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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, December 20, 2022  
5:30 p.m.

V I A Z O O M:

SAMANTHA LUGO, Chairwoman  
YRAIDA APONTE-LIPSKI, Commissioner  
FLOYD JETER, Commissioner  
FRANCIS KENNY, 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  
GREG GITTO, PE

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

5 MS. CURLEY: Yes. The notice of this  
6 meet ran in the Jersey journal on December 15th, and  
7 was properly noticed pursuant to the Open Public  
8 Meetings Act.

9 CHAIRWOMAN LUGO: Thank you. Can we  
10 have a roll call?

11 MS. GIARRATANA: Commissioner  
12 Aponte-Lipski.

13 COMMISSIONER APONTE-LIPSKI: Here.

14 MS. GIARRATANA: Commissioner Choffo,  
15 absent. Commissioner Glembocki, absent.  
16 Commissioner Jeter.

17 COMMISSIONER JETER: Here.

18 MS. GIARRATANA: Commissioner Kenny.

19 COMMISSIONER KENNY: Here.

20 MS. GIARRATANA: Commissioner  
21 Malavasi.

22 COMMISSIONER MALAVASI: Here.

23 MS. GIARRATANA: Commissioner Mehta.

24 COMMISSIONER MEHTA: Here.

25 MS. GIARRATANA: Commissioner Ng.

1 Absent. Commissioner Walker. Absent. Commissioner  
2 Layson.

3 COMMISSIONER LAYSON: Here.

4 MS. GIARRATANA: Chairwoman Lugo.

5 CHAIRWOMAN LUGO: Present.

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

8 CHAIRWOMAN LUGO: Great. Please  
9 stand for the flag salute.

10 (Flag Salute.)

11 CHAIRWOMAN LUGO: Commissioners, have  
12 you had an opportunity to review the minutes from  
13 our last meeting? I would ask for a motion.

14 COMMISSIONER APONTE-LIPSKI: Motion.

15 COMMISSIONER JETER: Second.

16 MS. GIARRATANA: On a motion made by  
17 Commissioner Aponte-Lipski. Seconded by  
18 Commissioner Jeter.

19 Commissioner Aponte-Lipski.

20 COMMISSIONER APONTE-LIPSKI: Aye.

21 MS. GIARRATANA: Commissioner Jeter.

22 COMMISSIONER JETER: Aye.

23 MS. GIARRATANA: Commissioner Kenny.

24 COMMISSIONER KENNY: Aye.

25 MS. GIARRATANA: Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MS. GIARRATANA: Commissioner Mehta.

4 COMMISSIONER MEHTA: I was not here.

5 I abstain.

6 MS. GIARRATANA: Commissioner Layson.

7 COMMISSIONER LAYSON: Aye.

8 MS. GIARRATANA: Chairwoman Lugo.

9 CHAIRWOMAN LUGO: Aye.

10 MS. GIARRATANA: The motion has  
11 passed, and the minutes have been adopted. The  
12 minutes have been adopted. The next item on the  
13 agenda are matters scheduled for public hearing.  
14 The first is the adoption of the Hudson County  
15 Planning Board schedule of meetings for 2023.  
16 Commissioners, the meetings for the Site Plan and  
17 Subdivision Committee meetings are staying as usual;  
18 ten o'clock on the first Tuesday of every month  
19 except for November due to holidays, and they  
20 changed a little bit.

21 Our Planning Board meetings we will be  
22 going back to in-person, and meetings will go back  
23 to 6:30 our pre-COVID start time, and they're all  
24 the third Tuesday of the month. Are there any  
25 comments on the schedule?

1 CHAIRWOMAN LUGO: If there's none I  
2 make a motion to approve the schedule.

3 COMMISSIONER APONTE-LIPSKI: Motion.

4 COMMISSIONER JETER: Second.

5 MS. GIARRATANA: Who would like the  
6 motion?

7 CHAIRWOMAN LUGO: Their motion. It's  
8 okay.

9 MS. GIARRATANA: On a motion by  
10 Commissioner Aponte-Lipski, and seconded by  
11 Commissioner Mehta.

12 Commissioner Aponte-Lipski.

13 COMMISSIONER APONTE-LIPSKI: Aye.

14 MS. GIARRATANA: Commissioner Jeter.

15 COMMISSIONER JETER: Aye.

16 MS. GIARRATANA: Commissioner Kenny.

17 COMMISSIONER KENNY: Aye.

18 MS. GIARRATANA: Commissioner

19 Malavasi.

20 COMMISSIONER MALAVASI: Aye.

21 MS. GIARRATANA: Commissioner Mehta.

22 COMMISSIONER MEHTA: Aye.

23 MS. GIARRATANA: Commissioner Layson.

24 COMMISSIONER LAYSON: Aye.

25 MS. GIARRATANA: Chairwoman Lugo.

1 CHAIRWOMAN LUGO: Aye.

2 MS. GIARRATANA: The motion has  
3 passed. The next item on the agenda are Site Plans,  
4 Subdivisions and other matters scheduled for public  
5 hearing. The first application is 2021-053-SP;  
6 Echevarria Industries; at 6600 River Road Block 167,  
7 Lot 1; in West New York.

