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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, June 21, 2022
5:30 p.m.

V I A Z O O M:

SAMANTHA LUGO, Chairwoman
RUSHABH MEHTA, Commissioner
YRAIDA APONTE-LIPSKI, Commissioner
FLOYD JETER, Commissioner
JERRY WALKER, Commissioner
THOMAS MALAVASI, PE, Commissioner

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

AMANDA M. CURLEY, ESQ., Board Counsel
FRANCESCA GIARRATANA, PP, AICP, Secretary
MARCELLA TRAINA, Assistant Planner
GREGORY GITTO, PE

1 CHAIRWOMAN LUGO: Good evening,
2 everyone. I would like to welcome you to the June
3 2022 Hudson County Planning Board meeting. I would
4 like to call the meeting to order. Has the meet
5 been properly advertised?

6 MS. CURLEY: Yes. The meeting has
7 been properly noticed pursuant to the Open Public
8 Meeting Act. It went into the Jersey Journal on
9 June 16, 2022.

10 CHAIRWOMAN LUGO: All right. Let's
11 do a roll call.

12 MS. GIARRATANA: Commissioner Allen,
13 absent. Commissioner Aponte-Lipski, absent.
14 Commissioner Choffo, absent. Commissioner
15 Glembocki, absent. Commissioner Jeter.

16 COMMISSIONER JETER: Present.

17 MS. GIARRATANA: Commissioner Kenny,
18 absent. Commissioner Malavasi.

19 COMMISSIONER MALAVASI: Here.

20 MS. GIARRATANA: Commissioner Mehta.

21 COMMISSIONER MEHTA: Here.

22 MS. GIARRATANA: And Chairwoman Lugo.

23 CHAIRWOMAN LUGO: Here.

24 MS. GIARRATANA: And Commissioner

25 Walker.

1 COMMISSIONER WALKER: Here.

2 MS. GIARRATANA: Chairwoman, we have
3 a quorum.

4 CHAIRWOMAN LUGO: Thank you. Stand
5 for the flag salute.

6 (Flag salute.)

7 CHAIRWOMAN LUGO: Commissioners, has
8 everyone had the opportunity to review the minutes
9 from our last meeting, and if so can I get a motion
10 to approve them?

11 MS. GIARRATANA: On a motion made by
12 Commissioner Mehta, and seconded by Commissioner
13 Jeter.

14 Commissioner Jeter.

15 COMMISSIONER JETER: Yes.

16 MS. GIARRATANA: Commissioner
17 Malavasi.

18 COMMISSIONER MALAVASI: Aye.

19 MS. GIARRATANA: Commissioner Mehta.

20 COMMISSIONER MEHTA: Aye.

21 MS. GIARRATANA: Commissioner Walker.

22 COMMISSIONER WALKER: Yes.

23 MS. GIARRATANA: And Chairwoman Lugo.

24 CHAIRWOMAN LUGO: Aye.

25 MS. GIARRATANA: The motion has

1 passed. The next item on the agenda are matters
2 scheduled for public hearing. First we have
3 memorializations of the resolutions considered at
4 the previous meeting.

5 The first application is 2022-014-SP;
6 Story Dispensary of Hoboken LLC; at 51-53 14th
7 Street; Block 245, Lot 10; Hoboken.

8 Before I call the roll, I just want to
9 confer with counsel if we're even able to
10 memorialize it because we only have three
11 Commissioners to vote on memorialization.

12 MS. CURLEY: That's not a quorum, is
13 it?

14 MS. GIARRATANA: No.

15 MS. CURLEY: Let me look.

16 CHAIRWOMAN LUGO: Can we push the
17 memorialization to the end so we can move forward
18 with the application? Because Commissioner Yraida
19 is coming on and she was there.

20 MS. GIARRATANA: Yes, yes. So we'll
21 have four then.

22 MS. CURLEY: How many is a quorum?

23 MS. GIARRATANA: Five.

24 MS. CURLEY: I'm not sure we can
25 could do that without a quorum. So let me look, and

1 why don't we move on while I look?

2 MS. GIARRATANA: All right. Sounds
3 good. Thank you, Amanda.

4 CHAIRWOMAN LUGO: Do we need to make
5 a motion to move it?

6 MS. GIARRATANA: I don't think so.

7 MS. CURLEY: I don't think so. Yeah.
8 No.

9 CHAIRWOMAN LUGO: Okay.

10 MS. GIARRATANA: So the next item on
11 the agenda is Site Plans, Subdivisions and other
12 matters scheduled for public hearing. This is
13 application is 2021-054-SP Russo Acquisitions, LLC;
14 926 Harrison Avenue Block 276, Lot 3; in Kearny. A
15 site plan application to demolish the existing
16 industrial buildings and construct a flex space
17 building with associated site improvements including
18 driveways, loading docks, parking areas, sidewalks,
19 landscaping, lighting and other site amenities.

20 MR. MINKS: Good evening, everybody.
21 Can you hear me and see me?

22 CHAIRWOMAN LUGO: Yes.

23 MR. MINKS: My name is Christopher
24 Minks. I represent the applicant Russo
25 Acquisitions. We're affiliated with Russo

1 Development and actually the newly constituted
2 entity that will be the redevelopment entity, RR
3 Kearny LLC, for this property.

4 As you correctly pointed out, this is an
5 assemblage of parcels, former industrial, light
6 industrial commercial uses along Harrison Avenue and
7 two properties that border Sanford Avenue, a
8 neighboring public street, specifically Block 274,
9 Lot 16 and 17 are the two parcels that are located
10 on Sanford Avenue, and then in Block 265, Lots 102
11 -- 1.02 Lots 2.01, and then Block 276, Lots 1.02
12 and, 1.03 and 3.

13 The overall project proposal, the concept
14 of the project in chief, received site plan approval
15 and zoning board approval from the Town of Kearny
16 boards in January of '22, and then most recently
17 zoning board in June of '22, and we're appearing
18 tonight. We have your review letter, both the
19 review from T & M as well as the office review
20 letter, and the project is proposed development of
21 approximately 211,000 square foot of flex commercial
22 industrial space with associated parking signage and
23 facilities.

24 Tonight I have with me, Robert Freud, our
25 project engineer from Dynamic Engineering. He'll

1 take you through the overall site plan, the
2 application, and address during that testimony the
3 review items in the correspondence that we received
4 and we also have Nick Veredese. He's from Dynamic
5 Traffic, who will be able to address any traffic
6 questions or provide what we would expect to be some
7 brief traffic testimony should you require. With
8 that, we'll bring up Bob Freud to the floor to
9 provides his engineering testimony.

10 (The witness is sworn.)

11 MR. MINKS: Bob, can you give your
12 name, your place of business and your qualifications
13 as a professional engineer to the Board?

14 MS. GIARRATANA: I would like the
15 record to reflect that Commissioner Aponte-Lipski is
16 now present.

17 CHAIRWOMAN LUGO: Thank you.

18 MR. MINKS: So just to preface this,
19 we do have a quorum for tonight's hearing, however I
20 assume we're proceeding with it? We have a quorum
21 and don't have a voting issue or we need to review
22 testimony, Counsel?

23 MS. CURLEY: We have a quorum.

24 MR. MINKS: Yeah, thanks. Go ahead,
25 Bob.

1 MR. FREUD: Okay. Thank you, Chris.
2 Again, Robert Freud; F as in Frank, R-E-U-D. My
3 professional address 1904 Main Street, Lake Como,
4 New Jersey. I'm a principal with Dynamic
5 Engineering Consultants. I have an engineering
6 license in New Jersey and some other states. I've
7 been practicing civil site engineering for 25 years,
8 almost entirely right in the state of New Jersey and
9 the surrounding area representing bulk applications
10 before municipal board and county planning boards.

