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HUDSON COUNTY
PLANNING BOARD

RE:

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

O P E N S E S S I O N

Bergen Square Center
Floor 9A
830 Bergen Avenue
Jersey City, New Jersey
Tuesday, June 18, 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.
- FRANCESCA GIARRATANA, PP, AICP DEPUTY DIRECTOR

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1 CHAIRMAN KENNY: Okay. Everyone.
 2 Good evening. I would like to call to order the
 3 June 18th, 2024 Hudson County Planning Board
 4 meeting. Has the meeting been properly advertised?
 5 MS. CURLEY: Yes. The meeting was
 6 properly advertised pursuant to the Open Public
 7 Meetings Act and ran in the Jersey Journal on
 8 Wednesday, June 12th.
 9 CHAIRMAN KENNY: Thank you. Can we
 10 have a roll call, please?
 11 MR. NICHOLAS: Yes. Commissioner
 12 Aponte-Lipski.
 13 COMMISSIONER APONTE-LIPSKI: Here.
 14 MR. NICHOLAS: Commissioner
 15 Glembocki, absent. Commissioner Callegari.
 16 COMMISSIONER CALLEGARI: Here.
 17 MR. NICHOLAS: Commissioner Jeter.
 18 COMMISSIONER JETER: Here.
 19 MR. NICHOLAS: Commissioner Layson.
 20 Absent. Commissioner Lugo. Absent. Commissioner
 21 Malavasi.
 22 COMMISSIONER MALAVASI: Here.
 23 MR. NICHOLAS: Commissioner Mehta.
 24 COMMISSIONER MEHTA: Here.
 25 MR. NICHOLAS: Commissioner Ng.

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1 Absent. Commissioner Pettigrew.
 2 COMMISSIONER PETTIGREW: Here.
 3 MR. NICHOLAS: Commissioner Walker.
 4 Absent. And Chairman Kenny.
 5 CHAIRMAN KENNY: Here.
 6 MR. NICHOLAS: Chairman, we have a
 7 quorum.
 8 CHAIRMAN KENNY: Thank you. Can we
 9 please stand to salute the flag?
 10 (Flag salute.)
 11 CHAIRMAN KENNY: Commissioners, have
 12 you had an opportunity to review the minutes from
 13 our last meeting? And if so, I'd like to ask for a
 14 motion to adopt the minutes.
 15 COMMISSIONER PETTIGREW: Motion.
 16 MR. NICHOLAS: On a motion made by
 17 Commissioner Pettigrew, seconded by -- oh, any
 18 second?
 19 COMMISSIONER APONTE-LIPSKI: Both of
 20 them.
 21 MR. NICHOLAS: Okay. Seconded by
 22 Commissioner Jeter. Just one second. So just to
 23 point out, I'm only calling the names of the
 24 Commissioners that were available at the last
 25 meeting -- that were present at the last meeting;

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1 okay? All right.
 2 So Commissioner Layson, she's absent.
 3 Commissioner Lugo, also absent. Commissioner
 4 Malavasi.
 5 COMMISSIONER MALAVASI: Aye.
 6 MR. NICHOLAS: Commissioner Mehta.
 7 COMMISSIONER MEHTA: Aye.
 8 MR. NICHOLAS: Commissioner
 9 Pettigrew.
 10 COMMISSIONER PETTIGREW: Aye.
 11 MR. NICHOLAS: And Chairman Kenny.
 12 CHAIRMAN KENNY: Aye.
 13 MR. NICHOLAS: Chairman, the motion
 14 has passed. So, Chairman, before we get into Item
 15 No. 5. I would like to request that we change the
 16 order of business and jump into old business, which
 17 our Deputy Director of Planning and Business
 18 Opportunity, Francesca Giarratana, would like to
 19 make a statement.
 20 MS. GIARRATANA: Sure, yeah. So, hi,
 21 everyone. I -- for the old business, the two items,
 22 A and B, will continue the -- to be tabled at this
 23 time for now.
 24 MR. NICHOLAS: Okay.
 25 MS. GIARRATANA: Thank you.

