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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, January 16, 2024  
6:30 p.m.

B E F O R E:

- FRANCIS KENNY, Chairman
- YRAIDA APONTE-LIPSKI, Commissioner
- BERNARD CALLEGARI, Commissioner
- PAMELA LAYSON, Commissioner
- SAMANTHA LUGO, Commissioner
- THOMAS MALAVASI, PE, Commissioner
- RUSHABH MEHTA, 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
- PETER BONDAR, P.E., C.M.E.
- MARIO TRIDENTE, Inspector

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1 CHAIRMAN KENNY: Good evening,  
 2 everyone. I would like to call to order the  
 3 Tuesday, January 16th, 2024, Hudson County Planning  
 4 Board meeting. Has the meeting been properly  
 5 advertised?  
 6 MS. CURLEY: Yes. The meeting was  
 7 properly advertised pursuant to the Open Public  
 8 Meetings Act. So we can proceed.  
 9 CHAIRMAN KENNY: All right. Thank  
 10 you. Roll call.  
 11 MR. NICHOLAS: Thank you, Chairman.  
 12 Commissioner Aponte-Lipski.  
 13 COMMISSIONER APONTE-LIPSKI: Here.  
 14 MR. NICHOLAS: Commissioner  
 15 Glembocki, not present. Commissioner Callegari.  
 16 COMMISSIONER CALLEGARI: Here.  
 17 MR. NICHOLAS: Commissioner Jeter,  
 18 not present. Commissioner Layson, not present.  
 19 Commissioner Lugo.  
 20 COMMISSIONER LUGO: Here.  
 21 MR. NICHOLAS: Commissioner Malavasi.  
 22 COMMISSIONER MALAVASI: Here.  
 23 MR. NICHOLAS: Commissioner Mehta,  
 24 not present. Commissioner Ng.  
 25 COMMISSIONER NG: I'm here.

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1 MR. NICHOLAS: Commissioner  
 2 Pettigrew.  
 3 COMMISSIONER PETTIGREW: Here.  
 4 MR. NICHOLAS: Commissioner Walker,  
 5 not present. And Chairman Kenny.  
 6 CHAIRMAN KENNY: Here.  
 7 MR. NICHOLAS: Chairman, we have a  
 8 quorum.  
 9 CHAIRMAN KENNY: Great. Let's please  
 10 stand and salute the flag.  
 11 (Flag salute.)  
 12 CHAIRMAN KENNY: Okay. First has  
 13 everyone had an opportunity to read the minutes of  
 14 our prior meeting, and if so, can I have a motion to  
 15 approve them?  
 16 COMMISSIONER PETTIGREW: Motion.  
 17 COMMISSIONER LUGO: Second.  
 18 MR. NICHOLAS: On a motion made by  
 19 Commissioner Pettigrew, second by Commissioner Lugo.  
 20 Commissioner Aponte-Lipski.  
 21 COMMISSIONER APONTE-LIPSKI: Aye.  
 22 MR. NICHOLAS: Commissioner  
 23 Callegari.  
 24 COMMISSIONER CALLEGARI: Aye.  
 25 MR. NICHOLAS: Commissioner Lugo.

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1 COMMISSIONER LUGO: Aye.  
 2 MR. NICHOLAS: Commissioner Malavasi.  
 3 COMMISSIONER MALAVASI: Aye.  
 4 MR. NICHOLAS: Commissioner Mehta,  
 5 not present. Commissioner Pettigrew.  
 6 COMMISSIONER PETTIGREW: Aye.  
 7 MR. NICHOLAS: And Chairman Kenny.  
 8 CHAIRMAN KENNY: Aye.  
 9 MR. NICHOLAS: Chairman, the motion  
 10 has passed, and the meetings minutes have been  
 11 adopted.  
 12 CHAIRMAN KENNY: All right.  
 13 MR. NICHOLAS: Chairman, next on the  
 14 agenda are Matters Scheduled for Public Hearing.  
 15 First we have selection of officers.  
 16 Ms. Curley, would you take the lead?  
 17 MS. CURLEY: Yes. So the first order  
 18 of business is to ask for nominations for the  
 19 position of Board Chair.  
 20 COMMISSIONER LUGO: I would like to  
 21 nominate the current Chairman, Francis Kenny.  
 22 COMMISSIONER APONTE-LIPSKI: Second.  
 23 MS. CURLEY: We'll do a vote on that.  
 24 MR. NICHOLAS: All right --  
 25 MS. CURLEY: For Francis Kenny to be

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1 Chairperson. Do we have any votes? Do we have  
 2 any -- who's in favor?  
 3 (Unanimous aye.)  
 4 MS. CURLEY: Any opposed? All right.  
 5 So the Board voted in favor of the motion, so I  
 6 believe now, we nominate for vice chairperson.  
 7 COMMISSIONER LUGO: I'll nominate  
 8 Rushabh Mehta.  
 9 CHAIRMAN KENNY: Second.  
 10 MS. CURLEY: Sorry. I have to  
 11 backtrack back to Mr. Kenny. I need a motion to  
 12 close nominations. Can we close nominations on  
 13 Mr. Kenny?  
 14 COMMISSIONER APONTE-LIPSKI: Motion.  
 15 MS. CURLEY: I need a second.  
 16 COMMISSIONER LUGO: Second.  
 17 MS. CURLEY: All right. Now let's  
 18 vote Mr. Kenny all in favor of Mr. Kenny becoming  
 19 Chairperson again. Say aye. Any nays?  
 20 (The Board votes unanimously in favor  
 21 of Chairman Kenny.)  
 22 MS. CURLEY: All right. So we're  
 23 good. Mr. Kenny, congratulations. You're  
 24 Chairperson again.  
 25 Now, for Vice Chairperson, can I have a

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1 nomination?

2 COMMISSIONER LUGO: I nominate

3 Rushabh Mehta.

4 CHAIRMAN KENNY: Second.

5 MS. CURLEY: Great. Do we have a

6 motion to close nominations?

7 COMMISSIONER APONTE-LIPSKI: Motion.

8 COMMISSIONER LUGO: Second.

9 MS. CURLEY: All in favor of the Vice

10 Chairman being Rushabh. say aye.

11 (The Board votes unanimously in favor

12 of Vice Chairman Mehta.)

13 MS. CURLEY: Any opposed? The

14 position of Vice Chair has been filled. The next

15 nomination I will take is for Chair Pro Tempore of

16 the Board.

17 COMMISSIONER LUGO: I would like to

18 nominate Floyd Jeter.

19 COMMISSIONER PETTIGREW: Second.

20 MS. CURLEY: All in favor?

21 (Unanimous aye.)

22 MS. CURLEY: The motion -- at this

23 point I'll take a motion to close nominations.

