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

B E F O R E:

- FRANCIS KENNY, Chairman
- YRAIDA APONTE-LIPSKI, Commissioner
- BERNARD CALLEGARI, Commissioner
- FLOYD JETER, Commissioner
- SAMANTHA LUGO, Commissioner
- THOMAS MALAVASI, Commissioner
- RUSHABH MEHTA, Commissioner
- ARTHUR PETTIGREW, Commissioner

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

- BYRON NICHOLAS, PP, AICP, Secretary
- MARK SERRANO, Assistant Planner
- AMANDA CURLEY, ESQ., Board Attorney
- PETER BONDAR, P.E.

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<p>1 CHAIRMAN KENNY: Good evening, 2 everyone. I'd like to call to orders of July 16th, 3 2024 Hudson County Planning Board meeting. Has the 4 meeting been properly advertised? 5 MS. CURLEY: Yes. Pursuant to the 6 Open Public Meetings Act, the meeting was properly 7 advertised in the Jersey Journal on July 11th. 8 CHAIRMAN KENNY: Thank you. Can we 9 please have a roll call? 10 MR. NICHOLAS: Yes, Commissioner 11 Aponte-Lipski. 12 COMMISSIONER APONTE-LIPSKI: Here. 13 MR. NICHOLAS: Commissioner 14 Glembocki, not present. Commissioner Callegari, not 15 present. Commissioner Jeter. 16 COMMISSIONER JETER: Present. 17 MR. NICHOLAS: Commissioner Layson, 18 not present. Commissioner Lugo. 19 COMMISSIONER LUGO: Here. 20 MR. NICHOLAS: Commissioner Malavasi. 21 COMMISSIONER MALAVASI: Here. 22 MR. NICHOLAS: Commissioner Mehta, 23 not present. Commissioner Ng, not present. 24 Commissioner Pettigrew. 25 COMMISSIONER PETTIGREW: Here.</p>	<p>1 MR. NICHOLAS: Commissioner 2 Pettigrew. 3 COMMISSIONER PETTIGREW: Aye. 4 MR. NICHOLAS: And Chairman Kennedy. 5 CHAIRMAN KENNY: Aye. 6 COMMISSIONER LUGO: I was here. 7 MR. NICHOLAS: My apologies. 8 Commissioner Lugo. 9 COMMISSIONER LUGO: Aye. 10 MR. NICHOLAS: The meeting minutes 11 have been adopted. Next on the agenda -- excuse me, 12 are Matters Scheduled for Public Hearing. The first 13 item is the Memorialization of Resolutions -- yeah, 14 Memorialization of Resolutions considered at the 15 previous meeting. 16 The first and sole application is 17 Application 2024-030-SP; Applicant, L2A Land Design, 18 LLC; located at 89-91 Park Avenue; Block 176, Lot 19 1.02; in the city of Hoboken. It's a site plan 20 application to construct a five-story building. 21 CHAIRMAN KENNY: Okay. Can we have a 22 motion? 23 MR. NICHOLAS: On a motion made by 24 Commissioner Jeter. Second by Commissioner 25 Pettigrew.</p>
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<p>1 MR. NICHOLAS: Commissioner Walker, 2 not present. And Chairman Kenny. 3 CHAIRMAN KENNY: Present. 4 MR. NICHOLAS: Chairman, there is a 5 quorum. 6 CHAIRMAN KENNY: Okay. Thanks. Can 7 we please stand to salute the flag? 8 (Flag salute.) 9 CHAIRMAN KENNY: All right. 10 Commissioners, has everyone had the opportunity to 11 review the minutes from the prior meeting? I'd like 12 to ask for a motion. 13 COMMISSIONER JETER: Motion. 14 COMMISSIONER LUGO: Second. 15 MR. NICHOLAS: On a motion made by 16 Commissioner Jeter. Second by Commissioner Lugo. 17 Commissioner Aponte-Lipski. 18 COMMISSIONER APONTE-LIPSKI: Aye. 19 MR. NICHOLAS: Commissioner Jeter. 20 COMMISSIONER JETER: Aye. 21 MR. NICHOLAS: I'm only calling the 22 names of the commissioners who were present in that 23 meeting, okay? 24 Commissioner Malavasi. 25 COMMISSIONER MALAVASI: Aye.</p>	<p>1 Commissioner Aponte-Lipski. 2 COMMISSIONER APONTE-LIPSKI: Aye. 3 MR. NICHOLAS: Commissioner Jeter. 4 COMMISSIONER JETER: Aye. 5 MR. NICHOLAS: Commissioner Lugo. 6 COMMISSIONER LUGO: Aye. 7 MR. NICHOLAS: Commissioner Malavasi. 8 COMMISSIONER MALAVASI: Aye. 9 MR. NICHOLAS: Commissioner 10 Pettigrew. 11 COMMISSIONER PETTIGREW: Aye. 12 MR. NICHOLAS: And Chairman Kennedy. 13 CHAIRMAN KENNY: Aye. 14 MR. NICHOLAS: The motion has passed. 15 Next on the agenda are Site Plans, Subdivisions and 16 Other Matters Scheduled for Public Hearing. We have 17 one application to be heard. The Application No. is 18 2023-005-SP. Applicant Prime & Tuvel; located at 19 517 Willow Avenue; Block 167, Lot 6 in the City of 20 Hoboken. It's a site plan application to construct 21 a four-story, mixed-use building. 22 MR. RUBIN: Good evening, everybody. 23 David Rubin with Prime, Tuvel & Sully on behalf of 24 the applicant. The project tonight is for 517 25 Willow Avenue over in Hoboken. So currently the</p>