8 It's a site plan application to raze an  
9 existing unoccupied commercial building and  
10 construct a new 11-story residential building with  
11 133 units and 127 parking spaces contained on four  
12 levels of parking.

13 Chairwoman, before the attorney takes  
14 over, I just would like to advise to the attorney  
15 that we have several comments that need to be  
16 addressed from our consulting engineer Greg Gitto's  
17 letter, so we would recommend to make sure you go  
18 through them point by point. There are several for  
19 traffic testimony and design waivers.

20 MR. ALONSO: Yes, thank you. Good  
21 evening, Madam Chairwoman and the Board. For the  
22 record, Alvaro Alonso on behalf of the applicant. I  
23 have my -- as you can see, my two professionals  
24 collectively on one Zoom box down there, and I'll be  
25 presenting them. My first witness will be Edwin

1 Reimon, and I also have Craig Peregoy, our traffic  
2 engineer. We have the architect should the Board  
3 have any questions on the architecture, but it's not  
4 my intention to call him as a witness. In addition  
5 I have my client also should the board have any  
6 questions. So with that said I would call Edwin  
7 Reimon first.

8 MR. REIMON: Hello, you can hear me  
9 now?

10 MR. ALONSO: Yes.

11 MS. CURLEY: I have to swear him in.  
12 (The witness is sworn.)

13 MR. ALONSO: Thank you, Madam Chair,  
14 Mr. Reimon has appeared before this Board on a  
15 number of occasions as a civil engineer. I ask that  
16 his qualifications be accepted. If not, I'll be  
17 more than happy to have him give your  
18 qualifications.

19 MS. GIARRATANA: If there's no  
20 objections from the other Commissioners, he can go  
21 ahead.

22 MR. REIMON: Thank you.

23 MR. ALONSO: Thank you very much.  
24 Mr. Reimon, as you heard, as you heard from the  
25 Board is also requesting that not only you provide

1 the testimony with respect to the plans you have  
2 submitted, but also review the comments contained in  
3 the T & M letter. You have a copy of that letter,  
4 correct?

5 MR. REIMON: Yes, I do.

6 MR. ALONSO: Okay. So I'm going to  
7 ask you to please share the screen and put your site  
8 plan on, and go through it with the Board and  
9 address the comments in the letter.

10 MR. REIMON: Yes. In the meantime,  
11 we are putting the drawings, can you -- can you give  
12 me -- can you share the screen? Do I needed  
13 permission to share the screen?

14 MS. TRAINA: Okay.

15 MR. REIMON: In the meantime I am  
16 going through the letter, and I see from the T & M  
17 signed by Greg Gitto, December 19, 2022, and  
18 referring to our design waivers, there are seven  
19 items of design waivers that we're going to go over  
20 one at a time.

21 MS. TRAINA: You have screen sharing  
22 ability now.

23 MR. GITTO: Edwin, before we go  
24 through the design waivers, I think it would be good  
25 to just give an overview of the project just for the

1 Board.

2 MR. REIMON: Yes, we're still trying.

3 MR. GITTO: Once you guys get the  
4 plans up.

5 MR. REIMON: Yes. Yeah. We have it  
6 now. Can you guys see the screen?

7 MR. GITTO: Not yet.

8 MS. TRAINA: I think you have to  
9 screen share with the red tab for sharing your  
10 screen.

11 MR. GITTO: Success, there we go. We  
12 can see now.

13 MR. REIMON: That's good. So what  
14 you see on the screen is C-1, Existing Condition  
15 Plan, and I'm hoping you can see the plan. You're  
16 going to see the entire property. You'll see the  
17 property is 41,112 square feet. This property is  
18 almost one hundred percent impervious. There is one  
19 area in front of Port Imperial Boulevard where the  
20 building is right now, but then the rest is  
21 basically rock. In front of the property, you have  
22 River Road and Anthony DeFino Way. There is also a  
23 roadway that is like dividing the property going to  
24 DeFino way, River Road and Port Imperial Boulevard.

25 Now I will be talking to you about the

1 pedestrian crosswalks to access from River Road all  
2 the way to Port Imperial Boulevard because there is  
3 no crossing from the north side of the island. On  
4 the existing conditions you can also see all of the  
5 existing utilities that are crossing the property  
6 along River Road and Anthony DeFino Way.

7 We have water -- we have water and we have  
8 also storm drainage on River Road from the back that  
9 are in place, and also a couple of the utilities  
10 like gas and sewer. Existing overhead is  
11 electricity from river road from the existing  
12 utilities from the site. The intersection at DeFino  
13 Way, River Road and Port Imperial Boulevard is a  
14 signalized intersection, and the next traffic signal  
15 is about 500 feet to the north from the property.

16 Now, this property in particular is about  
17 300 feet higher than Hudson River, without a little  
18 bit of the property in the floodplain. And the  
19 storm drainage is already in place, signed off by  
20 the County. The stormwater management system, we're  
21 going to talk about it later, we're collecting in  
22 the system that's already in place. But these are  
23 the existing conditions on the site. If you go to  
24 C-3 you're going to see the proposed conditions  
25 where the building occupies the entire site, and we

1 are providing an entry. We have a couple of  
2 driveways. One of the waivers that we're going to  
3 talk about at the driveway at the north side which  
4 is the get-around driveway, and we have a driveway  
5 at the south end of the property which also required  
6 a waiver because of the reality of the roadway and  
7 the reality of the traffic itself.