24 COMMISSIONER PETTIGREW: Motion.

25 COMMISSIONER APONTE-LIPSKI: Second.

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1 MS. CURLEY: All in favor.

2 (The Board votes unanimously to close

3 nominations.)

4 MS. CURLEY: And now, we're going to

5 vote on Mr. Jeter's proposed position. All in

6 favor?

7 (The Board votes unanimously in favor

8 of Chair Pro Tempore Jeter.)

9 MS. CURLEY: Any nays? So we're done

10 with Mr. Jeter. So now we're going to move onto the

11 nominees of the committees, and I believe that this

12 is when Byron takes back over.

13 MR. NICHOLAS: Yes. Thank you,

14 Ms. Curley. So for the assignment of committee

15 members, I just want to provide an overview of the

16 three committees that will be considered. The first

17 one is the Site Plan and Subdivision Committee --

18 Subdivision Review Committee, of which usually is

19 two Commissioners that are appointed for this

20 committee, and typically one is the County Engineer.

21 So if there is a consideration for another

22 Commissioner to join, this would be the correct time

23 to, you know, to let us know. Any takers?

24 CHAIRMAN KENNY: I'll do it.

25 MR. NICHOLAS: Chairman Kenny. And

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1 secondly, we typically have the Budget and Finance

2 Committee, in which we have a term -- it's usually

3 termed Evaluation Committee, and this is within our

4 bylaws where the committee members are tasked with

5 reviewing the provisions of all contracts for

6 outside services, and as the Board knows, typically

7 every year they will be engaged with outside

8 consulting services for the legal and engineering.

9 So again this year we'll be doing a very similar

10 process. Typically, for those committees we have

11 three Commissioners. So any takers, recommendations

12 from the Board?

13 COMMISSIONER MALAVASI: I'm in.

14 COMMISSIONER LUGO: I'll do it.

15 MR. NICHOLAS: Thank you,

16 Commissioner Lugo. Anyone else? No pressure.

17 We'll follow up later. We could touch base as we

18 e-mail the meeting minutes, but thank you

19 Commissioner Malavasi and Commissioner Lugo. And

20 then lastly, this committee that I'm about to

21 introduce, again, it's in our bylaws but typically

22 we don't -- we don't request for Commissioners to

23 join this committee because it's really based on the

24 County Master Plan or creating a new master plan, or

25 in this case we'll be engaging with the State plan

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1 in which they're doing a cross examination process.

2 And I don't want to overwhelm our Commissioners

3 about that, but just introduce the committee as it

4 is termed in our bylaws, the County Master Plan and

5 Long Range Planning Committee.

6 So you do not have to, you know, let us

7 know at this time if you are going to join this

8 committee. We can provide more information at the

9 next meeting or the next hearing, but if there is an

10 interest, you know, please let us know and we can

11 move forward put you on that committee of the

12 Commissioners, all right?

13 All right, Chairman. That is it for the

14 assignment of committee members, and next on the

15 agenda are Memorialization of Resolutions considered

16 at the previous meeting. With that being said, is

17 there a -- Oh, I'm sorry, I'll read in the first

18 application.

19 Application 2023-035-SP; County Avenue

20 XNJ, LLC; located at 330 County Avenue; Block 32,

21 Lot 3; in the town of Secaucus. It's a site plan

22 application to demolish the existing structure and

23 construct a 101,716-square-foot warehouse building

24 with associated parking areas and truck court.

25 On a motion made by Commissioner Lugo,

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1 seconded by Commissioner Pettigrew.  
 2 Commissioner Aponte-Lipski.  
 3 COMMISSIONER APONTE-LIPSKI: Aye.  
 4 MR. NICHOLAS: Commissioner  
 5 Callegari.  
 6 COMMISSIONER CALLEGARI: Aye.  
 7 MR. NICHOLAS: Commissioner Lugo.  
 8 COMMISSIONER LUGO: Aye.  
 9 MR. NICHOLAS: Commissioner Malavasi.  
 10 COMMISSIONER MALAVASI: Aye.  
 11 MR. NICHOLAS: Commissioner  
 12 Pettigrew.  
 13 COMMISSIONER PETTIGREW: Aye.  
 14 MR. NICHOLAS: And Chairman Kenny.  
 15 CHAIRMAN KENNY: Aye.  
 16 MR. NICHOLAS: Chairman, the  
 17 application has been memorialized. And just to  
 18 inform the Board, I'm just calling the names of  
 19 Commissioners who were able to vote at the last  
 20 meeting.  
 21 The next application to be memorialized is  
 22 Application 2023-064-SP; BASF Corporation; located  
 23 at 1 Central Avenue, Block 17, Lot 2; in the town of  
 24 East Newark or the Borough of East Newark. It's a  
 25 site plan application to construct a five-acre park

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1 on the eastern bank of the Passaic River.  
 2 On a motion made by Commissioner  
 3 Pettigrew, second by Commissioner Lugo.  
 4 Commissioner Aponte-Lipski.  
 5 COMMISSIONER APONTE-LIPSKI: Aye.  
 6 MR. NICHOLAS: Commissioner  
 7 Callegari.  
 8 COMMISSIONER CALLEGARI: Aye.  
 9 MR. NICHOLAS: Commissioner Lugo.  
 10 COMMISSIONER LUGO: Aye.  
 11 MR. NICHOLAS: Commissioner Malavasi.  
 12 COMMISSIONER MALAVASI: Aye.  
 13 MR. NICHOLAS: Commissioner  
 14 Pettigrew.  
 15 COMMISSIONER PETTIGREW: Aye.  
 16 MR. NICHOLAS: And Chairman Kenny.  
 17 CHAIRMAN KENNY: Aye.  
 18 MR. NICHOLAS: Chairman, the  
 19 application has been memorialized. And lastly for  
 20 memorialization, we have Application 2023-067-SP;  
 21 Parkway Generation LLC; located at 200 Pennsylvania  
 22 Avenue; Block 298, Lot 19.01; in the town of Kearny.  
 23 It's a subdivision application to subdivide one lot  
 24 into two lots.  
 25 On a motion made by Commissioner

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1 Pettigrew, second by Commissioner Lugo.  
 2 Commissioner Aponte-Lipski.  
 3 COMMISSIONER APONTE-LIPSKI: Aye.  
 4 MR. NICHOLAS: Commissioner  
 5 Callegari.  
 6 COMMISSIONER CALLEGARI: Aye.  
 7 MR. NICHOLAS: Commissioner Lugo.  
 8 COMMISSIONER LUGO: Aye.  
 9 MR. NICHOLAS: Commissioner Malavasi.  
 10 COMMISSIONER MALAVASI: Aye.  
 11 MR. NICHOLAS: Commissioner  
 12 Pettigrew.  
 13 COMMISSIONER PETTIGREW: Aye.  
 14 MR. NICHOLAS: And Chairman Kenny.  
 15 CHAIRMAN KENNY: Aye.  
 16 MR. NICHOLAS: Chairman, the  
 17 application has been memorialized. And next on the  
 18 agenda is Site Plans Subdivisions and Other Matters  
 19 Scheduled for Public Hearing, with the first  
 20 application, Application 2023-026-SP; Shealing  
 21 Consultants LLC 82 County Avenue; Block 33, Lot 11;  
 22 in Secaucus. It's a site plan application to  
 23 construct a mixed-use building with 24 dwelling  
 24 units, four COAH units, and 600 square feet of  
 25 retail space.

