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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, February 21, 2023  
6:30 p.m.

V I A Z O O M:

- FRANCIS KENNY, Chairman
- YRAIDA APONTE-LIPSKI, Commissioner
- FLOYD JETER, Commissioner
- PAMELA LAYSON, Commissioner
- THOMAS MALAVASI, PE, Commissioner
- RUSHABH MEHTA, Commissioner
- KENNEDY NG, Commissioner
- ARTHUR PETTIGREW, Commissioner

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

- PATRICK CONLON, ESQ., Board Counsel
- FRANCESCA GIARRATANA, PP, AICP, Secretary
- MARCELLA TRAINA, Assistant Planner
- PAUL CRAY, PE, PP, CME
- GREG GITTO, PE
- MARIO TRIDENTI, Inspector

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1 CHAIRMAN KENNY: Good evening,  
 2 everyone. I'd like to call to order the  
 3 February 21, 2023 Hudson County Planning Board  
 4 Meeting. Has the meeting been properly advertised?  
 5 MR. CONLON: I made receipt of the  
 6 notice that was published on February 16th, and it  
 7 was properly noticed according to the Open Public  
 8 Meetings Act, and everything is in order.  
 9 CHAIRMAN KENNY: All right. Thank  
 10 you. Can we have a roll call, please?  
 11 MS. GIARRATANA: Yes. Commissioner  
 12 Aponte-Lipski.  
 13 COMMISSIONER APONTE-LIPSKI: Here.  
 14 MS. GIARRATANA: Commissioner  
 15 Pettigrew.  
 16 COMMISSIONER PETTIGREW: Here.  
 17 MS. GIARRATANA: Commissioner  
 18 Glembocki, absent. Commissioner Jeter.  
 19 COMMISSIONER JETER: Present.  
 20 MS. GIARRATANA: Commissioner  
 21 Malavasi.  
 22 COMMISSIONER MALAVASI: Present.  
 23 MS. GIARRATANA: Commissioner Mehta.  
 24 COMMISSIONER MEHTA: Here.  
 25 MS. GIARRATANA: Commissioner Ng,

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1 absent. Commissioner Walker, absent.  
 2 Commissioner Layson?  
 3 COMMISSIONER LAYSON: Present.  
 4 MS. GIARRATANA: Commissioner Lugo,  
 5 absent. And Chairman Kenny?  
 6 CHAIRMAN KENNY: Present.  
 7 MS. GIARRATANA: Chairman, we have a  
 8 quorum.  
 9 CHAIRMAN KENNY: Great. Can we  
 10 please stand to salute the flag?  
 11 (Flag salute.)  
 12 MS. GIARRATANA: Please let the  
 13 record show that Commissioner NG is now present.  
 14 CHAIRMAN KENNY: Okay.  
 15 Commissioners, have you had the opportunity to  
 16 review the minutes from our last meeting?  
 17 COMMISSIONER MEHTA: Yes. I think,  
 18 there has to be one correction in the beginning. I  
 19 think Commissioner Choffo was here and I think he's  
 20 missing. No. Just check it out and just edit it.  
 21 CHAIRMAN KENNY: Okay. So subject to  
 22 that revision, can we have a motion?  
 23 COMMISSIONER JETER: Motion.  
 24 COMMISSIONER PETTIGREW: Second.  
 25 MS. GIARRATANA: On a motion made by

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1 Commissioner Jeter, and seconded by Commissioner  
 2 Pettigrew.  
 3 Commissioner Aponte-Lipski.  
 4 COMMISSIONER APONTE-LIPSKI: Aye.  
 5 MS. GIARRATANA: Commissioner  
 6 Pettigrew.  
 7 COMMISSIONER PETTIGREW: Aye.  
 8 MS. GIARRATANA: Commissioner Jeter.  
 9 COMMISSIONER JETER: Aye.  
 10 MS. GIARRATANA: Commissioner  
 11 Malavasi.  
 12 COMMISSIONER MALAVASI: Aye.  
 13 MS. GIARRATANA: Commissioner Mehta.  
 14 COMMISSIONER MEHTA: Aye.  
 15 MS. GIARRATANA: Commissioner Ng.  
 16 COMMISSIONER NG: Aye.  
 17 MS. GIARRATANA: Commissioner Layson.  
 18 COMMISSIONER LAYSON: Aye.  
 19 MS. GIARRATANA: Commissioner -- and  
 20 Chairman Kenny?  
 21 CHAIRMAN KENNY: Aye.  
 22 MS. GIARRATANA: The motion has  
 23 passed and the minutes have been adopted. The next  
 24 item on the agenda is matters scheduled for public  
 25 hearing. First is the adoption of the changes to

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1 the fee schedule. The one change that we were  
 2 closing was to align our fee schedule with the  
 3 agreements that our Law Department has started to  
 4 make with telecommunications facilities along County  
 5 rights-of-way. So the annual fee for additional  
 6 equipment is \$270, not \$250. So we wanted to make  
 7 sure our fee schedule accurately reflected that. So  
 8 that was the one change. Are there any other  
 9 questions on that?  
 10 CHAIRMAN KENNY: If no one has any  
 11 questions, would anybody like to make a motion?  
 12 COMMISSIONER PETTIGREW: Motion.  
 13 COMMISSIONER MEHTA: Second.  
 14 MS. GIARRATANA: On a motion made by  
 15 Commissioner Pettigrew and seconded by Commissioner  
 16 Mehta, commissioner Aponte-Lipski.  
 17 COMMISSIONER APONTE-LIPSKI: Aye.  
 18 MS. GIARRATANA: Commissioner  
 19 Pettigrew.  
 20 COMMISSIONER PETTIGREW: Aye.  
 21 MS. GIARRATANA: Commissioner Jeter.  
 22 COMMISSIONER JETER: Aye.  
 23 MS. GIARRATANA: Commissioner  
 24 Malavasi.  
 25 COMMISSIONER MALAVASI: Aye.

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1 MS. GIARRATANA: Commissioner Mehta.  
 2 COMMISSIONER MEHTA: Aye.  
 3 MS. GIARRATANA: Commissioner Ng.  
 4 COMMISSIONER NG: Aye.  
 5 MS. GIARRATANA: Commissioner Layson.  
 6 COMMISSIONER LAYSON: Aye.  
 7 MS. GIARRATANA: And Chairman Kenny.  
 8 CHAIRMAN KENNY: Aye.  
 9 MS. GIARRATANA: The motion has  
 10 passed and the change has been made. The next item  
 11 on the agenda is the adoption of changes to the  
 12 Hudson County Land Development Regulations for River  
 13 Road Contribution. This is a contribution fund for  
 14 traffic mitigation along River Road. This is  
 15 similar to other contribution funds that we have  
 16 looked to create through our -- the fact that we're  
 17 unable to do this by Section 9, Off-site and  
 18 off-tract improvements, Subsection B of County Land  
 19 Development Regulations.  
 20 And we worked with the Department of --  
 21 with our County Engineer and his office when they  
 22 have come up with projects that would help mitigate  
 23 issues along County roads and for this project, the  
 24 cost came to \$1 million based on their cost  
 25 estimate. We're looking at peak hour traffic at

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1 1,495 trips, and here you can see the same formula  
 2 that we've used for the other contribution funds,  
 3 and it will really be based off the estimated  
 4 additional peak hours that a new development will be  
 5 creating. And that's how we'll figure out the  
 6 contribution as their fair share to -- in order to  
 7 install these improvements to mitigate traffic. And  
 8 this will be all along River Road in North Bergen.  
 9 Any development that comes along River Road in that  
 10 -- in that area. All right. Are there any other  
 11 questions on this?  
 12 COMMISSIONER MEHTA: This improvement  
 13 is planning for traffic only?  
 14 MS. GIARRATANA: Yes.  
 15 COMMISSIONER MALAVASI: Yes. Yeah.  
 16 This -- this includes a -- some road improvements  
 17 and also includes a new traffic signal at Churchill  
 18 Road, which is problematic because it's a dead end  
 19 street, and the development will leave them no way  
 20 to get out. So this will be a big -- a big help to  
 21 them. That's the major cost to this.  
 22 COMMISSIONER MEHTA: My only other  
 23 personal concern is the having over flooding issues.  
 24 This is on the river in that area. So are you  
 25 planning to consider or going to, like, stormwater,

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1 sewer or something, like, implement in that one?  
 2 COMMISSIONER MALAVASI: We really  
 3 hadn't because it's combined sewer.  
 4 COMMISSIONER MEHTA: Okay.  
 5 COMMISSIONER MALAVASI: Not a lot we  
 6 can do about it. It all flows into a combined sewer  
 7 units. When that gets over capacitated, there's not  
 8 much we can do. If there's ever undertaken a sewer  
 9 separation project, we'll certainly, you know, work  
 10 with them on that, but yeah, that's the problem.  
 11 It's -- it is a combined sewer. Not much we can do.  
 12 COMMISSIONER MEHTA: Yeah. Because a  
 13 lot of the time, I think, a couple of weeks ago  
 14 there was a little storm and it gets water, and  
 15 water that looks like the section was completely  
 16 filled and the issues. And I think that area has  
 17 the same problems, so just look into it.  
 18 COMMISSIONER MALAVASI: All right.  
 19 We'll see what we can do about the drainage.  
 20 COMMISSIONER MEHTA: Okay. Thank  
 21 you.  
 22 CHAIRMAN KENNY: Does -- does anyone  
 23 else have any questions about the contribution fund?  
 24 If not, I'd like to ask for a motion:  
 25 COMMISSIONER PETTIGREW: Motion.

