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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, January 21, 2025
6:30 p.m.

B E F O R E:

FRANCIS KENNY, Chairman
PAMELA LAYSON, Commissioner
KENNEDY NG, Commissioner
YRAIDA APONTE-LIPSKI, Commissioner
THOMAS MALAVASI, Commissioner
FLOYD JETER, 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
MICHAEL MCQUEENY, ESQ. Board Attorney
PAUL CRAY, PE, PP, CME
MARIO TRIDENTE, Inspector

1 CHAIRMAN KENNY: Good evening,
2 everyone. And I thank you all for your patience
3 tonight. I'd like to call to order the January
4 21st, 2025 Hudson County Planning Board meeting.
5 Has the meeting been properly?

6 MS. CURLEY: Good evening. Notice of
7 this meeting was properly advertised pursuant to the
8 Open Public Meetings Act and this meeting was
9 properly published and ran in the Jersey Journal on
10 January 18, 2025.

11 CHAIRMAN KENNY: Thank you. Can we
12 have a roll call, please?

13 MR. NICHOLAS: Yes. Chairman --
14 excuse me. Commissioner Aponte-Lipski.

15 COMMISSIONER APONTE-LIPSKI: Here.

16 MR. NICHOLAS: Commissioner
17 Glembocki. Not present. Commissioner Dr. Jeter.

18 COMMISSIONER JETER: Here.

19 MR. NICHOLAS: Commissioner Layson.

20 COMMISSIONER LAYSON: Here.

21 MR. NICHOLAS: Commissioner Malavasi.

22 COMMISSIONER MALAVASI: Here.

23 MR. NICHOLAS: Commissioner Ng.

24 COMMISSIONER NG: Here.

25 MR. NICHOLAS: Commissioner Walker.

1 Not present. Chairman Kenny.

2 CHAIRMAN KENNY: Here.

3 MR. NICHOLAS: Chairman, we have a
4 quorum.

5 CHAIRMAN KENNY: Thank you. Can we
6 please stand to salute the flag?

7 (Flag Salute.)

8 CHAIRMAN KENNY: Commissioners, have
9 you had the opportunity to review the minutes from
10 our October 15, 2024 meeting? And if so, do we have
11 a motion for adoption?

12 COMMISSIONER MALAVASI: I'll make a
13 motion.

14 COMMISSIONER JETER: Second.

15 MR. NICHOLAS: On a motion made by
16 Commissioner Malavasi. Seconded by Commissioner Dr.
17 Jeter. Commissioner Aponte-Lipski.

18 COMMISSIONER APONTE-LIPSKI: Aye.

19 MR. NICHOLAS: Commissioner Dr.
20 Jeter.

21 COMMISSIONER JETER: Aye.

22 MR. NICHOLAS: Commissioner Layson.

23 COMMISSIONER LAYSON: Aye.

24 MR. NICHOLAS: Commissioner Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MR. NICHOLAS: Commissioner Ng.

2 COMMISSIONER NG: Aye.

3 MR. NICHOLAS: And Chairman Kenny.

4 CHAIRMAN KENNY: Aye.

5 MR. NICHOLAS: Chairman, the October
6 15, 2024 meeting minutes have been adopted. All
7 right. Next on the agenda are matters scheduled for
8 public hearing. Before we get into applications to
9 be heard, we will now commence the annual Board
10 reorganization. So first, I'll hand it off to Ms.
11 Curley for the selection of officers.

12 MS. CURLEY: Good evening,
13 Commissioners. As you're aware, this is the
14 reorganization meeting. So we need to fill several
15 Board positions consistent with Article 6 of our
16 bylaws. So the first position is for Board Chair.
17 So I'm going to open the floor for nominations.

18 COMMISSIONER MALAVASI: I nominate
19 Francis Kenny.

20 COMMISSIONER APONTE-LIPSKI: Second.

21 MS. CURLEY: So I have a nomination
22 and a second for Francis Kenny to serve as Board
23 Chair. Do I have any other nominations?

24 Seeing none, does anyone want to put forth
25 a motion to close nominations?

1 COMMISSIONER JETER: Close.

2 COMMISSIONER MALAVASI: Second.

3 MS. CURLEY: Great. Seeing a motion
4 has gone through to close nominations and we have
5 Francis Kenny to serve as our Board Chair. The
6 motion has been seconded. I would like to make a
7 roll call. If everyone agrees for Mr. Kenny to be
8 Board Chair. So there would be a motion, a second,
9 and I need a --

10 COMMISSIONER NG: Aye.

11 MS. CURLEY: There we go. Anyone
12 else?

13 (Unanimous aye.)

14 MS. CURLEY: All right. It looks
15 unanimous there. Congratulations, Mr. Kenny.

16 CHAIRMAN KENNY: Thank you.

17 MS. CURLEY: For Chair. So now, I'll
18 entertain a nomination for vice chairperson.

19 COMMISSIONER NG: I would like to
20 nominate Commissioner Dr. Floyd Jeter.

21 COMMISSIONER MALAVASI: Second.

22 MS. CURLEY: So we have a motion and
23 a second. Any other nominations? Seeing none, can
24 I have a motion to close nominations?

25 COMMISSIONER NG: Motion.

1 COMMISSIONER APONTE-LIPSKI: Second.

2 MS. CURLEY: Great. So we have a
3 motion and a second for Vice Chairperson, Dr.
4 Jeter. Can I have a roll call as to that
5 appointment?

6 (Unanimous aye.)

7 MS. CURLEY: Any nays? Seeing none,
8 congratulations, Dr. Jeter, you are now Vice
9 Chairperson.

10 COMMISSIONER JETER: Thank you.

11 MS. CURLEY: All right. Now, this
12 one, I'm going to say I never know how to say this
13 word, so please do not make fun of me. I need a --
14 next position is for chair pro-tempore. And again,
15 does anyone have a motion to nominate?

16 COMMISSIONER NG: I'd like to
17 nominate Commissioner Pamela Layson.

18 MS. CURLEY: Great.

19 COMMISSIONER APONTE-LIPSKI: Second.

20 MS. CURLEY: Second. So we have a
21 motion and a second. Any other nominations? Can I
22 have a motion and a second to close nominations?

23 COMMISSIONER MALAVASI: Close.

24 MS. CURLEY: All right. Now, can I
25 have a nomination as to the appointment? So I need

1 the ayes and the nays. So ayes?

2 (Unanimous aye.)

3 MS. CURLEY: Any nays?

4 Congratulations, Commissioner Layson.

5 COMMISSIONER LAYSON: Thank you.

6 MS. CURLEY: And now, moving back to
7 the nomination committee and back to Byron.

8 MR. NICHOLAS: All right. Thank you,
9 Ms. Curley. So next, on the agenda -- on the
10 agenda, excuse me, are -- is the assignment of
11 committee members. And I will list out the names of
12 committees that the bylaws have designated. If you
13 are interested, feel free to just let myself and the
14 Chairman know.

15 The first committee is the budget and
16 finance committee. This committee pretty much
17 oversees the consultants selection process for our
18 outside legal service, as well as outside
19 engineering services. Next, we have the site plan
20 review committee, then the capital improvement
21 committee. And lastly, the legislative and
22 municipal committee. Any members are interested,
23 feel free to let us know.

24 So next on the agenda is the adoption of
25 the Hudson County Planning Board schedule of

1 meetings for 2025. The Board Members should have
2 received a calendar for the schedule of 2025. If
3 there are any concerns, please let us know. If not,
4 this can go towards a vote.

5 COMMISSIONER MALAVASI: I move.

6 COMMISSIONER JETER: Motion.

7 MR. NICHOLAS: Yeah. Do we have a
8 motion?

9 COMMISSIONER MALAVASI: Yes.

10 MR. NICHOLAS: Okay.

11 COMMISSIONER MALAVASI: Yes. I'm
12 sorry. Yes.

13 COMMISSIONER JETER: Second.

14 MR. NICHOLAS: Okay. On a motion
15 made by Commissioner Jeter, seconded by Commissioner
16 Malavasi. Commissioner Aponte-Lipski.