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1 site is a backlot building. Historically, there's
 2 four or five buildings that were built like that
 3 with driveways that led to a backlot building.
 4 Since that time, historically speaking,
 5 they've been filled in except for the current
 6 project. So essentially we're looking to fill in
 7 that last gap and maintain the current look of that
 8 Hoboken area on Willow Street. The backlot building
 9 is a three-unit building, which we will be
 10 maintaining and keeping, but we are proposing to
 11 construct a four-story building with two units and a
 12 commercial space at the ground floor.
 13 Procedurally, this has already gone
 14 through Hoboken site plan approval. It has been
 15 granted, and as of June 3, 2024, from the Hudson
 16 County Planning Board of the most recent letter of
 17 correspondence, it seems that all the items that
 18 were listed there have been completed.
 19 So tonight we have our engineer and our
 20 architect here who will be able to testify and
 21 answer any questions you have with regards to the
 22 Hudson County right-of-ways. And at this point, I
 23 will open up the floor to you folks to see what
 24 questions you may have. Yes, sir.
 25 COMMISSIONER JETER: Is it a building

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1 additional to the one that's there?
 2 MR. RUBIN: That's correct. The
 3 project really is going to look like the front. The
 4 front will be the mixed-use building with the
 5 commercial space, and you'll have a little green
 6 park area in between, and then the back building.
 7 So you can access the back building through a
 8 breezeway through the new construction and still get
 9 back. They'll also have access to Willow Street
 10 that way as well.
 11 CHAIRMAN KENNY: Thank you, Mr.
 12 Rubin. Can we get some testimony on behalf of the
 13 experts?
 14 MR. RUBIN: Absolutely. And I'd like
 15 to call up Mr. Curtis, our site engineer, to be
 16 sworn in.
 17 MS. CURLEY: Can you raise your right
 18 hand and state your name for the record?
 19 MR. CURTIS: My name is Trevor
 20 Curtis.
 21 (The witness is sworn.)
 22 MR. RUBIN: And, Mr. Curtis, can you
 23 please tell everybody who you currently work for?
 24 MR. CURTIS: I currently work for L2A
 25 Land Design, a civil engineering firm based out of

