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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, September 17, 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
- SAMANTHA LUGO, 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
- PAUL CRAY, PE, PP, CME

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1 CHAIRMAN KENNY: Good evening,  
 2 everyone. I'd like to call to order the September  
 3 17th, 2024, Hudson County Planning Board meeting.  
 4 Has the meeting been properly advertised?  
 5 MS. CURLEY: Yes, Chairman. The  
 6 meeting has been properly advertised and ran in the  
 7 Jersey Journal on September 12th.  
 8 CHAIRMAN KENNY: Thank you. Can we  
 9 have a roll call, please?  
 10 MR. NICHOLAS: Yes. Commissioner  
 11 Aponte-Lipski, not present. Commissioner Glembocki;  
 12 not present. Commissioner Callegari; not present.  
 13 Commissioner Jeter.  
 14 COMMISSIONER JETER: Present.  
 15 MR. NICHOLAS: Commissioner Layson.  
 16 COMMISSIONER LAYSON: Here.  
 17 MR. NICHOLAS: Commissioner Lugo.  
 18 COMMISSIONER LUGO: Present.  
 19 MR. NICHOLAS: Commissioner Malavasi.  
 20 COMMISSIONER MALAVASI: Here.  
 21 MR. NICHOLAS: Commissioner Mehta;  
 22 not present. Commissioner Ng; not present.  
 23 Commissioner Pettigrew.  
 24 COMMISSIONER PETTIGREW: Here.  
 25 SECRETARY NICHOLAS: Commissioner

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1 Walker; not present. And Chairman Kenny.  
 2 CHAIRMAN KENNY: Present.  
 3 MR. NICHOLAS: Chairman, we have a  
 4 quorum.  
 5 CHAIRMAN KENNY: Thank you. Can we  
 6 please stand and salute the flag?  
 7 (Flag Salute.)  
 8 CHAIRMAN KENNY: Have the  
 9 Commissioners had an opportunity to review the  
 10 minutes from our previous meeting?  
 11 COMMISSIONER LUGO: Yes.  
 12 SECRETARY NICHOLAS: All right. Can  
 13 we have a motion, please?  
 14 COMMISSIONER JETER: Motion.  
 15 COMMISSIONER PETTIGREW: Second.  
 16 MR. NICHOLAS: On a motion made by  
 17 Commissioner Jeter. Second by Commissioner  
 18 Pettigrew.  
 19 Commissioner Layson.  
 20 COMMISSIONER LAYSON: Aye.  
 21 MR. NICHOLAS: Commissioner Lugo.  
 22 COMMISSIONER LUGO: Aye.  
 23 MR. NICHOLAS: Commissioner Malavasi.  
 24 COMMISSIONER MALAVASI: Aye.  
 25 MR. NICHOLAS: Commissioner

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1 Pettigrew.  
 2 COMMISSIONER PETTIGREW: Aye.  
 3 MR. NICHOLAS: And Chairman Kenny.  
 4 CHAIRMAN KENNY: Aye.  
 5 MR. NICHOLAS: Chairman, the motion  
 6 has passed. Just to -- I called the names of the  
 7 Commissioners who were present at the last meeting.  
 8 Were you present?  
 9 COMMISSIONER PETTIGREW: Yes, I was.  
 10 MR. NICHOLAS: Okay. So I'll call  
 11 you as well. I'm sorry.  
 12 COMMISSIONER PETTIGREW: You did.  
 13 MR. NICHOLAS: Oh, I did.  
 14 COMMISSIONER PETTIGREW: You didn't  
 15 call him. Commissioner Jeter.  
 16 COMMISSIONER LUGO: I wasn't either,  
 17 but I believe if we read the minutes, you can  
 18 still --  
 19 CHAIRMAN KENNY: Yes, you can as  
 20 well, yeah, if you decide to.  
 21 MR. NICHOLAS: So the motion has  
 22 passed. So next on the agenda is our Site Plans,  
 23 Subdivisions, and Other Matters Scheduled for Public  
 24 Hearing. I do want to recommend that we switch the  
 25 order of the next two applications.

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1 CHAIRMAN KENNY: I think before we do  
 2 that, we have to do the memorialization of the  
 3 resolution.  
 4 MR. NICHOLAS: Oh, I'm sorry. My  
 5 apologies. Next on the agenda is Item A, the  
 6 Memorialization of Resolutions Considered at the  
 7 Previous Meeting. The first application and sole  
 8 application is 2024-015-SP; JFK Realty LLC; 4614  
 9 Kennedy Boulevard; Block 263, Lot 34; in Union City.  
 10 CHAIRMAN KENNY: Okay. Do we have a  
 11 motion?  
 12 COMMISSIONER PETTIGREW: Motion.  
 13 COMMISSIONER MALAVASI: Second.  
 14 MR. NICHOLAS: On a motion made by  
 15 Commissioner Pettigrew. Second by Commissioner  
 16 Malavasi.  
 17 Commissioner Jeter.  
 18 COMMISSIONER JETER: Aye.  
 19 MR. NICHOLAS: Commissioner Layson.  
 20 COMMISSIONER LAYSON: Aye.  
 21 MR. NICHOLAS: Commissioner Lugo.  
 22 COMMISSIONER LUGO: Abstain.  
 23 MR. NICHOLAS: Commissioner Malavasi.  
 24 COMMISSIONER MALAVASI: Aye.  
 25 MR. NICHOLAS: Commissioner

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1 Pettigrew.  
 2 COMMISSIONER PETTIGREW: Aye.  
 3 MR. NICHOLAS: And Chairman Kenny.  
 4 CHAIRMAN KENNY: Aye.  
 5 MR. NICHOLAS: Chairman, the motion  
 6 has passed. All right, next on the agenda are Site  
 7 Plans, Subdivisions, and Other Matters Scheduled for  
 8 Public Hearing. As I was mentioning before, I would  
 9 like to recommend to the Board to switch the order  
 10 of the next two applications due to the limited size  
 11 and scope of the second application, if that's okay  
 12 with the Board.  
 13 CHAIRMAN KENNY: Okay.  
 14 MR. NICHOLAS: So the first  
 15 application that we will hear tonight will be  
 16 2024-048-SP; Torus Enterprise LLC; located at  
 17 1414-1422 Kennedy Boulevard; Block 167, Lot 6; in  
 18 Union City. It is a site plan application to  
 19 construct a stormwater retention system.  
 20 MS. LOMELO: Good evening. I'm Lisa  
 21 Lamella. L-O-M as in Mary, E-L-O; Murphy Schiller &  
 22 Wilkes on behalf of the applicant. We're here for  
 23 stormwater related items in a franchise agreement on  
 24 behalf of the applicant at 1414-1422 Kennedy  
 25 Boulevard. I will allow the engineer to discuss the