8 And in this drawing you can also see the  
9 pedestrian crossing that must be relocated from  
10 River Road into curb divider, that divides River  
11 Road from DeFino Way and Port Imperial Boulevard.  
12 Providing also access will be divider in this  
13 drawing to the south on DeFino Way and Port Imperial  
14 boulevard, 40 feet to the south on Port Imperial  
15 Boulevard. This access from the pedestrian  
16 crosswalks has been designed to comply with ADA. We  
17 have provided all the details on the elevation and  
18 the grading plan from the crosswalk plan.

19 You can see on the drawing the location of  
20 the street trees. We have a deficiency in the  
21 number of the street trees, and the deficiency is  
22 because of the presence of driveways and also the  
23 crosswalks, visibility and access into the building.  
24 The developer has not object to contribute funds to  
25 the County for those trees. We're providing on this

1 drawing also signs that are proposed by the project  
2 at the request of the County on the detail. We are  
3 replacing our sign with brand new signs for  
4 pedestrian crossing and also a yield sign that's  
5 going to be in place at the other end of the  
6 property on the south.

7 This drawing also shows at the request of  
8 the review team we are providing a sewer extension  
9 from another part of the project along DeFino Way  
10 and continuing into the River Road to the north.  
11 One other detail I want to talk about on the site  
12 plan is the extension of the sidewalk, the curb and  
13 driveway at the south end of the project. We are  
14 extending the driveway as you can see where the  
15 sidewalk is at the south end of the project, plus  
16 sidewalks and driveways will be extended to the end  
17 of the existing driveway to get into the property.  
18 The driveways line up the rest of the way behind the  
19 property.

20 On the north side of the property we are  
21 relocating the retaining wall. That retaining wall  
22 is being relocated because of obstructions to site  
23 distance, and that is one items that we have in the  
24 not only the design waivers, but it is one of the  
25 items that we need testimony. Our testimony is that

1 we're having conversations with the owner of the lot  
2 to the north of the property to make sure that we  
3 get an agreement for the relocation of this  
4 retaining wall. All subject to the approval of the  
5 County, we are going to continue with the  
6 negotiations with the owners to get approval for the  
7 engagement, which is going to difficult to relocate  
8 this wall at the north end of the property.

9           You can also see this light gray color on  
10 the property line that continues north. This is the  
11 extension that you can see when the new curb is  
12 installed that continues around River Road, only  
13 because that's where we need to install to sewer  
14 extension going down to the north end of the project  
15 to continue all the way to the sewer treatment  
16 plant. Now, we add a note to the drawings at the  
17 request of the review team of the Hudson County  
18 Planning Board, and the note made reference to the  
19 restoration curb and sidewalk in case of damage due  
20 to construction.

21           We are going to continue to the next  
22 drawing which is the grading plan -- the grading and  
23 drainage plan -- grade plan -- no, this is  
24 something -- maybe continue to the next one. The  
25 next one. There you go. This is the drainage plan

1 that we have for the project, and here you can see  
2 the site for the stormwater management that we're  
3 providing for this project. The stormwater  
4 management for the discharge as I said before is to  
5 an existing drainage system, which is a dedicated  
6 drainage system on River Road and sufficient to  
7 discharges into the river, and it's good that we  
8 have this ability to cut into the drainage system.

9 The stormwater management flood design  
10 that we will have an area of about, 5,690 square  
11 feet which is about 26 1/2 percent of the total  
12 footprint of the building, and so you know  
13 26 percent is a very good number to have for a  
14 building, and because of that, we were able to  
15 reduce substantially the flows into the stormwater  
16 management.

17 Now, going back to C-4, we're going to  
18 talk about the utilities for a moment, just very  
19 quickly. There you go. So on C-4 you're going to  
20 see the lines, the sewer lines that go from the  
21 building and go right across to north on River Road  
22 going to the north. You could also see the  
23 waterlines which is two lines actually south of the  
24 intersection of River Road and right in front of  
25 Port Imperial Boulevard right there. Those are the

1 two waterlines that are coming into the building.  
2 And then electric service is going to come.  
3 Physically it's right there on the building on this  
4 side. There is no gas available as of yet. As you  
5 know we are doing the planning in phases so you  
6 don't see in the drawing, but basically it's very  
7 important. The mechanical building engineer is  
8 going to be involved to make sure we have to  
9 sufficient loads to provide for the building that  
10 all the apartments may need. And when it's  
11 sufficient, that's not going to be a problem for us.

12           And that is what we have for the overall  
13 view of the project. By the way if you go to 4-B,  
14 4-B is going to be -- the next drawing after that.  
15 There you go. 4-B is another view of the drainage  
16 of this project due to the installation of the sewer  
17 extension that is going from the project all the way  
18 down to the Lydia Drive. That's the name of the  
19 street that is coming from 430 Jacobs Ferry  
20 development. So we tie into the map north of this  
21 intersection coming from Jacobs Ferry development.  
22 So we tie into the map at the north of this  
23 intersection, okay?