17 COMMISSIONER APONTE-LIPSKI: Aye.

18 MR. NICHOLAS: Commissioner Dr.
19 Jeter. Excuse me.

20 COMMISSIONER JETER: Aye.

21 MR. NICHOLAS: Commissioner Layson.

22 COMMISSIONER LAYSON: Aye.

23 MR. NICHOLAS: Commissioner Malavasi.

24 COMMISSIONER MALAVASI: Aye.

25 MR. NICHOLAS: Commissioner Ng.

1 COMMISSIONER NG: Aye.

2 MR. NICHOLAS: And Chairman Kenny.

3 CHAIRMAN KENNY: Aye.

4 MR. NICHOLAS: All right. The
5 schedule of meetings for 2025, have been officially
6 adopted. All right. And then next on the agenda is
7 the Memorialization of Resolutions Considered at the
8 Previous Meeting. The first application is
9 2024-029-SP, applicant 214 Hudson Street, LLC,
10 located at 214 Hudson Street, Block 213.01 Lot 3, in
11 the City of Hoboken.

12 CHAIRMAN KENNY: Lot -- Lot 6.

13 MR. NICHOLAS: Lot 6. Excuse me. In
14 the City of Hoboken. It's a site plan application
15 to renovate both existing buildings and to construct
16 an additional story to the existing three-story
17 building. May I have a motion?

18 CHAIRMAN KENNY: Motion.

19 MR. NICHOLAS: And a second?

20 COMMISSIONER MALAVASI: Second.

21 MR. NICHOLAS: On a motion made by
22 Commissioner -- excuse me. Chairman Kenny, seconded
23 by Doctor -- Commissioner Dr. Jeter, I've got to get
24 used to that. It's to vote? Commissioner Aponte-
25 Lipski. Excuse me. We're voting for

1 memorialization of --

2 COMMISSIONER APONTE-LIPSKI: Aye.

3 MR. NICHOLAS: Okay. Commissioner
4 Dr. Jeter.

5 COMMISSIONER JETER: Yes.

6 MR. NICHOLAS: Commissioner Malavasi.

7 COMMISSIONER MALAVASI: Yes.

8 MR. NICHOLAS: And Chairman Kenny.

9 CHAIRMAN KENNY: Yes.

10 MR. NICHOLAS: And so, one, the
11 motion has passed and has -- this item has been
12 memorialized. But I do want to point out that I'm
13 only calling the names of Commissioners who voted
14 for the action at the previous meeting; all right?

15 All right. And the second item for
16 memorialization is application 2024-043-SP,
17 applicant United Ford, LLC, located at 211 County
18 Avenue, Block 30 Lot 10, in the Town of Secaucus.
19 It's a site plan application to renovate an existing
20 warehouse to an automotive dealership. May I have a
21 motion?

22 COMMISSIONER JETER: Motion.

23 CHAIRMAN KENNY: Second.

24 MR. NICHOLAS: On a motion made by
25 Commissioner Dr. Jeter, seconded by Chairman Kenny.

1 Commissioner Aponte-Lipski.

2 COMMISSIONER APONTE-LIPSKI: Aye.

3 MR. NICHOLAS: Commissioner Dr.

4 Jeter.

5 COMMISSIONER JETER: Aye.

6 MR. NICHOLAS: Commissioner Malavasi.

7 COMMISSIONER MALAVASI: Aye.

8 MR. NICHOLAS: And Chairman Kenny.

9 CHAIRMAN KENNY: Aye.

10 MR. NICHOLAS: The motion has
11 passed. All right. Next on the agenda are Site
12 Plans, Subdivisions, and Other Matters Scheduled for
13 Public Hearing. The first application is
14 2024-035-SP, located at 400 County Avenue, Block 60
15 Lot 3, in the Town of Secaucus. It's a site plan
16 application to demolish an existing one-story
17 building and renovate the existing site.

18 MR. KEMM: Good evening,
19 Commissioners and Board professionals and the
20 public. My name is Karl Kemm, Law Firm of
21 McManimon, Scotland & Baumann, on behalf of United
22 Ford. As you just noted -- you just memorialized in
23 the resolution, we were here in October and it was
24 for 211. The existing Ford dealership, which is a
25 truck dealership, is actually at 330 County Avenue,

1 we're essentially splitting the operations.

2 On 211, it's the smaller operation, the
3 400 is -- which we're here for this evening, is
4 larger. There's an existing warehouse building and
5 a small building on the County road. The small
6 building is going to be demolished for additional
7 parking. Since there's a busy agenda tonight, I
8 think you guys have been going over some form issues
9 in the past. We're going to keep it very short and
10 sweet. We did have -- probably in the late summer,
11 early fall, we did have a meeting with the County
12 staff, as well as the staff from the NJSEA, because
13 we're subject to their jurisdiction on this
14 application. We do appreciate that, that helps
15 refine the issues. We submitted revised plans and
16 traffic reports.

17 So we're pretty streamlined. We're just
18 going to give a high-level review and field any
19 questions we've received. The report from Team
20 Engineering dated November 26th, we agreed to all
21 those conditions. Unfortunately, our traffic
22 engineer couldn't be here tonight with a family
23 emergency. But I think we've addressed all that in
24 the traffic report. The only slight modification
25 was if there was any traffic issues within the first

1 five years, they have a tentative report, we
2 certainly agreed to an updated traffic study. Don't
3 anticipate that based upon the existing flow and
4 projected flow at the Ford.

5 So unless there's any preliminary
6 questions, we'll call our witness, which is going to
7 be our engineer, Richard Adelson. And we have
8 other members of our project team here should there
9 be any questions. But again, I think you folks are
10 busy this evening, so we'll keep it short and
11 sweet. Thank you, again.

12 CHAIRMAN KENNY: Thank you, Counsel.

13 MS. CURLEY: Can you please -- can
14 you please raise your right hand and state your name
15 for the record?

16 MR. ADELSON: Richard Adelson, with
17 the Firm of Frank H. Lehr, L-E-H-R, Associates.

18 (The witness is sworn.)

19 CHAIRMAN KENNY: Mr. Adelson, for
20 the record, can you just provide your qualifications
21 for the Board?

22 MR. ADELSON: Sure.

23 CHAIRMAN KENNY: Thank you.

24 MR. ADELSON: I'm a licensed
25 professional engineer in the State of New Jersey. I

1 have a Bachelor of Science and Master's of Science
2 in civil engineering. Principal for Frank H. Lehr
3 and Associates for the last -- I've been there since
4 -- for around 39 years. I have appeared before this
5 Board, as well as boards throughout the state.

6 CHAIRMAN KENNY: Thank you. Please
7 proceed.

8 MR. ADELSON: Let's see. So this
9 project -- so we're looking at the center drawings
10 that were submitted. We're located along a county
11 road on the east side. North is to the right. We
12 are at the intersection with UPS driveway at the
13 entrance of the Turnpike -- the entrance to the
14 Turnpike. This is Old Secaucus Road. Located on
15 the site is the building being demolished, as well
16 as a 40,000-square-foot warehouse building, actually
17 a cabinet manufacturing facility right now, that is
18 being vacated or is vacant.

19 The proposed project is to convert the
20 warehouse building/manufacturing building to an
21 automotive vehicle maintenance facility. This will
22 serve as the heavy vehicle maintenance related to
23 the 211 project we presented back in -- I believe it
24 was October. So the 211 project, as we testified,
25 will handle the smaller trucks and cars. This will

1 handle the larger vehicles. This -- this doesn't go
2 over -- the straight trucks goes up to F-750s, which
3 are the larger street trucks. United Ford has a
4 sister operation called Hudson Motors, which is down
5 the road, which just handles their really big
6 trucks.

7 So the project will divide the building
8 internally to give us 22 service bays, a parts
9 warehouse, locker rooms. Traffic will come in
10 through the existing driveway, come into the service
11 drive, pull into the building. At which point,
12 vehicles will be taken from the service drive and
13 then either pulled into a service bay or pulled into
14 the parking lot.

15 We have a total of 22 service bays, 11
16 customer spaces, 15 tandem in-service spaces across
17 the front of the lot, which NJSEA doesn't count as
18 parking spaces, but they function for us. We have
19 six additional longer truck bays, also not included
20 in the NJSEA counts; 55 general spaces included in
21 -- we also have eight EV parking spaces. Located at
22 the corner of the driveway, we have a proposed pylon
23 sign. That sign is located 15 feet clear of the
24 right-of-way fully set back.

