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HUDSON COUNTY  
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF  
OF THE :  
HUDSON COUNTY PLANNING : PROCEEDINGS  
BOARD :  
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O P E N S E S S I O N

Bergen Square Center  
Floor 9A  
830 Bergen Avenue  
Jersey City, New Jersey  
Tuesday, September 20, 2022  
5:30 p.m.

V I A Z O O M:

- SAMANTHA LUGO, Chairwoman
- RUSHABH MEHTA, Vice Chairman
- YRAIDA APONTE-LIPSKI, Commissioner
- FLOYD JETER, Commissioner
- FRANCIS KENNY, Commissioner
- KENNEDY NG, Commissioner
- THOMAS MALAVASI, PE, Commissioner
- PAMELA LAYSON, 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
- MARIO TRIDENTE, Inspector
- GREGORY GITTO, PE

1 CHAIRWOMAN LUGO: Good evening. I  
2 would like to call the Tuesday, September 20, 2022  
3 Hudson County Planning Board Meeting to order. Has  
4 the meeting been properly advertised?

5 MS. CURLEY: Yes, this meeting was  
6 properly noticed pursuant to the Open Public  
7 Meetings Act and ran in the Jersey Journal on  
8 September 15, 2022.

9 CHAIRWOMAN LUGO: Great. Can we get  
10 a roll call please.

11 MS. GIARRATANA: Yes. Commissioner  
12 Aponte-Lipski.

13 COMMISSIONER APONTE-LIPSKI: Here.

14 MS. GIARRATANA: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Present.

16 MS. GIARRATANA: Commissioner  
17 Glembocki, absent. Commissioner Jeter.

18 COMMISSIONER JETER: Present.

19 MS. GIARRATANA: Commissioner Kenny.

20 COMMISSIONER KENNY: Present.

21 MS. GIARRATANA: Commissioner  
22 Malavasi.

23 COMMISSIONER MALAVASI: Here.

24 MS. GIARRATANA: Commissioner Mehta.

25 COMMISSIONER MEHTA: Here.

1 MS. GIARRATANA: Commissioner Ng,  
2 Absent. Commissioner Walker. Absent. Commissioner  
3 Layson.

4 COMMISSIONER LAYSON: Present.

5 MS. GIARRATANA: And Chairwoman Lugo.

6 CHAIRWOMAN LUGO: Present.

7 MS. GIARRATANA: Chairwoman, we have  
8 a quorum.

9 CHAIRWOMAN LUGO: Thank you. Can we  
10 please stand for the flag salute?

11 (Flag salute.)

12 CHAIRWOMAN LUGO: Commissioners,  
13 hopefully, you had the opportunity to read the  
14 minutes from our last meeting and if you did, can I  
15 have a motion to approve them?

16 COMMISSIONER JETER: I'll motion.

17 COMMISSIONER APONTE-LIPSKI: Second.

18 MS. GIARRATANA: My apologies. Who  
19 made the motion and second? And Aponte-Lipski?  
20 Okay. I'm sorry. On a motion made by Commissioner  
21 Jeter and seconded by Aponte-Lipski. Commissioner  
22 Aponte-Lipski.

23 COMMISSIONER APONTE-LIPSKI: Aye.

24 MS. GIARRATANA: Commissioner Choffo.

25 COMMISSIONER CHOFFO: I abstain.

1 MS. GIARRATANA: Commissioner Jeter.

2 COMMISSIONER JETER: Aye.

3 MS. GIARRATANA: Commissioner Kenny.

4 COMMISSIONER KENNY: Aye.

5 MS. GIARRATANA: Commissioner Mehta.

6 COMMISSIONER MEHTA: Aye.

7 MS. GIARRATANA: Commissioner

8 Malavasi.

9 COMMISSIONER MALAVASI: I will  
10 abstain.

11 MS. GIARRATANA: Okay. Commissioner  
12 Malavasi abstained. And Commissioner Layson.

13 COMMISSIONER LAYSON: Abstain.

14 MS. GIARRATANA: Okay. And  
15 Chairwoman Lugo.

16 CHAIRWOMAN LUGO: Aye.

17 MS. GIARRATANA: We still did have  
18 five votes with the abstentions so the motion has  
19 passed.

20 CHAIRWOMAN LUGO: Thank you.

21 MS. GIARRATANA: Next item on the  
22 agenda are Matters Scheduled for Public Hearing.  
23 First, it's memorialization of resolutions  
24 considered at the previous meeting. There were  
25 four. So the first was 2022-008-SP; 803 Kennedy