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1 CHAIRMAN KENNY: Thank you.
 2 MR. NICHOLAS: All right. And
 3 jumping into Item No. 5, Matters Scheduled for
 4 Public Hearing, item -- the next item on the agenda
 5 rather is memorialization of resolutions considered
 6 at the previous meeting. The first application --
 7 I'm going to read this in numerical order, although
 8 the agenda has it not in numerical order; all right?
 9 So it's 2023-059-SP; 12th Street
 10 Development, LLC; located at 1200 Paterson Plank
 11 Road; Block 24, Lot 1; in the town of North Bergen.
 12 It's a site plan application to construct a
 13 five-story, 28-unit multifamily building.
 14 Second item for memorialization is
 15 2023-070-SP; IV5 1100 Newark Turnpike; located at
 16 1100 Newark Turnpike; Block 285, Lot 21.03. It's a
 17 site plan application to develop a -- to develop an
 18 existing property and add parking spaces, truck
 19 loading spaces, and trailer parking spots.
 20 CHAIRMAN KENNY: Do we have a motion?
 21 COMMISSIONER JETER: Motion.
 22 COMMISSIONER MEHTA: I think we're
 23 going to do the motions separately from that because
 24 of -- if you remember, I was not here and I --
 25 CHAIRMAN KENNY: That's right. Okay.

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1 COMMISSIONER MEHTA: And I recused so
 2 I cannot vote if you combine.
 3 MR. NICHOLAS: Makes sense.
 4 CHAIRMAN KENNY: Yeah, that makes
 5 sense. Absolutely, absolutely. So let's start with
 6 the -- if you could read the Kearny --
 7 MR. NICHOLAS: Yes.
 8 CHAIRMAN KENNY: Application first,
 9 please.
 10 MR. NICHOLAS: So application
 11 2023-070-SP, IV5 1100 Newark Turnpike, located at
 12 1100 Newark Turnpike, Block 284, Lot 21.03, in the
 13 Town of Kearny, a site plan application to redevelop
 14 an existing property and add parking spaces, truck
 15 loading spaces, and trailer parking spots.
 16 CHAIRMAN KENNY: Do we have a motion?
 17 COMMISSIONER MEHTA: Motion.
 18 COMMISSIONER PETTIGREW: Second.
 19 MR. NICHOLAS: On a motion made by
 20 Commissioner Mehta, seconded by Commissioner
 21 Pettigrew. Commissioner Aponte-Lipski.
 22 COMMISSIONER APONTE-LIPSKI: Aye.
 23 MR. NICHOLAS: Commissioner
 24 Callegari.
 25 COMMISSIONER CALLEGARI: Aye.

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1 MR. NICHOLAS: Commissioner Jeter.
 2 COMMISSIONER JETER: Aye.
 3 MR. NICHOLAS: Commissioner Malavasi.
 4 COMMISSIONER MALAVASI: Aye.
 5 MR. NICHOLAS: Commissioner Mehta.
 6 COMMISSIONER MEHTA: 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. Secondly, the next item for
 14 memorialization is 20 -- Application No.
 15 2023-059-SP; Applicant 12th Street Development LLC;
 16 located at 1200 Paterson Plank Road; Block 24, Lot
 17 1; in the town of North Bergen. It's a site plan
 18 application to construct a five-story, 28-unit
 19 multifamily building.
 20 CHAIRMAN KENNY: Motion?
 21 COMMISSIONER JETER: Motion.
 22 COMMISSIONER PETTIGREW: Second.
 23 MR. NICHOLAS: All right. On a
 24 motion made by Commissioner Jeter, seconded by
 25 Commissioner Pettigrew. All right. Commissioner