24           And this is going to be provided if we're  
25 approved by the County, then we're going to have to

1 make our way to MUA for this application. In the  
2 meantime you can see the drawing, you can see the  
3 milling and paving. We extended the milling and  
4 paving to the center line of the road. This is at  
5 the request of the Hudson County Planning Board.  
6 You can see the dashed line. The dashed lines  
7 depicts the project that we're going to provide from  
8 the front of building all the way down to the line  
9 of Midland Avenue.

10 Also at the request of the County  
11 Engineer, we have been in contact with the West New  
12 York as well as their engineers as to the existing  
13 utilities underground in this area. And we are  
14 requesting also the master plan for the property  
15 around the project and really identify this  
16 application criteria when we do the final design of  
17 this extension. That's what I have as to the soil  
18 retention we're going to have.

19 That is the overview of the entire  
20 project. There are details at the end, but the  
21 details are typical details like what are the  
22 stormwater managements details that are going to be  
23 also reviewed by the North Bergen MUA, and so you  
24 know, all the designs that we have done for the  
25 stormwater management and sewer collection are in

1 compliance with the latest North Bergen MUA standard  
2 for stormwater management and sewer collections.

3 With that if there is no questions, I will  
4 wait for you guys to see if you have any questions.  
5 If not then we can go into the design waiver, which  
6 is the phase two of the report from T & M engineers.

7 MR. ALONSO: If not, I guess you can  
8 go right into the report.

9 MR. REIMON: All right. So the first  
10 design waiver is with regard to the driveway. We  
11 need to justify these two driveways that we have.  
12 There's multiple driveways. The reason being for  
13 these driveways is that, number one, it's the only  
14 street on the driveway fronting the site. As you  
15 can see on this drawing, this is not a street. It's  
16 like a reverse curb actually.

17 This is a building that has over 100  
18 units, you have 100 parking spaces, and we have been  
19 requested by the town also to provide access for  
20 trucks to deliver for the people that are moving in  
21 and out. We also need to provide access for  
22 dropoffs at the entrance of the building, and that  
23 is the reason why we are providing this driveway.  
24 The other reason for this number of driveways that  
25 you see on the drawing is, if we don't do the

1 driveway the way we have done it, we would have to  
2 recess this driveway. As we will obtain also from  
3 the County, a number of comments about the waiver  
4 driveway, and we believe that we have accommodated  
5 the comments with signs and lighting the driveway.

6 The way the site plans are drawn right  
7 now, the way the driveways are drawn right, now I  
8 believe we have accommodated -- not only  
9 accommodated, but it's a safe condition for these  
10 vehicles to get in and get out of the driveway. Not  
11 only that, we have also provided a site distance  
12 analysis to the Hudson County Planning Board for  
13 site distance. So that is our first design waiver  
14 in regards to the driveway.

15 There is number two. We keep talking  
16 about the driveways, we are going -- if we have to  
17 sufficiently -- we have to look at the driveways  
18 that no cars are coming out of this south  
19 driveway -- I'm sorry. Did somebody say something?  
20 Hello?

21 CHAIRWOMAN LUGO: Go ahead.

22 MR. REIMON: All right. So I'm  
23 saying that on the south driveway, the cars will be  
24 coming out of the south driveway but -- and the  
25 signage that we have is for vehicles to only make a

1 right turn coming out of the driveway, and we had to  
2 make the driveway work. We can -- as you can see on  
3 this drawing that we provided our traffic engineer  
4 for the traffic calculations, we need this width of  
5 this driveway for the vehicles to get -- to go  
6 safely, maneuver safely in and out of the parking  
7 area driveway. So that is the best design that we  
8 can provide for this, and vehicles that have  
9 selected to make a delivery. So that's the other  
10 that reason that we have for this. So that's in  
11 reference to Waiver No. 2.

12 Waiver No. 3, we're proposing two  
13 driveways around this curb. Again, this is an  
14 existing condition. We cannot move the driveway.  
15 The timing that we have available is very short. If  
16 we provide only one driveway and in the center line  
17 of the property and that is not -- that is going to  
18 be a fatal flaw for the design of the driveway,  
19 because then we don't have a sufficient access from  
20 the street that we have on this project. So that's  
21 only answer that we can provide.

22 You take the other, which is an existing  
23 that we have, and I believe that we're taking  
24 advantage of the difference elevations that we have  
25 with the site to provide differing access to the

1 building and be able to store the number of vehicles  
2 that are necessary for this type of a building. So  
3 that is our design waiver.

4 MR. GITTO: Edwin, I hate to  
5 interrupt. I just have one thing to clarify. You  
6 mentioned there was an existing condition regarding  
7 the driveways. It's really not an existing  
8 condition, just to clarify the driveway down at the  
9 bottom, I guess the easternmost driveway, which is  
10 in the right-turn ramp.

11 MR. REIMON: No. When I said this is  
12 an existing condition, it's an existing condition at  
13 the other driveway on the site.