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1 COMMISSIONER APONTE-LIPSKI: Second.  
 2 MS. GIARRATANA: On a motion made by  
 3 Commissioner Pettigrew and seconded by Commissioner  
 4 Aponte-Lipski.  
 5 Commissioner Aponte-Lipski.  
 6 COMMISSIONER APONTE-LIPSKI: Aye.  
 7 MS. GIARRATANA: Commissioner  
 8 Pettigrew.  
 9 COMMISSIONER PETTIGREW: Aye.  
 10 MS. GIARRATANA: Commissioner Jeter.  
 11 COMMISSIONER JETER: Aye.  
 12 MS. GIARRATANA: Commissioner  
 13 Malavasi.  
 14 COMMISSIONER MALAVASI: Aye.  
 15 MS. GIARRATANA: Commissioner Mehta.  
 16 COMMISSIONER MEHTA: Aye.  
 17 MS. GIARRATANA: Commissioner Ng.  
 18 COMMISSIONER NG: Aye.  
 19 MS. GIARRATANA: Commissioner Layson.  
 20 COMMISSIONER LAYSON: Aye.  
 21 MS. GIARRATANA: And Chairman Kenny?  
 22 CHAIRMAN KENNY: Aye.  
 23 MS. GIARRATANA: The motion has  
 24 passed. The next item on the agenda are going to be  
 25 Site Plans, Subdivisions and Other Matters Scheduled

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1 for Public Hearing. It's Application 2022-031-SP.  
 2 The applicant is 38 Jackson, LLC, at 38 Jackson  
 3 Street; Block 6, Lot 1 though 29 in Hoboken. It's a  
 4 site plan application to construct a nine-story,  
 5 mixed-use building consisting of 123 residential  
 6 units, 96,615 square feet of commercial space and  
 7 360 parking spaces in a five level parking garage.  
 8 Marchella is getting the applicant, and we'll just  
 9 need a few minutes to let them set up their  
 10 in-person exhibits.  
 11 (At this point in the proceeding, a  
 12 brief recess is taken.)  
 13 MR. TUVEL: Good evening, everyone,  
 14 Members of the Board, Jason Tuvel, attorney for the  
 15 applicant. This is an application for site plan  
 16 approval for 38 Jackson Street. This is a  
 17 culmination of a redevelopment project for an old  
 18 industrial site in the southwest portion of Hoboken.  
 19 I don't know if you're familiar with the property,  
 20 but the property is somewhat unusual for someone who  
 21 does a lot of projects in Hoboken. This project  
 22 fronts on four streets, which is somewhat unusual.  
 23 It's like its own island. One of the few larger  
 24 pieces that are left within the city.  
 25 And like I indicated before, it's an old

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1 industrial site that's being remediated. In  
 2 addition to that, there was actually a fire within  
 3 the last, I would say eight -- give or take, twelve  
 4 to eighteen months at this property that burnt down  
 5 a substantial portion of -- of the building. This  
 6 is a -- a vast opportunity to redevelop it. So the  
 7 applicant worked with the City of Hoboken, worked on  
 8 a redevelopment plan that this application fully  
 9 conforms with, and a redevelopment agreement as  
 10 well.  
 11 The property or the project consists of  
 12 128 residential units that will be as condos. The  
 13 project also consists of almost 100,000 square feet  
 14 of commercial space. One -- one space, which you'll  
 15 see on the plan, will be designated as a supermarket  
 16 pursuant to the redevelopment plan, which that  
 17 southwest portion of the city truly, truly needs,  
 18 and that was a big part of the redevelopment  
 19 discussion that we had with the City. We were  
 20 before the City Planning Board in Hoboken, I want to  
 21 say, in September of last year, and received final  
 22 site plan approval from them in September of last  
 23 year.  
 24 So we're working now with all the outside  
 25 agencies. We're doing our resolution compliance

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1 with Hoboken. We're working with the North Hudson  
 2 Sewer Authority to deal with their stormwater as  
 3 well as sewer capacity issues for the -- for the  
 4 property. So before -- so for tonight, we have -- I  
 5 have two witnesses that I plan on calling. David  
 6 Wurster, who is the project architect. He'll go  
 7 through the plans with you. And also, our civil  
 8 engineer, Trevor Curtis from L2A. He will go  
 9 through some of the civil aspects of the plan with  
 10 you as well.  
 11 We've got your Board professional letters.  
 12 I think we've addressed all the items set forth in  
 13 there especially Mr. Cray's letter. I know there  
 14 was one item in the -- in the County or in-house  
 15 County staff's letter regarding the green  
 16 infrastructure. I'll have Trevor address that  
 17 during his testimony. So unless there's any  
 18 questions for me, I'd be happy to call Mr. Wurster  
 19 to start the presentation?  
 20 MR. MEHTA: Just one question.  
 21 MR. TUVEL: Sure.  
 22 COMMISSIONER MEHTA: You're going to  
 23 have 128 apartments?  
 24 MR. TUVEL: Did I -- did I misspeak?  
 25 COMMISSIONER MEHTA: Yeah. Because

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1 here it says 123.  
 2 MR. TUVEL: Oh. I'm -- hold on. I'm  
 3 sorry. It's 123. My mistake.  
 4 MR. WURSTER: It is.  
 5 MR. TUVEL: That's why don't -- don't  
 6 rely on the attorney. Rely on the architect.  
 7 They're the experts. So it's 123 residential units.  
 8 I was trying to give them some more.  
 9 MR. WURSTER: There you go. That  
 10 works.  
 11 MR. TUVEL: So are we ready for --  
 12 for the architect.  
 13 COMMISSIONER MEHTA: Yeah.  
 14 MR. TUVEL: Okay. So should we swear  
 15 him in.  
 16 (The witness is sworn.)  
 17 MR. WURSTER: Wurster.  
 18 W-U-R-S-T-E-R. First name, David.  
 19 MR. TUVEL: David, will you just give  
 20 some of your -- your background. Educational  
 21 background, licenses and experience testifying as an  
 22 architect in the state of New Jersey?  
 23 MR. WURSTER: Sure. I have a  
 24 Bachelor of Architecture from Syracuse University  
 25 from 1991. I've been a registered architect in the

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1 state of New Jersey since 1994, and I've testified  
 2 in New Jersey under -- in Weehawken, Hoboken, New  
 3 Providence, Long Branch.  
 4 MR. TUVEL: I ask if the Board would  
 5 accept him as an expert in our architecture.  
 6 CHAIRMAN KENNY: As long as there are  
 7 no objections, witness is good.  
 8 MR. TUVEL: Great. All right.  
 9 David, so why don't you first get the Board oriented  
 10 to the project site, some of the aspects of the site  
 11 that led to the design, and then, let's go into the  
 12 proposal.  
 13 MR. WURSTER: So our site is uniquely  
 14 located in the southwest corner of Hoboken. It's  
 15 fronted on four streets, so it's an entire city  
 16 block. This is Jersey City here on the left side.  
 17 This is Jersey -- Jersey Avenue coming underneath  
 18 the New Jersey Transit tracks, and so we have Newark  
 19 Street, County Road. On the north end, it's covered  
 20 -- it's bounded by Observer Highway, also a County  
 21 road, and on the west by Harrison Street and on the  
 22 east, by Jackson Street. The north of our site is  
 23 Hoboken Southwest Park, and our site fronts  
 24 Southwest Park, and also fronts Newark Street for  
 25 the main entrances of the building.