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1 Aponte-Lipski.
 2 COMMISSIONER APONTE-LIPSKI: Aye.
 3 MR. NICHOLAS: Commissioner
 4 Callegari.
 5 COMMISSIONER CALLEGARI: Aye.
 6 MR. NICHOLAS: Commissioner Jeter.
 7 COMMISSIONER JETER: Aye.
 8 MR. NICHOLAS: Commissioner Malavasi.
 9 COMMISSIONER MALAVASI: Aye.
 10 MR. NICHOLAS: Commissioner Mehta.
 11 COMMISSIONER MEHTA: Abstain.
 12 MR. NICHOLAS: Abstain. Commissioner
 13 Pettigrew.
 14 COMMISSIONER PETTIGREW: Aye.
 15 MR. NICHOLAS: Chairman Kenny.
 16 CHAIRMAN KENNY: Aye.
 17 MR. NICHOLAS: Chairman, the motion
 18 has passed. All right. The next items -- or item,
 19 rather, on the agenda is Site Plans, Subdivisions,
 20 and Other Matters Scheduled for Public Hearing.
 21 The first item on the agenda to be heard
 22 is Application 2024-030-SP; Applicant L2A Land
 23 Design, LLC; located 89-91 Park Avenue; Block 176,
 24 Lot 1.02, in the City of Hoboken. It's a site plan
 25 application to construct a five-story building.

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1 MR. RUBIN: Good evening to the
 2 Chair, all the Board members. My name is David
 3 Rubin with the Law Firm of Prime Tuvell & Micelli,
 4 on behalf of the applicant. As you're aware, we're
 5 here tonight seeking approval for the applicant's
 6 site plan application proposing of the construction
 7 as stated, a five-story building. We're currently
 8 on the property located at Block 176, Lot 102 in
 9 Hoboken, commonly known as the 991 Park Avenue,
 10 Hoboken, New Jersey, the line between Newark and 1st
 11 Street, so that's just for reference.
 12 Now, what we have here is currently there
 13 is a two-story dwelling with a commercial first
 14 floor, residential on the second floor. The
 15 applicant proposes to demolish that building and
 16 build a five-story building, which will be two three
 17 -- excuse me. It'll be -- yeah. It'll be two
 18 three-floor -- excuse me. Two three-room
 19 establishments. So essentially, it's going to be
 20 all residential now with a first-floor lobby, as
 21 well as a storage area. There will be rear
 22 landscaping, mechanical, a deck, and some green roof
 23 area space as well.
 24 Now, by way of background, at the City
 25 level, this -- this application has already gone

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1 through the Hoboken City Zoning Board and has been
 2 approved by resolution July 18th, 2023. As you're
 3 aware, part of that resolution is also to have
 4 compliance with the State and County regulations,
 5 which is why we're here today because the property
 6 abuts Park Avenue. Part of the site, as you can
 7 see, I believe, from this, is that there may be an
 8 encroachment into the right of way, which is the
 9 county area, and we'll address that matter going
 10 forward.

11 CHAIRMAN KENNY: Can we see it?
 12 MR. VOGT: This is the encroachment.
 13 If you go to --
 14 MS. CURLEY: Can we swear you in?
 15 MR. VOGT: Oh, sure.
 16 MR. RUBIN: Yeah, absolutely. I was
 17 just --
 18 MS. CURLEY: State your name for the
 19 record.
 20 MR. VOGT: Sure. It's William R.
 21 Vogt, Jr.
 22 (The witness is sworn.)
 23 MS. CURLEY: Can you please state
 24 your qualifications for the Board?
 25 MR. VOGT: Sure. Good evening. I'm

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1 one of the owners and principals of L2A Land Design
 2 located at 66 Grand Avenue in Englewood, New Jersey,
 3 and we prepared the site plans for this
 4 application. So I'm a licensed professional
 5 engineer in the State of New Jersey. And I've
 6 testified before multiple county and state agencies
 7 throughout the state.