11 I have been before this Board. It's been
12 a couple of years. I have been before the Hudson
13 County Planning Board presenting, and I did
14 represent this application before both the Kearny
15 Planning Board as well as the Kearny Zoning Board of
16 Adjustment in the application over the past year or
17 so.

18 MR. MINKS: I would ask that
19 Mr. Freud be recognized as a professional civil
20 engineer in his testimony tonight.

21 CHAIRWOMAN LUGO: Unless any other
22 Commissioners object, then he's accepted.

23 MR. FREUD: Thank you.

24 MR. MINKS: Bob, you heard my little
25 opening. If you could give the Board an overview of

1 the project, the 30,000-square-foot warehouse and
2 the detail site plan testimony, and during the
3 course of that testimony, if you could touch upon
4 the review comments that you received with T & M?

5 MR. FREUD: Absolutely. I'm going to
6 share my screen now to go through a few exhibits
7 that we've used through this project to help in
8 illustrating what's happening here. The first one
9 that I have up on the screen is an aerial map
10 exhibit prepared our office. It's an aerial map of
11 the surrounding area. You see the property in
12 question, Mr. Minks described as highlighted in
13 yellow. In blue are some zone lines within the
14 municipality of Kearny, that define it.

15 Harrison Avenue runs east and west just
16 below the property on the north side of Harrison
17 avenue. About a half a mile west is the Turnpike
18 interchange. It would be off the page on the right
19 here. And as Mr. Minks indicated, Sanford Avenue
20 will run on the west side of the property. We do
21 have a small piece of frontage on Sanford that is
22 also incorporated into the property. So overall,
23 this property is about 17 acres. It's got an
24 unusual shape because it's an assemblage of several
25 property that were define by Mr. Minks.

1 There is -- there are two ponds in the
2 back northeast corner of the property that have been
3 delineated and verified by the NJDEP with a letter
4 of interpretation. We've received the letter of
5 interpretation as well as fresh water wetlands
6 permits from the DEP on May 31st, of this year.
7 This area is also in a type of floodplain,
8 controlled also by these ponds extending into the
9 property, and we did receive development permits,
10 and I'll describe some of that detail in a moment
11 but we received bulk permits and the verification of
12 that flood hazard line on June 3rd of this year,
13 2022, so just within the past couple weeks we have
14 secured those state permits. So those govern some
15 development in the northeast corner of the property.

16 So another area on the eastern side does
17 include a little bit of current green space,
18 otherwise the majority of the property is covered by
19 asphalt, gravel, pavement used for circulation and
20 parking of trucks, some buildings on there.
21 Historically this has been developed property.
22 There's been a number of uses over the years. The
23 intention here is to clean this up, remove all of
24 the structures on-site and provide a new
25 development. As Mr. Minks indicated it's just over

1 211,000 square feet.

2 Let me zoom in a little bit here. So this
3 is the site plan rendering. Orientation is the
4 same. So you'll have Harrison Avenue at the bottom
5 of the page. So we have superimposed the proposed
6 site improvement, landscaping and added color for
7 the purpose of discussion here. Again, same
8 orientation, what we have in the middle of the
9 property in the brown color is the proposed flex
10 warehouse building that would be 211,310 square
11 feet. On the east or right side as you look at it,
12 you'll have 37 loading dock positions for loading
13 bays here into the building.

14 On the left or west side are 251 parking
15 spaces combined between a road that fronts on the
16 building and a secondary overflow park that extends
17 towards Sanford Avenue on that side. Access to
18 those areas is provided by two driveways from
19 Harrison Avenue. We've worked diligently with the
20 towns to provide access that separates the employee
21 and customer parking on the west side at the western
22 most driveway from Harrison from the trucks that
23 come in on the east side. You can see on the
24 rendering here the driveway on the east side is a
25 little bit wider, the radii a little bit larger to

1 accommodate trucks coming to the site through to
2 that driveway and separating that traffic for safety
3 purposes. We also have on the ravine area on the
4 east side of the property and open paved area which
5 will serve for some truck or van parking associated
6 with the tenants on-site. So that is high level of
7 what the development looks like.

8 With regard to some of the things that we
9 have from you, the review letters from T & M
10 Associates dated June 6th, and from the County
11 Planning Department dated June 15th, to review some
12 of the high level items in that, from a stormwater
13 management perspective, this property has several
14 drainage areas today. Some of that runoff comes
15 from Sanford Avenue, a very small portion on the
16 west side comes from Sanford. A majority of the
17 site comes towards the northeast towards the
18 existing ponds and then a portion of the site also
19 comes to Harrison Avenue which is a County road,
20 which has existing drainage infrastructure within
21 the road.

22 As part of our drainage design, we have
23 worked to satisfy not only Harrison municipal
24 requirements but the NJDEP requirements including
25 green infrastructure. As I mentioned we did just

1 receive permits from the DEP that's also addressing
2 the County's stormwater requirements as well.

3 MR. MINKS: Bob, you misspoke, you
4 said you're addressing the Harrison requirements.
5 You meant the Kearny requirements?

6 MR. FREUD: I'm sorry. Kearny, yes
7 Harrison Avenue, Kearny, and County.

8 MR. MINKS: That's another Hudson
9 County town. I was actually down in the Gloucester
10 County Harrison today to make it even more
11 confusing. Go ahead, Bob.

12 MR. FREUD: So with the new state
13 green infrastructure regulations and the county
14 standards for green techniques, we have provided
15 several components at this site. There are two
16 basins in front of the property, one in the
17 southeast corner adjacent to the driveway which is
18 an aboveground basin and a water retention basin in
19 the front of the building between the building and
20 Harrison Avenue, it also provides fire retention and
21 quantity control, and several basins to the rear of
22 the property before going off to the basins to the
23 rear.

24 In all of these different drainage areas
25 that are analyzed, everything is meeting the

1 standards of the overall runoff rates and volumes
2 are reduced primarily on Harrison Avenue by reducing
3 the drainage area and providing retention. We're
4 providing a total of one on the front of Harrison
5 Avenue and three along the back, four fire retention
6 basins which satisfy the County's requirement for a
7 minimum of two, doubling that requirement to provide
8 those fire retention basins and reduce the overall
9 runoff that will enter Harrison Avenue
10 infrastructure within that area.

11 I'm going to zoom in on the frontage to
12 point out we have inlets within the parking lot and
13 leaders that get to the basins in the front. There
14 are small portions of each driveway that by invert
15 and elevation, we cannot get into those basins but
16 we are providing inlets just prior to the
17 right-of-way lines, which were some of the things we
18 addressed in responding to comments from the prior
19 review letters with the County and with the Town of
20 Kearny to provide those inlets to collect runoff so
21 it does not get into the gutter line of Harrison
22 Avenue, that brings it underground in the system.

23 However, that area we are requesting a
24 waiver from the County requirement that small, very
25 small drainage area of the driveway does not have

1 water quality measures associated with it, but
2 overall the water quality for the site and the water
3 quality for that going to Harrison Avenue is
4 addressed from the standard by meeting the
5 80 percent requirement. So it really in my opinion
6 is a de minimis request for relief because of the
7 small drainage area in the frontage there that does
8 not have water quality. Otherwise we are satisfying
9 all of the stormwater comments brought up in the
10 T & M review letter. We're just summarizing the
11 compliance that we have for the stormwater
12 requirements.

