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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, September 19, 2023
6:30 p.m.

B E F O R E:

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

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

- BYRON NICHOLAS, PP, AICP, Secretary
- MARCELLA TRAINA, Assistant Planner
- AMANDA CURLEY, ESQ., Board Attorney
- GREGORY GITTO, PE
- MARIO TRIDENTE, Inspector

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1 CHAIRMAN KENNY: Good evening,
 2 everyone. I would like to call to order the
 3 September 19th, 2023 Hudson County Planning Board
 4 meeting. Has the meeting been properly advertised?
 5 MS. CURLEY: Yes. The meeting was
 6 properly advertised pursuant to the Open Public
 7 Meetings Act.
 8 CHAIRMAN KENNY: Thank you. Can we
 9 have a roll call, please?
 10 MR. NICHOLAS: Yes. Thank you,
 11 Mr. Chairman. Commissioner Aponte-Lipski. She's
 12 coming. Okay. Commissioner Glembocki, absent.
 13 Commissioner Jeter, absent. Commissioner Layson.
 14 COMMISSIONER LAYSON: Here.
 15 MR. NICHOLAS: Commissioner Lugo.
 16 COMMISSIONER LUGO: Here.
 17 MR. NICHOLAS: Commissioner Malavasi.
 18 COMMISSIONER MALAVASI: Here.
 19 MS. GIARRATANA: Commissioner Mehta.
 20 COMMISSIONER MEHTA: Here.
 21 MR. NICHOLAS: Commissioner Ng.
 22 COMMISSIONER NG: Here.
 23 MR. NICHOLAS: Commissioner
 24 Pettigrew.
 25 COMMISSIONER PETTIGREW: Here.

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1 MR. NICHOLAS: Commissioner Walker,
 2 absent. Chairman Kenny.
 3 CHAIRMAN KENNY: Present.
 4 MR. NICHOLAS: Mr. Chairman, we have
 5 a quorum.
 6 CHAIRMAN KENNY: Thank you. Can we
 7 please stand and salute the flag?
 8 (Flag salute.)
 9 MR. NICHOLAS: I would like to state
 10 for the record that Commissioner Jeter has just
 11 entered the meeting.
 12 CHAIRMAN KENNY: Thank you.
 13 Commissioners, have you had the opportunity to
 14 review the minutes from our last meeting?
 15 Okay. I would like a motion.
 16 MR. NICHOLAS: On a motion by
 17 Commissioner Pettigrew and second by Commissioner
 18 Lugo.
 19 Commissioner Aponte-Lipski.
 20 COMMISSIONER APONTE-LIPSKI: Here.
 21 MR. NICHOLAS: We're doing adoption
 22 of the minutes from the last meeting.
 23 COMMISSIONER APONTE-LIPSKI: Aye.
 24 MR. NICHOLAS: Commissioner Jeter.
 25 COMMISSIONER JETER: Aye.

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1 MR. NICHOLAS: Commissioner Layson.
 2 COMMISSIONER LAYSON: Aye.
 3 MR. NICHOLAS: Commissioner Lugo.
 4 COMMISSIONER LUGO: I wasn't here.
 5 MR. NICHOLAS: Commissioner Malavasi.
 6 COMMISSIONER MALAVASI: Aye.
 7 MS. GIARRATANA: Commissioner Mehta.
 8 COMMISSIONER MEHTA: Aye.
 9 MR. NICHOLAS: And Commissioner
 10 Kenny.
 11 CHAIRMAN KENNY: Aye.
 12 MR. NICHOLAS: The minutes have
 13 passed.
 14 COMMISSIONER PETTIGREW: You didn't
 15 ask me.
 16 MR. NICHOLAS: Commissioner
 17 Pettigrew.
 18 COMMISSIONER PETTIGREW: That's why
 19 I'm all the way down here. Thank you. Aye.
 20 MR. NICHOLAS: The minutes have
 21 passed.
 22 CHAIRMAN KENNY: We'll move onto
 23 Memorializations of Resolutions Considered at the
 24 Prior Meeting.
 25 MR. NICHOLAS: Okay. We have two

