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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, August 20, 2024
6:30 p.m.

B E F O R E:

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

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

BYRON NICHOLAS, PP, AICP, Secretary
DOMINIQUE TURNBULL, Assistant Planner
AMANDA CURLEY, ESQ., Board Attorney
ANTONIOS PANAGOPOULOS, P.E., C.M.E., C.P.W.M.

<p style="text-align: right;">Page 2</p> <p>1 CHAIRMAN KENNY: All right. Good 2 evening, everyone. We'd like to call to order the 3 August 20, 2024, Hudson County Planning Board 4 meeting. Has the meeting been properly advertised? 5 MS. CURLEY: Yes. The meeting has 6 been properly advertised pursuant to the Open Public 7 Meetings Act. And notice of this meeting ran in the 8 Jersey Journal on August 15th. 9 CHAIRMAN KENNY: Thank you. Can we 10 have a roll call, please? 11 12 MR. NICHOLAS: Yes. Commissioner 13 Aponte-Lipski. 14 COMMISSIONER APONTE-LIPSKI: Here. 15 MR. NICHOLAS: Commissioner 16 Glembocki; not present. Commissioner Callegari; not 17 present. Commissioner Jeter; not present. 18 Commissioner Layson. 19 COMMISSIONER LAYSON: Here. 20 MR. NICHOLAS: Commissioner Lugo. 21 Not present. Commissioner Malavasi. 22 COMMISSIONER MALAVASI: Here. 23 MR. NICHOLAS: Commissioner Mehta. 24 COMMISSIONER MEHTA: Here. 25 MR. NICHOLAS: Commissioner Ng; not</p>	<p style="text-align: right;">Page 4</p> <p>1 COMMISSIONER APONTE-LIPSKI: Aye. 2 MR. NICHOLAS: Commissioner Jeter; 3 not present. Commissioner Lugo; not present. 4 Commissioner Malavasi. 5 COMMISSIONER MALAVASI: Aye. 6 MR. NICHOLAS: Commissioner 7 Pettigrew. 8 COMMISSIONER PETTIGREW: Aye. 9 MR. NICHOLAS: And Chairman Kenny. 10 CHAIRMAN KENNY: Aye. 11 MR. NICHOLAS: Chairman, the motion 12 has been passed. The next item on the agenda are 13 Matters Scheduled for Public Hearing. First, we 14 have the memorialization of resolutions considered 15 at the previous meeting. 16 The first application, and the sole 17 application rather, is 2023-005-SP; Applicant, Prime 18 & Tuvel; location at 517 Willow Avenue; Block 167, 19 Lot 6 in the City of Hoboken. It's a site plan 20 application to construct a four-story mixed-use 21 building. 22 CHAIRMAN KENNY: Do we have a motion? 23 MS. CURLEY: I just want to clarify, 24 the applicant actually revised the loss -- the law 25 firm. So the applicant was last name, Patel, first</p>
<p style="text-align: right;">Page 3</p> <p>1 present. 2 MR. NICHOLAS: Commissioner 3 Pettigrew. 4 COMMISSIONER PETTIGREW: Here. 5 SECRETARY NICHOLAS: Commissioner 6 Walker; not present. And Chairman Kenny. 7 CHAIRMAN KENNY: Present. 8 MR. NICHOLAS: Chairman, we have a 9 quorum. 10 CHAIRMAN KENNY: All right. Thanks. 11 Can we please stand to salute the flag? 12 (Flag salute.) 13 CHAIRMAN KENNY: All right. 14 Commissioners, have you had an opportunity to review 15 the meeting -- the minutes from the last meeting? 16 Can we have a motion to memorialize the 17 meeting -- the minutes? 18 COMMISSIONER PETTIGREW: Motion. 19 COMMISSIONER APONTE-LIPSKI: Second. 20 MR. NICHOLAS: All right. On a 21 motion made by Commissioner Pettigrew, seconded by 22 Commissioner Aponte-Lipski. And I'm only calling 23 the Commissioners who were present at the last 24 meeting. . 25 Commissioner Aponte-Lipski.</p>	<p style="text-align: right;">Page 5</p> <p>1 name -- it's on the resolution. I think it was 2 Dobcash [ph] or Amanda. So I just want to make 3 sure that that is reflected. 4 MR. NICHOLAS: All right. Thank 5 you. Motion? 6 CHAIRMAN KENNY: Do we have a motion? 7 COMMISSIONER PETTIGREW: Motion. 8 COMMISSIONER MALAVASI: Second. 9 MR. NICHOLAS: On a motion made by 10 Commissioner Pettigrew, seconded by Commissioner 11 Malavasi. 12 Commissioner Aponte-Lipski. 13 COMMISSIONER APONTE-LIPSKI: Aye. 14 MR. NICHOLAS: Commissioner Layson. 15 COMMISSIONER LAYSON: Abstain. 16 MR. NICHOLAS: Commissioner Malavasi. 17 COMMISSIONER MALAVASI: Aye. 18 MR. NICHOLAS: Commissioner Mehta. 19 COMMISSIONER MEHTA: Abstain. 20 MR. NICHOLAS: Commissioner 21 Pettigrew. 22 COMMISSIONER PETTIGREW: Aye. 23 MR. NICHOLAS: And Chairman Kenny. 24 CHAIRMAN KENNY: Aye. 25 MR. NICHOLAS: Chairman, the motion</p>