13 There is one other County standard that is
14 brought up in the County's planning letter of
15 June 15th that I want to bring to the attention of
16 the Board. The County requires street trees along
17 the frontage. As you can see in the rendered
18 illustration here, we're providing one street tree
19 on this plan. This site encumbered a little bit.
20 The site frontage I should say is encumbered and
21 limits the amount of street trees we could provide
22 along the immediate right-of-way frontage. There
23 are is a combination of overhead wires as well as
24 underground drainage and sewer infrastructure there
25 that prevents us from putting the trees within the

1 right-of-way.

2 As we look back into the property, we have
3 bio retention basins in front of the building and to
4 the east or right side of the truck driveway, leaves
5 us a little bit of room here for one tree here and
6 then on the east, you can see a cross-hash here,
7 that is an area reserved for a pump station that
8 will be -- this area will be dedicated to the town
9 of Kearny. There would be a pump station here to
10 help alleviate some of the sewer capacity issues
11 within the region.

12 MR. MINKS: And Bob, if I could speak
13 to that quickly. It's not going to be dedicated to
14 the Town of Kearny. We're granting Kearny an
15 easement to locate, construct and operate a pump
16 station for their sanitary sewer upgrades that are
17 part of the municipal effort to address certain
18 flooding issues and sanitary sewer infiltrate and
19 overflow in the immediate area, particularly on
20 Sanford Avenue. So that has nothing to do with our
21 project. It's not implicated by our project. It's
22 a concession that we agreed to grant to the Town of
23 Kearny as an effort to assist that neighborhood.

24 MR. FREUD: Thanks for that
25 clarification.

1 MR. MINKS: No problem.

2 MR. FREUD: So what that area,
3 therefore is a little bit precluded of putting
4 street tree in because of the dedication of the
5 easement providing the easement to Kearny. So we
6 have one tree here. We would propose to compensate
7 for the five. By the definition of the code, six
8 would be required, the five missing we could
9 potentially get two more trees in or we will provide
10 a monetary contribution to make up for the
11 difference in number of trees to get to the six.

12 MR. MINKS: In light of the
13 concession that we're doing for the community, we're
14 hoping that we can avoid the necessity of the full
15 contribution for those missing trees but that's
16 current -- Bob testimony is current as to the relief
17 that we're seeking.

18 CHAIRWOMAN LUGO: Commissioners, does
19 anyone have any questions?

20 COMMISSIONER MEHTA: Madam
21 Chairwoman?

22 CHAIRWOMAN LUGO: Yes.

23 COMMISSIONER MEHTA: Yes. You made
24 some mention of the existing two ponds, so what do
25 you plan to do with the two ponds?

1 MR. FREUD: I'm just going to zoom
2 out a little better on the exhibit, and you can see
3 that this remains green here because we're not
4 disturbing those ponds or the buffer that is
5 required by the state, the 50-foot wetlands buffer
6 required by the state. We're not disturbing those
7 and they will receive our treated stormwater flows
8 post-construction.

9 COMMISSIONER MEHTA: Okay. So the
10 ground level, the ground level in the parking area
11 will be above, and there will be no flooding, right, I
12 assume?

13 MR. FREUD: So we are in a flood
14 area. That's actually a good question. I kind of
15 skipped over the grading aspect of this. We're
16 bringing the building up so that the building's
17 finished floor and surrounding area are outside of
18 the flood elevation. This is a tidal flood area so
19 we're getting up above that flood elevation, and
20 then our stormwater will discharge into the basins
21 in that area so we obviously can't control the
22 regional flooding, but we will have our building up
23 above that as required by the State.

24 COMMISSIONER MEHTA: What about the
25 parking area? The parking area will also be above

1 the flood?

2 MR. FREUD: The majority of parking
3 area is above the flood elevation, yes.

4 COMMISSIONER MEHTA: So that eastern
5 parking area?

6 MR. FREUD: Say it again. I'm sorry.

7 COMMISSIONER MEHTA: The
8 eastern driveway.

9 MR. FREUD: This area?

10 COMMISSIONER MEHTA: That area that
11 may not be flooding too?

12 MR. FREUD: I'll check the grading
13 right now. I believe that is because it's raising.
14 I believe we're going to be above the flood
15 elevation there.

16 COMMISSIONER MEHTA: So the flood
17 area and all of this area where the cars need to
18 park, that is outside of the flood area?

19 MR. FREUD: It is, yeah. That
20 elevation is at 12 or higher, Elevation 12 or higher
21 in that area so it's well above the flood elevation
22 there.

23 COMMISSIONER MEHTA: Do you have any
24 traffic engineer, or you are the one to answer the
25 traffic questions?

1 MR. MINKS: We do have a traffic
2 engineer with us as well. We have Nick from Dynamic
3 Traffic, a principal at Dynamic and colleague of
4 Mr. Freud.

5 COMMISSIONER MEHTA: Okay.

6 CHAIRWOMAN LUGO: Any other
7 Commissioners have any questions for this witness?
8 This is only one warehouse, or are these different
9 buildings?

10 MR. MINKS: It's a flex space. Go
11 ahead, Bob.

12 MR. FREUD: It's one building, and if
13 you see some white lines here, we have it right now
14 identified with one, two, three, four, potentially
15 five tenants, but that's just a schematic. It will
16 be flex so it has the potential to be leased out to
17 multiple tenants.

18 COMMISSIONER MEHTA: Okay. And there
19 would be offices or some other area inside the
20 building?

21 MR. FREUD: It's anticipated, yes,
22 that each space would have a small percentage of
23 that that would be dedicated for office and
24 administration. And they would all be on the west
25 side facing the parking so the access so that office

1 space would come off of the parking lot.

2 COMMISSIONER MEHTA: Okay. Thank
3 you.

4 MR. FREUD: Thank you too.

5 CHAIRWOMAN LUGO: Any other
6 Commissioners? Commissioner Malavasi, anything for
7 you?

8 COMMISSIONER MALAVASI: I'm good,
9 Chair.

10 CHAIRWOMAN LUGO: Okay. Well, call
11 your next witness then.

12 MR. MINKS: Okay. Thanks. If we
13 could call Nick Verderese from Dynamic Traffic as
14 our traffic expert.

15 MR. VERDERESE: I'm here.

16 (The witness is sworn.)

17 MR. MINKS: Nick, if you could give
18 your educational background and experience and
19 licensure and your role in the project.

20 MR. VEREDESE: I have a bachelor of
21 science degree in civil engineering from Rutgers
22 University. I'm licensed in the state of New
23 Jersey. I am a principal of Dynamic Traffic, 1904
24 Main Street, Lake Como, New Jersey. I have appeared
25 before Hudson County probably a dozen times.

1 Q. And your licensure is in good
2 standing?

3 MR. VEREDESE: Yes, it is.

4 Q. I would ask that Mr. Verderese be
5 qualified as accepted as a traffic engineer?

6 A. Unless any Commissioners have an
7 objection, he's accepted.

8 MR. MINKS: Thank you. Nick, you've
9 been engaged by the applicant and are familiar with
10 this project, right?

11 A. Yes, I am.

12 MR. MINKS: And associated with that
13 in that role, you performed certain traffic analysis
14 of the project and prepared traffic report that were
15 shared with the County Board?

