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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, October 18, 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
- PAUL CRAY, PE, PP, CME

1 CHAIRWOMAN LUGO: Good evening. I
2 would like to call the October 18th Hudson County
3 Planning Board meeting to order. Has the meeting
4 been properly advertised?

5 MS. CURLEY: Yes. The meeting was
6 properly published pursuant to the Open Public
7 Meetings Act and ran in the Jersey Journal on
8 Thursday, October 13th, 2022.

9 CHAIRWOMAN LUGO: May we have a roll
10 call, please?

11 MS. GIARRATANA: Yes. Commissioner
12 Aponte-Lipski, absent. Commissioner Choffo, absent.
13 Commissioner Glembocki, absent. Commissioner Jeter.

14 COMMISSIONER JETER: Present.

15 MS. GIARRATANA: Commissioner Kenny.

16 COMMISSIONER KENNY: Present.

17 MS. GIARRATANA: Commissioner
18 Malavasi.

19 COMMISSIONER MALAVASI: Here.

20 MS. GIARRATANA: Commissioner Mehta.

21 COMMISSIONER MEHTA: Here.

22 MS. GIARRATANA: Commissioner Ng,
23 Absent. Commissioner Walker. Absent. Commissioner
24 Layson.

25 COMMISSIONER LAYSON: Present.

1 MS. GIARRATANA: And Chairwoman Lugo.

2 CHAIRWOMAN LUGO: Present.

3 MS. GIARRATANA: Chairman, we have a
4 quorum.

5 CHAIRWOMAN LUGO: Please stand for
6 the flag salute.

7 (Flag Salute.)

8 CHAIRWOMAN LUGO: Commissioners, have
9 you had the opportunity to read over the minutes
10 from our last meeting? I'll need a motion to
11 approve them.

12 COMMISSIONER JETER: Motion.

13 COMMISSIONER KENNY: Second.

14 MS. GIARRATANA: On a motion made by
15 Commissioner Jeter and seconded by Commissioner
16 Kenny.

17 Commissioner Jeter.

18 COMMISSIONER JETER: Aye.

19 MS. GIARRATANA: Commissioner Kenny.

20 COMMISSIONER KENNY: Aye.

21 MS. GIARRATANA: Commissioner
22 Malavasi.

23 COMMISSIONER MALAVASI: Aye.

24 MS. GIARRATANA: Commissioner Mehta.

25 COMMISSIONER MEHTA: Aye.

1 MS. GIARRATANA: Commissioner Layson.

2 COMMISSIONER LAYSON: Aye.

3 MS. GIARRATANA: And Chairwoman Lugo.

4 CHAIRWOMAN LUGO: Aye.

5 MS. GIARRATANA: The motion has
6 passed. The meeting minutes have been adopted. The
7 next item on the agenda are matters scheduled for
8 public hearing. First we have the selection of the
9 Hudson County 2022 Smart Growth Award recipients,
10 and I'm going to turn it over to Marcella Traina on
11 the award overview of our recommended awards.

12 MS. TRAINA: So we are recommending
13 five total awards, three of them are applications
14 that we scored that we received between 2019 and
15 2022. The applications were evaluated based on site
16 flexion, site design and green infrastructure
17 criteria including the American Planning
18 Association, Green Urban Counsel and NJ Future.

19 The application that we are recommending
20 for gold award is 250 Observer, LLC, and the
21 application professionals for the Hoboken Urban
22 Project. For the Smart Growth Silver Award is
23 Southwest Development II LLC and the application
24 professionals at 711 First Street, and Smart Growth
25 Bronze Award is the Journal Square LLC and the

1 application professionals 35 John F. Kennedy
2 Boulevard Project.

3 Additionally, we are recommending for the
4 smart growth official Stephen D. Marks and for the
5 Smart Growth Planning And Program Award, the City of
6 Jersey City for the City of Jersey City Master Plan.
7 So these are all of our recommended awards and the
8 players for the process. Are there any questions or
9 comments?

10 COMMISSIONER MALAVASI: I'll make a
11 motion.

12 CHAIRWOMAN LUGO: I'll second.

13 MS. GIARRATANA: On a motion made by
14 Commissioner Malavasi and seconded by Chairwoman
15 Lugo.

16 Commissioner Jeter. Commissioner Jeter?

17 COMMISSIONER JETER: Aye. Aye.

18 MS. GIARRATANA: Commissioner Kenny.

19 COMMISSIONER KENNY: Aye.

20 MS. GIARRATANA: Commissioner
21 Malavasi.

22 COMMISSIONER MALAVASI: Aye.

23 MS. GIARRATANA: Commissioner Mehta.

24 COMMISSIONER MEHTA: Aye.

25 MS. GIARRATANA: Commissioner Layson.

1 COMMISSIONER LAYSON: Aye.

2 MS. GIARRATANA: And Chairwoman Lugo.

3 CHAIRWOMAN LUGO: Aye.

4 MS. GIARRATANA: The motion has
5 passed. As a reminder for the Board, the ceremony
6 will take place next Wednesday at 5:30 at the Hudson
7 County Courthouse Rotunda. Please let the record
8 reflect that the Commissioner Aponte-Lipski is now
9 present.

10 The next item on the agenda are the
11 adoption of changes to the Hudson County Land
12 Development Regulations. These were discussed at
13 the last meeting. It's really just one clause to
14 our Penhorn Creek requirement. Basically, it allows
15 for credits for a developer who reduces the amount
16 of impervious coverage. Were there any comments or
17 questions on that? If not, can I have a motion?

18 COMMISSIONER MEHTA: Motion.

19 CHAIRWOMAN LUGO: Second.

20 MS. GIARRATANA: On a motion made by
21 Commissioner Mehta and seconded by Chairwoman Lugo.

22 Commissioner Jeter.

23 COMMISSIONER JETER: Aye.

24 MS. GIARRATANA: Commissioner Kenny.

25 COMMISSIONER KENNY: Aye.

1 MS. GIARRATANA: Commissioner
2 Malavasi.

3 COMMISSIONER MALAVASI: Aye.

4 MS. GIARRATANA: Commissioner Mehta.

5 COMMISSIONER MEHTA: Aye.

6 MS. GIARRATANA: Commissioner Layson.

7 COMMISSIONER LAYSON: Aye.

8 MS. GIARRATANA: And Chairwoman Lugo.

9 CHAIRWOMAN LUGO: Aye.

10 MS. GIARRATANA: The motion has
11 passed. The next item on the agenda --

12 COMMISSIONER APONTE-LIPSKI: Can
13 somebody hear me?

14 MS. GIARRATANA: Yes.

15 COMMISSIONER APONTE-LIPSKI: Okay.

16 MS. GIARRATANA: The next item on the
17 agenda are memorializations of resolutions
18 considered at the previous meeting. The application
19 was 2022-007-SP, Adwan Group, at 8527-8541 Kennedy
20 Boulevard; Block 361, Lot 48; in North Bergen.

21 CHAIRWOMAN LUGO: I'll make a motion.

22 COMMISSIONER APONTE-LIPSKI: Second.

23 MS. GIARRATANA: On a motion made by
24 Chairwoman Lugo and seconded by Commissioner
25 Aponte-Lipski.

1 Commissioner Aponte-Lipski.

2 COMMISSIONER APONTE-LIPSKI: Aye.

3 MS. GIARRATANA: Commissioner Jeter.

4 COMMISSIONER JETER: Aye.

5 MS. GIARRATANA: Commissioner Kenny.

6 COMMISSIONER KENNY: Aye.

7 MS. GIARRATANA: Commissioner

8 Malavasi.

9 COMMISSIONER MALAVASI: Aye.

10 MS. GIARRATANA: Commissioner Mehta

11 -- Oh, my apologies. Commissioner Layson.

12 COMMISSIONER LAYSON: Aye.

13 MS. GIARRATANA: And Chairwoman Lugo.

14 CHAIRWOMAN LUGO: Aye.

15 MS. GIARRATANA: Thank you. My
16 apologies, Commissioner Mehta abstained from that
17 application.

18 The next item on the agenda are Site
19 Plans, Subdivisions and Other Matters Scheduled for
20 Public Hearing. The attorney for Application
21 2022-047-SP made a request to present first because
22 of a scheduling conflict so we'll start with them.
23 The applicant is Charles Ackerman. The location is
24 8801 Kennedy Boulevard; Block 397, Lot 17; in North
25 Bergen. It's a site plan application to construct a

1 new five-story multifamily building consisting of 28
2 residential units and 40 parking spaces.

3 COMMISSIONER MEHTA: Chairwoman Lugo.

4 CHAIRWOMAN LUGO: Yes.

5 COMMISSIONER MEHTA: I have to recuse
6 myself because I heard the application in North
7 Bergen.

8 CHAIRWOMAN LUGO: Okay. Thank you.

9 MS. TUBITO: May I begin?

10 CHAIRWOMAN LUGO: You haven't been
11 sworn in yet.

12 MS. TUBITO: It's Rose Tubito on
13 behalf of the application, 8801 Kennedy Boulevard.
14 I'm not sure if you can hear me.

15 CHAIRWOMAN LUGO: Oh, there you are.
16 Okay. Yes.

17 MS. TUBITO: So are you all right?
18 Everyone can hear me?

19 CHAIRWOMAN LUGO: Yes.

20 MS. TUBITO: Okay. Great. So I'm
21 not going to make a long presentation. We are here
22 for the 8801 Kennedy Boulevard. I have my architect
23 Demetrios Kaltsis. He's ready and available, ready
24 to go, and I'd like to see if I could swear in him
25 and start his testimony.

1 MS. CURLEY: Absolutely.

2 (The witness is sworn.)

3 MS. CURLEY: Go ahead.

4 MR KALTSIS: If I could just share my
5 screen. If I could be allowed to share my screen.
6 Okay. Can everybody see that?

7 CHAIRWOMAN LUGO: Yes.

8 MR KALTSIS: So our plan consists of
9 two sheets dated October 6th of 2022, and they
10 consistent of T-1 which is the title page, sheets
11 SP-1 through SP-5, which deal primarily with the
12 site. We have SD-1, sheet which is the soil erosion
13 and sediment control plan. And then A-1 through A-3
14 for the architectural floor plans and elevations.

15 Starting first with Sheet SP-1, this
16 depicts the existing site on the left-hand side of
17 the sheet and the proposed site plan on the right
18 side of the sheet. This property is on the
19 northwest corner of 88th Street and Kennedy
20 Boulevard. It is 10,391 square feet, basically one
21 hundred by one hundred. The property is on the west
22 side of Kennedy Boulevard which has a slope on the
23 property from a high point Elevation 204 and a low
24 point of Elevation 194, so it's basically a ten-foot
25 difference in elevation.

1 There is an existing one-story building on
2 the property which is 2,832 square feet, which is
3 currently used as a mechanic shop. What we are
4 proposing to do is demolish the existing building
5 and construct a new five-story, 28-unit, multifamily
6 building with three and a half levels of residential
7 and two levels of parking. One level of parking
8 would be at grade access from Kennedy Boulevard and
9 one level of parking will be accessed from 88th
10 Street.

11 This new building will be 8,972 square
12 feet and will have varying front yard setbacks, and
13 the closest point being 0.63 from the property line
14 on the front. On the left side, we have a four-foot
15 side yard setback from the principle building, and
16 zero feet for the stair tower. We have a four-foot
17 side yard setback on the right on the north
18 elevation, and we have a four-foot rear yard setback
19 on the western side of the property.

20 So first I would just like to discuss the
21 parking. I'll go to Sheet A-1, on the left side
22 depicts the lower level parking which has, as I
23 mentioned before, has access from 88th Street.
24 There is a 21 parking spaces, all of which are
25 nine feet by 18 feet each. We have six parking

1 spaces which are tandem, which is on the eastern
2 side of this enclosed garage, and we also have bike
3 racks on the northeast corner of this level. We
4 also have 17 spaces underneath the lobby on the left
5 corner of the building. Looking at the right side,
6 that's the upper level parking which has access from
7 Kennedy Boulevard, this has 19 parking space and all
8 of which are nine by 18, two of which are tandem,
9 two are compact which are only 16 feet deep.