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1 has passed. All right. Next on the agenda, so I do
 2 want to let -- for the record, I would like to let
 3 the Board know that Commissioner Ng has entered the
 4 building.
 5 COMMISSIONER NG: Sorry I'm late.
 6 MR. NICHOLAS: No problem. Next on
 7 the agenda are site plan subdivisions and other
 8 matters scheduled for public hearing. The first
 9 application is application 2024-015-SP. Applicant
 10 JFK Realty, LLC. Location, 4614 Kennedy Boulevard,
 11 Block 263, Lot 34, in the City of Union City.
 12 That's a site plan application to construct a
 13 four-story mixed-use building.
 14 MS. PEREIRAS: Good evening,
 15 everyone. Bianca Pereiras, on behalf of the
 16 applicant for Property 4614 John F. Kennedy
 17 Boulevard in Union City. The application before the
 18 Board this evening received approval from the Union
 19 City Board of Adjustments in September for a
 20 multi-family building consisting of four stories and
 21 12 residential units, as well as parking.
 22 We have a few experts to testify before
 23 the Board this evening. We have our engineer, who
 24 is running a little bit late. We have our
 25 architect, as well as our traffic engineer. So I'll

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1 begin our presentation with our architect so he can
 2 describe the proposal for the Board.
 3 MS. CURLEY: Can you raise your right
 4 hand and state your full name?
 5 MR. PEREIRAS: Manuel Pereiras.
 6 P-E-R-E-I-R-A-S.
 7 (The witness is sworn.)
 8 MS. CURLEY: Thank you.
 9 MR. PEREIRAS: Thank you very much.
 10 I'm with the firm Pereiras Architects. I'm the
 11 principal there.
 12 MS. PEREIRAS: Mr. Pereiras, are you
 13 familiar with the property in question?
 14 MR. PEREIRAS: Very much so, yes.
 15 MS. PEREIRAS: And did you prepare
 16 the drawings that are before the Board this evening?
 17 MR. PEREIRAS: I have.
 18 MS. PEREIRAS: And would you kindly
 19 describe the proposal for the Board?
 20 MR. PEREIRAS: I'd be very happy to.
 21 We're located on the corner of 47th and Kennedy
 22 Boulevard. This is the southeast corner.
 23 Previously, there was a mixed-use like oversized
 24 house that had different offices and apartments
 25 within it. It was a dilapidated condition that has

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1 been since demolished. And what we're proposing to
 2 do is a 12-unit residential building. And we
 3 received approvals from the Union City's own Board
 4 of Adjustments for such.
 5 The drawings that are up on the screen are
 6 the same drawings that were submitted to the County
 7 Planning Board and are also the drawings that were
 8 similar in bulk and detail to the drawings that were
 9 approved by the Union City Zoning Board.
 10 If we start with the survey, you see that
 11 the building has been set back a minimum -- and as
 12 I'm getting older, my eyesight is getting worse.
 13 Seven feet from the Kennedy Boulevard entrance upon
 14 the north corner. That is larger because of the
 15 irregularity of the lot and it's set back 11 feet
 16 four inches upon the southwest corner of the lot.
 17 The north corner -- the east corner of the
 18 lot is set back a three feet -- actually, a total of
 19 five feet, and the south towards the residential
 20 components of the house, the neighbor's is set back
 21 three feet along the front and three feet and four
 22 inches along that southwest corner to allow for
 23 egress capacity. The building along the north steps
 24 in and out for landscaping with a zero setback along
 25 there. These are construction documents. Let me

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1 open up the different drawing.
 2 MS. PEREIRAS: They are open.
 3 MR. PEREIRAS: Thank you. This is a
 4 rendering of the finished product. And here, we
 5 have our ground floor and each of the three floors
 6 above it. In the ground floor, you notice that we
 7 isolated all the vehicular entrances off Kennedy
 8 Boulevard. It's a -- it's heavily trafficked, and
 9 it's very close to the corner. So what we did is we
 10 created the curb cut away from Kennedy Boulevard
 11 along that north side of the property, and have a
 12 single entrance into the parking area with a 24-foot
 13 wide aisle and parking for 12 cars for the 12
 14 apartments that we're seeking. Included in that
 15 parking count is three -- three electric vehicles,
 16 which from an RSIS standard, increases our parking
 17 count by three as well. And we have an ADA parking
 18 spot in that.
 19 The pedestrian entrance is off Kennedy
 20 Boulevard. That is the prominent road and we wanted
 21 it to be the -- extenuate that entrance point. You
 22 will enter into a small lobby. That lobby has your
 23 emergency fire stairs and your elevator along that
 24 point. All use is located in the room behind that
 25 elevator and has access through the side of the

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1 property to the street. And we have our sprinkler
 2 room and mechanical room there. And we have a
 3 storage in the top, the southeast corner of that
 4 property.
 5 As you can see, the -- we are providing
 6 landscaping along the -- along Kennedy Boulevard
 7 side and along -- slightly along the north side,
 8 which is 47th Street. We are removing one of the
 9 shade trees after the county has fixed and modified
 10 the sidewalk and we're creating a new shade tree or
 11 relocating the one that was there to this point
 12 here. We're also adding shade trees, three of them,
 13 along 47th Street on the Union City side of the
 14 property.
 15 When you go upstairs, the building is
 16 divided, very simply, dissected in half, with one
 17 circulation corridor, a vertical circulation along
 18 the east of the property, and the west of the
 19 property. And we have four apartments per floor.
 20 And it is the same design on all three floors. And
 21 each of these apartments are two-bedroom apartments.
 22 Our elevations are as shown here, although
 23 I think they are much better illustrated with the
 24 rendering. As you can see, it's a four-story
 25 building, ground floor isolated for parking and