16 A. Yes.

17 MR. MINKS: In addition to that,
18 we've received some review letters from the County
19 that you're familiar with and most recently we
20 received indication that there is a Harris Avenue --
21 Schuyler and Harrison traffic mitigation fund that
22 the applicant will be required to contribute to
23 along with some calculations as well, correct?

24 A. Yes.

25 MR. MINKS: Okay. So in the course

1 of your testimony, if you could give the Board the
2 benefit of your analysis, kind of an overview and
3 summary of that and its agreement to cooperate?

4 MR. VEREDESE: Yes. So we prepared a
5 traffic impact study dated July 6th, '21, and
6 included traffic data running east west along
7 Harrison Avenue from Sanford Avenue down to Bergen
8 Avenue. So we prepared our own traffic counts in
9 2021. Also, we got our hands on some additional
10 traffic counts from 2020, pre-pandemic traffic
11 levels, and we essentially looked at those three
12 sets of traffic counts, used the highest, most
13 conservative traffic volumes from all three sets of
14 data.

15 After that, we identified proposed traffic
16 volumes for the site, did some pre and post analysis
17 adjoin intersections as well as the proposed
18 driveway. The driveways work at good levels of
19 service. The County had requested some additional
20 data, so we went out and did what they call a gap
21 study where we sat out there, and we actually record
22 the gaps in the traffic stream available, and this
23 was the specific to the truck driveway since they
24 required a larger gap in the traffic stream. That
25 study identified a significant number of gaps well

1 above the number of trips that we anticipate at
2 those intersections.

3 So you know I mentioned before good level
4 of service at the driveways, well-designed
5 driveways, the parking meets all of the ordinance
6 requirements as well as the industry standards. The
7 impacts from the project are negligible. Warehouse
8 flex space are not really large traffic volume
9 generators.

10 So we did get two review letters as our
11 attorney mentioned one from the Board's engineer.
12 We addressed all of the comments from that original
13 review letter, and the latest review letter
14 essentially says that we have addressed all, and
15 they're comfortable with our responses, and then we
16 did receive a recently review letter from staff, and
17 we have reviewed the calculation for the traffic
18 improvement for the Harrison and Schuyler Avenue
19 area, and we will be contributing I think it's
20 around 90,000.

21 MR. MINKS: \$99,217.

22 MR. VEREDESE: Yes.

23 MR. MINKS: Based on that
24 calculation. The staff is willing to accept that
25 calculation.

1 MR. VEREDESE: Yep, so that's all I
2 have for my direct. Thank you.

3 CHAIRWOMAN LUGO: Any questions,
4 Commissioners?

5 COMMISSIONER MEHTA: Yes, in this
6 parking area, for traffic to make a turn on Harrison
7 Avenue, you have egress. How about the Sanford
8 Avenue, do you have an egress from Sanford also?

9 MR. VEREDESE: No access from
10 Sanford. That's a residential street with about 20
11 houses on it, so in our process going through the
12 municipal review, it was determined that impacts
13 from this project onto that residential street for
14 commercial traffic, so we kept all of the traffic
15 out on Harrison Avenue. If Commissioners are
16 familiar, the County is in the process of designing
17 a new traffic signal at the intersection of Sanford
18 Avenue and Harrison Avenue for those existing
19 residents so any additional traffic wouldn't make
20 sense there as well.

21 COMMISSIONER MEHTA: My only concern
22 if there are how many, 300 or 400 cars parking and
23 during the peak time, most of the peak time, they're
24 trying to go their places and they'll be queuing in
25 the parking lot?

1 MR. VEREDESE: Yes. We did our
2 analysis. There is 251 spaces. We think with the
3 warehouse use, we're probably a little over-parked.
4 We do have some parking potential in hazard
5 conditions of flooding. We're going to allow
6 residents of Sanford to use our parking lot in the
7 rear as well just in temporary conditions. We're
8 confident we separated the trucks and the
9 automobiles. We anticipate during peak hours about
10 60 or so exiting vehicle. Warehouse uses generally
11 work in shift, so you get a lot of existing traffic
12 occurring prior to the actual peak of the roadways.

13 COMMISSIONER MEHTA: Okay. So how
14 far is Schuyler Avenue traffic light from the egress
15 of parking area?

16 MR. VEREDESE: Yes. It's -- I don't
17 have it in front of me, but I would say it's about a
18 thousand feet from our access point, maybe 800 feet.

19 COMMISSIONER MEHTA: And you're
20 saying that you're putting a traffic light at
21 Sanford and which corner?

22 MR. VEREDESE: Yeah, so it's a
23 Sanford and Harrison. That's a four light
24 intersection. There will be a new traffic signal at
25 that location.

1 COMMISSIONER MEHTA: That would be
2 less than a couple of feet from your egress?

3 MR. VEREDESE: Yes, it's yeah
4 probably 250 feet or so from our egress.

5 COMMISSIONER MEHTA: My only concern
6 is that the cars pull out and then might be queuing
7 in the parking lot?

8 MR. VEREDESE: We reviewed that
9 intersection at Sanford at its existing condition
10 traffic-wise going through there. If you're
11 familiar with this location as opposed to say over
12 by the Walmart and by Bergen, the volumes drop off
13 significantly on this side. You pass the post
14 office as well as the commercial uses that are
15 there. So we're confident that the queues will
16 clear the driveway. There's not going to be a lot
17 of green time for Sanford Avenue because the volumes
18 aren't extremely heavy there.

19 What the signal is going to do it's going
20 to end up creating additional gaps in the traffic
21 stream because when you're stopping the eastbound
22 traffic, it will help the traffic exiting the
23 proposed driveway.

24 COMMISSIONER MEHTA: So are you
25 planning -- I don't know if you could answer the

1 question, right? From your property are you able to
2 make a left turn east from this site?

3 MR. VEREDESE: Yes.

4 COMMISSIONER MEHTA: And we have gap
5 according to your estimate?

6 MR. VEREDESE: We actually reviewed
7 truck gaps, there is enough for trucks so there will
8 be plenty for the automobiles because the gap is
9 shorter.

10 COMMISSIONER MEHTA: Okay. What is
11 the according to your data current level of service
12 on Schuyler traffic light?

13 MR. VEREDESE: So we didn't analyze
14 Schuyler. We analyzed Sanford, the driveways and
15 Bergen, so essentially two public streets that are
16 east and west of the property.

17 COMMISSIONER MEHTA: And what type of
18 levels of service is existing?

19 MR. VEREDESE: The level of service
20 at Sanford Avenue is in the morning C level of
21 service or better, and in the evening it's a D level
22 of service or better. The northbound is a B on
23 Sanford and the southbound is the C, but the left
24 turn remain As and Bs so all good levels of service
25 there. The volume are not real heavy so just so you

1 understand that coming out of Sanford on the north
2 side total in the morning it's about 20 cars. In
3 the evening the number is about 35 cars.

4 COMMISSIONER MEHTA: I think the data
5 is pandemic data, right? Or you're getting future
6 also?

7 MR. VEREDESE: Yeah. So we have
8 three different sets of data out here, pre-pandemic,
9 and during the pandemic, and we grew all of those
10 volumes as well, so we're comfortable with the
11 volumes that we presented.

12 COMMISSIONER MEHTA: Okay. And I
13 assume that you're contributing to the traffic light
14 also, so it will be implemented for the future to
15 help the levels?