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1 MR. VERDIRAMO: I was wondering what  
 2 side we were going to do this. Ladies and gentlemen  
 3 of the Board, my name is Vince Verdiramo. I have  
 4 offices here in Jersey City. It's my pleasure to  
 5 see you and to present to you this project, 82  
 6 County Avenue, in Secaucus New Jersey. I've brought  
 7 a whole host of experts to discuss and report for  
 8 you. I don't want to take up too much of your time.  
 9 Most of the comment letter issues that  
 10 were presented by way of a letter dated  
 11 December 21st, 2023, have been addressed to the  
 12 satisfaction of your engineer. As a result of that,  
 13 I really just want to focus on those issues where  
 14 the comment was made, and it was a continuing  
 15 comment that there was clarification that would be  
 16 necessary, taking cognizance of the fact that this  
 17 is a permitted use and no-brainer on this  
 18 application. It's pre-- predefined within the four  
 19 corners what we're trying to do, and I don't think  
 20 that there's and awful lot to -- that should take a  
 21 tremendous amount of time this evening.  
 22 I think it would be appropriate at this  
 23 point to hear from the owner first, then I would  
 24 like to call the architect very quickly just to give  
 25 you an overview of the project. You'll then hear

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1 from the engineer, and he'll discuss the full site  
 2 plan, and address some of the issues that were  
 3 raised by your engineer, and finally, I have a  
 4 traffic planner here as well, the traffic engineer,  
 5 who will address some of the issues with regard to  
 6 the traffic.  
 7 We also have on hand a planner as well  
 8 should you need that that's necessary today, but I  
 9 think that would be overkill at this point. But be  
 10 that as it may. But I'll leave that to your  
 11 discretion. And I want to let you know the  
 12 seriousness that my client takes it, since we did  
 13 bring the planner as well despite the fact that it  
 14 really isn't a variance-type situation, okay? So  
 15 first I'm going to ask Mr. Patel to step up as the  
 16 owner of the project, and he'll describe the project  
 17 to you and just introduce himself and talk to you a  
 18 little bit about it.  
 19 MS. CURLEY: Can you please raise  
 20 your right-hand, and state your name for the record?  
 21 MR. PATEL: First name is Alex.  
 22 A-L-E-X. Last name is Patel, that's P-A-T-E-L.  
 23 (The witness is sworn.)  
 24 MS. CURLEY: Great. Thank you.  
 25 MR. PATEL: So folks, much like what

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1 Vince said first and foremost, and I just want to  
 2 say thank you to everyone, because I understand the  
 3 weather conditions. It is cold. We would rather be  
 4 on a beach with some piña coladas, but we are here,  
 5 so thank you for doing your duty joining us tonight.  
 6 It's been a pleasure working with the folks at the  
 7 Hudson County Planning Board and Marchella, so we've  
 8 been in constant communication. And with Greg, he's  
 9 a wonderful person to work with, very thorough on  
 10 his topics, and we appreciated working with him. So  
 11 I want to say thank you from the bottom of my heart  
 12 for that.  
 13 Much like what Vince said, we're here  
 14 today for a project that is a mixed-use project.  
 15 It's 23 units, not 24, with retail on the first  
 16 floor, it is a permitted use under the jurisdiction  
 17 which is NJSEA. It is also a project for which we  
 18 did not request any variance relief whatsoever, so  
 19 we built what was permitted in size and form by the  
 20 master plan of the NJSEA. We're here today because  
 21 that property fronts County Avenue, which squarely  
 22 puts this within the County Planning Board when it  
 23 comes to the site work.  
 24 So I don't want to take too much of your  
 25 time. We have a whole roster of folks that are

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1 going to come up here to speak with you. But again,  
 2 thank you and I'll hand it over to.  
 3 MS. CURLEY: Similarly whoever is  
 4 getting up there, please raise your right hand and  
 5 state your name.  
 6 MS. SHAH: Hi, my name is Suchita,  
 7 S-U-C-H-I-T-A; Shah, S-H-A-H.  
 8 (The witness is sworn.)  
 9 MS. CURLEY: All right. I'll let  
 10 Chairman Kenny take it from here.  
 11 CHAIRMAN KENNY: Okay. Ms. Shah,  
 12 please provide your qualifications, please.  
 13 MS. SHAH: Absolutely. So I'm a  
 14 registered architect, licensed in ten states  
 15 including the state of New Jersey. I've presented  
 16 in front of about 15 to 20 boards, went to school at  
 17 Pratt institute and graduated, and took my exams to  
 18 be a registered licensed architect, and I have  
 19 overseen and supervised the making of these plans.  
 20 CHAIRMAN KENNY: Thank you. Unless  
 21 there are any objections, the witness is accepted.  
 22 MR. VERDIRAMO: Great. Please  
 23 proceed.  
 24 MS. SHAH: Thank you. So just to  
 25 quickly kind of introduce the project a little

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1 further as Alex said, there are 23 units in this  
 2 building, 19 standards units as well as four COAH  
 3 developed for the Housing Act. The building is  
 4 35 feet tall. It's well within the allowable  
 5 building height in the area. We have three to four  
 6 different materials being used on the outside of the  
 7 building including -- we do have fibrous panels as  
 8 well EIFS and some paint, glass and aluminum.  
 9 As far as, again, HVAC and such, those are  
 10 usually for what is going to be the retail unit. At  
 11 the bottom here in front being a retail unit, there  
 12 is going to be a storefront glass, and the rest of  
 13 the building is kind of a straight building, and  
 14 really the HVAC is going to be based on the unit.  
 15 So for example, the retail will be supplied through  
 16 the unit that is right above the space, while all of  
 17 the standards and COAH are going to be split.  
 18 The units are going to be compressors --  
 19 the condenser -- condensing units on the roof and  
 20 furnaces are each -- are within the units  
 21 themselves. So usually the things that would sort  
 22 of be kind of an eyesore because the condenser units  
 23 are kind of borders of the building itself so you  
 24 won't be able to see them.  
 25 The one thing that is unique to the