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1 previous application. First is 2023-006-SP,
 2 Applicant Til The End, LLC; located at 280 Central
 3 Avenue; Block 292, Lot 3; in Kearny.
 4 Commissioner Aponte-Lipski.
 5 COMMISSIONER APONTE-LIPSKI: Aye.
 6 MR. NICHOLAS: Commissioner Jeter.
 7 COMMISSIONER JETER: Yes.
 8 MR. NICHOLAS: Commissioner Layson.
 9 COMMISSIONER LAYSON: I abstain.
 10 MR. NICHOLAS: Commissioner Malavasi.
 11 COMMISSIONER MALAVASI: Aye.
 12 MS. GIARRATANA: Commissioner Mehta.
 13 COMMISSIONER MEHTA: Aye.
 14 MR. NICHOLAS: Commissioner Kenny.
 15 CHAIRMAN KENNY: Aye.
 16 MR. NICHOLAS: Okay.
 17 MS. CURLEY: I don't think
 18 Commissioner Aponte-Lipski was here for this one.
 19 Were you here for the first application or just the
 20 last one? I don't think so. I think you came in
 21 during the middle of the --
 22 COMMISSIONER APONTE-LIPSKI: Okay.
 23 That was when I came late, and I was asking you what
 24 was it about?
 25 MS. CURLEY: Yeah, so maybe you

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1 should abstain.
 2 COMMISSIONER APONTE-LIPSKI: Okay.
 3 Thank you.
 4 MR. NICHOLAS: Commissioner
 5 Pettigrew.
 6 COMMISSIONER PETTIGREW: I know I'm
 7 on the other side of the Hackensack River. But aye.
 8 MR. NICHOLAS: Okay. We now have
 9 five votes for the application.
 10 Okay. The other application from the
 11 previous meeting was 2023-012-SP; Meadowlands
 12 Logistics, LLC; Paterson Plank Road; Block 227, Lot
 13 9; Secaucus.
 14 Commissioner Aponte-Lipski.
 15 COMMISSIONER APONTE-LIPSKI: Aye.
 16 MR. NICHOLAS: Commissioner Jeter.
 17 COMMISSIONER JETER: Aye.
 18 MR. NICHOLAS: Commissioner Layson.
 19 COMMISSIONER LAYSON: Yes.
 20 MR. NICHOLAS: Commissioner Malavasi.
 21 COMMISSIONER MALAVASI: Aye.
 22 MS. GIARRATANA: Commissioner Mehta.
 23 COMMISSIONER MEHTA: Aye.
 24 MR. NICHOLAS: Commissioner
 25 Pettigrew.

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1 COMMISSIONER PETTIGREW: Aye.
 2 MR. NICHOLAS: And Commissioner
 3 Kenny.
 4 CHAIRMAN KENNY: Aye.
 5 MR. NICHOLAS: Okay. Memorialization
 6 has passed.
 7 CHAIRMAN KENNY: So the next item on
 8 our agenda is Site Plans, Subdivisions and Other
 9 Matters Scheduled for Public Hearing. Tonight we
 10 have Application 2023-024-SP; Riverview Development;
 11 8200 River Road; Block 438, Lot 18; in North Bergen.
 12 MR. NICHOLAS: A site plan
 13 application to construct 384 multi-dwelling units
 14 and 425 parking spaces.
 15 MR. ZENN: I'm Jeff Zenn. Should I
 16 stand over here?
 17 MS. CURLEY: That's perfect.
 18 MR. ZENN: I'll start again. I'm
 19 Jeff Zenn, Z-E-N-N, from Cullen and Dykman on behalf
 20 of the applicant, Riverview Development, LLC. As
 21 the Chair just stated, the property is located at
 22 8200 River Road in North Bergen, which is the last
 23 piece of property on River Road. It abuts Edgewater
 24 in Bergen County for your forbearance.
 25 For those of you who have been on the

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1 Board for many years, this is not your first rodeo
 2 with this piece of property. This piece of property
 3 came before this Board in 2015, and was approved.
 4 It's essentially the site plan application. The
 5 only difference is the architectural plan, but
 6 essentially it's the same site plan application. At
 7 this point in time there is a -- we have North
 8 Bergen board approval of the project. We also have
 9 DEP Waterfront Development project -- Waterfront
 10 Development Permit in hand.
 11 We have received the last two comment
 12 letters from Planning by Ms. Traina, dated
 13 September 15. Mr. Chairman, I think all of these
 14 comments indicate that we're -- let me state for the
 15 record. Number one, we will adhere to the comments
 16 from both T & M and local approval. All of the
 17 other items in here, certainly the easement
 18 agreement, we will comply with those. We agree with
 19 No. 3 in terms of rain gardens and swails, green
 20 roof. We acknowledge the trees that we require tree
 21 contributions. So unless you need any testimony, I
 22 think this planning letter, we agree with this, and
 23 have no issues concerning this.
 24 CHAIRMAN KENNY: I think for purposes
 25 of the record, we would like to take some testimony.