10 We have five spaces that are designated
11 for visitor parking and two spaces that handicapped
12 accessible. The tandem parking spaces that we have
13 here on this first floor in addition to the six
14 tandem parking space on the lower level will be
15 given to the two-bedroom units that are within the
16 building, and we have seven tandem spots and seven
17 two-bedroom units. This ground floor also has some
18 other utility spaces. On the back right we have a
19 utility room, we have a generous recycling room. On
20 the northern side of the building towards the center
21 we also have a gym in the front left corner
22 immediately adjacent to the entrance lobby.

23 And then also one unique thing about this
24 particular building that is slightly different is
25 that the garage entrance is set back from the

1 property line about 20 feet. This allows a car to
2 pull into the building, into the property, and then
3 sit idle in front of the garage door to allow the
4 garage door to open before entering. So this will
5 prevent any blocking of any traffic on Kennedy
6 Boulevard. Also, that carport area has basically
7 just two columns in the front so when a car is
8 exiting the building, it will have full visibility
9 to southbound traffic which is ideal.

10 This is where the two handicapped parking
11 spaces are located with direct access to the
12 entrance lobby, and we also have a small loading
13 space in that area which is for deliveries, Uber, et
14 cetera. Also on this ground floor, we're utilizing
15 one of the green techniques which is basically
16 flow-through planters, which is along the perimeter,
17 as you can see here on the south and eastern edge of
18 the building and along the right side on the front
19 right corner.

20 Looking at the dwelling unit plan on Sheet
21 A-2, first on the left side, this is a typical
22 second, third and fourth floor plans. Basically we
23 have eight units per floor, four dwelling units in
24 the rear portion of the building, and the four
25 dwellings units in the front portion, and on the

1 fifth floor which is on the right side, we only have
2 four dwelling units on the rear portion of the
3 building. The dwelling unit on the western side and
4 the south side of the building are two-bedroom
5 units, which are you can see here and here in this
6 corner, all of these units vary in size from 917
7 square feet to 1,112 square feet. We basically have
8 21 one-bedroom units and seven two-bedroom units.

9 Also on the upper floor which you can see
10 here, we have an amenity space for the residents
11 with two restrooms, and that amenity space has
12 direct access to a rooftop terrace which you can see
13 here and between the rooftop terrace and the
14 property line in the front, we have a green roof
15 area which is the second green technique that we're
16 utilizing for this project. So basically we have
17 the green roof on the rooftop. We also have the
18 flow-through planters, and we also have bike racks
19 on the lower level garage, which I understand is not
20 considered a green technique anymore, but we decided
21 to keep that amenity for this building.

22 Looking at the elevations -- actually the
23 elevations are not in that plan. I can refer back
24 to the rendering. This gives you an idea of the
25 building materials that were selected for that

1 building. We are utilizing a combination of brick
2 and aluminum composite metal. As you can see here
3 in this corner, we do have black windows with
4 integrated architectural grill to the PTAC units
5 which a light-colored finish for contrast to the
6 rest of the building. You can see here on the
7 rendering, we have an interconnection system
8 building the first entrance from Kennedy Boulevard
9 and then the secondary entrance from 88th Street.

10 That's the extent of all of the comments
11 from the engineer's report from T & M Engineering
12 has been addressed, and basically if there's
13 anything -- anything else that is required, we
14 certainly can accommodate. Do you have any
15 questions on the building?

16 CHAIRWOMAN LUGO: Are they condos or
17 apartments?

18 MR KALTSIS: They're going to be
19 apartments.

20 MS. TUBITO: Demetrios, if you could
21 just -- I don't know if everyone can hear me
22 clearly. Okay. If you could just explain again the
23 ingress and egress just so that it's a little bit
24 clearer about the traffic on Kennedy Boulevard and
25 how we're going to be able to get in and out, how

1 they're separated?

2 MR KALTSIS: Yes. I can zoom into
3 the ground floor here on the right side. Here you
4 can see the garage doors recessed about 20 feet from
5 the property line, and this is that open area where
6 I was discussing before where a car can pull in and
7 potentially sit here for ten seconds or 20 seconds
8 while the garbage doors are opening, and it will not
9 block any traffic on Kennedy Boulevard, and the same
10 as your exiting cars will sit in this area,
11 visibility for southbound traffic before exiting,
12 exiting the building going onto Kennedy Boulevard.

13 MS. TUBITO: And Demetrios, do you
14 have the draft of all of the engineer's office
15 comments?

16 MR KALTSIS: Yes.

17 MS. TUBITO: And correspondence?

18 MR KALTSIS: Yes, we have, and
19 just one other note. At this area of Kennedy
20 Boulevard, there is a divider on Kennedy Boulevard
21 that does not allow left turns so this is going to
22 be a right-in/right-out circulation.

23 MS. TUBITO: Okay. I have no further
24 questions for Demetrios.

25 CHAIRWOMAN LUGO: Mr. Malavasi,

1 Commissioner, do you have something to add?

2 COMMISSIONER MALAVASI: Just a
3 question I may have. I guess I kind of like the
4 idea of recessing the garage door.

5 CHAIRWOMAN LUGO: I thought you
6 would.

7 COMMISSIONER MALAVASI: I guess -- I
8 guess I just question. I assume that area within
9 the handicapped spaces is uncovered, but do you have
10 any anticipation with the handicapped residents
11 staying wet? How come I don't get climate
12 controlled parking like everybody else? I've never
13 seen that, so I'm just curious if you've done this
14 before and what experience you have with anybody
15 complaining about that type of cover?

16 MR KALTSIS: Yeah. We have not
17 experienced that, any issues. We can look to see if
18 we can accommodate inside the enclosure without
19 losing any carport, but we certainly can look to do
20 that. We can -- we can basically have three parking
21 spaces underneath that carport. By eliminating that
22 striped area, and adding a striped area to one of
23 the parking space in the enclosed garage to have
24 those two handicapped parking spaces inside. The
25 only thing that would do is it would eliminate the

1 direct access that we have now into the lobby, but I
2 guess that's important too.

3 COMMISSIONER MALAVASI: I can see
4 them going -- I can see the handicapped residents
5 like that complain. And if you had like visitors
6 parking, those would be great there, or the loading
7 area for things like that deliveries and Uber
8 dropoff. I'm just curious about if that's going to
9 cause you a problem down the road? You have the
10 flexibility to do it at a later date, you know if
11 you resident complains, you can move the handicapped
12 space inside to accommodate. That would be fine.

13 MR KALTSIS: We may be able to move
14 it in this area here, putting the striped area in
15 the center, and they have direct access to the lobby
16 from here. So that might work. That's actually not
17 a bad idea.

18 COMMISSIONER MALAVASI: I have no
19 other questions.

20 CHAIRWOMAN LUGO: Any other
21 Commissioners? Ms. Rose, do you have another
22 witness?

23 MS. TUBITO: Yes. I don't know if
24 he's on. Let me just see.

25 COMMISSIONER KENNY: I believe he is.

1 MS. TUBITO: Craig, can you hear me?

2 MR. PEREGOY: Yeah, I'm here.

3 MS. TUBITO: Okay. So you need to
4 swear him in. I just have one more witness if you
5 wants to swear him in. Thank you.

6 (The witness is sworn.)

7 MR. PEREGOY: Yeah. I think
8 Demetrios summed it all up pretty well here. This
9 is actually pretty much a no-brainer from a traffic
10 perspective. We have that auto repair place there
11 that has a driveway on Kennedy Boulevard right now
12 at the stop bar with the signal, so we're getting
13 rid of that professional driveway so immediately
14 we're freeing up the access. If you look at the old
15 aerial photos, there's cars parked on the sidewalk
16 and all over the place, so we're improving it
17 aesthetically, and obviously from a safety
18 perspective by removing that driveway.

19 And in terms of traffic generation, it's
20 basically a wash in the morning with this versus
21 that auto service center, and this will generate
22 less traffic in the evening, so reducing traffic,
23 cleaning up the access. I think the recessed garage
24 particularly in this location makes sense. So there
25 isn't parking along Kennedy Boulevard, and we need

1 that buffer for the garage door. So all in all, a
2 big improvement with the project from a traffic
3 point of view.

4 MS. TUBITO: I don't have any
5 questions for Craig. I will turn it over to the
6 Board.

7 COMMISSIONER MALAVASI: Madam Chair,
8 just a question. You know I'm very happy to see
9 access that we would really like to encourage, but I
10 see that 88th Street is one way towards JFK. So do
11 you foresee any problem with your residents getting
12 around getting into that side of the garage. Do you
13 think that might generate traffic there?

14 MR. PEREGOY: They are. It will be a
15 little less convenient for the people coming in or
16 going out of that garage, and they'll only be able
17 to make a left.

18 COMMISSIONER MALAVASI: So first
19 residents will get right on JFK with no left turns
20 and the 88th goes left?

21 MR. PEREGOY: Ask them where they
22 work. If you work north, you get on 88th, south you
23 exit on JFK.

24 COMMISSIONER MALAVASI: Thanks for
25 your answer.

1 CHAIRWOMAN LUGO: Any other
2 Commissioners any questions? This was already
3 approved by north Bergen, correct?

4 MS. TUBITO: Yes. We were before the
5 Board of Adjustment, and it was approved, and we
6 have a resolution that's memorialized. I believe
7 that was part of our packet that we submitted.

8 CHAIRWOMAN LUGO: Okay. Anyone from
9 the public here have any questions or comments?

10 MR. GITTO: Madam Chair, this is Greg
11 Gitto. I just have one question.

12 CHAIRWOMAN LUGO: Yes, of course.

13 MR. GITTO: So for the access for
14 refuse trash pickup, can you guys just give some
15 explanation for hours of pickup, frequency, time,
16 things like that, and where your trash pickup will
17 be from?

18 MR KALTSIS: I had mentioned in my
19 response letter that it will be done on off-peak
20 hours and brought to the curb in the right-of-way
21 for pickup.

22 MR. GITTO: Okay.

23 COMMISSIONER JETER: I have a
24 question. Is there any of the parking spaces for
25 electric vehicles?

1 MR KALTSIS: Yes. We are required to
2 make fifteen percent of the parking spaces ready for
3 electric, electric vehicles, so just fifteen percent
4 of the parking spaces will be accommodated.

5 COMMISSIONER JETER: Thank you.

6 CHAIRWOMAN LUGO: Any other
7 Commissioners? Anyone else? Do I have a motion?

8 COMMISSIONER JETER: Motion.

9 COMMISSIONER MALAVASI: Second.

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

13 Commissioner Jeter.

14 COMMISSIONER JETER: Aye.

15 MS. GIARRATANA: Commissioner
16 Aponte-Lipski. Commissioner Aponte-Lipski.

17 COMMISSIONER APONTE-LIPSKI: Sorry.
18 Someone is muting me because I'm not muting myself.
19 Aye.

20 MS. GIARRATANA: Commissioner Kenny.

21 COMMISSIONER KENNY: Aye.

22 MS. GIARRATANA: Commissioner
23 Malavasi.

24 COMMISSIONER MALAVASI: Aye.

25 MS. GIARRATANA: Commissioner Layson.

1 COMMISSIONER LAYSON: Aye.

2 MS. GIARRATANA: And Chairwoman Lugo.

3 CHAIRWOMAN LUGO: Aye.

4 MS. GIARRATANA: The motion has
5 passed.

6 MS. TUBITO: Thank you very much to
7 the Board for your time and for your courtesy. We
8 greatly appreciate it. Have a nice evening. I
9 guess we can sign off?

10 MS. GIARRATANA: Yes. The next item
11 on the agenda is Application No. 2021-068-SP;
12 Journal Square Tower LLC; 2958 Kennedy Boulevard;
13 Block 7903, Lot 1; in Jersey City. It's a site plan
14 application to construct a 30-story mixed-use
15 building with two floors of commercial space, one
16 ground floor Retail space, a banquet hall, a
17 restaurant, 115 hotel rooms, and 186 residential
18 units.