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1 stormwater encroachment here on this project.  
 2 MS. CURLEY: Great. Can you please  
 3 raise your right hand?  
 4 (The witness is sworn.)  
 5 CHAIRMAN KENNY: Can we just not have  
 6 your qualifications, please?  
 7 MR. CURTIS: Sure. I'm a licensed  
 8 civil engineer in the state of New Jersey for the  
 9 last six years. I graduated from Rutgers University  
 10 with a Bachelors of Science and Civil Engineering in  
 11 2013. I testified before this Board as well as  
 12 other municipalities in the state of New Jersey.  
 13 THE REPORTER: Can you spell your  
 14 last name?  
 15 MR. CURTIS: Curtis, C-U-R-T-I-S.  
 16 CHAIRMAN KENNY: Okay. Mr. Curtis,  
 17 you can proceed.  
 18 MS. LOMELO: Mr. Curtis, could you  
 19 just provide us, I don't think we went through this,  
 20 your affiliation with your engineering firm and your  
 21 affiliation with the project quickly?  
 22 MR. CURTIS: Sure. At the onset of  
 23 the project, the property manager or client reached  
 24 out to me. They had applied for a change in use  
 25 with North Hudson Sewerage Authority. That change

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1 in use from an existing cleaners to, I believe, a  
 2 bakery. As part of the requirements from North  
 3 Hudson Sewerage Authority, the change in use  
 4 triggered not only existing sanitary lateral  
 5 improvements, which consisted of relining the  
 6 existing sanitary lateral, but also they wanted  
 7 incorporated into the improvements a rain garden,  
 8 specifically a rain garden with educational signage  
 9 to improve the aesthetics of Kennedy Boulevard.  
 10 So the client called me, and I was engaged  
 11 to design a rain garden along Kennedy Boulevard.  
 12 That rain garden consists of approximately 9 by 29  
 13 1/2 feet along Kennedy Boulevard. North Hudson  
 14 Sewerage Authority has signed off on the design of  
 15 the rain garden as well as the maintenance manual  
 16 associated with the rain garden, which would be  
 17 under -- the maintenance would be the property  
 18 owner's responsibility.  
 19 And as part of the ongoing back and forth  
 20 with North Hudson, we also had a conversation with  
 21 NJ Transit. There's a bus stop located immediately  
 22 north of the rain garden. NJ Transit is okay with  
 23 the design as long as we give them two weeks prior  
 24 notice to any construction. There would be no  
 25 modifications to the bus stop. The only disruption

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1 would be a possible diversion of that bus stop for  
 2 two weeks, reroute the bus stop for maybe two weeks  
 3 or three weeks, however long it takes to construct  
 4 the rain garden.  
 5 The rain garden is designed to take some  
 6 runoff from a portion of the building as well as a  
 7 portion of the nine-and-a-half-foot wide proposed  
 8 sidewalk within the right-of-way. There are minor  
 9 other associations, obviously, with constructing the  
 10 rain garden. That's replacing the concrete curb,  
 11 replacing the concrete sidewalk to trench any  
 12 utilities. And any overflow from the basin does not  
 13 go into the County right-of-way. It's diverted into  
 14 the North Hudson Sewage Authority sewer, combined  
 15 sewer. That's essentially it from the civil  
 16 perspective.  
 17 MS. LOMELO: Just to confirm, the  
 18 approved stormwater maintenance manual includes  
 19 provisions that the owner applicant is going to  
 20 maintain the rain garden in the right-of-way?  
 21 MR. CURTIS: Yes. Routine  
 22 maintenance, inspection, as well as maintenance,  
 23 maintaining the landscaping, trash, debris. After a  
 24 large storm event, they go out and inspect it to  
 25 make sure everything's functioning properly and that

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1 gets filed with the deed of property.  
 2 MS. LOMELO: Thank you very much.  
 3 Unless there's any questions from the Board.  
 4 CHAIRMAN KENNY: Commissioners, any  
 5 questions?  
 6 COMMISSIONER JETER: You said this  
 7 should take two to three weeks?  
 8 MR. CURTIS: I mean, I'm guessing.  
 9 You know, I don't know for sure. That's what we  
 10 discussed with NJ Transit. I'm hoping it doesn't  
 11 take longer than that. A portion of this  
 12 improvement have already been done, which is  
 13 relining the existing sanitary lateral. But in  
 14 general, it's not a significant amount of work.  
 15 There's a traffic control plan associated  
 16 with this that was reviewed by Union City  
 17 Engineering, and as well as the County took a look  
 18 at this as well, and we have addressed all the  
 19 comments issued by the County in the letters.  
 20 COMMISSIONER JETER: And the reason I  
 21 ask, if it's over the three-week period, it's just  
 22 trying to put people at a tailspin, so to speak,  
 23 because you have to revisit everything that you  
 24 said. Like at the bus stop, you're going to reroute  
 25 them. They're going to have to maybe go around the

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1 corner or whatever. Do you have a plan for an  
 2 alternate plan other than that three weeks? Is it  
 3 going to be something that you're looking at? Do  
 4 you believe that three weeks is going to be the  
 5 end-all or the be-all?  
 6 MR. CURTIS: It's a good question,  
 7 because the temporary diversion of the traffic would  
 8 be if we're inferring with the right-of-way. So my  
 9 goal is to have the construction done within two to  
 10 three weeks just for the County, for the  
 11 improvements in the County. Then we can work within  
 12 the sidewalk area, which would allow the bus traffic  
 13 to come back.  
 14 So the entire construction may take longer  
 15 than that, but my conversations with NJ Transit were  
 16 along the lines of two to three weeks just to  
 17 reroute the bus traffic to get the curbing asphalt  
 18 replacement right in front of the rain garden and  
 19 improvements that you need to access the County  
 20 right-of-way to construct it, two to three weeks.  
 21 And then after that, they move the construction to  
 22 the sidewalk area and then finish it. That's the  
 23 goal.  
 24 But is there a plan? No, there isn't. So  
 25 once we get a contractor involved, we can get the

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1 timing correct. But we're waiting on approval from  
 2 the County and a franchise agreement to proceed with  
 3 hiring a contractor for the rain garden.  
 4 COMMISSIONER JETER: Thank you so  
 5 much.  
 6 CHAIRMAN KENNY: Any other questions?  
 7 COMMISSIONER MALAVASI: Two things.  
 8 The daily maintenance of the rain garden, will be  
 9 done by whom again?  
 10 MR. CURTIS: Property Owner.  
 11 COMMISSIONER MALAVASI: Is the  
 12 agreement with the North Hudson Sewer? Is there a  
 13 clause? Is there some sort of penalty clause if  
 14 that's not done? We allow rain gardens in the  
 15 County right-of-way by municipalities because they  
 16 guarantee the maintainment. So just is there a  
 17 mechanism in the agreement that if they don't  
 18 maintain it, the City will? Or how is that going to  
 19 be handled if the property owner fails to maintain  
 20 it? The problem with rain gardens is they become  
 21 trash, and if they're not picked up or cleaned up,  
 22 they become a mess. So we hope there's some  
 23 provisions in there for if it's not done, somebody  
 24 will take charge and clean it up.  
 25 MS. LOMELO: So the franchise

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1 agreement that will be signed is a County agreement,  
 2 and we'll have whatever provisions the County deems  
 3 appropriate in terms of maintenance.  
 4 COMMISSIONER MALAVASI: Because you  
 5 know if it becomes a mess, the mayor will be  
 6 knocking down the property owner's door. The other  
 7 thing is just to be aware that we've just paved the  
 8 road recently. So any disturbance that's blocked  
 9 off will require someone to pave to the center line.  
 10 MS. LOMELO: Yes. We understand and  
 11 agree.  
 12 CHAIRMAN KENNY: Thank you. Any  
 13 other questions or comments?  
 14 COMMISSIONER MALAVASI: If you're  
 15 contributing to the Shade Tree Fund?  
 16 MR. CURTIS: That's correct. That's  
 17 correct for the deficiency of the required plantings  
 18 along the County right-of-way.  
 19 CHAIRMAN KENNY: Anyone from the  
 20 public? If not, do we have a motion to approve  
 21 that?  
 22 MR. NICHOLAS: Excuse me. On a  
 23 motion made by Commissioner I believe it was Jeter.  
 24 And seconded by Commissioner Pettigrew. Just one  
 25 second.