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1 lobby, and then the residential above. We're
 2 providing low arch windows, bringing adequate light
 3 into each of the apartments, comfortable size, and
 4 much-needed housing stops for the Union City
 5 community.
 6 This is a building that is much
 7 anticipated, especially from the local community,
 8 there is a mosque around the corner and they are in
 9 desperate need of housing, and we're hoping that
 10 this is going to satisfy some of that need. Even
 11 though the need is actually much greater.
 12 From an architectural standpoint, I'm
 13 hoping for all of your questions, I'm sure you have
 14 some. I'm very happy to -- to explain and describe
 15 the rest of the building. This is a photograph of
 16 what was there, some of the dilapidated and the
 17 interior. This is the mosque at the corner. Just
 18 so that everyone gets oriented and kind of
 19 understands the relationship.
 20 On the roof, by the way, we have -- and
 21 our civil engineer is going to speak more about it.
 22 We have a green water feature for water management
 23 on the roof and no access, no -- no courtyard up
 24 there for the residents. And that concludes my
 25 testimony and I'm open for questions.

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1 CHAIRMAN KENNY: All right.
 2 Commissioners, does anyone have any questions?
 3 COMMISSIONER PETTIGREW: Just the --
 4 the EV hookups.
 5 MR. PEREIRAS: Yes.
 6 COMMISSIONER PETTIGREW: They are
 7 underneath?
 8 MR. PEREIRAS: They are in the
 9 parking garage. Yes. I also work with the state
 10 with the AIA and we're working on modifying those
 11 laws, actually. And there's going to be a lot of
 12 changes and code coming up in the next few years.
 13 COMMISSIONER PETTIGREW: My concern
 14 is, you know, the batteries.
 15 MR. PEREIRAS: Yeah. Right now, that
 16 parking garage --
 17 COMMISSIONER PETTIGREW: It's
 18 underneath. If it was outside, it would have been a
 19 little bit better, I think, you know?
 20 MR. PEREIRAS: Yeah. Right now, what
 21 the code requires is a two-hour fire separation and
 22 it's fully suppressed. So let's say one of those
 23 batteries did --
 24 COMMISSIONER PETTIGREW: There is a
 25 sprinkler system down there?

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1 MR. PEREIRAS: There is a sprinkler
 2 system throughout the whole thing. They react
 3 extremely quickly. And there's a two-hour concrete
 4 fire separation above that as well.
 5 COMMISSIONER PETTIGREW: Thank you,
 6 Mr. Chair.
 7 MR. PANAGOPOULOS: The ADA spot, is
 8 that a van-accessible spot?
 9 MR. PEREIRAS: It's a van accessible
 10 spot. It's a total of 11, plus the drive aisle,
 11 plus by 18.
 12 MR. PANAGOPOULOS: So you have the 16
 13 feet wide?
 14 MR. PEREIRAS: Correct. It's 11 plus
 15 five, that's 16 feet wide in total.
 16 MR. PANAGOPOULOS: And then height,
 17 what's the clearance of --
 18 MR. PEREIRAS: It's eight foot to a
 19 minimum. We should -- as a minimum for ADA, we're
 20 probably going to be at around eight foot four. So
 21 we're going to exceed the minimum by two inches.
 22 MR. PANAGOPOULOS: Do you know what
 23 the minimum for a van-accessible spot is?
 24 MR. PEREIRAS: Eight foot -- eight
 25 feet and two inches.

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1 MR. PANAGOPOULOS: Okay.

2 MR. PEREIRAS: And so our sprinkler

3 heads, which is our lowest point, are designed to be

4 at eight foot four inches. So we gave ourselves a

5 cushion of two inches just in case. Because things

6 tend to go wrong in construction.

7 MR. PANAGOPOULOS: Okay. That's all

8 I have. Thank you.

9 CHAIRMAN KENNY: Any other questions?

10 COMMISSIONER MEHTA: What about the

11 roof? What type of roof do you have?

12 MR. PEREIRAS: So right now, we have

13 a TPO roof, which is a rubber roof. And then a

14 portion of that roof is being used by our civil

15 engineer for stormwater management. And that's it.

16 COMMISSIONER MEHTA: Are you going to

17 have any HVAC unit or similar thing on the roof or?

18 MR. PEREIRAS: Yes, there will be.

19 COMMISSIONER MEHTA: Or any like a

20 tenant or the people will be able to use it? Or

21 just it will be for the management and the

22 management's purpose only?

23 MR. PEREIRAS: So no tenants have

24 access to the roof. We do have mechanical equipment

25 up there. We have one RTU, which is a rooftop unit,

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1 which is to provide heating and cooling, and fresh

2 air into the hallways. So each of the hallways gets

3 that fresh air and gets pumped with positive air

4 pressure so that smells stay within the apartments,

5 the hallways are positively charged, and it's fresh

6 air so it's a very green, very safe environment.

7 In addition to that, there are condensers

8 for each of the units. The units are going to have

9 heat pumps and the condensers for those heat pumps

10 are going to be located on the roof. So there are

11 12 condensers plus one RTU.

12 COMMISSIONER MEHTA: Usually, in

13 Hoboken and the other part of the counties, they do

14 like a green roof and things. Are you planning --

15 MR. PEREIRAS: Yes.

16 COMMISSIONER MEHTA: -- on limiting part for a green

17 roof technique?

18 MR. PEREIRAS: Everything else that's

19 not used for mechanical equipment is used for

20 stormwater management to hold back water.