14 MR. GITTO: Okay. Understood.

15 MR. REIMON: That's the existing  
16 condition that I'm talking about, the other  
17 driveway. And with that also, as I mentioned we  
18 have taking advantage of -- of the difference in  
19 elevations that we have between the number of  
20 vehicles and the total number of the other driveway  
21 where with that, we can provide two driveways at two  
22 different elevations.

23 That is to me, that is one of the most  
24 important elements of the design of the access of  
25 this project, that we were able to provide with

1 these two driveways. We were able to provide access  
2 to the building at different levels. That's the  
3 plan provides that. We -- we also have an  
4 innovative design. So that is reflective of the  
5 project. We have so many things. To me it's very  
6 good that even though we don't have the access on  
7 the other street, we have provided access to the  
8 building at two different levels, and the other  
9 existing conditions, the curb is a reverse curb,  
10 from north to south.

11 MR. GITTO: Understood. Just wanted  
12 to make sure that it was clear that the driveways  
13 themselves are not an existing condition in the  
14 location that they're in, just so the Board  
15 understands.

16 MR. REIMON: Yes.

17 MR. ALONSO: Okay. Why don't we go  
18 through the balance of the points?

19 MR. REIMON: Yes. From the last  
20 three items on the list of waivers, the No. 5 is an  
21 interesting item in regards to walls. Again, this  
22 is an existing condition. We have the way that the  
23 driveways have been designed accomplish one of the  
24 most important things which is safety. The two  
25 driveways that we have from the project, out of

1 three, two point, two of the driveways are the ones  
2 we take care of sight distance, and we have because  
3 that we have relocated the retaining wall. We have  
4 been able to provide sufficient site distance with  
5 the proposed driveways that we have on the project.

6 Item No. 6, the driveway width, we have  
7 provided for the review team a traffic turning plan  
8 that shows how the delivery vehicles is going to  
9 enter and exit the site from the south end. We have  
10 widened the south driveway so as to provide also the  
11 entrance and exit maneuvers from these vehicles in  
12 such a way that we have a 45-foot-wide driveway to  
13 enter at the south end of the project, and yes, we  
14 do need a waiver for that. So we have been called  
15 to several meetings with the review team. This is  
16 the best solution for the driveways to allow the  
17 vehicles to enter and exit safely the site.

18 MR. ALONSO: Okay. We don't provide  
19 for the Board a high school version, and Madam  
20 Chair, just for the record, over a period of 18  
21 hearings this application was ultimately approved.  
22 It was approved in September. We're still waiting  
23 for the resolution. Once the resolution is adopted,  
24 we will provide a copy for your records. But Edwin,  
25 during those hearings, we had represented to the

1 town they were going to limit access to the  
2 driveways, and you told them the driveway is right  
3 out only. You can't cross the median or the center  
4 line of Anthony DeFino Way.

5 The board had requested that we bring up  
6 to the County Planning Board's attention the  
7 possibility of the installation of plastic bollards  
8 along Anthony DeFino Way so to the extent that the  
9 board had any questions, that we make the request to  
10 the County, and we would defer to any decision they  
11 would make?

12 MR. REIMON: Yes, that is a very good  
13 point. I think I finished most of the Waiver Item  
14 No. 7. But your point is well taken. Yes, we can  
15 provide not only the signage that we already have,  
16 delineators at the center of the road of DeFino Way  
17 so deterring vehicles from the driveway to make a  
18 left turn into the DeFino Way. That is something  
19 that definitely is a safety matter. So if the  
20 County thinks that that is a plus, we have no  
21 objections to it.

22 MR. ALONSO: Right. And I guess our  
23 obligation was to address the issue with the Board,  
24 so we have. We addressed it. Is there any  
25 additional comments needed to provide with respect

1 to the site plan items in the balance of T & M's  
2 report?

3 MR. REIMON: I think that now we're  
4 talking about the site plan items, we have addressed  
5 all of the design items on the site plan. I mean,  
6 we can look at more testimony, but I already think  
7 that we have done a thorough, both sides of the  
8 table, I mean the County has done already a total  
9 review investigation, and I believe that we have  
10 also done a very thorough compliance with the  
11 letters and in addition to the drawings to make sure  
12 that what is on the drawings now is what has been  
13 given to us as comments on this project. If there  
14 is anything else, you know, I'm open any questions.  
15 Greg, if you have anything else or if you have  
16 anybody else or please do so.

17 MR. ALONSO: Edwin, just briefly,  
18 there was also a report issued by the Hudson County  
19 Planner also dated December 19, 2022, and we would  
20 comply with whatever conditions or requirements  
21 remain; is that correct?

22 MR. REIMON: Oh, yes. I think I  
23 mentioned that in the beginning of my presentation.  
24 We have that planning review, and we have no problem  
25 with the comments and including the comments with

1 regard to the number of trees that have to be on  
2 site.

