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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, March 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

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
PAUL D. CRAY, PE, PP, CME

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1 CHAIRWOMAN LUGO: Good evening. I
 2 would like to call the Tuesday, March 15, 2022
 3 Hudson County Planning Board meeting to order. Has
 4 the meeting been properly 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 Open Public Meetings Act.
 12 CHAIRWOMAN LUGO: Okay. Thank you so
 13 much. Can we have a roll call, please?
 14 MS. GIARRATANA: Yes, Chairwoman.
 15 Commissioner Allen, absent. Commissioner
 16 Aponte-Lipski.
 17 COMMISSIONER APONTE-LIPSKI: Here.
 18 MS. GIARRATANA: Commissioner Choffo,
 19 absent. Commissioner Glembocki. Absent.
 20 Commissioner Jeter.
 21 COMMISSIONER JETER: Present.
 22 MS. GIARRATANA: Commissioner Kenny.
 23 COMMISSIONER KENNY: Here.
 24 MS. GIARRATANA: Commissioner
 25 Malavasi.

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1 COMMISSIONER MALAVASI: Here.
 2 MS. GIARRATANA: Commissioner Mehta.
 3 COMMISSIONER MEHTA: Here.
 4 MS. GIARRATANA: Commissioner Ng,
 5 absent. Commissioner Walker, absent. Chairwoman
 6 Lugo.
 7 CHAIRWOMAN LUGO: Here.
 8 MS. GIARRATANA: Thank you,
 9 Chairwoman. We have a quorum.
 10 CHAIRWOMAN LUGO: Thanks. Can we
 11 stand for the Pledge of Allegiance, please.
 12 (Flag salute.)
 13 CHAIRWOMAN LUGO: Commissioners, I
 14 hope everyone had the opportunity to review the
 15 minutes from our February meeting, and if so, can we
 16 have a motion?
 17 COMMISSIONER JETER: Motion.
 18 COMMISSIONER MEHTA: Second.
 19 MS. GIARRATANA: I'm sorry. My
 20 apologies. On a motion made by Commissioner Jeter
 21 and seconded by Commissioner Mehta.
 22 Commissioner Aponte-Lipski.
 23 COMMISSIONER APONTE-LIPSKI: Aye.
 24 MS. GIARRATANA: Commissioner Jeter.
 25 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: Aye.
 7 MS. GIARRATANA: Commissioner Mehta.
 8 COMMISSIONER MEHTA: Aye.
 9 MS. GIARRATANA: And Chairwoman Lugo.
 10 Chairwoman Lugo?
 11 CHAIRWOMAN LUGO: Yes, aye.
 12 MS. GIARRATANA: The next item on the
 13 agenda are Matters Scheduled for Public Hearing.
 14 First is the adoption of the changes to the fee
 15 schedule. We do have enough Commissioners so we're
 16 able to vote on this. It's the changes we presented
 17 at the last meeting and that were circulated
 18 previously. This is to reflect the process that we
 19 worked out with engineer and the Law Department.
 20 There were new rates set for poles and 5G
 21 equipment which will include a \$250 annual fee, and
 22 the Planning Board will be collecting those fees and
 23 tracked through the Law Department. The Law
 24 Department will keep track of the assets, and the
 25 poles that are in the County right-of-way. So this

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1 really just codifies the process on the planning
 2 board end, and it will go to the Board of
 3 Commissioner to officially be adopted.
 4 Are there any questions? If not, do I
 5 have a motion?
 6 COMMISSIONER JETER: Motion.
 7 COMMISSIONER APONTE-LIPSKI: Second.
 8 MS. GIARRATANA: On a motion made by
 9 Commissioner Jeter, and seconded by Commissioner
 10 Aponte-Lipski.
 11 Commissioner Aponte-Lipski.
 12 COMMISSIONER APONTE-LIPSKI: Aye.
 13 MS. GIARRATANA: Commissioner Jeter.
 14 Commissioner Jeter.
 15 COMMISSIONER JETER: Aye.
 16 MS. GIARRATANA: Commissioner Kenny.
 17 COMMISSIONER KENNY: Aye.
 18 MS. GIARRATANA: Commissioner
 19 Malavasi.
 20 COMMISSIONER MALAVASI: Aye.
 21 MS. GIARRATANA: Commissioner Mehta.
 22 COMMISSIONER MEHTA: Aye.
 23 MS. GIARRATANA: And Chairwoman Lugo.
 24 CHAIRWOMAN LUGO: Aye.
 25 MS. GIARRATANA: Thank you. The

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1 motion has passed, and the fee schedule has been
 2 adopted. The next item on the agenda are
 3 Memorializations of Resolutions Considered at the
 4 Previous Meeting.
 5 The first application is 2021-051-SP;
 6 Kennedy Hudson Corp., at 8501 Kennedy Boulevard;
 7 Block 361, Lot 44.02; in North Bergen. It's a site
 8 plan application to construct a four-story mixed use
 9 building with 20 residential units and 31 parking
 10 spaces.
 11 Do I have a motion?
 12 COMMISSIONER JETER: Motion.
 13 CHAIRWOMAN LUGO: Second.
 14 MS. GIARRATANA: My apologies.
 15 Before I take the roll, Commissioner Mehta, were you
 16 present for this application? Commissioner Mehta?
 17 COMMISSIONER MEHTA: I abstain.
 18 MS. GIARRATANA: You're abstaining
 19 from this, right. Thank you. On a motion made by
 20 Commissioner Jeter, and seconded by Commissioner
 21 Lugo.
 22 Commissioner Aponte-Lipski.
 23 COMMISSIONER APONTE-LIPSKI: Aye.
 24 MS. GIARRATANA: Commissioner Jeter.
 25 COMMISSIONER JETER: Aye.