19 MR. HARRINGTON: For the record
20 Charles Harrington of Connell Foley on behalf of the
21 application. I would just note for the record that
22 actually it's Lot 1.01 and Lot 4. Lot 1.01 was
23 formerly Lots 1, 2 and 3 that were consolidated by
24 the City of Jersey City, and Lot 4 is actually the
25 extra lot, is the reason we're here tonight.

1 I say that because this Board, I don't
2 know who was present but last August, a year ago
3 August, August 17, 2021, the project was presented
4 to this board, and it's a 30-story building. At
5 that time, 186 residential units, 115 hotel rooms
6 and one hundred parking spaces and also commercial
7 uses as well as a banquet hall and restaurant. What
8 happened after that is my client subsequently
9 acquired Lot 4, which is adjacent to the east on
10 Cottage Street, and we amended the application. We
11 went back to the Jersey City Planning Board and were
12 approved for the larger project, if you will, which
13 we're presenting tonight.

14 And as a result of the expanding the
15 footprint of this, amongst other changes we're here
16 to return to this Board with a review and hopefully
17 approval. So this project before you tonight is now
18 31 stories, but it's the same height, so we played a
19 little bit with the floor to ceiling heights. We've
20 increased the residential units from 186 to 252
21 residential units. It now has 108 hotel rooms and
22 it also have the confluence of the banquet hall and
23 the restaurant. The parking spaces have increased
24 with 202, but the parking ingress-egress
25 configuration that was presented to this Board in

1 August of 2021, is the same. You'll see that in our
2 presentation.

3 So I do have two witnesses to present
4 tonight. I would like to bring my engineer up
5 first, Jake Modestow. He can walk you through the
6 site to refamiliarize yourself with it. If you
7 don't recall, it's the existing Pep Boys if that
8 kind of gives you a point of reference that will be
9 retired and this will be going -- will be going up
10 in its place. So Jake is up here.

11 (The witness is sworn.)

12 MS. GIARRATANA: Before they start I
13 would just like the record to reflect that
14 Commissioner Rushabh has returned to the meeting.

15 MR. HARRINGTON: I understand
16 Mr. Modestow has appeared before this Board in the
17 past, correct, Jake?

18 MR. MODESTOW: That's correct.

19 MR. HARRINGTON: And has been
20 qualified as an expert in engineering and also in
21 that regards, he's going to testify with regard to
22 traffic engineering if there's any questions as
23 well.

24 CHAIRWOMAN LUGO: He's approved as
25 long as no other Commissioners have an objection.

1 MR. HARRINGTON: Thank you.

2 CHAIRWOMAN LUGO: Thank you.

3 MR. HARRINGTON: Okay. Jake, you can
4 take it away.

5 MR. MODESTOW: All right. Beautiful.
6 I'm going to begin by sharing my screen, if everyone
7 could see. These were the plans that were submitted
8 by my office generally locating the property, and
9 once your on screen, you should be looking at the
10 cover page. What we're looking at is the aerial map
11 showing the property. This is block 7903, Lot 1.01
12 and Lot 4; Lots through 3 were consolidated, and
13 generally contain the bulk of the property along
14 Kennedy Boulevard.

15 So as you can see, Pep Boys is located at
16 the Kennedy Boulevard and Cottage Street
17 intersection with the actual property being located
18 along the southeast corner of that intersection.
19 Currently on site the Pep Boys is just over 9,500
20 square feet in size. It going to be proved to be
21 extinct. There is a demo plan, but this is our
22 existing condition of the property. The building is
23 nestled closer to Cottage Street and also protruding
24 into the Kennedy Boulevard and Cottage Street
25 intersection. There is an existing curb cut along

1 Kennedy Boulevard and the freestanding sidewalk does
2 protrude into the right-of-way.

3 The application has 150 feet of frontage
4 along Kennedy Boulevard, and we have 202 linear feet
5 along Cottage Street. Primarily the difference
6 between this application and the last application
7 was the increased lot area with the inclusion of Lot
8 4, that essentially gave us 6,271 square feet of
9 additional area and located on Cottage Street. So
10 that is this area here located at the top of the
11 page. Just for the Board's orientation we simply
12 rotated this 90 degrees counterclockwise, so the
13 additional square footage the lot frontage on
14 Cottage Street is nestled here away from Kennedy
15 Boulevard.

16 Currently, the site continues to flow from
17 east to west configuration with no existing
18 stormwater infrastructure in place. So what the
19 applicant is looking to do along Kennedy Boulevard
20 is to increase actually the sidewalk width actually
21 into the property so from the curb line on Kennedy
22 Boulevard to the building, there will always be at
23 least 19 feet of separation between that and the
24 building, so there will be actually a large space
25 that will be increased from what's currently out

1 there today.

2 In addition we'll be adding a five foot by
3 ten foot tree pits. There will be five of those
4 along with a bioswale. We will entering into a
5 franchise agreement with the City in regards to
6 that, so there will always about at least 14 feet of
7 travel way between that building and the bioswale
8 and the tree pits, so we'll have ample walking space
9 along Kennedy Boulevard. For the Board's -- just
10 we'll call it orientation, the Journal Square train
11 station is approximately 500 feet south of this
12 location, so if you're taking this, you can take
13 Kennedy Boulevard all the way to Journal Square so
14 all of this is essentially the same as previous.

15 As we get to Cottage Street, again, we
16 continue to bump out. Actually, we're increasing
17 we'll call it the sidewalk area in the corner,
18 again, pulling back the building so there's curb
19 lines of sight along Cottage Street and Kennedy
20 Boulevard reducing the pedestrian crossing across
21 Cottage Street. With this actually bumping out into
22 Cottage Street, there is no change in traffic flow.
23 Cottage street is a one-way road that goes towards
24 east -- I'm sorry, west towards Kennedy Boulevard.
25 There is a left-turn bay and a right-turn bay, and

1 there is not change in actually any operations of
2 this intersection with the bump out.

3 As we continue down Cottage Street, again,
4 all of this being exactly the same, pass by the
5 dropoff area that will be able to contain four cars.
6 And continuing north, we're continuing to have
7 15 feet of minimum of sidewalk area for pedestrians.
8 As we entered past our driveway, which will enter,
9 the existing the enter movements for the facility,
10 202 parking spaces. As Mr. Harrington brought up,
11 there is a slight change, we'll call it, of
12 programming within the building. So we are changing
13 the residential units from 186 to 252.
14 Mr. Vandermark will explain a little bit further,
15 that shift in the building.

16 Also decreasing the hotel rooms,
17 increasing the amount of retail and then again, 202
18 parking spaces still split between two levels of
19 parking one in the cellar and one on the third
20 floor. The rear, as we continue we'll call it the
21 progress of the sidewalk all the way to the back, so
22 we actually have a clean building line, even though
23 the property line doesn't necessarily coincide from
24 a paper standpoint on the back, so very clean lines
25 as you go down Cottage Street, and very consistent

1 across that.

2 MS. GIARRATANA: Sorry to interrupt.

3 MR. MODESTOW: Yes, of course.

4 MS. GIARRATANA: I would just like
5 the record to reflect that Commissioner Ng has
6 entered the meeting.

7 MR. MODESTOW: Okay. No problem.

8 MS. GIARRATANA: Thank you.

9 MR. MODESTOW: No problem. From a
10 utilities standpoint, stormwater standpoint, we are
11 still complying having everything off Cottage
12 Street. We're reducing flow rates with the green
13 roof for the property, connecting all major
14 utilities to Cottage Street. The intent is not to
15 disturb Kennedy Boulevard as much as possible -- as
16 little as possible. So from an engineering
17 standpoint and site layout standpoint, this is
18 generally what was previously proposed. It's just
19 the inclusion of Lot 4.

20 From a traffic generation standpoint, as
21 we said, this generally falls in what was previously
22 approved from a trip generation standpoint even
23 though we are increasing the number of parking space
24 for the facility. It acts as more of an amenity not
25 necessarily an increase in trip generation, and the

1 programming from an ITE standpoint, this is
2 essentially the same. We are expecting a lot of
3 pedestrian access to the building and the facility
4 due to its proximity to public transportation so we
5 think that is a increase in we'll call it the
6 building square footage and lot area. It will still
7 function as appreciably approved, you know, in front
8 of this commission so. From a traffic standpoint,
9 this is pretty much in line with what was previously
10 approved.

11 MR. HARRINGTON: Any questions for
12 Mr. Modestow?

13 COMMISSIONER MEHTA: Chairwoman?

14 CHAIRWOMAN LUGO: Yes.

15 COMMISSIONER MALAVASI: We've been
16 sharing back and forth between the engineer for this
17 development and our engineer who is familiar with
18 the concept development of Kennedy Boulevard, and
19 there's been back and forth, and I just want to let
20 you know that at some point in time, we've got
21 authorization at the State to move with the design
22 on the Boulevard. So somewhere down the line,
23 probably five to eight years, we may move the curb
24 line on the Boulevard a little bit, and I would say
25 that whatever we do, we'll make sure that whatever

1 improvements you're asked to do syncs. It may move
2 out a little bit, but it will have the same
3 functionality and look, and we may actually as part
4 of that redo any franchise agreement we have. I
5 just wanted to let you know and so forth, and we'll
6 work with the owners when that time comes so that
7 when make sure that the improvement we're doing
8 match what's approved here before this Board.

9 MR. MODESTOW: Understood.

10 MR. HARRINGTON: And I guess
11 Mr. Modestow, for the record, you've reviewed the
12 September 2nd, 2022 letter from Paul Cray, and the
13 letter from the Planning Department dated
14 September 6th, and you provided a response that
15 essentially everything will be addressed in both of
16 those letters?

17 MR. MODESTOW: Yes, that's correct.

18 COMMISSIONER MEHTA: Yes. I have a
19 couple of questions. With the area from Lot No. 4,
20 what is the lot size? Right now what is the lot
21 side?

22 MR. MODESTOW: So what was previously
23 it was a 0.33-acre parcel with just over 14,000
24 square feet. Now it's 0.4 acres, being just over
25 20,849 square feet.

1 COMMISSIONER MEHTA: Okay.

2 MR. MODESTOW: It's a 6,000 square
3 feet swing.

4 COMMISSIONER MEHTA: Okay. And what
5 for the record, can you just put the details of the
6 186 apartments? Are they going to be one-bedroom or
7 two-bedroom, and right now you have 252 apartments
8 so what is the bifurcation?

9 MR. MODESTOW: I'm going to let
10 Mr. Vandermark answer that a little better. He's
11 got some better exhibits showing that. Again, it's
12 186 units to 252 residential units. So
13 Mr. Vandermark can show the breakdown a little bit
14 better.

15 COMMISSIONER MEHTA: Okay.

16 MR. HARRINGTON: Okay. Then if
17 there's no further questions for Mr. Modestow, I'll
18 move onto Mr. Vandermark to go into the details of
19 the project, the architecture?

20 CHAIRWOMAN LUGO: Commissioners or
21 anyone from the public, any other questions or
22 statements? Okay. We can move on. Thank you.

23 MR. HARRINGTON: Thank you.

24 (The witness is sworn.)

25 MR. HARRINGTON: Okay. And

1 Mr. Vandermark has also -- has also appeared before
2 this Board on numerous occasions and has been
3 qualified as an expert in architecture, and I offer
4 him in that regard tonight as well.

5 CHAIRWOMAN LUGO: He's approved,
6 unless any other Commissioners have any problem.
7 Thank you.

8 MR. HARRINGTON: Thank you. Anthony,
9 if you want to jump right in?

10 MR. VANDERMARK: Yes. Absolutely.
11 And just for the record, my license is still
12 current, and I will share my screen with the Board.
13 Just to refresh the Board's memory, the original
14 application was a 30-story structure on southeast
15 corner of Cottage and JFK Boulevard. We're
16 presenting tonight a net increase of 31 stories,
17 however the building volume remains the same. As
18 previously mentioned we played with the interior
19 floor levels to make up the difference of the actual
20 floor plan.