3 MR. ALONSO: All right. Edwin, does  
4 that conclude your testimony?

5 MR. REIMON: That concludes my  
6 testimony for tonight.

7 MR. GITTO: I'm sorry. Just a couple  
8 of things I wanted to touch on before we moved on.  
9 So Comment 2 in the site plan section that just  
10 pertains to the retaining wall that you're doing on  
11 the neighboring property. So I know -- I understand  
12 you guys are getting the approval. In the event  
13 that you don't get approval, I think you might have  
14 to come back to the Board because that's a critical  
15 part of your site distance for that driveway.

16 So I guess if this were to be approved I  
17 think as a condition of the resolution, I think it  
18 should say, you know, something to the fact that the  
19 approval for the retaining wall should be obtained  
20 from the neighbor, and if you're unable to obtain  
21 that approval, you should come back to the Board and  
22 come up with an alternate design or something like  
23 that.

24 MR. REIMON: Yeah, I think that we  
25 can do that. We have not objection to that as a

1 condition of approval. Absolutely.

2 MR. GITTO: Okay. And in regards to  
3 the trees that you're proposing along the frontage,  
4 can you just confirm that they're not going to have  
5 any impact on the existing utilities that are  
6 beneath that?

7 MR. REIMON: Yes. That is something  
8 I brought up I think when we were talking about the  
9 trees. We work very well with the County in regards  
10 to the street trees. We know the street trees that  
11 the County likes, and the street trees that the  
12 County has concern that are good for underground  
13 utilities, and we're going to make sure there is no  
14 difference between these trees and anything that is  
15 above or underground.

16 MR. GITTO: Okay.

17 MR. REIMON: That is our testimony.

18 MR. GITTO: Understood. Thank you.

19 MR. REIMON: You're welcome.

20 MR. GITTO: And then with respect to  
21 the sewer extension, paving, all of that stuff, I  
22 know that you were -- through our discussions you  
23 had discussion, you don't think that the sidewalk or  
24 curb along River Road will be impacted. But to the  
25 extent that it may happen, you agree to fixed or

1 repair or replace any curb or sidewalk that would be  
2 impacted by the sewer extension?

3 MR. REIMON: Yes. That is a given  
4 too. Yes, we agree to that.

5 MR. GITTO: And I know this might be  
6 more for the traffic engineer with respect to the  
7 truck turning templates. I know you had given us an  
8 SU30 truck. Do you envision any vehicles larger  
9 than that accessing the site for trash, anything  
10 like that?

11 MR. REIMON: No. No.

12 MR. GITTO: Okay. And then we did  
13 touch on the center line delineators in our letter.  
14 It's actually Comment B under traffic and parking.  
15 So we just ask that a note be added to the plans, is  
16 that center line delineators or other means of  
17 restricting left turns may be required by the County  
18 engineer at a later time upon further review of  
19 traffic conditions after construction.

20 MR. REIMON: No problem.

21 MR. GITTO: So it's not the County's  
22 preference to install center line delineators but if  
23 there are issues -- because it becomes a maintenance  
24 issue. But there are issues with the site of people  
25 making left turn into the site, the County Engineer

1 may ask for those to be installed. So just add a  
2 note to the plans to that effect. I think that  
3 addresses that comment.

4 MR. REIMON: Yes, I do. No problem.

5 MR. GITTO: And I think that's it for  
6 Edwin.

7 MR. REIMON: Greg, I could say this.  
8 Thank you very much because you have been very  
9 instrumental in this application. I do have to say  
10 that.

11 MR. GITTO: Thank you, Edwin. I  
12 appreciate that.

13 MR. ALONSO: Madam Chair, if no  
14 Commissioner has any questions for Mr. Reimon --

15 CHAIRWOMAN LUGO: Commissioners, does  
16 anyone else have any questions for this witness?  
17 Anyone from the public? Okay. You can move  
18 forward. Thank you.

19 MR. ALONSO: Thank you very much.  
20 Craig Peregoy.

21 (The witness is sworn.)

22 MR. ALONSO: Okay. Craig, could you  
23 briefly go over your qualifications as a traffic  
24 engineer?

25 MR. PEREGOY: Sure. I received my

1 bachelor degree from Virginia Tech, licensed  
2 professional engineer from New Jersey. I testify  
3 all the time in regards to traffic and parking  
4 including here the Hudson County Planning Board.

5 MR. ALONSO: Madam Chair, I ask that  
6 Mr. Peregoy be accepted as an expert traffic  
7 engineer.

8 CHAIRWOMAN LUGO: Yes. As long as  
9 there's no objections from Commissioners he's  
10 accepted.

11 MR. ALONSO: Thank you. Craig, will  
12 you be using Edwin's drawings?

13 MR. PEREGOY: If I needed to. Edwin  
14 covered most of the site stuff. We did a traffic  
15 study which I think a lot of T & M comments, you  
16 know, just to put on the testimony, and he gave a  
17 briefer version. We started it like we do any other  
18 traffic study taking traffic counts in the morning  
19 and evening peak hours is what we're focusing on,  
20 and we originally looked at the intersection of  
21 River Road and Anthony DeFino, and we took those  
22 counts back when COVID was impacting traffic  
23 volumes, and fortunately, we were able to adjust the  
24 volumes based on New Jersey DOT -- so we were able  
25 to adjust those counts based on the New Jersey DOT

1 counts.