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1 MS. GIARRATANA: Commissioner Kenny.
 2 COMMISSIONER KENNY: Aye.
 3 MS. GIARRATANA: Commissioner
 4 Malavasi.
 5 COMMISSIONER MALAVASI: Aye.
 6 MS. GIARRATANA: And Chairwoman Lugo.
 7 CHAIRWOMAN LUGO: Aye.
 8 MS. GIARRATANA: The motion has
 9 passed. The next application is 2022-004-SP.
 10 Hoboken Grace Community Church; at 409 14th Street
 11 Block 114, Lot 14.02; in Hoboken. It was a site
 12 plan application to retrofit a movie theater into a
 13 community center for use by various not-for-profit
 14 organizations.
 15 Do I have a motion?
 16 On a motion made by Commissioner
 17 Aponte-Lipski. 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: Aye.
 4 MS. GIARRATANA: And Chairwoman Lugo.
 5 CHAIRWOMAN LUGO: Aye.
 6 MS. GIARRATANA: Thank you. The
 7 motion has passed.
 8 The next item on the agenda are Site
 9 Plans, Subdivisions and Other Matters Scheduled for
 10 Public Hearing. The first application is
 11 2021-064-SP; Target Corporation, at 196-230 Passaic
 12 Avenue; Block 15, Lot 8.01; in Kearny. A site plan
 13 application to replace an existing Kmart building to
 14 a Target with associated parking lot and utility
 15 improvements.
 16 CHAIRWOMAN LUGO: You can begin.
 17 MR. MURPHY: Thank you, Chairwoman
 18 Lugo, Commissioners. My name is John Murphy with
 19 the law firm of Connell Foley on behalf of the
 20 applicant, Target Corporation. I'm here to present
 21 the application for site approval for the proposed
 22 renovation and updating the exist building,
 23 associated site improvements, the construction of a
 24 small, 1,033-square-foot addition on the rear of
 25 existing building. It is to simply enclose what now

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1 is and outdoor loading area providing cover for
 2 loading operations. This site was the location of
 3 the K-Mart store for many years. It is bordered on
 4 two sides by other retail stores. Target is
 5 essentially a perfect setting for the K-Mart. I
 6 would just like you to know that the application for
 7 preliminary and final site plan approval with
 8 variances has been approved by the Kearny Planning
 9 Board. That was at the February 2nd meeting. The
 10 resolution of approval was adopted by the Kearny
 11 Planning Board at the March 2nd meeting.
 12 I have with me hear tonight three
 13 potential witnesses, Tung-To Lam, civil engineer
 14 with Bohler Engineering. Elizabeth Dolan of Dolan &
 15 Dean Engineering for the traffic component, and
 16 Nicholas Popehn, Senior Development Manager with
 17 Target Corporation. In the interest of being
 18 respectful of the Board's time, we'll only present
 19 some of these witnesses if there are particular
 20 questions or if the Board would like to hear more.
 21 The first witness is our civil engineer
 22 Tung-To Lam of Bohler Engineering.
 23 (The witness is sworn.)
 24 MR. MURPHY: Thank you. Mr. Lam,
 25 would you give the Board the benefit of your

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1 education and experience?
 2 MR. LAM: Sure. I'm a 2004 graduate
 3 of Rochester Institute of Technology. with a master
 4 of science in civil engineering tech, I'm a PhD
 5 candidate at Rutgers for civil engineer/
 6 environmental engineer. I'm a professional engineer
 7 in the state of New Jersey and some surrounding
 8 states, and my license is still current.
 9 MR. MURPHY: Thank you. Have you
 10 testified before at land use boards in the state of
 11 New Jersey?
 12 MR. LAM: Yes, I have.
 13 MR. MURPHY: Thank you. I would like
 14 to offer Mr. Lam as an expert in civil engineering.
 15 CHAIRWOMAN LUGO: Unless the
 16 Commissioners have any objections, he's accepted.
 17 MR. MURPHY: Thank you. Mr. Lam,
 18 have you prepared and supervised the engineering
 19 plans that were submitted to the Board with this
 20 application?
 21 MR. LAM: Yes, I am.
 22 MR. MURPHY: Thank you. I'm going to
 23 start by asking you to give the Board an overview of
 24 the existing site and improvements proposed in this
 25 application. So let's get started, Mr. Lam. If you

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1 could please provide the overview and if you can
 2 share any plans you could refer to on the Zoom
 3 screen, feel free to.
 4 MR. LAM: Yeah. I'll share my
 5 screen. I think everyone is familiar with the
 6 existing conditions so just in the interest of time,
 7 we'll skip that. But essentially Target is
 8 occupying the entire K-Mart that was previously in
 9 operation. The location of the building is not
 10 changing. The location of the driveway is not
 11 changing. The number of driveways is not changing,
 12 the turning movements. You know, so I don't want to
 13 go on and on about what's not changing.
 14 But there are several improvements being
 15 proposed. For one, there is a small building
 16 addition just for the benefit of employees for the
 17 loading and unloading the vehicles. They don't have
 18 to be standing out in the weather. It's simply a
 19 roof and four walls over it, and that's in the back
 20 of the house, and that's the exact footprint of the
 21 loading dock itself, its platform, and we're simply
 22 just create walls around so it's a small modest
 23 building addition. It's not any sale area that's
 24 being generated as part of this.
 25 So the inside floor area is comparable to

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1 what K-Mart. Obviously, the floor layout will look
 2 different based on Target's needs and operations and
 3 things like that. The entire site remains in the
 4 front west corner of the site. That will be the
 5 same. The entire parking lot is being restriped.
 6 ADA compliance is being brought up to current
 7 standards. There is a fair amount of repaving that
 8 would have to be done just to bring it up to current
 9 standard.
 10 We're also decreasing impervious.
 11 Previously, their southern driveway parking stalls
 12 were able to simply just back out and drive out. We
 13 felt that this was a not desirable condition. We
 14 think what we're proposing is safer, and we also
 15 adding a couple of landscape beds to provide
 16 interest to the site as opposed to the typical sea
 17 of asphalt. Pedestrian improvement would increase,
 18 being provided; compliance, sidewalks being added
 19 things of that nature.
 20 We have been working with the County on
 21 their comments. One is the traffic funds. What
 22 we're proposing is just a hair over a half million
 23 dollars of traffic funds being contributed, street
 24 trees being added. There's a total of 27. It's not
 25 all shown on the plans yet. This was the same plan