<p style="text-align: right;">Page 14</p> <p>1 Commissioner Jeter.  2 COMMISSIONER JETER: Yes.  3 MR. NICHOLAS: Commissioner Layson.  4 COMMISSIONER LAYSON: 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 Kenny.  13 CHAIRMAN KENNY: Aye.  14 MR. NICHOLAS: The motion has passed.  15 MS. LOMELO: Thank you very much.  16 MR. NICHOLAS: Okay. The next  17 application on the agenda to be heard for public  18 hearing is Application 2024-020-SP. Just a point of  19 correction for the agenda, the applicant is not  20 Brian Barry. They go as Urban Renewal LLC. So the  21 location is 111 Observer Highway; Block 139, Lot  22 1.02; in the city of Hoboken. It's a site plan  23 application to construct a 28-story mixed-use  24 building.  25 MS. GONCHAR: Good evening. My name</p>	<p style="text-align: right;">Page 16</p> <p>1 property.  2 A resolution memorializing that approval  3 was adopted on December 18, and that project, as  4 approved, is wholly compliant with the applicable  5 redevelopment plan. On September 5, we returned to  6 the planning board to seek and were granted amended  7 preliminary and final major site plan approval. The  8 revisions approved through that amended approval  9 included a very minor extension of the first floor  10 space comprising 211 feet of building footprint,  11 which was really a minor adjustment of the vestibule  12 lobby area. And we're advised and are hopeful that  13 the resolution memorializing that modification will  14 be adopted at the board's next meeting on October 1.  15 We also increased the retail area by a  16 whopping 37 square feet as part of that approved  17 modification. The plans that the Board has before  18 you do reflect those changes that were approved by  19 the board. We have also obtained a number of other  20 extra-judicial -- extra-jurisdictional approvals, I  21 should say. Hudson Essex Passaic Soil Conservation,  22 DEP Flood Hazard, North Hudson Sewer Authority,  23 Hudson -- Hoboken Water Department, and the Hoboken  24 Floodplain Administration approval, and we do have a  25 review letter from your assistant planner, initially</p>
<p style="text-align: right;">Page 15</p> <p>1 is Meryl Gonchar. I'm a member of the firm of  2 Sills, Cummis &amp; Gross, and I am the attorney for the  3 applicant, Observer Highway Urban Renewal LLC. Mr.  4 Barry thanks you for that correction. He was  5 getting nervous.  6 The applicant, as you indicated, is  7 seeking preliminary and final major site plan  8 approval in connection with the portion of that  9 property identified as Block 139, Lot 1.02 on the  10 tax map of the city of Hoboken. The property is  11 actually owned by New Jersey Transit and currently  12 remains an active rail yard consisting of rail  13 lines, a parking lot, and related structures and  14 improvements.  15 The property, just for information, is  16 part of a redevelopment plan in the City of Hoboken.  17 On October 3, 2023, the City of Hoboken Planning  18 Board granted the applicant preliminary and final  19 major site plan approval to construct a 27-story  20 280-foot tall mixed-use building consisting of 386  21 residential units, 20-percent of which will be  22 designated as units affordable to low- and  23 moderate-income families, and approximately, at that  24 time, 1,221 square feet of ground floor retail space  25 along with associated site improvements at the</p>	<p style="text-align: right;">Page 17</p> <p>1 dated September 6, and revised through September 12  2 of this year.  3 This evening, we have three witnesses with  4 us, Dan Sobieski, who is our licensed professional  5 engineer with Collier's Engineering and Design;  6 Michelle Briehof, a licensed professional engineer,  7 also with Collier's, who is our traffic engineering  8 expert. And Paul Albano, who is our licensed  9 architect with SLCE Architects. And we also have a  10 representative of the applicant who is not Brian  11 Barry, if you have any questions for the applicant.  12 With that, I ask that you swear in our  13 witness, our engineer, and we'll qualify him.  14 MS. CURLEY: Please raise your right  15 hand and state your name for the record.  16 MR. SOBIESKI: Daniel Sobieski.  17 S-O-B-I-E-S-K-I.  18 (The witness is sworn.)  19 MS. CURLEY: You may proceed.  20 MS. GONCHAR: Please, feel free.  21 CHAIRMAN KENNY: Can you please  22 provide your qualifications?  23 MR. SOBIESKI: Sure. I'm with  24 Collier's Engineering and Design. I'm a civil  25 engineer for this application. I have a bachelors</p>

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1 in science and civil engineering from Penn State  
 2 University. I have over 10 years of experience in  
 3 the land development field, commercial, residential,  
 4 throughout the state of New Jersey, and I'm a  
 5 licensed engineer in the state of New Jersey.  
 6 MS. GONCHAR: Thank you.  
 7 CHAIRMAN KENNY: The witness is  
 8 accepted. Please proceed.  
 9 MS. GONCHAR: Thank you for accepting  
 10 us as an expert in the field of engineering. If you  
 11 want to reference any plans. Do you need him in  
 12 front of the mic?  
 13 CHAIRMAN KENNY: I think it would be  
 14 better.  
 15 MS. GONCHAR: Why don't we swap  
 16 places?  
 17 MR. SOBIESKI: Is there a way to make  
 18 this full screen? If you guys can see it.  
 19 MS. TURNBULL: Maybe to the left.  
 20 MR. NICHOLAS: The plus sign to  
 21 increase.  
 22 MS. TURNBULL: I think that one.  
 23 MR. SOBIESKI: Is this better? Okay.  
 24 MS. GONCHAR: And just if you could  
 25 advise if the plans are plans that have been

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1 submitted just indicate that we're not marking as  
 2 exhibits, if that's acceptable for your practice.  
 3 MR. SOBIESKI: Yeah. These plans  
 4 were submitted to the County dated June 13, 2024.  
 5 Last revised August 29, 2024. Let me just walk you  
 6 guys through the site. The subject site commonly  
 7 referred to as Site 2 is located at 111 Observer  
 8 Highway, County Road 681, on Block 139, Lot 1.02  
 9 consisting of approximately 6.54 acres. Lot 1.02  
 10 contains frontage along Observer Highway and spans  
 11 between Hudson Street to the east and Henderson  
 12 Street to the west.  
 13 However, the Site 2 Project as shown on  
 14 the screen is only located on the New Jersey Transit  
 15 employee parking lot portion of Lot 1.02, and that  
 16 is situated between Washington Street and Bloomfield  
 17 Street. To the north, there's some existing  
 18 residential commercial buildings, approximately four  
 19 to five stories in height. To the east is  
 20 existing -- it's now actually demolished, Lift  
 21 Building, New Jersey Transit bus terminal, train  
 22 station. To the south is the existing rail yard  
 23 associated with New Jersey Transit. To the west is  
 24 the existing New Jersey Transit engine house which  
 25 is remaining as part of this proposed project.