8 CHAIRMAN KENNY: Proceed.
 9 MR. VOGT: Sure. So if you look in
 10 the upper right-hand corner of that site plan, you
 11 can see a blow-up of the encroachment. So the
 12 property line is approximately 17 and a half to 18
 13 feet back from the existing curb line. Our building
 14 has an entrance just in this L-shaped cubby and we
 15 will have an encroachment roughly about three foot
 16 two inches into the right of way. And that will
 17 house our planting, a raised planter bed, which will
 18 allow us to have four steps up into the building.
 19 Hoboken -- the City of Hoboken, as well as
 20 North Hudson Sewage Authority, makes us elevate the
 21 ground floor elevation finished floor up to
 22 elevation six. Currently, it's at four -- I think
 23 it's 4.16 right now. So I've got to pick it up
 24 about two feet. So I need these steps to get up and
 25 into the building. So that is the reasoning for the

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1 encroachment into the County's right-of-way.
 2 Other than that, we are accommodating all
 3 of the stormwater management for the entire site, we
 4 followed the North Hudson Sewage Authority's
 5 calculations for the 210 hundred-year storm events.
 6 We have an internal detention basin that captures
 7 all of the rooftop runoff, as well as the drainage
 8 that's at the rear of the -- rear of the property in
 9 the open area.

10 We also have a green roof on a portion of
 11 the building, which satisfies our green roof
 12 structure. And then our connection will be --
 13 sorry. Let me just -- then we get to the -- to the
 14 scrolling button here. Here we go. Okay. And then
 15 our combination sewer and stormwater connection goes
 16 directly out into the county's right-of-way at a
 17 controlled rate. But that's -- that's pretty much
 18 the design in a nutshell.

19 CHAIRMAN KENNY: Do any of the
 20 Commissioners have any questions?
 21 COMMISSIONER MALAVASI: Just a
 22 couple. The steps up, they are inside that L-shaped
 23 cubby, if you will?
 24 MR. VOGT: Yes. Yes. They are
 25 inside -- they are inside. So this is -- this is

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1 the planter. And then the steps are inside between
 2 the building wall and the --
 3 COMMISSIONER MALAVASI: So there's a
 4 series of steps. Okay.
 5 MR. VOGT: Yeah. So when you come
 6 up, there's one step, walkway, one step, walkway,
 7 these are about -- these are about three foot in
 8 length.

9 COMMISSIONER MALAVASI: Is the
 10 building handicapped accessible? Is that -- is
 11 there a way to get handicapped folks in there?
 12 MR. VOGT: Into -- into this?
 13 COMMISSIONER MALAVASI: Into the
 14 building?
 15 MR. VOGT: From that point, not --
 16 not from the steps, no.
 17 COMMISSIONER MALAVASI: Is there any
 18 way of getting in there? If you have handicapped
 19 residents? Visitor?
 20 MR. NICHOLAS: I'm sorry. Just for
 21 the record, I would like to announce that
 22 Commissioner Samantha Lugo is present.
 23 MR. VOGT: I don't have any other
 24 accessible route into the building. It's just
 25 through that -- through the front stairs.

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1 COMMISSIONER MALAVASI: And I don't
 2 know that it's required for this, I just -- just
 3 that --
 4 MR. VOGT: Yeah. It has not come
 5 up. It has not come up through all of our approvals
 6 with the City of Hoboken. There's no parking
 7 on-site, so it's all, you know, street parking. So
 8 accessibility to the property is just through the
 9 public rights of way.
 10 COMMISSIONER MALAVASI: Yeah. The
 11 comment is that -- just so you know, we'll be paving
 12 Park Avenue at some point. So any disturbance to
 13 Park Avenue, you'll need paved curb to curb.
 14 MR. VOGT: Okay.
 15 COMMISSIONER MALAVASI: So it'll be
 16 probably 50 feet to the left of the site all the way
 17 down to the street. In the alternative, if -- we
 18 can talk if you want, is maybe we don't pave it, and
 19 then have you do it anyway. So we can talk about
 20 that if you -- if you prefer. It would save us a
 21 few bucks. Because we're going to pave it and then
 22 you're going to go and -- you're going to mill it
 23 and pave it yourself. So we can stop our paving a
 24 little short unless you -- unless you think you can
 25 your utilities in before we mill this up.