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1 that was submitted for our application, and this was
 2 also the same exhibit that was previously presented
 3 to the Kearny Planning Board back in February. So
 4 as condition of approval as we have stated to your
 5 professionals, we will revise this plans and comply
 6 with those requirements.
 7 That is essentially it for my direct.
 8 I'll be happy to answer any question that you might
 9 have, but largely, the site remains the same. We
 10 are upgrading many things, but you know, the
 11 driveway on the County road on Passaic Avenue
 12 remains the same, and the side of the building is a
 13 slight modest increase simply just for the benefit
 14 of the employees.
 15 MR. TRIDENTE: Madam Chair, I have a
 16 question on this plan. Could you speak more in
 17 detail about the frontage along Passaic Avenue in
 18 regards to repairing sidewalks and the amount of
 19 trees that are being entirely replaced or replanted?
 20 MR. LAM: When this is all said and
 21 done, the sidewalk will be brought up to current ADA
 22 compliant standards. There will be a total of 27
 23 trees being proposed on site along the frontage.
 24 There will also be a right-of-way easement that's
 25 being proposed to the benefit of Passaic -- I'm

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1 sorry, Hudson County so that would be all along the
 2 street frontage, and we have been going back and
 3 forth with your Board professionals to provide
 4 information as best we can, and we thank them for
 5 their time and the guidance that they're providing
 6 to us on this application.
 7 COMMISSIONER MALAVASI: Madam Chair.
 8 Just one question. There is a -- we talked about
 9 it, there is not a handicapped ramp along the
 10 frontage of your property. There is an indentation
 11 for no reason that will be eliminated, correct?
 12 MR. LAM: Right. Exactly. There is
 13 a phantom ADA ramp that we don't really understand
 14 why it's there, so it will be removed as part of
 15 this application. I'm circling it with my mouse
 16 right now and highlighting it. It's basically the
 17 center area. It's not required for this project.
 18 We're removing it. It simply makes no sense. So
 19 there is a flush curb on-site that will also be
 20 replaced with a full height curb so to be
 21 consistent.
 22 MR. MURPHY: Any other questions for
 23 Mr. Lam?
 24 CHAIRWOMAN LUGO: Any other
 25 Commissioners have any questions or anyone from the

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1 public? If not, we will introduce your next
 2 witness.
 3 MR. MURPHY: Sure. As I mentioned we
 4 have two other witnesses with us tonight, Betsy
 5 Dolan from Dolan & Dean Engineers, who prepared the
 6 traffic impact statement, so if Chairwoman Lugo or
 7 any other Commissioners would like to hear from her
 8 on the traffic impact statement or have any
 9 questions, we'll be happy to do produce her.
 10 CHAIRWOMAN LUGO: I think we would
 11 like to.
 12 MR. MURPHY: Absolutely. Could you
 13 swear in Ms. Dolan?
 14 (The witness is sworn.)
 15 MR. MURPHY: Thank you. Ms. Dolan,
 16 can you give the Board the benefit of your education
 17 and experience?
 18 MS. DOLAN: Yes. I have a bachelor
 19 of science in civil engineering from Rutgers. I'm a
 20 licensed professional engineer registered in New
 21 Jersey and neighboring states. And my New Jersey
 22 license is in good standing. I've testified before
 23 county planning boards, municipal planning and
 24 zoning boards, and in municipalities, and I focus
 25 solely in the area of traffic engineering, and I

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1 did, as was stated, I prepared the traffic impact
 2 statement for this application, as well as worked on
 3 the fair share contribution calculations.
 4 MR. MURPHY: Thank you. I would like
 5 to offer Ms. Dolan as a traffic expert.
 6 CHAIRWOMAN LUGO: Thank you. As long
 7 as there is no objection by the other Commissioners,
 8 she's accepted.
 9 MS. DOLAN: Thank you. Our latest
 10 report was revised November 30, 2021, and it sets
 11 forth a review of the existing conditions, the site
 12 plan layout, which is in an interconnected series of
 13 retail uses. As Mr. Lam explained, we are
 14 repurposing the former K-Mart location. That space
 15 has been vacant and has not been generating traffic
 16 for some time.
 17 The proposed Target, we're looking at the
 18 biggest peak hours on a weekday evening, generating
 19 about 520 driveway movements, half in and half
 20 outbound, and during the busiest Saturday peak hour
 21 we're projecting 590 total driveway movements.
 22 Again, half of them are coming in and half of them
 23 are coming out. Not all of those are new to the
 24 system. Studies by the Institute of Transportation
 25 Engineers would indicate that 30 to 35 percent would

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1 be pass-by, or already traveling past the site and
 2 diverted in, or considering all of the shopping
 3 opportunities, there's likely to be some shared
 4 trips.
 5 Mr. Lam took you through the site
 6 circulation and improvements. The other part of my
 7 task was a February 2022 analysis with regard to the
 8 fair share calculation and the contribution which
 9 comes in I believe at just under \$400,000 and it's
 10 just a lot of math, and I could certainly go through
 11 it more if you have any questions regarding that
 12 exercise.
 13 MS. GIARRATANA: Okay. Ms. Dolan,
 14 you said under \$400,000. The number we agreed upon
 15 was 505?
 16 MS. DOLAN: Okay. Yeah, I used the
 17 map, not the negotiations. My map came in at 381
 18 and change. I know there was a higher number that
 19 the County started with, so whatever was agreed to,
 20 that was not my part. My part was just a lot of
 21 number crunching to assist in this evaluation and
 22 calculation.
 23 MS. GIARRATANA: Thank you.
 24 MS. DOLAN: You're welcome.
 25 MR. MURPHY: Any questions for

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1 Ms. Dolan?

2 CHAIRWOMAN LUGO: Commissioners, any

3 questions? Mr. Malavasi, was everything addressed

4 that you needed to be?

5 COMMISSIONER MALAVASI: Yes. We

6 really didn't -- we looked at the intersections as

7 they functioned and as they were designed. I really

8 don't have any issues. Obviously, no modifications

9 that need to be made as to the signal on the site.

10 So we're satisfied with the traffic analysis. We're

11 in agreement it won't make a big impact there.

12 We're good.

13 CHAIRWOMAN LUGO: Okay. Thank you.

14 Any other Commissioners? Or anyone from the public

15 have any questions?