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1 MR. ZENN: Okay. And then we do have
 2 our site engineer Mr. Foley and Mr. Verderese, who
 3 will testify. For the record we have the
 4 engineering review letter from T & M, that's dated
 5 September 15, as well. And again, most of the
 6 comments indicated that the applicant has agreed to
 7 comply, and if the Board has any other issues with
 8 that, we plan go through the comments that I don't
 9 have an indication that either satisfied the
 10 engineer or we agree to comply. So with that I
 11 would like to have Mr. Foley come up and testify.
 12 (The witness is sworn.)
 13 MS. CURLEY: Please state your name.
 14 MR. FOLEY: My name is Robert Foley,
 15 F-O-L-E-Y. I am vice president of the firm Sam
 16 Schwartz Consulting, LLC, 342 8th Avenue, New York
 17 City. I have a history on this project as well as
 18 Mr. Zenn and Mr. Verderese. I took this over
 19 actually three -- three firms ago, and it has stuck
 20 with me for the duration since about 2010. I was
 21 the engineer of record of the original application
 22 that was approved by the Board -- this Board back in
 23 2015.
 24 CHAIRMAN KENNY: Thank you,
 25 Mr. Foley. As long as there are no objections by

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1 the Commissioners we accept him.

2 MR. FOLEY: You know what probably

3 will be easiest if I use the mouse on the screen,

4 okay? This is actually, what we're looking at is

5 the parking and site circulation exhibit, and I

6 think this is a good enough exhibit to work from to

7 explain the project in the matters that are in the

8 County Planning Board's purview.

9 You know, as Mr. Zenn said, we're at 8200

10 River Road. The base layout of the building,

11 basically the parking that we have is the same

12 footprint as the prior application that we reviewed

13 eight years ago. Driveway layouts are essentially

14 the same. We have the south driveway,

15 right-in/right-out that accesses the building's

16 garage at the south end of the building. The main

17 ingress egress remains opposite Bulls Ferry Road.

18 It's the signalized intersection with River Road.

19 The location of the site driveway essentially adds

20 to that intersection.

21 T & M said we will need a design waiver

22 for the width of this driveway. The traffic volumes

23 that are exiting the site as well as this being the

24 only left-turn egress from the proposed building

25 necessitates two lanes, and that essentially is why

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1 we need that design waiver. Mr. Verderese in his

2 testimony will be describing that for you.

3 Continuing north we have another

4 right-in/right-out driveway, again, ingress-egress

5 to the front of the garage. There was a Planning

6 comment, you know, wanting the spaces depicting the

7 handicapped spaces provided, and those were given

8 prior to this meeting being scheduled.

9 A little bit more on the site, some of the

10 features that are the same as the prior application.

11 Given that the site is immediately adjacent to the

12 Hudson River, no stormwater detention is required.

13 However, we do provide water quality in a

14 bio-detention swale on the River Road frontage.

15 There is also a sand filter water quality feature in

16 this knob area where we have basically two -- two

17 lanes of the Hudson River walkway assignment to go

18 around that waterfront walkway as required,

19 continues from the north and south property line,

20 across the front of the project at the river.

21 Beyond that, things essentially are the

22 same per the 2015 plan. You know I -- Mr. Zenn

23 represented that we, you know, are in full agreement

24 with T & M's comments in the letter from T & M of

25 September 15th. I don't want to take the time to

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1 talk about those individually, and we would be happy

2 to -- obviously, myself as a professional, work with

3 your Board professionals to get things resolved to

4 your satisfaction.

5 MR. ZENN: Thank you, Mr. Foley. Do

6 any Commissioners have any questions?

7 COMMISSIONER MEHTA: Yes, from the

8 letter I'm looking at 385 -- 84 apartments. How

9 many one bed or two-bedrooms? And then in 2015,

10 there was no environmental EV charging station. Out

11 of the 425 parking, how many charging stations are

12 you providing?