1 LLC; at 803 Kennedy Boulevard; block 16, Lot 32; in  
2 North Bergen. Do I have a motion?

3 COMMISSIONER JETER: Motion.

4 COMMISSIONER KENNY: Second.

5 MS. GIARRATANA: On a motion made by  
6 Commissioner Jeter and seconded by Commissioner  
7 Kenny.

8 Commissioner Aponte-Lipski.

9 COMMISSIONER APONTE-LIPSKI: Aye.

10 MS. GIARRATANA: Commissioner Jeter.

11 COMMISSIONER JETER: Aye.

12 MS. GIARRATANA: Commissioner Kenny.

13 COMMISSIONER KENNY: Aye.

14 MS. GIARRATANA: Commissioner Ng.

15 Not present. And Chairwoman Lugo.

16 CHAIRWOMAN LUGO: Aye.

17 MS. GIARRATANA: The next application  
18 was 2022-017-SPSD; Block A Partners,  
19 Urban Renewal 1, LLC; at 1000 Frank E. Rodgers  
20 Boulevard. Block 138.01, Lot 1 in Harrison.

21 Do I have a motion?

22 COMMISSIONER MEHTA: Motion.

23 COMMISSIONER APONTE-LIPSKI: Second.

24 MS. GIARRATANA: Second by  
25 Aponte-Lipski. Okay. On a motion made by

1 Commissioner Mehta and seconded by Aponte-Lipski.

2 Commissioner Aponte-Lipski.

3 COMMISSIONER APONTE-LIPSKI: Aye.

4 MS. GIARRATANA: Commissioner Jeter.

5 COMMISSIONER JETER: Aye.

6 MS. GIARRATANA: Commissioner Kenny.

7 COMMISSIONER KENNY: Aye.

8 MS. GIARRATANA: Commissioner Mehta.

9 COMMISSIONER MEHTA: Aye.

10 MS. GIARRATANA: And Chairwoman Lugo.

11 CHAIRWOMAN LUGO: Aye.

12 MS. GIARRATANA: The next application  
13 was 2022-029-SP. The applicant was 936 Passaic  
14 Avenue Kearny, LLC; at 936-940 Passaic Avenue.  
15 Block 112, Lot 3, in Kearny.

16 Do I have a motion?

17 COMMISSIONER APONTE-LIPSKI: Motion.

18 COMMISSIONER MEHTA: Second.

19 MS. GIARRATANA: Commissioner

20 Aponte-Lipski and seconded by Commissioner Mehta.

21 Commissioner Aponte-Lipski.

22 COMMISSIONER APONTE-LIPSKI: Aye.

23 MS. GIARRATANA: Commissioner Jeter.

24 COMMISSIONER JETER: Aye.

25 MS. GIARRATANA: Commissioner Kenny.

1 COMMISSIONER KENNY: Aye.

2 MS. GIARRATANA: Commissioner Mehta.

3 COMMISSIONER MEHTA: Aye.

4 MS. GIARRATANA: Chairwoman Lugo.

5 CHAIRWOMAN LUGO: Aye.

6 MS. GIARRATANA: Thank you. The  
7 final application was 2022-048-SP; Town of Harrison  
8 at Cape May Street Park; Block 143, Lot 7.05, in  
9 Harrison.

10 May I have a motion?

11 COMMISSIONER MEHTA: Motion.

12 COMMISSIONER JETER: Second.

13 MS. GIARRATANA: On a motion made by  
14 Commissioner Mehta and seconded by Commissioner  
15 Jeter.

16 Commissioner Aponte-Lipski.

17 COMMISSIONER APONTE-LIPSKI: Aye.

18 MS. GIARRATANA: Commissioner Jeter.

19 COMMISSIONER JETER: Aye.

20 MS. GIARRATANA: Commissioner Kenny.

21 COMMISSIONER KENNY: Aye.

22 MS. GIARRATANA: Commissioner Mehta.

23 COMMISSIONER MEHTA: Aye.

24 MS. GIARRATANA: And Chairwoman Lugo.

25 CHAIRWOMAN LUGO: Aye.

1 MS. GIARRATANA: The motion passed.  
2 The next item on the agenda are Site Plans,  
3 Subdivisions and other matters scheduled for public  
4 hearing. Application 2022-007-SP. The Applicant is  
5 Adwan Group. The location is 8527-8541 Kennedy  
6 Boulevard; block 361, Lot 48 in North Bergen. A  
7 site plan application to construct a four-story  
8 multifamily residential unit -- residential building  
9 with 36 dwelling units and 55 parking spaces in a  
10 fully enclosed parking garage.