16 Okay. Who is the third witness, again,

17 Mr. Murphy?

18 MR. MURPHY: The third witness I have

19 here tonight is Mr. Nicholas Popehn. He's the

20 senior development manager with Target, and we have

21 him available I guess if there are any other

22 questions about the store, the plan development of

23 the store. Basically he's the representative of

24 Target that we have with us tonight.

25 CHAIRWOMAN LUGO: Commissioners, does

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1 anyone have a need to swear that witness?

2 COMMISSIONER JETER: No.

3 CHAIRWOMAN LUGO: If so, speak now.

4 Thank you, Commissioner. I don't -- Commissioner

5 Malavasi, is there any need to speak to that witness

6 in your opinion?

7 COMMISSIONER MALAVASI: I think we

8 all know what Target is.

9 CHAIRWOMAN LUGO: Okay. I agree.

10 All right. So if there is no other witnesses,

11 Mr. Murphy, I'm going to open it up again to the

12 Commissioners and the public if they have any other

13 questions.

14 MR. CRAY: If I can speak to it

15 application? Commissioners?

16 CHAIRWOMAN LUGO: If not, then I'm

17 going to --

18 MR. CRAY: Madam Chairwoman, can I

19 speak?

20 CHAIRWOMAN LUGO: Yes. Absolutely.

21 I was waiting for you to say.

22 MR. CRAY: This is Paul Cray from

23 Remington Vernick to give the engineering review to

24 the County Planning Board. I referenced our most

25 updated review letter March 14th, which was the

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1 second review letter issued for this application,

2 and in between the two letters, the applicant

3 addressed the comments either in total or agreeing

4 that if approval was to be granted, minor

5 construction detail type stuff would be complied

6 with as a condition of approval. So the things that

7 we dealt was the -- on Passaic Avenue was the

8 requirement that was set up sometime ago about any

9 change in traffic to contribute to a fund as a pro

10 rata share for improvements the County needs to do

11 on Passaic Avenue that's being organized at the time

12 instead of just on-the-spot basis.

13 So there was information provided from the

14 applicant's traffic consultant. We in turn did a

15 review of our own with a strict application of the

16 ordinance, and it was really more based on what the

17 status was at the time that it went into effect

18 versus now, so it ended up being a different number,

19 but the applicant has agreed so it's reflected in

20 County Planning correspondence, and it's my own and

21 it's \$505,756.27, and there is correspondence

22 regarding that, and if approval is granted that's

23 what the condition will be.

24 There was another condition as well with

25 traffic that we discussed with the applicant's team,

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1 that the site is dormant now, and Target, it's not

2 that hard to see what they do and how active they

3 are once they open. What's harder to predict is

4 exactly how it may effect the traffic signalization.

5 The road is established. It's been resurfaced

6 recently, and the traffic signals are established.

7 It comes down to timing of them, and sometimes there

8 may be a need to evaluate them and to calibrate them

9 better based on actual traffic, not just projected.

10 So there is a condition in my review letter, 1C, and

11 the applicant has agreed to it without getting into

12 all of the detail is a matter of once it's fully

13 occupied, checking out the conditions to see if

14 there is a need to evaluate the time.

15 Quite frankly, it would be as much for the

16 applicant's benefit as the County in that if there

17 is success with the queues on-site, it doesn't mean

18 that we'll give them more green time and adversely

19 affect the County road, but there could be a reason

20 to retime the signal without detriment to the County

21 road, and they also have the traffic flow from this

22 site so they had agreed to that and that if this

23 application is approved tonight, the resolution

24 would reflect these different conditions and that

25 was comment 1 C.

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1 The other items from the letter are pretty
 2 straightforward. They have to double check ADA
 3 compliance on some of the ramps, just doing some
 4 sidewalk improvements. Some of the sidewalk is in
 5 disrepair. There is a couple of offset joints and
 6 that's going to be identified specifically, and most
 7 of the sidewalk will stay along the frontage. They
 8 have agreed that there are some portions that will
 9 be replaced so there is no tripping hazard or
 10 issues.

11 Also, there is a subdivision that's on
 12 this property from sometime ago. I forget, 2014
 13 maybe? I'm guessing the year. And it was the
 14 property to the north, and as part of that site plan
 15 approval, there is a right-of-way easement
 16 dedication now, the idea was that was for that
 17 property, so this property to be consistent that
 18 there is a need for a similar dedication about of
 19 11 feet, so that the sidewalk will be within the
 20 right-of-way, and then the feature of the site will
 21 be continually on private property.

22 We have to set up an easement. The
 23 applicant agreed to that. Their professional
 24 provided an exhibit, and I reviewed with the County
 25 myself, and we've agreed in principle. So if the

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1 applicant were to receive an approval they would
 2 perfect that by having the deed of easement filed,
 3 and that would make the right-of-way consistent with
 4 the property to the north the last time that was
 5 upgraded. And that's just the items that I wanted
 6 to point out. What remains are relatively minor
 7 just construction details that are typically done as
 8 a condition of approval. So with that Madam Chair,
 9 I have no additional comments or concerns.

10 CHAIRWOMAN LUGO: Great. Thank you.
 11 Anyone else? Any one? Anyone from the public? I
 12 just want to make sure everyone can hear me. I
 13 thought I lost you there.

14 If no one else has any questions or
 15 comments and no comments from the public, may I have
 16 a motion?

17 COMMISSIONER JETER: Motion.
 18 COMMISSIONER MEHTA: Second.
 19 MS. GIARRATANA: On a motion made by
 20 Commissioner Jeter and seconded by Commissioner
 21 Mehta.
 22 Commissioner Aponte-Lipski.
 23 COMMISSIONER APONTE-LIPSKI: Aye.
 24 MS. GIARRATANA: Commissioner Jeter.
 25 COMMISSIONER JETER: Aye.