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1 So as previously mentioned, the proposed  
 2 project includes the demolition of the existing New  
 3 Jersey Transit employee parking lot and the  
 4 construction of a 386-unit, 27-story residential  
 5 building. The front of this building is located on  
 6 Observer Highway. The proposed building coverage is  
 7 approximately 14,673 square feet. And as Meryl  
 8 mentioned, the building is approximately 280 feet in  
 9 height and is set back approximately 16.8 feet from  
 10 the County right-of-way.  
 11 Total building square footage is  
 12 approximately 356,794 square feet, and this includes  
 13 1,258 square feet of retail commercial space on the  
 14 bottom floor. A one-way, 18-foot wide driveway is  
 15 provided around the building. Vehicles enter the  
 16 site at the intersection of Washington Street and  
 17 Observer, travel in a clockwise direction or  
 18 rotation around the building, and exit at the  
 19 intersection of Observer Highway and Bloomfield  
 20 Street.  
 21 The driveway has been designed to  
 22 accommodate the Hoboken City fire truck and garbage  
 23 truck, and the City has reviewed these circulation  
 24 exhibits as part of the city planning board approval  
 25 and has not provided any comment or seen any issues

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1 with these exhibits.  
 2 As part of this project, a new signal arm  
 3 will be added to the existing traffic signal at  
 4 Observer Highway and Bloomfield, and both  
 5 intersections will be modified to include bicycle  
 6 lane signals to minimize the conflicts between  
 7 pedestrians, cyclists, and vehicles maneuvering  
 8 through this area. We have prepared intersection  
 9 designs for both Observer and Washington and  
 10 Observer and Bloomfield, which have been reviewed by  
 11 both the City and the County Engineer. The City and  
 12 the County Engineer have reviewed the layout of  
 13 these intersections, and now we're in the process of  
 14 preparing construction-level electrical designs and  
 15 details for both of these intersections.  
 16 The site will also provide 12 vehicles, or  
 17 excuse me, parking for 12 vehicles around, I think  
 18 five spaces around the rear of the building, and an  
 19 additional seven just east of the building, and  
 20 these spaces are reserved for New Jersey Transit  
 21 employees only. No residents are allowed to park in  
 22 these spaces. There will also be one EV charger  
 23 located just southeast of the building between the  
 24 handicap stall and the standard stall to the west.  
 25 A loading zone is also provided just west

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1 of the building, and this area is intended for  
 2 moving trucks and delivery vehicles who need to  
 3 access the building. The property management will  
 4 schedule move-ins and deliveries to ensure that this  
 5 loading zone is adequate and is not overburdened for  
 6 the property.  
 7 In addition to the loading zone on the  
 8 west side of the building, there will also be a  
 9 dropoff and pickup zone on the east side of the  
 10 building, and this is really intended for ride share  
 11 dropoff or pickup, quick trips. We anticipate  
 12 vehicles utilizing this space for no more than two  
 13 to three minutes, and if there is an occupied  
 14 vehicle in that space, they could always use the  
 15 overflow loading zone on the west side of the  
 16 building.  
 17 There is also a proposed bike room to the  
 18 east of the building located between just west of  
 19 those seven parking stalls at the furthest east of  
 20 the plan. This bike room will provide storage for  
 21 193 bicycles for the residents, and then there will  
 22 also be six bicycle spaces for visitors visiting the  
 23 building outside of the bike room.  
 24 A comprehensive landscaping and lighting  
 25 package is provided throughout the site. It

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1 includes landscape planters, rain gardens, seating  
 2 areas, and 21 new trees throughout the project.  
 3 Seven of these trees will be installed in the County  
 4 right-of-way. The County requires 13 trees per  
 5 their ordinance. However, due to PATH  
 6 infrastructure located in the western portion of the  
 7 site, PATH will not allow us to install trees over  
 8 their infrastructure. So the applicant has agreed  
 9 to and is willing to make a contribution to the Tree  
 10 Fund in lieu of installing the six trees that are  
 11 required to make up the 13 trees.  
 12 Lastly, I just want to talk about  
 13 stormwater management. There are several stormwater  
 14 management facilities provided as part of this  
 15 project. There are two green roofs, totaling 1,480  
 16 square feet, two rain gardens, totaling 480 square  
 17 feet, a 4690-square-foot blue roof, and a  
 18 78,000-gallon underground detention tank. The total  
 19 storage provided by all of these measures is  
 20 approximately 100,000 gallons, which is about four  
 21 times that of the water quality storm event. All of  
 22 this runoff will be treated either via the green  
 23 infrastructure or a manufactured treatment device,  
 24 which is rated to treat runoff up to 50-percent TSS  
 25 removal.

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1 All of these stormwater management  
 2 facilities will be located on-site with the  
 3 exception of the rain gardens, which will be located  
 4 in the County right-of-way. The applicant has  
 5 agreed and will agree to obtain a franchise  
 6 agreement with the County, and the applicant has  
 7 also agreed to maintain these rain gardens as part  
 8 of that agreement. This stormwater management  
 9 design has been approved by the City of Hoboken,  
 10 NJDEP, and North Hudson Sewerage Authority.  
 11 Lastly, I just want to summarize the  
 12 improvements to the County right-of-way for the  
 13 Board. We are providing bike lane signals, which  
 14 will improve the safety of these intersections. We  
 15 are connecting the bike lanes on Washington Road and  
 16 Bloomfield to the existing Observer Highway, which  
 17 currently does not exist today. We will be  
 18 restriping crosswalks, bike lanes, adding signage,  
 19 reconstruction of curb ramps, curbing, upgrading the  
 20 existing vehicular detection to state-of-the-art  
 21 grid-smart cameras per the County's request, and  
 22 overall just improving the safety of pedestrians,  
 23 cyclists, and vehicles maneuvering to this area.  
 24 I don't know if you guys have any  
 25 questions, anything regarding the project, we'd be