11 COMMISSIONER MEHTA: Madam  
12 Chairwoman, I did review this in North Bergen, so I  
13 will recuse myself.

14 CHAIRWOMAN LUGO: Thank you, Rushabh.

15 COMMISSIONER MEHTA: Thank you.

16 MR. ALONZO: Good evening, Madam  
17 Chair, Members of the Board. For the record, my  
18 name is Alvaro Alonzo. I am an attorney  
19 representing the applicant. As you just stated,  
20 this is an application for the consolidation of two  
21 lots to create one lot. We're located on the corner  
22 of Kennedy Boulevard and 86th Street. The  
23 application was approved by the North Bergen Zoning  
24 Board of Adjustment as Commissioner Mehta just  
25 indicated. And we did provide a copy of the



1 memorializing resolution for the records. I have  
2 two witnesses this evening. I have Mr. Kaltsis, our  
3 architect, as well as, Mr. Connor from -- Connor  
4 Hughes, traffic engineer. My client is also  
5 available on the call should you have any questions,  
6 but it's not my intention to call him as a witness  
7 this evening. So with that said, I'll call  
8 Demetrios Kaltsis as my first witness.

9 (The witness is sworn.)

10 MR. ALONZO: Madam Chair, Mr.  
11 Kaltsis, I believe, appeared at the Board last  
12 hearing, was qualified -- we're asking his  
13 qualifications be accepted in the field of  
14 architecture.

15 CHAIRWOMAN LUGO: Yes. Unless there  
16 are any objections by any of our Commissioners, he  
17 is approved.

18 MR. ALONZO: Thank you. Mr. Kaltsis,  
19 can you share your screen?

20 MR. KALTSIS: Yes.

21 MR. ALONZO: And while you're doing  
22 that provide a brief overview of what the project  
23 is, so I'm just going to ask you to review the plans  
24 with the Board.

25 MR. KALTSIS: Does everybody see the

1 screen?

2 CHAIRWOMAN LUGO: Yes.

3 MR. ALONZO: Yes.

4 MR. KALTSIS: Okay. So this is our  
5 set of drawings. There's a total of fourteen sheets  
6 dated April 14 of 2022. What you're looking at now  
7 is the first sheet, the Title Sheet, C1, and I'll  
8 start by describing the existing property. Looking  
9 at the bottom of the page, you can see three  
10 existing photos. Starting with the right, there's  
11 an existing daycare on the property right on the  
12 intersection of 86th Street and Kennedy Boulevard.  
13 Towards the center, adjacent to that daycare is an  
14 existing church, and then, adjacent to that is a  
15 one-story commercial building that is on the left  
16 side towards the southernmost portion of the  
17 property.

18 These lots, together, combined, total  
19 15,127 square feet. The property slopes down as you  
20 go west from a high point, the Foundation 215 on  
21 Kennedy Boulevard to an elevation of about 200 to  
22 the furthest point to the west. We are -- we are  
23 proposing to remove and demolish these existing  
24 buildings and replace them with a new four-story  
25 multifamily apartment building, the footprint of

1 which will be set back about 1.75 feet from the  
2 front property line, and this varies, of course,  
3 because of the design of the building. On the right  
4 side, we're proposing a side yard set back on the  
5 86th Street side, a 3.33 feet; and then on the rear  
6 yard, we're proposing a ten-foot rear yard setback  
7 adjacent to the resident homes.

8           The new building footprint will be 12,318  
9 square feet. It will be four stories as was  
10 mentioned, three residential floors over two levels  
11 of parking. One is, basically, at grade level, and  
12 there's an internal ramp that leads you down to the  
13 lower level, so essentially, two levels of parking  
14 and three residential floors. I can start, first,  
15 by describing the ground floor parking and go down  
16 to sheet A-2.