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1 MS. GIARRATANA: Commissioner Kenny.
 2 COMMISSIONER KENNY: Aye.
 3 MS. GIARRATANA: Commissioner
 4 Malavasi.
 5 COMMISSIONER MALAVASI: Aye.
 6 MS. GIARRATANA: Commissioner Mehta.
 7 COMMISSIONER MEHTA: Aye.
 8 MS. GIARRATANA: And Chairwoman Lugo.
 9 CHAIRWOMAN LUGO: Aye.
 10 MS. GIARRATANA: The motion has
 11 passed. Thank you.
 12 MR. MURPHY: Thank you all for your
 13 time. Have a good night.
 14 CHAIRWOMAN LUGO: You too.
 15 MS. GIARRATANA: The next item on the
 16 agenda is Application 2022-069-SD; the applicant,
 17 Accordia Harrison Urban Renewal on Frank E. Rodgers
 18 Boulevard; Block 133, Lot 1.04; in Harrison. It's
 19 an application to subdivide lot 1.04 into lots 1.06
 20 and 1.07 on the site of residential apartment
 21 buildings.
 22 MR. CHOU: Thank you. My name is
 23 Henry Chou. I'm the attorney for the applicant. So
 24 this is an application for a minor subdivision. We
 25 are here after we already obtained minor subdivision

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1 from the Harrison Planning Board back in December.
 2 It is a minor subdivision just to affect the
 3 property line, to move the property line. There are
 4 no physical changes proposed to the property, no
 5 physical changes proposed to the prior approval
 6 granted for this property. It is a redevelopment
 7 project located in Harrison. It is located on the
 8 eastern side of Frank E. Rodgers Boulevard in the
 9 mixed-used district of the Waterfront Development
 10 Area.
 11 The property was previously subdivided
 12 into three lots, Lots 1.03, 1.04 and 1.05. The
 13 subject of this property deals with Lot 1.04, which
 14 is phase one of the project located north of Angelo
 15 Cifelli Drive Extension. So the phase one is
 16 currently in the process of being developed. There
 17 is one building that is already finished. There is
 18 another building that is approximately 90-percent
 19 finished. The two buildings will consist of 209
 20 residential units, 8,495 square feet of retail space
 21 and 177 parking spaces.
 22 And the purpose of this is to divide that
 23 lot, 1.04, phase one of the project, into two lots
 24 so that there is one building on each lot, and that
 25 is needed for project financial purposes. You can't

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1 have two buildings on one lot and obtain financing
 2 if one of the buildings is still unfinished. So
 3 this is for purposes of basically obtaining
 4 financing to be able to complete that second
 5 building. So it's proposing to subdivide 1.04 into
 6 proposed Lot 1.06 and 1.07; 1.06 will have frontage
 7 on Frank E. Rodgers Boulevard and the Angelo Cifelli
 8 Extension, and will consist of 1.27 acres.
 9 Proposed Lot 7 will have frontage on Angelo Cifelli
 10 Extension as well as South 5th Street Extension, and
 11 will consist of 1.26 acres.
 12 As I mentioned before, no changes to the
 13 improvements or the structures. The only thing that
 14 the Harrison Planning Board asked us to submit in
 15 addition to the subdivision plan was a cross access
 16 frontage and utility easement agreement so that the
 17 two lots will share all of those features in terms
 18 of access to the utilities, parking and things like
 19 that. So that's basically the application.
 20 We do have our civil site engineer, Steve
 21 Burton from Midatlantic Engineering here with us
 22 today as a witness, and we have a representative --
 23 two representatives of the applicant. They will
 24 both testify if there are any questions related to
 25 the -- to the project. The -- we did receive a

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1 review letter from your staff, and I think most of
 2 these items just relate to just development
 3 progress. Like I mentioned, this is a prior
 4 approved development that is already under
 5 construction, and it's an application this Board has
 6 already seen. We're not proposing any changes to
 7 that development. It's just a pure, you know,
 8 property boundary that's being inserted here.
 9 So with that we're ready to put on our
 10 witnesses. I don't know if your preference is to
 11 swear them all in together or one at a time.
 12 CHAIRWOMAN LUGO: Individually.
 13 MR. CHOU: Okay. Sure. So I think
 14 first up, we'll put on Ian Burton. He's our civil
 15 site engineer, and can you just go over your
 16 educational credentials, your experience before
 17 planning boards?
 18 (The witness is sworn.)
 19 MS. BOGDANSKI: And if you could
 20 state your name for the record, spelling your first
 21 and last name, and giving the name of your firm.
 22 MR. BURTON: All right. Ian Burton,
 23 I-A-N; B-U-R-T-O-N. I'm from Midatlantic
 24 Engineering Partners.
 25 MR. CHOU: Ian, so could you go over

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1 your educational credentials, your experience before
 2 New Jersey land use boards?
 3 MR. BURTON: Sure. I'm a graduate of
 4 the College of New Jersey from 2012. I have ten
 5 years of land development experience in New Jersey
 6 and some other states, I have a professional
 7 engineer license in good standing, and this is
 8 actually my first presentation in front of a New
 9 Jersey board, so please be kind.
 10 CHAIRWOMAN LUGO: Okay. Unless any
 11 other Commissioners have objections, we'll accept
 12 you.
 13 MR. BURTON: Thank you. That being
 14 said, I actually don't have much to add onto Harry's
 15 testimony. I've been working on this site plan on
 16 and off. So as he said the first phase is under
 17 construction. The second phase has been underway.
 18 It has been approved. This is just strictly a
 19 financial subdivision with no changes to the
 20 utilities or access, and that's it.
 21 CHAIRWOMAN LUGO: Does anyone have
 22 any questions?
 23 COMMISSIONER MALAVASI: I have a
 24 couple quick questions. It may not relate to our
 25 jurisdiction, but I'll ask you, is Angelo Cifelli

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1 Extension currently going to be a public
 2 right-of-way, or is that a private road inside the
 3 development?
 4 MR. BURTON: I believe it will be
 5 public right-of-way. It's not an open street yet
 6 though. I know that the road hasn't been opened. I
 7 know the light hasn't been adjusted for circulation
 8 to the project.
 9 COMMISSIONER MALAVASI: Okay. The
 10 reason I asked is if this is a lot that's being
 11 created, and it's off a public street, it would have
 12 needed a variance. But the fact that it's going to
 13 be a public street, there shouldn't be an issue with
 14 that. Other than that, I have no questions. I know
 15 I wasn't at Site Plan Subdivision because I was on
 16 vacation. I do know there were conversations about
 17 improvements based on the development. I guess they
 18 were all addressed.
 19 The only issue I was concerned about was
 20 the paving of Frank Rodgers Boulevard. Are we in
 21 agreement that that will be done? That was really
 22 all that I have for you.
 23 MR. BURTON: I guess I'll add onto
 24 that. Yes. We have a draft County right-of-way
 25 encroachment legal description drafted with the