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1 Englewood, New Jersey. I'm currently a principal,
 2 and we designed the plans for Willow.
 3 MR. RUBIN: Okay. And you're
 4 currently licensed in the state of New Jersey?
 5 MR. CURTIS: Yes.
 6 MR. RUBIN: And your license is
 7 active?
 8 MR. CURTIS: Yes.
 9 MR. RUBIN: Okay. And you are the
 10 principal designer -- engineer on this project, as
 11 you stated?
 12 MR. CURTIS: Yes.
 13 MR. RUBIN: All right. And have you
 14 appeared before the Hudson County Planning Board
 15 before?
 16 MR. CURTIS: Yes.
 17 MR. RUBIN: And can you kind of give
 18 a little overview of your background?
 19 MR. CURTIS: Sure. That application,
 20 in particular is currently a job in Hoboken, 38
 21 Jackson, which is currently under construction.
 22 I've prepared many County Planning Board
 23 applications throughout the years in Hoboken, Jersey
 24 City, in particular Hoboken. So I'm familiar with
 25 the procedure and the regulations.

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1 CHAIRMAN KENNY: All right. Thanks,
 2 Mr. Curtis. Please proceed.
 3 MR. CURTIS: So this is essentially
 4 an awkward existing property, right? You're filling
 5 in a building on a street with historically
 6 uniform -- essentially uniform, front yards within
 7 the County right-of-way. If you walk down the
 8 street, there are gated little patio areas in the
 9 County right-of-way in front of the buildings on
 10 Willow. If you walk down the street today, there is
 11 nothing in front of that property, aside from a sea
 12 of concrete and parking and then set far, far back
 13 into the property as an existing dwelling.
 14 Now, as part of our proposal, we're
 15 infilling that with a proposed building and creating
 16 a new streetscape with one street tree, new curbing,
 17 a new sidewalk in accordance with the County
 18 standards. There's a street tree, back and forth
 19 with the county a bunch of times to get what the
 20 County wanted on tree grates, on size.
 21 And then as part of the proposed building,
 22 there's two access points to the front and side of
 23 the building on Willow. The left side, if you're
 24 looking at the left side of the page, is the access
 25 to the breezeway, and then the right side is the