17           I'm sorry? Okay. So looking at  
18 Sheet A-2, this is a ground floor plan of the  
19 proposed building. As you can see, we have a  
20 vehicle entrance from Kennedy Boulevard. It is  
21 approximately 60 to 70 feet away from the  
22 intersection of 86th Street. There is a right turn,  
23 right exit only from this building. Upon entering,  
24 you can see there's a small area that slightly  
25 inclines to give you access to ten parking spaces,

1 and then just before that the -- the rest of the  
2 parking spaces are accessed in the -- moving in a  
3 counterclockwise motion declining down the ramp of  
4 the -- of the parking garage. This level, looking  
5 at the grade floor has 25 parking spaces total, and  
6 at the front of the building, we are providing some  
7 utility spaces.

8 We do have a garbage and recycling room  
9 which is very close to the front entrance of the  
10 building. We also have bike racks in the corner, as  
11 you can see here. And the main entrance lobby is on  
12 the southernmost left side of the building which you  
13 can see here. Going back to Sheet A-1, this is the  
14 lower level parking, and from the ramp above, you  
15 would essentially start at this point and continue  
16 in that counterclockwise motion to access the rest  
17 of the parking spaces. On this level, we have a  
18 total of thirty parking spaces and some additional  
19 utility spaces in the front. We have one here and  
20 then one in the corner of the building as well.

21 So 30 parking spaces on the lower level  
22 and 25 at grade gives us a total of 55 parking  
23 spaces. This particular building requires a total  
24 of 66 parking spaces, and with the credit for  
25 electric vehicle charging stations, that would

1 reduce that number by six to a total of 60, so we  
2 are deficient by only five parking spaces.

3 Looking at Sheet A-3, these are the  
4 residential floor plans. From the left side, it's  
5 the second floor plan. On the right side, we have  
6 the third and fourth floor plans. They are  
7 essentially the same. The layout is the same. The  
8 only difference is the stairwell that is on the left  
9 side of the second floor plan, but, basically, each  
10 floor consists of twelve dwelling units. Ten of  
11 which are one-bedroom units and two, which are  
12 two-bedroom units. The one bedroom units vary in  
13 size from 630 square feet to 813 square feet, and  
14 the two bedroom units vary in size from 1,015 to  
15 1,200 square feet. A total number of units, as was  
16 mentioned before, is 36 units; 30, one-bedroom units  
17 and six two-bedroom units.

18 Looking at Sheet A-4, this is a roof plan.  
19 Just wanted to point out a couple of things. We do  
20 have on the front portion of the roof, we are  
21 proposing a green roof area that is approximately  
22 2,000 square feet, and in the back of the building,  
23 we are proposing an area for solar panels. So those  
24 are, essentially, two green techniques that we are  
25 proposing in addition to the bike rack system that

1 is on the ground floor.

2 Looking at the elevations on Sheet A-5, we  
3 are basically proposing a modern design, a modern  
4 building. The red-colored areas indicate where  
5 there would be a brick veneer finish. The light  
6 gray colors are where the bump outs are, these will  
7 be aluminum composite finish. We are proposing a  
8 brick and stucco on the vertical access stairs and  
9 elevator. We have floor-to-ceiling windows with  
10 integrated architectural grills for the units as you  
11 can see here, different window areas. We have some  
12 architectural grills to provide an opening for  
13 ventilation in the parking garage. You can see --  
14 you can see here on the side elevation. And then,  
15 finally, some decorative aggregate areas above the  
16 bump out, which you can see in two different -- two  
17 different elevations.

18 You can get a better idea of the finishes  
19 we propose looking at the three-dimensional  
20 rendering on the first page, which I'll go back to.  
21 And you can see here, this is a -- a shot looking at  
22 the corner of the building. You can see we tried to  
23 accentuate the corners of the building with the  
24 floor-to-ceiling windows, the different finishes  
25 with the aluminum around -- framing the windows.

1 And then you can see the different patterns with the  
2 brick, stucco at the stair towers, and then a  
3 similar theme on the 86th Street elevation. So that  
4 is -- that is, basically, what we are proposing and  
5 -- and we also look to satisfy all the requirements  
6 that were presented -- requested by T & M  
7 Engineering, which I believe we've satisfied with  
8 regards to the site plan.

9 MR. ALONZO: Mr. Kaltsis, in addition  
10 to when you had testified, so are we also proposing  
11 any street trees?

12 MR. KALTSIS: Yes, we are. And you  
13 can see them on Sheet SP-3. We do have four along  
14 -- on Kennedy Boulevard. Then we also have three  
15 additional trees on the 86th Street side.