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1 MR. VOGT: I would say let me -- let
 2 me talk to the owner and work what their schedule
 3 is.
 4 COMMISSIONER MALAVASI: Let us know
 5 and we can work something out.
 6 MR. VOGT: Sure.
 7 COMMISSIONER MALAVASI: We have a
 8 preconstruction meeting next Wednesday. So if we
 9 can get an answer by then, that would be great.
 10 MR. VOGT: Okay.
 11 COMMISSIONER MALAVASI: They won't be
 12 paving right -- you know, not until July. Middle of
 13 July.
 14 MR. VOGT: You're starting in the
 15 middle of July?
 16 COMMISSIONER MALAVASI: Middle of
 17 July.
 18 MR. VOGT: Okay. And you're going
 19 curb to curb both sides?
 20 COMMISSIONER MALAVASI: Yeah. Yeah.
 21 MR. VOGT: Okay. I can -- I can have
 22 that conversation with the owner.
 23 COMMISSIONER MALAVASI: Okay.
 24 MR. VOGT: And get back to you.
 25 CHAIRMAN KENNY: Any additional

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1 questions?
 2 COMMISSIONER APONTE-LIPSKI: So
 3 Commissioner Malavasi, so means -- if you -- we pave
 4 that road and they pave the areas they are
 5 responsible to pave?
 6 COMMISSIONER MALAVASI: Mill and
 7 pave. Correct. Like I said, if we can -- depending
 8 on their timing, we could skip it, it'll save the
 9 county a few dollars. But it won't look great, so
 10 it's -- it's a timing thing. So we'll work -- we'll
 11 talk and work it out with the timing.
 12 MR. VOGT: Right. Would it be an
 13 option if the County came in, and just in our
 14 section, just put down the base course? And then
 15 that will allow us time --
 16 COMMISSIONER MALAVASI: Just a mill.
 17 Mill.
 18 MR. VOGT: Oh, you're just doing the
 19 mill? Got it.
 20 COMMISSIONER MALAVASI: Just milling,
 21 yeah.
 22 MR. VOGT: I mean -- okay. All
 23 right. I'll discuss that with the owner.
 24 COMMISSIONER MALAVASI: Yeah. We can
 25 work that out in the next few weeks.

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1 CHAIRMAN KENNY: Does anyone else
 2 have any questions?
 3 COMMISSIONER MEHTA: So there's any
 4 reason you are raising from four to six and a half
 5 -- or something -- that will meet the new guideline
 6 of FEMA?
 7 MR. VOGT: Correct.
 8 COMMISSIONER MEHTA: For the
 9 requirement?
 10 MR. VOGT: Correct. Well, the ground
 11 floor is just for storage, it's not a habitable
 12 space.
 13 COMMISSIONER MEHTA: Okay.
 14 MR. VOGT: So the residential units
 15 are up on the upper floors. So that ground floor is
 16 just for storage.
 17 COMMISSIONER MEHTA: How many is it
 18 then for the unit and how big it will be? Like a
 19 two-bedroom? Three bedroom?
 20 MR. VOGT: It's two three-bedroom
 21 units.
 22 COMMISSIONER MEHTA: How many
 23 apartments?
 24 MR. VOGT: Two.
 25 COMMISSIONER MEHTA: Two.

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1 CHAIRMAN KENNY: Any other questions?
 2 MR. TRIDENTE: Is there just one
 3 street tree on the frontage?
 4 MR. VOGT: Correct. We -- we showed
 5 the one street tree, which is kind of right in the
 6 center of the -- of the plant there. So right in
 7 this -- in this planter box.
 8 MR. TRIDENTE: Could you please go
 9 over the tree details, please?
 10 MR. VOGT: Sure. Sure. So the tree
 11 pit will have an ADA grade cover. And it will be --
 12 this is 30 inches -- this is a 30-inch in one
 13 direction, so it would be five foot all around.
 14 MR. TRIDENTE: There are no railings
 15 that will go around the perimeter of the tree pit;
 16 correct?
 17 MR. VOGT: No. It's flush -- I
 18 believe it's flush with the grade. Let's go back to
 19 that. It's -- it's just flush with the grade.
 20 MR. TRIDENTE: Thank you.
 21 MR. VOGT: Sure.
 22 CHAIRMAN KENNY: Okay. If we have no
 23 questions from this witness, anyone from the
 24 public? And if not, if you have another witness or?
 25 MR. RUBIN: That's about it for us at