<p style="text-align: right;">Page 10</p> <p>1 commercial, a small ground floor commercial 2 entrance. In between the two access points, there 3 is a small planter bed, and the residential portion 4 has a slight ramp to get to the finished floor 5 elevation. So the reason for the encroachment is to 6 ramp up to the finished floor and to also maintain a 7 uniformity, a sense of uniformity across Willow 8 Avenue, which essentially we would be creating a 9 hole in the uniformity where everybody has the 10 fences and patio areas in front of the buildings. 11 So that was the ultimate goal. 12 The finished floor elevation is set higher 13 than six, which is the new North Hudson rules. That 14 is extremely important in my opinion due to the 15 flooding in the area. This is in a flood zone. 16 That elevation of 7.3 is extremely beneficial, 17 especially for those smaller storm events that flood 18 Hoboken regularly. We have a stormwater basin under 19 the building; utility connections, including 20 stormwater to Willow Avenue. 21 And then, of course, the required 100-foot 22 of mill and overlay in the right-of-way. And I know 23 that this is a hot topic, maybe mainly on Park, 24 because the City is paving. I don't know if the 25 City has plans to pave the street, but this would be</p>	<p style="text-align: right;">Page 12</p> <p>1 CHAIRMAN KENNY: Okay. Anyone else? 2 COMMISSIONER LUGO: Hoboken approved 3 already? 4 MR. CURTIS: Yes. 5 MR. RUBIN: Yes. We have all the 6 requirements, DEP, Hoboken, SCB. I think this was 7 the last remaining piece. We may need an access 8 easement within North Hudson, but other than that, 9 we're pretty much ready to go. 10 CHAIRMAN KENNY: Any other questions? 11 Anyone from the public? 12 If not, can we just get some quick 13 testimony from your other expert, please? 14 MR. RUBIN: Thank you. Okay. 15 MS. CURLEY: Can you raise your right 16 hand and state your name for the record? 17 MR. NASTASI: John Nastasi. 18 N-a-s-t-a-s-i. 19 (The witness is sworn.) 20 MR. RUBIN: Mr. Nastasi, for the 21 record, can you please advise the Board who you plan 22 to work for? 23 MR. NASTASI: I work for John Nastasi 24 Architects. I've been in practice for 35 years in 25 Hoboken, New Jersey.</p>
<p style="text-align: right;">Page 11</p> <p>1 done as part of the construction as required by the 2 County; 100 feet of the road curb to curb, mill and 3 overlay. So that's pretty much it. I think this is 4 a pretty standard application. If you have any 5 major concerns or questions, I'm happy to answer 6 them. 7 CHAIRMAN KENNY: Commissioners, does 8 anyone have any questions? 9 COMMISSIONER PETTIGREW: Is there any 10 parking? 11 MR. CURTIS: No parking. 12 COMMISSIONER PETTIGREW: In Hoboken. 13 MR. CURTIS: This building doesn't 14 have a curb cut to allow parking. 15 COMMISSIONER MALAVASI: I'm going to 16 assume it is probably the red hashed area from here, 17 that's your mill and pave area? 18 MR. CURTIS: Yes. 19 COMMISSIONER MALAVASI: And the 20 County has no plans to pave it in the near future, 21 because it was paved in the last five years. It was 22 paved in the last five years, and that's why they're 23 requiring to pave. So that was one of my comments. 24 That's it. 25 MR. CURTIS: Yes.</p>	<p style="text-align: right;">Page 13</p> <p>1 MR. RUBIN: And your relationship to 2 this project? 3 MR. NASTASI: I'm the architect of 4 record. 5 MR. RUBIN: And previously -- you're 6 licensed in New Jersey, correct? 7 MR. NASTASI: Yes. 8 MR. RUBIN: That license is active? 9 MR. NASTASI: It is. 10 MR. RUBIN: And could you give the 11 board a little bit of background about yourself in 12 the 30-plus years of practice? 13 MR. NASTASI: Yes. I'm an architect. 14 I have a licenses in New York, New Jersey, and 15 Florida. I have an undergraduate degree from the 16 Pratt Institute in Brooklyn. I have a masters of 17 design degree from Harvard. I have 30 years of 18 experience as a professor, the last ten being at 19 Harvard. And I've been in practice for myself since 20 I was 26. 21 CHAIRMAN KENNY: Thank you. Please 22 proceed. 23 MR. NASTASI: I'm here really just in 24 case there were any questions. I was on a Zoom call 25 today with some of you trying to cantilever a</p>

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1 building seven feet off the property line. This is
 2 just a planter and a tree grate. So this one's a
 3 little bit easier than today's discussion, but I'm
 4 here just to answer questions. It's an infill
 5 building, and to match the front yard of the other
 6 houses, we're putting a planter to soften the base
 7 of the building, slightly pitching up to the
 8 building to support reduced floods. And we have a
 9 tree grate which meets the Shade Tree Committee in
 10 Hoboken as well as the County's requirements.
 11 That's really what we're here for.
 12 CHAIRMAN KENNY: Okay. Any
 13 questions?
 14 MR. NASTASI: Thank you very much.
 15 MR. RUBIN: Appreciate that. That's
 16 all for us.
 17 CHAIRMAN KENNY: All right. Well,
 18 with that, can we have a motion?
 19 COMMISSIONER JETER: Motion.
 20 COMMISSIONER PETTIGREW: Second.
 21 MR. NICHOLAS: On a motion made by
 22 Commissioner Jeter. Second by Commissioner
 23 Pettigrew.
 24 CHAIRMAN KENNY: I just want to -- a
 25 motion to approve?