21 Just going back to the site again, at the
22 intersection of Cottage and JFK Boulevard, the blue
23 line is the separation of the new lot, Lot 4, which
24 is on the eastern side. As was previously
25 mentioned, the additional lot area is 6,271 square

1 feet. So the connection of the two lots now
2 provides 12,849 square feet. Perspective of the
3 existing property in the foreground versus the tower
4 in the back. As previously mentioned, the site area
5 increase, it's no height increase. We went from 186
6 to 252 residential units, 115 hotel rooms to 108
7 hotel rooms the original application before you had
8 one retail spaces. We are now proposing two retail
9 spaces at 6,139 and 1,400 which is along Cottage
10 Street. I'll show you that in a couple of minutes.

11 The parking spaces increased from hundred
12 parking space to 202. They are accessed through a
13 vertical lift in the center of the building. We
14 have a full valet system, and it's fully internal to
15 the building, and there is nothing occurring at the
16 curb line. We are proposing an outdoor dropoff and
17 delivery zone for Ubers and short-term deliveries.
18 Bicycle parking spaces have increased from 108 to
19 146, with six outside. We have two commercial
20 floors, one is commercial amenity floor the second
21 is a commercial office floor and then we have a
22 banquet hall and the restaurant, a rooftop
23 restaurant as part of this application.

24 Going back to Mr. Mehta's question
25 regarding the overall breakdown of the project, and

1 these ratios are very similar to the previous
2 application, we have just increased proportionally.
3 So we are proposing 48 studios, 97 one-bedrooms, 50
4 one-bedroom plus den, 51 two-bedrooms, three
5 three-bedrooms, and one three-bedroom plus den, with
6 two penthouses located on Floors 28 and 29. So that
7 gives you 252 units. Again, we have as part of this
8 application 108 standard hotel rooms.

9 As Jake previously mentioned, we are
10 proposing corner improvement for both the
11 pedestrians' safety, as well as on Cottage Streets
12 as part of this application, we're proposing five
13 new street trees which are interconnected with the
14 bioswale system which is part green techniques the
15 County is now looking for. Also as part of that
16 exterior, bicycle parking, and all of the
17 circulation, vehicular movements will be on Cottage
18 Street, centrally located.

19 Again, 31-story tower, elevator bulkheads
20 and everything are centrally located. We do have
21 some outdoor space facing east, on the northeast
22 corner of the rooftop. So the construction itself
23 as part of this proposal, we have seven different
24 uses in this tower. We're very excited that we have
25 seven different uses in this tower. It's not

1 strictly a residential building. So the lower
2 levels we have parking. We have a commercial
3 amenity, commercial office. Floors 6 through 9 we
4 have hotel rooms and when you go from 10 all the way
5 to Floor 29, we have residential, different sizes
6 and different scales as previously mentioned as part
7 of the program. The 30th floor we have a grand
8 banquet hall. At the 31st floor we have two
9 restaurant spaces, one of which connects to the
10 roof.

11 Going back to the going footprint as Jake
12 has so nicely described, the site improvements at
13 the perimeter of the building. At the corner we
14 have a grand lobby space, the residential access
15 1,025 feet, follows the organic form of the
16 building. We have a centrally located vertical lift
17 for cars. As you can see we have a ingress and
18 egress pattern. The ingress towards the east of the
19 entry point of the garage followed by a western
20 smaller portion at the exit. We're proposing a
21 75-foot-five-inch dropoff zone outside followed by a
22 curb cut of 39 feet, eight inches. As part of this
23 curb cut, we have a full curb cut for vehicular
24 traffic and also for the loading bay. All of the
25 trash and deliveries of large format occur here at

1 the loading bay centrally located.

2 We have kind of a back of house services,
3 a freight elevator for residential. We also have a
4 back of house entry point for the hotel, we'll talk
5 about that next, and then we have a
6 1,400-square-foot retail, which again is serviced by
7 the loading service on the edge of Cottage on the
8 eastern side. So you have central core that
9 services kind of these functions within the
10 building.

11 Top of the page, to the southern portion
12 of Kennedy Boulevard, we have a 5,114 square foot --
13 it's a cafe, and it's also the hotel lobby because
14 it aligns with both. The reception desk as you can
15 see here towards Kennedy Boulevard, cafe, and it
16 will have its own elevator access. First floor plan
17 as we work our way up the building, I'll just get
18 into some of aesthetics of the building, again,
19 centrally located on the corner. As you can see
20 here on the right edge of the screen, we have a
21 bioswale and proposed five street trees on Kennedy
22 Boulevard. This gives you a better understanding of
23 the Kennedy Boulevard north facade. Lobby is on the
24 left side, retail cafe and hotel lobby on the right
25 side, and street improvements such as bicycle

1 parking, bioswales and trees.

2 And just working our way up the building,
3 we have 202 parking spaces. We're proposing a
4 cellar. The cellar has 147 parking space, 143 which
5 are mechanical, again, the two garage levels, the
6 cellar and Floor 3 are valet service. So again,
7 people aren't going to be use these lift systems.
8 This will be professionally handled and parked.
9 Going back up to Floor 2, we have a couple of grand
10 spaces, double high volumes, and we have a bowling
11 alley amenity, a workspace amenity, a kids' play
12 area amenity at the second level also facing Cottage
13 Street.

14 Coming back up to the third floor would be
15 a second parking level with 55 parking spaces,
16 access by valet only. First of the two amenity
17 commercial office floors, fourth floor we have a
18 commercial doggy daycare, a commercial gym and then
19 a daycare service for the residents of the building
20 and also the general public. Going up to the tenth
21 floor, we have a large open floor plan right now
22 because we don't know how many offices are going to
23 be carved into this at 14,242 square feet. Top
24 right-hand corner, which is the northeast we are
25 proposing a climbing wall. We do have an area cut

1 out within the office floor. The climbing wall will
2 be two stories.

3 Floor 6 through 9, we have hotel rooms,
4 108 total. We have 26 hotel rooms per floor. The
5 ones facing east will have outdoor space, and as you
6 can see, we have double high space on the Floors 6
7 and 7. This would be upper hotel floors. As you
8 work your way up to the typical residential floors,
9 again, 252 total, 15 units per floor centralized
10 core. Each one of the residents have outdoor space
11 depending on which way they're facing. As you can
12 see we have wrapped balcony on the side as part of
13 the amenities.

14 We have a 15th floor, which is basically
15 at the center of the building again residential
16 amenity now, game room, lounges, private rooms, work
17 stations, libraries and general amenity, a theater
18 in the center. Floors 28 and 29, the owners of the
19 project have chosen to have two penthouse units
20 divided into half one is approximately 11,000 square
21 feet and the other is 10,000 square feet.

22 Hopefully, we should all be invited some day to
23 partake in some of these penthouse functions an
24 activities. Thirtieth floor is a grand banquet hall
25 inset. We have an outdoor area collapsing wall

1 system and again it's a 12,335 square feet.
2 Centralized kitchen and utility functions.
3 Thirty-first floor we have two restaurants, one at
4 6,584 and 4,837. Both of them have their own
5 outdoor space facing east and one of the restaurants
6 I believe it's Restaurant No. 2 has an upper
7 restaurant level at 2,040 square feet with its own
8 outdoor area with privacy screen.

9 Residents to the north have their own
10 infinity pool, and we have a collapsable canopy
11 system for the upper roof for the residents which
12 you can see as part of this upper rendering of the
13 roof. The elevator bulkheads on the amenity level,
14 the extensive roofing system also mechanical
15 equipment is going to fully screened. This project
16 at 31 stories the predominant here is aluminum
17 composite material. As you can see is this
18 champagne-colored skin. The skin actually peels
19 back from the building form you can see that in this
20 glazed curtain wall system. Thirty-one stories in
21 height as you can see divided amongst several uses.
22 This would be your south western view.

23 This building is kind of wrapping
24 organically corner balconies, and you can see here
25 in the southeast portion and curtain wall peaking

1 out beneath the composite materials. Just to finish
2 up with the eastern facing view. Again, the
3 building drapes, and we have exterior balconies that
4 are projecting over property line obviously for the
5 different residential functions going all the way up
6 to the public functions, the banquet hall and upper
7 restaurants. So this concludes my presentation for
8 tonight. Charles, if you have anything further you
9 wish to add.

10 MR. HARRINGTON: That concludes our
11 presentation unless the Board has any questions for
12 Mr. Vandermark.

13 CHAIRWOMAN LUGO: Commissioners, any
14 questions? Commissioner Malavasi, anything?

15 COMMISSIONER MALAVASI: No, I have
16 nothing further. Okay. Is there anyone from the
17 public here who would like to speak?

18 COMMISSIONER MEHTA: Was there
19 approval from the Board of Adjustment?

20 MR. HARRINGTON: Yes, they approved
21 it in March of this year.

22 COMMISSIONER MEHTA: Okay.

23 COMMISSIONER LAYSON: Chairwoman.

24 CHAIRWOMAN LUGO: Yes.

25 COMMISSIONER LAYSON: Just a quick

1 question the planters, the developer will be
2 responsible for it?

3 MR. HARRINGTON: Yes, for the
4 bioswales, yes, they will.

5 COMMISSIONER LAYSON: Thank you.
6 Anyone else?

7 MR. CRAY: Madam Chair, this is Paul
8 Cray. I can recap the engineering.

9 CHAIRWOMAN LUGO: That would be
10 great. I'm sorry. I can't see anyone.

11 MR. CRAY: I'm pulling a surprise.
12 I'm actually with the Planning Department this
13 evening so I don't have my own rectangle screen. So
14 before we forget the last question, good question
15 about the bioswales along the JFK frontage. That
16 was worked out between the applicant and the City,
17 and the franchise agreement would clarify that
18 maintenance responsibility are with the owner. The
19 County will not have any maintenance
20 responsibilities for that that's covered.

21 Basically, I've done a review of the prior
22 approval so I was familiar with the site, the
23 changes. This updates some review comments in a
24 letter from the applicant, and basically their
25 response letter of October 17, 2022, has

1 categorically addressed all of my comments, or
2 there's just a few that require minor plan revisions
3 and follow-up, basically minor construction details
4 and stuff like that. So I have no additional
5 questions or concerns about the application at this
6 point.

7 CHAIRWOMAN LUGO: Thank you.

8 COMMISSIONER MEHTA: One more thing I
9 think the last time they were asked, did you get DEP
10 approval?

11 MR. MODESTOW: Yeah, we will. I have
12 not gotten it personally, but we will have to apply
13 for and be approved for any environmental issues
14 associated with the property.

15 COMMISSIONER MEHTA: And just this
16 please forward those reports to our Planning
17 Department.

18 MR. HARRINGTON: Okay.

19 CHAIRWOMAN LUGO: Anyone else? Do I
20 have a motion?

21 COMMISSIONER JETER: Motion.

22 COMMISSIONER MALAVASI: Second.

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

1 Commissioner Aponte-Lipski.

2 COMMISSIONER APONTE-LIPSKI: Aye.

3 MS. GIARRATANA: Commissioner Jeter.

4 COMMISSIONER JETER: Aye.

5 MS. GIARRATANA: Commissioner Kenny.

6 COMMISSIONER KENNY: Aye.

7 MS. GIARRATANA: Commissioner

8 Malavasi.

9 COMMISSIONER MALAVASI: Aye.

10 MS. GIARRATANA: Commissioner Mehta.

11 COMMISSIONER MEHTA: Aye.

12 MS. GIARRATANA: Commissioner Ng.

13 COMMISSIONER NG: 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. HARRINGTON: Thank you. Have a
21 good night.

22 MS. GIARRATANA: The next item on the
23 agenda is old business. We have none. Oh, my
24 apologies, I skipped application to be exempt. We
25 have one. Application 2022-055-SD; Jersey City Urby

1 Tower 2 LLC, at Hudson Street Block 11603, Lot 38;
2 in Jersey City. A site plan and subdivision
3 application not along a county road.