21 CHAIRMAN KENNY: Any other

22 questions? Anyone from the public? If not, we can

23 proceed to the next witness. Thank you so much.

24 MS. PEREIRAS: Fantastic. I'd like

25 to call our traffic engineer.

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1 MR. DOWNEY: Good evening.

2 MS. CURLEY: Can you raise your right

3 hand? State your full name for the record.

4 MR. DOWNEY: Patrick Downey,

5 D-O-W-N-E-Y. Traffic.

6 (The witness is sworn.)

7 MS. CURLEY: Thank you.

8 MR. DOWNEY: Thank you. So I think

9 my testimony here will be fairly brief. This is

10 about as minor of a project as you can imagine from

11 a traffic perspective. Particularly, from I would

12 say the County's point of view.

13 As you heard before, our access is

14 strictly off of the local road, 47th Street. Not

15 only is access restricted to the local road, that

16 local road happens to be one way away from the

17 county road. So in terms of impacts, turning

18 movements, et cetera, relative to the county road, I

19 would say this is about as insignificant as you can

20 be geometrically.

21 In terms of traffic generation and

22 volumes, for a small project, this number of units,

23 we're projecting a peak trip generation, you see the

24 ITE rates, which is the industry standard, of six

25 during the highest peak hour. Six trips. Just to

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1 put that in perspective, New Jersey DOT's threshold

2 of what's considered significant is one hundred

3 peak-hour trips out there in the predevelopment

4 conditional Kennedy Boulevard. There's about 2,000

5 vehicles or more in the peak hours. And again, this

6 generates five. So in terms of traffic impact, it's

7 extremely minor.

8 We did perform counts and analysis of the

9 adjacent signalized intersection. As you can

10 imagine, there's little to no impact in terms of

11 levels of service, delays, et cetera. And the

12 driveway itself on 47th Street is projected to

13 operate well.

14 Additionally, as you heard before, this is

15 parking provided on the ground floor. It's not

16 reliant on on-street parking as some smaller

17 projects of this size can otherwise be. So in terms

18 of both traffic and parking, we don't see any

19 significant impact for this project. That's really

20 all I have to offer directly, but I'm happy to

21 answer any questions.

22 CHAIRMAN KENNY: Commissioners, do

23 you have any questions?

24 COMMISSIONER MALAVASI: So the garage

25 door is on 47th Street?

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1 MR. DOWNEY: Yes.

2 COMMISSIONER MALAVASI: It's

3 one-way. How far away from the intersection is the

4 door?

5 MR. DOWNEY: Let me see if we have

6 the measurement here. The estimate is roughly 70 to

7 80 feet away.

8 COMMISSIONER MALAVASI: The reason I

9 ask is, you know, because you can't park within 25

10 of an intersection. Just the sight distance people,

11 you know, are getting this -- some of these

12 complaints a lot lately. Is, you know, people

13 saying, I can't see coming out of my driveway. So

14 how close do you anticipate cars being parked

15 regardless of people -- you know, people coming out,

16 looking to the left?

17 MR. DOWNEY: To the left.

18 COMMISSIONER MALAVASI: As they pull

19 out? People, as they do in Hudson County, zooming

20 in on JFK Boulevard trying to beat the lights.

21 MR. DOWNEY: Right.

22 COMMISSIONER MALAVASI: You know? I

23 just want to make sure there's enough sight distance

24 for people to make that turn safely.

25 MR. DOWNEY: Absolutely. Good

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1 question. And it comes up a lot in, you know, urban

2 environments like this where on-street parking is

3 prevalent. Obviously, there's going to be need at

4 least one space taken out from what's right there

5 today to make room for the driveway opening. You

6 know, I've seen other locations nearby, there's

7 actually a striped driveway marking just to make it

8 a little bit more visible.

9 So I can't say the exact number of feet it

10 would be to the nearest unimpacted parking space.

11 I expect it would either be coming very slow, you

12 know, relative to the free flow speed. Because

13 there's no continuation for 47th Street, everyone is

14 turning from Kenney Boulevard.

15 COMMISSIONER MALAVASI: Union --

16 Union City tends to paint a box that says driveway.

17 MR. DOWNEY: Right.

18 COMMISSIONER MALAVASI: We don't do

19 that on County roads, although sometimes Union City

20 does it on our County roads, but that's a separate

21 issue. So something like that may be something

22 you'll -- I don't -- if I understood the drawings,

23 you know, if you show that as a box around the

24 driveway, at least that will keep people from, you

25 know, knowing it's coming up.

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1 MR. DOWNEY: Right. And it's a

2 fairly inexpensive way to highlight the driveway

3 there.

4 COMMISSIONER MALAVASI: Yeah. Thank

5 you.

6 CHAIRMAN KENNY: Any other questions?

7 MR. PANAGOPOULOS: So do you

8 anticipate delivery vehicles to the site? Because

9 they are not permitted to stop on JFK Boulevard?

10 MR. DOWNEY: So I think the

11 expectation there would be to use the on-street

12 parking on 47th. You know, realistically, a larger

13 vehicle is not going to be able to --

14 MR. PANAGOPOULOS: What about like

15 move-in -- move-in, move-out operations?

16 MR. DOWNEY: Right.

17 MR. PANAGOPOULOS: If they can't find

18 a spot?

19 MR. DOWNEY: Yeah. I think, you

20 know, there's going to be some planning involved.