Page 25

1 happy to answer for you.  
 2 COMMISSIONER JETER: I didn't hear  
 3 residential parking.  
 4 MR. SOBIESKI: Correct. There is no  
 5 residential parking as part of this project.  
 6 COMMISSIONER PETTIGREW: 28 stories  
 7 and no residential parking?  
 8 MR. SOBIESKI: Our traffic engineer  
 9 will be able to explain the reasoning behind that,  
 10 but the focus of the project is to really take  
 11 advantage of the different public transportation,  
 12 multi-modal transportation opportunities in this  
 13 area. You're located within a few hundred feet of  
 14 the Hoboken train station, bus terminal, PATH  
 15 station. We're providing I would say a large, a  
 16 large quantity of bike parking for residents, so  
 17 there's really an emphasis on using alternative  
 18 modes of transportation for the residents of this  
 19 building.  
 20 COMMISSIONER JETER: What about  
 21 handicapped visitors? Is there a parking or  
 22 anything allocated for handicapped visitors,  
 23 parking, anything in that nature?  
 24 MR. SOBIESKI: There's no handicapped  
 25 parking reserved for visitors, but the dropoff area

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1 located just east of the building is handicap  
 2 accessible and is located at the bottom of a  
 3 handicap accessible ramp, which would allow for a  
 4 handicapped individual to utilize the building  
 5 safely or access the building safely.  
 6 CHAIRMAN KENNY: Any other questions?  
 7 COMMISSIONER MALAVASI: I'll just  
 8 reiterate that we've had a number of meetings with  
 9 the design team in my office, and we're satisfied  
 10 with the intersection improvements that they're  
 11 proposing. The bike lanes, the bike signals, the  
 12 crosswalks, we're satisfied that they met all of our  
 13 requirements for the intersection.  
 14 CHAIRMAN KENNY: Anyone from the  
 15 public? If not, we could proceed with the next  
 16 witness.  
 17 MS. GONCHAR: We're going to call our  
 18 architect next. Sorry, Michelle. You'll show them  
 19 the pretty pictures.  
 20 MS. CURLEY: You need to be sworn.  
 21 If you could raise your right hand and state your  
 22 full name for the record.  
 23 MR. ALBANO: Paul Albano, A-L-B as in  
 24 boy, A-N-O.  
 25 (The witness is sworn.)

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1 CHAIRMAN KENNY: Mr. Albano, can you  
 2 please just provide the qualifications for the  
 3 Board?  
 4 MR. ALBANO: Sure. My name is Paul  
 5 Albano. I'm an architect with SLCE Architects. I  
 6 am a licensed architect in the state of New Jersey,  
 7 New York, Pennsylvania, and a bunch of other states.  
 8 I've been practicing residential architecture for  
 9 over 30 years. I went to New York Institute of  
 10 Technology and received a bachelor in architecture.  
 11 CHAIRMAN KENNY: Please proceed.  
 12 MS. GONCHAR: Thank you for accepting  
 13 him as an expert in the field of architecture. To  
 14 the extent that any of the plans are not submitted,  
 15 if any, just identify them so that we can --  
 16 MR. ALBANO: Okay. So what you're  
 17 looking at in front of you is actually the exhibits  
 18 that were not submitted as part of the planning  
 19 Board application.  
 20 MS. GONCHAR: I don't know your  
 21 practice. Do you mark them or?  
 22 CHAIRMAN KENNY: Typically we do.  
 23 MS. GONCHAR: Okay. So even though  
 24 they're on slides, if we can refer to this when it's  
 25 done, just advise the Board what this is.

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1 MR. ALBANO: Okay. So this is  
 2 actually an elevation of the building at perspective  
 3 looking to the west. So it's elevation at ground  
 4 level through about the 14th floor or so.  
 5 MS. GONCHAR: And all of the  
 6 architectural exhibits were prepared by you or under  
 7 your supervision?  
 8 MR. ALBANO: Yes. This whole package  
 9 that I'm going to present is and has been under my  
 10 supervision. It was created under my supervision.  
 11 Okay. So I'll just -- okay. So I'll flip to the  
 12 next sheet, which is the ground floor plan. So this  
 13 plan is color-coded to help you understand what the  
 14 building uses are.  
 15 As explained earlier, it is a 28-story  
 16 residential building with some commercial space on  
 17 the ground floor, which you identified in that pink  
 18 area to the west. Everything else on the ground  
 19 floor is relative to the residential building. So  
 20 it's an entrance lobby, leasing office, mail room,  
 21 package room, and amenity spaces that basically make  
 22 up what the ground floor is.  
 23 So the entrance to the building is right  
 24 through the center there, which is through the  
 25 vestibule. And that will get you to the elevation

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1 of 11. But being that we're in the flood zone, we  
 2 have the design flood elevation of 14. So we've  
 3 raised the first floor with a sequence of ramps and  
 4 four stairs. So the design flood elevation at the  
 5 ground floor is Elevation 14.  
 6 MS. GONCHAR: This would be Exhibit  
 7 A-2.  
 8 MR. ALBANO: Okay. To the -- as Dan  
 9 mentioned earlier, to the east is the flood storage  
 10 shed, which would consist of 193 interior parking  
 11 spaces, and there's an additional six spaces outside  
 12 of that for non-residents. So everything in the  
 13 shed itself is for residents only, and visitors can  
 14 park outside the fire shed.  
 15 We've moved to the second floor. The  
 16 second floor consists of mechanical space to the  
 17 left, so everything that's in gray is mechanical  
 18 support for the building. Mechanical systems are  
 19 basically coming from this area and get to shoot  
 20 through the building. Everything that is in yellow  
 21 is residential amenity. So that would be fitness  
 22 room and some laundry, but mostly fitness and  
 23 fitness and amenity space for only the tenants.  
 24 MS. GONCHAR: That would be A-3.  
 25 MR. ALBANO: As we move to the -- as

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1 we move to the next floor, this is a typical low  
 2 residential floor, and the only reason why it's  
 3 called a typical low residential floor is because  
 4 the building does step back as it goes up. It steps  
 5 actually in the reverse direction. It's  
 6 cantilevered in the reverse.  
 7 So what's shown in yellow here is all  
 8 residential units, and we identify by the asterisks  
 9 and by the darker yellow all of the affordable  
 10 units. So they're distributed throughout the plan.  
 11 I'll show you on the next slide.  
 12 MS. GONCHAR: That would be A-4.  
 13 MR. ALBANO: So this is a diagram  
 14 showing the distribution of the 78 affordable units,  
 15 and we just colored them green and alternated green  
 16 colors just to show that they do all have exposures  
 17 to every side of the building, and that it's  
 18 distributed pretty much through the 20th floor.  
 19 MS. GONCHAR: That would be A-5.  
 20 MR. ALBANO: The next slide is a  
 21 typical upper residential floor. Again, the darker  
 22 yellow indicates the affordable units. Everything  
 23 else, that's the lighter yellow is the market rate  
 24 of residential units.  
 25 MS. GONCHAR: A-6.