4 Do I have a motion?

5 COMMISSIONER MEHTA: Motion.

6 COMMISSIONER JETER: Second.

7 MS. GIARRATANA: On a motion made by
8 Commissioner Mehta and seconded by Commissioner
9 Jeter.

10 Commissioner Aponte-Lipski.

11 COMMISSIONER APONTE-LIPSKI: 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 Mehta.

20 COMMISSIONER MEHTA: Aye.

21 MS. GIARRATANA: Commissioner Layson.

22 COMMISSIONER LAYSON: Aye.

23 MS. GIARRATANA: And Chairwoman Lugo.

24 CHAIRWOMAN LUGO: Aye.

25 MS. GIARRATANA: The motion has

1 passed. My apologies. Now for all business there
2 is none. For new business we will have an
3 introduction to the change to -- changes in the fee
4 schedule as far as telecommunication applications.
5 Marcella and I have been meeting with our Law
6 Department, and they had set a different fee for 5G
7 applications that have recently come in, so we want
8 our fee schedule to reflect the same because we are
9 trying to uniform the process for the County, and
10 make it a little bit more uniform for the Board as
11 we move forward. It's a very minimal change. So
12 we'll have that for you for your review.

13 And the next meeting date is Monday,
14 November 21st. November, we usually change the date
15 for the municipalities for Thanksgiving, so we just
16 note the change, at 5:30.

17 CHAIRWOMAN LUGO: Thank you so much.
18 Do I have a motion to adjourn?

19 COMMISSIONER JETER: Motion.

20 COMMISSIONER MEHTA: Second.

21 CHAIRWOMAN LUGO: All in favor?

22 Thank you everyone.

23 (Whereupon the deposition is then
24 concluded at 6:38 p.m.)

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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, October 18, 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

&	16 12:9	252 24:20 29:13	5
& 15:11	17 8:24 12:4 24:3 43:25	33:7,12 35:6 36:7 40:9	5 10:11
0	18 1:9 11:25	26 40:4	5,114 38:12
0.33 32:23	12:8 48:8	28 9:1 11:5 36:6	50 36:3
0.4 32:24	186 23:17 24:5	40:18	500 28:11
0.63 11:13	24:20 29:13	29 36:6 37:5	51 36:4
1	33:6,12 35:5	40:18	55 39:15
1 10:10,11,12,13	18th 2:2	2958 23:12	5:30 1:9 6:6
10:15 11:21	19 12:7 27:23	2nd 32:12	47:16
23:13,23	194 10:24	3	5g 47:6
1,025 37:15	2	3 10:13 23:23	6
1,112 14:7	2 13:21 23:23	26:12 39:6	6 37:3 40:3,6
1,400 35:9 38:6	39:9 41:6 46:1	30 23:14 24:4	6,000 33:2
1.01 23:22,22	2,040 41:7	34:14	6,139 35:9
26:11	2,832 11:2	30th 37:7	6,271 27:8 34:25
10 37:4	2/4/27 48:15	30xi00234700	6,584 41:4
10,000 40:21	20 13:1 16:4,7	48:4	6:38 47:24
10,391 10:20	20,849 32:25	31 24:18 34:16	6th 10:9 32:14
108 24:21 35:6	2019 4:14	36:19 41:16	7
35:18 36:8 40:4	202 24:24 27:4	31st 37:8	7 40:7
11,000 40:20	29:10,17 35:12	35 5:1	711 4:24
115 23:17 24:5	39:3	361 7:20	75 37:21
35:6	2021 24:3 25:1	38 46:1	7903 23:13 26:11
11603 46:1	2021-068 23:11	39 37:22	8
12,335 41:1	2022 1:9 2:8 4:9	397 8:24	8,972 11:11
12,849 35:2	4:15 10:9 32:12	4	830 1:8
13th 2:8	43:25 48:8	4 23:22,24 24:9	8527-8541 7:19
14 28:6	2022-007 7:19	26:12 27:8	8801 8:24 9:13
14,000 32:23	2022-047 8:21	30:19 32:19	9:22
14,242 39:23	2022-055 45:25	34:23	88th 10:19 11:9
143 39:4	204 10:23	4,837 41:4	11:23 15:9
146 35:19	21 11:24 14:8	40 9:2	20:10,20,22
147 39:4	21st 47:14	48 7:20 36:3	9
15 29:7 40:9	2283786 48:14		9 37:3 40:3
150 27:3	250 4:20		9,500 26:19
15th 40:14			

<p>90 27:12 9078 48:12 917 14:6 97 36:3 9a 1:7</p>	<p>add 17:1 42:9 adding 17:22 28:2 addition 12:13 28:2 additional 27:9 27:13 34:25 44:4 additionally 5:3 addressed 15:12 32:15 44:1 adjacent 12:22 24:9 adjourn 47:18 adjustment 21:5 42:19 adopted 4:6 adoption 6:11 advertised 2:4 adwan 7:19 aerial 19:15 26:10 aesthetically 19:17 aesthetics 38:18 agenda 4:7 6:10 7:11,17 8:18 23:11 45:23 ago 24:2 agreement 28:5 32:4 43:17 ahead 10:3 aicp 1:21 aligns 38:14 alley 39:11 allow 13:3 16:21 allowed 10:5</p>	<p>allows 6:14 13:1 aluminum 15:2 41:16 amanda 1:20 amended 24:10 amenities 40:13 amenity 14:10 14:11,21 30:24 35:20 37:3 39:11,11,12,16 40:16,17 41:13 american 4:17 amount 6:15 29:17 ample 28:8 answer 20:25 33:10 anthony 34:8 anticipation 17:10 anybody 17:14 anymore 14:20 apartments 15:17,19 33:6,7 apologies 8:11 8:16 45:24 47:1 aponte 1:13 2:12 6:8 7:12,15,22 7:25 8:1,2 22:16 22:16,17 45:1,2 46:10,11 appeared 25:16 34:1 applicant 8:23 27:19 43:16,24 application 4:19 4:21,23 5:1 7:18 8:17,20,25 9:6</p>	<p>9:13 23:11,14,21 24:10 27:3,6,6 34:14 35:7,23 36:2,8,12 44:5 45:24,25 46:3 applications 4:13,15 47:4,7 apply 44:12 appreciably 31:7 appreciate 23:8 approval 24:17 42:19 43:22 44:10 approve 3:11 approved 21:3,5 24:12 25:24 30:22 31:7,10 32:8 34:5 42:20 44:13 approximately 28:11 40:20 architect 9:22 architectural 10:14 15:4 architecture 33:19 34:3 area 13:6,13 14:15 16:5,10,19 17:8,22,22 18:7 18:14,14 27:7,9 27:10 28:17 29:5,7 31:6 32:19 34:25 35:4 39:12,25 40:25 41:8 asked 32:1 44:9 assistant 1:22</p>
a			
<p>able 15:25 18:13 20:16 29:5 absent 2:12,12 2:13,23,23 absolutely 10:1 34:10 abstained 8:16 access 11:8,23 12:6 13:11 14:12 18:1,15 19:14,23 20:9 21:13 31:3 37:14 38:16 39:16 accessed 11:9 35:12 accessible 12:12 accommodate 15:14 17:18 18:12 accommodated 22:4 ackerman 8:23 acquired 24:9 acre 32:23 acres 32:24 act 2:7 activities 40:24 acts 30:24 actual 26:17 34:19</p>			

<p>associated 44:14 association 4:18 assume 17:8 attorney 8:20 august 24:2,3,3 25:1 authorization 31:21 auto 19:10,21 available 9:23 avenue 1:8 award 4:9,11,20 4:22,25 5:5 awards 4:11,13 5:7 aye 3:18,20,23 3:25 4:2,4 5:17 5:17,19,22,24 6:1,3,23,25 7:3,5 7:7,9 8:2,4,6,9 8:12,14 22:14,19 22:21,24 23:1,3 45:2,4,6,9,11,13 45:15,17 46:11 46:13,15,18,20 46:22,24</p>	<p>balcony 40:12 banquet 23:16 24:7,22 35:22 37:8 40:24 42:6 bar 19:12 based 4:15 basically 6:14 10:20,24 13:6,15 13:22 14:7,16 15:12 17:20 19:20 40:14 43:21,24 44:3 bay 28:25,25 37:24 38:1 beautiful 26:5 bedroom 12:15 12:17 14:4,8,8 33:6,7 36:4,5 bedrooms 36:3,4 36:5 behalf 9:13 23:20 believe 18:25 21:6 41:6 beneath 42:1 bergen 1:7,8 7:20 8:25 9:7 21:3</p>	<p>bioswales 39:1 43:4,15 bit 15:23 24:19 29:14 31:24 32:2 33:13 47:10 black 15:3 block 7:20 8:24 16:9 23:13 26:11 46:1 blocking 13:5 blue 34:22 board 1:1,4,20 2:3 6:5 20:6 21:5 23:7 24:1,4 24:11,16,25 25:16 32:8 34:2 34:12 42:11,19 47:10 48:7 board's 27:11 28:9 34:13 boulevard 5:2 7:20 8:24 9:13 9:22 10:20,22 11:8 12:7 13:6 15:8,24 16:9,12 16:20,20 19:11 19:25 23:12 26:14,16,24 27:1 27:4,15,19,22 28:9,13,20,24 30:15 31:18,22 31:24 34:15,22 38:12,15,22,23 bowling 39:10 boys 25:7 26:15 26:19</p>	<p>brainer 19:9 breakdown 33:13 35:25 brick 15:1 bring 25:4 bronze 4:25 brought 21:20 29:10 buffer 20:1 building 9:1 11:1,4,6,11,15 12:5,16,20,24 13:2,8,18,24 14:3,4,21,25 15:1,6,8,15 16:12 23:15 24:4 26:22 27:22,24 28:7,18 29:12,15,22 31:3 31:6 34:17 35:13,15 37:1,13 37:16 38:10,17 38:18 39:2,19 40:15 41:19,23 42:3 bulk 26:13 bulkheads 36:19 41:13 bump 28:16 29:2 bumping 28:21 business 45:23 47:1,2</p>
<p>b</p>			
<p>back 12:18,25 14:23 24:11 28:18 29:21,24 31:16,19 34:21 35:4,24 37:11 38:2,4 39:9,14 41:19 bad 18:17 balconies 41:24 42:3</p>	<p>better 33:10,11 33:14 38:22 bicycle 35:18 36:16 38:25 bifurcation 33:8 big 20:2 bike 12:2 14:18 bioswale 28:4,7 36:14 38:21</p>		<p>c</p> <p>c 48:1,1 cafe 38:13,15,24 call 2:2,10 28:10 28:17 29:11,20</p>

<p>31:5 canopy 41:10 car 13:1,7 16:6 carport 13:6 17:19,21 cars 16:10 19:15 29:5 37:17 carved 39:23 categorically 44:1 cathey 48:3,13 cause 18:9 ccr 48:3,13 ceiling 24:19 cellar 29:19 39:4 39:4,6 center 1:7 12:20 18:15 19:21 35:13 40:15,18 central 38:8 centralized 40:9 41:2 centrally 36:18 36:20 37:16 38:1,19 ceremony 6:5 certainly 15:14 17:19 certify 48:5 cetera 13:14 chair 20:7 21:10 43:7 chairman 1:13 3:3 chairwoman 1:12 2:1,9 3:1,2 3:5,8 4:3,4 5:12 5:14 6:2,3,19,21</p>	<p>7:8,9,21,24 8:13 8:14 9:3,4,8,10 9:15,19 10:7 15:16 16:25 17:5 18:20 21:1 21:8,12 22:6 23:2,3 25:24 26:2 31:13,14 33:20 34:5 42:13,23,24 43:9 44:7,19 45:16,17 46:23,24 47:17 47:21 champagne 41:18 change 28:22 29:1,11 47:3,11 47:14,16 changes 6:11 24:15 43:23 47:3 changing 29:12 charles 8:23 23:20 42:8 choffo 2:12 chosen 40:19 circulation 16:22 36:17 city 1:8 5:5,6,6,6 23:13,24,24 24:11 28:5 43:16 45:25 46:2 clarify 43:17 clause 6:13 clean 29:22,24 cleaning 19:23</p>	<p>clearer 15:24 clearly 15:22 client 24:8 climate 17:11 climbing 39:25 40:1 closer 26:23 closest 11:13 cme 1:25 coincide 29:23 collapsible 41:10 collapsing 40:25 colored 15:5 41:18 columns 13:7 combination 15:1 come 17:11 47:7 comes 32:6 coming 20:15 39:14 comments 5:9 6:16 15:10 16:15 21:9 43:23 44:1 commercial 23:15 24:6 35:19,20,21 37:2 37:3 39:17,18,18 commission 31:8 48:15 commissioner 1:13,14,14,15,15 1:16 2:11,12,13 2:13,14,15,16,17 2:19,20,21,22,23 2:23,25 3:12,13</p>	<p>3:15,15,17,18,19 3:20,21,23,24,25 4:1,2 5:10,14,16 5:16,17,18,19,20 5:22,23,24,25 6:1,8,18,21,22 6:23,24,25 7:1,3 7:4,5,6,7,12,15 7:22,24 8:1,2,3,4 8:5,6,7,9,10,11 8:12,16 9:3,5 17:1,2,7 18:3,18 18:25 20:7,18,24 21:23 22:5,8,9 22:11,11,13,14 22:15,16,17,20 22:21,22,24,25 23:1 25:14 30:5 31:13,15 32:18 33:1,4,15 42:14 42:15,18,22,23 42:25 43:5 44:8 44:15,21,22,24 44:24 45:1,2,3,4 45:5,6,7,9,10,11 45:12,13,14,15 46:5,6,8,8,10,11 46:12,13,14,15 46:16,18,19,20 46:21,22 47:19 47:20 commissioners 3:8 18:21 21:2 22:7 25:25 33:20 34:6 42:13 compact 12:9</p>
--	--	---	--

