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HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF
OF THE :
HUDSON COUNTY PLANNING : PROCEEDINGS
BOARD :
:

O P E N S E S S I O N

Bergen Square Center
Floor 9A
830 Bergen Avenue
Jersey City, New Jersey
Tuesday, June 20, 2023
6:30 p.m.

B E F O R E:

FRANCIS KENNY, Chairman
YRAIDA APONTE-LIPSKI, Commissioner
FLOYD JETER, Commissioner
SAMANTHA LUGO, Commissioner
PAMELA LAYSON, Commissioner
THOMAS MALAVASI, PE, Commissioner
RUSHABH MEHTA, Commissioner

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

BYRON NICHOLAS, PP, AICP, Secretary
MARCELLA TRAINA, Assistant Planner
MARIO TRIDENTI, Inspector
PAUL CRAY, PE, PP, CME
KARYN LUSSKIN, ESQ.

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1 CHAIRMAN KENNY: I would like to call
 2 to order the June 20th, 2023 Hudson County Planning
 3 Board Meeting. Has the meeting been properly
 4 advertised?
 5 MS. LUSSKIN: Yes, Chairman.
 6 CHAIRMAN KENNY: Can we have a roll
 7 call, please?
 8 MR, NICHOLAS: Commissioner
 9 Aponte-Lipski, not present.
 10 COMMISSIONER APONTE-LIPSKI: Here.
 11 MR, NICHOLAS: Commissioner
 12 Glembocki, not present. Commissioner Jeter.
 13 COMMISSIONER JETER: Present.
 14 MS. GIARRATANA: Commissioner Layson.
 15 COMMISSIONER LAYSON: Present.
 16 MR, NICHOLAS: Commissioner Lugo, not
 17 present. Commissioner Malavasi.
 18 COMMISSIONER MALAVASI: Here.
 19 MS. GIARRATANA: Commissioner Mehta.
 20 COMMISSIONER MEHTA: Here.
 21 MS. GIARRATANA: Commissioner Ng, not
 22 present. Commissioner Pettigrew.
 23 COMMISSIONER PETTIGREW: Here.
 24 MR, NICHOLAS: Commissioner Walker,
 25 not present. Chairman, We have a quorum.

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1 CHAIRMAN KENNY: Okay.
 2 Commissioners, has everyone had the opportunity to
 3 review the minutes from our last meeting, and if so,
 4 can I have a motion to approve them?
 5 COMMISSIONER JETER: Motion.
 6 COMMISSIONER MEHTA: Second.
 7 MR, NICHOLAS: On a motion made by
 8 Commissioner Jeter, second by Commissioner Mehta.
 9 Commissioner Aponte-Lipski.
 10 COMMISSIONER APONTE-LIPSKI: Aye.
 11 MR, NICHOLAS: Commissioner Jeter.
 12 COMMISSIONER JETER: Aye.
 13 MS. GIARRATANA: Commissioner Layson.
 14 COMMISSIONER LAYSON: Aye.
 15 MR, NICHOLAS: Commissioner Malavasi.
 16 COMMISSIONER MALAVASI: Aye.
 17 MS. GIARRATANA: Commissioner Mehta.
 18 COMMISSIONER MEHTA: Aye.
 19 MS. GIARRATANA: Commissioner
 20 Pettigrew.
 21 COMMISSIONER PETTIGREW: Abstain.
 22 MR, NICHOLAS: The meeting minutes
 23 have been adopted.
 24 CHAIRMAN KENNY: I also vote aye on
 25 them as well.

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1 MR, NICHOLAS: My apologizes.
 2 CHAIRMAN KENNY: Would everybody
 3 please stand for the Pledge of Allegiance?
 4 (Flag salute.)
 5 MR, NICHOLAS: So the next items on
 6 the agenda, are Sites Plans, Subdivisions and Other
 7 Matters Scheduled for Public Hearing. The first and
 8 sole application is Application 2022-063-SP. Our
 9 applicant, AR Willow Property LLC; located at 1404
 10 Willow Avenue; Block 123, Lot 16.01; in the
 11 municipality of Hoboken. It's a site plan
 12 application to construct an eight-story mixed-use
 13 development with 52 residential units, approximately
 14 7,444 square feet of ground floor commercial space
 15 with outdoor seating.
 16 MR. VERDIBELLO: Good evening
 17 Mr. Chairman and Commissioners. Robert Verdibello,
 18 from the law firm of Connell Foley on behalf of the
 19 applicant, AR Willow Property. As was set forth on
 20 the agenda, this is a site plan application to
 21 construct an eight-story, mixed-use building. The
 22 property is located on the corner -- on the
 23 northwest corner of Willow Avenue and 14th Street in
 24 Hoboken. The property is within the Northwest
 25 Redevelopment Plan as adopted by the city of