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1 The site itself, was the My-T-Fine pudding  
 2 factory and since then, it's been an artist's  
 3 studio, artist spaces. It's been manufacturing,  
 4 light manufacturing, and there was a fire in there  
 5 that was mentioned before. Now, the building is  
 6 being rehab -- rehabbed. What we're doing is we're  
 7 keeping the main building that faces north -- faces  
 8 Southwest Park. And the remainder of the building  
 9 is being replaced with a new structure, a nine-story  
 10 structure. Let me see if I can change pages here.  
 11 MR. TUVEL: Do you want us to mark  
 12 that first one as A-1 and A-2 as we go? It's in the  
 13 lower right corner of the page. We could provide  
 14 this to the Board.  
 15 MR. WURSTER: To orient you with the  
 16 building, this is the building itself that now faces  
 17 onto Southwest Park. This is the building that  
 18 we're going to retain and restore, and this is a  
 19 rendering of the new restoration of the building.  
 20 And this is going to be all retail on the bottom  
 21 floor and the top floor, just all condos.  
 22 MR. TUVEL: David, you worked with  
 23 the Hoboken Historic Preservation Commission on that  
 24 design, as well, correct?  
 25 MR. WURSTER: Yes. We've reviewed

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1 all this design with the Hoboken Historic  
 2 Preservation Commission, and they are completely on  
 3 board with it. I'm going to change to the different  
 4 sheet set. Just to walk you into the building --  
 5 MR. TUVEL: Just identify the -- the  
 6 sheet there. This is a submission?  
 7 MR. WURSTER: I'm on Sheet A101.  
 8 This is the last submission that the County has. So  
 9 on the first floor, on Newark Street, we have a  
 10 large retail spaces. There will be a Flagship  
 11 tenant and most likely a supermarket for -- for the  
 12 neighborhood. There's a large courtyard in the  
 13 middle space. And then, around it is all retail,  
 14 restaurant, that will be activated for the signed  
 15 public space in the center here. And we have a  
 16 residential lobby that works off of Jackson Street,  
 17 and that serves all 123 units upstairs.  
 18 Above the flagship tenant space, we have a  
 19 five-story parking garage, 312 spaces. All access  
 20 in the parking garage comes off Newark Street into  
 21 Jackson Street, and then there's a ramp up here.  
 22 The people will circulate in the parking lot above,  
 23 and then out onto Harrison Street is the ramp down,  
 24 which then takes the traffic back -- back out onto  
 25 Newark Street and out onto Jersey Avenue.

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1 Additional spaces that come -- additional  
 2 access onto the site is we have a loading dock on  
 3 Harrison Street, which serves the flagship tenant  
 4 space directly, and we have a loading dock for  
 5 garbage and loading on Harrison Street also. So all  
 6 the -- all our loading spaces are off of Harrison  
 7 Street. And our access to the parking garage is on  
 8 Jackson Street with an exit on Harrison Street.  
 9 MR. TUVEL: And everything else,  
 10 there will be new sidewalk and curb around the  
 11 building, correct?  
 12 MR. WURSTER: Exactly. All new  
 13 sidewalks and curbs are on the building, new  
 14 planters, new tree pits. Above on floors 3, 4, 5  
 15 and 6 -- or sorry; 3, 4 and 5 are parking levels.  
 16 This is our parking structure, five stories, and  
 17 then on the northern half of the building, we have  
 18 123 residential units. On the second floor of the  
 19 courtyard, in the building, we have a main space  
 20 that are residences. Then this is a covered  
 21 courtyard, two-story high place.  
 22 MR. TUVEL: David, in the parking  
 23 garage, there will be EV charging stations pursuant  
 24 to the new State statute, correct?  
 25 MR. WURSTER: Exactly. They'll meet

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1 the new -- the requirements for the EV charging.  
 2 Our facade that faces onto Newark Street is actually  
 3 a mesh fabric facade. It's a parking structure. So  
 4 it's a -- a lightly glowing facade over the  
 5 commercial space below. Above the parking, on  
 6 Floors 6 and 7, we have about 50,000 square feet of  
 7 commercial space for -- that's available to lease.  
 8 This is our facade facing Observer  
 9 Highway. The existing building with multiple floors  
 10 of residential condominiums stacked on top of that.  
 11 And then here's our Jackson Street facade with our  
 12 garage entry, retail space on the bottom floor. And  
 13 this -- this is all residential units above, and  
 14 then here's our parking garage structure. This is  
 15 four short. The building only comes to here. Now,  
 16 you're looking at part of Newark Street here, and  
 17 then, two stories of commercial on top of that. And  
 18 if I go back to our previous image, give you some  
 19 visuals.  
 20 So if I go to Sheet A3, you'll see the new  
 21 -- the new rendering for the part that faces  
 22 Southwest Park. We have a pass-through from  
 23 Southwest Park. It comes -- comes public access  
 24 into the base of the building. When they enter  
 25 through that courtyard into that space, they arrive

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1 in this interior courtyard space, which is a  
 2 semi-public space, so that public is in here. The  
 3 restaurants overflow into here. The retail shops  
 4 are going to overflow into here. We have access to  
 5 this. So the public can be here all -- all year  
 6 round, two-story public space. And then, on the  
 7 second floor, we have a -- a residential amenity  
 8 space and lounge.  
 9 And then, the last rendering I have is as  
 10 you enter from Jersey Avenue and curve under the --  
 11 under the New Jersey Transit bridge, this is the  
 12 view you're -- you're -- you're fronted with. This  
 13 is our -- our five-story parking structure. It has  
 14 a curved ribbed structure and a mesh facade. This  
 15 is the supermarket on the base of the building and  
 16 it shows how it sort of ramps -- or sorry. Steps,  
 17 ramps and planters along the base of the building.  
 18 New curbing, new street lights, new trees.  
 19 CHAIRMAN KENNY: I have a question.  
 20 From that picture, can you see the ingress, egress  
 21 for the parking lot from that picture?  
 22 MR. WURSTER: It is right here.  
 23 CHAIRMAN KENNY: And that would just  
 24 be the egress?  
 25 MR. WURSTER: That's just the egress

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1 coming out.  
 2 CHAIRMAN KENNY: And that's on  
 3 Jackson, which you know, is only -- only goes south.  
 4 MR. WURSTER: Right.  
 5 MR. TUVEL: And David, could you  
 6 speak to the -- I think it's important for our  
 7 friend Trevor that has testimony after, just about  
 8 the green roof?  
 9 MR. WURSTER: Oh. Yes. Back to that  
 10 page. Okay. If I go to -- if I look at Sheet A110  
 11 of our submission through 4/29/2022, we are covering  
 12 the -- the roof of the building. Our -- our site is  
 13 a hundred percent lot coverage on the -- on the site  
 14 right now, but our green roof covers forty-percent  
 15 of the site, so that's our -- that's our -- our big  
 16 help.  
 17 MR. TUVEL: Which is substantially  
 18 more than the Hoboken ordinance typically requires?  
 19 MR. WURSTER: Right. Which is  
 20 typically around ten percent.  
 21 MR. TUVEL: Right.  
 22 MR. WURSTER: So this gives us forty  
 23 percent green roof coverage on the site. Fifty  
 24 percent green roof on the amenity terrace on the top  
 25 floor. We have an area on the south end here, is

Page 21

1 fifty percent green roof. And then, overall, we're  
 2 forty percent.  
 3 MR. TUVEL: Okay. That's all I have  
 4 for the project architect. I'm happy to answer any  
 5 questions or if you'd like us to move to the civil  
 6 engineer first. Up to you.  
 7 CHAIRMAN KENNY: Commissioners, does  
 8 anyone have any questions?  
 9 COMMISSIONER NG: I have question.  
 10 CHAIRMAN KENNY: Sure.  
 11 COMMISSIONER NG: How many handicaps  
 12 are handicapped spaces?  
 13 MR. WURSTER: I believe, we are --  
 14 MR. TUVEL: That's a good question.  
 15 We comply with ADA.  
 16 MR. WURSTER: We do comply, correct.  
 17 Just trying to get the right number.  
 18 MR. TUVEL: David, our traffic  
 19 engineer is saying eight.  
 20 MR. WURSTER: Oh. Eight?  
 21 MR. TUVEL: Yeah. I just triple  
 22 checked.  
 23 MR. WURSTER: Okay. It is eight.  
 24 It's two van spaces, eight total. And they're on  
 25 the second floor and third floor of the parking

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1 garage.

2 COMMISSIONER NG: Okay. Thank you.

3 CHAIRMAN KENNY: Anyone else have any

4 questions?

5 COMMISSIONER JETER: Yes. How many

6 EV spots do you have?

7 MR. WURSTER: I believe, we have

8 twenty-four EV spaces.

9 MR. TUVEL: And that's the required

10 fifteen percent.

11 MR. WURSTER: Is that -- I think -- I

12 think, it's at forty. If I -- if I can zoom it

13 here. Yeah. It's 24 per level, I think. There's

14 48 spaces.

15 MR. TUVEL: Right. It's 48 spaces.

16 MR. WURSTER: Yeah. There's 24

17 mechanisms, but they -- and they're dual chargers.

