 MS. GIARRATANA: Commissioner
 23 Malavasi.
 24 COMMISSIONER MALAVASI: Aye.
 25 MS. GIARRATANA: Commissioner Mehta.

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1 aye.
 2 COMMISSIONER MEHTA: Aye.
 3 MS. GIARRATANA: Commissioner Ng.
 4 COMMISSIONER NG: I vote aye.
 5 MS. GIARRATANA: And Chairwoman Lugo.
 6 CHAIRWOMAN LUGO: Aye.
 7 MS. GIARRATANA: The motion has
 8 passed.
 9 MR. BURTON: Thank you. Again, thank
 10 the Board professionals and staff for moving this
 11 along a quickly as you did. We greatly appreciate
 12 it.
 13 CHAIRWOMAN LUGO: Thank you. Good
 14 luck, Pastor.
 15 PASTOR HIGH: Thank you.
 16 MS. GIARRATANA: The next item on the
 17 agenda, Item H, applications to be Dismissed.
 18 2021-046-SP. The applicant is 80 Journal Square
 19 Partners LLC; at 2895 John F. Kennedy Boulevard
 20 Block 9403, Lot 16; in Jersey City. A site plan
 21 application to construct a 26-story residential
 22 tower above the current CH Martin retail store with
 23 368 residential units. We're going to dismiss this
 24 without prejudice. They let their 90-day window
 25 expire for the application.

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1 COMMISSIONER CHOFFO: I'll make a
 2 motion to dismiss.
 3 COMMISSIONER JETER: I'll second. On
 4 a motion made by Commissioner Choffo and seconded by
 5 Commissioner Jeter.
 6 Commissioner Aponte-Lipski.
 7 COMMISSIONER APONTE-LIPSKI: Aye.
 8 MS. GIARRATANA: Commissioner Choffo.
 9 COMMISSIONER CHOFFO: I vote aye.
 10 MS. GIARRATANA: Commissioner Jeter.
 11 COMMISSIONER JETER: Aye.
 12 MS. GIARRATANA: Commissioner Kenny.
 13 COMMISSIONER KENNY: Aye.
 14 MS. GIARRATANA: Commissioner
 15 Malavasi.
 16 COMMISSIONER MALAVASI: Aye.
 17 MS. GIARRATANA: Commissioner Mehta.
 18 COMMISSIONER MEHTA: Aye.
 19 MS. GIARRATANA: Commissioner Ng.
 20 Absent. And Chairwoman Lugo.
 21 CHAIRWOMAN LUGO: Aye.
 22 MS. GIARRATANA: The motion has
 23 passed. The next item on the agenda is Item I,
 24 Applications to be Exempt. There are four
 25 applications. 2021-003-SP; Applicant 9001 River

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1 Road, LLC, at 9001 River Road; Block 440, Lot 27; in
 2 North Bergen. A site plan application not along a
 3 County road.
 4 Application 2021-058-SP; the applicant,
 5 Cypress Equity Investments, LLC, East 23rd Street;
 6 Block 451, Lot 1.01; in Bayonne. A site plan
 7 application not along a County road.
 8 Application 2021-070-SP; it's the County
 9 of Hudson; 826 Central Avenue; Block 6702, Lot 1; in
 10 Jersey City. A subdivision application related to
 11 the new Hudson County Justice Complex, and it's not
 12 along a County road.
 13 Application 2022-001-SD; the applicant,
 14 Veris Residential, Inc., 150-200 Hudson Street;
 15 Block 11603, Lot 18; in Jersey City. A subdivision
 16 application not along a County road.
 17 On a motion made by Commissioner Mehta,
 18 and seconded by Commissioner Choffo.
 19 Commissioner Aponte-Lipski.
 20 COMMISSIONER APONTE-LIPSKI: Aye.
 21 MS. GIARRATANA: Commissioner Choffo.
 22 COMMISSIONER CHOFFO: I vote 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: Commissioner Mehta.
 6 COMMISSIONER MEHTA: Aye.
 7 MS. GIARRATANA: And Chairwoman Lugo.
 8 Chairwoman Lugo?
 9 COMMISSIONER CHOFFO: I think she
 10 said aye.
 11 MS. GIARRATANA: We still have enough
 12 votes for it to pass so the motion has passed. The
 13 next two items are old business, and there is none.
 14 For new business we just have changes to the fee
 15 schedule. I'm just going to share or screen really
 16 quickly. We'll be adding a line to the fee schedule
 17 in order to reflect the process the County has had
 18 to take on that are necessary for the
 19 telecommunication infrastructure, and this will
 20 streamline the process a little more, and we worked
 21 with the Law Department on this to do a site review
 22 on the use, and then there is also going to a fee
 23 associated with it. If anyone has any questions?
 24 CHAIRWOMAN LUGO: I'm sorry, you
 25 guys.

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1 COMMISSIONER CHOFFO: It's okay.
 2 That fee schedule that you're talking about, did you
 3 say that you can charge that one thousand plus 250
 4 annually to Verizon?
 5 MS. GIARRATANA: We charge one
 6 thousand for both, and that's the standard that set
 7 federally.
 8 COMMISSIONER CHOFFO: Thanks. That's
 9 in addition to whatever -- is that any additional
 10 revenue to the County?
 11 MS. GIARRATANA: I don't believe so.
 12 I think there is a cap on it.
 13 COMMISSIONER CHOFFO: But can you
 14 send me the fee schedule? We're installing them in
 15 the town, I want to see what we're getting. I don't
 16 think we're getting that much.
 17 MS. GIARRATANA: Okay. Yes, and I'll
 18 send the federal regulations that sets that cap.
 19 COMMISSIONER CHOFFO: Thank you.
 20 MS. GIARRATANA: All right. And then
 21 next meeting is March 15 at the 5:30? One other
 22 note I just want to say to the Board that we had an
 23 applicant look for the option for a special meeting
 24 and the voting requirements. Look for Jennifer's
 25 invite, and we have to have a date where we have a

1 quorum, so that's in discussions, and I will be
 2 reaching out.
 3 COMMISSIONER CHOFFO: Do you have a
 4 date already in mind or no?
 5 MS. GIARRATANA: No. We still have
 6 things to work out.
 7 COMMISSIONER CHOFFO: Okay.
 8 MS. GIARRATANA: All right. Thank
 9 you so much, Commissioners.
 10 COMMISSIONER CHOFFO: One last thing,
 11 can you have Marcella send me a list of the meetings
 12 dates again for the year? I mean tomorrow just
 13 e-mail it to me.
 14 MS. GIARRATANA: Yes.
 15 COMMISSIONER CHOFFO: Thank you.
 16 Good night.
 17 CHAIRWOMAN LUGO: Good night,
 18 everyone.
 19 (Whereupon the proceeding is then
 20 concluded at 7:10 p.m.)
 21
 22
 23
 24
 25

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
 8 Tuesday, February 15, 2022; and that this is a
 9 correct 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 2/4/27
 18
 19
 20
 21
 22
 23
 24
 25

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