13 MR. FOLEY: The electrical element of

14 the building is still being designed. The revision

15 to New Jersey DCA cites an allowance for EV, allows

16 for the provision I believe for ten percent, but the

17 spaces can be EV compatible with a phased rollout,

18 and when the actually spaces need to be -- have

19 chargers installed, so that would be there would be

20 a -- depending on when the project was ultimately

21 constructed, it ultimately will be up to ten percent

22 of those spaces.

23 COMMISSIONER MEHTA: I think it was

24 15?

25 MR. FOLEY: Is it 15? Mr. Verderese

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1 will testify perhaps more fully, but that is a

2 requirement.

3 COMMISSIONER MEHTA: Yes.

4 MR. FOLEY: And we're going to comply

5 with the EV requirement. And I'm sorry. I answered

6 your second question first. What was your first

7 question?

8 COMMISSIONER MEHTA: First question

9 was out of the 384 apartments, how many one-bedroom,

10 how many two-bedrooms are there?

11 MR. FOLEY: Let me go back to the

12 title sheet, and I can tell you. Here it is.

13 Fifty-one studios, 151 -- I'm sorry. Fifty-one

14 studios, 158 one-bedroom, 101 one-bedroom with

15 dense; 61 two-bedrooms; eight two-bedrooms with

16 dens. So to simplify it, 51 studios; 259

17 one-bedrooms, and 69 two-bedrooms.

18 COMMISSIONER MEHTA: And one more

19 question. You're parking area, is that in the

20 floodplain?

21 MR. FOLEY: What will be done with

22 this property, at the present time I'm going to --

23 I'm sorry. I'm going to refer to the grading plan.

24 At present, this approximate line is the -- it's

25 shown on the plan where the flood elevation is

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1 currently. What will be done on this property is
 2 within the plan set, it's intended there be
 3 intergrading and permit done. That's the initial
 4 phase of construction to raise the site up above the
 5 present FEMA hundred-year storm for consolidation, a
 6 letter of that provision filed in effect to get the
 7 site high and dry per FEMA, and then building
 8 construction be done subsequent to that. So it is a
 9 two-part answer, but ultimately it will be above the
 10 hundred year.

11 MR. ZENN: Just for clarification,
 12 even without the map amended, the center egress and
 13 ingress at the northern driveway, those are
 14 completely out of the flood zone, correct?

15 MR. FOLEY: Yes. Correct.
 16 Essentially, where my hand is on this plan is -- is
 17 well above the map -- the FEMA elevation map. Also
 18 for the terms of your waterfront development permit,
 19 the building substructure, that garage level will be
 20 designed as a hardened, irrespective of the FEMA
 21 elevation that we're going to be seeking.

22 CHAIRMAN KENNY: Thank you. Any
 23 other questions from Commissioners?

24 COMMISSIONER MALAVASI: Just maybe
 25 it's more Mr. Verderese versus the site engineer,

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1 but just so you know, we -- the County recently got
 2 money to upgrade the bike lane on River Road, that
 3 portion of connected bike line and repaving the
 4 entire road. So depending on your timing, once we
 5 pave the road, which will be sometime next year,
 6 there will be a new bike lane and the requirement to
 7 cut the road is curb to curb along the frontage so
 8 if you get in your utilities early before we pave
 9 it --

10 MR. FOLEY: Acknowledged.
 11 COMMISSIONER MALAVASI: We'll provide
 12 you with the plan.

13 MR. FOLEY: That was my next
 14 question.

15 COMMISSIONER MALAVASI: So you can
 16 see how the bike lane is laid out, and you can
 17 coordinate your entries with your aisles, so you can
 18 coordinate your aisles to where we're putting them.
 19 So I'll get those plan up to you.

20 MR. FOLEY: Sure. Very good. Thank
 21 you.

22 CHAIRMAN KENNY: Any Commissioners?
 23 Greg, do you have questions as the consulting
 24 engineer?

25 MR. GITTO: I mean generally like

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1 Mr. Foley said, they've agreed to comply with the
 2 comments in our letter, so we're good.