25 Let's see. What other interesting

1 things? Stormwater on this site is going to be
2 handled by a porous pavement system in the parking
3 lot. The parking lot over on this side will be
4 new. That ties into the NJ Turnpike Authority
5 drainage system actually by the Old Secaucus Road
6 drainage system. So it ties into the Old Secaucus
7 Road drainage system, which was cut off with the
8 Turnpike built and diverting.

9 Landscaping. So landscaping, we have 24
10 trees across the street frontage and another 20 or
11 so trees throughout the site. We have an understory
12 along the street. So we have plenty of
13 landscaping. We complied with the County
14 requirements, as well as NJSEA requirements as far
15 as landscaping. The site does slope downward. So
16 all the water comes onto our site. We are providing
17 landscaping both for landscaping as well as for
18 buffering to screen the site for the parking in the
19 front yard.

20 That's really the gist of this. Sorry.
21 Oh, yes. We are closing the driveway where the
22 mouse is sitting here on the far north side of the
23 site that currently is an active driveway, kind of a
24 hairy driveway the way it currently functions.
25 That gets closed and functions only as an emergency

1 driveway in the final design.

2 CHAIRMAN KENNY: Thank you very much.

3 MR. TRIDENTE: Mr. Chairman, I have
4 questions. Could you please identify the trees that
5 are going along the frontage?

6 MR. ADELSON: Sure. Maybe.

7 MR. TRIDENTE: And also, are they
8 going to be planted in the grass strip?

9 MR. ADELSON: They are planted on I
10 believe the strip between -- so they're planted on
11 the backside of the sidewalk, not the front side --
12 not the edge of the sidewalk.

13 MR. TRIDENTE: Okay. So they're
14 going to be in the grass?

15 MR. ADELSON: They'll be in the
16 grass. And they are pin oaks.

17 MR. TRIDENTE: I'm sorry?

18 MR. ADELSON: I believe they're pin
19 oaks.

20 MR. TRIDENTE: Pin oaks? Okay. And
21 I believe you mentioned in your testimony about
22 truck traffic. What type of trucks will be entering
23 and exiting?

24 MR. ADELSON: So Hudson Ford sells
25 the full gablet of Fords. Obviously, Ford -- I

1 believe they make any passenger vehicles, other than
2 the Mustang, at this point. So everything from F --
3 from Rangers, F-150s, 250s, 350s. Then into the
4 medium-sized trucks, the Ford 50s and the F-50s,
5 which are often fitted up for contractors for
6 lighter use.

7 MR. TRIDENTE: So this service area,
8 it's going to be specifically to people that
9 purchase the car, bring it in for service, or for
10 vehicles that need to be prepped to go out for sale?

11 MR. ADELSON: This prep and sale
12 will occur at the 211 site, I believe is the
13 intent. This is strictly services.

14 MR. TRIDENTE: So there won't be any
15 car haulers with trailers?

16 MR. ADELSON: No car haulers or
17 trailers.

18 MR. TRIDENTE: Coming in and they
19 won't be parked along County Avenue?

20 MR. ADELSON: My understanding is
21 they are not taking deliveries here. Deliveries
22 will actually be made at Hudson County location.

23 MR. TRIDENTE: Thank you. No further
24 questions.

25 CHAIRMAN KENNY: Thank you.

1 COMMISSIONER JETER: I've got a
2 question. I understand that you said there's 11
3 customer spaces. Any handicapped spaces?

4 MR. ADELSON: Yes.

5 COMMISSIONER JETER: I didn't hear
6 you say that.

7 MR. ADELSON: I'm sorry. I just
8 assumed that we had put the one on all the sites and
9 that will break them out. So there are four
10 handicapped parking spaces, one of which is an EV
11 parking space.

12 COMMISSIONER JETER: Out of 11;
13 right?

14 MR. ADELSON: Out of -- out of 11
15 customer spaces, there are four handicap in the
16 front there. Correct.

17 CHAIRMAN KENNY: Any other
18 questions? Anyone from the public? If not, do you
19 have any other witnesses?

20 MR. KEMM: We don't plan on
21 presenting other witnesses. If there's questions,
22 we can certainly bring witnesses up to field those
23 questions.

24 CHAIRMAN KENNY: I don't think we
25 have any other questions. Does anyone have a

1 motion?

2 COMMISSIONER JETER: A motion.

3 COMMISSIONER NG: Second.

4 MR. NICHOLAS: On a motion made by
5 Commissioner Dr. Jeter and seconded by Commissioner
6 NG. Commissioner Aponte-Lipski.

7 COMMISSIONER APONTE-LIPSKI: Aye.

8 MR. NICHOLAS: Commissioner Dr.
9 Jeter.

10 COMMISSIONER JETER: Aye.

11 MR. NICHOLAS: Commissioner Malavasi.

12 COMMISSIONER MALAVASI: Aye.

13 MR. NICHOLAS: Commissioner Ng.

14 COMMISSIONER NG: Aye.

15 MR. NICHOLAS: And Chairman Kenny.

16 CHAIRMAN KENNY: Aye.

17 MR. NICHOLAS: The motion has passed.

18 MR. KEMM: Thank you, again.

19 MR. ADELSON: Thank you. Thanks.

20 MR. KEMM: Thank you, again. And
21 again -- thank you again to the staff for working
22 with us and having a meeting with NJSEA. It was
23 very productive. Have a good evening.

24 MR. NICHOLAS: Thank you. All
25 right. Next on the agenda is site plan application

1 2024-060-SP. I would like to make a correction for
2 the record. The applicant is Realty 366, LLC, and
3 118 Clinton Associates.

4 CHAIRMAN KENNY: Okay. Let's just
5 give it one minute so the prior applicants can make
6 their way out.

7 MR. NICHOLAS: Sure. All right.
8 Next on the agenda is application 2024-060-SP. A
9 correction for the record, the applicant is Realty
10 366, LLC, and 118 Clinton Associates. It's located
11 at 61 Jackson Street, Block 14 Lot 1, in the City of
12 Hoboken. This is a site plan application to
13 construct a five-story mixed-use building.

14 MR. WINE: All right. Good evening,
15 Chair, Commissioners. Benjamin Wine of Prime Tuvel
16 & Miceli, on behalf of the applicant. As was just
17 indicated, the property in question is located at 61
18 Jackson Street, which is also known as 9 Patterson
19 throughout the duration of this application. The
20 property is Block 14, Lot 1. And as previously
21 indicated, we are proposing to construct a new
22 five-story building at this property that will
23 consist of eight residential dwelling units above
24 approximately 2,300 square feet of ground-floor
25 commercial space.

1 This application has proceeded through a
2 number of different levels already. It is located
3 within the Southwest Hoboken Redevelopment Plan and
4 we have been obviously designated as a redeveloper.
5 I say we, I mean my client. They have also
6 proceeded through the redevelopment plan amendment
7 and redevelopment agreement process. They've
8 obtained local municipal approval from the City of
9 Hoboken Planning Board as well and we've had
10 preliminary conversation -- I should say more than
11 preliminary with the administration in the City of
12 Hoboken regarding some various franchise agreements
13 and any encroachments within city rights of way that
14 has obtained no pushback from the city. And again,
15 has been approved at the professional level.

16 Ultimately, this evening, I intend to
17 present to you my project engineer, Trevor Curtis,
18 who I know you are familiar with, to present the
19 overall site plan, as well as the proposed
20 improvements within the county right-of-way. I do
21 have our project architect and our traffic engineer
22 who are with me this evening as well. I don't
23 intend to call them unless there are any particular
24 questions from the Commissioners. But they are
25 available and ready, willing, and able to testify.

1 I do also just want to indicate before I
2 call Trevor up that with this application, due to a
3 couple of minor encroachments within the
4 right-of-way, we will be seeking a franchise
5 agreement from the county. Mr. Curtis will walk
6 through what those minor encroachments are for the
7 record. But again, I did want to put that out there
8 as that will be part of our application. So with
9 that, unless there are any preliminary questions for
10 me, I'm happy to proceed with Mr. Curtis.

11 CHAIRMAN KENNY: Proceed. Thanks,
12 Counsel.

13 MS. CURLEY: Mr. Curtis, please raise
14 your right hand. State your name for the record.

15 MR. CURTIS: My name is Trevor
16 Curtis.

17 (The witness is sworn.)