21 If you know that a delivery vehicle is coming, you

22 might have someone set it up, and you know, cone it

23 off or take up two spots, let you pull in when you

24 get there. It's going to be, as most things are in

25 an environment like this, some planning is involved

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1 to know where you're going to park.

2 MR. PANAGOPOULOS: So is that

3 something the landlord is going to coordinate? Or

4 is it that each resident is going to have to address

5 on their own?

6 MR. PEREIRAS: If you don't mind me

7 addressing this? Union City is one of the most

8 densely populated cities in the country, so we deal

9 with this very often. And what we have is the

10 police department coordinates very closely with the

11 landlords. Landlords set up a schedule and they'll

12 block off the parking space. Usually, it's one

13 parking space, sometimes it's two, depending on the

14 movement conditions.

15 But the landlord will arrange that for

16 each of the tenants as they are moving in in the

17 primary initial move-in. Afterwards, when tenants

18 are rotating, it's less well-oiled -- it's less of a

19 well-oiled machine, but there's still that

20 coordination and they still handle it.

21 MR. PANAGOPOULOS: So let's say after

22 the first 12 people move in, and they trickle in and

23 out, and we find that there's an issue with parking

24 or whatever, would the owner be willing to hire the

25 police again, whatever they need to do --

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1 MR. PEREIRAS: Absolutely.
 2 MR. PANAGOPOULOS: To handle any
 3 issues?
 4 MR. PEREIRAS: Absolutely. And
 5 there's no room for double parking on 47th Street,
 6 so it's going to be --
 7 MR. PANAGOPOULOS: I was just going
 8 to say that.
 9 MR. PEREIRAS: Very regulated.
 10 MR. PANAGOPOULOS: On any of those
 11 streets right there. Or blocking the street, you
 12 know? And then my second question is, how are you
 13 handling trash and recycling?
 14 MR. PEREIRAS: So there's a trash and
 15 recycling room located in the building. The
 16 landlord will have a super that is responsible for
 17 taking it to the curb on 47th Street for trash
 18 pickup twice a week.
 19 MR. PANAGOPOULOS: So that's the
 20 regular city trash hauling over there?
 21 MR. PEREIRAS: That's correct.
 22 MR. PANAGOPOULOS: Thank you.
 23 CHAIRMAN KENNY: Any other questions?
 24 MR. PANAGOPOULOS: I'm sorry, Mr.
 25 Chair. Will the engineer be talking about all the

Page 23

1 waivers that are being requested?
 2 MS. PEREIRAS: Absolutely.
 3 MR. PANAGOPOULOS: Okay.
 4 CHAIRMAN KENNY: If there's no other
 5 questions, and nothing from the public, proceed to
 6 the next witness, please?
 7 MS. PEREIRAS: Sure.
 8 CHAIRMAN KENNY: Thank you.
 9 MS. PEREIRAS: We call our civil
 10 engineer.
 11 MR. PEREIRAS: Up on the screen right
 12 here.
 13 MR. ELSHERIF: Hello. Hi. Good
 14 evening.
 15 MS. CURLEY: Please raise your right
 16 hand and state your name for the record.
 17 MR. ELSHERIF: Yes. Omar Elsherif.
 18 (The witness is sworn.)
 19 MS. PEREIRAS: If you could kindly
 20 walk us through your civil drawings? And then I'll
 21 go through the list of waivers that we're requesting
 22 to make sure we're --
 23 CHAIRMAN KENNY: Can I just ask for
 24 qualifications, please?
 25 MS. PEREIRAS: Sure.

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1 CHAIRMAN KENNY: Thank you.
 2 MS. PEREIRAS: Just state your
 3 qualifications for the Board.
 4 MR. ELSHERIF: Okay. I'm a civil
 5 structural engineer with over 30 years of
 6 experience. I have a bachelor's degree from Pratt
 7 Institute in Brooklyn, New York and I have a
 8 master's Ph.D. in civil engineering from Polytechnic
 9 University, Brooklyn, New York. And I've been
 10 practicing in my own business for the past 20 years.
 11 CHAIRMAN KENNY: Thank you.
 12 MR. ELSHERIF: You're very welcome.
 13 CHAIRMAN KENNY: You may proceed.
 14 MR. ELSHERIF: We are looking to
 15 construct a multi-family building with 12 units with
 16 ground parking. We'll show you exactly what is
 17 represented of the project in the sense of the use,
 18 and access, and parking. But the second draft,
 19 we're proposing a green roof, and we're proposing a
 20 retention tank on the -- on the ground. So we'll
 21 have two storm management systems for that project.
 22 It's just a standard system, nothing special. Let
 23 me know if anybody has a question. Everybody
 24 reviewed the second plan, anybody has questions, I
 25 can answer?

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1 MS. PEREIRAS: I think there was a
 2 question just about the waivers that you're seeking?
 3 MR. ELSHERIF: We don't actually have
 4 that. The driveway is 70 feet from the corner. So
 5 I think with just this number -- the number of this
 6 -- the entrance to the parking, it's about 60-70
 7 feet from the intersection. So this is actually
 8 call it number one, I guess. Actually --
 9 MS. PEREIRAS: I'll read you the
 10 question.
 11 MR. ELSHERIF: Okay. Please.
 12 MS. PEREIRAS: So we are sure to
 13 address it correctly. Okay. So, again, please
 14 confirm the distance from the street to the -- or
 15 from the corner of the building to the garage,
 16 please?
 17 MR. ELSHERIF: Yeah. From the
 18 building to the corner of the garage is about 70
 19 feet.
 20 MS. PEREIRAS: The Board also
 21 addressed the issue of traffic signs and devices
 22 within 25 feet of the county right of way. Can you
 23 give us any information regard those signs or
 24 traffic control signals?
 25 MR. ELSHERIF: We have already -- we