16 MR. VEREDESE: Yes.

17 COMMISSIONER MEHTA: Thank you.

18 CHAIRWOMAN LUGO: Thank you,
19 Commissioner.

20 COMMISSIONER MALAVASI: Madam Chair.

21 CHAIRWOMAN LUGO: Yes.

22 COMMISSIONER MALAVASI: The traffic
23 volumes with the light in Sanford and Harrison,
24 we're fully aware of signalization, and we're
25 willing to allow left turns on Harrison. They did a

1 gap analysis. They made it as to truck turns. Then
2 you know among the other things their contribution
3 to the light on Sanford. So pretty much off the
4 bat, I am satisfied with the traffic impact.

5 MR. MINKS: Thank you.

6 CHAIRWOMAN LUGO: Any other
7 Commissioner have questions of this witness? If
8 not, Mr. Minks, do you have anyone else?

9 MR. MINKS: I do not. That's the
10 extent of our testimony. We appreciate your time
11 and consideration.

12 CHAIRWOMAN LUGO: This was approved
13 by Kearny, correct?

14 MR. MINKS: It was approved by
15 Kearny, yes. We have preliminary and final site
16 plan approval. We also succeeded in getting zoning
17 board approval because the two lots, 16 and 17 along
18 Sanford actually lie outside of the redevelopment
19 area, so we needed to have the use approved for
20 those, and they were both unanimously approved by
21 both boards.

22 CHAIRWOMAN LUGO: Okay. Thank you.
23 Any other Commissioners have any questions or
24 comments? Anyone in the public has any questions?
25 If not, can I have a motion?

1 MS. GIARRATANA: Chairwoman, if I may
2 I would just like to comment. Our office reviewed
3 the shade tree contribution, and we require that the
4 full contribution be made. We know they're asking
5 because they are providing the easement to the town,
6 but the full contribution has to be made.

7 MR. MINKS: Understood.

8 COMMISSIONER MALAVASI: I'll make
9 that motion.

10 COMMISSIONER MEHTA: I seconded
11 motion.

12 MS. GIARRATANA: On a motion made
13 Commissioner Malavasi. Second by Commissioner
14 Mehta.

15 Commissioner Aponte-Lipski.

16 COMMISSIONER APONTE-LIPSKI: Aye.

17 MS. GIARRATANA: Commissioner Jeter.

18 COMMISSIONER JETER: Yes.

19 MS. GIARRATANA: Commissioner
20 Malavasi.

21 COMMISSIONER MALAVASI: Aye.

22 MS. GIARRATANA: Commissioner Mehta.

23 COMMISSIONER MEHTA: Aye.

24 MS. GIARRATANA: Commissioner Walker.

25 COMMISSIONER WALKER: Yes.

1 MS. GIARRATANA: And Chairwoman Lugo.

2 CHAIRWOMAN LUGO: Aye.

3 MS. GIARRATANA: The motion has
4 passed.

5 MR. MINKS: Thank you all very much.
6 Have a good evening.

7 MS. GIARRATANA: The next application
8 is 2022-009-SP; the applicant is WATS Partners LLC.
9 They're at 1075 Secaucus Road Block 101, Lot 1.01 in
10 Jersey City. It's a site plan application to modify
11 an existing trailer parking lot and convert it to a
12 warehouse facility which includes a building with a
13 footprint of approximately 490,378 square feet and
14 445 parking spaces.

15 MS. PORTER: Good evening. My name
16 is Jennifer Porter. I'm from the law office of
17 Chiesa Shahinian & Giantomasi, and I'm here on
18 behalf of the applicant WATS Partners LLC. We're
19 here for site plan approval before the Hudson County
20 Planning Board in connection with our proposed
21 development for this property which is located at
22 1075 Secaucus Road, designated as Block 101, Lot
23 1.01 on the tax maps of the City of Jersey City.

24 And as you heard from the introduction the
25 applicant is proposing to construct a 490,000 square

1 foot warehouse building which includes approximately
2 15,000 square feet of office space along with
3 ancillary improvements that will replace the
4 existing trailer storage lot that is currently
5 existing on the property. Although it's in the city
6 of Jersey City, it's located within the property
7 that is governed by the New Jersey Sports and
8 Exhibition Authority, and the application is
9 currently pending with the NJSEA.

10 We intend to call three witnesses this
11 evening. The first witness is Robert Torricelli, a
12 fact witness, who is here on behalf of the
13 applicant, who will kick off here and then we intend
14 to call two expert witnesses, Richard Dos Santos and
15 Mr. Lothian of Langan engineering who is going to
16 answer your questions. And if the Board has no
17 question for me, I'm going to call my first witness.

18 (The witness is sworn.)

19 MS. PORTER: Mr. Torricelli, you will
20 be testifying as a fact witness on behalf of the
21 applicant, but could you please for the benefit of
22 Board, give them a little bit of your professional
23 background that you'll be talking about in
24 connection with this application?

25 MR. TORRICELLI: I'm a partner in

1 WATS LLC partnership, which consists of Francis
2 Walsh from NRS Trucking Company, well-known in
3 Jersey City for many years. He's the titleholder of
4 the land. The WATS LLC has a long term lease with
5 the property with Henry Amoroso, also a lawyer in
6 your firm and has been active in Hudson County., and
7 Anthony Cerbo, who is an accountant. The four of us
8 are the partners in WATS LLC. I am a practicing
9 attorney. As you know I served in the House of
10 Representatives many years representing for many
11 years Hudson County and Jersey City, and I was in
12 the United States Senate for a number of years, and
13 now I'm in the real estate development business.

14 MS. PORTER: Terrific.
15 Mr. Torricelli, can you please give us a general
16 overview of the application that's before the Hudson
17 County Planning Board this evening in terms of what
18 brought WATS to this site in particular and what are
19 your plans for the development of this site?

20 MR. TORRICELLI: The property was
21 bought by Frank's father in 2007. It is 40 acres,
22 the site, Commissioners may be familiar with, it's
23 across from the trucking company, NRS Trucking, on
24 Secaucus Road, next to what is now a FedEx facility.
25 Mr. Walsh's father bought the property, developed it

1 years ago and then tragically died several years
2 later. In the years since, it's been idle. It's a
3 truck parking facility. It's of value to the
4 company, but not frankly much to the community, and
5 it's not been developed nearly to its potential. We
6 decided a couple years ago now given the state of
7 the market, the value of land, to bring some value
8 to it.

9 So what we have planned is a
10 490,000-square-foot, state-of-the-art facility which
11 our intention is to lease to a national retailer
12 with a trucking company, and we designed it to the
13 standards. We have developed 28 of the 40 acres.
14 We have been working with the Sports and Exhibition
15 Authority and New Jersey DEP. I think a few
16 appreciable issues remain. We expect approval from
17 both their final phases.

18 MS. PORTER: Robert, thank you. And
19 it's my understanding you identified this site, if
20 you could speak a little bit about how this site
21 would be marketed in terms of what you mentioned,
22 how you market this type of use as an end user?

23 MR. TORRICELLI: Well, NRS Trucking,
24 you know, it's northeast probably premiere union
25 trucker in the retail trade, meaning for major

1 retailers, TJ Maxx, Target, other major stores in
2 the region. Our hope and we are in negotiations,
3 although it doesn't make sense to name which
4 company, we are in negotiations with a retailer.
5 They will use it for distribution for stores in the
6 Hudson, Bergen, Essex and general area to support
7 those retail establishments. The facility at has 45
8 doors and 490,000 square feet would allow for
9 accumulation of a fair amount of product for local
10 distribution.