18 MS. CURLEY: Thank you so much.

19 MR. WINE: Trevor, for the record,
20 would you like to put your qualifications on the
21 record as well?

22 MR. CURTIS: Sure. My name is Trevor
23 Curtis. I'm currently a principal at L2A Land
24 Designs, civil engineering firm based out of
25 Englewood, New Jersey. I graduated from Rutgers

1 University with a bachelor's in science and civil
2 engineering in 2013. I've been licensed in the
3 State of New Jersey for the past six or so years.
4 And I've appeared before this Board a number of
5 times, as well as other land use boards throughout
6 the state.

7 MR. WINE: And your license is in
8 good standing?

9 MR. CURTIS: Yes.

10 CHAIRMAN KENNY: Thank you, Mr.
11 Curtis. Please proceed.

12 MR. CURTIS: Okay. So this is 9
13 Paterson, that's what we're calling it. This is a
14 mixed-use development located on a uniquely shaped
15 triangle-shaped lot immediately to the east of the
16 Southwest Park. The property consists of about
17 3,400 square feet. And as I mentioned, mixed-use
18 with ground floor commercial and four residential
19 units above -- or four floors of residential units
20 above consisting of eight total units.

21 And as part of the civil scope on this
22 project, we're tasked with redeveloping the site
23 work around three separate rights of way. In
24 particular, Paterson Avenue, which is jurisdiction
25 -- county jurisdiction; whereas Observer Highway and

1 Jackson Street are under the City's jurisdiction.
2 This project has gone through a rigorous back and
3 forth with the city in a redevelopment area and
4 finalizing redevelopment agreement. And just
5 received Planning Board approval about a month or so
6 ago, maybe a little longer, for the improvements.

7 The simple scope includes total
8 reconstruction of all of the sidewalk, and curbing,
9 and street trees along the surrounding rights of
10 way, including Jackson, Paterson, and Observer.
11 Mill and overlay and restriping of the roadway would
12 occur within Paterson Avenue as required by the
13 county. The city has also requested milling overlay
14 -- milling overlay for Observer Highway.

15 Streetscape improvements consist of a
16 number of street trees. The current plan we're
17 looking at shows 14. But I do note, since our
18 previous board hearing with Hoboken, they asked for
19 an addition of two street trees that are currently
20 located on the site. Which are -- they're
21 nonstandard. I say nonstandard street trees because
22 they don't front along the right of way. They're
23 somewhat recessed towards the building.

24 So I say we're going to add two more
25 street trees in addition to what you're seeing

1 here. Those street trees are Japanese lilacs,
2 which are considered smaller street trees in the
3 Hudson County list of approved tree species.
4 Currently, there are about 25 or a little more
5 spaced apart along Paterson.

6 This application would include total
7 reconstruction of all the ADA ramps which are
8 currently noncompliant. So as part of our
9 development, we would ensure that those ADA ramps on
10 all intersections are constructed in accordance with
11 current ADA regulations.

12 The project includes a drop-off loading
13 area along Paterson Avenue, which anybody who has
14 been to Hoboken loves this idea. I'm a former
15 resident and current resident of Jersey City.
16 Double-parked cars are extremely annoying. So that
17 drop-off loading area would service residents,
18 move-ins, any kind of deliveries to the commercial
19 space, ride share services. And then just to the
20 east of that, along that same drop-off loading area,
21 there are a couple of on-street parking spaces.

22 Currently, the restaurant -- it's
23 currently a restaurant, which has been vacant for --
24 vacant for a number of years. There is no parking
25 on Paterson, so this would provide some parking and

1 some space for loading and unloading for the
2 development. That loading and unloading zone,
3 drop-off zone, requires the approval from the City
4 Council of Hoboken, which I believe is the last
5 remaining comment from the engineer's letters.

6 In addition, as I mentioned, all of the
7 sidewalk would be replaced, as well as the curbing.
8 Eight-inch curbing along Jackson and Observer in
9 accordance with the city requirements to get the
10 site up to elevation six, which is the current North
11 Hudson and City of Hoboken requirement for finished
12 floor elevations. The county requirement for
13 curbing would remain at six inches new curb along
14 Paterson Avenue.

15 In addition to all the streetscape
16 improvements, we do have bike racks on Paterson
17 Avenue. And all utility improvements would be
18 constructed off of Observer Highway, which is
19 noncounty jurisdiction. Underneath the building
20 would be a concrete detention basin, which would
21 significantly improve drainage for this property in
22 particular. Holding back the two 100-year storms to
23 decrease those peak rates of runoff contributory to
24 Observer Highway, which is -- this area is
25 notoriously -- I don't know the word. A nuisance

1 flooding area.

2 So in addition to those improvements, I
3 would note one other item that the Board has
4 requested -- or the City of Hoboken Board has
5 requested, a second bike rack on Paterson Avenue,
6 which would appear on the plans for any resubmission
7 to the county. As Mr. Wine outlines, there would be
8 a franchise agreement for minor encroachments within
9 the right-of-way along Paterson, inclusive of a
10 planter bed, which mitigates a -- you know, a minor
11 grade change along the frontage on Paterson where an
12 ADA ramp would be located and some concrete steps to
13 get to Elevation 6.

14 This is typical that we're seeing a lot of
15 these encroachments, access encroachments based on
16 this new elevation that we're required to meet.
17 There is also a minor encroachment on the cornice,
18 which is located on the fifth floor of the proposed
19 building. So other than that, I think that's the
20 general idea. Any questions, more than happy to
21 answer.

22 CHAIRMAN KENNY: Do you have any
23 renderings, Mr. Curtis? Any -- any images?

24 MR. CURTIS: Yeah. We -- both the
25 architect -- because I know this is boring, you

1 know, the 2D black and white. But the architect can
2 present what the building will actually look like
3 and how it maintains the consistency with that
4 Southwest Park and the 38 Jackson, which was
5 approved by the county a number of years ago and is
6 currently under construction, coming along pretty
7 quickly.

8 CHAIRMAN KENNY: Do we have
9 questions?

10 COMMISSIONER JETER: You mentioned
11 about the flooding. What measurements have you put
12 in place so that you can kind of counter than
13 flooding area?

14 MR. CURTIS: So the purposed building
15 -- so what Hoboken is doing in this area because it
16 is a flood-prone area -- actually, the entire city
17 is required to meet a minimum elevation of six. In
18 particular, this area is very low-lying.

19 Elevations around the site are -- can range between
20 three, four, and five. Whereas the flood elevation
21 can be up to 11.

22 So the building itself is dry flood
23 proofed and wet flood proofed to mitigate any
24 negative impacts to the building itself. And then
25 the detention basin would account for any fluvial or

1 rain runoff should return to the property. Which in
2 general, that would help the area because of the
3 combined sewer -- the amount of rainfall that the
4 sewers get because it's involved with sanitary and
5 storm, mitigating that can include -- including
6 those upstream or volume. You need more volume.

7 So just providing that stormwater
8 management for our site allows for a measure of
9 mitigation to the flooding. Because if it rains a
10 lot, the sewers will over -- you'll surcharge. If
11 the flood can't get out, then everything backs up
12 into the street. So that's basically what we're
13 seeing in this area. So it does provide a measure
14 of mitigation to the flooding, but Hoboken has a --
15 an issue with flooding. And one by one, as these
16 sites get redeveloped, they provide more and more
17 mitigation to that flooding, in my opinion.

18 COMMISSIONER JETER: Thank you.

19 CHAIRMAN KENNY: Any other questions?

20 MR. TRIDENTE: Mr. Chairman, I have a
21 question. If you could go through the tree detail?

22 MR. CURTIS: Yes.

23 MR. TRIDENTE: In Hoboken, we've been
24 having a conflict with tree pit amenities and
25 there's always a conflict when the city wants the

1 tree guards and the county doesn't allow them. So
2 if you could just go over the tree pit detail for
3 the record? So that way, there's no confusion.