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1 have them on our site plan with all the signs.
 2 Yeah.
 3 MS. PEREIRAS: Okay. Can you
 4 pinpoint for the Board exactly where those signs are
 5 and where they are located?
 6 MR. NICHOLAS: Excuse me. Are the
 7 plans also available online?
 8 MS. PEREIRAS: They are. We have
 9 them on there as well.
 10 MR. NICHOLAS: Perhaps we could
 11 scroll through.
 12 MR. ELSHERIF: Yeah. Just my visual
 13 is --
 14 MR. PANAGOPOULOS: I think we'd be
 15 happy just to hear that you can confirm they are
 16 MUTCD compliant, all the signage?
 17 MR. ELSHERIF: Yes, we did, actually.
 18 MR. PANAGOPOULOS: You're aware of
 19 the standards, and you've reviewed the signage, and
 20 you think --
 21 MR. ELSHERIF: Yes.
 22 MR. PANAGOPOULOS: You agree that
 23 they are MUTC compliant?
 24 MR. ELSHERIF: Yes.
 25 MR. PEREIRAS: And just so the Board

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1 knows, as an additional kind of control method,
 2 Union City requires us that we have an ornament
 3 strobe. So that when the garage door opens, that
 4 strobe is going off. It's a pedestrian alert system
 5 so that pedestrians are also aware of that. So that
 6 was included to the specifications as well.
 7 MS. PEREIRAS: And just to confirm,
 8 we don't have any encroachments in the county
 9 right-of-way; correct?
 10 MR. ELSHERIF: No, we don't.
 11 MS. PEREIRAS: Okay.
 12 MR. TRIDENTE: Excuse me, Mr.
 13 Chairman. If you go back to the rendering, where
 14 the front door is 4616, there's a large canopy that
 15 projects from the building. Would that canopy be
 16 within --
 17 MR. PEREIRAS: It's within the
 18 property line. So that -- we're set back at the
 19 shortest location seven feet. And at the greatest
 20 location, 11 foot four. And that canopy is well
 21 behind the property line. I think it's two feet
 22 behind the property line.
 23 MR. TRIDENTE: Okay.
 24 MR. PEREIRAS: So if you look at the
 25 ground, that's the edge of the property line, and

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1 the canopy falls behind it. So we have no
 2 encroachments on any sides of the property, not on
 3 the County way, not on the Union City property.
 4 MR. TRIDENTE: Thank you.
 5 MS. PEREIRAS: The Board also
 6 addressed the issue of getting a letter from any of
 7 the utility companies. I don't know if we have that
 8 this point, but that is something that we will
 9 obtain.
 10 MR. ELSHERIF: We have -- we have it
 11 or we're working on it right now. The utility --
 12 MR. PEREIRAS: So we already have
 13 will serve letters from the water company, from the
 14 gas company, and from the electric company. And
 15 they are all preparing plans for us on this.
 16 MS. PEREIRAS: Can you also address
 17 any traffic signage and striping plan?
 18 MR. PEREIRAS: So the -- I think the
 19 traffic engineer just did very briefly. We have all
 20 -- everything that we discussed earlier. There is
 21 striping on -- in the building for the parking
 22 spaces themselves. All the stripe, that nine by
 23 18. The handicapped space as well, 16 feet with the
 24 drive aisle on the side. So we've complied with all
 25 the requirements.

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1 MS. PEREIRAS: And I think the final
 2 waiver, unless I missed one, discusses a location
 3 where vegetation serves as a filter for the runoff.
 4 So if you could address that, please?
 5 MR. PEREIRAS: We really have no way
 6 of -- there's not a lot of green for the site, so we
 7 have no ability to do that. I hope the Board --
 8 MR. ELSHERIF: Yeah. But most of the
 9 lot, there's not much room actually for more. But
 10 the green roof will actually help us as -- as -- to
 11 recover the loss from the ground area. So the green
 12 roof actually helps a lot to serve as -- and part of
 13 the storm management system. Yes.
 14 CHAIRMAN KENNY: Do we have any
 15 questions from the Commissioners?
 16 COMMISSIONER MALAVASI: A couple
 17 things. One is a site plan issue, the other is a
 18 construction issue. It looks from the site plan,
 19 you're not disturbing the curb sidewalk?
 20 MR. PEREIRAS: Correct.
 21 COMMISSIONER MALAVASI: You're not?
 22 MR. ELSHERIF: No, we're not.
 23 COMMISSIONER MALAVASI: Because the
 24 road was just paved in 20 -- not that long ago.
 25 Sort of the moratorium, so for any disturbance,

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1 you'd have to mill and pave to the curb.
 2 MR. PEREIRAS: So the County road --
 3 47th Street, we're cutting -- we're doing a lot of
 4 work there.
 5 COMMISSIONER MALAVASI: That's Union
 6 City, that's not me. The other question is, I don't
 7 know if you've been on the site recently, but we've
 8 had some back and forth with the property owners
 9 about the demolition that's happened. Work was
 10 done, the fence was put up in a County right-of-way
 11 without a permit. That's all settled now.
 12 Last time I was by there though, there's a
 13 hole in the ground. You're digging for your
 14 foundation and that's fine. I just want to make
 15 sure that, you know, there's nothing happening
 16 because of a fence there, I can't see what's
 17 happening on the site. So make sure the sidewalk is
 18 not being undermined, and your construction, make
 19 sure you're back against the sidewalk. And
 20 obviously, sidewalks is the owner's responsibility
 21 anyway. So if the sidewalk were to fail, it's on
 22 your property owner. But just be aware that there
 23 is a hole there and make sure that doesn't, you
 24 know, undermine the sidewalk.
 25 MR. PEREIRAS: Yes, sir. We prepared