3 CHAIRMAN KENNY: Thank you. We have
 4 no further questions for this witness.

5 MR. ZENN: Thank you. Can we swear
 6 Mr. Verderese in?

7 MS. CURLEY: Full name first.

8 MR. VERDERESE: Nicholas Verderese,
 9 V-E-R-D-E-R-E-S-E.
 10 (The witness is sworn.)

11 MR. VERDERESE: I've been on the
 12 project since 2012. So I presented before the Board
 13 Members, and there are maybe one or two that I
 14 recognize from back then, but I've been a traffic
 15 engineer since 2005.

16 MR. ZENN: When you were here, your
 17 hair was a lot darker.

18 MR. VERDERESE: I think I worked at
 19 four different firms from then until now so, yes.

20 CHAIRMAN KENNY: The witness is
 21 accept unless there are any objections? Okay.
 22 Proceed.

23 MR. ZENN: Nick, if you could just go
 24 through what the proposed traffic patterns are for
 25 the Board, vis-a-vis River Road.

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1 MR. VERDERESE: Yeah. So we did a
 2 traffic study. Our most recent traffic counts were
 3 in 2022. Like I said before, we had a number of
 4 traffic counts to draw back on as well. So
 5 generally what we do is he typically utilize
 6 conservative traffic volumes. So we utilized those
 7 existing counts. We projected based on the 384
 8 units. The traffic volumes, as you heard already we
 9 are providing -- that doesn't work. We are
 10 providing --

11 MS. CURLEY: You can move the podium
 12 around.

13 MR. VERDERESE: A new driveway, two
 14 lane exiting, one lane entering opposite Bulls Ferry
 15 Road. We also have a proposed in the median a
 16 dedicated left-turn lane for access into the
 17 property. We have signal upgrade as well that will
 18 go along with the project, a modified signalized
 19 time and phasing essentially to keep existing levels
 20 of service at the intersection.

21 There was some comments from your engineer
 22 that we had addressed, I think, to his satisfaction
 23 as far as the traffic impact study goes. We did
 24 agree, I'll have to work it out. I guess you have
 25 your project going on, we can what we can do with

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1 the striping and center turn lane here because we
 2 have a restrictions on left turns in, to figure out
 3 how you would like us to stripe it opposite the
 4 southern driveway. When you let us know how you
 5 would like us to do it, we can take care of that.
 6 The two things that were requested from us
 7 to testify on, one where is Uber, Fed Ex, UPS and
 8 the deliveries occur. So with Uber, pizza, et
 9 cetera, FedEx, there is a dropoff area here in the
 10 lobby right here in this circular dropoff in front
 11 of the building. You come in and park it along the
 12 curb line. There is plenty of room for bypass, and
 13 there is access, two access points inbound as well
 14 as access on two sides of that for ingress and
 15 egress.
 16 As well as this location for loading
 17 movements and move-ins and trash are at the south
 18 end. You can see on this plan there is vehicle
 19 circulation. So the vehicle comes in, utilizes a
 20 K-turn, backs up to the trash area. And then the
 21 move-in area at the south end. Lastly, is the
 22 parking since the County development standards
 23 refers to RSIS, we were granted de minimis exception
 24 by North Bergen. North Bergen as part of this
 25 project created a redevelopment plan in there and

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1 identified one parking space per unit as being
 2 adequate. That matches up pretty closely with the
 3 Institute of Transportation Engineers for this type
 4 of building in this area. So we're confident that
 5 the 420 spaces exceeds the 384 required by North
 6 Bergen, which required 346 spaces for this project.
 7 So we're confident that what's proposed will
 8 adequately serve the residents of the building for
 9 parking.
 10 MR. ZENN: Thank you very much. Do
 11 any Commissioners have any questions?
 12 COMMISSIONER MALAVASI: I'm not sure
 13 if we shared our traffic signal plan with you yet.
 14 MR. VERDERESE: Yeah, you have. I
 15 think we did after we had that meeting back in June,
 16 I think we might have gotten that from you. We're
 17 in the process of picking up some additional survey
 18 because our last survey was a number of years ago.
 19 COMMISSIONER MALAVASI: As long as
 20 your signal plans match, and we'll all be on the
 21 same page so.
 22 MR. VERDERESE: Yes.
 23 CHAIRMAN KENNY: Any other questions?
 24 COMMISSIONER MEHTA: Just one
 25 question. Are you completing the river walkway?