16 MR. ALONZO: Okay. And any specific  
17 type of tree?

18 MR. KALTSIS: So we are identifying  
19 it as a -- as a Northern Red Oak.

20 MR. ALONZO: Okay. Thank you, Mr.  
21 Kaltsis. Madam Chair, I have no further questions  
22 for Mr. Kaltsis.

23 CHAIRWOMAN LUGO: Thank you.  
24 Commissioners, do you have any questions?

25 COMMISSIONER MALAVASI: Madam Chair,

1 just a -- just a question for the applicant. I know  
2 that you've got your corner lots, and you drop off  
3 from JFK down the hill towards Route 9 and all the  
4 traffic is coming up on JFK. Was there any  
5 consideration given to putting an entrance on the  
6 side street?

7 MR. ALONZO: We actually -- we  
8 actually had a variation of this plan. Initially,  
9 there was an entrance on the lower level, and we  
10 tried to take advantage the chain of topography by  
11 eliminating the ramps, but the -- the town denied  
12 that request because -- because of the traffic on  
13 86th Street.

14 COMMISSIONER MALAVASI: Yeah. Well,  
15 you know, we have no traffic on JFK Boulevard. So I  
16 just wanted to put that on the record that this is  
17 something that happens all the time in North Bergen.

18 MR. ALONZO: Understood. We had some  
19 modification on 67 Street. Same issue before this  
20 board and we -- we accommodated but unfortunately,  
21 the board denied that request.

22 COMMISSIONER MALAVASI: Uh-huh.  
23 Okay. Thank you.

24 MR. TRIDENTE: Madam Chair, if I may,  
25 I have a question regarding --



1 CHAIRWOMAN LUGO: Okay.

2 MR. TRIDENTE: Regarding the tree  
3 detail. Could you just go over the tree detail. I  
4 don't think that it includes an ADA-compliant tree  
5 grate.

6 MR. KALTSIS: Yeah. I don't -- I  
7 don't see it on this sheet, unless we provided it on  
8 a -- on a different sheet, but I can -- I can make  
9 sure that we do provide a compliant grate for that.  
10 Yeah. I don't see -- oh. Here it is. Yeah. It's  
11 on -- I'm sorry. It's on Sheet SP-7.

12 MR. TRIDENTE: Okay. Thank you very  
13 much. Thank you for the clarification.

14 MR. KALTSIS: Sure.

15 CHAIRWOMAN LUGO: Any other  
16 Commissioners comments, questions?

17 COMMISSIONER CHOFFO: Madam Chair, I  
18 have a question. Mr. Alonzo, where are you at with  
19 North Bergen's approval?

20 MR. ALONZO: That was approved and we  
21 had the memorialization resolution and all statutory  
22 appeal periods have expired, so we're just waiting  
23 for the town to take action.

24 COMMISSIONER CHOFFO: All right. I  
25 have one other question. I guess there's ten

1 one-bedroom units per floor and two two-bedrooms per  
2 floor.

3 MR. KALTSIS: Yes. Yes.

4 COMMISSIONER CHOFFO: That's all I  
5 have. Thank you.

6 MR. GITTO: Madam Chair, if I may.  
7 Just a couple quick questions.

8 CHAIRWOMAN LUGO: Yes.

9 MR. GITTO: Demetrios, there's a --  
10 there's a couple of items still leftover in our  
11 review letter. I think you had said in the e-mail  
12 that you'd be taking care of them. I think, one of  
13 them was the crosswalk, and I think there were a  
14 couple of other little things. Are you going to  
15 address those items?

16 MR. KALTSIS: Yes. Yes.

17 MR. GITTO: Okay. And the striping  
18 that you're proposing on Kennedy Boulevard, does  
19 that go out any further than the existing striping  
20 that's there today? How -- how wide is the stripes  
21 -- are the stripes?

22 MR. KALTSIS: Yeah. I would have to  
23 verify that. I don't -- I don't have that -- I  
24 don't have that information.

25 MR. GITTO: Okay. I would just

1 suggest that they don't extend beyond the existing  
2 shoulder parking that's there.

3 CHAIRWOMAN LUGO: Can I get some  
4 clarification on the parking garage? When -- when  
5 the cars come out, is there a no left turn?

6 MR. KALTSIS: Yes. The entrance is,  
7 basically, a right turn, right turn only. There is  
8 a No Left Turn sign that we proposed which is --  
9 which is showing here on Sheet A-2.