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1 a very thorough SOE package, which is in support of
 2 excavation to make sure that none of those issues
 3 actually happen.
 4 MR. ELSHERIF: Yes. I think one part
 5 of this, the owner is actually making an effort to
 6 examine how even the lot is.
 7 CHAIRMAN KENNY: Any other questions?
 8 COMMISSIONER MALAVASI: Thank you.
 9 CHAIRMAN KENNY: Or comments?
 10 COMMISSIONER MEHTA: It would be
 11 owner-occupied or superintendent?
 12 MR. PEREIRAS: So it's 12 units. The
 13 12 units will be -- they are not -- it's 12.
 14 COMMISSIONER MEHTA: Because like I
 15 know someplace they don't have any maintenance of
 16 the trees?
 17 MR. PEREIRAS: The one on Kennedy
 18 Boulevard?
 19 COMMISSIONER MEHTA: One. So it will
 20 be there, you're going to make it the owner to do
 21 maintenance of the tree?
 22 MR. PEREIRAS: Yes. The landlord
 23 will maintain all of that landscaping. Yes.
 24 CHAIRMAN KENNY: Any other questions
 25 or comments? Anyone from the public? Okay. Thank

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1 you.
 2 MS. PEREIRAS: Thank you all very
 3 much. We appreciate it.
 4 CHAIRMAN KENNY: At this point, I'd
 5 like to ask for a motion to approve. Do we have
 6 one?
 7 COMMISSIONER PETTIGREW: Motion.
 8 COMMISSIONER MEHTA: Second.
 9 MR. NICHOLAS: On a motion made by
 10 Commissioner Pettigrew, seconded by Commissioner
 11 Mehta.
 12 Commissioner Aponte-Lipski.
 13 COMMISSIONER APONTE-LIPSKI: Aye.
 14 MR. NICHOLAS: Commissioner Layson.
 15 COMMISSIONER LAYSON: Aye.
 16 MR. NICHOLAS: Commissioner Malavasi.
 17 COMMISSIONER MALAVASI: Aye.
 18 MR. NICHOLAS: Commissioner Mehta.
 19 COMMISSIONER MEHTA: Aye.
 20 MR. NICHOLAS: Commissioner Ng.
 21 COMMISSIONER NG: I will abstain.
 22 Avoiding conflicts from Union City.
 23 MR. NICHOLAS: Commissioner
 24 Pettigrew.
 25 COMMISSIONER PETTIGREW: Aye.

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1 MR. NICHOLAS: And Chairman Kenny.
 2 CHAIRMAN KENNY: Aye.
 3 MR. NICHOLAS: Okay. The motion has
 4 passed.
 5 MS. PEREIRAS: Thank you all very
 6 much.
 7 CHAIRMAN KENNY: Thank you. Take
 8 care, everyone.
 9 MS. PEREIRAS: Thank you.
 10 MR. NICHOLAS: All right. The next
 11 item on the agenda is application 2024-026-SP;
 12 Applicant, Torus Enterprise, LLC; located at
 13 1414-1422 Kennedy Boulevard; Block 167, Lot 6, in
 14 the City of Union City. It's a site plan
 15 application to construct a stormwater retention
 16 system.
 17 I do want to mention to the Board that the
 18 applicant and their attorney is unavailable to
 19 attend today's meeting. So they do ask that the
 20 Board make a motion to hear the application at the
 21 next meeting. I've consulted with --
 22 MS. CURLEY: Or dismiss without
 23 prejudice. They are going to refile and then we'll
 24 hear it at the next meeting. But if we don't
 25 dismiss without prejudice, you have to act. So

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1 we're dismissing without prejudice, but refile, and
 2 we will be able to move everything over to the next
 3 meeting.
 4 MR. NICHOLAS: Can I have a motion?
 5 COMMISSIONER PETTIGREW: Motion.
 6 COMMISSIONER MEHTA: Second.
 7 MR. NICHOLAS: On a motion made by
 8 Commissioner Pettigrew, seconded by Commissioner
 9 Mehta.
 10 Commissioner Aponte-Lipski.
 11 COMMISSIONER APONTE-LIPSKI: Aye.
 12 MR. NICHOLAS: Commissioner Layson.
 13 COMMISSIONER LAYSON: Aye.
 14 MR. NICHOLAS: Commissioner Malvasi.
 15 COMMISSIONER MALAVASI: Aye.
 16 MR. NICHOLAS: Commissioner Mehta.
 17 COMMISSIONER MEHTA: Aye.
 18 MR. NICHOLAS: Commissioner Ng.
 19 COMMISSIONER NG: Aye.
 20 MR. NICHOLAS: Commissioner
 21 Pettigrew.
 22 COMMISSIONER PETTIGREW: Aye.
 23 MR. NICHOLAS: And Chairman Kenny.
 24 CHAIRMAN KENNY: Aye.
 25 MR. NICHOLAS: Chairman, the motion