18 COMMISSIONER MEHTA: Okay. And for

19 the record purpose, can you just bifurcate that, how

20 many one-bedroom and two-bedroom apartment out of

21 123?

22 MR. WURSTER: Sure. Sure. So that

23 will be on page 2, right?

24 MR. TUVEL: I don't know.

25 MR. WURSTER: We have 22

Page 23

1 one-bedrooms, 60 two-bedrooms, 32 three-bedrooms and

2 nine duplex units. Which are -- which are -- they

3 range from three to four bedrooms each. They're

4 just -- duplex here is on the top two floors.

5 COMMISSIONER MEHTA: And if you can

6 answer or the engineer can answer. What are the

7 level of height and whether it comes into the --

8 MR. TUVEL: I'll -- I'll have Mr.

9 Curtis deal with -- with that issue. He's going to

10 testify regarding those items.

11 COMMISSIONER MEHTA: Okay.

12 COMMISSIONER LAYSON: I have a

13 question. Regarding -- back to parking. This is

14 Hoboken. Obviously, there's parking reserved for

15 the condo owners. What about the -- are there any

16 reserved for consumers because --

17 MR. TUVEL: There's a -- there's a

18 requirement for both in the new development plan.

19 For both the retail and for the residential.

20 MR. WURSTER: For the residential, we

21 have -- we're providing 118 spaces. For retail, we

22 provide 148 spaces and that would be for the public

23 to use. And then, for office and commercial, we

24 have another 50 spaces. So there's -- there was

25 a -- there was a component there for people out of

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1 town to come in, use the restaurant and go shopping.

2 CHAIRMAN KENNY: Anyone else?

3 COMMISSIONER APONTE-LIPSKI: I guess,

4 I don't know plants. Who will maintain those

5 plants?

6 MR. WURSTER: The plants?

7 COMMISSIONER APONTE-LIPSKI: Yeah.

8 For the roof.

9 MR. TUVEL: That -- that would be --

10 that would be the condominium association.

11 MR. WURSTER: Yeah. So just so you

12 know too for the green roof, Hoboken requires every

13 project that has a green roof, you have to file

14 what's called the Green Roof Deed Restriction that

15 requires the owner to maintain it in the way that it

16 was approved. And in this situation, because it's a

17 condo structure, it would be the association or

18 whoever manages the property, but that's required as

19 part of the approval in Hoboken.

20 COMMISSIONER APONTE-LIPSKI: Okay.

21 COMMISSIONER MEHTA: So the green

22 roof will be only accessible for the maintenance?

23 MR. WURSTER: That's correct.

24 COMMISSIONER MEHTA: People, they

25 know that. Is there any way to gain access?

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1 MR. TUVEL: I'll -- I'll have David

2 answer that.

3 MR. WURSTER: A majority of the roof

4 is -- is green roof trays where people aren't

5 accessing them, but there are some areas on the --

6 on the -- on the main terrace that are actually a

7 green lawn area. So it's actually lawns. Some of

8 them are tree planters, have trees and plantings

9 within them. So it's a combination. I think the

10 only place that people would access might be the

11 lawn areas.

12 COMMISSIONER MEHTA: And that will be

13 how many percent of your -- what will be the size of

14 the -- that area?

15 MR. WURSTER: Let me see if I have

16 that.

17 MR. TUVEL: That will show where --

18 MR. WURSTER: Yeah. Where that area

19 is. Exactly.

20 MR. TUVEL: Because there's the upper

21 roof and then, David, there's a terrace. So just

22 show her that.

23 MR. WURSTER: This area here is all

24 lawn, and this is lawn. This area -- this is

25 actually a pool. It's shown as green. And this is

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1 all green roof trays. So these two areas would be  
 2 the lawn areas.  
 3 MR. TUVEL: Which is on the amenity  
 4 deck, correct?  
 5 MR. WURSTER: Correct.  
 6 COMMISSIONER MEHTA: So it will not  
 7 have, like, any -- like, pool lawn chairs or any of  
 8 Those type of stuff. Does the lawn exist?  
 9 MR. WURSTER: No. There's --  
 10 there's, also, amenities, as well. On the patio, as  
 11 well. Yes.  
 12 COMMISSIONER MEHTA: Okay. So any  
 13 other amenity like a pool or a gym or anything?  
 14 MR. WURSTER: Yeah. There's --  
 15 there's -- yes. There is a pool. There's a pool  
 16 here and there's lawn -- you know, lawn chairs  
 17 around that. Around here we have tables and there  
 18 will be -- there will be probably amenities for  
 19 barbecues, and these places for people to sit.  
 20 MR. TUVEL: And there's a fitness  
 21 center too?  
 22 MR. WURSTER: And on the -- on --  
 23 down on the second floor, if I look at Sheet --  
 24 there's actually a large amenity lounge here on the  
 25 interior space, the residents can use to access the

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1 courtyard. And if I look at the second floor plan,  
 2 on the Sheet A102, there's a fitness center here on  
 3 this one floor. And then, this is about a -- that's  
 4 about 1,215 square feet. And then, there's an  
 5 amenity lounge that's just about 5,400 square feet.  
 6 Which is a -- just a lounge where people can sit,  
 7 hang out, converse. They might -- they might work  
 8 from home there. There's a lot of different options  
 9 there. And that's -- those are all amenities just  
 10 for the residents.  
 11 CHAIRMAN KENNY: Anyone else have any  
 12 questions? Anyone from -- from the public? All  
 13 right. Proceed with the next one.  
 14 MR. TUVEL: So our next one, this is  
 15 our civil engineer, Trevor Curtis from L2A.  
 16 (The witness is sworn.)  
 17 MR. TUVEL: All right. Trevor, if  
 18 you could just give your background, educational  
 19 background, licenses, and experience testifying as  
 20 an expert in the field of civil engineering.  
 21 MR. CURTIS: Sure. I graduated from  
 22 Rutgers University with a Bachelors in Science and  
 23 Civil Engineering in 2013. I've been a professional  
 24 engineer and licensed in the state of New Jersey  
 25 since 2018ish, and I'm currently a principal at L2A

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1 Land Design, the civil engineering company that  
 2 prepared the plans.  
 3 MR. TUVEL: Okay. Have you been --  
 4 have you been accepted as an expert in the field of  
 5 civil engineering before planning boards throughout  
 6 the state?  
 7 MR. CURTIS: Yes.  
 8 MR. TUVEL: Including Hoboken on this  
 9 project?  
 10 MR. CURTIS: Yes.  
 11 MR. TUVEL: All right. I'd ask that  
 12 the Board would accept Mr. Curtis.  
 13 CHAIRMAN KENNY: If there are no  
 14 objections by the Commissioners, we accept.  
 15 MR. TUVEL: All right. So Trevor, if  
 16 you could just speak to the storm water management  
 17 aspects of the project, as well as some of the new  
 18 curbs and sidewalks that are proposed around the  
 19 building.  
 20 MR. CURTIS: Sure. I'll leave it on  
 21 existing conditions. I think it's important to note  
 22 that under existing conditions, the site is entirely  
 23 impervious with no stormwater measures whatsoever.  
 24 And also, does include a regulated motor vehicle  
 25 services along Newark. There -- there's a --

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1 there's a sign store and some auto body shop where  
 2 the cars can actually access the County road, curb  
 3 cuts, pretty extensive curb cuts along Newark.  
 4 So essentially, what we're doing is  
 5 redeveloping the entire property with no increase in  
 6 impervious and a slight decrease in the regulated  
 7 motor vehicle services. Proposed conditions which  
 8 Mr. Wurster outlined, the entire site is building,  
 9 which under the definition of New Jersey Stormwater  
 10 Management is clean runoff. So we're eliminating  
 11 all of the curb cuts of the county rights-of-way and  
 12 as well as the drivable regulated motor -- motor  
 13 vehicle impervious service associated with those  
 14 retail and commercial buildings along Newark.  
 15 The design of the stormwater is based on  
 16 two methods actually. Because of the size of the  
 17 site, which is very unique to Hoboken, the property  
 18 falls under multiple requirements. Hoboken has  
 19 jurisdiction. North Hudson Sewage Authority has  
 20 jurisdiction and the State of New Jersey, through  
 21 our flood hazard area has jurisdiction to review  
 22 stormwater. So essentially, in Hoboken, North  
 23 Hudson Sewage Authority dictates the sizing of your  
 24 basin. Using that requirement, we estimated  
 25 approximate volume that was required, which is