<p style="text-align: right;">Page 18</p> <p>1 building is that due to site being the way that it  2 is, the each floor is almost a little bit different.  3 So this being the first floor has the parking kind  4 of right underneath this portion of the building.  5 These rectangles here represent columns, and this is  6 as a result of the mixed use part of the space.  7 There is retail space as well as the residential  8 accessory space, and then starting from the second  9 floor, the residential units start. So we have six  10 units on the second floor, nine units on the third  11 floor, and two stair towers, and then eight units on  12 the fourth floor.  13 MR. VERDIRAMO: Can you give a  14 description of the units, please?  15 MS. SHAH: Sure. So some of them are  16 two-bedroom, some of them are one bedroom. I can  17 give you a breakdown if you give me a few minutes.  18 MR. VERDIRAMO: Can you describe for  19 the Board the visual impact of the cladding with  20 regard to the surrounding?  21 MS. SHAH: So we have used a very  22 neutral coloring. The blue is a most pleasant color  23 in kind of a city area like this. So this I guess  24 the brick which you'll see in the depiction, is a  25 brick pattern, a gray brick pattern next to the</p>	<p style="text-align: right;">Page 20</p> <p>1 MS. SHAH: Parking spaces? If you  2 don't mind waiting to give the site engineer that  3 question.  4 MR. VERDIRAMO: That's going to be  5 covered by the site engineer.  6 MS. SHAH: I could provide the  7 detail, but I don't want to.  8 COMMISSIONER NG: Is there going to  9 be bicycle? Do we within the site have bicycle  10 spots and also the charger station for the --  11 MR. VERDIRAMO: The EV will be  12 handled by the engineer as well. But there are EV  13 spaces. Any other questions from the Commissioners?  14 MS. TRAINA: Sorry. I had a  15 question, Mr. Chairman. So any of the -- are there  16 any balconies or anything that would be protruding  17 into the right-of-way?  18 MS. SHAH: No. It's up against the  19 property line.  20 MS. TRAINA: And then as far as the  21 retail space, is there a proposed tenant that the  22 retail space is going to compatible with?  23 MS. SHAH: So I don't know. Maybe if  24 you guys want to take that question?  25 MR. PATEL: So the site is going to</p>
<p style="text-align: right;">Page 19</p> <p>1 panel. These are the sections of blue which are  2 what we call wall panel because it's basically just  3 reveals in a wall panel, and they're kind of stacked  4 together to look kind of like a metal-type wall.  5 These little textured parts of the building are  6 EIFS, which looks kind of like or people compare it  7 to stucco, but it's much more sophisticated than  8 that. It gives it kind of a softer texture.  9 MR. VERDIRAMO: So given the nature  10 of County Avenue, the area being mixed use, also  11 being quite commercial, is there anything about this  12 design that will make this building not be in  13 conformity with the surrounding area?  14 MR. PATEL: Not at all. I mean it is  15 very similar to the surrounding area. That's why we  16 picked certain materials to match.  17 MR. VERDIRAMO: And foliage is also  18 being provided as well?  19 MS. SHAH: Correct. I believe  20 engineer is going to --  21 MR. VERDIRAMO: We'll be talking  22 about that in a moment. Okay. Does the Board have  23 any other questions to direct to the architect?  24 COMMISSIONER NG: How many parking  25 parking lots?</p>	<p style="text-align: right;">Page 21</p> <p>1 be -- you said the proposed tenant for the retail  2 space?  3 MS. TRAINA: Yes.  4 MR. PATEL: So it's going to be a  5 retail shop, I think a convenience store that's  6 going to go on the space. It's 600 square feet.  7 MS. TRAINA: Thank you so much for  8 your time.  9 MR. VERDIRAMO: Okay. My next  10 witness would be Matt Grieco from the engineering  11 company.  12 MS. CURLEY: Please raise your right  13 hand and state your name.  14 MR. GRIECO: Matthew Grieco.  15 (The witness is sworn.)  16 MR. VERDIRAMO: Thank you.  17 Mr. Chairman, do you want do the voir dire, or would  18 you like me to do it?  19 CHAIRMAN KENNY: You can do it.  20 MR. VERDIRAMO: Sure. Mr. Grieco,  21 please advise the Board as to by whom are you  22 employed?  23 MR. GRIECO: McNally Doolittle  24 Engineering in Oakland, New Jersey.  25 MR. VERDIRAMO: And how long have you</p>

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1 been with that firm?

2 MR. GRIECO: Since '95.

3 MR. VERDIRAMO: And you're a licensed

4 engineering in the state of New Jersey?

5 MR. GRIECO: I am.

6 MR. VERDIRAMO: And how long have you

7 been licensed?

8 MR. GRIECO: Since '84 -- Oh, I'm

9 sorry. '89.

10 MR. VERDIRAMO: Okay. And where did

11 you obtain your degree?

12 MR. GRIECO: The New Jersey Institute

13 of Technology.

14 MR. VERDIRAMO: You've appeared

15 before boards such as this; fair to say?

16 MR. GRIECO: Yes.

17 MR. VERDIRAMO: On approximately how

18 many occasions?

19 MR. GRIECO: Numerous. All the time.

20 MR. VERDIRAMO: More than a hundred?

21 MR. GRIECO: Yes. Yes.

22 MR. VERDIRAMO: I ask he be accepted

23 as an expert.

24 CHAIRMAN KENNY: The witness can

25 proceed.

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1 MR. VERDIRAMO: Okay. Mr. Grieco,

2 please review the site plan with the Board, paying

3 specific attention to the issues that are raised in

4 the comment letter.

5 MR. GRIECO: Yes. Absolutely. I'm

6 just going to switch to the site plan. We have an

7 exhibit that shows the site plan, and what this

8 outline shows is the basic footprint of the building

9 that actually touches down to the ground. There's a

10 section of the building that extends over this rear

11 parking area that's shown in these hashed lines

12 here. So the main part of the building, four

13 stories, the property fronts County Avenue. The

14 property extends with two driveways on either side,

15 two-way driveways on either side through the site.

16 There are 46 parking spaces.

17 I know there was a question about how many

18 parking spaces are on, there's 46 on the project.

19 We comply with the code for that. The code for

20 parking coming under the New Jersey Sports and

21 Exposition Authority's regulations. It's in their

22 zone so we comply completely with that. We also

23 have EV parking spaces, and we do comply with the

24 number of EV parking as well. They're all

25 located -- seven of them are EV, which I think

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1 there's fifteen percent. We have two handicapped

2 parking spaces that are underneath the main building

3 out of the elements, with direct access, directly

4 into the back of the building.