11 MS. PORTER: Thank you
12 Mr. Torricelli. That is all of the questions I have
13 for you this evening unless the Board or the public
14 has any questions.

15 CHAIRWOMAN LUGO: Any Commissioners?
16 Anyone from the public? Thank you, Mr. Torricelli.

17 MR. TORRICELLI: If no one has any
18 questions, you have a glass in your hands so.
19 Anyway, thank you, Commissioners.

20 MS. PORTER: Thank you, if there are
21 no questions then we can move onto a second witness,
22 Richard Dos Santos.

23 (The witness is sworn.)

24 MS. PORTER: Mr. Dos Santos, can you
25 please for the benefit of the Board list your

1 qualifications. Please give the Board your
2 professional and educational background, as far as
3 your licensing in the state and your experience in
4 fronts of boards.

5 MR. DOS SANTOS: Sure. So good
6 evening, everyone. As Ms. Porter mentioned, my name
7 is Richard Dos Santos, that's D-O-S, space,
8 S-A-N-T-O-S. I'm a licensed professional engineer
9 in the state of New Jersey. My license is current
10 as in good standing. I've been practicing civil
11 engineering for over ten years now with Langan
12 Engineering and Environmental Science. I've
13 provided testimony in front of several boards from
14 the state of New Jersey, including Elizabeth, Edison
15 and West Caldwell as well, as a civil engineering
16 expert.

17 In terms of education, I received my
18 bachelors of science in civil engineering from
19 Rutgers University in 2009, and a masters of science
20 in civil engineering from the University of Illinois
21 in 2011.

22 MS. PORTER: And all of your licenses
23 current?

24 MR. DOS SANTOS: They are, yes.

25 MS. PORTER: I would respectfully

1 request that he be accepted as an expert in the
2 field of civil engineering?

3 CHAIRWOMAN LUGO: Unless any
4 Commissioners have any objections, he is accepted.

5 MR. DOS SANTOS: Thank you.

6 MS. PORTER: Thank you. Mr. Dos
7 Santos, if you could please for the benefit of the
8 Board describe the surrounding area, existing
9 conditions and zoning, and then walk the Board
10 briefly through our proposed site plan application.

11 MR. DOS SANTOS: Absolutely. If I
12 can share my screen, please let me know you guys can
13 see.

14 CHAIRWOMAN LUGO: We do, yes.

15 MR. DOS SANTOS: Thank you. So today
16 we're discussing the development for a proposed
17 warehouse facility located at 1057 Secaucus Road in
18 Jersey City. As Ms. Porter mentioned, this is Block
19 101, Lot 1.01, and it's approximately 39.41 acres in
20 size, and it's currently being used as a trailer
21 storage lot. As you can see in the background here,
22 the site fronts Secaucus Road to the east, which is
23 a County road and is the main reason we are here
24 tonight. Some of the other properties, the
25 neighboring properties include the FedEx facility to

1 the south, the Penhorn Creek to the north and west
2 and an existing access drive to the south. The
3 access drive is being shared between the trailer
4 storage lot and the FedEx facility. Surrounding
5 properties include many industrial facilities,
6 therefore we believe that this use is consistent
7 with the surrounding neighborhood.

8 The zoning for the property is governed as
9 Ms. Porter mentioned by the New Jersey Sports and
10 Exhibition Authority, NJSEA, and the site is located
11 in an intermodal zone, an Intermodal B Zone. So a
12 little bit about the proposed development. We're
13 proposing the construction of a warehouse facility
14 within the footprint of 490,429 square feet, which
15 includes 15,480 square feet of office space with the
16 remaining space functioning as a warehouse space.

17 And as I mentioned it is a speculative
18 warehouse. In support of the facility, we're
19 proposing 445 car parking spaces which includes ten
20 ADA spaces distributed between the north and south
21 sides of the site and also includes 18 EV ready
22 spaces, per the new New Jersey regulations for EV
23 spaces. In addition to the car parking spaces, we
24 are proposing 49 loading dock spaces to the west and
25 40 trailer parking spaces just beyond that. This

1 proposed use a warehouse distribution center is
2 permitted by the NJSEA zoning, and the site was
3 designed to comply with the bulk requirements of the
4 intermodal zone of the NJSEA regulations.

5 So I want to talk a little about the site
6 circulation. Vehicles would enter the existing
7 driveway here on the east side. There is a
8 signalized intersection in this area. We do propose
9 to eliminate the existing driveway in favor of a new
10 driveway, one for cars and one for trucks. The new
11 driveways are little bit further from the
12 intersection. The existing driveway is
13 approximately 50 feet from the intersection. The
14 car and truck driveways would be approximately 450
15 and 500 feet respectively from the intersection.

16 We're also proposing to reintroduce some
17 of this cross-hash striping that has faded over the
18 years, but in a manner consistent with the proposed
19 circulation patterns within the facility. We also
20 designed the two driveways such that we were
21 minimizing the interaction between the cars and
22 trucks. The cars would enter this driveway. It
23 will be focused solely in this car parking lot where
24 the trucks would enter and park in one of the
25 trailer spaces or the loading docks. However, you

1 may notice that there is a driveway connecting the
2 two. This is meant for emergency vehicle
3 circulation. Although it's not shown here, we will
4 propose Do Not Enter signs to maintain that
5 separation between cars and truck at each end of
6 that driveway.

7 For pedestrian circulation we're proposing
8 a 6-foot wide sidewalk between the car parking lot
9 and the building. At the request of the County we
10 are also proposing a five-foot-wide sidewalk along
11 Secaucus Road that will start at the existing bus
12 stop here on Secaucus and extend approximately 1,400
13 linear feet to just before this bridge that crosses
14 Penhorn Creek. As agreed at a previous committee
15 meeting, the application will be responsible for
16 applying to the DEP for approval with the assistance
17 of the County's professionals and should the
18 application be approved, the applicant will be
19 responsible for grading this sidewalk, however the
20 installation of the tandem sidewalk would be the
21 responsibility of the County with the modifications
22 of this aforementioned bridge.

23 Another feature I want to discuss very
24 briefly, we are proposing an eight-foot-tall,
25 chain-link fence around the proposed development for

1 security purposes which is consistent with the NJSEA
2 regulations. In regards to grading and drainage,
3 the site has been designed to meet the stormwater
4 regulations of the state of New Jersey and the
5 NJSEA. There is an existing wet pond here to the
6 west near Penhorn Creek that will remain. We're
7 also proposing two new bio retention basins which
8 I'm highlighting now on the west, and one to the
9 south. The bio retention basins will attenuate
10 stormwater flows and provide infrastructure at the
11 site. This is in addition to the reduction in
12 impervious area of the existing impervious area by
13 approximately 4.5 acres. We do not anticipate a
14 negative impact to any of the County drainage
15 facilities as a result of this development.

16 In regards to landscaping, we are
17 proposing street trees along Secaucus Road. We're
18 proposing 42 street trees at roughly 30 feet center
19 to center. We did not want to uproot -- sorry.
20 Uproot some of the existing trees within the Penhorn
21 Creek zone, so instead to offset that impact, we did
22 provide a contribution to the Hudson County tree
23 fund to offset the remaining 18 trees that were
24 required. The street trees are in addition to the
25 approximately 120 trees we are proposing on-site, in

1 addition to hundreds of shrubs and perennials in
2 order to meet the NJSEA standard.