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1 exhibit to show the shared encroachment into the
 2 right-of-way to assess the front of Building A for
 3 Lot 1.04, and those are I believe constructed, and
 4 at the end of May, we'll have everything else
 5 constructed, the sidewalks, the tree wells and any
 6 other utility changes.
 7 MS. GIARRATANA: Thank you. Did you
 8 have that metes and bounds survey. So we need to
 9 process. It takes a little while until it gets
 10 officially adopted by the County Board of
 11 Commissioners. But that's a condition of approval.
 12 MR. CHOU: So we also have a
 13 representative of the applicant, Mr. Hooraa, in case
 14 any of the Commissioners have questions related to
 15 project development issues, time frame scheduling.
 16 Some of these things may be in the completeness
 17 termination letter, so if this is a good time to
 18 swear him in?
 19 CHAIRWOMAN LUGO: Mr. Cray, did you
 20 want to speak now or you wanted to wait?
 21 MR. CRAY: I may as well speak now.
 22 I know we did discuss -- you mentioned a letter and
 23 I don't have that in front of me that mentioned some
 24 things with the prior development. That did come
 25 up. We actually thought they would have been

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1 resolved by now. Some of them have been still
 2 lingering. I don't have the letter in front of me.
 3 I assume one of them refers to the final payment
 4 servicing? And there might be other items. I would
 5 like to have the applicant on. I think it is
 6 relevant to speak towards what the status of those
 7 items are. There were understandings. I know there
 8 was more than one developer on this draft, but the
 9 understanding is the final paving and the striping
 10 was going to be completed a long time ago. So I
 11 know this is for subdivision but regardless, we're
 12 here tonight. I do think it's relevant and fair
 13 that the applicant speak towards that, and if we can
 14 know more about scheduling.
 15 MR. CHOU: So we can swear in
 16 Mr. Hooraa. But just to kind of address your
 17 concerns, you know, the project is -- we're in the
 18 process of completing the phase one. So phase one
 19 is over 90-percent done. But they haven't start
 20 phase two. The project has, you know, not proceeded
 21 according to whatever originally scheduled --
 22 whatever original scheduled time frame that you had
 23 in mind because the type of project. The project
 24 was sold to two separate developer, since you
 25 last -- redevelopers since you last approved this so

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1 there have been delays associated with that, delays
 2 associated with refinancing so that's why we are at
 3 the point we are now.
 4 The project is moving forward. They
 5 are -- like I said, part of the reasoning for this
 6 minor subdivision was to obtain financing so the
 7 project can continue moving forward. So I think
 8 that's the reason why it was not done yet. It's
 9 kind of the origins of why we're here. With that
 10 said, we could swear in Mr. Hooraa, and he can give
 11 you and update or where things stand.
 12 CHAIRWOMAN LUGO: Okay. Thank you.
 13 MR. CHOU: Let's swear him in. Are
 14 you there? Can you unmute and put on your video,
 15 please? Sorry. He's on but his video his screen
 16 and his volume is up. Let me try to deal with it.
 17 If you don't mind, let me try to give him a call.
 18 CHAIRWOMAN LUGO: Sure.
 19 (There is a discussion held off the
 20 Record. The witness is sworn.)
 21 MS. BOGDANSKI: And if you could
 22 state your name for the record and give the
 23 affiliation to the applicant.
 24 MR. LEDERER: My name is
 25 Stuart (inaudible).

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1 (There is a discussion held off the
 2 Record.)
 3 MR. LEDERER: What do I want me to
 4 respond to?
 5 CHAIRWOMAN LUGO: Are there any
 6 questions?
 7 MS. GIARRATANA: Just the point
 8 confirming that the improvements that were agreed to
 9 in the original approval including the road and the
 10 sidewalks and the curbs will be completed by the end
 11 of May?
 12 MR. LEDERER: Yes. (inaudible.)
 13 MR. CRAY: Does that include the
 14 entirety of Frank E. Rodgers?
 15 MR. LEDERER: I'm sorry. Does that
 16 include?
 17 MR. CRAY: The entirety of Frank E.
 18 Rodgers Redevelopment Area?
 19 MR. LEDERER: I don't recall.
 20 (Inaudible.) That you see commercial, and I don't
 21 know what that improvements are relating to -- put
 22 out in maybe September --
 23 MR. CRAY: I think that that would be
 24 beneficial because we had a time line because this
 25 helps us. There's the town involved as well so

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1 because things have changed and because there are
 2 some things that can be done that don't necessarily
 3 have to wait for the build out, and you know how
 4 busy that road is so I think that would be
 5 beneficial if you could follow up with
 6 correspondence, and the County could plan for that,
 7 and the County can meet with the town.
 8 MR. LEDERER: Let me see if I
 9 understand your question. (inaudible.) The
 10 improvements in the extension?
 11 MR. CRAY: The extension, I'm
 12 assuming might be covered in the performance
 13 guarantee with the town I would think. Our focus,
 14 this Board's focus and the County itself is focused
 15 on Frank E. Rodgers itself, the County jurisdiction.
 16 Tom, is there anything I'm missing
 17 besides -- because I don't have that letter in front
 18 of me now that Henry had referred to earlier. Am I
 19 missing anything?
 20 COMMISSIONER MALAVASI: Not that I
 21 can think of. I don't believe so. I'll rereview
 22 it.
 23 MR. CRAY: Thank you.
 24 MR. CHOU: Would you like me to run
 25 through them since you don't have the letter. There

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1 is just a few items.
 2 MR. CRAY: Yes. Thank you.
 3 MR. CHOU: Sure. So No. 1 was
 4 addressing the status of the previous conditions of
 5 the approval. I think you highlighted landscaping,
 6 sidewalks and stuff like that. I think that those
 7 were the main points related to that. No. 2 was the
 8 franchise agreement I guess for the encroachment we
 9 talked about. No. 3 was proposing two green
 10 techniques, which he have addressed. No. 4 related
 11 to the trees, I think you had mentioned we addressed
 12 that. It was to plant 14 shade trees, and we
 13 proposed to plant six so that was addressed.
 14 No. 5 was just jurisdictional issue I
 15 guess related to Frank E. Rodgers Boulevard that the
 16 County board has jurisdiction over that. No. 6 was
 17 that it was consistent with the Hudson County master
 18 plan. No. 7 was compliance with the ADA provisions.
 19 No. 8 was FEMA flood maps. I'm not sure
 20 specifically what you wanted us to address. It just
 21 says that the site appears to be located in a flood
 22 hazard area, and it ends on that.
 23 MS. GIARRATANA: Yeah. That's just a
 24 general point of information, and the rest are
 25 general for, you know, providing as-built plans.