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1 MR. ALBANO: As we get to the 27th  
 2 floor, it's the first floor -- it's actually a floor  
 3 that's split between interior amenity space and  
 4 exterior amenity space. So the exterior side of  
 5 this will consist of a pool, some lounge space  
 6 exterior, and some amenity terrace for barbecuing  
 7 and hanging out at the pool. It's at the edge, and  
 8 there is a windscreen of eight feet that protects  
 9 residents from wind. This is the 28th floor of the  
 10 building.  
 11 MS. GONCHAR: That was A-7, was the  
 12 27th floor.  
 13 MR. ALBANO: And then lastly, in  
 14 terms of floor plates, this is the uppermost level  
 15 of the roof where we have mechanical equipment  
 16 within an enclosure that would be screened, and then  
 17 to the west would be some green roof area that we  
 18 provided as a requirement of the redevelopment plan.  
 19 Next slide. The next slide is just to  
 20 show the comparison. It was mentioned earlier that  
 21 we've increased the size of the lobby and the  
 22 vestibule, and that was done to just provide a  
 23 little easier ingress and egress for the residents.  
 24 What's shown in red is the new shape as proposed,  
 25 and what is shown in the outline is the vestibule as

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1 it was previously approved in 2023.  
 2 So then lastly, these are just images of  
 3 the view from the east from Observer Highway. You  
 4 can see the new building stands on the right, and  
 5 you can see those tiers as the building steps up.  
 6 That's why the plans were different from the lower  
 7 tiers to the upper tiers.  
 8 MS. GONCHAR: This is A-10.  
 9 MR. ALBANO: This next image is a  
 10 view south from 2nd Street and Washington Street.  
 11 So it just puts it in context with the neighborhood  
 12 as you're looking down to the south.  
 13 MS. GONCHAR: That would be A-11.  
 14 MR. ALBANO: That was A-11, yes. The  
 15 next slide is a view from the south from 1st and  
 16 Bloomfield. Again, just putting it in context,  
 17 showing that the building is what it would do in  
 18 maintaining sightlines to the water and maintaining  
 19 that view core.  
 20 MS. GONCHAR: That was A-12, view of  
 21 the south.  
 22 MR. ALBANO: So that summarizes the  
 23 building. If you have any questions, I'll be glad  
 24 to answer them.  
 25 CHAIRMAN KENNY: I just have two

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1 questions. What is the proposed commercial space?  
 2 MR. ALBANO: So there's not a tenant  
 3 yet. Right now, they're going to go through the  
 4 process of trying to get a tenant, but because it's  
 5 close to the train, it's not going to be a  
 6 destination retail space, but it'll be something  
 7 that really provides an amenity to the building, but  
 8 it's open to the public as well.  
 9 CHAIRMAN KENNY: Like a restaurant or  
 10 something?  
 11 MR. ALBANO: It won't be a  
 12 restaurant. It's too small, but it would be maybe a  
 13 coffee shop, maybe a newsstand. It really depends  
 14 on who comes to the table with an offer. I feel  
 15 like there's a lot of opportunity. We're not  
 16 limiting the opportunity besides it probably will  
 17 not be a restaurant.  
 18 CHAIRMAN KENNY: And I know that this  
 19 development project is part of a redevelopment.  
 20 Does the redevelopment project call for any parking  
 21 in the redevelopment in future development?  
 22 MR. ALBANO: The redevelopment plan  
 23 does not require parking for the building, and the  
 24 proximity to the building being, as Dan mentioned,  
 25 close to the multiple areas of transportation,

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1 there's no requirement for parking.  
 2 COMMISSIONER JETER: And the only  
 3 reason I ask the question about the disability is  
 4 almost saying that if you have a disability, you  
 5 will not be able to live here.  
 6 MS. GONCHAR: No.  
 7 COMMISSIONER JETER: Because there's  
 8 no way for them to in and out, no parking if they  
 9 have a vehicle. That's the only question. That's  
 10 the only reason I ask. Because, you know, I suffer  
 11 from, you know, certain ailments, so maybe, you  
 12 know, I want to live in the building, nice building,  
 13 but I have a vehicle to get -- to transfer me back  
 14 and forth. There's something I'm just saying to me  
 15 I would consider like that's something I'm thinking  
 16 about from a disabled because I'm diversity-  
 17 inclusive. I'm always looking for the part that  
 18 nobody else can see.  
 19 MR. ALBANO: Understood. And just to  
 20 make the point clear, the entire building is  
 21 one-hundred-percent handicap accessible. So when  
 22 you're in the building, you could --  
 23 COMMISSIONER JETER: How would I get  
 24 in and out of the building though?  
 25 MR. ALBANO: As would be an

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1 able-bodied person as well. So I feel like there's  
 2 not a difference, we don't distinguish between the  
 3 able-bodied and non-able-bodied. It's not required  
 4 by the development agreement, so it wasn't provided.  
 5 MS. GONCHAR: I would also say that  
 6 one of the advantages of the people that will be  
 7 attracted to the building, whether handicapped or  
 8 able-bodied, would be the proximity to public  
 9 transit, because not everybody with a disability has  
 10 a car or a car equipped to accommodate their needs.  
 11 So you're literally a couple of hundred feet from  
 12 mass transit, so you don't have to have -- what's  
 13 often missing is the connection between the building  
 14 and public transit. This is, the proximity is an  
 15 advantage as well for handicapped people, since  
 16 public transit is required to be accessible.  
 17 So there is that sort of a trade-off, I  
 18 think. And I'm sensitive to it also. I have two  
 19 parents who qualify under ADA, so I am aware of it  
 20 as well. But I think that is one of the advantages  
 21 of this, is the multitude of multiple modalities.  
 22 CHAIRMAN KENNY: Well, obviously  
 23 that's critical. It's a great point that  
 24 Commissioner Jeter makes. We need to ensure that  
 25 the development is compliant, obviously, with the

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1 ADA.  
 2 MR. ALBANO: And it is.  
 3 MS. GONCHAR: I should ask both of  
 4 you as to the paths, not just the development, but  
 5 accessible pathways.  
 6 MR. ALBANO: Right. There's an  
 7 accessible route to the building from public  
 8 sidewalks. Yes.  
 9 COMMISSIONER JETER: Thank you so  
 10 much. I didn't mean to --  
 11 MR. ALBANO: Not at all. Good  
 12 question.  
 13 COMMISSIONER JETER: Thank you.  
 14 Any other questions or comments? Okay.  
 15 MS. GONCHAR: Okay. Our last  
 16 witness, then. Oh. Did we ask the public?  
 17 CHAIRMAN KENNY: Yeah, we could ask  
 18 the public. We'll proceed with the next witness.  
 19 MS. CURLEY: Can I just ask that you  
 20 email Dominique the exhibits, please?  
 21 MR. ALBANO: Yes. Or do you want to  
 22 keep the USB here?  
 23 MS. TURNBULL: Yeah.  
 24 MR. ALBANO: I can e-mail.  
 25 MS. TURNBULL: Either way.

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1 MS. GONCHAR: Do you need us to mark  
 2 them when we send them over to you? Does that help?  
 3  
 4 MS. TURNBULL: Yeah. Yeah, you can  
 5 mark them.  
 6 CHAIRMAN KENNY: Yeah, if we could do  
 7 that, that would be great.  
 8 MR. ALBANO: Absolutely.  
 9 MS. BRIEHOF: Is this good?  
 10 MS. GONCHAR: Yeah. That's fine,  
 11 Michelle. Can we have Michelle sworn in?  
 12 MS. CURLEY: Yeah. Michelle, can you  
 13 raise your right hand? Can you state your full name  
 14 for the record?  
 15 MS. BRIEHOF: Sure. Michelle with  
 16 two L's. Last name is Briehof as in Frank.  
 17 (The witness is sworn.)  
 18 MS. BRIEHOF: My name is Michelle  
 19 Briehof. I am the Geographic Discipline Leader for  
 20 Traffic Planning at Collier's Engineering and  
 21 Design. I have a degree in Civil and Environmental  
 22 Engineering from Northeastern University. I've been  
 23 working as a traffic engineer since 2008. I'm a  
 24 licensed professional engineer since 2014. I have  
 25 worked on this project now for a number of years.