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1 COMMISSIONER PETTIGREW: Yes.
 2 COMMISSIONER JETER: Yes.
 3 CHAIRMAN KENNY: I didn't say that.
 4 COMMISSIONER JETER: Oh, okay. I
 5 understood that, just for the record.
 6 COMMISSIONER PETTIGREW: So he's just
 7 trying to beat me out to say.
 8 COMMISSIONER JETER: Never mind.
 9 MR. NICHOLAS: Again, I want a motion
 10 made by Commissioner Jeter. Second by Commissioner
 11 Pettigrew.
 12 Commissioner Aponte-Lipski.
 13 COMMISSIONER APONTE-LIPSKI: Aye.
 14 MR. NICHOLAS: Commissioner Jeter.
 15 COMMISSIONER JETER: Aye.
 16 MR. NICHOLAS: Commissioner Lugo.
 17 COMMISSIONER LUGO: Aye.
 18 MR. NICHOLAS: Commissioner Malavasi.
 19 COMMISSIONER MALAVASI: Aye.
 20 MR. NICHOLAS: Commissioner
 21 Pettigrew.
 22 COMMISSIONER PETTIGREW: Aye.
 23 MR. NICHOLAS: And Chairman Kennedy.
 24 CHAIRMAN KENNY: Aye.
 25 MR. NICHOLAS: Chairman, the motion

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1 has passed and the application has been approved.
 2 CHAIRMAN KENNY: All right. Thank
 3 you.
 4 MR. RUBIN: Thank you, everyone.
 5 MR. NICHOLAS: Next on the agenda are
 6 applications to be exempt. There are three
 7 applications, so I'll read them consecutively, and
 8 then we'll go for a vote.
 9 The first application is 2024-031-SP;
 10 Applicant 218 Academy Ventures, LLC, located at 216
 11 Academy Street, Block 12204, Lot 1-4; in the city of
 12 Jersey City. It's a side-plan application, not
 13 along the County road.
 14 The second application is 2024-032-SB.
 15 Applicant SFG, Properties, LLC, located at 660
 16 Belleville Turnpike; Block 150, Lot 44.01; in the
 17 Town of Kearny. It's a side-plan application, not
 18 along the County road.
 19 And the last application is 2024-034-SP;
 20 applicant P & V, Engineering and Construction, LLC;
 21 located at 750 Forest Street, Block 132, Lot 7; in
 22 the Town of Kearny. It's a side-plan application,
 23 not along the County road.
 24 COMMISSIONER LUGO: Motion.
 25 COMMISSIONER PETTIGREW: Motion.


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1 MR. NICHOLAS: Second. On a motion
 2 made by Commissioner Lugo. Second by Commissioner
 3 Pettigrew.
 4 Commissioner Aponte-Lipski.
 5 COMMISSIONER APONTE-LIPSKI: Aye.
 6 MR. NICHOLAS: Commissioner Jeter.
 7 COMMISSIONER JETER: Aye.
 8 MR. NICHOLAS: Commissioner Lugo.
 9 COMMISSIONER LUGO: Aye.
 10 MR. NICHOLAS: Commissioner Malavasi.
 11 COMMISSIONER MALAVASI: Aye.
 12 MR. NICHOLAS: Commissioner
 13 Pettigrew.
 14 COMMISSIONER PETTIGREW: Aye.
 15 MR. NICHOLAS: And Chairman Kennedy.
 16 CHAIRMAN KENNY: Aye.
 17 MR. NICHOLAS: The motion has passed.
 18 Next on the agenda is old business. There is no old
 19 business to discuss, as well as no new business to
 20 discuss. And lastly, the next Planning Board
 21 meeting date is Tuesday, August 20th at 6.30 p.m.
 22 CHAIRMAN KENNY: Motion to adjourn.
 23 COMMISSIONER LUGO: Motion.
 24 (Whereupon the proceeding is then
 25 concluded at 6:48 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 of County Commissioners, held on Tuesday, July 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

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