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1 These are really just reminders of items that go
 2 along with that plan.
 3 MR. CHOU: Right.
 4 CHAIRWOMAN LUGO: Anyone else have
 5 any questions or comments or anyone from the public
 6 have any questions? It's breaking up a little bit.
 7 I didn't hear anything.
 8 Okay. All right. If I don't have anymore
 9 comments, questions or concerns or anything to
 10 state, I would ask for a motion.
 11 MS. BOGDANSKI: Madam Chairwoman, I
 12 have a question slash concern. Paul, would you
 13 state what this condition is for the record, this
 14 correspondence that you're going to exchange with
 15 the applicant, what they're doing in phase one and
 16 phase two and towards meeting those outstanding
 17 items, what exactly this condition is?
 18 MR. CRAY: The resurfacing and
 19 striping of Frank E. Rodgers Boulevard along the
 20 entire redevelopment frontage.
 21 MS. BOGDANSKI: So you need the
 22 applicant to send you a schedule of what they're
 23 doing in phase one towards that?
 24 MR. CRAY: It's always been something
 25 that's been a joint effort between multiple

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1 developers, and the idea being not to do it
 2 piecemeal, and they worked it out so that it could
 3 be done as one effort. And I think there has been
 4 some other items that I think was addressed, and I
 5 think Tom can correct me that I think those might
 6 have been address and at this point. It's
 7 resurfacing and the final striping.
 8 COMMISSIONER MALAVASI: Yeah.
 9 MS. BOGDANSKI: So it's the timetable
 10 for that?
 11 MR. CRAY: Yes.
 12 MS. BOGDANSKI: Okay. So I
 13 understand you're going to communicating with the
 14 applicant, but in the resolution, I have to write
 15 the condition. I can't just assume that you will be
 16 talking to each other.
 17 MR. CRAY: No, no. Right. And I'm
 18 not actively reviewing this application for
 19 subdivision. It's more a matter that would help if
 20 they could do that, and I could understand they may,
 21 Tom, meeting with the developer, because they're
 22 going to speak towards what they're responsible for.
 23 I'm not expecting they're going to speak to
 24 something they're not responsible for. So there is
 25 a joint effort to it, and it's just, you know, the

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1 more that gets on the record because the prior
 2 correspondence has changed because there's things
 3 that have to be explained, the sale of one developer
 4 from another and the financing.
 5 So I think it's appropriate to have a
 6 fresh letter, you know, based on current
 7 circumstances of what they project, what occurred,
 8 and what parties are involved, if it's more than
 9 just them because we're not privy to all of the
 10 machinations between the developers.
 11 MS. BOGDANSKI: Okay. Thank you.
 12 CHAIRWOMAN LUGO: Thank you for that
 13 clarification. Do I have a motion?
 14 COMMISSIONER MALAVASI: I'll make a
 15 motion to approve the subdivision with the
 16 conditions set out that we discussed.
 17 COMMISSIONER MEHTA: I second with
 18 the condition.
 19 MS. GIARRATANA: On a motion made by
 20 Commissioner Malavasi and seconded by Commissioner
 21 Mehta.
 22 Commissioner Aponte-Lipski.
 23 COMMISSIONER APONTE-LIPSKI: Aye.
 24 MS. GIARRATANA: Commissioner Jeter.
 25 COMMISSIONER JETER: Aye.

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1 MS. GIARRATANA: Commissioner Kenny.
 2 COMMISSIONER KENNY: Aye, subject to
 3 the conditions discussed.
 4 MS. GIARRATANA: Commissioner
 5 Malavasi.
 6 COMMISSIONER MALAVASI: Aye.
 7 MS. GIARRATANA: Commissioner Mehta.
 8 COMMISSIONER MEHTA: Aye.
 9 MS. GIARRATANA: Chairwoman Lugo.
 10 CHAIRWOMAN LUGO: Aye. Subject to
 11 the conditions.
 12 MS. GIARRATANA: Thank you. The
 13 motion has passed.
 14 MR. LEDERER: May I just ask a
 15 question? What exactly is the condition that it's
 16 subject to since our part of the discussion is that
 17 there was no clarity as to what the scope of our
 18 obligation was, and I have to perform the
 19 obligation, but I'm not clear what that obligation
 20 is or the obligations. It would help if you would
 21 explain what the subject to is?
 22 MR. CRAY: On the resurfacing?
 23 MR. LEDERER: Yeah. We need to check
 24 to see what we're obligated to do and when, and I
 25 can reconfirm our intention. I'm fine with that.

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1 MR. CRAY: Part of that I have to
 2 defer that to you as the other developers in town in
 3 the redevelopment approvals timing in the County
 4 resolution since the County doesn't have all of the
 5 same information that you have as far as the
 6 beginning. It's always been a requirement for the
 7 developer or developers to hold off to resurface the
 8 road close to the end of the development, not in the
 9 beginning because you get beat up by construction;
 10 that you resurface and striping. It went on longer
 11 than expected.
 12 At some point there was temporary striping
 13 that took a while. The applicants came in with
 14 different sites. We asked for some things to be
 15 done in the interim situation. There is some
 16 temporary striping, some things got canceled with
 17 the reconstruction affecting the traffic devices and
 18 it's been dealt with. So this has been the building
 19 dialogue all along, and I've always known it would
 20 be surfaced at the end. The thing is I as the
 21 County Planning Board reviewer, I'm not privy to all
 22 of the information between the County and the
 23 developers and what agreements are there and all of
 24 the resolutions. You're actually in a better
 25 position than I am.