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1 Hoboken. I'm sorry -- North End Redevelopment Plan
 2 as adopted by the City of Hoboken.
 3 Procedurally, just by way of background,
 4 the applicant has been designated as the redeveloper
 5 for the site. It's the site that formerly housed
 6 the Hertz Rental Car facility on the way to the
 7 Lincoln Tunnel. We've entered into a -- or AR
 8 entered into a redevelopment agreement with the City
 9 of Hoboken, and we're schedule to be deemed complete
 10 on our site plan application before the Hoboken
 11 Planning Board, and we're anticipating a hearing
 12 before the Hoboken Planning Board on August 1st.
 13 However, in the redevelopment agreement, it was
 14 stipulated that we would before the Hudson County
 15 Planning Board first.
 16 As you'll hear from the project team,
 17 specifically the project engineer, there are
 18 streetscape improvements that both on Willow Avenue
 19 and 14th Street, both being County roads, this Board
 20 has jurisdiction to review the site plan application
 21 in general, and that's what we're here to present to
 22 you this evening. I have three witnesses we have
 23 Adrian Melia, who is the project engineer from MDMK
 24 architects and Paul Mutch and Josh Herman from
 25 Stonefield Engineering, who will provide testimony

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1 as far as the site plan itself and answer any
 2 questions you have with regards to the traffic
 3 issues, and the proposed streetscape improvements.
 4 What we'll do is we'll have the architect,
 5 the project architect give a brief overview of the
 6 project just for context, and then we'll go
 7 primarily to the engineering. We did receive
 8 comments during the subcommittee hearing or
 9 subcommittee hearing. I know the Board had some
 10 comments from the Board engineer that we've
 11 addressed, and we'll address those as we provide
 12 testimony here this evening.
 13 So before I turn it over, I don't know if
 14 there were any questions anyone has. If not, we'll
 15 get right to the show. Okay.
 16 MS. TRAINA: Can you swear in the
 17 witness?
 18 MS. LUSSKIN: Yes. Okay. Are you a
 19 licensed architect in the state of New Jersey?
 20 MR. MELIA: Yes, I am.
 21 MS. LUSSKIN: And have you appeared
 22 before boards such as the Planning Board?
 23 MR. MELIA: Yes.
 24 MS. LUSSKIN: And you have provided
 25 testimony before the boards?

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1 MR. MELIA: Yes.
 2 MS. LUSSKIN: Is he qualified,
 3 Mr. Chairman?
 4 CHAIRMAN KENNY: Yes. As long as
 5 there are no objections, we accept him.
 6 MR. VERDIBELLO: I guess state your
 7 name and affiliation for the record.
 8 MR. MELIA: My name is Adrian Melia.
 9 First name, Adrian; last name, Melia, M-E-L-I-A. I
 10 am an architect. I graduated from the Dublin
 11 Institute of Technology. I graduated in 2002. I'm
 12 currently a partner at MDMK Architecture at 360,
 13 14th Street in Hoboken.
 14 (The witness is sworn.)
 15 MR. MELIA: Good evening, everyone.
 16 Okay. Referring to set on the screen which is the
 17 architectural drawing set that was submitted to this
 18 board dated 4/12/2023, I'll just go all the way to
 19 the end because that's where is graphic part of the
 20 presentation is. So let's start with the project
 21 location. As mentioned the site is on the northwest
 22 corner of a very busy intersection, Willow Avenue
 23 and 14th Street, both of which are County roads.
 24 The site is located adjacent to the base of the 14th
 25 Street Viaduct which runs into Union City.