4 MR. CURTIS: This is the tree grate
5 detail that we have currently on the plans. I'll
6 further mention that only the street trees along the
7 County right-of-way --

8 MR. TRIDENTE: Correct.

9 MR. CURTIS: Would include the ADA
10 tree grates. And that would also include those two
11 additional trees. I'm calling them street trees,
12 but they're offset, they're closer to the building.
13 Would also include those ADA grates to maintain --
14 maintain the consistency with the County
15 requirements. The other street trees on the city
16 roadways would include the standard Hoboken tree
17 pit.

18 MR. TRIDENTE: And we don't have
19 jurisdiction.

20 MR. CURTIS: Right.

21 MR. TRIDENTE: Thank you.

22 CHAIRMAN KENNY: Mr. Malavasi?

23 COMMISSIONER MALAVASI: Just a few
24 things. You mentioned the encroachment on
25 right-of-way on the cornice on the fifth floor,

1 there's no other encroachment to the right-of-way
2 above the ground; correct?

3 MR. CURTIS: Correct. The ground
4 floor itself, after discussions with the County, has
5 no building encroachments. The only encroachments
6 are minor in nature for access.

7 COMMISSIONER MALAVASI: So going back
8 to your loading zone, we generally -- as a County,
9 we give jurisdiction to the municipalities. Is that
10 going to be a loading zone for 24 hours? Typically,
11 in Hoboken and other towns, they allow parking after
12 certain hours. Are they -- did they ask for that to
13 be a full-blown loading zone? No parking anytime?
14 What did they ask for?

15 MR. CURTIS: That's a really good
16 question. And it's -- it's kind of a chicken or the
17 egg situation. Because the city wants all -- before
18 the city council approves that loading zone and they
19 have jurisdiction over, you know, what signage is
20 appropriate for -- and this has come up on a number
21 of applications, on whether or not you can park
22 there after a certain time. Which I agree, that's a
23 -- that is a good idea and I see that more and more
24 often. They have not stipulated that or commented
25 on it. In particular, because we haven't appeared

1 in front of the city council. We just received --

2 COMMISSIONER MALAVASI: So the County
3 Board wouldn't stipulate that?

4 MR. CURTIS: Right.

5 MR. WINE: That's correct.

6 MR. CURTIS: Right. So there is
7 never --

8 COMMISSIONER MALAVASI: But I'm
9 assuming city council will.

10 MR. CURTIS: Right. There's a number
11 of approvals which we need to get to get the city
12 council -- and we're almost there.

13 COMMISSIONER MALAVASI: Okay. And
14 the other question, going back to the site plan.
15 And we talked, you know, with the city and with
16 you. You built a bump-out at the one corner to the
17 north.

18 MR. CURTIS: Yes.

19 COMMISSIONER MALAVASI: Was there any
20 consideration given to a bump-out at -- was there
21 any discussion about bump-out at the southern end?
22 Part of the reason I ask that is because you can
23 pick up a little more space for parking because,
24 without a bump-out, you can only park 25 feet from
25 the crosswalk. If you have a bump-out, you can park

1 ten. So I don't know -- was there an issue with
2 turning for improvements or things like that? Or
3 you chose not to do it?

4 MR. CURTIS: You know, it hasn't been
5 brought up to me on whether or not they want any
6 additional curb, you know, jet out on that side.
7 From what I'm told, that's -- it's the city's
8 transportation engineering department required it on
9 that particular intersection for whatever reason,
10 but I do know --

11 COMMISSIONER MALAVASI: I think part
12 of the reason for the -- was the park.

13 MR. CURTIS: Yes.

14 COMMISSIONER MALAVASI: The crossing
15 for the park.

16 MR. CURTIS: It does serve as a main
17 thoroughfare between Southwest Park and the -- you
18 know, the eastern part of Hoboken. And I do know
19 that this was an area that they looked at for 38
20 Jackson as well. And it is a tight intersection.
21 So maybe they thought that leading that radii the
22 way that it is would serve better.

23 COMMISSIONER MALAVASI: Yeah. That's
24 kind of what I thought too.

25 MR. CURTIS: Yeah.

1 COMMISSIONER MALAVASI: It's kind of
2 tight if you're making that left on Paterson.

3 MR. CURTIS: It is.

4 COMMISSIONER MALAVASI: Those are my
5 questions. Thank you. Any other questions?
6 Anything from the engineers?

7 MR. CRAY: No. I will comment
8 though. The November 27th, 2024 letter was our
9 fifth letter because of the work they were doing
10 with the city. So at this point, everything's been
11 addressed with the exception of -- as to the
12 complete compliance with the city, they will have to
13 revise the updated plans. We do not have a copy of
14 the resolution -- maybe we don't have a resolution
15 yet because that's recent --

16 MR. WINE: Today. It actually came
17 in today. Yes.

18 MR. CRAY: So it's understood the
19 applicant will provide that and then we will compare
20 the revised plans to make sure that they don't
21 affect any prior review comments. From what I heard
22 so far, they will not. And it's more of a formality
23 at that point. So I don't have any other questions
24 or comments.

25 MR. WINE: Okay. So it sounds like

1 you did want to see some of the prettier pictures
2 so.

3 CHAIRMAN KENNY: Just -- just very
4 limited.

5 MR. WINE: Sure.

6 CHAIRMAN KENNY: Quick testimony.

7 MR. WINE: Sure.

8 CHAIRMAN KENNY: Thank you.

9 MR. WINE: So with that, I'll bring
10 up David Wurster, our project architect.

11 MS. CURLEY: David, can you raise
12 your right hand? State your name for the record.

13 MR. WURSTER: My name is David
14 Wurster.

15 (The witness is sworn.)

16 MS. CURLEY: Thank you so much.

17 MR. WINE: And David, just like
18 Trevor did, if you can give the Board the benefit of
19 your credentials as well and the status of your
20 license?

21 MR. WURSTER: Sure. I'm a licensed
22 architect in the State of New Jersey. I have a
23 bachelor's in architecture from Syracuse
24 University. I've been licensed since 1993. And
25 I've been an architecture with Nastasi Architects

1 for the past 28 years.

2 CHAIRMAN KENNY: Thank you. You may
3 proceed.

4 THE REPORTER: Just spell your last
5 name?

6 MR. WURSTER: W-U-R-S-T-E-R.

7 MR. WINE: David, maybe let's just
8 jump straight to the -- to the renderings.

9 MR. WURSTER: Here we go. So this is
10 a view of the building from Southwest Park. On the
11 bottom, this is 38 Jackson Street in the
12 foreground. And this building here, this is retail
13 on the bottom floor. This is the -- this is the
14 entry into the residential section of the building.
15 And then we have four stories of residential two
16 units per floor for a total of eight units.

17 There's a view looking at the
18 north-northern tip of the building. And in the
19 front here, this is Paterson Avenue. Residential
20 entry is right here on the corner. And here is a
21 view looking west on Observer Highway with Paterson
22 Avenue turning off to the right. And you can see
23 the exterior of the corner here. Retail is right
24 here facing Observer Highway. And the loading zone
25 you were just discussing happens to be right here in

1 the front.

2 CHAIRMAN KENNY: Thanks.

3 MR. WURSTER: I think the nicest view
4 right now. Due north is --

5 MR. WINE: Perfect.

6 CHAIRMAN KENNY: Thank you so much.
7 I appreciate it.

8 MR. WURSTER: You're welcome.

9 CHAIRMAN KENNY: I don't believe we
10 have any questions. Anyone from the public? If
11 not, can we have a motion?

12 COMMISSIONER JETER: Motion.

13 COMMISSIONER APONTE-LIPSKI: Second.

14 MR. NICHOLAS: On a motion made
15 Commissioner Dr. Jeter, seconded by Commissioner
16 Aponte-Lipski.

17 Commissioner Aponte-Lipski.

18 COMMISSIONER APONTE-LIPSKI: Aye.

19 MR. NICHOLAS: Commissioner Dr.
20 Jeter.

21 COMMISSIONER JETER: Aye.

22 MR. NICHOLAS: Commissioner Layson.

23 COMMISSIONER LAYSON: Aye.

24 MR. NICHOLAS: Commissioner Malavasi.

25 COMMISSIONER MALAVASI: Aye.

1 MR. NICHOLAS: Commissioner Ng.

2 COMMISSIONER NG: Aye.

3 MR. NICHOLAS: And Chairman Kenny.

4 CHAIRMAN KENNY: Aye.

5 MR. NICHOLAS: The motion has passed.

6 MR. WINE: Thank you very much,
7 everybody. Have a good evening.

8 CHAIRMAN KENNY: Thank you.

9 MS. CURLEY: For the next matter, I
10 have to recuse myself. So I have my replacement,
11 Michael McQueeney.

12 MR. NICHOLAS: So next on the agenda
13 -- all right. Next on the agenda is application
14 2024-053-SP, 55 Passaic Urban Renewal, LLC, located
15 at -- located at 55 Passaic Avenue; Block 1, Lot
16 8.02, in the Town of Kearny. It's a site plan
17 application to construct 11 two-three -- I'm sorry.
18 Is it -- how many story building?