2           And throughout the course of the hearing  
3 in West New York, we were asked to restrict the left  
4 turns in the southern driveway, and that obviously  
5 pushes all of the traffic up the hill. So we added  
6 the intersections Boulevard East, 60th Street and  
7 DeFino Way at the top of the hill, and we were able  
8 to do it in 2022, when volumes were matched DOT  
9 volumes, so we got a pretty good baseline there. We  
10 added and incorporated one percent to what New  
11 Jersey DOT publishes. They usually add one to two  
12 years. We added it for four years to be  
13 conservative, a lot of volume up and down to make  
14 sure we were very conservative, and we added in the  
15 traffic generated by our site based on the ITE Trip  
16 Generation Manual, 46 morning trips and 52 evening  
17 trips generated.

18           What would be considered significant  
19 impact is a hundred peak hour trips. We have about  
20 half of that, and the analysis, we didn't use any  
21 credit for mass transit or anything else in  
22 transportation. We assumed everybody was driving,  
23 and we analyzed the impact on the driveway with or  
24 without the traffic to see what the impact was and  
25 the level of service and the like, and I'm happy to

1 report that all of the levels of services in the  
2 signalized intersection did not change with the  
3 introduction of the project, and the site driveways  
4 especially now with the right-in/right-out  
5 configuration, it operates with good levels of  
6 services and obviously very efficiently.

7 I think you know some of the highlights  
8 that Edwin went through, the dropoff area in the  
9 northern driveway, you know a lot more people are  
10 getting Door Dash and Ubering and things like that.  
11 It's a convenient dropoff. And then the loading,  
12 SU30 truck is a pretty big truck, so I don't think  
13 there would be very few trucks bigger unless  
14 somebody gets an appliance delivery or something,  
15 but for the most part, there are going to be trucks  
16 smaller than that in the loading area, and we  
17 submitted that plan that shows that we can  
18 accommodate that and submitted it to your staff to  
19 show that the driveway can really function well.

20 That's really it, unless there is any  
21 comments on traffic or the parking section. I want  
22 to mention the queuing, which I know was a concern  
23 back when we had the left turn out, and that's less  
24 of an issue now, but you know, there's less impact  
25 on queuing with that right-in/right-out

1 configuration, but hopefully, that covers everything  
2 that we have.

3 MR. ALONSO: Thank you, Craig. Madam  
4 Chair, I have no further questions for Mr. Peregoy.

5 CHAIRWOMAN LUGO: Do we any comments  
6 or questions for this witness?

7 COMMISSIONER MEHTA: Chairwoman.

8 CHAIRWOMAN LUGO: Yes.

9 COMMISSIONER MEHTA: Yes, so I don't  
10 know whether some if this is traffic questions with  
11 regard to the parking spots. How many are there  
12 indicated, and how many in the traffic schedule?

13 MR. PEREGOY: We meet the ADA  
14 requirement, and the schedule requirement I'll put  
15 that on the record too. The requirement is 123  
16 spaces we have 129 are provided. So technically we  
17 have 129 provided and 123 required, and like I said  
18 we meet the ADA schedule.

19 COMMISSIONER MEHTA: And just so that  
20 are there any flooding areas involved? What is the  
21 FEMA elevation for?

22 MR. REIMON: Are you talking about  
23 the FEMA flood elevation?

24 COMMISSIONER MEHTA: Yes.

25 MR. REIMON: I was talking about the

1 elevation of the site in reference to the Hudson  
2 River. This project is at the top of the -- at the  
3 top of elevation of River Road, that is the River  
4 Road, DeFino Way and Port Imperial Boulevard. This  
5 is more than 200 feet higher, more than 200 feet  
6 higher than the river, the Hudson River. We are at  
7 the very top. It's 33 feet.

8 COMMISSIONER MEHTA: It's very low  
9 there and in the flooding area.

10 MR. REIMON: So it wouldn't get  
11 flooded because we are at the very top. If you look  
12 at the site, our site is if you can look at River  
13 Road in this area. There is a guardrail right next  
14 to the intersection of the DeFino Way, River Road  
15 and Port Imperial Boulevard, and the buildings that  
16 are down the river, the top of the buildings is  
17 actually lower than flood elevation, yeah. So, you  
18 know, some elevation seem like that area is  
19 elevation flood nine. If we're at Elevation 30, we  
20 are way above. At 33 we are way above the  
21 floodplain elevation here.

22 COMMISSIONER MEHTA: That's what I  
23 wanted. And West New York approved this project?

24 MR. ALONSO: Yes, Commissioner Mehta.  
25 The approval was September 1st, after 18 hearings.

1 We're waiting for the attorney to finalize the  
2 resolution.

3 COMMISSIONER MEHTA: Okay. Thank  
4 you.

5 CHAIRWOMAN LUGO: Any other  
6 Commissioner questions or comments for this witness?  
7 Anyone from the public? Okay.

8 Mr. Alonso, do you have anyone else?

9 MR. ALONSO: Madam Chair, I do not  
10 have any other witnesses.

11 CHAIRWOMAN LUGO: Commissioner  
12 Malavasi, anything?

13 COMMISSIONER MALAVASI: I don't have  
14 any questions. Just want to reiterate the  
15 engineer's comments about the importance of the site  
16 statistics without appropriate site distance that  
17 changes the -- you know, the functionality of the  
18 driveway, so that's important. And everything else  
19 with the delineators as Greg said, we prefer not to  
20 have them, but if it becomes problematic, we will  
21 look at it and require them. So I just want to  
22 reinforce those two comments. No further questions  
23 from me.