3 Just a little brief talk about utilities.
4 We are providing utilities for the site to make it
5 functional. This includes gas, electric, sanitary,
6 telecom and water. We've begun some of the
7 applications for approval for the water and sanitary
8 connections with the JCMUA and the North Bergen MUA,
9 and we will obtain all approvals as necessary. In
10 regards to the lighting, the lighting was designed
11 to comply with the NJSEA requirements and will not
12 require variances or waivers. In terms of signs at
13 this time because of this speculative warehouse,
14 we're not proposing any wall signs, however when the
15 space is eventually leased to a tenant, the
16 applicant will apply for signage approvals with the
17 NJSEA.

18 And lastly, with regards to trash, we are
19 proposing a location for a trash compactor in the
20 truck area and the trash will be collected by a
21 private waste hauler. So that concludes my
22 testimony unless there are any questions.

23 CHAIRWOMAN LUGO: Commissioners?

24 COMMISSIONER MALAVASI: Madam Chair,
25 with regard to the sidewalk along Secaucus Road,

1 there is no sidewalks and pedestrians have no place
2 to walk from the bus stop. And they will comply
3 with all of the conditions on the site, and the
4 bridge has to comply too. We actually break out a
5 little bit to get across that bridge a little better
6 with a sidewalk, and we have to connect the sidewalk
7 and the bridge together.

8 CHAIRWOMAN LUGO: Any other
9 Commissioners?

10 COMMISSIONER MEHTA: Yes, Chairwoman,
11 the same thing regarding to Penhorn Creek, it's
12 close to your property and the loading area and as
13 well as the parking area. Is that above the flood
14 level?

15 MR. DOS SANTOS: It is will be above
16 the flood level, yes. Yes, the flood elevation is
17 nine, the trailer parking area is approximately
18 Elevation 13.

19 COMMISSIONER MEHTA: And the parking
20 driveway, you proposed the driveway basically
21 connected, they driveway is connected and goes off
22 your property, right? Or it goes to the FedEx
23 property?

24 MR. DOS SANTOS: That's correct. We
25 are proposing driveways connecting to the internal

1 driveway. The existing driveway off Secaucus Road
2 will remain unchanged.

3 COMMISSIONER MEHTA: And it's away
4 from the traffic light, correct?

5 MR. DOS SANTOS: Correct. And then
6 we do have a traffic engineer who can speak on that
7 if necessary.

8 COMMISSIONER MEHTA: Okay. Thank
9 you.

10 CHAIRWOMAN LUGO: Anyone else? Any
11 one from the public? Okay. Do you have another
12 witness, ma'am?

13 MS. PORTER: We only have one more
14 witness, Mr. Lothian from Langan Engineering, our
15 traffic engineer.

16 CHAIRWOMAN LUGO: Okay. Can we swear
17 him in?

18 (The witness is sworn.)

19 MS. PORTER: Mr. Lothian, if you
20 could for the benefit of the Board, give your
21 professional and educational background as far as
22 your licenses.

23 MR. LOTHIAN: Okay. My name is Alan
24 Lothian; A-L-A-N; L-O-T-H-I-A-N. I have been at
25 Langan for over 24 years as a traffic engineer. I

1 have a bachelor's of science in civil engineering
2 from Rutgers, a masters of science in transportation
3 from NJIT. I'm a licensed professional engineer in
4 the state of New Jersey, in good standing. I've
5 testified before dozens of boards throughout the
6 state including this one. It's been a while but
7 I've testified before Hudson County.

8 MS. PORTER: I would like to request
9 that Mr. Lothian be accepted as expert in traffic
10 engineering.

11 CHAIRWOMAN LUGO: Unless any other
12 Commissioners have an objection, he's accepted.

13 MS. PORTER: Mr. Lothian, could you
14 please for the benefit of the Board indicate whether
15 or not you prepared a traffic impact study, and if
16 so, if you could give them a brief overview in terms
17 of the conclusions of that study?

18 MR. LOTHIAN: Sure. Yeah, we did
19 prepare a traffic impact study. I'm looking at the
20 relative impacts compared from the trailer storage
21 lot that it is today to the proposed warehouse.
22 We're working through comments and revisions with
23 the NJSEA, all identifying no significant impacts
24 associated with the proposed redevelopment of the
25 site. While there's no net increase in trips during

1 the street peak hours, and the street peak hours are
2 only between seven to nine and four to six, seven to
3 nine a.m. and four to six p.m. There is actually
4 approximately 50 trips additional during both of
5 those time periods. But the important thing is the
6 conversion from the trailer storage lot to the
7 proposed warehouse. You're looking at a net
8 reduction of truck trips through the intersection,
9 through the roadways on the order of 42 less truck
10 trips in the morning and 43 less truck trips in the
11 afternoon associated with the change in use.

12 So you know, when you look at all of that
13 and the fact that the Institute of Transportation
14 Engineering, which is really our guiding standard of
15 traffic engineering, the New Jersey's Department of
16 Transportation looked at one hundred new trips as a
17 significant increase. We're half of what they would
18 consider a significant increase, and we're
19 significantly reducing the number of trucks on the
20 roadways associated with this project.

21 Mr. Dos Santos already mentioned it, he
22 stole some of my thunder about the improvements
23 we're making to the actual access to the site.
24 Right now the access to the existing trailer storage
25 is primarily all trucks coming in order of there is

1 very close to the signalized intersection, and there
2 is a lot of actively going on and a lot of conflicts
3 right now. By moving that, our lots further away
4 from the site, as Mr. Dos Santos said, the passenger
5 car access point is now going to be located about
6 250 feet away from the intersection and the truck
7 access is going to be around five hundred feet away
8 from the intersection which takes those conflict
9 points and puts them further into the site and not
10 adjacent to the signal. So that's an overall net
11 improvement with respect to the general circulation
12 between us and the shared access with FedEx.

13 We also, you know, the site as a result
14 the way it's been designed to accommodate all
15 designed vehicle, passenger cars, trucks, delivery
16 vehicles, refuse trucks, emergency vehicles, and you
17 know, along with the, you know, the proper design of
18 the site to accommodate all of that, the
19 improvements with respect to the access and the fact
20 that we show no significant impact on the roadway
21 network, you know, we have a good project here that
22 is actually going to improve things. And that's all
23 I have. I could answer any questions about that.

24 CHAIRWOMAN LUGO: Thank you,
25 Commissioners, any questions for this witness?

1 COMMISSIONER MEHTA: Madam
2 Chairwoman, I have a question. One, Mr. Dos Santos
3 mentioned that you have ten ADA compliant parking
4 spots. I think that might be very few according to
5 conform with the park stalls?

6 MR. LOTHIAN: Well, I'll defer to
7 Mr. Dos Santos on this.

8 MR. DOS SANTOS: So the requirement
9 for the amount of parking spaces is nine. We're
10 actually providing ten, so we're compliant with the
11 2010 ADA standards.

12 COMMISSIONER MEHTA: Okay. And you
13 have one more in future with the since you have such
14 a big parking area, you will provide electrical
15 charging station in your parking lot?

16 MR. DOS SANTOS: Yes. So the New
17 Jersey set a rather recent regulation for a site
18 like this. We require 18 EV-ready charging
19 stations. That doesn't necessarily mean that you
20 know as this is built, the EV chargers are going to
21 be there, but they will be ready to be installed
22 when necessary. We providing those EV-ready
23 charging station -- parking stalls. Excuse me.

24 COMMISSIONER MEHTA: Thank you.

25 MR. LOTHIAN: Does anyone have any

1 questions for me?