5 So that's basically it. There's not a lot

6 to it. We comply with all of the zoning from NJSEA,

7 from the town of Secaucus, that process. That's it.

8 MR. VERDIRAMO: Does anybody from the

9 Board have any questions?

10 COMMISSIONER NG: Yes. My second

11 question if the plan has like a station for

12 bicycles, if there was a charge -- you know?

13 MR. GRIECO: Electric bicycles?

14 COMMISSIONER NG: Electric bicycles.

15 MR. GRIECO: I don't think we

16 necessarily have that. We have a proposed bicycle

17 parking area underneath this section of the plan

18 here. I guess they could put something in for

19 charging a bicycle.

20 COMMISSIONER NG: Yeah. The reason

21 I'm asking is more so for fire because of the

22 charging the bicycles.

23 MR. GRIECO: Okay. So you don't want

24 them there? You're saying you do not want to put

25 them there. Okay. Okay. We don't have a plan

Page 25

1 right now because it's not required. I assume it's

2 not required. It's up to the Board.

3 MR. NICHOLAS: I do not believe the

4 Board has jurisdiction over the location of EV

5 infrastructure. I would defer to Ms. Curley on

6 that?

7 MS. CURLEY: We do not. EV

8 infrastructure would also be a state requirement, so

9 we can't really impose conditions on that. Quick

10 question, do you comply with the state EV law?

11 MR. GRIECO: Yes.

12 MS. CURLEY: Okay. Thank you.

13 CHAIRMAN KENNY: Any further

14 questions?

15 MR. TRIDENTE: Mr. Chairman?

16 Mr. Chairman, I have a question. Just for the

17 edification of the Board, could you please elaborate

18 a little bit on the frontage regarding shade tree

19 requirements?

20 MR. GRIECO: We have proposed seven

21 shade trees along the frontage of the property right

22 along the street curb line, between the curb and the

23 sidewalk.

24 MR. TRIDENTE: It's one shade tree

25 for how many linear feet?

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1 MR. GRIECO: We have a shade tree for  
 2 every 40 feet of space.  
 3 MR. TRIDENTE: So the County Shade  
 4 Tree Requirement is one shade tree for 30 feet,  
 5 which brings your total up to 8.9 shade trees.  
 6 MR. GRIECO: We'll be glad to revise  
 7 that and the appropriate shade trees that are  
 8 required.  
 9 MR. TRIDENTE: As long as they don't  
 10 conflict with your driveway.  
 11 MR. GRIECO: Yeah. We just have to  
 12 space them out properly.  
 13 MR. TRIDENTE: You're aware that  
 14 there are requirements --  
 15 MR. GRIECO: Yes.  
 16 MR. TRIDENTE: That you need to  
 17 select the right trees that won't grow beyond --  
 18 MR. GRIECO: We could work with your  
 19 planner.  
 20 MR. TRIDENTE: We'll e-mail a shade  
 21 tree list.  
 22 MR. GRIECO: Absolutely.  
 23 COMMISSIONER MALAVASI: Your site  
 24 plan, your drain, you show storm drain several  
 25 feet --

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1 MR. GRIECO: Yes.  
 2 COMMISSIONER MALAVASI: And you show  
 3 a hashing for new sidewalk in that area where that  
 4 storm drain is, so I'm assuming you're going to  
 5 replace it?  
 6 MR. GRIECO: We are, absolutely.  
 7 That was one of the comments in the letter which we  
 8 will. We're definitely going to replace that  
 9 sidewalk all the way down.  
 10 COMMISSIONER MALAVASI: The other  
 11 point is the car wash that shares your frontage.  
 12 MR. GRIECO: Okay.  
 13 COMMISSIONER MALAVASI: I would talk  
 14 to them about the sidewalk so we don't to open the  
 15 sidewalk again.  
 16 MR. GRIECO: Sure. Absolutely.  
 17 COMMISSIONER MALAVASI: So you don't  
 18 have to worry about who's doing what to the site,  
 19 you know, with regard to the sidewalk. They haven't  
 20 been before the Board yet. I don't recall if  
 21 they're doing a new sidewalk?  
 22 MS. TRAINA: No. No.  
 23 COMMISSIONER MALAVASI: They're  
 24 really redoing the parking lot, so just make sure  
 25 you understand what they're doing so.

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1 MR. GRIECO: Absolutely.  
 2 COMMISSIONER MALAVASI: So you don't  
 3 encroach on that property? Just the other question,  
 4 do you think you encroach on this property?  
 5 MR. GRIECO: Let me get that plan up.  
 6 So you can see by this heavy dashed line here, this  
 7 is the new pipe that we're constructing from our  
 8 detention system. It does go under the sidewalk and  
 9 the neighboring property as well, so I think we  
 10 construct the existing pipes with some shoring. It  
 11 will get along that edge of the property line. If  
 12 we do need to go into it, we can certainly have that  
 13 conversation.  
 14 COMMISSIONER MALAVASI: With the  
 15 neighbor and make sure they go along with it?  
 16 MR. GRIECO: Yeah. Absolutely.  
 17 There is a section requirement to do the property  
 18 here as well.  
 19 COMMISSIONER MALAVASI: Thank you.  
 20 CHAIRMAN KENNY: Any additional  
 21 questions from the Commissioners?  
 22 MR. TRIDENTE: Chairman, just one  
 23 more question. Aside from the locations where  
 24 you're going to be putting in the curb cuts, are the  
 25 sidewalks going to be replaced there?

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1 MR. GRIECO: The entire sidewalk is  
 2 going to --  
 3 MR. TRIDENTE: Okay.  
 4 MR. GRIECO: Yeah, entire sidewalk  
 5 will be replaced in those areas as well as the  
 6 connection where the new pipe is going.  
 7 MR. TRIDENTE: Okay. And you're  
 8 going to maintain that grass strip along the curb,  
 9 or is that going to be removed?  
 10 MR. GRIECO: The grass strip will  
 11 stay. It will be retained. That's where the trees  
 12 are going to go.  
 13 MR. TRIDENTE: Okay. Very good.  
 14 CHAIRMAN KENNY: Anyone else?  
 15 COMMISSIONER LUGO: Have you been in  
 16 front of Secaucus?  
 17 MR. VERDIRAMO: Yes. It was  
 18 approved.  
 19 MS. TRAINA: Could you forward that  
 20 resolution?  
 21 MR. VERDIRAMO: There is no  
 22 resolution because it's a permitted use, so we're  
 23 awaiting the zoning certificate. This is the last  
 24 piece. After that, we have a zoning certificate.  
 25 CHAIRMAN KENNY: Since there are no