19 MR. MINKS: Three-story. They are
20 three-story buildings.

21 MR. NICHOLAS: 11 three-story
22 residential buildings. Excuse me.

23 MR. MINKS: Good evening, everybody.
24 My name is Christopher Minx with Russo Development.
25 I'm the chief legal officer, I'm also appearing,

1 however, on behalf of our affiliate entity, 55
2 Passaic Ave Urban Renewal, LLC. We were in front of
3 you in 2020 on this very -- regarding this very
4 property. It's just to -- to correct the record,
5 it's actually -- this is a mouthful. Lots 5, 6,
6 601, 602, 7, 801, 802, 9, 10, and 11, all in Block
7 1.

8 This is acre -- about seven plus acres in
9 the Passaic Avenue corridor of Kearny. It's
10 actually part of the Passaic Avenue redevelopment
11 area. Russo Development and its affiliates have
12 developed the majority of that redevelopment area.
13 This is really the final iteration of that
14 redevelopment property. And to differentiate from
15 our rental products that we have, open occupied and
16 fully stabilized in that redevelopment area, we're
17 proposing instead of the previously approved 280
18 some odd apartment units that we have approval both
19 from the town and this body, that we're going to
20 differentiate and propose now 11 stacked townhome
21 units. Stack townhome buildings. Consisting in the
22 aggregate of 136 townhome units.

23 So these will be for sale product. Again,
24 differentiating from our rental product. This has
25 been fully approved by the Town of Kearny. And

1 we're here today seeking your approval.
2 Essentially, we have reviewed the various review
3 letters, including the initial incomplete and then
4 complete letters of December 20th and January 2nd --
5 excuse me, January 7th. We also received a
6 Remington Vernick Engineers letter of January 7th.
7 We responded point by point response and we are
8 comfortable and we will comply with that letter.

9 There's one element that we would like to
10 discuss with Mr. Cray this evening that requires
11 completion of certain traffic improvements as a
12 condition of CO, which was not a condition of the
13 prior approval, and we'll get into it and explain
14 why we would like a little bit of relief from that.
15 Other than that requirement, everything is fine in
16 the review letters.

17 I have with me today Doug Bartels, who is
18 our chief engineer, whose been on the project, he's
19 also familiar with the prior approval. He'll walk
20 you through the specifics of the plan. Essentially,
21 I think you'll find that this is compliant with the
22 -- the local and county land development regulations
23 and criteria. I think all of that is pointed out in
24 Mr. Cray's or Remington Vernick's response to our
25 response. And with that, I'll call Doug Bartels.

1 Doug, can you raise your right hand and state your
2 name for the record?

3 MR. BARTELS: Douglas Bartels.
4 B-A-R-T-E-L-S.

5 (The witness is sworn.)

6 MR. MINKS: Doug, you've appeared
7 before this body, both on this application and
8 several others; correct?

9 MR. BARTELS: I have, yes.

10 MR. MINKS: In the past as a
11 professional engineer?

12 MR. BARTELS: I have, yes.

13 MR. MINKS: Can you give the Board
14 nevertheless the benefit of your qualifications and
15 confirm your licensure status?

16 MR. BARTELS: I received my
17 bachelor's of science in civil engineering from the
18 New Jersey Institute of Technology in '98. I've
19 been practicing land development engineering like
20 this for the last 27 years. Just coming up on 17
21 years with Russo Development as the in-house chief
22 engineer. I've been licensed in the State of New
23 Jersey since '03 and the State of New York since '09
24 and my license is in good standing in both. I'm the
25 engineer of record on this project and the prior

1 evolution of this project. Testified for this and
2 the other two projects that are on the screen here,
3 Vermella East and Vermella West as well.

4 CHAIRMAN KENNY: Thank you, Mr.
5 Bartels. Please proceed.

6 MR. MINKS: Doug, can you take the
7 board again through the -- just kind of the overview
8 and then the specifics of the application today to
9 amend -- in place of the prior approval?

10 MR. BARTELS: Sure. So on the screen
11 in front of you is an aerial overlay -- or not an
12 overlay, I'm sorry. An aerial of the surrounding
13 site. The property in question is outlined in red.
14 And again, that was Block 1, several lots as Mr.
15 Minks indicated, totaling about 7.3 acres.

16 What you see is the prior development of
17 the site, which has since been demolished, and the
18 site has been prepped in accordance with the prior
19 approval for development. And to the north of that
20 site, you see four buildings with red corners, those
21 are the -- that is the Vermella West apartment
22 complex. And to the east, across Passaic Avenue,
23 County Road 699, which are five black roofs and the
24 one clubhouse with the pool in the back, that is
25 Vermella East. So these were the prior developments

1 built by affiliated entities. And this is the
2 culmination of that redevelopment of the corridor.

3 MR. MINKS: These were all former
4 industrial buildings that were then scraped and
5 redeveloped for residential use?

6 MR. BARTELS: That is correct. Yes.
7 So the southerly roughly four and a half acres of
8 this property -- I'm sorry, roughly five acres of
9 the property in the prior condition were almost
10 entirely impervious coverage. The northerly two --
11 almost two and a half acres was previously
12 impervious, but over the last 20 years or so, has
13 been rendered, you know, secondary growth as shown
14 there.

15 MR. MINKS: Again, the overall
16 acreage though has been industrially used for many
17 decades; correct?

18 MR. BARTELS: Correct. That's the
19 use of the site. American Strips Deal was the
20 primary user or occupant of the current site in
21 question. This next development is similar to
22 aerial -- now, this is the overlay. So this is the
23 similar to the prior image, but now you see overlay
24 of the 11 stacked townhome buildings, which are --
25 consist of a mixture 50/50 split of two and

1 three-bedroom units.

2 They are stacked townhomes, which means in
3 each three story vertical unit, you have really two
4 units. They share a middle floor, they share an
5 entrance at the ground floor, and then the
6 three-bedroom unit has the entire third floor of the
7 unit. There are -- they've been site -- slopes
8 about 80 percent of the site slopes to the west
9 towards the Passaic River. And the balance towards
10 Passaic Avenue. The buildings along Passaic Avenue
11 or County Road 699 are -- have a setback of 18 feet
12 or 15 feet as required by the redevelopment plan.
13 And the site is proposed with 65 percent impervious
14 coverage, where 75 percent is permitted.

15 The development includes 314 total parking
16 spaces. 272 of those are combination of garage and
17 driveways. Each unit has a garage and a driveway.
18 In addition, there are 42 open space parking spaces
19 largely consisting of parallel spaces along the main
20 roadway running north to south in the development.
21 As well as the loop road adjacent to the river
22 walk. Which let me back up there.

23 So parallel to the river, you will see the
24 river walk. That's a ten-foot river walk that's in
25 compliance with DEP compliance for waterfront

1 development. And that has -- connects to the north
2 to the river walk that was previously constructed
3 with Vermella development. And on the south side,
4 there's a connection back along the buildings out to
5 Passaic Avenue. So there's pedestrian access from
6 both sides to the river walk. In addition, there's
7 a sidewalk that runs up the south end of Vermella
8 West that provides public access to the river walk
9 there as well.

10 In addition, there are 12 parking spaces
11 on the south southerly end there. South of that
12 last building. Those consist of two EV parking
13 spaces, one of which is a ADA space, and then one
14 additional ADA parking space. And then the others
15 are, you know, ordinary perpendicular parking
16 spaces. They are nine by 18 in size, other than the
17 ADA spaces, which are in accordance with ADA
18 requirements.