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1 this point, based upon the correspondence we've had
 2 with the Planning Board -- excuse me, the Planner,
 3 as well as T&M, we believe that all the issues that
 4 have been raised by both parties have been addressed
 5 or are ongoing, as with like the franchise
 6 agreement, we understand it's an ongoing
 7 obligation. The franchise agreement with the
 8 County.
 9 So just at this juncture, we believe
 10 between the testimony of Mr. Vogt currently and in
 11 the correspondence, which has been previously
 12 issued, acknowledging our substantial compliance, we
 13 believe that we met the burden for passage this
 14 evening.
 15 CHAIRMAN KENNY: Okay. Well, if we
 16 have no further questions, do we have a motion to
 17 pass the application? Proceed with the application?
 18 COMMISSIONER CALLEGARI: I've got a
 19 question.
 20 CHAIRMAN KENNY: Sure.
 21 COMMISSIONER CALLEGARI: Are we
 22 waiting on that piece to go ahead? Or is that
 23 something --
 24 COMMISSIONER MALAVASI: No, no.
 25 COMMISSIONER CALLEGARI: Okay.

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1 COMMISSIONER MALAVASI: If we're --
 2 if we wind up paving it -- they already know to pave
 3 it. It's just a question --
 4 COMMISSIONER CALLEGARI: Saving
 5 dollars.
 6 COMMISSIONER MALAVASI: Saving
 7 dollars for us. So if we do it, then we mill and
 8 pave. If they don't do it, then we mill and pave.
 9 Either way, it's going to be mill and paved.
 10 MR. RUBIN: And really, that's just a
 11 timing issue, to my understanding based --
 12 COMMISSIONER MALAVASI: Yes.
 13 MR. RUBIN: Upon if we can to you
 14 fast enough, so we can come inside and -- okay.
 15 COMMISSIONER MALAVASI: Or if we get
 16 Hoboken into buying -- that's part of it, too. I
 17 got to involve Hoboken, because leaving a stretch of
 18 unpaved road might -- so I mean, you know, work with
 19 them too, so -- and like I said, we'll work it out.
 20 But either way, the road will be paved when all is
 21 said and done.
 22 COMMISSIONER JETER: Motion.
 23 COMMISSIONER PETTIGREW: Second.
 24 MR. NICHOLAS: Okay. On a motion
 25 made by Commissioner Jeter and seconded by

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1 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 Jeter.
 8 COMMISSIONER JETER: Aye.
 9 MR. NICHOLAS: Commissioner Malavasi.
 10 COMMISSIONER MALAVASI: Aye.
 11 MR. NICHOLAS: Commissioner Mehta.
 12 COMMISSIONER MEHTA: 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 motion
 19 has passed. The application is approved.
 20 COMMISSIONER LUGO: That's okay. I
 21 was going to abstain anyway.
 22 MR. NICHOLAS: Oh, I'm sorry.
 23 COMMISSIONER LUGO: That's okay.
 24 MR. NICHOLAS: I'm so sorry.
 25 COMMISSIONER LUGO: I abstain.

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1 MR. NICHOLAS: And Commissioner Lugo.
 2 COMMISSIONER LUGO: I abstain.
 3 MR. NICHOLAS: My apologies.
 4 CHAIRMAN KENNY: Thank you very much.
 5 MR. NICHOLAS: Okay. The next item
 6 on the agenda are applications to be exempt.
 7 Applications to be exempt. The sole application is
 8 2024-028-SP, Applicant Greenstop Wellness, LLC,
 9 located at 516 Tonnelle Avenue, Block 3302, Lot 1,
 10 in the City of Jersey City. It's a site plan
 11 application not along a County road.
 12 COMMISSIONER MEHTA: Motion.
 13 COMMISSIONER JETER: Second.
 14 MR. NICHOLAS: On a motion made by
 15 Commissioner Mehta, seconded by Commissioner Jeter.
 16 Commissioner Aponte-Lipski.
 17 COMMISSIONER APONTE-LIPSKI: Aye.
 18 MR. NICHOLAS: Commissioner
 19 Callegari.
 20 COMMISSIONER CALLEGARI: Aye.
 21 MR. NICHOLAS: Commissioner Jeter.
 22 COMMISSIONER JETER: Aye.
 23 MR. NICHOLAS: Commissioner Lugo.
 24 COMMISSIONER LUGO: Aye.
 25 MR. NICHOLAS: Commissioner Malavasi.