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1 approximately 11,000 cubic feet for the site runoff.  
 2 The basin that we're proposing, we elected  
 3 to oversize it to provide the most or the maximum  
 4 benefit for the property under proposed conditions,  
 5 is around 16,000 cubic feet. I didn't include the  
 6 approximate 40-percent green roof in the detention  
 7 basin sizing. It's essentially an added benefit on  
 8 top to provide the green infrastructure requirement  
 9 that we -- we needed for Hoboken and for the County,  
 10 as well as the State. The site works on detention  
 11 and not infiltration, so essentially all of the  
 12 runoff from the roof distributary via internal roof  
 13 drain leaders to the detention basin, and it is  
 14 detained before discharging to combined sewer in  
 15 Jackson Street.  
 16 The reductions that we're proposing are  
 17 actually quite significant for the two, ten and  
 18 one-hundred-year storm event. We did send this to  
 19 the DEP and their -- they issued a permit a few  
 20 months ago, so they reviewed the stormwater --  
 21 MR. TUVEL: And that's a flood  
 22 hazard?  
 23 MR. CURTIS: Correct. So as part as  
 24 the -- when you exceed an acre development, there's  
 25 multiple levels of permit that you need to get aside

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1 from the fact that we are in a flood plain. We get  
 2 a flood hazard area individual permit with an  
 3 additional requirement to get the stormwater  
 4 reviewed, as well. So we pay an additional fee for  
 5 that, and then they issue you a permit looped into  
 6 one permit. So aside from the green infrastructure  
 7 that we're proposing, I believe, the -- the County  
 8 requirement is one or more for sites exceeding 5,000  
 9 square feet.  
 10 The rights-of-ways are improved with not  
 11 only concrete sidewalks, with fifteen oversized tree  
 12 pits, as well as planter boxes along the  
 13 rights-of-way. In total, it's about approximately  
 14 an additional 1,000 square feet of pervious surface  
 15 within the rights-of-way. So all together, based on  
 16 the location in Hoboken, the building covering the  
 17 entire site, we have an approximate 40-percent green  
 18 roof for our green infrastructure with an oversized  
 19 detention basin by approximately 1.4 times the  
 20 requirement, and we're providing fifteen oversized  
 21 tree pits within the rights-of-ways, which are  
 22 actually along Jackson Street and Harrison Street  
 23 with multiple tree planter boxes on -- on all of the  
 24 rights-of-ways.  
 25 So the idea was to provide the maximum

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1 benefit of stormwater for Hoboken, which is subject  
 2 to flooding. And I know it was brought up before,  
 3 this site is in a flood plain, and there are  
 4 multiple requirements that were taken into  
 5 consideration. Hoboken does not -- they do not  
 6 recognize the FEMA map as the flood elevation. So  
 7 the FEMA map actually has the flood elevation at  
 8 ten; whereas, Hoboken uses advisory-based flood maps  
 9 that came out after Sandy. I believe the elevation  
 10 was twelve. So our first residential floor is at  
 11 thirteen, one foot above. However, the ground floor  
 12 is raised as much as possible.  
 13 The existing streets are around elevation  
 14 three to four, but our building finished floor  
 15 elevations are at eight. So courtyard and the --  
 16 you know, the commercial spaces are all at elevation  
 17 eight. So we're -- we're above. And what that does  
 18 is require some ramps. I know the letter noted some  
 19 requirements for --  
 20 MR. TUVEL: Everything is in the  
 21 right-of-way, encroachments?  
 22 MR. CURTIS: Yeah. Encroachments in  
 23 the right-of-way because we need ramp systems to get  
 24 into the building because of the elevation change to  
 25 pretty much lift the building out of the flood

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1 elevation as much as possible. But again, we did go  
 2 back and forth with the DEP on this, and we  
 3 ultimately got a permit.  
 4 MR. TUVEL: What else? You reviewed  
 5 Remington & Vernick's letter.  
 6 MR. CURTIS: Yes.  
 7 MR. TUVEL: The latest one dated  
 8 February 15, 2023?  
 9 MR. CURTIS: Yes. And I had a memo  
 10 issue regarding the green infrastructure  
 11 requirement, various technical reasons why it might  
 12 not be feasible, at least in this part of Hoboken,  
 13 where we have a very high ground water table. It's  
 14 -- it's about three to four feet below existing  
 15 grade, so it doesn't really promote infiltration.  
 16 And the -- and -- and the other reasons are the  
 17 building is almost entirely built. I mean, the site  
 18 is entirely building. It -- it's generally  
 19 considered clean roof runoff, and we are proposing  
 20 that 40-percent green roof, which is well above the  
 21 -- the typical standard in Hoboken for a smaller  
 22 site is around ten percent. So understand, this is  
 23 almost a two-acre site. We're giving 40 percent.  
 24 MR. TUVEL: So between the 40-percent  
 25 green roof, the tree pits and the oversized

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1 detention basin, are there any developing -- what's  
 2 -- what were the affects beyond the property and the  
 3 surrounding properties regarding stormwater runoff?  
 4 What would be the positive versus the existing?  
 5 MR. CURTIS: It is. It is a -- is a  
 6 huge positive because you're -- you're undetained on  
 7 existing conditions, so essentially, the peak grades  
 8 of runoff I mentioned are -- are immense compared to  
 9 existing conditions.  
 10 MR. TUVEL: Okay. And you'll comply  
 11 with any outstanding comments in Remington &  
 12 Vernick's letter. I think we addressed almost all  
 13 of them. To the extent there's anything outside,  
 14 we'll address it?  
 15 MR. CURTIS: Correct.  
 16 MR. TUVEL: Okay. All right. Thank  
 17 you very much.  
 18 CHAIRMAN KENNY: Mr. Cray, do you  
 19 have any comments?  
 20 MR. CRAY: Thank you, Mr. Chairman.  
 21 No. The letter I issued recently, February 15, was  
 22 the third review letter. So as -- as the applicant  
 23 team mentioned, some prior comments that needed  
 24 action have been addressed. Additional  
 25 documentation was provided on a variety of things.

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1 So what remains outstanding at this point are just  
 2 two items that typically if -- if an application was  
 3 to receive approval, there's some things that  
 4 typically are conditions of approval. One is  
 5 outside agency approval. They've shown us where  
 6 they stand with North Hudson Sewage Authority, so  
 7 it's just a matter of having that approval obtained,  
 8 and then brought to the County for the -- for the  
 9 file.  
 10 And the other item is the franchise  
 11 agreement, which has been agreed to in principal.  
 12 But that's actually a County Commissioner approval,  
 13 which you only get after a Planning Board approval.  
 14 So that's why it would be a conditional approval.  
 15 That's the only thing I have. I don't have any  
 16 other questions or comments that are outstanding. I  
 17 do want to circle back to the EV stations. I heard  
 18 two numbers. What was the number that -- for the  
 19 answer about how many?  
 20 MR. WURSTER: It was 48 because  
 21 there's twenty -- there's 24. I believe, the answer  
 22 was, there's 24 stations, but you get 48 chargers  
 23 because each one has two.  
 24 MR. CRAY: Got it.  
 25 MR. TUVEL: Dual --

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1 MR. CRAY: Okay. That's fine.  
 2 MR. TUVEL: Dual chargers?  
 3 MR. WURSTER: Yeah. They -- they  
 4 served -- one that serves two spaces.  
 5 MR. CRAY: And that's fine. I just  
 6 wanted to make sure. I didn't want to conflict with  
 7 the Hoboken resolution if the County were to  
 8 approve. So EV charging stations, that's why the  
 9 plan is still at 24, and you're saying there's two  
 10 per. So now, can -- are they dual use, or is that  
 11 the kind where only one can use it?  
 12 MR. CURTIS: Dual use, yeah.  
 13 MR. CRAY: So you could actually have  
 14 two people?  
 15 MR. CURTIS: Correct.  
 16 MR. CRAY: That's good. Okay.  
 17 That's all I have, Mr. Chairman.  
 18 COMMISSIONER MEHTA: Yes. But the  
 19 statute requirement is fifteen percent of the  
 20 parking spaces. So if you have prorating three  
 21 hundred plus, then there definitely has to be more  
 22 than 45 parking EV charging station. And --  
 23 MR. CURTIS: That's why it was  
 24 forty-eight, correct.  
 25 COMMISSIONER MEHTA: Yeah. Also you