<p>complain 18:5 complaining 17:15 complains 18:11 complying 30:11 composite 15:2 41:17 42:1 concept 31:18 concerns 44:5 concluded 47:24 concludes 42:7 42:10 condition 26:22 condos 15:16 configuration 24:25 27:17 conflict 8:22 confluence 24:22 connecting 30:13 connection 35:1 connects 37:9 connell 23:20 considered 7:18 14:20 consistent 10:10 29:25 consisting 9:1 consists 10:8 consolidated 23:23 26:12 construct 8:25 11:5 23:14 construction 36:22 44:3 contain 26:13 29:5</p>	<p>continue 28:16 29:3,20 continues 27:16 continuing 29:6 29:6 contrast 15:5 control 10:13 controlled 17:12 convenient 20:15 core 38:8 40:10 corner 10:19 12:3,5,21 13:19 14:6 15:3 26:18 28:17 34:15 36:10,22 37:13 38:19 39:24 41:24 correct 21:3 25:17,18 32:17 48:9 correspondence 16:17 cottage 24:10 26:16,23,24 27:5 27:9,14 28:15,19 28:21,22,23 29:3 29:25 30:11,14 34:15,22 35:9 36:11,17 38:7 39:12 counsel 1:20 4:18 counterclockw... 27:12 county 1:1,4 2:2 4:9 6:7,11 36:15 43:19 46:3 47:9</p>	<p>48:7 couple 32:19 35:10 39:9 course 21:12 30:3 courtesy 23:7 courthouse 6:7 cover 17:15 26:10 coverage 6:16 covered 43:20 craig 19:1 20:5 cray 1:25 32:12 43:7,8,11 credits 6:15 creek 6:14 criteria 4:17 crossing 28:20 curb 21:20 26:25 27:21 28:18 31:23 35:16 37:22,23,23 curious 17:13 18:8 curley 1:20 2:5 10:1,3 current 34:12 currently 11:3 26:19 27:16,25 curtain 41:20,25 cut 26:25 37:22 37:23,23 39:25</p> <p style="text-align: center;">d</p> <p>d 5:4 date 18:10 47:13 47:14</p>	<p>dated 10:9 32:13 day 40:22 daycare 39:18 39:19 deal 10:11 decided 14:20 decreasing 29:16 deep 12:9 degrees 27:12 deliveries 13:13 18:7 35:17 37:25 delivery 35:17 demetrius 9:23 15:20 16:13,24 19:8 demo 26:21 demolish 11:4 den 36:4,5 dep 44:9 department 32:13 43:12 44:17 47:6 depending 40:11 depicts 10:16 11:22 deposition 47:23 described 37:12 design 4:16 31:21 designated 12:10 desk 38:14 details 33:5,18 44:3 developer 6:15 43:1 development 4:23 6:12 31:17</p>
--	---	---	---

<p>31:18 difference 10:25 27:5 34:19 different 12:24 36:23,25 37:5,6 42:5 47:6 direct 13:11 14:12 18:1,15 discuss 11:20 discussed 6:12 discussing 16:6 disturb 30:15 divided 40:20 41:21 divider 16:20 doggy 39:18 doing 32:7 door 13:3,4 17:4 20:1 doors 16:4,8 double 39:10 40:6 draft 16:14 drapes 42:3 driveway 19:11 19:13,18 29:8 dropoff 18:8 29:5 35:16 37:21 due 31:4 dwelling 13:20 13:23 14:2,3 dwellings 13:25</p>	<p>east 24:9 27:17 28:24 36:21 37:18 40:5 41:5 eastern 12:1 13:17 34:24 38:8 42:2 edge 13:17 38:7 38:20 egress 15:23 24:24 37:18 eight 13:23 31:23 37:22 electric 21:25 22:3,3 elevation 10:23 10:24,25 11:18 elevations 10:14 14:22,23 elevator 36:19 38:3,16 41:13 eliminate 17:25 eliminating 17:21 enclosed 12:2 17:23 enclosure 17:18 encourage 20:9 engineer 25:4 31:16,17 engineer's 15:11 16:14 engineering 15:11 25:20,22 30:16 43:8 enter 29:8,9 entered 29:8 30:6</p>	<p>entering 13:4 28:4 entrance 12:22 12:25 13:12 15:8,9 entry 37:19 38:4 environmental 44:13 equipment 41:15 erosion 10:12 esq 1:20 essentially 27:8 28:14 31:2 32:15 et 13:13 evaluated 4:15 evening 2:1 19:22 23:8 43:13 everybody 10:6 17:12 exactly 29:4 excited 36:24 exempt 45:24 exhibits 33:11 existing 10:16 11:1,4 25:7 26:22,25 27:17 29:9 35:3 exit 20:23 37:20 exiting 13:8 16:10,11,12 expanding 24:14 expecting 31:2 experience 17:14 experienced 17:17</p>	<p>expert 25:20 34:3 expires 48:15 explain 15:22 29:14 explanation 21:15 extensive 41:14 extent 15:10 exterior 36:16 42:3 extinct 26:21 extra 23:25</p> <p style="text-align: center;">f</p> <p>f 5:1 48:1 facade 38:23 facility 29:9 30:24 31:3 facing 36:21 39:12 40:5,11 41:5 42:2 falls 30:21 familiar 31:17 43:22 far 47:4 favor 47:21 fee 47:3,6,8 feet 10:20 11:2 11:12,16,25,25 12:9 13:1 14:7,7 16:4 26:20 27:3 27:4,8,23 28:6 28:11 29:7 32:24,25 33:3 35:1,2 37:15,22 39:23 40:21,21 41:1,7</p>
e			
<p>e 1:6,6,19,19 48:1</p>			

fifteen 22:2,3 fifth 14:1 fine 18:12 finish 15:5 42:1 first 4:8,24 8:21 10:15 11:20 12:13 13:21 15:8 20:18 25:5 38:16 39:16 41:3 five 4:13 9:1 11:5 12:10 28:2 28:3 31:23 36:12 37:21 38:21 flag 3:6,7 flexibility 18:10 flexion 4:16 floor 1:7 10:14 12:13,17 13:14 13:22,23 14:1,9 16:3 23:16 24:19 29:20 34:19,20 35:20 35:21 37:5,7,8 38:16 39:6,9,14 39:17,21,21 40:1 40:3,4,9,14,24 41:3 floors 23:15 35:20 36:6 37:3 39:17 40:6,7,8 40:18 flow 13:16 14:18 27:16 28:22 30:12 floyd 1:14	foley 23:20 follow 44:3 followed 37:19 37:21 follows 37:15 foot 10:24 11:14 11:16,18 28:2,3 37:21 38:6,12 footage 27:13 31:6 footprint 24:15 37:11 foreground 35:3 foresee 20:11 forget 43:14 form 37:15 41:19 format 37:25 formerly 23:23 forth 31:16,19 32:5 forward 44:16 47:11 four 11:14,16,18 13:23,24 14:2 29:5 fourth 13:22 39:17 francesca 1:21 franchise 28:5 32:4 43:17 francis 1:14 freeing 19:14 freestanding 27:1 freight 38:3 frequency 21:15	front 11:12,14 12:21 13:3,7,18 13:25 14:14 31:7 frontage 27:3,13 43:15 full 13:8 35:14 37:23 fully 35:14 41:15 function 31:7 functionality 32:3 functions 38:9 40:23 41:2 42:5 42:6 further 16:23 29:14 33:17 42:8,16 future 4:18	getting 19:12 20:11,12 giarratana 1:21 2:11,15,17,20,22 3:1,3,14,19,21 3:24 4:1,3,5 5:13,18,20,23,25 6:2,4,20,24 7:1,4 7:6,8,10,14,16 7:23 8:3,5,7,10 8:13,15 22:10,15 22:20,22,25 23:2 23:4,10 25:12 30:2,4,8 44:23 45:3,5,7,10,12 45:14,16,18,22 46:7,12,14,16,19 46:21,23,25 gito 21:13,22 gitto 1:24 21:10 21:11 give 21:14 given 12:15 gives 14:24 25:8 36:7 38:22 glazed 41:20 glembocki 2:13 go 9:24 10:3 11:21 29:25 33:18 37:4 goes 20:20 28:23 going 4:10 9:21 15:18,25 16:12 16:21 18:4,8 20:16 25:9,9,21 26:6,20 33:6,9 34:21 35:24 37:11,11 39:7,9
		g	
		game 40:16 garage 12:2,25 13:3,4 14:19 16:4 17:4,23 19:23 20:1,12,16 37:19 39:5 garbage 16:8 general 39:20 40:17 generally 26:8 26:13 30:18,21 generate 19:21 20:13 generation 19:19 30:20,22,25 generous 12:19	

<p>39:20,22 41:15 42:5 gold 4:20 good 2:1 43:14 45:21 gotten 44:12 grade 11:8 grand 37:7,14 39:9 40:24 great 9:20 18:6 43:10 greatly 23:8 green 4:16,18 13:15 14:14,15 14:17,20 30:12 36:14 greg 21:10 gregory 1:24 grill 15:4 ground 12:17 13:14 16:3 23:16 group 7:19 growth 4:9,22 4:24 5:4,5 guess 17:3,7,8 18:2 23:9 32:10 guys 21:14 gym 12:21 39:18</p>	<p>handicapped 12:11 13:10 17:9,10,24 18:4 18:11 handled 39:8 happened 24:8 happy 20:8 harrington 23:19,20 25:15 25:19 26:1,3 29:10 31:11 32:10 33:16,23 33:25 34:8 42:10,20 43:3 44:18 45:20 hear 7:13 9:14 9:18 15:21 19:1 heard 9:6 hearing 4:8 8:20 height 24:18 35:5 41:21 heights 24:19 held 48:7 high 10:23 39:10 40:6 hoboken 4:21 hopefully 24:16 40:22 hotel 23:17 24:5 24:21 29:16 35:6,7 36:8 37:4 38:4,13,24 40:3 40:4,7 hours 21:15,20 house 38:2,4 hudson 1:1,4 2:2 4:9 6:6,11 46:1 48:7</p>	<p>hundred 10:21 10:21 24:6 35:11</p> <hr/> <p>i</p> <hr/> <p>i.d. 48:14 idea 14:24 17:4 18:17 ideal 13:9 idle 13:3 ii 4:23 immediately 12:22 19:13 impervious 6:16 important 18:2 improvement 20:2 32:7 36:10 improvements 32:1 37:12 38:25 improving 19:16 inch 37:21 inches 37:22 including 4:17 inclusion 27:7 30:19 increase 27:20 30:25 31:5 34:16 35:5,5 increased 24:20 24:23 27:7,25 35:11,18 36:2 increasing 28:16 29:17 30:23 infinity 41:10 infrastructure 4:16 27:18</p>	<p>ingress 15:23 24:24 37:17,18 inset 40:25 inside 17:18,24 18:12 inspector 1:23 integrated 15:4 intent 30:14 interconnected 36:13 interconnection 15:7 interior 34:18 internal 35:14 interrupt 30:2 intersection 26:17,18,25 29:2 34:22 introduction 47:3 invited 40:22 issues 17:17 44:13 ite 31:1 item 4:7 6:10 7:11,16 8:18 23:10 45:22</p> <hr/> <p>j</p> <hr/> <p>jake 25:5,10,17 26:3 36:9 37:11 jersey 1:8,8 2:7 5:6,6 23:13,24 24:11 45:25 46:2 48:5,14 jeter 1:14 2:13 2:14 3:12,15,17 3:18 5:16,16,17</p>
<p>h</p> <hr/> <p>half 11:6 40:20 hall 23:16 24:7 24:22 35:22 37:8 40:24 42:6 hand 10:16 39:24</p>			