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1 The site itself is 11,450 square feet in
 2 area. It has 125 feet of frontage on Willow and
 3 105 feet of frontage on 14th Street. As mentioned,
 4 it is currently a one-story structure. It was most
 5 recently used as a Hertz Car Rental. Approximately
 6 half of the lot is occupied by the structure and the
 7 other half as you can see here is a surface parking
 8 lot with a chain link fence and gate.
 9 Immediately to the north on -- on Willow
 10 are a mix of commercial uses. We have a daycare, a
 11 furniture store and a restaurant. Across the street
 12 across Willow, there is a -- a gas station and a
 13 vacant industrial building. To the south we have
 14 mixed use structures. Immediately to the south
 15 across the viaduct is a large multifamily building.
 16 It has a Trader Joe's grocery store at street level
 17 and to the west, there are a series of mid-rise
 18 residential structures. So you can see the proposed
 19 project is going to be similar in scale to a lot of
 20 these buildings that have been constructed in the
 21 last few years.
 22 Sheet A-12, this has street renderings of
 23 the two fronting facades. This is 14th Street.
 24 This one down here is frontage on Willow Avenue.
 25 Again, it's an eight-story, 52-unit building, with

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1 over 7,000 square feet of commercial space at street
 2 level proposed. This application realizes Hoboken's
 3 redevelopment plan goals for the north end of the
 4 city. There is the plan view of what the first
 5 floor looks like in relation to the sidewalk. We
 6 have commercial spaces. So a cafe restaurant is
 7 currently shown that fronts onto Willow, which is
 8 predominantly commercial in nature. In the back
 9 fronting on 14th Street, we have our residential
 10 apartment and utilities. Note that the frontage
 11 here adjacent to the viaduct has been pedestrianized
 12 already so more appropriate for the residential
 13 entry.
 14 As part of this application, we will have
 15 upgraded to County standards, and the civil engineer
 16 will address it in detail, so I won't go into it.
 17 Sheet A-11, this is a rendering of the building in
 18 the intersection. Just to talk about the
 19 architecture real quick, we have a commercial base
 20 so that's large storefront openings, and the upper
 21 levels are residential, so they're clad in brick and
 22 metal accent. The corner is addressed with
 23 cantilevered balconies in the upper levels, and at
 24 grade, there's a shop at the building corner to
 25 overlook the sidewalk at grade.

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1 Also note, decorative awning is proposed
 2 along the commercial frontage. It extends four and
 3 a half feet into the right-of-way and I'm showing
 4 some of the probable uses, some furniture, tables
 5 and chairs, planters, et cetera, just shown to
 6 illustrate potential uses for the spaces. Anything
 7 that encroaches into this right-of-way will
 8 obviously require a franchise agreement with the
 9 County.

10 We do have details. One of these details,
 11 miscellaneous floor plans showing the breakdown,
 12 just to quickly go through it. There is no parking
 13 proposed. So that's the first floor plan. There is
 14 no parking proposed primarily due to Hoboken
 15 discouraging car use, and also to promote commercial
 16 use street level at this location. So rather than
 17 car parking, we provided for bikes, one per unit, a
 18 large bike room. On the upper levels, the balconies
 19 have -- there are terraces over the first floor
 20 where there is a setback, solar heated terraces, and
 21 a bulk of the units have balconies. For those units
 22 that don't have any outdoor space, there is a common
 23 rooftop deck surrounded by a green roof.

24 Without going through the plan, I'll just
 25 give you the breakdown, two studios, 20 one beds, 24

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1 two beds, and six three-beds. So it's predominantly
 2 one and two-bed units, and the units range from
 3 approximately 500 to 1,200 square feet in size.
 4 Eleven of these units are designated as affordable.
 5 Lastly the project, it is in a flood zone -- it's
 6 five, five units. It's ten-percent affordable.

7 Lastly, the project is located in a flood
 8 zone. We also have to comply with the City
 9 requirements for flood proofing, and the building in
 10 the right-of-way will be fully ADA compliant. So
 11 that's a brief overview unless. There's any
 12 questions, I'll defer to the professionals to
 13 discuss the engineering.