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1 MR. VERDERESE: Yeah. Do you see
 2 that dark red that Bob was talking about at the
 3 bottom of the page? That's North Bergen's layout.
 4 And that's the Bergen County line.
 5 MR. FOLEY: There is access, two,
 6 three.
 7 MR. VERDERESE: Yeah, there is
 8 multiple ways.
 9 MR. FOLEY: There is access to the
 10 north, and there is a pocket park that's part of the
 11 project site improvements that has a sidewalk
 12 connection from River Road into the walkway area.
 13 COMMISSIONER MALAVASI: As far as the
 14 walkway goes, there is no County jurisdiction, but
 15 we have that issues with maintenance of our walkways
 16 along the river. So hopefully the maintenance is
 17 built into your HOA, and the condominium association
 18 will take care of the maintenance of the walkway.
 19 MR. ZENN: Well, we don't intend to
 20 be HOA. We intend it to be a rental.
 21 COMMISSIONER MALAVASI: Well, how is
 22 the walkway being maintained? We've had complaints
 23 from residents.
 24 MR. ZENN: It's the building. It's
 25 the building owner.

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1 COMMISSIONER MALAVASI: It doesn't
 2 have to be HOA.
 3 MR. ZENN: We don't want you to --
 4 you put it out there.
 5 COMMISSIONER MALAVASI: I didn't mean
 6 it. Somebody has to maintain it.
 7 MR. ZENN: Yes.
 8 COMMISSIONER MALAVASI: Okay. Good.
 9 Thank you.
 10 CHAIRMAN KENNY: Mr. Gitto, do you
 11 have any questions?
 12 MR. GITTO: I just have one. For the
 13 southern driveway, you're limiting it to SU-30 (ph.)
 14 vehicles only?
 15 MR. VERDERESE: Yeah, one of the
 16 communication e-mails that we've traded in advance
 17 of the meeting, you know, appropriate signage. I'm
 18 thinking you know delivery vehicles only to and the
 19 maximum length on the sign.
 20 MR. GITTO: Okay. In terms of
 21 rentals, there will be scheduled move-ins?
 22 MR. VERDERESE: Right. We will set
 23 it up with the size of the vehicles and all of that.
 24 MR. GITTO: Okay. Great.
 25 CHAIRMAN KENNY: Does anyone else

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1 have any questions? Anyone from the public?
 2 Okay. You can proceed. Thank you very
 3 much.
 4 MR. ZENN: Mr. Chairman, we have
 5 nothing further.
 6 CHAIRMAN KENNY: Okay. If there are
 7 no other comments from the Board or anyone from the
 8 public, I'm going to ask for a motion.
 9 COMMISSIONER LUGO: Motion.
 10 COMMISSIONER JETER: Second.
 11 MR. NICHOLAS: Okay. On a motion
 12 from Commissioner Lugo, and seconded by Commissioner
 13 Jeter.
 14 Commissioner Aponte-Lipski.
 15 COMMISSIONER APONTE--LIPSKI: Aye.
 16 MS. CURLEY: One second, please.
 17 MR. NICHOLAS: Commissioner Jeter.
 18 COMMISSIONER JETER: Yes.
 19 MR. NICHOLAS: Commissioner Layson.
 20 COMMISSIONER LAYSON: Aye.
 21 MR. NICHOLAS: Commissioner Lugo.
 22 COMMISSIONER LUGO: Aye.
 23 MR. NICHOLAS: Commissioner Malavasi.
 24 COMMISSIONER MALAVASI: Aye.
 25 MS. GIARRATANA: Commissioner Mehta.

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1 COMMISSIONER MEHTA: Aye.
 2 MR. NICHOLAS: Commissioner Ng.
 3 COMMISSIONER NG: Aye.
 4 MR. NICHOLAS: Commissioner
 5 Pettigrew.
 6 COMMISSIONER PETTIGREW: Aye.
 7 MR. NICHOLAS: Chairman Kenny.
 8 CHAIRMAN KENNY: Aye.
 9 MR. NICHOLAS: Mr. Chairman, the
 10 motion has passed.
 11 CHAIRMAN KENNY: Okay. Thank you.
 12 MR. ZENN: Thank you very much.
 13 MR. NICHOLAS: Okay. Mr. Chairman,
 14 the next item on the agenda is Applications to be
 15 Administratively Approved. We have one, Application
 16 2023-045-SP; Dish Wireless; located 518-524 Kennedy
 17 Boulevard; Block 219, Lot 45; in Bayonne. This is a
 18 telecommunications application along a County road.
 19 CHAIRMAN KENNY: Need a motion.
 20 COMMISSIONER JETER: Motion.
 21 COMMISSIONER MEHTA: Second.
 22 MR. NICHOLAS: Okay. On a motion
 23 from Commissioner Jeter and seconded by Commissioner
 24 Mehta.
 25 Commissioner Aponte-Lipski.