10 CHAIRWOMAN LUGO: Thank you.

11 MR. ALONZO: And that's correct.  
12 That is within the jurisdiction of the County  
13 Planning Board. However, we did make that a  
14 condition of the approval in North Bergen, and  
15 that's also referenced in the resolution issued by  
16 North Bergen.

17 CHAIRWOMAN LUGO: Thank you. Any  
18 other Commissioners, questions, comments? Or if we  
19 have anyone from the public? Any questions,  
20 comments? If not, I'm going to look for a motion.

21 COMMISSIONER JETER: I'll motion.

22 COMMISSIONER CHOFFO: I'll second it.

23 MS. GIARRATANA: On a motion made by  
24 Commissioner Jeter and seconded by Commissioner  
25 Choffo.

1 Commissioner Aponte-Lipski.

2 COMMISSIONER APONTE-LIPSKI: Aye.

3 MS. GIARRATANA: Commissioner Choffo.

4 COMMISSIONER CHOFFO: I vote aye.

5 MS. GIARRATANA: Commissioner Jeter.

6 COMMISSIONER JETER: Aye.

7 MS. GIARRATANA: Commissioner Kenny.

8 COMMISSIONER KENNY: Aye.

9 MS. GIARRATANA: Commissioner

10 Malavasi.

11 COMMISSIONER MALAVASI: Aye.

12 MS. GIARRATANA: Commissioner Ng.

13 COMMISSIONER NG: Aye. I say aye.

14 MS. GIARRATANA: Commissioner Layson.

15 COMMISSIONER LAYSON: Aye.

16 MS. GIARRATANA: And Chairwoman Lugo.

17 CHAIRWOMAN LUGO: Aye.

18 MS. GIARRATANA: The motion has

19 passed.

20 MR. ALONZO: Thank you very much.

21 It's good to see you all again.

22 CHAIRWOMAN LUGO: Good luck.

23 MR. ALONZO: Thank you.

24 MS. GIARRATANA: The next item on the

25 agenda are applications to be dismissed.

1 Application 2022-002-SP; Yesenia Palacios was the  
2 applicant and the location is 3312 Kennedy  
3 Boulevard; Block 852, Lot 21; in Jersey City. This  
4 is to be dismissed without prejudice. This is based  
5 on our timeline for review.

6 COMMISSIONER CHOFFO: I'll make a  
7 motion to dismiss.

8 COMMISSIONER NG: I second the  
9 motion.

10 MS. GIARRATANA: On a motion made by  
11 Choffo -- Commissioner Choffo and seconded by  
12 Commissioner Ng.

13 Commissioner Aponte-Lipski is no longer  
14 present.

15 COMMISSIONER APONTE-LIPSKI: Aye.

16 MS. GIARRATANA: Oh. I'm sorry.  
17 Thank you. Commissioner Choffo.

18 COMMISSIONER CHOFFO: I vote aye.

19 MS. GIARRATANA: Commissioner Jeter.

20 COMMISSIONER JETER: Aye.

21 MS. GIARRATANA: Commissioner Kenny.

22 COMMISSIONER KENNY: Aye.

23 MS. GIARRATANA: Commissioner  
24 Malvasi.

25 COMMISSIONER MALAVASI: Aye.

1 MS. GIARRATANA: Commissioner Ng.

2 COMMISSIONER NG: Aye.

3 MS. GIARRATANA: Commissioner Layson.

4 Am I saying that correct?

5 COMMISSIONER LAYSON: Layson.

6 MS. GIARRATANA: Layson. Okay.

7 Thank you.

8 COMMISSIONER LAYSON: I vote aye.

9 MS. GIARRATANA: Okay. Thank you.

10 Chairwoman Lugo.

11 CHAIRWOMAN LUGO: Aye.

12 MS. GIARRATANA: Next item on the  
13 agenda are applications to be exempt. There's three  
14 of them. Application 2022-052-SP. This is the  
15 Target Corporation at 381 State Route 440; Block  
16 26102, Lot 3; in Jersey City. It's a site plan  
17 application not along the County road.

18 Application 2022-053-SP; Chick-Fil-A;  
19 location is at 150 Harmon Meadow Boulevard; Block  
20 227.01, Lot 1; Secaucus. It's a site plan  
21 application not along the County road.

22 Application 2022-054-SD; Duke Realty  
23 Bayonne Development, LLC, at East 22 Street; Block  
24 466, Lot 1; in Bayonne. It's a subdivision  
25 application not along the County road.