<p>6:22,23 8:3,4 21:23 22:5,8,11 22:13,14 44:21 44:24 45:3,4 46:6,9,12,13 47:19 jfk 20:10,19,23 34:15,22 43:15 john 5:1 journal 2:7 4:25 23:12 28:10,13 jump 34:9</p>	<p>kids 39:11 kind 17:3 25:8 38:2,9 41:23 kitchen 41:2 know 15:21 18:10,23 20:8 24:2 31:7,20 32:5 39:22</p>	<p>37:2 39:5 libraries 40:17 license 34:11 48:3 lift 35:13 37:16 39:7 light 15:5 line 11:13 13:1</p>	<p>locating 26:8 location 8:23 19:24 28:12 long 9:21 25:25 look 17:17,19 19:14 32:3 looking 12:5 13:20 14:22 26:9,10 27:19 36:15 losing 17:19 lot 7:20 8:24</p>
<p>k</p>	<p>l</p>	<p>14:14 16:5 27:21 29:22,23 31:9,22,24 34:23 35:16 42:4</p>	<p>26:9,10 27:19 36:15 losing 17:19 lot 7:20 8:24</p>
<p>kaltsis 9:23 10:4 10:8 15:18 16:2 16:16,18 17:16 18:13 21:18 22:1 keep 14:21 kennedy 1:15 5:1 7:19 8:24 9:13,22 10:19,22 11:8 12:7 13:5 15:8,24 16:9,12 16:19,20 19:11 19:25 23:12 26:14,16,24 27:1 27:4,14,19,21 28:9,13,19,24 30:15 31:18 38:12,15,21,23 kenny 1:14 2:15 2:16 3:13,16,19 3:20 5:18,19 6:24,25 8:5,6 18:25 22:20,21 45:5,6 46:14,15</p>	<p>l 1:19 land 6:11 large 27:24 37:25 39:21 larger 24:12 law 47:5 layout 30:17 layson 1:16 2:24 2:25 4:1,2 5:25 6:1 7:6,7 8:11 8:12 22:25 23:1 42:23,25 43:5 45:14,15 46:21 46:22 left 10:16 11:14 11:21 12:4,21 13:21 16:21 20:17,19,20 28:25 38:24 letter 21:19 32:12,13 43:24 43:25 letters 32:16 level 11:7,9,22 12:3,6,14 14:19 39:12,15 41:7,13 levels 11:6,7 29:18 34:19</p>	<p>linear 27:4 lines 28:19 29:24 lipski 1:13 2:12 6:8 7:12,15,22 7:25 8:1,2 22:16 22:16,17 45:1,2 46:10,11 little 15:23 20:15 24:19 29:14 30:16 31:24 32:2 33:10,13 47:10 llc 4:20,23,25 23:12 46:1 loading 13:12 18:6 37:24 38:1 38:7 lobby 12:4,22 13:12 18:1,15 37:14 38:13,23 38:24 located 13:11 26:15,17 27:9,10 36:6,18,20 37:16 38:1,19</p>	<p>23:13,22,22,22 23:24,25 24:9 26:11,12 27:7,7 27:13 30:19 31:2,6 32:19,20 32:20 34:23,23 34:25 46:1 lots 23:23 26:12 35:1 lounges 40:16 low 10:23 lower 11:22 12:14 14:19 37:1 lugo 1:12 2:1,9 3:1,2,5,8 4:3,4 5:12,15 6:2,3,19 6:21 7:8,9,21,24 8:13,14 9:3,4,8 9:10,15,19 10:7 15:16 16:25 17:5 18:20 21:1 21:8,12 22:6 23:2,3 25:24 26:2 31:14 33:20 34:5</p>

42:13,24 43:9 44:7,19 45:16,17 46:23,24 47:17 47:21	meeting 1:3 2:3 2:3,5 3:10 4:6 6:13 7:18 25:14 30:6 47:5,13 48:6	morning 19:20 motion 3:10,12 3:14 4:5 5:11,13 6:4,17,18,20 7:10,21,23 22:7 22:8,10 23:4 44:20,21,23 45:18 46:4,5,7 46:25 47:18,19	nicely 37:12 night 45:21 nine 11:25 12:8 nj 4:18 north 7:20 8:24 9:6 11:17 20:22 21:3 29:6 38:23 41:9 northeast 12:3 36:21 39:24 northern 12:20 northwest 10:19 notary 48:4,13 note 16:19 23:21 47:16 notes 48:6 november 47:14 47:14 number 30:23 numerous 34:2
m	meetings 2:7 mehta 1:13 2:20 2:21 3:24,25 5:23,24 6:18,21 7:4,5 8:10,16 9:3,5 31:13 32:18 33:1,4,15 42:18,22 44:8,15 45:10,11 46:5,8 46:19,20 47:20 mehta's 35:24 memorializati... 7:17 memorialized 21:6 memory 34:13 mentioned 11:23 21:18 34:18,25 35:4 36:9 37:6 metal 15:2 minimal 47:11 minimum 29:7 minor 44:2,3 minutes 3:9 4:6 35:10 mixed 23:14 modestow 25:5 25:16,18 26:5 30:3,7,9 31:12 32:9,11,17,22 33:2,9,17 44:11 monday 47:13	move 18:11,13 31:21,23 32:1 33:18,22 47:11 movements 29:9 36:17 multifamily 9:1 11:5 municipalities 47:15 muting 22:18,18	note 16:19 23:21 47:16 notes 48:6 november 47:14 47:14 number 30:23 numerous 34:2
m 1:11,20 15:11 madam 20:7 21:10 43:7 maintenance 43:18,19 major 30:13 malavasi 1:15 2:18,19 3:22,23 5:10,14,21,22 7:2,3 8:8,9 16:25 17:2,7 18:3,18 20:7,18 20:24 22:9,12,23 22:24 31:15 42:14,15 44:22 44:25 45:8,9 46:17,18 map 26:10 marcella 1:22 4:10 47:5 march 42:21 mario 1:23 marks 5:4 master 5:6 match 32:8 material 41:17 materials 14:25 42:1 matters 4:7 8:19 mechanic 11:3 mechanical 39:5 41:14	n	n 1:6,6,19 48:1 necessarily 29:23 30:25 need 3:10 19:3 19:25 nestled 26:23 27:14 net 34:16 never 17:12 new 1:8 9:1 11:5 11:11 34:23 36:13 47:2 48:4 48:14 ng 1:15 2:22 30:5 45:12,13 nice 23:8	o o 1:6,6,11,11,19 48:1 objection 25:25 observer 4:20 obviously 19:17 42:4 occasions 34:2 occur 37:25 occurring 35:15 october 1:9 2:2,8 10:9 43:25 48:8 offer 34:3 office 16:14 26:8 35:21 37:3 39:17 40:1

<p>offices 39:22 official 5:4 oh 8:11 9:15 45:23 okay 7:15 9:8,16 9:20 10:6 15:22 16:23 19:3 21:8 21:22 26:3 30:7 33:1,4,15,16,22 33:25 42:16,22 44:18 old 19:14 45:23 once 26:9 ones 40:5 open 2:6 13:4 16:5 39:21 opening 16:8 operations 29:1 opportunity 3:9 order 2:3 organic 37:15 organically 41:24 orientation 27:11 28:10 original 34:13 35:7 outdoor 35:16 36:21 40:5,10,25 41:5,8 outside 35:19 37:21 overall 35:25 overview 4:11 owner 43:18 owners 32:6 40:18</p>	<p style="text-align: center;">p</p> <p>p 1:6,19 p.m. 1:9 47:24 packet 21:7 page 10:10 26:10 27:11 38:11 pamela 1:16 paper 29:24 parcel 32:23 parked 19:15 39:8 parking 9:2 11:7 11:7,9,21,22,24 11:25 12:6,7,11 12:12,14 13:10 17:12,20,23,24 18:6 19:25 21:24 22:2,4 24:6,23,24 29:10 29:18,19 30:23 35:11,12,18 36:16 37:2 39:1 39:3,4,15,15 part 21:7 32:3 35:23 36:7,12,14 36:15,23 37:6,22 40:12 41:12 partake 40:23 particular 12:24 particularly 19:24 pass 29:4 passed 4:6 6:5 7:11 23:5 45:19 47:1 pattern 37:18 paul 1:25 32:12 43:7</p>	<p>pe 1:15,24,25 peak 21:19 peaking 41:25 pedestrian 28:20 31:3 pedestrians 29:7 36:11 peels 41:18 penhorn 6:14 penthouse 40:19 40:23 penthouses 36:6 people 20:15 39:7 pep 25:7 26:15 26:19 percent 22:2,3 peregoy 19:2,7 20:14,21 perimeter 13:16 37:13 personally 44:12 perspective 19:10,18 35:2 photos 19:15 pickup 21:14,15 21:16,21 pits 28:3,8 place 6:6 19:10 19:16 25:10 27:18 plan 5:6 8:25 10:8,13,17 13:20 14:23 23:13 26:21 34:20 38:16 39:21 44:2 46:2</p>	<p>planner 1:22 planning 1:1,4 2:3 4:17 5:5 24:11 32:13 43:12 44:16 48:7 plans 8:19 10:14 13:22 26:7 planters 13:16 14:18 43:1 play 39:11 played 24:18 34:18 players 5:8 please 2:10 3:5 6:7 44:16 plus 36:4,5 point 10:23,24 11:13 20:3 25:8 31:20 37:19 38:4 44:6 pool 41:10 portion 13:24,25 14:2 37:20 38:11 41:25 possible 30:15 30:16 potentially 16:7 pp 1:21,25 predominant 41:16 present 2:14,16 2:25 3:2 6:9 8:21 24:2 25:3 presentation 9:21 25:2 42:7 42:11</p>
--	---	--	---