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1 mentioned -- your comment was you are at elevation  
 2 eight.  
 3 MR. CURTIS: Yes.  
 4 COMMISSIONER MEHTA: And Hoboken  
 5 requirement is at twelve, so Hoboken has approved  
 6 this project?  
 7 MR. TUVEL: Yes. We were approved in  
 8 September of last year.  
 9 MR. CURTIS: So the -- just the plans  
 10 that you have -- sorry. The plans that you have --  
 11 I'm looking for a specific plan. It's the flood  
 12 grouping plan. So there are different requirements  
 13 that the DEP has on commercial versus residential.  
 14 You cannot flood residential, right? So commercial  
 15 can be flooded with a various combination of wet and  
 16 dry flood proofing. So essentially, all the  
 17 commercial spaces are dry flood proof, but the  
 18 hallways allow water to come in through flood vents.  
 19 I do have a plan.  
 20 MR. WURSTER: It's O5.  
 21 MR. CURTIS: You say O5?  
 22 MR. WURSTER: Yeah.  
 23 MR. CURTIS: All right. So this  
 24 plan, Sheet CO5, identifies the areas that will be  
 25 dry flood proof versus wet flood proof. So

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1 essentially, water can get into wet flood proofed  
2 areas through vents. It's -- it's a -- it's a way  
3 to counteract, you know, the pressure of the water  
4 against the building. So it allows it -- allows the  
5 water to come in, and then we structurally design  
6 the walls for the dry flood-proofed areas to  
7 counteract the -- the pressure with additional  
8 reinforcements and stuff. So most of the building  
9 is dry flood-proofed, while some of it allows water  
10 to come in and come out.  
11 COMMISSIONER MEHTA: Just one more  
12 question regarding this one, such a big area, so it  
13 might require, like a delivery aspect, like Amazon  
14 or Uber or other people, so there is like a dropoff  
15 zone or some area like that?  
16 MR. CURTIS: Yes. So we have  
17 multiple dropoff zones around the property. This --  
18 this entire Jackson Street is actually being  
19 designated as a -- as a dropoff zone. Whereas, you  
20 could -- you could actually park there now. So we  
21 understood that there may be some issues with  
22 dropoff and pickup. I'll go to the site plan.  
23 So there's -- there's drop -- multiple  
24 dropoff zones along Jackson Street, as well as  
25 Harrison Street and one drop off zone on Newark. So

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1 we've -- we've eliminated all the on-street parking  
2 to -- to kind of -- you know, how when it's like  
3 when people double park or you have trucks stopped  
4 on the side of the road? We tried to mitigate that  
5 by adding these dropoff zones.  
6 COMMISSIONER MEHTA: So for the  
7 residents that are also moving in and move out, they  
8 could be there using the same dropoff zone, right?  
9 MR. WURSTER: Yeah. And they also --  
10 there's also an area here for service in the front  
11 of the building, as well.  
12 MR. CURTIS: So larger truck  
13 deliveries have their own specified loading zones on  
14 Harrison, loading docks. So it's not for unloading  
15 and loading goods for the commercial. Those are for  
16 pickup, you know, Uber, Lyft, you know, Uber Eats.  
17 Those types of -- you know, maybe the Amazon Prime  
18 truck stops there, stuff like that. It's not  
19 specifically for grocery store loading, unloading.  
20 They have their own designated loading docks on  
21 Harrison Street.  
22 UNKNOWN SPEAKER: Not grocery. I  
23 mean, the -- that when the -- like, 200 apartments  
24 -- 123 apartments. So if they are moving in or  
25 moving out at that type of a -- I will consider

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1 because sometimes so that they have it --  
2 MR. WURSTER: I could answer that.  
3 COMMISSIONER MEHTA: Yeah. Do you --  
4 You have a designated area for that?  
5 MR. WURSTER: There is a plan on  
6 Harrison Street. There's the loading zone here in  
7 the back that can accept a small -- a midsize  
8 moving truck, and that's directly attached to a  
9 service elevator, which -- which accesses all floors  
10 can be used for the residents for move in and also  
11 for the commercial for move in. Or if they ever had  
12 to go to the top floor for catering or something  
13 like that. So it -- it's -- it handles multiple  
14 uses.  
15 COMMISSIONER MEHTA: Okay.  
16 MR. WURSTER: But we have a -- that's  
17 dedicated for moving in with the service elevator.  
18  
19 CHAIRMAN KENNY: Thank you. All  
20 right.  
21 COMMISSIONER MALAVASI: I have a  
22 question. I don't -- I don't remember where it  
23 stands, but we recently looked at a development  
24 across -- across the street. It's going to have a  
25 fourth light to Jackson Street at the signal. So if

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1 you haven't already, maybe we can provide that  
2 information from this developer. Make sure that  
3 everybody coordinates with this developer, that  
4 developer, so we don't see things get built,  
5 destroyed, built again.  
6 MR. CURTIS: Yeah. Just --  
7 COMMISSIONER MALAVASI: But there  
8 will be a fourth light at that intersection, so just  
9 whatever your improvements are, just try and  
10 coordinate with -- with the person across the  
11 street. I -- I don't remember -- I don't remember  
12 where that stands.  
13 MR. CURTIS: Are you talking about 50  
14 Harrison?  
15 MS. GIARRATANA: No. 619 Newark  
16 Street.  
17 COMMISSIONER MALAVASI: It's that  
18 wax.  
19 MS. GIARRATANA: Windsor Wax, yeah.  
20 COMMISSIONER MALAVASI: But there's  
21 going to be a fourth light at that intersection, so  
22 just keep that in mind.  
23 MR. TUVEL: Just trying hard -- our  
24 traffic engineer was working on that, as well so.  
25 MR. CRAY: If I could ask just to

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1 help for the contractors, put a plan note to say  
 2 logistics to be -- logistics be coordinated with  
 3 development as far are merging you in contractually,  
 4 but I think it's important to put in the contractor  
 5 so they're aware of that. I'm going to have the  
 6 other applicant do the same thing, as well.  
 7 MR. CURTIS: Okay.  
 8 COMMISSIONER MALAVASI: And then,  
 9 your numbers may be important for them in terms of  
 10 the timings and all that for the city.  
 11 MR. CURTIS: Yeah. We don't want to  
 12 be held to what they're doing, but I get what you're  
 13 saying. Just to be on notice.  
 14 MR. CRAY: It puts -- it puts both  
 15 contractors on notice. Assuming there's two. It  
 16 most likely will be two.  
 17 COMMISSIONER MALAVASI: Okay. Okay.  
 18 Otherwise, it shouldn't be assumed that they know.  
 19 MR. CURTIS: Okay.  
 20 COMMISSIONER MALAVASI: They can be  
 21 pretty creative trying to work together.  
 22 MR. TUVEL: Yeah. And they'll  
 23 probably want Hoboken Police Department, and their  
 24 building department are pretty good at working out  
 25 those things.

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1 CHAIRMAN KENNY: Anyone else? Any  
 2 questions, issues? Anyone from the public? No?  
 3 All right. Well, if there are no other questions or  
 4 comments, I'm going to ask for a motion.  
 5 COMMISSIONER JETER: Motion.  
 6 COMMISSIONER PETTIGREW: Second.  
 7 MS. GIARRATANA: On a motion made by  
 8 Commissioner Jeter, and seconded by Commissioner  
 9 Pettigrew.  
 10 Commissioner Aponte-Lipski.  
 11 COMMISSIONER APONTE-LIPSKI: Aye.  
 12 MS. GIARRATANA: Commissioner  
 13 Pettigrew.  
 14 COMMISSIONER PETTIGREW: Aye.  
 15 MS. GIARRATANA: Commissioner Jeter.  
 16 COMMISSIONER JETER: Aye.  
 17 MS. GIARRATANA: Commissioner  
 18 Malavasi.  
 19 COMMISSIONER MALAVASI: Aye.  
 20 MS. GIARRATANA: Commissioner Mehta.  
 21 COMMISSIONER MEHTA: Aye.  
 22 MS. GIARRATANA: Commissioner Ng.  
 23 COMMISSIONER NG: Aye.  
 24 MS. GIARRATANA: Commissioner Layson.  
 25 COMMISSIONER LAYSON: Aye.

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1 MS. GIARRATANA: And Chairman Kenny.  
 2 CHAIRMAN KENNY: Aye.  
 3 MR. TUVEL: Thank you very much.  
 4 MS. GIARRATANA: The motion has  
 5 passed.  
 6 MR. WURSTER: Thank you very much.  
 7 CHAIRMAN KENNY: Beautiful project.  
 8 (At this point in the proceeding, a  
 9 brief recess is taken.)  
 10 MS. GIARRATANA: Chairman, the next  
 11 item on the agenda is Application 2022-039-SP. The  
 12 applicant is 7711 through 7815 River Road, Urban  
 13 Renewal, LLC; at 7711 through 7815 River Road;  
 14 Block 316, Lot 22.02 in North Bergen. It's a site  
 15 plan application to construct a 13-story, 130-unit,  
 16 high rise, apartment building with associated site  
 17 improvements. And we'll just need a few minutes  
 18 again for them to set up their exhibits.  
 19 Commissioner Mehta?  
 20 COMMISSIONER MEHTA: Yeah?  
 21 MS. GIARRATANA: Do you need to  
 22 abstain from this application?  
 23 COMMISSIONER MEHTA: Yeah. I will  
 24 recuse myself, Chairman, because I have heard this  
 25 application in North Bergen. So I think I can go?