14 CHAIRMAN KENNY: Thank you. Do you
 15 have any questions?

16 COMMISSIONER MALAVASI: You did
 17 mention there was no parking in the building. Will
 18 you address or will your civil engineer address the
 19 parking that is going to be provided for the
 20 building?

21 MR. MELIA: The traffic engineer will
 22 address that.

23 CHAIRMAN KENNY: Any questions?

24 COMMISSIONER MEHTA: The floodplain,
 25 are you making the storefronts over the floodplain?

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1 MR. MELIA: So all of the critical
 2 spaces, the mailrooms, any mechanical or electrical
 3 will be elevated above the floodplain, but the entry
 4 must be at grade so that is wet flood-proofed. It
 5 will allow the water to come in, but all of the
 6 finishes would be such that it wouldn't be impacted
 7 by the water, and the commercial space will be flood
 8 panels or flood-rated glass. So it will be
 9 extremely flood-proof.

10 COMMISSIONER MEHTA: And I think you
 11 mentioned the trash. Do you have any contracts or
 12 do you have normal pickup service?

13 MR. MELIA: That will be part of the
 14 engineer testimony. He will go into that detail.

15 COMMISSIONER MEHTA: All right.

16 CHAIRMAN KENNY: Any other questions?

17 MS. TRAINA: Does the applicant have
 18 a tenant in mind for the retail space?

19 MR. MELIA: At this point I don't
 20 think there is any specific tenant at this stage,
 21 no.

22 MS. TRAINA: Okay.

23 CHAIRMAN KENNY: We'll move onto
 24 engineering.

25 COMMISSIONER MEHTA: What about the

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1 green requirement?

2 MR. MELIA: We'll address that also
 3 with engineering. The green requirement?

4 COMMISSIONER MEHTA: Yeah.

5 MR. VERDIBELLO: The next witness is
 6 Paul Mutch from Stonefield Engineering. Get sworn
 7 in.

8 (The witness is sworn.)

9 MR. MUTCH: M-U-T-C-H.

10 MS. LUSSKIN: Can you state your
 11 qualifications for the record?

12 MR. MUTCH: Certainly. I graduated
 13 from Rowan university with a bachelor's degree in
 14 civil engineering. I am a licensed professional
 15 engineer in the state of New Jersey. I have been
 16 practicing for roughly 12 years on projects like
 17 you'll see this evening, and I've been accepted by
 18 more than a hundred land use boards in the state of
 19 New Jersey.

20 MS. LUSSKIN: Is he qualified,
 21 Mr. Chairman?

22 CHAIRMAN KENNY: Yes. We have no
 23 objections. He's accepted.

24 MR. MUTCH: So as part of this
 25 project and leading up to this moment, we've met

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1 with your subcommittee and worked with your Board
 2 professionals. We looked to address all of your
 3 comments and could provide intent to comply with any
 4 comments that remain outstanding in the current
 5 review letter received on this project. So the
 6 other issue, we have no objection to any of the
 7 comments that we've seen so far, and that will be
 8 with all professional comments.

9 A brief overview of the site, Adrian did a
 10 great job of getting the look and the feel of this,
 11 but just to highlight some of the features from a
 12 site plan perspective, one of the main priorities
 13 here was obviously pedestrian safety, and in some of
 14 the Hoboken initiatives, what we've done on both
 15 sides of 14th is we've provided bump-outs to limit
 16 the time that pedestrians are in the right-of-way,
 17 and also those bump-outs will provide full ADA
 18 upgrades to those intersections with new ramps, new
 19 sidewalk and the like to ensure that pedestrian
 20 safety at the intersection, certainly those Vision
 21 Zero initiatives are being -- being looked at here
 22 at part of this application.

23 In addition, all of the facilities
 24 fronting the building, all of the new sidewalk will
 25 be ADA compliant. We're just trying to clean up

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1 that area and bring a fresh development that
 2 enhances pedestrian safety. We're eliminating that
 3 on-site traffic that we talk about as far as the
 4 parting that was existing on the site. That will be
 5 removed and reallocated to the Harlow Building
 6 across 14th, and a parking agreement will come into
 7 play. We'll work on this with Hoboken. In addition
 8 to that we are also -- we also eliminated a loading
 9 that was on site. So there's going to be no
 10 vehicular traffic across these driveways or across
 11 these walkways, which again enhances public or
 12 pedestrian safety along the building.