19 MR. MINKS: One of the items in the
20 RV letter was to comply with the EV mandate
21 regarding EV and make EV spaces. The two you
22 mentioned is not our compliance with that mandate,
23 but in fact, every one of these units, being a --
24 such that the owners of a respected unit have a
25 garage and a space, they are all made ready, and

1 actually each one of the homeowners will have the
2 opportunity to elect to have it be effective. And
3 from what we understand from the homebuilders, 80 to
4 90 percent of the occupants usually will opt for
5 that option; correct?

6 MR. BARTELS: That is correct.

7 MR. MINKS: Theoretically, 80 or 90
8 percent of these units could be EV spaces, not just
9 make-ready, but active EV-ready spaces, which would
10 far exceed that mandate?

11 MR. BARTELS: Correct. And the two
12 spaces on the southerly end essentially meet that
13 requirement for the open spaces.

14 MR. MINKS: Correct. Thanks.

15 MR. BARTELS: Sure. Let's see. So
16 trash and recycling are going to be handled curbside
17 pickup on the interior street side at the ends of
18 the driveways just like any single-family home or
19 duplex in the Town of Kearny.

20 Circulation. There are three access
21 points to the property on the southerly end opposite
22 Bell Grove Drive, there is a proposed driveway that
23 is a signalized intersection which will have a
24 fourth leg added to it. That was part of the prior
25 plan. That traffic signal has already been

1 approved, and in part, already performed as there
2 were some modifications to the signals with relation
3 to the prior developments. And the fourth leg will
4 be added with this development.

5 The middle driveway is a full access
6 driveway between the middle two townhome buildings
7 and that is unsignalized. And then the third access
8 is actually via the driveway to Vermella West, which
9 is opposite Marshall Street, and that will also
10 become a signalized intersection. So that was a
11 signal that was not necessarily warranted -- well,
12 it meets the warrants, but it was not necessarily a
13 requirement as a result of the prior development.
14 However, the Town of Kearny desired that signal, and
15 so that was proposed under the prior development.
16 It's been approved and that too will be constructed
17 simultaneously with this development.

18 MR. MINKS: But to be clear, that was
19 not a county requirement, it was not a requirement
20 of our traffic study. As a matter of fact, we
21 presented to the County at the request of the
22 municipality to see if warrants existed sufficient
23 to allow us to build that; correct?

24 MR. BARTELS: That's correct.

25 MR. MINKS: And we agreed with the

1 municipal body and municipal planning board that we
2 would build that at our cost because they asked for
3 it, they simply wanted an additional break in
4 traffic?

5 MR. BARTELS: Correct.

6 MR. MINKS: In addition to that
7 mitigating feature that we agreed to do, do you
8 recall that in the July 2020 approval, we were
9 required to make certain mitigated factors -- or
10 mitigated features and add them to Passaic Avenue in
11 order to relieve congestion and to reduce stacking
12 at the traffic light at Bell Grove?

13 MR. BARTELS: Yes. There are
14 modifications made to the Bell Grove intersection.
15 There was also stripping modifications proposed
16 which continue to be shown here for the left turn
17 and opposing left turn lane which is shown down
18 below on Passaic Avenue.

19 MR. MINKS: So specifically, you're
20 showing that turning lane, that middle lane that's
21 shown in black --

22 MR. BARTELS: Correct.

23 MR. MINKS: -- going down the center
24 of Passaic along the frontage of the project, that
25 exists today?

1 MR. BARTELS: That exists today, is
2 being modified to elongate the lane at Marshall
3 Street.

4 MR. MINKS: Okay. So our request
5 that I alluded to earlier for your benefit and Mr.
6 Cray is that we would ask that any condition that
7 COs necessarily await the condition of traffic
8 improvements, because we've already performed the
9 mitigative measures in a large part of that were
10 required in the last hearing be associated only with
11 the completion of that four lag -- that fourth lag
12 in Bell Grove, because that is the prior entrance
13 and exit for this project.

14 And that the Marshall Street signal, which
15 we are going to perform because it is a resolution
16 commission to the town, not be a condition of CO's,
17 we simply don't want potential unavailability of
18 equipment or delays in completing that
19 intersection. Which is gratuitous, it was our
20 request to the county if we were -- would be
21 permitted to construct it and not the other way
22 around. So that's the request that I alluded to
23 earlier.

24 MR. CRAY: Mr. Chairman, I defer to
25 you as far as myself and the County as weighing in

1 now or later.

2 CHAIRMAN KENNY: Yeah, please.

3 MR. CRAY: The restriping between --
4 along the frontage and certain things, I didn't
5 expect there to be a need for the request, and I'm
6 definitely going to --

7 MR. MINKS: Appreciate it.

8 MR. CRAY: -- considering it, but I
9 have to do it in consultation with the county
10 engineer. I'm trying to understand why -- if the
11 town required it, you know -- and there's a lot of
12 construction that you have to do before you're even
13 in a position to ask for the first CO. And I am
14 familiar with material delays on traffic signals,
15 but it's not that long. You know, if it gets a
16 little -- if it gets focused on now. It's not
17 preferred to have your projects start to become
18 occupied, and if there are any interim situations on
19 the road, the county gets the phone call.

20 So if there are situations where it seems
21 interim where the stripping is kind of temporary and
22 the signal is still lagged, it's -- the County gets
23 the call. So it's ultimately the County's decision
24 on whether they want to let the time flow or have
25 more assurance on when it's going to be done.

1 Because at the end of the day, I don't disagree with
2 what you said, but it is a County road, so the
3 county decides whether they like it or not.

4 MR. MINKS: Just so you understand,
5 it's not a -- it's a resolution condition that we
6 completed, but it's not a CO condition for the
7 municipality. This is the other feature.

8 MR. CRAY: Right. Again, they won't
9 get the phone calls. So it may not have been as
10 important to them. But I -- I'm going to ask the
11 County Commissioner Tom Malavasi to weigh in.

12 MR. MINKS: Of course.

13 COMMISSIONER MALAVASI: Thank you.
14 At the intersection at Bell Grove, obviously, you've
15 done some improvements, and we've approved the
16 plan. So that's the one that this development is
17 critical. The question is, have you bonded -- do
18 you have any performance bond as part of your site
19 improvements for that signal? The one on Marshall?

20 MR. BARTELS: There is absolutely
21 traffic signal work of -- I want to say \$300,000 in
22 the town's bond.

23 COMMISSIONER MALAVASI: In the
24 performance bond?

25 MR. BARTELS: In the performance

1 bond. Yes.

2 MR. MINKS: Yes.

3 COMMISSIONER MALAVASI: And you --
4 you cannot get -- correct me, it's been a while.
5 You cannot get a reduction of your performance bond
6 below 30-percent until you post the main bond?

7 MR. BARTELS: Correct.

8 MR. MINKS: Correct.

9 COMMISSIONER MALAVASI: So you'll
10 always have 30-percent of that?

11 MR. MINKS: Correct.

12 COMMISSIONER MALAVASI: In the bank,
13 that if for some reason you decide not to build it,
14 we have the opportunity to -- and as long as we --
15 you know, we -- the town agrees, you know, that --
16 to hold you to that, you know, that you can't get a
17 release of your performance bond until you build
18 that signal?

19 MR. MINKS: Certainly. That's far
20 greater --

21 COMMISSIONER MALAVASI: I'm okay with
22 that.

23 MR. MINKS: Yeah. Yeah.

24 COMMISSIONER MALAVASI: Not so much
25 CO's, but you can't get your performance bond

1 released --

2 MR. MINKS: Correct.

3 COMMISSIONER MALAVASI: -- until you
4 build that signal. I'd be okay with that.

5 MR. MINKS: Appreciate it. Thank you
6 for the consideration. Thank you. Sorry for the
7 interruption. Continue through the balance of the
8 plan. I appreciate you allowing me to interrupt you
9 and clear that up.

10 MR. BARTELS: So I mentioned earlier
11 the river walk. At the northerly end and the
12 southerly end, in both cases, there are benches,
13 trash and recycling receptacles, and bicycle racks.
14 So that's at both the north and south end of river
15 walk. There is a ground monument sign proposed.
16 You want me to just go there and point it out?