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1 MS. GIARRATANA: Yes. Yes.  
 2 COMMISSIONER MEHTA: Thank you.  
 3 (At this point in the proceeding, a  
 4 brief recess is taken.)  
 5 MS. POYE: Good evening. Jacqueline  
 6 Poye on behalf of the applicant, 7711-7815 River  
 7 Road Associates, LLC. The application is for Block  
 8 316, Lots 22.02 and 23 and 24. It's currently a  
 9 vacant site comprised of 46,155 feet situated on  
 10 River Road in the 316 Redevelopment Zone of North  
 11 Bergen. This application is for a site plan  
 12 approval. The project is a 12-story, multi-family  
 13 residential complex consisting of 130 residential  
 14 units and 38,000 -- 3,800 square feet of retail  
 15 space.  
 16 The project has been approved by the North  
 17 Bergen Zoning Board of Adjustment as of August 2021,  
 18 and Soil Conservation District as of March 2022. We  
 19 received the Planning Board's experts review letter  
 20 and have addressed all of the comments raised. We  
 21 will hear from our expert this evening, Hal Simoff,  
 22 a professional engineer of civil engineering. He  
 23 prepared the site plan.  
 24 MR. SIMOFF: And we're here to --  
 25 we're here to answer questions. The -- we've worked

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1 with Greg in developing and answering all his  
 2 comments and review. We need a waiver for the trees  
 3 because when you do the -- when you do the division,  
 4 the trees that we're proposing are thirty feet apart  
 5 and when you take out for the driveway --  
 6 CHAIRMAN KENNY: My apologies. I  
 7 didn't mean to interrupt. But can we just do a  
 8 qualification first?  
 9 MR. SIMOFF: Oh. I'm a licensed --  
 10 MR. CONLON: And can I swear you in  
 11 quickly?  
 12 (The witness is sworn.)  
 13 MR. SIMOFF: S-I-M-O-F- F. My name  
 14 is Hal Simoff. I'm a licensed professional engineer  
 15 and a licensed professional planner. My licenses  
 16 are current. And I've been in the practice of  
 17 engineering and traffic engineering for the last 40  
 18 years. And I've been qualified before this Board,  
 19 as well as virtually all the boards in the County.  
 20 Bergen County, Passaic County and I've been -- this  
 21 is my job.  
 22 CHAIRMAN KENNY: Thank you.  
 23 MR. SIMOFF: So basically, we've --  
 24 we've worked with -- the only waiver, I guess, is --  
 25 if that's the right term, is we would -- we were

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1 asking to contribute to the tree fund for four  
 2 trees. Because of the cutout for the driveways and  
 3 the spacing 30 feet between trees, we don't have  
 4 enough frontage. We have more frontage than we have  
 5 available to plant the trees. We submitted a  
 6 revised plan last week because originally, we had  
 7 the trees on the property. We moved them forward to  
 8 the right-of-way. We've -- we have two driveways to  
 9 the site.  
 10 And -- and we're proposing -- we're  
 11 proposing 157 parking spaces within a garage -- most  
 12 of them are within a garage. There's about ten or  
 13 fifteen outside the garage and -- and the RSIS  
 14 requires 136. So we're providing more parking than  
 15 is required, but the developer in their -- in their  
 16 wisdom and their marketing, wants to have more  
 17 parking than less. And that's -- that's the gist of  
 18 our application.  
 19 MS. POYE: I guess, that's the only  
 20 testimony that our expert has. We also have a  
 21 representative of the applicant who is available for  
 22 any questions you guys may have.  
 23 CHAIRMAN KENNY: Before you jump in,  
 24 do any of the commissioners have any questions for  
 25 Mr. Simoff? Engineer?

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1 MR. GITTO: Thank you, Commissioner.  
 2 If you could -- I mean, just for the benefit of the  
 3 board, could you just give us a quick overview of  
 4 the site plan that you're showing the frontage area.  
 5 MR. SIMOFF: Okay.  
 6 MR. GITTO: Things like that.  
 7 MR. SIMOFF: Well, okay. We've  
 8 located the site on the board showing the driveways  
 9 and --  
 10 MS. TRAINA: Yeah.  
 11 MR. SIMOFF: All that. Yeah. This  
 12 is part of the site plan package.  
 13 MS. TRAINA: Maybe just go -- do you  
 14 want to just scroll down to the plans?  
 15 MR. SIMOFF: Right there.  
 16 MS. TRAINA: Yeah. You can just --  
 17 yeah. Scroll wherever you want to --  
 18 MR. SIMOFF: Okay. Thank you.  
 19 MS. TRAINA: Present.  
 20 MR. SIMOFF: The project has two  
 21 driveways, and the north driveway is the main  
 22 driveway. It's a singular driveway. In the  
 23 entrance, there's the outdoor handicap parking and  
 24 there's some additional parking on the -- and then  
 25 there's the entrance to the garage is on the north

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1 side. And then there's an entrance to the garage  
 2 into the loading area on the south side. There's --  
 3 at this point, there's no interconnection between  
 4 the two levels, but virtually all the parking is  
 5 within the garage. And we've made the -- we've  
 6 angled the -- the southern driveway, which is the  
 7 one on the left is a right in and right out. We've  
 8 angled them and we're -- we're proposing them to be  
 9 signed in that -- in that fashion.  
 10 The northern driveway allows all turning  
 11 movements, but as you can see, there's the existing  
 12 center lane of River Road that has left turn  
 13 stacking areas, so we can be out of the flow of  
 14 traffic going northbound. The -- the trip  
 15 generation rates based on the Institute of  
 16 Transportation is 52 movements during the morning  
 17 peak hour, which consists of 19 in and 33 out. And  
 18 then, in the p.m. peak hour, it's a little bit  
 19 reversed where most of the cars are coming in, but  
 20 it's a little bit higher. There's 36 entering and  
 21 29 exiting.  
 22 What we did is we assigned the ratio of  
 23 those numbers to the north and south driveway based  
 24 on the ratio of the parking lot we're providing and  
 25 the -- there's, you know, the traffic volumes on

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1 River Road are significantly higher. In fact, the  
2 daily variation between traffic volumes from one day  
3 to the next is more than the 52 cars we're talking  
4 about generating. So it's a modest generator. And  
5 there's, as you all know, there's significant  
6 available mass transportation along River Road going  
7 to the ferry and bus route and the train down by  
8 Weehawken. Thank you.

9 MR. GITTO: So Mr. Chairman, we've --  
10 this is our third review on this as well. We've  
11 gone back and forth with the applicant on several  
12 comments. They've satisfied all of our comments.  
13 Just a couple things I just wanted to review  
14 testimony items. One about the -- the loading zone  
15 and the types of vehicles that will be accessing it.  
16 What's the largest size vehicle you --

17 MR. SIMOFF: We have it in a 26- or  
18 28-foot truck, which is a small delivery truck and  
19 any -- any suppliers to the -- to the building will  
20 have to adhere to that constraint. The developer is  
21 comfortable with that size truck, a small trash  
22 truck if -- and the only -- the other aspect of it  
23 will -- there might be -- instead of having three  
24 deliveries or pickups, they'll -- we -- there might  
25 have to be an increase to delivery and the pickups.

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1 I'm sorry. The trash pickups accordingly. But  
2 that's something that has to be worked out once the  
3 building is up and up.

4 MR. GITTO: The frequency of --

5 MR. SIMOFF: The frequency.

6 MR. GITTO: That's all I have.

7 MR. SIMOFF: There's one -- we've  
8 looked -- I didn't notice it in the last comment,  
9 but one of the earlier comments talked about the  
10 FEMA elevation, and we base this on the proposed  
11 FEMA elevation. It was raised from eight to eleven  
12 based on the -- and we're at thirteen. And if you  
13 look at the FEMA map, the west side of River Road in  
14 this area is outside the -- the FEMA elevation.

15 MR. TRIDENTE: And Chairman, I have a  
16 question. How -- how will you accommodate these  
17 large moving vans that come in -- people come in,  
18 let's say, from the midwest and they -- they come in  
19 with a 48, 53-foot trailer. How are you going to  
20 accommodate them?

21 MR. SIMOFF: Well, first of all,  
22 these are all one and two-bedroom units, so that  
23 doesn't allow for much furniture. There's nothing  
24 -- as I said, the -- there's 90 one-bedroom and 40  
25 two-bedroom. And if the, you know, the management

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1 might have to occasionally have them back into that  
2 southern driveway. Which is no different than most  
3 of the development along River Road. And as I said,  
4 the -- the Township has reviewed this and approved  
5 it.