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1 COMMISSIONER MALAVASI: Aye.
 2 MR. NICHOLAS: Commissioner Mehta.
 3 COMMISSIONER MEHTA: Aye.
 4 MR. NICHOLAS: Commissioner
 5 Pettigrew.
 6 COMMISSIONER PETTIGREW: Aye.
 7 MR. NICHOLAS: And Chairman Kenny.
 8 CHAIRMAN KENNY: Aye.
 9 MR. NICHOLAS: The motion has
 10 passed. Next items on the agenda are applications
 11 to be dismissed without prejudice. These two
 12 applicants have not met the timeline requirement to
 13 submit information to the Planning Board staff
 14 within a certain time period.
 15 I do want to make a point of clarification
 16 from the previous meeting. At the previous
 17 meeting, the main -- we had identified -- we had
 18 identified the CH Martin property to be dismissed
 19 and that was not the case, it was actually Tower --
 20 Journal Square Tower LLC, Cottage -- which is
 21 between Cottage Street and JFK Boulevard. They have
 22 very similar addresses. And just to point out the
 23 addresses, for Cottage Street, it's 2958, and for
 24 the CH Martin, it's 2895. So there was a confusion
 25 with that. And to let you know now, the CH Martin

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1 application is under the line item for dismissal
 2 without prejudice at this Board meeting; okay? So
 3 just to put that in the record.
 4 All right. So the first application is
 5 2024-005-SP; Applicant Elliot Guttman; located at
 6 696-698 John F. Kennedy Boulevard; Block 177, Lot
 7 47; in the City of Bayonne. It's a site plan
 8 application to construct a three-story six-unit
 9 multifamily building.
 10 The second application to be dismissed
 11 without prejudice is application 2024-11-SP; 80
 12 Journal Square Partners, LLC; located at 2895 John
 13 F. Kennedy Boulevard; Block 9403, Lot 16.01; in the
 14 City of Jersey City. It is a site plan application
 15 to construct a 28-story mixed-use tower.
 16 COMMISSIONER MEHTA: So what's the
 17 story about that CH Martin property? They are -- I
 18 -- I remember it was approved by the -- by Jersey
 19 City.
 20 MR. NICHOLAS: Yeah. I'm not sure if
 21 they were approved by -- yeah. To be honest, I'm
 22 not sure if they were approved by Jersey City, but
 23 when it does come to our Planning Board, they did
 24 not submit items in a timely fashion. We had a
 25 strict requirement. If they don't respond to us or

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1 provide items within 90 days, we do have to close
 2 out the application. And -- but what we typically
 3 do, as I mention in every meeting, we -- as they
 4 submit a new application, we'll just transfer the
 5 old -- all their application fees and escrow, so
 6 it's not a burden to them in that regard. Any more
 7 questions regarding that?
 8 COMMISSIONER MALAVASI: I think
 9 that's been started and stopped for several years
 10 now.
 11 MR. NICHOLAS: Yeah.
 12 COMMISSIONER MALAVASI: They never
 13 received a -- they need to get their act together.
 14 They need to get their act together.
 15 COMMISSIONER MEHTA: I heard that in
 16 the newspaper and they mentioned that this one is
 17 going on, and I think it was in Jersey City
 18 Journal. And this one, I also remember very
 19 vaguely that it was --
 20 COMMISSIONER MALAVASI: If you
 21 recall, at least my recollection, is one of the big
 22 things that they had to do was coordinate with
 23 Loew's about loading.
 24 COMMISSIONER MEHTA: Yeah.
 25 COMMISSIONER MALAVASI: You know,