24 CHAIRWOMAN LUGO: Thank you very  
25 much. Any other Commissioners? Anyone from the

1 public? Do you guys feel comfortable with what's  
2 been answered?

3 MR. GITTO: Yes. I'm sorry. I  
4 didn't realize you were talking to me. We've been  
5 going back and forth with this project for a very  
6 long time, and they have addressed all of our  
7 technical comments, and they have touched on all of  
8 the testimony comments that we had in our review  
9 letter, so I think we are set from our perspective.

10 CHAIRWOMAN LUGO: Okay. Then if  
11 there's no other comments or questions from the  
12 Board or anything else from the public, I'm going to  
13 ask for a motion? And I'm going to state to  
14 remember the stipulations that were mentioned  
15 earlier, please.

16 COMMISSIONER JETER: Motion.

17 MS. GIARRATANA: Do we have a second?

18 COMMISSIONER MEHTA: I'll second.

19 MS. GIARRATANA: On a motion made by  
20 Commissioner Jeter and seconded by Commissioner  
21 Mehta.

22 Commissioner Aponte-Lipski.

23 COMMISSIONER APONTE-LIPSKI: Aye.

24 MS. GIARRATANA: Commissioner Jeter.

25 Commissioner Jeter.

1 COMMISSIONER JETER: Aye.

2 MS. GIARRATANA: Commissioner Kenny.

3 COMMISSIONER KENNY: Aye. Subject to  
4 the stipulations that were stated.

5 MS. GIARRATANA: Commissioner  
6 Malavasi.

7 COMMISSIONER MALAVASI: Aye.

8 MS. GIARRATANA: Commissioner Mehta.

9 COMMISSIONER MEHTA: Aye.

10 MS. GIARRATANA: Commissioner Layson.

11 COMMISSIONER LAYSON: Aye.

12 MS. GIARRATANA: Chairwoman Lugo.

13 CHAIRWOMAN LUGO: Aye. With the  
14 stipulations mentioned earlier.

15 MS. GIARRATANA: The motion has  
16 passed.

17 MR. ALONSO: Thank you very much.

18 CHAIRWOMAN LUGO: Thank you as well.

19 MS. GIARRATANA: The next item on the  
20 agenda are applications to be exempt. There are  
21 three. The first is 2022-056-SP; the Consolidated  
22 Rail Corporation; at 363 Newark Avenue; Block 10901,  
23 Lot 120; in Jersey City. It's a site plan  
24 application not along a County road.

25 Application 2022-062-SD; the applicant is

1 Garfield JC Partners LLC; at 900 Garfield Avenue;  
2 Block 21501, Lot 20.01; in Jersey City. It's a  
3 subdivision application not along a County road.

4 Application 2022-063-SP; the applicant,  
5 605 Adams Street Investment LLC; at 605 Adams  
6 Street; Block 78, Lot 3; in Hoboken. It's a site  
7 plan application not along a County road.

8 Do I have a motion?

9 On motion made by Commissioner Mehta and  
10 seconded by Commissioner Jeter.

11 Commissioner Aponte-Lipski.

12 COMMISSIONER APONTE-LIPSKI: Aye.

13 MS. GIARRATANA: Commissioner Jeter.

14 COMMISSIONER JETER: Aye.

15 MS. GIARRATANA: Commissioner Kenny.

16 COMMISSIONER KENNY: Aye.

17 MS. GIARRATANA: Commissioner

18 Malavasi.

19 COMMISSIONER MALAVASI: Aye.

20 MS. GIARRATANA: Commissioner Mehta.

21 COMMISSIONER MEHTA: Aye.

22 MS. GIARRATANA: Commissioner Layson.

23 COMMISSIONER LAYSON: Aye.

24 MS. GIARRATANA: Chairwoman Lugo.

25 CHAIRWOMAN LUGO: Aye.

1 MS. GIARRATANA: The motion has  
2 passed. The next item on the agenda are old and new  
3 business. We have neither. Next meeting date is  
4 Tuesday January 17th, 2023 at 6:30 p.m. in person.  
5 I'm looking forward to seeing you guys.

6 CHAIRWOMAN LUGO: I'm excited to see  
7 all of you guys as well, and I wish everyone a happy  
8 holiday, and I ask for a motion to adjourn.

9 COMMISSIONER APONTE-LIPSKI: Motion.

10 COMMISSIONER JETER: Second.

11 CHAIRWOMAN LUGO: All in favor?  
12 Happy holiday, everyone.

13 (Whereupon the proceeding is then  
14 concluded at 6:43 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 an Regular Caucus  
Meeting of the Hudson County Planning Board, held on  
Tuesday, December 20, 2022; and that this is a  
correct transcript of the same.



SHARI CATHEY, CCR, RPR

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