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1 I'm very, very familiar with this development from a  
 2 traffic standpoint.  
 3 CHAIRMAN KENNY: Thank you, Ms.  
 4 Briehof. Please proceed.  
 5 MS. GONCHAR: Thank you for accepting  
 6 her as an expert in the field of traffic  
 7 engineering. Can you explain your role in this  
 8 project for all these years?  
 9 MS. BRIEHOF: Yes. My role probably  
 10 started back in somewhere around 2016, various  
 11 meetings with the City, with the City's  
 12 professionals. Actually, the first set of traffic  
 13 counts that we did in the area were in 2017.  
 14 Obviously, a lot has changed since 2017,  
 15 but through various submissions to the City,  
 16 meetings with their professionals, the City's  
 17 traffic engineer, we have gone back out. We  
 18 collected data again in 2019. Obviously, this is  
 19 now pre-COVID data that we have. Subsequently, we  
 20 even went back out there in 2021, to collect data  
 21 again.  
 22 We have done three rounds of data  
 23 collection in this area. We have determined what is  
 24 the most conservative traffic data, which is the  
 25 pre-COVID data. That is what has been utilized for

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1 this traffic study. Again, the study has been done  
 2 to industry standards using ITE, which is the  
 3 Institute of Transportation Engineers, to develop  
 4 what we believe would be the trip generation for a  
 5 site like this.  
 6 Obviously, we've mentioned before that the  
 7 proximity to mass transit, to public transportation,  
 8 is really the driving force for this project, and  
 9 why we are developing it the way it is, specifically  
 10 with zero parking that was part of the city, is  
 11 actually their request to make this a really  
 12 transit-friendly development to utilize all of these  
 13 modes of transportation that are available.  
 14 With that, again, we've worked on  
 15 massaging those numbers, coming up with what we  
 16 thought would be appropriate rates for mass transit.  
 17 All of those things that we've really, like I said,  
 18 have done numerous meetings, numerous reviews with  
 19 the City staff to develop that. With that, for Site  
 20 2, as Mr. Sobieski mentioned, the ingress driveway  
 21 will be located opposite Washington. It's a  
 22 counterclockwise circulation where the egress  
 23 driveway will be located opposite Bloomfield. With  
 24 that, we are proposing a number of signal  
 25 improvements to make these intersections safe and

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1 efficient. And as was mentioned before, we've also  
 2 met with the County to discuss those signal  
 3 improvements and are closely working with them to  
 4 make sure that they are satisfied.  
 5 With that, that pretty much concludes my  
 6 direct. It's been a long, a long process with this  
 7 one.  
 8 CHAIRMAN KENNY: I grew up in  
 9 Hoboken, so I appreciate the push for public  
 10 transportation. But pursuant to what Commissioner  
 11 Jeter said, I don't know how it would affect the  
 12 project, but I would certainly consider perhaps one  
 13 parking space if possible for handicap accessible.  
 14 Just a consideration, but other than that, I  
 15 completely understand the push for public  
 16 transportation.  
 17 COMMISSIONER JETER: I like this  
 18 project. The one question I have is you said from  
 19 2017 to 2024, 2023, the traffic and the buildings  
 20 and everything in Hoboken, how has it changed? I  
 21 mean, what's the scope? Have you had to make a lot  
 22 of adjustments?  
 23 MS. BRIEHOF: Well, I shouldn't say  
 24 believe it or not. It's not really a surprise.  
 25 Still, the most conservative data that we have to

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1 date is the 2017 data. So that's your pre-COVID,  
 2 things are really booming in Hoboken, lots going on.  
 3 That has been our baseline. Like I said, we've gone  
 4 out and done other rounds of traffic counts just to  
 5 confirm that data. We did another round in 2019,  
 6 another round of data in 2021, now the post-COVID  
 7 2021. Just to confirm what we have found in the  
 8 report is valid and still accurate, or even the most  
 9 conservative, I should say.  
 10 MR. NICHOLAS: Mr. Chairman, if I may  
 11 add a comment and a question. The development that  
 12 you guys are proposing is transit-oriented  
 13 development, and a lot of folks are not familiar  
 14 with that term. I'm happy that you guys were able  
 15 to explain some of the transit-rich amenities in the  
 16 area. Perhaps if you can elaborate on some of those  
 17 public transit amenities, I think that would help  
 18 paint a picture to Commissioners. I believe the  
 19 prior -- I believe your previous witness had  
 20 provided some testimony on it, but I think a  
 21 complete picture would help.  
 22 In addition, perhaps explaining if there's  
 23 any examples of other developments that were perhaps  
 24 recently approved with zero parking regulations that  
 25 are in a redevelopment zone similar to this. Just

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1 to mention to the Commissioners, our redevelopment  
 2 plans are very powerful. They supersede a lot of  
 3 local zoning powers. They also go through very  
 4 robust public engagement processes. Not to, you  
 5 know, belittle your comment or anything, but I'm  
 6 just letting you guys know or be assured that the  
 7 public in Hoboken, who are residents, business  
 8 owners, more than likely have also heard this  
 9 application, or not this application per se, but the  
 10 redevelopment plan and the use that is being  
 11 proposed.

12 MS. BRIEHOF: Sorry. So to answer  
 13 your first question, as we alluded to before, just  
 14 east of the project within a couple of hundred yards  
 15 is the entranceway to the bus terminal for New  
 16 Jersey Transit. You also have the entrance to the  
 17 PATH station, and then just further east from that,  
 18 along the waterway, you have access to the ferry.  
 19 So right within a few hundred yards of a radius of  
 20 the project, you have three major modes of public  
 21 transportation, and then also your Ubers, your  
 22 taxis, things of that nature as well.

23 And I'm sorry, remind me again. Another  
 24 project? I don't have any in Hoboken. I know  
 25 there's a number of them in Jersey City. I don't

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1 actually have a name of a project in Hoboken, but  
 2 this is, you know, really in that pocket of where  
 3 this would be an appropriate location for zero  
 4 parking. And also, just to emphasize too, I know  
 5 most of you are probably familiar with Hoboken, but  
 6 again, within that area, there are a number of  
 7 service parking lots, parking garages, you know,  
 8 on-street parking. So there is parking available in  
 9 the area if you did have a vehicle to park.

10 COMMISSIONER PETTIGREW: Hoboken,  
 11 we're talking about?

12 MS. BRIEHOF: If you're brave enough  
 13 to search.

14 COMMISSIONER PETTIGREW: Can I just  
 15 ask, how many apartments are going to be in this  
 16 building?

17 MS. GONCHAR: 386.

18 COMMISSIONER PETTIGREW: 386. And  
 19 zero parking.

20 MS. BRIEHOF: That's correct, yes.

21 COMMISSIONER PETTIGREW: The concept  
 22 is everybody's going to use public transportation.  
 23 What's the word you use?