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1 Loew's wants a loading area, they want a loading
 2 area. So we've been talking with them for years
 3 since they've been trying to come here to
 4 coordinate, talk to Loew's, so we can make wonderful
 5 use of the plan for loading and parking in front of
 6 that whole stretch, so -- again, as is -- that seems
 7 to happen, they don't get back with us in time.
 8 COMMISSIONER MEHTA: Yeah. Because
 9 they're getting --
 10 COMMISSIONER MALAVASI: And they push
 11 it down the road.
 12 COMMISSIONER MEHTA: That area --
 13 that road is also that two-lane road towards the
 14 straight and two-lane toward this one. So it isn't
 15 very safe to try to find the parking or loading
 16 area.
 17 COMMISSIONER MALAVASI: Yes. I mean,
 18 that's why we don't want two loading areas.
 19 COMMISSIONER MEHTA: Yeah.
 20 COMMISSIONER MALAVASI: We want one
 21 that everybody can, you know, share.
 22 MR. NICHOLAS: Any more questions or
 23 comments before a motion is called?
 24 COMMISSIONER PETTIGREW: Motion.
 25 COMMISSIONER APONTE-LIPSKI: Second.


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1 MR. NICHOLAS: Okay. On a motion
 2 made by Commissioner -- excuse me. Commissioner
 3 Pettigrew --
 4 COMMISSIONER PETTIGREW: Aye.
 5 MR. NICHOLAS: Seconded by
 6 Commissioner Aponte-Lipski.
 7 Commissioner Aponte-Lipski.
 8 COMMISSIONER APONTE-LIPSKI: Aye.
 9 MR. NICHOLAS: Commissioner
 10 Callegari.
 11 COMMISSIONER CALLEGARI: Aye.
 12 MR. NICHOLAS: Commissioner Jeter.
 13 COMMISSIONER JETER: Aye.
 14 MR. NICHOLAS: Commissioner Lugo.
 15 COMMISSIONER LUGO: Aye.
 16 MR. NICHOLAS: Commissioner Malavasi.
 17 COMMISSIONER MALAVASI: Aye.
 18 MR. NICHOLAS: Commissioner Mehta.
 19 COMMISSIONER MEHTA: Aye.
 20 MR. NICHOLAS: Commissioner
 21 Pettigrew.
 22 COMMISSIONER PETTIGREW: Aye.
 23 MR. NICHOLAS: And Chairman Kenny.
 24 CHAIRMAN KENNY: Aye.
 25 MR. NICHOLAS: The motion has

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1 passed. And just to go through the other items,
 2 there's no additional items for -- no -- for old
 3 business. As we have discussed earlier with
 4 Francesca, that was it. And then there's no new
 5 business to discuss unless any Commissioners have
 6 anything to bring up.
 7 COMMISSIONER PETTIGREW: Motion to
 8 adjourn.
 9 CHAIRMAN KENNY: Motion to adjourn.
 10 MR. NICHOLAS: All right. So, there
 11 we go. I just want to mention, the next meeting is
 12 July 16th at 6:30.
 13 CHAIRMAN KENNY: All right. Thanks.
 14 The meeting is adjourned.
 15 (Whereupon the proceeding is then
 16 concluded at 6:58 p.m.)
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1 CERTIFICATION
 2
 3
 4 I, SHARI CATHEY, CCR, RPR, License No.
 5 30XI00234700, and Notary Public of the State of New
 6 Jersey, hereby certify that the proceedings herein
 7 are from the notes taken by me of a Regular Meeting
 8 of the Hudson County Planning Board of County
 9 Commissioners, held on Tuesday, June 18, 2024; and
 10 that this is a correct transcript of the same.
 11
 12
 13
 14 
 15 SHARI CATHEY, CCR, RPR
 16 A NOTARY PUBLIC of the
 17 State of New Jersey
 18 I.D. No. 2283786
 19 Commission Expires 2/4/27
 20
 21
 22
 23
 24
 25

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