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1 more questions here, I'll open it up to the public.  
 2 MR. VERDIRAMO: We have one more  
 3 witness, if you would like to hear from.  
 4 CHAIRMAN KENNY: I'm sorry. Then you  
 5 can proceed with the next.  
 6 MR. VERDIRAMO: We have Mr. Seckler,  
 7 our traffic engineer.  
 8 MS. CURLEY: Could you please raise  
 9 your right hand and state your name for the record?  
 10 MR. SECKLER: Matthew Seckler, that's  
 11 S-E-C-K-L-E-R.  
 12 MS. CURLEY: Hey, Matt. Amanda  
 13 Curley.  
 14 MR. SECKLER: Hey, Amanda.  
 15 (The witness is sworn.)  
 16 MR. VERDIRAMO: Mr. Seckler, would  
 17 you give the Board the benefit of your experience,  
 18 please?  
 19 MR. SECKLER: Certainly. I have a  
 20 bachelor of science in civil engineering, Union  
 21 College. I'm a licensed professional engineer  
 22 recognized as a professional traffic operations  
 23 engineer, Institute of Transportation Engineers.  
 24 I've been accepted to over a hundred boards in the  
 25 state of New Jersey, municipal and county.

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1 MR. VERDIRAMO: I move that he be  
 2 accepted as an expert, please?  
 3 CHAIRMAN KENNY: He's accepted.  
 4 MR. VERDIRAMO: Mr. Seckler, explain  
 5 the parking and focus your comments specifically to  
 6 those issues that are raised in the comment letter  
 7 dated December 21st.  
 8 MR. SECKLER: Certainly. We did a  
 9 traffic impact study which was prepared and  
 10 reviewed. I'm just kind of hitting some of the  
 11 highlights within the study that kind of were asked  
 12 by the reviewing engineer to provide a little more  
 13 feedback and information on. We did do counts along  
 14 the site frontage. This area of the County, County  
 15 Avenue is 20-foot wide on each side of the yellow  
 16 lines. This is a 40-foot wide roadway, double  
 17 yellow line down the middle.  
 18 Parking in this stretch of County Avenue  
 19 actually is permitted except I believe there's  
 20 probably street cleaning between nine and eleven  
 21 on -- I think it's either Tuesday or Thursday. We  
 22 do have the availability to park on the street.  
 23 It's wide enough to park and not impede any of the  
 24 traffic. That said, the parking for residents as  
 25 well as the retail, which we have a very small

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1 retail piece for retail customers, can park within  
 2 the building itself.  
 3 In addition, we show here on bottom  
 4 left-hand corner of the plan, there is also this  
 5 loading space inside the building. So you're moving  
 6 now to the inside of the building if Amazon were to  
 7 come in and utilize the inside loading area that's  
 8 available. Obviously, the retail tenant, small  
 9 retail tenant will be able to bring if there were  
 10 any box truck, moving vans, all of that will fit  
 11 within the building itself.  
 12 And we've accommodated that through  
 13 multiple drive aisle design, but also the height of  
 14 the building. The first floor is about 14-foot  
 15 clear so you can get any of those vehicles within  
 16 the site off the road and into the site itself. I  
 17 think there was a question about ride share or if  
 18 someone is picking up -- if Uber is picking someone  
 19 up. We do have that space again, along the site  
 20 frontage. It is wide enough that there is street  
 21 parking. No one is really using it now, but  
 22 clearly, any vehicle that is made to pick up someone  
 23 inside, maybe Door Dash, they could park on the  
 24 curb, on the curbside itself, walk into the building  
 25 and walk out.

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1 We did look at the site driveways in this  
 2 area. You know, we're asking to provide two  
 3 driveways, the two which will be full movement,  
 4 meaning right and left turns. There was a request  
 5 for some testimony regarding the ability for this  
 6 site to accept the right turns in and right turns  
 7 out. There is a couple of things at play here.  
 8 One, this is an area where there's an inconvenient  
 9 location where if you couldn't make a left there,  
 10 you could get to your destination by making a right.  
 11 In fact, most of the streets, if you make  
 12 a right turn out of here, are dead end streets, and  
 13 you're -- because the Turnpike is kind of to the  
 14 south of this area, north of this area, also a lot  
 15 of dead end streets. So instead of having vehicles  
 16 make a right turn out and have to turn around  
 17 somewhere to come back to the left, perhaps if  
 18 they're going to the train station, we could leave  
 19 the right turns out of this site. It's  
 20 inconvenient.  
 21 We are a very low traffic generating use.  
 22 Again, we're talking about 23 units and a very small  
 23 amount of retail. This is something that will  
 24 generate less than a trip a minute during the  
 25 busiest times of day, especially retail. This is

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1 also a very quiet site. So at ten o'clock in the  
2 morning unless you're not looking for morning,  
3 grabbing a bite to eat, really it's very low traffic  
4 being generated from the site driveways, and we have  
5 buffer sight lines getting in and out of the site  
6 driveways, so we do believe this is a site that can  
7 accommodate right and left turn traffic in and out  
8 of the site because of the low volume getting in and  
9 out of the streets, and the low traffic that we're  
10 generating from this site.  
11 MR. VERDIRAMO: There is empirical  
12 data that backs up what he just says contained  
13 within the table included in your report, correct?  
14 MR. SECKLER: Correct. The level of  
15 service of the driveways are incorporated. We again  
16 have two driveways. At most we expect one maybe  
17 during the morning rush hour with two cars being in  
18 the driveway which is also the benefit of having two  
19 driveways. It kind of helps spread the traffic  
20 within the site out between the two. Other than  
21 that, again, the site has been designed with the  
22 appropriate amount of parking, amount of EV spaces,  
23 ADA spaces and the general spaces on the site. So  
24 overall I do believe this site has been designed  
25 both internally and externally to meet typical

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1 industry standards.  
2 MR. VERDIRAMO: Is it your opinion  
3 therefore that the gap analysis won't be necessary?  
4 MR. SECKLER: I don't think a gap  
5 analysis would be necessary, again, because we have  
6 a very light traffic site in terms of what we're  
7 generating on the road. We do think left turns are  
8 necessary actually from a safety point of view  
9 because if you don't allow it, you'll have vehicle  
10 turns elsewhere on the roadway network, and again,  
11 you know, the roadway right here is beneficial, but  
12 it's somewhat -- if you were to make a left turn  
13 into our site, at 20-foot wide, a vehicle would be  
14 able to pass them, so you're not having a case where  
15 you're going down the road, someone makes a left  
16 turn, you see them, a very impatient driver is kind  
17 of waiting behind. That's not the case here. I  
18 think driver's tend to pass on the right if someone  
19 is making a left turn in a 20-foot wide lane like  
20 this.  
21 MR. VERDIRAMO: And again, the width  
22 is more than adequate to accommodate that?  
23 MR. SECKLER: Yes, it is. And again,  
24 we have the benefit in front of our site for  
25 loading, unloading for very short periods of time on