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1 COMMISSIONER APONTE--LIPSKI: Aye.
 2 MR. NICHOLAS: Commissioner Jeter.
 3 COMMISSIONER JETER: Aye.
 4 MR. NICHOLAS: Commissioner Layson.
 5 COMMISSIONER LAYSON: Aye.
 6 MR. NICHOLAS: Commissioner Lugo.
 7 COMMISSIONER LUGO: Aye.
 8 MR. NICHOLAS: Commissioner Malavasi.
 9 COMMISSIONER MALAVASI: Aye.
 10 MS. GIARRATANA: Commissioner Mehta.
 11 COMMISSIONER MEHTA: Aye.
 12 MR. NICHOLAS: Commissioner Ng.
 13 COMMISSIONER NG: Aye.
 14 MR. NICHOLAS: Commissioner
 15 Pettigrew.
 16 COMMISSIONER PETTIGREW: Aye.
 17 MR. NICHOLAS: Chairman Kenny.
 18 CHAIRMAN KENNY: Aye.
 19 MR. NICHOLAS: Okay. The motion has
 20 passed. The next item on the agenda is Applications
 21 to be Exempt. We have three. We have Application
 22 2023-042-SP/SD; Boulder Concepts LLC; located at 446
 23 North 2nd Street; Block 8, Lot 22; in East Newark.
 24 This is a site plan and subdivision application not
 25 located along a County road.

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1 We have Application 2023-048-SP; AR
 2 SciTech, LLC; 189 Phillip Street; Block 21504, Lot
 3 4.04; in Jersey City. A site plan application not
 4 located along a County road.
 5 And we have Application 2023-052-SP; 416
 6 Hoboken Avenue, LLC; located at 414-432 Hoboken
 7 Avenue; Block 6701, Lot 6 through 12 in Jersey City.
 8 This is a site plan application not located along a
 9 County road.
 10 CHAIRMAN KENNY: Can I have a motion?
 11 COMMISSIONER JETER: Motion.
 12 COMMISSIONER MEHTA: Second.
 13 MR. NICHOLAS: Okay. A motion from
 14 Commissioner Jeter. Seconded by Commissioner Mehta.
 15 Commissioner Aponte-Lipski.
 16 COMMISSIONER APONTE--LIPSKI: Aye.
 17 MR. NICHOLAS: Commissioner Jeter.
 18 COMMISSIONER JETER: Aye.
 19 MR. NICHOLAS: Commissioner Layson.
 20 COMMISSIONER LAYSON: Aye.
 21 MR. NICHOLAS: Commissioner Lugo.
 22 COMMISSIONER LUGO: Aye.
 23 MR. NICHOLAS: Commissioner Malavasi.
 24 COMMISSIONER MALAVASI: Aye.
 25 MS. GIARRATANA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Aye.
 2 MR. NICHOLAS: Commissioner Ng.
 3 COMMISSIONER NG: Aye.
 4 MR. NICHOLAS: Commissioner
 5 Pettigrew.
 6 COMMISSIONER PETTIGREW: Aye.
 7 MR, NICHOLAS: Chairman Kenny.
 8 CHAIRMAN KENNY: Aye.
 9 MR. NICHOLAS: The motion has passed.
 10 CHAIRMAN KENNY: Can I have a motion
 11 to adjourn?
 12 COMMISSIONER APONTE--LIPSKI: Motion.
 13 COMMISSIONER JETER: Second.
 14 MR. NICHOLAS: Thank you very much
 15 everyone. The next meeting is October 17th.
 16 (Whereupon the proceeding is then
 17 concluded at 7:04 p.m.)
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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
 8 Tuesday, August 15, 2023; and that this is a correct
 9 transcript of the same.
 10
 11
 12 
 13 SHARI CATHEY, CCR, RPR
 14 A NOTARY PUBLIC of the
 15 State of New Jersey
 16 I.D. No. 2283786
 17 Commission Expires 2/4/27
 18
 19
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