24 MR. NICHOLAS: Transit-Oriented  
 25 Development.

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1 COMMISSIONER PETTIGREW: There you  
 2 go. That's a nice word, but I think zero parking  
 3 spots for 300 and some odd apartments is pie in the  
 4 sky for you. I want to know where they're going to  
 5 park. How many off-street parking lots do they have  
 6 in that area? Does anybody know?

7 MS. GONCHAR: I don't know the exact  
 8 number. I know there are a number available.  
 9 There's monthly parking spaces available in local  
 10 garages. All of those options would exist to  
 11 somebody who really wanted to have a car here.

12 COMMISSIONER JETER: What is the  
 13 cross street from Observer Highway? What are some  
 14 of the cross streets at?

15 MS. BRIEHOF: So opposite, opposite  
 16 this project, our ingress driveway is directly  
 17 opposite Washington Street. Then the egress  
 18 driveway is directly opposite Bloomfield.

19 COMMISSIONER JETER: Okay.

20 COMMISSIONER PETTIGREW: Thank you so  
 21 much.

22 MS. GONCHAR: No problem. Any other  
 23 questions?

24 COMMISSIONER MALAVASI: Just a  
 25 comment about the property. This is number two.

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1 We've also been meeting with Elkhorn (ph.) in  
 2 Hoboken on Site No. 1. Just to say that there's  
 3 improvements on that as you approach the PATH and  
 4 transit. There's intersection improvements, ramp  
 5 improvements, bike lane improvements. There's more  
 6 to this.

7 MS. BRIEHOF: There's way more  
 8 exciting stuff to come.

9 COMMISSIONER MALAVASI: About how  
 10 people get to the stations. And I know -- I've been  
 11 on the Board for eight years, and I know we always  
 12 struggle with these developments with no parking.  
 13 It's very foreign to a lot of people, but Jersey  
 14 City does it a lot. I think a lot of people, as you  
 15 said, still bring their cars, but I know the  
 16 municipality is trying to change that paradigm and  
 17 help people leave their cars out of town, and we'll  
 18 see how it works. There is more to come to help  
 19 people get to the stations.

20 MS. BRIEHOF: Yes. There's a number  
 21 of other improvements in the Hudson quadrant that  
 22 are going to be part of the Site 1 discussion.

23 CHAIRMAN KENNY: Thank you. Do we  
 24 have any other comments or questions from  
 25 Commissioners or engineers? Anyone from the public,

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1 and if not --

2 MS. BRIEHOF: Thank you.

3 CHAIRMAN KENNY: Thank you very much.

4 MR. CRAY: Mr. Chairman, if I don't

5 have any questions for the witnesses, does anyone

6 have any to ask me? Very briefly. The applicant

7 came to the City's Site Plan Review Committee

8 meeting multiple times, and so we worked through a

9 lot of questions. Our engineering review was in

10 concert with Tom's engineering department from the

11 County because when it gets to traffic signals, we

12 review it on a general level, but then most of the

13 details go to the County Engineer's office, so we

14 coordinate it together, and they also have meetings

15 with the City.

16 So to make a long story short, by the

17 third review, all of our review comments have been

18 addressed. There's one comment in here, 2E, just to

19 confirm something about a curb in the neighborhood.

20 They've since addressed that. It's one of the

21 things they've addressed in the August 29th plans.

22 We've recommended testimony, which they have

23 provided. So that being the case, there are no

24 outstanding review comments, and I don't have any

25 comments or questions at this time.

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1 CHAIRMAN KENNY: Thank you, Mr. Cray.

2 Anyone else from the public? If not, do we have a

3 motion to approve the application?

4 COMMISSIONER LUGO: Motion.

5 COMMISSIONER JETER: Second.

6 MR. NICHOLAS: On a motion made by

7 Commissioner Lugo. Second by Commissioner

8 Pettigrew. Commissioner Jeter.

9 COMMISSIONER JETER: Yes.

10 MR. NICHOLAS: Commissioner Layson.

11 COMMISSIONER LAYSON: Aye.

12 MR. NICHOLAS: Commissioner Lugo.

13 COMMISSIONER LUGO: Aye.

14 MR. NICHOLAS: Commissioner Malavasi.

15 COMMISSIONER MALAVASI: Aye.

16 MR. NICHOLAS: Commissioner

17 Pettigrew.

18 COMMISSIONER PETTIGREW: Aye.

19 MR. NICHOLAS: Chairman Kenny.

20 CHAIRMAN KENNY: Aye.

21 MR. NICHOLAS: The motion has passed.

22 MS. GONCHAR: Thank you.

23 MR. NICHOLAS: Next on the agenda are

24 Applications to be Exempt. There are three

25 applications. I'll read the three applications

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1 consecutively, and then we'll go for a vote.

2 The first application is 2024-046-SP; West

3 Side Holding LP; 301 West Side Avenue; Block 22103,

4 Lot 14; in Jersey City.

5 The second application is Application

6 2024-047 -- and I'm sorry, it's a site plan

7 application not along a County Road.

8 The second application is 2024-047-SP;

9 Applicant, 455 Jewel Group LLC; located at 455 3rd

10 Street; Block 10901, Lot 117; in Jersey City. It's

11 a site plan application not along a County Road.

12 And the last application is 2024-001-SP;

13 Applicant, T-Mobile Northeast LLC; located at 412

14 Whiton Street; Block 175-05, Lot 17.01; in the City

15 of Jersey City. It's a telecommunications

16 application not along a County Road.

17 On a motion made by Commissioner Jeter.

18 Second by Commissioner Pettigrew.

19 Commissioner Jeter.

20 COMMISSIONER JETER: Aye.

21 MR. NICHOLAS: Commissioner Layson.

22 COMMISSIONER LAYSON: Aye.

23 MR. NICHOLAS: Commissioner Lugo.

24 COMMISSIONER LUGO: Aye.

25 MR. NICHOLAS: Commissioner Mehta.

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1 I'm sorry. Commissioner Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MR. NICHOLAS: Commissioner

4 Pettigrew.

5 COMMISSIONER PETTIGREW: Aye.

6 MR. NICHOLAS: And Chairman Kenny.

7 CHAIRMAN KENNY: Aye.

8 MR. NICHOLAS: The motion has passed.

9 Next on the agenda is old business. There is no old

10 business to discuss unless any Commissioners have

11 any topic for discussion. And new business as well.

12 No new business to discuss.

13 The next item is the next meeting date

14 which is Tuesday, October 15th at 6:30 p.m.

15 CHAIRMAN KENNY: Motion to adjourn?

16 COMMISSIONER PETTIGREW: Motion.

17 COMMISSIONER LUGO: Second.

18 CHAIRMAN KENNY: Meeting is

19 adjourned.

20 (Whereupon the proceeding is then

21 concluded at 7:31 p.m.)

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CERTIFICATION

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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, August 20, 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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