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1 the site frontage, as well as obviously the one  
2 space within.  
3 MR. VERDIRAMO: Can you describe the  
4 flow of traffic vis-a-vis the delivery vehicles,  
5 emergency vehicles, garbage trucks, et cetera?  
6 MR. SECKLER: Yes. So again, we do  
7 have over here at left corner, we designed the site  
8 so that vehicles would be able to circulate, even  
9 larger sized vehicles would be able to circulate  
10 within the site itself. Any vehicle can make a  
11 right turn out which is normally your toughest  
12 movement if you're driving a larger vehicle. You  
13 can make the right turn out without going over the  
14 double yellow line. That's important so that you  
15 don't have a car coming down and that may include  
16 the car in the opposite direction, it can make those  
17 turns without impeding over the double yellow line,  
18 so that's been designed for that as well.  
19 MR. VERDIRAMO: Now, the comment  
20 letter speaks to an issue regarding time and  
21 frequency that you anticipate the deliveries. If  
22 you could address that please?  
23 MR. SECKLER: Again, very little  
24 deliveries with 600 square feet of retail area.  
25 Again, you would probably see maybe a delivery, you

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1 know, a couple of times a week. Typically that  
2 would be scheduled. There would be a coordination  
3 with the property manager for the residential units  
4 themselves. So if someone is doing a  
5 move-in/move-out, that would be not at the same time  
6 that you have a -- let's say a truck delivery for  
7 the retail area.  
8 So basically, building management would,  
9 you know, box out that they have to come, the  
10 move-in/move-outs, you know, Monday, Wednesday and  
11 Thursdays from ten to four p.m., and then outside of  
12 that would go to, you know, for the retail  
13 deliveries.  
14 MR. VERDIRAMO: Could you describe  
15 for the Board the impact of the two driveways, and  
16 how that would affect turning and getting in and out  
17 of the property?  
18 MR. SECKLER: Again, I think it's a  
19 positive on the road like this because of the left  
20 turns which are the more typical movement if you're  
21 leaving the driveway to be spread out between two  
22 driveways. So you don't end up with an over-queue  
23 on-site, but again, I do think two driveways with  
24 the very low amount of trips which is, again, less  
25 than a trip a minute at the busiest times, there

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1 would be no adverse affect for having two driveways  
 2 for this site. But again, the two driveways does  
 3 allow for a trash truck and delivery vehicles,  
 4 move-in/move-out, even a fire truck.  
 5 A Secaucus fire truck could circulate this  
 6 under the building if for some reason they wanted  
 7 to. They go throughout the site because you have  
 8 two driveways. One driveway, you need to have room  
 9 within your site for these vehicles to turn around,  
 10 K-turn and spin. It becomes a lot less efficient  
 11 and a lot less useable site from a circulation  
 12 standpoint.  
 13 MR. VERDIRAMO: So then in  
 14 conclusion, would it be in your opinion that the  
 15 construction of this building with these two exits,  
 16 the impact over traffic would be negligible?  
 17 MR. SECKLER: Yes.  
 18 MR. VERDIRAMO: Nothing further.  
 19 CHAIRMAN KENNY: Any questions?  
 20 MR. NICHOLAS: Mr. Chairman, if I  
 21 may. So are there any safety mechanisms in place to  
 22 prevent conflicts with pedestrians at the driveways?  
 23 MR. SECKLER: I don't believe we have  
 24 any proposed right now, but I do know a lot of times  
 25 you end up with either a flashing light or a sign

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1 that illuminates a vehicle exiting. That is  
 2 something we would be willing to install if  
 3 requested.  
 4 MR. NICHOLAS: It's for the Board's  
 5 consideration.  
 6 COMMISSIONER MALAVASI: Mr. Chair, it  
 7 looks like with your parking analysis, the standards  
 8 to park, you did mention ability the park on County  
 9 Avenue. You're the only residential building in the  
 10 area right now. That's one of the nuances. You may  
 11 want to paint an edge line for the space in front of  
 12 your property to taper, because people driving down  
 13 the road don't expect, you know, since you're on a  
 14 County road, and you've got open space, and you've  
 15 got a car wash, and they don't expect parking on the  
 16 side like that. So maybe you want to taper just so  
 17 people can see how the road is right now. It's  
 18 potentially just for safety reasons.  
 19 MR. SECKLER: That makes a lot of  
 20 sense.  
 21 COMMISSIONER MALAVASI: If you -- not  
 22 that much. You know, just maybe if you want to  
 23 halfway in front of the property.  
 24 MR. SECKLER: That makes a lot of  
 25 sense. So instead of having a 20-foot wide lane,

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1 we're treating it like as a 12-foot lane and an  
 2 eight-foot shoulder of parking. That makes sense.  
 3 COMMISSIONER MALAVASI: No one else  
 4 is parking there, so people aren't expecting cars.  
 5 MR. SECKLER: You know, obviously  
 6 working with the County making sure you guys are  
 7 okay with the striping plan.  
 8 MR. VERDIRAMO: Thank you. That's my  
 9 presentation on behalf of the applicant. I ask that  
 10 you approve.  
 11 CHAIRMAN KENNY: Let me just open it  
 12 to the public for just a second. Thank you.  
 13 I would like to ask for a motion.  
 14 COMMISSIONER PETTIGREW: Motion.  
 15 COMMISSIONER APONTE-LIPSKI: Second.  
 16 MR. NICHOLAS: On a motion made by  
 17 Commissioner Pettigrew and second by Commissioner  
 18 Aponte-Lipski.  
 19 Commissioner Aponte-Lipski.  
 20 COMMISSIONER APONTE-LIPSKI: Aye.  
 21 MR. NICHOLAS: Commissioner  
 22 Callegari.  
 23 COMMISSIONER CALLEGARI: Aye.  
 24 MR. NICHOLAS: Commissioner Lugo.  
 25 COMMISSIONER LUGO: Aye.