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1 has passed. All right. Next on the agenda are
 2 applications to be exempt. There are two
 3 applications unless there's any conflicts of
 4 interest, I can read out both applications for one
 5 vote; all right?
 6 The first application is 2024-033-SP;
 7 Applicant Noreen Merainer; located at 1051 Garfield
 8 Avenue; Block 19703, Lot 33; in the City of Jersey
 9 City. This is a site plan application not along a
 10 County road. .
 11 The second application to be exempt is
 12 2024-042-SP; Applicant, GLC Jersey City, LLC;
 13 located at 125 Theodore Conrad Drive; Block 24305,
 14 Lot 1.01, in the City of Jersey City. It's a site
 15 plan application not along a County road. Is there
 16 a motion?
 17 COMMISSIONER PETTIGREW: Motion.
 18 COMMISSIONER APONTE-LIPSKI: Second.
 19 MR. NICHOLAS: On a motion made by
 20 Commissioner Pettigrew, seconded by Commissioner
 21 Aponte-Lipski.
 22 Commissioner Aponte-Lipski.
 23 COMMISSIONER APONTE-LIPSKI: Aye.
 24 MR. NICHOLAS: Commissioner Layson.
 25 COMMISSIONER LAYSON: Aye.

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1 MR. NICHOLAS: Commissioner Malavasi.
 2 COMMISSIONER MALAVASI: Aye.
 3 MR. NICHOLAS: Commissioner Mehta.
 4 COMMISSIONER MEHTA: Aye.
 5 MR. NICHOLAS: Commissioner Ng.
 6 COMMISSIONER NG: Aye.
 7 MR. NICHOLAS: Commissioner
 8 Pettigrew.
 9 COMMISSIONER PETTIGREW: Aye.
 10 MR. NICHOLAS: And Chairman Kenny.
 11 CHAIRMAN KENNY: Aye.
 12 MR. NICHOLAS: Chairman, the motion
 13 has passed. And last on the agenda are -- or is an
 14 application to be dismissed without prejudice.
 15 It's Application 2024-007-SP; Applicant, Sally La;
 16 located at 61 Jackson Street; Block 14, Lot 1; in
 17 the City of Hoboken. It's a site plan application
 18 to construct a five-story mixed-use building.
 19 To provide some brief context, this
 20 application is along a County road. However, the
 21 applicant will have to seek County Commissioner
 22 Board approval for purchase agreement first before
 23 coming to the Planning Board; all right? And they
 24 have consulted -- or they have --
 25 MS. CURLEY: This is 61 Jackson?

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1 This is Adam Dubell [ph]?
 2 MR. NICHOLAS: Yes, correct.
 3 MS. CURLEY: So -- sorry. Let me
 4 interrupt. So actually, what happened is, they were
 5 -- essentially, they were proposing to put a
 6 building and the building at 12 feet would be over
 7 the county right-of-way. Which would mean that if
 8 we ever wanted to make an improvement -- sorry, over
 9 the sidewalk. But if we ever wanted to widen the
 10 county road, we wouldn't be able to because there
 11 would be a building over it.
 12 So they are now actually completely
 13 revising the plans. They are moving the cantilever,
 14 they are not allowing any staircase to project.
 15 They are going back to Hoboken who has a
 16 redevelopment project for -- a redevelopment plan
 17 for this area. Once they get that, they are going
 18 to come back to us. They are not going to seek the
 19 Commissioners' approval for anything, because they
 20 are not going to have any encroachments that would
 21 be different than what we usually permit, which
 22 would be bike racks, planters.
 23 So they might come back to us with some
 24 sort of encroachment, but they are no longer going
 25 to have any part of the building or egress staircase


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1 impacting the County's ability to widen the roadway
 2 one day.
 3 MR. NICHOLAS: Okay. Thank you for
 4 that update.
 5 MS. CURLEY: Thank you.
 6 CHAIRMAN KENNY: Do we have a motion?
 7 COMMISSIONER PETTIGREW: Motion.
 8 COMMISSIONER MEHTA: Second.
 9 MR. NICHOLAS: On a motion made by
 10 Commissioner Pettigrew, seconded by Commissioner
 11 Mehta.
 12 Commissioner Aponte-Lipski.
 13 COMMISSIONER APONTE-LIPSKI: Aye.
 14 MR. NICHOLAS: Commissioner Layson.
 15 COMMISSIONER LAYSON: Aye.
 16 MR. NICHOLAS: Commissioner Malavasi.
 17 COMMISSIONER MALAVASI: Aye.
 18 MR. NICHOLAS: Commissioner Mehta.
 19 COMMISSIONER MEHTA: Aye.
 20 MR. NICHOLAS: Commissioner Ng.
 21 COMMISSIONER NG: Aye.
 22 MR. NICHOLAS: Commissioner
 23 Pettigrew.
 24 COMMISSIONER PETTIGREW: Aye.
 25 MR. NICHOLAS: And Chairman Kenny.

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1 CHAIRMAN KENNY: Aye.
 2 MR. NICHOLAS: All right. And,
 3 Commissioners, the motion has passed. There is no
 4 old business to discuss and no new business to
 5 discuss. The next meeting will be held on September
 6 17th at 6:30 p.m.
 7 CHAIRMAN KENNY: Motion to adjourn.
 8 COMMISSIONER PETTIGREW: Motion.
 9 (Whereupon the proceeding is then
 10 concluded at 7:17 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 20, 2024; and that this is a correct
 9 transcript of the same.
 10
 11
 12
 13 
 14 SHARI CATHEY, CCR, RPR
 15 A NOTARY PUBLIC of the
 16 State of New Jersey
 17 I.D. No. 2283786
 18 Commission Expires 2/4/27
 19
 20
 21
 22
 23
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 25

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