2 CHAIRWOMAN LUGO: Anyone else?

3 Commissioner Malavasi?

4 COMMISSIONER MALAVASI: I don't have
5 any questions. I'm satisfied with the report.

6 CHAIRWOMAN LUGO: Okay. Anyone from
7 the public?

8 MS. PORTER: So that concludes. I
9 want to thank the Commissioners and their staff for
10 everything this evening.

11 CHAIRWOMAN LUGO: Thank you.
12 Commissioners, do I have a motion?

13 COMMISSIONER JETER: Motion.

14 MS. GIARRATANA: My apologizes,
15 Chairwoman. Can I just chime in?

16 CHAIRWOMAN LUGO: Of course, you can.

17 MS. GIARRATANA: I just want to
18 confirm one more item, my apologies. I want to
19 verify again total contribution to the Penhorn Creek
20 pump station. We calculated the building coverage
21 and the total came to an addition \$22,500, based
22 upon the impervious coverage for the total of 79,300
23 paid by the applicant.

24 MS. PORTER: Yeah. Absolutely, the
25 applicant can confirm for the record that the

1 payment in that remaining amount, the applicant
2 confirms that the difference \$22,500 resulted will
3 be paid by the applicant.

4 MS. GIARRATANA: Thank you. There
5 was a motion I think by Commissioner Jeter?

6 COMMISSIONER JETER: Yes.

7 COMMISSIONER MEHTA: I will second
8 the motion. It will be a good improvement to the
9 area, and it will create hopefully retail jobs.

10 MS. GIARRATANA: On a motion by
11 Commissioner Jeter and seconded by Commissioner
12 Mehta.

13 Commissioner Aponte-Lipski.

14 COMMISSIONER APONTE-LIPSKI: Aye.

15 MS. GIARRATANA: Commissioner Jeter.

16 COMMISSIONER JETER: Aye.

17 MS. GIARRATANA: Commissioner
18 Malavasi.

19 COMMISSIONER MALAVASI: Aye.

20 MS. GIARRATANA: Commissioner Mehta.

21 COMMISSIONER MEHTA: Aye.

22 MS. GIARRATANA: Commissioner Walker.

23 COMMISSIONER WALKER: Yes.

24 MS. GIARRATANA: And Chairwoman Lugo.

25 CHAIRWOMAN LUGO: Aye.

1 MS. GIARRATANA: The motion passed.

2 MS. PORTER: Thank you very much.

3 MS. GIARRATANA: Chairwoman, I'm
4 going to move onto the memorialization. Application
5 2022-014-SP; Story Dispensary of Hoboken LLC; 51-53
6 14th Street; Block 245, Lot 10 in Hoboken.

7 Do I have a motion for that
8 memorialization?

9 COMMISSIONER WALKER: Motion.

10 COMMISSIONER JETER: Second.

11 MS. GIARRATANA: I'm sorry,
12 Commissioners. You were not allowed to vote on the
13 application. Thank you though.

14 On a motion made by Commissioner Mehta
15 seconded by Commissioner Aponte-Lipski.

16 Commissioner Aponte-Lipski.

17 COMMISSIONER APONTE-LIPSKI: 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. Oh, there is
25 only four of us. Is that okay?

1 MS. CURLEY: That's fine. You only
2 need one actually, but only the people who heard it.

3 CHAIRWOMAN LUGO: Okay. Thank you.

4 MS. GIARRATANA: Next item on the
5 agenda are Applications to be Exempt. Bear with me
6 there are quite a few.

7 First one is application 2022-030-SP; the
8 applicant JBT Developers LLC; at 173-175 Armstrong
9 Avenue; Block 1343, Lot 39; in Jersey City. It's a
10 site plan application not along a County road.

11 Application 2022-033-SP; the applicant RAM
12 Development LLC; at East 23rd and Mechanic Street;
13 Block 450, Lot 1; Bayonne. A site plan application
14 not along a County road.

15 Application 2022-036-SPSD; the applicant
16 is Riverbend Building Company II, LLC; at 28 Avenue
17 A at Port Imperial; Block 168.01, Lot 9.01; in West
18 New York. It's a site plan application not along a
19 county road.

20 Applicant 2022-037-SP; 440 Warehouse
21 Developers, LLC; at Route 440 and Route 185; Block
22 30305 Lot 2; in Jersey City. It's a site plan
23 application not along a County road.

24 Application 2022-040-SD; Newport
25 Associates Development Company; 2 Sixth Street Block

1 7302, Lot 43; in Jersey City. It's a subdivision
2 application not along a County road.

3 Application 2022-041-SP; the applicant EOM
4 90 Avenue E Urban Renewal, LLC; at 90-102 Avenue E;
5 Block 467, Lot 8; in Bayonne. A site plan
6 application not along a County road.

7 Application 2022-042-SP; Bayonne Equities
8 BII Urban Renewal, LLC; at 285 Broadway Block 264,
9 Lot 915.010.02; in Bayonne. A site plan application
10 not along a County road.

11 Do I have a motion?

12 On a motion made by Commissioner Mehta and
13 seconded by Commissioner Aponte-Lipski.

14 Commissioner Aponte-Lipski.

15 COMMISSIONER APONTE-LIPSKI: Aye.

16 MS. GIARRATANA: Commissioner Jeter.

17 COMMISSIONER JETER: Aye.

18 MS. GIARRATANA: Commissioner

19 Malavasi.

20 COMMISSIONER MALAVASI: Aye.

21 MS. GIARRATANA: Commissioner Mehta.

22 COMMISSIONER MEHTA: Aye.

23 MS. GIARRATANA: Commissioner Walker.

24 COMMISSIONER WALKER: Yes.

25 MS. GIARRATANA: And Chairwoman Lugo.

1 CHAIRWOMAN LUGO: Aye.

2 MS. GIARRATANA: The motion has
3 passed. The next item on the agenda is old
4 business. There is none. For new business we have
5 the introduction to changes to the Land Development
6 Regulations. We are going to update our RDR for the
7 approval process for the applications. And the next
8 meeting is Tuesday July 18 at 5:30.

9 CHAIRWOMAN LUGO: I just want to
10 state for the record I will miss the next meeting.
11 I'll be in Florida so I won't be here, and it will
12 be the first meeting I have missed in two and a half
13 years. I'm going to ruin my attendance.

14 COMMISSIONER WALKER: Log on in
15 Florida.

16 CHAIRWOMAN LUGO: I could.

17 COMMISSIONER APONTE-LIPSKI: Enjoy.

18 COMMISSIONER MALAVASI: Enjoy that.

19 CHAIRWOMAN LUGO: Thanks, guys, so
20 much. Do we have a motion to adjourn?

21 COMMISSIONER MEHTA: Motion.

22 COMMISSIONER JETER: Second.

23 CHAIRWOMAN LUGO: All in favor?

24 (Whereupon the proceeding is then
25 concluded at 7:06 p.m.)

C E R T I F I C A T I O N

I, SHARI CATHEY, CCR, RPR, License No.
30XI00234700, and Notary Public of the State of New
Jersey, hereby certify that the proceedings herein
are from the notes taken by me of a Regular Meeting
of the Hudson County Planning Board, held on
Tuesday, June 21, 2022; and that this is a correct
transcript of the same.



SHARI CATHEY, CCR, RPR

A NOTARY PUBLIC of the
State of New Jersey

I.D. No. 2283786

Commission Expires 2/4/27

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