1 COMMISSIONER CHOFFO: I'll make a  
2 motion to dismiss.

3 MS. GIARRATANA: Do I have a second?

4 CHAIRWOMAN LUGO: I'll second.

5 MS. GIARRATANA: On a motion made by  
6 Commissioner Choffo and seconded by Commissioner  
7 Lugo.

8 Commissioner Aponte-Lipski.

9 COMMISSIONER APONTE-LIPSKI: Aye.

10 MS. GIARRATANA: Commissioner Choffo.

11 COMMISSIONER CHOFFO: Aye.

12 MS. GIARRATANA: Commissioner Jeter.

13 COMMISSIONER JETER: Aye.

14 MS. GIARRATANA: Commissioner Kenny.

15 COMMISSIONER KENNY: Aye.

16 MS. GIARRATANA: Commissioner

17 Malavasi.

18 COMMISSIONER MALAVASI: Aye.

19 MS. GIARRATANA: Commissioner Ng.

20 COMMISSIONER NG: Aye.

21 MS. GIARRATANA: Commissioner Layson.

22 COMMISSIONER LAYSON: Aye.

23 MS. GIARRATANA: And Chairwoman Lugo.

24 CHAIRWOMAN LUGO: Aye.

25 MS. GIARRATANA: Thank you. The

1 motion has passed. There is no old business. Our  
2 new business is for changes to the LDR that were  
3 circulated around via e-mail on a memo that Marcella  
4 and I put together. This is a change to our Penhorn  
5 Creek Pump Station Trust Fund. We are looking to  
6 add a language to the current regulations to allow  
7 for credit for when developers are decreasing in  
8 impervious coverage, so if you would like to review  
9 that over the next month and let us know if you have  
10 any questions. It's pretty straightforward.

11 We've had this trust fund in place for  
12 many years now and we see the need to keep it --  
13 keep it in place because the -- the flooding from  
14 Penhorn Creek is, you know, continues to be an issue  
15 and however, many years, whether it be five or ten  
16 years, you know, as we're going through,  
17 we'll -- we'll still see the need to have to upgrade  
18 the pump station, so -- but we think that this is a  
19 fair and reasonable credit to give developers who  
20 are, you know, reducing the problem.

21 COMMISSIONER MALAVASI: Just for the  
22 board's reference, we just had the pump station  
23 looked at by one of our consultants and the upgrade  
24 that needs to be done, currently, are about \$700,000  
25 that we need to do. Plus, we want to add a trash



1 rack that's going to cost about 2.4 million. We  
2 have some money budgeted in our capital budget. We  
3 didn't get an approval from FEMA for \$700,000, so  
4 we're hoping that what's in the trust fund,  
5 currently, will help offset that cost as well so.

6 MS. GIARRATANA: Yes.

7 COMMISSIONER MALAVASI: I don't -- I  
8 don't want to -- maybe it's a revolving fund is the  
9 term.

10 MS. GIARRATANA: Yes.

11 COMMISSIONER MALAVASI: But every,  
12 you know, the pump stations don't get better over  
13 time. You know, they need to be upgraded every ten  
14 to fifteen years, so it's a valuable tool for us to  
15 help keep the pump station operating.

16 MS. GIARRATANA: Thanks Tom. And one  
17 other item on the agenda. Just wanted to make sure  
18 that you all saw that we have scheduled our Smart  
19 Growth, our first one since the pandemic, for  
20 October 26th at the Brennan Courthouse, so we hope  
21 you all can make it. We'll be sending around the  
22 recommendations for your approval at the next  
23 meeting and we'll be doing the presentation of the  
24 award at Brennan. And our next meeting is Tuesday,  
25 October 18th, and just keep in mind that our

1 November meeting will not be on our usual date  
2 because we move it due to the holiday. Thanks  
3 everyone.

4 CHAIRWOMAN LUGO: All in favor?  
5 Thank you guys.

6 (Whereupon the proceeding is then  
7 concluded at 6:05 p.m.)

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

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I, SHARI CATHEY, CCR, RPR, License No. 30XI00234700, and Notary Public of the State of New Jersey, hereby certify that the proceedings herein are from the notes taken by me of a Regular Meeting of the Hudson County Planning Board, held on Tuesday, September 20, 2022; and that this is a correct transcript of the same.



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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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