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1 But we had the same correspondence before
 2 from developers including you guys, I believe, and
 3 there was a site meeting with you all and the
 4 contractors for -- I forget the other developers'
 5 names. This is not new communication. It maybe new
 6 to you because you weren't in that communication.
 7 MR. LEDERER: No.
 8 MR. CRAY: But over the course of
 9 years, this has not been a surprise question. There
 10 was correspondence put out about schedule and
 11 different circumstances, the schedule shifted. This
 12 is not a new thing.
 13 MR. LEDERER: I didn't mean to imply
 14 that it was. I just wanted to get clarity so that
 15 we can have a resolution that becomes effective now
 16 rather than later, and it requires us to reconfirm
 17 the scope of our obligation.
 18 MR. CRAY: And I appreciate that and
 19 if need be, you know, any follow-up questions you
 20 have, we can do something, even if it's a monthly
 21 review committee meeting. It's the second Tuesday
 22 at ten a.m. I'm sorry, the first Tuesday at
 23 ten a.m., right, Franchesca?
 24 MS. GIARRATANA: Yes, yes.
 25 MR. CRAY: And you know, if it would

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1 help you facilitate it might help to facilitate a
 2 casual conversation with the County Engineer Tom
 3 Malavasi and myself about the uses along the
 4 frontage with the Planning Department. We would be
 5 happy to chat with you if that would help
 6 facilitate. If there is information you know but
 7 not all of the pieces, we can talk to the town as
 8 well, so we're open to that.
 9 It doesn't have to be that time. It just
 10 happens that we meet the first Tuesday at ten a.m.
 11 anyway. We will be happy to talk to you then if
 12 that works or if there is a need for that, for us to
 13 meet prior to receiving the correspondence.
 14 MR. LEDERER: Okay. I'll coordinate
 15 the details with my office, and we'll get on that
 16 right after this Zoom call.
 17 MR. CRAY: Great. Thank you.
 18 MR. CHOU: Before you move on, Ian,
 19 do you recall? I vaguely recall us having a
 20 conversation with Marchella Traina about this. Do
 21 you have any recollection related to that?
 22 MR. BURTON: I know we had
 23 conversations regarding the tree wells, and I did do
 24 some work on striping last spring, but I don't think
 25 we had any specific conversation recently about it

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1 so I do not know the status of it right now and/or
 2 its schedule.
 3 MS. GIARRATANA: Well, the letter
 4 that we received dated March 1st, agreed to the
 5 different conditions as being completed by the end
 6 of May. As far as I know, there was a conversation
 7 because we were hoping that you would be able to
 8 have this resolved before the memorialization of
 9 this resolution. You know, as Paul was explaining
 10 there was a lot of back and forth with all of the
 11 different parties several times, and you know, if we
 12 were able to deal with it in the formal structure of
 13 approvals that would have been helpful.
 14 But you know we work with Tom's office and
 15 they agreed that by the end of May was sufficient so
 16 that what we have in the letter for the repaving and
 17 all of the conditions related to the Frank E.
 18 Rodgers Boulevard. We'll circulate around again so
 19 that everyone has it, and you know, if there is
 20 additional discussion needed, like Paul said, come
 21 to our site plan meeting to resolve that if you need
 22 to be helped out.
 23 MR. LEDERER: Very good.
 24 COMMISSIONER MALAVASI: As Paul said
 25 we can have a informal conversation at my office. I

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1 appreciate the time that extension that we've had
 2 with the funding and bankruptcies and things like
 3 that, and as a County, we have certain expectations
 4 when that road is getting paved.
 5 MR. LEDERER: Yeah. I don't know how
 6 many of these Commissioners are aware, our very
 7 reputable GC went bankrupt, and in addition to COVID
 8 which hampered our schedule, but we're doing our
 9 best to catch up.
 10 MR. TRIDENTE: Madam Chair, I just
 11 have one item, if Mr. Lam can just go over the --
 12 not Mr. Lam -- if Mr. Chou can go over the street
 13 streets along the frontage and whether the details
 14 are going to be inclusive with ADA compliant tree
 15 grates.
 16 MR. CHOU: That would be Mr. Burton.
 17 He's the civil site engineer. I'm the attorney.
 18 Ian, do you know that?
 19 MR. BURTON: The latest plan that we
 20 developed for the right-of-way to have street trees
 21 and we would include I guess whatever the County's
 22 standard tree wells detail, they're all going to be
 23 ADA compliant.
 24 MR. TRIDENTE: You're aware it's one
 25 street tree for every 30 feet of frontage, right?

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1 MR. BURTON: Yes.
 2 MS. GIARRATANA: All right. Thank
 3 you. We're moving onto the next item. Thank you
 4 very much.
 5 The next item on the agenda are
 6 Applications to be Exempt. There is only one. It's
 7 2021-006-SP; Equinix, Inc., at 650 Jefferson St.
 8 Block 30, Lot 4.04; in Secaucus. It's an
 9 application not along a County road.
 10 Do I have a motion?
 11 On a motion made by Commissioner Mehta,
 12 and second 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: Chairwoman Lugo.
 25 CHAIRWOMAN LUGO: Aye.

1 MS. GIARRATANA: The motion has
2 passed. We have no old business and no new
3 business. Just a reminder to the Commissioners,
4 you'll be receiving a approval for the professionals
5 of the Board from the Members of the scoring
6 committee. We'll get something out, and we'll be
7 able to award our contract at our next meeting which
8 is April 19th at 5:30.

9 CHAIRWOMAN LUGO: Okay. Thank you.
10 If there is nothing else, do I have a motion to
11 adjourn?

12 COMMISSIONER APONTE-LIPSKI: Motion.

13 COMMISSIONER MEHTA: Motion.

14 CHAIRWOMAN LUGO: All in favor?

15 (Whereupon the proceeding is then
16 concluded at 6:41 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 an Regular Caucus
7 Meeting of the Hudson County Planning Board, held on
8 Tuesday, March 15, 2022; 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 2/4/27
18
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25

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