13 Loading will be out front in a striped
 14 area located out in front of the building where the
 15 primary loading will occur in the street, all of
 16 this is in effort for overall pedestrian safety.
 17 Again, all of the intersections are upgraded with
 18 ADA compliant similar to the sidewalks. We've
 19 incorporated a lot of public and pedestrian
 20 amenities along the frontage. You got to see some
 21 views from the street -- from the street view in the
 22 previous drawings, but just to highlight some of
 23 the -- some of what we've provided. There's bike
 24 racks provided along both frontages, both and Willow
 25 and along the alley that's next to the aqueduct.

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1 Tables and seating, you know, conceptually
 2 we wanted to show some of the -- some of the retail
 3 uses and cafe uses. That may change but the goal
 4 here is to make it a very pedestrian friendly area.
 5 Planter boxes, trees and planters, table chairs and
 6 then there's some benches that are incorporated
 7 along the alley, along 14th, and it will just help
 8 pedestrianize that area a little bit more. It's a
 9 little bit dark and dreary now, but it will brighten
 10 up the whole area with this fresh development.

11 Landscaping planters are incorporated on
 12 all frontages. We have street trees proposed along
 13 Willow, and it's going to continue that street tree
 14 theme. At the intersection we have various benches
 15 provided as well. That's a high level overview what
 16 the site plan is, just kind of complimenting
 17 Adrian's testimony. I'm happy to answer or clarify
 18 anything that you have seen.

19 CHAIRMAN KENNY: I have a quick
 20 question. So you had mention that you're entering
 21 into some type of agreement with the Harlow. Do you
 22 expect the Harlow to be able to accommodate for all
 23 of the units? I think you said there were one, two
 24 and three-bedrooms?

25 MR. MUTCH: Yeah, the parking

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1 agreement that we have worked out, it's going to
 2 work for all parties.

3 CHAIRMAN KENNY: Also for the
 4 specific type of business or retail, is that going
 5 to park there as well?

6 MR. MUTCH: Yes. It's all in the
 7 works.

8 COMMISSIONER MEHTA: And where do you
 9 think you'll be able to do things, like the
 10 residential people moving in and moving out and
 11 deliveries for the building?

12 MR. MUTCH: It's all going to be in
 13 the shared loading space that's out front of the
 14 building. We intend to keep it on the roadway, no
 15 curb cuts into the building or anything like that.
 16 So everything will be operated from that space in
 17 front of the building.

18 COMMISSIONER MEHTA: And that is also
 19 the commercial -- in terms of the commercial area
 20 loading, not in front of the residential area?

21 MR. MUTCH: Yeah, that's understood.

22 COMMISSIONER MEHTA: So then this is
 23 going to be a parking area to use for people who go
 24 in and go out?

25 MR. NICHOLAS: Just a moment,

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1 Commissioner, it's in the street. There is
 2 pedestrian access. No vehicular traffic at all.
 3 MR. MUTCH: Yeah, that's when we
 4 tried to eliminate that pedestrian traffic so all of
 5 the loading operations is taken care in that space
 6 and not in front of where that location is. The
 7 pedestrian nature of that area on 14th was a
 8 priority for the project.
 9 COMMISSIONER MEHTA: Okay.
 10 MS. TRAINA: Can you identify the
 11 entrance to the retail space and the entrance to
 12 where the residential departments would be?
 13 MR. MUTCH: Certainly. So the
 14 entrances to retail space is located here. Another
 15 entrance here for the restaurant on the right-hand
 16 side, and then the residential lobby and things of
 17 that nature are located along 14th, which would be
 18 in this area.
 19 MS. TRAINA: So for review purposes,
 20 residents would enter through the pedestrian
 21 walkway?
 22 MR. MUTCH: That's correct yes.
 23 CHAIRMAN KENNY: Is there any
 24 frontage on Clinton Street or is it exclusively --
 25 MR. MUTCH: Yeah. No frontage on