<p>presented 24:3 24:25 presenting 24:13 34:16 pretty 19:8,9 31:9 prevent 13:5 previous 7:18 28:14 36:1 previously 30:18 30:21 31:9 32:22 34:18,24 35:4 36:9 37:6 primarily 10:11 27:5 principle 11:15 prior 43:21 privacy 41:8 private 40:16 probably 31:23 problem 18:9 20:11 30:7,9 34:6 proceedings 1:4 48:5 process 5:8 47:9 professional 19:13 professionally 39:8 professionals 4:21,24 5:1 program 5:5 37:7 programming 29:12 31:1 progress 29:21</p>	<p>project 4:22 5:2 14:16 20:2 24:3 24:12,17 33:19 35:25 40:19 41:15 projecting 42:4 properly 2:4,6 property 10:18 10:21,23 11:2,13 11:19 13:1,2 14:14 16:5 26:8 26:11,13,17,22 27:21 29:23 30:13 35:3 42:4 44:14 proportionally 36:2 proposal 36:23 proposed 10:17 30:18 38:21 proposing 11:4 35:8,16 36:3,10 36:12 37:20 39:3,25 protrude 27:2 protruding 26:23 proved 26:20 provided 32:14 provides 35:2 proximity 31:4 ptac 15:4 public 2:6 4:8 8:20 21:9 31:4 33:21 39:20 42:6,17 48:4,13 published 2:6</p>	<p>pull 13:2 16:6 pulling 28:18 43:11 pursuant 2:6 put 33:5 putting 18:14</p> <p style="text-align: center;">q</p> <p>qualified 25:20 34:3 question 17:3,8 20:8 21:11,24 35:24 43:1,14,14 questions 5:8 6:17 15:15 16:24 18:19 20:5 21:2,9 25:22 31:11 32:19 33:17,21 42:11,14 44:5 quick 42:25 quorum 3:4</p> <p style="text-align: center;">r</p> <p>r 1:19 48:1 racks 12:3 14:18 ran 2:7 rates 30:12 ratios 36:1 read 3:9 ready 9:23,23 22:2 really 6:13 20:9 rear 11:18 13:24 14:2 29:20 reason 23:25 recall 25:7 recap 43:8</p>	<p>received 4:14 reception 38:14 recessed 16:4 19:23 recessing 17:4 recipients 4:9 recommended 4:11 5:7 recommending 4:12,19 5:3 record 6:7 23:19 23:21 25:13 30:5 32:11 33:5 34:11 rectangle 43:13 recuse 9:5 recycling 12:19 redo 32:4 reduces 6:15 reducing 19:22 28:20 30:12 refamiliarize 25:6 refer 14:23 reference 25:8 reflect 6:8 25:13 30:5 47:8 refresh 34:13 refuse 21:14 regard 25:21 34:4 regarding 35:25 regards 25:21 28:5 regular 1:3 48:6 regulations 6:12 remains 34:17</p>
--	---	--	--

reminder 6:5 removing 19:18 rendering 14:24 15:7 41:12 repair 19:10 report 15:11 reports 44:16 request 8:21 require 44:2 required 15:13 22:1 requirement 6:14 resident 18:11 residential 9:2 11:6 23:17 24:5 24:20,21 29:13 33:12 35:6 37:1 37:5,14 38:3 40:8,15 42:5 residents 14:10 17:10 18:4 20:11,19 39:19 40:10 41:9,11 resolution 21:6 resolutions 7:17 response 21:19 32:14 43:25 responsibilities 43:20 responsibility 43:18 responsible 43:2 rest 15:6 restaurant 23:17 24:7,23 35:22,23 37:9 41:6,7	restaurants 41:3 41:5 42:7 restrooms 14:11 result 24:14 retail 23:16 29:17 35:8,8 38:6,24 retired 25:9 return 24:16 returned 25:14 review 24:16 43:21,23 47:12 reviewed 32:11 revisions 44:2 rid 19:13 right 9:17 10:17 11:17 12:5,18 13:18,19 14:1 16:3,22,22 19:11 20:19 21:20 26:5 27:2 28:25 32:20 33:7 34:9 38:20,24 39:21 39:24 road 18:9 28:23 46:3 roll 2:9 roof 14:14,17 30:13 37:10 41:11,13 roofing 41:14 rooftop 14:12,13 14:17 35:22 36:22 room 12:19,19 40:16 rooms 23:17 24:5,21 29:16	35:6,7 36:8 37:4 40:3,4,16 rose 9:12 18:21 rotated 27:12 rotunda 6:7 rpr 48:3,13 rushabh 1:13 25:14	seconds 16:7,7 secretary 1:21 sediment 10:13 see 9:24 10:6 13:17 14:5,9,12 15:2,6 16:4 17:17 18:3,4,24 20:8,10 25:1 26:7,15 37:17 38:15,19 40:6,12 41:12,17,19,21 41:24 43:10 seen 17:13 selected 14:25 selection 4:8 sense 19:24 separated 16:1 separation 27:23 34:23 september 32:12 32:14 service 19:21 38:7 39:6,19 serviced 38:6 services 38:2,9 set 12:25 47:6 setback 11:15,17 11:18 setbacks 11:12 seven 12:16,16 14:8 36:23,25 share 10:4,5 34:12 shari 48:3,13 sharing 26:6 31:16 sheet 10:12,15 10:17,18 11:21
		s	
		s 1:6,6,6,19,19 safety 19:17 36:11 salute 3:6,7 samantha 1:12 scales 37:6 schedule 47:4,8 scheduled 4:7 8:19 scheduling 8:22 scored 4:14 screen 10:5,5 26:6,9 34:12 38:20 41:8 43:13 screened 41:15 sd 10:12 45:25 second 3:13 5:12 6:19 7:22 13:22 14:15 22:9 35:20 39:12,15 44:22 46:6 47:20 secondary 15:9 seconded 3:15 5:14 6:21 7:24 22:11 44:24 46:8	

<p>13:20 sheets 10:9,10 shift 29:15 shop 11:3 short 35:17 show 33:13 35:10 showing 26:11 33:11 side 10:16,18,22 11:14,15,17,19 11:21 12:2,5,20 13:18,21 14:1,3 14:4 16:3 20:12 32:21 34:24 38:8,24,25 40:12 sidewalk 19:15 27:1,20 28:17 29:7,21 sight 28:19 sign 23:9 signal 19:12 signature 48:12 silver 4:22 similar 36:1 simply 27:11 sit 13:3 16:7,10 site 4:15,16 8:18 8:25 10:12,16,17 23:13 25:6 26:19 27:16 30:17 34:21 35:4 37:12 43:22 46:2 six 11:25 12:13 35:19 size 14:6 26:20 32:20</p>	<p>sizes 37:5 skin 41:18,18 skipped 45:24 slight 29:11 slightly 12:24 slope 10:22 small 13:12 smaller 37:20 smart 4:9,22,24 5:4,5 soil 10:12 somebody 7:13 sorry 22:17 28:24 30:2 43:10 south 13:17 14:4 20:22 28:11 41:22 southbound 13:9 16:11 southeast 26:18 34:14 41:25 southern 38:11 southwest 4:23 sp 7:19 8:21 10:11,11,15 23:11 space 12:7,14 13:13 14:10,11 17:23 18:12 23:15,16 27:24 28:8 30:23 35:12 36:21 37:14 39:4 40:5 40:6,10 41:5 spaces 9:2 11:24 12:1,4,10,11,12 12:18 13:11</p>	<p>17:9,21,24 21:24 22:2,4 24:6,23 29:10,18 35:8,9 35:11,18 37:9 39:3,10,15 speak 42:17 split 29:18 spots 12:16 square 1:7 4:25 10:20 11:2,11 14:7,7 23:12 26:20 27:8,13 28:10,13 31:6 32:24,25 33:2 34:25 35:2 38:6 38:12 39:23 40:20,21 41:1,7 stair 11:16 stand 3:5 standard 36:8 standpoint 29:24 30:10,10,17,17 30:20,22 31:1,8 start 8:22 9:25 25:12 starting 10:15 state 31:21 48:4 48:14 statements 33:22 station 28:11 stations 40:17 staying 17:11 stephen 5:4 stop 19:12 stories 24:18 34:16 40:2 41:16,20</p>	<p>stormwater 27:18 30:10 story 9:1 11:1,5 23:14 24:4 34:14 36:19 street 4:24 10:19 11:10,23 15:9 20:10 24:10 26:16,23,24 27:5 27:9,14 28:15,19 28:21,22,23 29:3 29:25 30:12,14 35:10 36:13,18 38:21,25 39:13 46:1 streets 36:11 strictly 37:1 striped 17:22,22 18:14 structure 34:14 studios 36:3 stuff 44:4 subdivision 46:2 subdivisions 8:19 submitted 21:7 26:7 subsequently 24:8 summed 19:8 sure 9:14 31:25 32:7 surprise 43:11 swear 9:24 19:4 19:5 swing 33:3 sworn 9:11 10:2 19:6 25:11</p>
--	---	---	---

33:24 syncs 32:1 system 15:7 35:14 36:14 41:1,11,14,20 systems 39:7	thanksgiving 47:15 theater 40:17 thing 12:23 17:25 44:8 things 18:7 21:16 think 19:7,23 20:13 31:5 44:9 third 13:22 29:19 39:14 thirtieth 40:24 thirty 41:3,20 thomas 1:15 thought 17:5 three 4:13 11:6 17:20 36:4,5,5 thursday 2:8 time 21:15 23:7 24:5 31:20 32:6 44:9 title 10:10 today 28:1 tonight 23:25 24:13,17 25:4 34:4,16 42:8 top 27:10 38:11 39:23 total 4:13 40:4,9 tower 11:16 23:12 35:3 36:19,24,25 46:1 traffic 13:5,9 15:24 16:9,11 19:9,19,22,22 20:2,13 25:22 28:22 30:20 31:8 37:24	train 28:10 traina 1:22 4:10 4:12 transcript 1:3 48:9 transportation 31:4 trash 21:14,16 37:25 travel 28:7 tree 28:3,8 trees 36:13 38:21 39:1 tridente 1:23 trip 30:22,25 trying 47:9 tubito 9:9,12,12 9:17,20 15:20 16:13,17,23 18:23 19:1,3 20:4 21:4 23:6 tuesday 1:9 48:8 turn 4:10 20:5 28:25,25 turns 16:21 20:19 two 10:9 11:7 12:8,9,11,15,17 13:7,10 14:4,8 14:11 17:24 23:15 25:3 29:18 33:7 35:1 35:8,19 36:4,6 37:8 39:5,16 40:2,19 41:3 type 17:15 typical 13:21 40:8	u uber 13:13 18:7 ubers 35:17 uncovered 17:9 underneath 12:4 17:21 understand 14:19 25:15 understanding 38:22 understood 32:9 uniform 47:9,10 unique 12:23 unit 11:5 13:20 14:3 units 9:2 12:15 12:17 13:23,23 13:25 14:2,5,6,8 14:8 15:4 23:18 24:5,20,21 29:13 33:12,12 35:6 36:7 40:9,19 updates 43:23 upper 12:6 14:9 40:7 41:6,11,12 42:6 urban 4:18,21 urby 45:25 use 23:14 39:7 uses 24:7 36:24 36:25 41:21 usually 47:14 utilities 30:10,14 utility 12:18,19 41:2 utilizing 13:14 14:16 15:1
t			
t 1:19 10:10 15:11 48:1,1 take 6:6 26:4 28:12 taken 48:6 talk 38:4 tandem 12:1,8 12:12,14,16 technique 14:15 14:20 techniques 13:15 36:14 telecommunic... 47:4 ten 10:24 16:7 28:3 tenth 39:20 term 35:17 terms 19:19 terrace 14:12,13 testify 25:21 testimony 9:25 thank 8:15 9:8 19:5 22:5 23:6 26:1,2 30:8 33:22,23 34:7,8 43:5 44:7 45:20 47:17,22 thanks 20:24			

v	<p>wants 19:5 wash 19:20 way 20:10 21:20 27:2 28:7,13,23 29:21 37:4 38:17 39:2 40:8 40:11 42:5 we've 24:19 31:15,20 wednesday 6:6 went 24:11 35:5 west 10:21 27:17 28:24 western 11:19 14:3 37:19 41:22 wet 17:11 width 27:20 windows 15:3 wish 42:9 witness 10:2 18:22 19:4,6 25:11 33:24 witnesses 25:3 work 18:16 20:22,22 32:6 38:17 40:8,16 worked 43:16 working 39:2 workspace 39:11 wrapped 40:12 wrapping 41:23</p>	<p>year 24:2 42:21 years 31:23 yraida 1:13</p>
<p>v 1:11 valet 35:14 39:6 39:16 vandermark 29:14 33:10,13 33:18 34:1,10 42:12 vary 14:6 varying 11:12 vehicles 21:25 22:3 vehicular 36:17 37:23 versus 19:20 35:3 vertical 35:13 37:16 vice 1:13 view 20:3 41:22 42:2 visibility 13:8 16:11 visitor 12:11 visitors 18:5 volume 34:17 volumes 39:10</p>	<p style="text-align: center;">z</p> <p>z 1:11 zero 11:16 zone 35:17 37:21 zoom 16:2</p>	
w	<p>walk 25:5 walker 2:23 walking 28:8 wall 39:25 40:1 40:25 41:20,25 want 31:19 34:9 47:7 wanted 32:5</p>	
	y	
	<p>yard 11:12,15,17 11:18 yeah 17:16 19:2 19:7 44:11</p>	