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1 MR. NICHOLAS: Commissioner Malavasi.  
 2 COMMISSIONER MALAVASI: Aye.  
 3 MR. NICHOLAS: Commissioner Ng.  
 4 COMMISSIONER NG: Aye.  
 5 MR. NICHOLAS: Commissioner  
 6 Pettigrew.  
 7 COMMISSIONER PETTIGREW: Aye.  
 8 MR. NICHOLAS: And Chairman Kenny.  
 9 CHAIRMAN KENNY: Aye.  
 10 MR. NICHOLAS: Mr. Chairman, the  
 11 motion has been carried. The application has been  
 12 approved.  
 13 Mr. Chairman, the next item on the agenda  
 14 are Applications to be Exempt. The first  
 15 application is 2023-061-SPSD; 77 River Road, LLC;  
 16 located at 7701 Marine Road; Block 438.01, Lot 2; in  
 17 North Bergen.  
 18 Secondly, the application next for  
 19 exemption is -- I'm sorry. I'll read the  
 20 description. A site plan and subdivision  
 21 application not along a County road. my apologies.  
 22 The next application for exemption is  
 23 2023-077-SP; Grand Street Realty LLC; located at 428  
 24 Grand Street; Block 376A, Lot 37A; in the City of  
 25 Jersey City. It's a site plan application not along

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1 a County road.  
 2 And lastly, Application 2023-079-SP;  
 3 Malvinder & Pawanjeet Bhatia; located at 74-76  
 4 Terrace Avenue; Block 2504, Lot 2; in the City of  
 5 Jersey City. It's a site plan application not along  
 6 a County road.  
 7 On a motion made by Commissioner Lugo,  
 8 second by Commissioner Ng.  
 9 Commissioner Aponte-Lipski.  
 10 COMMISSIONER APONTE-LIPSKI: Aye.  
 11 MR. NICHOLAS: Commissioner  
 12 Callegari.  
 13 COMMISSIONER CALLEGARI: Aye.  
 14 MR. NICHOLAS: Commissioner Lugo.  
 15 COMMISSIONER LUGO: Aye.  
 16 MR. NICHOLAS: Commissioner Ng.  
 17 COMMISSIONER NG: Aye.  
 18 MR. NICHOLAS: Commissioner Malavasi.  
 19 COMMISSIONER MALAVASI: Aye.  
 20 MR. NICHOLAS: And Chairman Kenny.  
 21 CHAIRMAN KENNY: Aye.  
 22 COMMISSIONER PETTIGREW: No.  
 23 Commissioner Pettigrew.  
 24 MR. NICHOLAS: I'm sorry. Chairman,  
 25 the applications have been exempt.

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1 And next on the agenda are old business,  
 2 which we do not have anything related to old  
 3 business to discuss. And subsequently new business,  
 4 I do want to, if you don't mind, Chairman, again,  
 5 provide greater details into my mentioning of the  
 6 County Master Plan and Long Range Planning  
 7 Committee, which this here, I just want to introduce  
 8 to the Board that this year again, the Planning  
 9 Division and the Planning Department is taking on a  
 10 huge feat to create a new County Master Plan. We  
 11 use the term "master plan" and "county master plan,"  
 12 and that is an item that will be required for the  
 13 Board to follow as well as the Board of County  
 14 Commissioners to adopt, all right?  
 15 So that's one -- one element of, again,  
 16 this committee. The second and more eminently, is  
 17 the State plan, which I think it would be for the  
 18 Board's interest to be privy to information that  
 19 will be released very soon, and the State Planning  
 20 Commission plans to release their preliminary plan  
 21 for the State Plan, and I believe it's April 8th and  
 22 the County Commissioners Board will need to adopt a  
 23 resolution basically saying that the County has  
 24 agreed to accept. The acceptance process which the  
 25 County will engage with the municipalities to go

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1 forward with this plan.  
 2 What I do want to recommend to the Board  
 3 is that perhaps the Board can form a resolution to  
 4 endorse the County -- the County Commissioner Board  
 5 to adopt the process of engaging with the  
 6 municipalities and the state for the State plan.  
 7 It's in the best interest of the County to really  
 8 work with, again, the State on this plan because our  
 9 interest for the County can be included in the  
 10 planning effort and conform with the State plan.  
 11 So again, the Division of Planning staff  
 12 will provide more information to the Board for  
 13 consideration to vote at the next hearing, okay?  
 14 It's a lot of information so bear with me.  
 15 COMMISSIONER LUGO: What is the  
 16 responsibility of the committee?  
 17 MR. NICHOLAS: That's a good  
 18 question. So as I mentioned before, we haven't --  
 19 to my knowledge we haven't engaged the County Master  
 20 Plan and Long Range Planning Committee in a very  
 21 long time. Perhaps before I was on Board.  
 22 COMMISSIONER NG: Maybe nine years.  
 23 MR. NICHOLAS: Correct. What I do  
 24 foresee is for the Commissioners to -- I'm going say  
 25 review the preliminary plan from the State and to


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1 help us engage with the municipalities and perhaps  
 2 community groups to provide their input into the  
 3 plan as well, all right? And again, we will have  
 4 more details on that, but that's part of the  
 5 planning effort that we're going to be presenting to  
 6 the Board, and we would like concurrence from the  
 7 Board. There will be an existing conditions report  
 8 that we're working on as well as other activities  
 9 that you know, relates to planning.  
 10 But as I mentioned before, we'll have more  
 11 information at the next Planning Board meeting, all  
 12 right? And lastly, the next item on the agenda is  
 13 the next meeting date for February. It's Tuesday,  
 14 February 20th, at 6:30 p.m.  
 15 CHAIRMAN KENNY: Can I have a motion  
 16 to adjourn the meeting?  
 17 COMMISSIONER PETTIGREW: Motion.  
 18 COMMISSIONER NG: Second.  
 19 CHAIRMAN KENNY: Thank you.  
 20 (Whereupon the proceeding is then  
 21 concluded at 7:25 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, January 16, 2024; 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

<b>&amp;</b>	<b>2283786</b> 46:14	<b>8</b>	<b>accommodated</b> 32:12
<b>&amp;</b> 42:3	<b>23</b> 15:15 17:1 33:22	<b>8.9</b> 26:5	<b>acre</b> 10:25
<b>1</b>	<b>24</b> 12:23 15:15	<b>82</b> 12:21 13:5	<b>act</b> 2:8 17:3
<b>1</b> 10:23	<b>2504</b> 42:4	<b>830</b> 1:8	<b>activities</b> 45:8
<b>101,716</b> 9:23	<b>298</b> 11:22	<b>84</b> 22:8	<b>actually</b> 23:9 31:19 35:8
<b>11</b> 12:21	<b>3</b>	<b>89</b> 22:9	<b>ada</b> 34:23
<b>12</b> 40:1	<b>3</b> 9:21	<b>8th</b> 43:21	<b>addition</b> 32:3
<b>14</b> 32:14	<b>30</b> 26:4	<b>9</b>	<b>additional</b> 28:20
<b>15</b> 16:16	<b>30xi00234700</b> 46:4	<b>9078</b> 46:12	<b>address</b> 14:2,5 36:22
<b>16</b> 1:9 46:8	<b>32</b> 9:20	<b>95</b> 22:2	<b>addressed</b> 13:11
<b>16th</b> 2:3	<b>33</b> 12:21	<b>9a</b> 1:7	<b>adequate</b> 35:22
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