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1 Clinton Street for this one.
 2 COMMISSIONER MALAVASI: Question on
 3 the streetscape. I'm looking at your engineering
 4 plan. It might be architectural and a question for
 5 the architect, about the tree pits. How are the
 6 trees with the accessible grate or the tree pits?
 7 MR. MUTCH: I would assume accessible
 8 tree grates. We're amenable to either option.
 9 COMMISSIONER MALAVASI: We need
 10 accessible tree grates.
 11 MR. MUTCH: Then that's what we'll
 12 provide.
 13 COMMISSIONER MALAVASI: And then just
 14 while we're on it, in the Subdivision Committee,
 15 there were two issues that were resolved there that
 16 the applicant complied with, which was moving the
 17 loading area to Willow Avenue, that shared area
 18 where we and the City wanted it. There was a
 19 question about putting one in the right-of-way on
 20 14th Street. We resolved that. Those were the two
 21 major comments. I have no other questions.
 22 CHAIRMAN KENNY: Any other
 23 Commissioners have questions?
 24 MR. TRIDENTI: Mr. Chairman, I have a
 25 question. Would you please address the shade tree

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1 requirement; how many trees you're planting and how
 2 many you're making a contribution for?
 3 MR. MUTCH: Yeah. I believe we're
 4 planting three and there were a total of four
 5 required, so I believe there is a contribution.
 6 MR. TRIDENTI: That's Willow Avenue.
 7 What about 14th Street?
 8 MR. MUTCH: 14th Street, there
 9 currently are no trees so in order to comply with
 10 the County standards, we'll have to make a
 11 contribution for what's required.
 12 MS. TRAINA: So from our previous
 13 correspondence, we had discussed making a
 14 contribution for five trees which should total
 15 \$86,000. And you'll be planting the three here on
 16 Willow Avenue.
 17 MR. MUTCH: Yes, the total is five
 18 trees.
 19 MS. TRAINA: The total, yeah, for
 20 contribution?
 21 MR. MUTCH: Five trees.
 22 MR. VERDIBELLO: Yeah, that's
 23 acceptable.
 24 CHAIRMAN KENNY: Any other questions?
 25 Anyone in the public? Mr. Cray, do you have

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1 anything else? Anyone from the public? Thank you.
 2 You may proceed with your next witness.
 3 MR. VERDIBELLO: The last witness
 4 will be Josh Herman also from Stonefield with regard
 5 to traffic engineering.
 6 (The witness is sworn.)
 7 MR. HERMAN: H-E-R-M-A-N.
 8 MS. LUSSKIN: Please state your
 9 qualifications for the record.
 10 MR. HERMAN: Yes. I am a traffic
 11 engineer with Stonefield Engineering, in Rutherford,
 12 New Jersey. I have a bachelor's degree in civil
 13 engineering from New York University and a master
 14 degree in transportation planning and engineering
 15 from New York University as well, and I have a
 16 license in professional engineering in the state of
 17 New Jersey.
 18 MS. LUSSKIN: And have you appeared
 19 before boards like this, similar boards?
 20 MR. HERMAN: Yes, I do regularly,
 21 both in New Jersey and New York.
 22 MS. LUSSKIN: Thank you. Is he being
 23 qualified, Mr. Chairman?
 24 CHAIRMAN KENNY: Yes, he's qualified.
 25 You may proceed.

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1 MR. HERMAN: Good evening, everyone.
 2 So I will keep my presentation brief because my
 3 colleagues have provided a good amount of detail.
 4 We prepared a traffic impact study related to the
 5 project and because of the pedestrian-oriented
 6 area -- pedestrian-oriented area of this project, it
 7 founded the trip generation for this particular
 8 project is not anticipated to be very high. A lot
 9 of trips would be done using walking, public
 10 transportation, cycling. In fact the building
 11 provides indoor bicycle parking and all the
 12 pedestrian improvements that were previously
 13 discussed, including curb bump-outs and ADA
 14 compliant sidewalks throughout. So it's our finding
 15 that this development is not anticipated to impact
 16 traffic operations in the area.
 17 In terms of parking there was a question
 18 about parking. Parking would be provided on the
 19 southwest corner in the Harlow parking garage.
 20 There is a number of spaces dedicated to be used by
 21 the development in meeting the City's parking
 22 requirement. I'm happy to answer any questions with
 23 regard to traffic and parking.
 24 CHAIRMAN KENNY: With regards to
 25 transportation, is there going to be a designated