6 MR. TRIDENTE: Just for the  
7 edification of the Board, could you please go over  
8 the trees that are -- you're asking a waiver for?  
9 How many required? How many are you planting? And  
10 how many are you going to make a contribution for?

11 MR. SIMOFF: There it is. We're  
12 proposing four trees. I'm sorry. Five trees right  
13 here because of the -- there's handicapped access  
14 required, and there's sidewalks along the frontage  
15 and then, the driveways take up too much -- you  
16 know, the driveways -- because we had to angle the  
17 driveways with right turn in and a right turn out,  
18 there's no other space along the frontage to provide  
19 access or to provide planting. So I believe, we  
20 need nine and we're --

21 MR. TRIDENTE: You need nine and  
22 you're planting four? Are you going to make a  
23 contribution --

24 MR. SIMOFF: We're planting five.  
25 We're going to make a contribution for four. Which

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1 is like \$4,800, and the developers agreed to that.

2 CHAIRMAN KENNY: Does anyone else  
3 have any questions?

4 COMMISSIONER MALAVASI: I just --  
5 just for the record, we -- we had some concerns  
6 about the driveways, which were -- addressed our  
7 concern with the southern driveway once the fact  
8 that it was so close to the -- to the intersection.  
9 Plus, it interfered with the left turn lane at the  
10 light, so they accommodated there. And the north  
11 being full movement traffic was fine because of the  
12 left turn lane. So that was our concern and that  
13 was addressed, so we're -- we're okay with the  
14 driveway and locations.

15 CHAIRMAN KENNY: Any questions from  
16 the public? If not, I'm going to ask for a motion.

17 COMMISSIONER PETTIGREW: Motion.

18 COMMISSIONER JETER: Second.

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

22 Commissioner Aponte-Lipski.

23 COMMISSIONER APONTE-LIPSKI: Aye.

24 MS. GIARRATANA: Commissioner  
25 Pettigrew.

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1 COMMISSIONER PETTIGREW: Aye.  
 2 MS. GIARRATANA: Commissioner Jeter.  
 3 COMMISSIONER JETER: Aye.  
 4 MS. GIARRATANA: Commissioner  
 5 Malavasi.  
 6 COMMISSIONER MALAVASI: Aye.  
 7 MS. GIARRATANA: Commissioner Ng.  
 8 COMMISSIONER NG: Aye.  
 9 MS. GIARRATANA: Commissioner Layson.  
 10 COMMISSIONER LAYSON: Aye.  
 11 MS. GIARRATANA: And Chairman Kenny.  
 12 CHAIRMAN KENNY: Aye.  
 13 MS. GIARRATANA: Motion passed.  
 14 MS. POYE: Thank you.  
 15 COMMISSIONER PETTIGREW: Just out of  
 16 curiosity, when do you plan to finish -- when is the  
 17 plan coming into effect?  
 18 MR. SIMOFF: Excuse me?  
 19 UNKNOWN SPEAKER: When are you going  
 20 to have to start putting tenants in the building?  
 21 Do you have any idea?  
 22 MR. SIMOFF: Putting tenants in  
 23 there? I'd say two and a half to three years from  
 24 now.  
 25 COMMISSIONER PETTIGREW: Three? Just

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1 curious what the build --  
 2 MR. SIMOFF: I'd like to start  
 3 tomorrow but --  
 4 MS. GIARRATANA: Okay. The next item  
 5 on the agenda are Applications to be  
 6 Administratively approved. Application 2022-069-SP;  
 7 Verizon Wireless; 102 through 106 JFK Boulevard,  
 8 Block 347, Lot 11; in Bayonne. And this is a  
 9 telecommunications application. It's along the  
 10 County Road.  
 11 Can I have a motion?  
 12 COMMISSIONER JETER: Motion.  
 13 COMMISSIONER APONTE-LIPSKI: Second.  
 14 MS. GIARRATANA: On a motion made by  
 15 Commissioner Jeter and seconded by Commissioner  
 16 Aponte-Lipski.  
 17 Commissioner Aponte-Lipski.  
 18 COMMISSIONER APONTE-LIPSKI: Aye.  
 19 MS. GIARRATANA: Commissioner  
 20 Pettigrew.  
 21 COMMISSIONER PETTIGREW: Aye.  
 22 MS. GIARRATANA: Commissioner Jeter.  
 23 COMMISSIONER JETER: Aye.  
 24 MS. GIARRATANA: Commissioner  
 25 Malavasi.


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1 COMMISSIONER MALAVASI: Aye.  
 2 MS. GIARRATANA: Commissioner Mehta.  
 3 My apologies. Absent. Commissioner Ng.  
 4 COMMISSIONER NG: Aye.  
 5 MS. GIARRATANA: Commissioner Layson.  
 6 COMMISSIONER LAYSON: Aye.  
 7 MS. GIARRATANA: And Chairman Kenny.  
 8 CHAIRMAN KENNY: Aye.  
 9 MS. GIARRATANA: The motion has  
 10 passed. The next item on the agenda are  
 11 Applications to be Exempt. There are quite a few,  
 12 so I'll go through all of them.  
 13 First application is 2022-071-SP. The  
 14 applicant is 143 Columbus Drive Group, LLC; at 143  
 15 Christopher Columbus Drive; Block 12901, Lot 1; in  
 16 Jersey City. It's a site plan application not along  
 17 a County road.  
 18 The next is 2023-001-SP. Yum and Chill  
 19 Restaurant Group, LLC; at 231 12th Street; Block  
 20 8602, Lot 2; in Jersey City. It's a site plan  
 21 application not along a County road.  
 22 Application 2023-003-SP. Hartz Mountain  
 23 Industries, Inc., at 1600 Harbor Boulevard; Block  
 24 34.03, Lot 4.28; in Weehawken. It's a site plan  
 25 application not along a County road.

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1 Application 2023-004-SD. Bayfront  
 2 Partners 32, LP; location, 445 State Route 440;  
 3 block 21901.01, Lot 4, 5, 6; in Jersey City. It's a  
 4 subdivision application not along a County road.  
 5 Application 2023-009-SP; PSE&G Company at  
 6 West Side Avenue and 71st Street; Block 442, Lot 7  
 7 and 8; in North Bergen. A site plan application not  
 8 along a County road.  
 9 Do I have a motion?  
 10 COMMISSIONER JETER: Motion.  
 11 COMMISSIONER PETTIGREW: Second.  
 12 MS. GIARRATANA: On a motion made by  
 13 Commissioner Jeter and seconded by Commissioner  
 14 Pettigrew.  
 15 Commissioner Aponte-Lipski.  
 16 COMMISSIONER APONTE-LIPSKI: Aye.  
 17 MS. GIARRATANA: Commissioner  
 18 Pettigrew.  
 19 COMMISSIONER PETTIGREW: Aye.  
 20 MS. GIARRATANA: Commissioner Jeter.  
 21 COMMISSIONER JETER: Aye.  
 22 MS. GIARRATANA: Commissioner  
 23 Malavasi.  
 24 COMMISSIONER MALAVASI: Aye.  
 25 MS. GIARRATANA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Aye.  
 2 MS. GIARRATANA: Commissioner Ng.  
 3 COMMISSIONER NG: Aye.  
 4 MS. GIARRATANA: Commissioner Layson.  
 5 COMMISSIONER LAYSON: Aye.  
 6 MS. GIARRATANA: And Chairman Kenny.  
 7 CHAIRMAN KENNY: Aye.  
 8 MS. GIARRATANA: The motion is  
 9 passed. The next item is old business. There is  
 10 none. There's no new business either. And our next  
 11 meeting will be Tuesday, March 21 at 6:30.  
 12 CHAIRMAN KENNY: Do I have a motion  
 13 to adjourn the meeting?  
 14 COMMISSIONER JETER: Motion.  
 15 COMMISSIONER NG: Motion.  
 16 (Whereupon the proceeding is then  
 17 concluded at 7:38 p.m.)  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25

1 CERTIFICATION  
 2  
 3 I, SHARI CATHEY, CCR, RPR, License No.  
 4 30XI00234700, and Notary Public of the State of New  
 5 Jersey, hereby certify that the proceedings herein  
 6 are from the notes taken by me of a Regular Meeting  
 7 of the Hudson County Planning Board held on Tuesday,  
 8 February 21, 2023; and that this is a correct  
 9 transcript of the same.  
 10  
 11  
 12   
 13 SHARI CATHEY, CCR, RPR  
 A NOTARY PUBLIC of the  
 14 State of New Jersey  
 I.D. No. 2283786  
 15 Commission Expires 2/4/27  
 16  
 17  
 18  
 19  
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