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1 place for ride share and pick up or anything like
 2 that?
 3 MR. HERMAN: So the intention is that
 4 the loading zone is a flex loading zone, so the
 5 anticipation is to have a really flexible area for
 6 deliveries, pickups, and anything like that.
 7 COMMISSIONER MALAVASI: And just out
 8 of curiosity, is the loading a full-time load
 9 parking, or are you going to allow resident parking
 10 at night hours? Sometimes loading zones in Hoboken
 11 allow for resident parking from say nine p.m. to
 12 six a.m.
 13 MR. HERMAN: It's full time.
 14 COMMISSIONER MALAVASI: It's an
 15 appropriate use of the property on the street.
 16 Appropriate. And certainly we generally don't
 17 permit loading zones for this very exclusive use.
 18 So as far as the stores need it, they are certainly
 19 able to use it.
 20 COMMISSIONER MEHTA: And the parking
 21 in the Harlow parking garage, that would be for the
 22 residents and for the commercial also?
 23 MR. HERMAN: Yes.
 24 CHAIRMAN KENNY: Any additional
 25 questions? Anyone from the public? Mr. Cray, do

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1 you have any comments?
 2 MR. CRAY: Yes. Thank you,
 3 Mr. Chairman. In reference to my June 9, 2023
 4 review letter, which is my second review letter, the
 5 applicant came before the review committee as
 6 mentioned before. We're still coordinating with the
 7 city and the County looking for the pedestrian
 8 circulation and loading is consistent and the plans
 9 were revised to what we see now. All that remains
 10 per my review letter is a lot of plan notes which
 11 typically is a condition of approval to address.
 12 We will look to the resolution to point
 13 out the need to change the tree grates, and I'll ask
 14 the applicant to communicate that to the City at the
 15 August meeting so there is no misunderstanding that
 16 you comply in the plans. And then the only other
 17 thing that is typical, when they do obtain City
 18 approval, Soil Conservation and whatever other
 19 approval, that they provide copies of that. So they
 20 also have to make sure the plans don't change again.
 21 So at that point I don't see a need for them to
 22 submit revised plans. Me and the engineer will
 23 review the ADA. We'll talk about that. So it's a
 24 pretty clean set of plans they've already addressed
 25 most of the concerns. So I don't have any further

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1 questions or concerns.
 2 CHAIRMAN KENNY: Thank you, Mr. Cray.
 3 If we don't have any additional questions. I thank
 4 you very much for the presentation, and I think we
 5 can proceed. Would anybody like to make a motion?
 6 COMMISSIONER PETTIGREW: Motion.
 7 COMMISSIONER JETER: Second.
 8 MR. NICHOLAS: On a motion made by
 9 Commissioner Pettigrew. Seconded by Commissioner
 10 Jeter.
 11 Commissioner Aponte-Lipski.
 12 COMMISSIONER APONTE-LIPSKI: Aye.
 13 MR. NICHOLAS: Commissioner Jeter.
 14 COMMISSIONER JETER: Aye.
 15 MS. GIARRATANA: Commissioner Layson.
 16 COMMISSIONER LAYSON: Aye.
 17 MR. NICHOLAS: Commissioner Malavasi.
 18 COMMISSIONER MALAVASI: Aye.
 19 MS. GIARRATANA: Commissioner Mehta.
 20 COMMISSIONER MEHTA: Aye.
 21 MS. GIARRATANA: Commissioner
 22 Pettigrew.
 23 COMMISSIONER PETTIGREW: Aye.
 24 MR. NICHOLAS: And Chairman Kenny.
 25 CHAIRMAN KENNY: Aye.

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1 MR, NICHOLAS: The application has
 2 been approved.
 3 MR. VERDIBELLO: Thank you.
 4 MR, NICHOLAS: Before we proceed I
 5 just want to put on the record that Commissioner
 6 Pettigrew has stepped out and to reconcile a couple
 7 of items. It was -- my apologies, Chairman Kenny on
 8 the roll call. I didn't call his name.
 9 Unfortunately, it's been cut off on call sheet. And
 10 also I would like to point out that Chairman Kenny
 11 has also voted to approve the minutes.
 12 All right. The next item on the agenda
 13 are Applications to be administratively approved.
 14 And one application, which is 2023-022-SP; AMP
 15 Communications LLC; located at 1225 John F. Kennedy
 16 Boulevard; Block 24, Lot 1; in the city of Bayonne.
 17 Do I have a motion to approve?
 18 COMMISSIONER MEHTA: Motion.
 19 COMMISSIONER JETER: Second.
 20 MR, NICHOLAS: On a motion made by
 21 Commissioner Mehta, seconded by Commissioner Jeter.
 22 Commissioner Aponte-Lipski.
 23 COMMISSIONER APONTE-LIPSKI: Aye.
 24 MR, NICHOLAS: Commissioner Jeter.
 25 COMMISSIONER JETER: Aye.

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1 MS. GIARRATANA: Commissioner Layson.
 2 COMMISSIONER LAYSON: Aye.
 3 MR, NICHOLAS: Commissioner Malavasi.
 4 COMMISSIONER MALAVASI: Aye.
 5 MS. GIARRATANA: Commissioner Mehta.
 6 COMMISSIONER MEHTA: Aye.
 7 MR, NICHOLAS: And Chairman Kenny.
 8 CHAIRMAN KENNY: Aye.
 9 MR, NICHOLAS: That application has
 10 been administratively approved. Our next item on
 11 the agenda are applications to be exempt. We have
 12 three applications, so I'll through them all, and we
 13 can vote on one vote.
 14 The first application is 2023-023-SP; 333
 15 Somerset Street Urban Renewal; located at 333
 16 Somerset Street; Block 117.01, Lot 1.06; I believe
 17 it's in the City of Harrison. Harrison.
 18 2023-025-SP: 101 Bayonne, LLC; located at
 19 101 East 2nd Street; Block 359, Lot 4.03; in City of
 20 Bayonne.
 21 And lastly Application 2023-028-SP
 22 Prologis, Inc., located at East 22nd Street and
 23 Avenue J; Block 465, Lot 9; in the City of Bayonne.
 24 Is there a motion to approve the
 25 exemptions?

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1 COMMISSIONER JETER: Motion.
 2 COMMISSIONER MEHTA: Second.
 3 MR, NICHOLAS: On a motion by
 4 Commissioner Jeter. Seconded by Commissioner Mehta.
 5 Commissioner Aponte-Lipski.
 6 COMMISSIONER APONTE-LIPSKI: Aye.
 7 MR, NICHOLAS: Commissioner Jeter.
 8 COMMISSIONER JETER: Aye.
 9 MS. GIARRATANA: Commissioner Layson.
 10 COMMISSIONER LAYSON: Aye.
 11 MR, NICHOLAS: Commissioner Malavasi.
 12 COMMISSIONER MALAVASI: Aye.
 13 MS. GIARRATANA: Commissioner Mehta.
 14 COMMISSIONER MEHTA: Aye.
 15 MR, NICHOLAS: And Chairman Kenny.
 16 CHAIRMAN KENNY: Aye.
 17 MR, NICHOLAS: The three applications
 18 have been exempt. And then the next item on the
 19 agenda are old business. There is no business to be
 20 had. And new business, there is no new business.
 21 And lastly, the next meeting date is Tuesday
 22 July 18, 2023 at 6:30 p.m.
 23 CHAIRMAN KENNY: May I have a motion
 24 to adjourn.
 25 COMMISSIONER APONTE-LIPSKI: Motion.


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1 COMMISSIONER JETER: Second.
 2 CHAIRMAN KENNY: All in favor.
 3 (Whereupon the proceeding is then
 4 concluded at 7:08 p.m.)
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CERTIFICATION

I, SHARI CATHEY, CCR, RPR, License No. 30XI00234700, and Notary Public of the State of New Jersey, hereby certify that the proceedings herein are from the notes taken by me of a Regular Meeting of the Hudson County Planning Board, held on Tuesday, June 20, 2023; and that this is a correct transcript of the same.


SHARI CATHEY, CCR, RPR
A NOTARY PUBLIC of the
State of New Jersey
I.D. No. 2283786
Commission Expires 2/4/27

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