17 And this location right here, there is a
18 site ID sign of 55 square feet, which is approved as
19 part of the town application just for the
20 development itself. And the proposed frontage along
21 Passaic Avenue is proposed with a three-foot wide
22 paver strip with a six-foot wide sidewalk. And then
23 the street trees behind that. So that is a waiver
24 request that was previously granted on the prior
25 application. And that has to do with the overhead

1 utility wires that are running along that side of
2 the street. So by placing the trees behind the
3 sidewalk, it gives us greater separation to the
4 utility wires. And the street trees that are
5 proposed there are primarily thornless honey locusts
6 with a few red maples mixed in.

7 MR. MINKS: And that -- the placement
8 being on the other -- you know, on the inside of the
9 right-of-way, so on our property --

10 MR. BARTELS: Yes.

11 MR. MINKS: -- serves a couple of
12 functions. It allows us better management of the
13 irrigation as opposed to irrigating over the
14 sidewalk, which is a minor issue, but still, it's
15 reality. And it also is consisting and maintains
16 the continuity with the other project, both -- on
17 both sides of the street; correct?

18 MR. BARTELS: Yeah. The development
19 to the north in particular, yes, is done that way.
20 And actually, I'm going to -- if I can find my
21 cursor here. So this is a Google street view image
22 of the development of Vermella East across the
23 street. So you can see, in this case, the paver
24 strip, the sidewalk, and the street trees that are
25 growing behind the sidewalk. So again, it is

1 consistent with that. The overhead wires aren't as
2 big a concern here, but the -- but absolutely are
3 along the development currently before you.

4 MR. MINKS: I could attest, that
5 looks far better in the spring than in the late
6 fall, that image.

7 MR. BARTELS: So that's from the
8 sidewalk. Drainage. So this site, as I mentioned
9 earlier, 80-percent of it drains off towards the
10 Passaic River and the balance of it drains, you
11 know, towards Passaic Avenue in the existing
12 condition. In the proposed condition, the entire
13 developed portion, building roofs, roadways, parking
14 areas, are all captured and treated on-site in --
15 the area in this green area here, between these two
16 longer townhome buildings, there is an under -- a
17 subsurface detention system that will attenuate
18 runoff and discharge through a head wall.

19 You can see -- at the southwest corner,
20 you see a gray rectangle, that is a scour hole into
21 the Passaic River. That was previously approved by
22 the Department of Environmental Protection with the
23 FAJ and Waterfront Development permit. That permit
24 is still in good standing, it is being modified
25 currently. That application was filed and has been

1 deemed administratively complete and is under
2 technical review now. I'm actually hoping to get
3 comments this week or an approval this week. It's
4 been a little -- a little time coming, at this
5 point.

6 But the runoff to Passaic Avenue by mere
7 redirection and capturing that stormwater on-site
8 and directing it to the stormwater system, and then
9 discharging to the river, is reduced from between 50
10 and 60-percent depending on the storm. It's
11 60-percent in a two-storm and closer to 50-percent
12 in the 10, 25, and 100-year storm events. So that's
13 the runoff to Passaic Avenue. And there's also more
14 flood reductions to the runoff to the river as a
15 result of the stormwater management system.

16 We have requested a design from the
17 county's Land Development Regulations with regard to
18 green infrastructure. Again, this project was
19 previously approved, it has a permit from the DEP,
20 and that permit is under a permit modification
21 review as of now. They are -- which means the
22 department is accepting the system to stay as it
23 was, which was the -- based on the Stormwater
24 Management Regulations in effect at the time of that
25 approval.

1 This site is also being -- it has
2 historical fill on it, so it will be capped with an
3 engineering cap under the review and oversight of a
4 licensed site remediation professional and LSRP.
5 And being noticed to maintain that cap and the
6 perpetuity. That is -- therefore, the site is not
7 really one that would be encouraged for
8 infiltration, which is essentially what the green
9 infrastructure standards are -- requirement is, the
10 infiltration of stormwater. So again, that is not
11 encouraged on a site like this, and therefore, we
12 have requested that waiver.

13 MR. MINKS: And we made a formal
14 request to the waiver, not only on the application
15 but also in your response following the June 7th --
16 or not June 7th, the January 7th --

17 MR. BARTELS: I submitted it on
18 January 8th. Letter requesting that waiver. Again,
19 the site does lie in a flood-hazard area. The
20 buildings on site are proposed at three feet above
21 the FHA elevation, which exceeds the current DEP
22 requirements, and all parking areas and paving on
23 site, other than the transition to the roadways, are
24 all above the flood plane as well. The site has
25 access to sewer, water, electric, telco, gas, all

1 along the property frontage. And to address another
2 comment that was in -- on the RV -- review letter,
3 all prior services have been cut in cap prior to the
4 demolition of the site.

5 MR. MINKS: We verified in our
6 response to the RV letter and to the planner's
7 letter that there are no encroachments, and as such,
8 there's no franchise agreement that would be
9 required?

10 MR. BARTELS: That is correct.
11 Internal lighting is provided through decorative LED
12 fixtures. Approximately 14-foot mounting heights
13 with fixtures similar to what is -- was approved and
14 installed across the street at the Vermella West --
15 or Vermella East project. Sorry. And the lighting
16 along the river walk will continue with the same
17 light fixtures that are in place today at the
18 Vermella West site. So those will continue down the
19 river walk. Those are also 14-foot mounted
20 fixtures. And parking and drive aisles will be
21 maintained at a half-a-foot minimum.

22 Landscaping. There's a mixture of native
23 trees, shrubs, ground covers, all that are, you know
24 -- would be -- what am I trying to say here?
25 Compatible with being in a title flood zone along

1 the river walk. And then internally on-site, it
2 continues that native landscaping and some
3 adaptative landscaping as well, not invasive. I
4 mentioned the street trees earlier. So there are 17
5 proposed and 15 are required.

6 MR. MINKS: You mentioned the certain
7 modifications to some of the permitting with EWSE,
8 FAJ --

9 MR. BARTELS: Yes.

10 MR. MINKS: And otherwise --
11 obviously, we will -- as those permit modification
12 come in, we will share those with the Board.

13 MR. BARTELS: Correct. Those are --
14 so both the water extension and sewer extension
15 permit have been submitted to the department, they
16 are pending review. The water is actually still in
17 good standing, but -- so that will just be a
18 modification based on the plan. The TW -- the prior
19 TWA did expire, so that -- this would be a
20 replacement of that. So the erosion, we've obtained
21 -- we've received as well for this.

22 MR. MINKS: I believe we comply with
23 all the other requests that were in the review
24 letters that -- to the extent we could comply
25 today. Obviously, any modifications to the plan, as

1 we saw some changes tonight, would be shared with
2 you as well. However, we don't anticipate any at
3 this time. And we're ready to move forward with
4 this project. I have nothing further for Mr.
5 Bartels. Do you have anything else?

6 MR. BARTELS: I'm just looking
7 through my response to the RV letter to make sure
8 that there was nothing I wanted to add.

9 MR. MINKS: Thank you.

10 CHAIRMAN KENNY: Thank you. Do any
11 of the Commissioners have any questions?

12 COMMISSIONER MALAVASI: Just a
13 question on the river walk. You're extending.
14 That's a shared-use path extended to pedestrians?

15 MR. BARTELS: Yeah. Yeah. It's kind
16 of -- it does allow that.

17 COMMISSIONER MALAVASI: And the
18 reason I ask is that, you know, that gives us the
19 opportunity to get bicycles off the County road,
20 which improves safety. Part of our initiative, so
21 that's good. And then for the Board's edification,
22 BASF is building a park to the south of this from
23 this site down to the Clay Street Bridge. So
24 there'll be a river walk on that too. So this is a
25 really good opportunity to keep people quite away

1 off the road on their bikes and peds too.

2 MR. MINKS: The property directly to
3 the south of here is -- at least partially or a
4 significant amount of it, actually that would allow
5 connectivity to our river walk where it seems to end
6 there. But as Mr. Bartels said, it then turns back
7 toward Passaic Avenue. It's actually owned by the
8 Town of Kearny.

9 COMMISSIONER MALAVASI: Right.

10 MR. MINKS: So it's entirely likely
11 that at some point they will connect.

12 COMMISSIONER MALAVASI: Yeah. I
13 don't think they'll directly cross because of the
14 grade change, but on the other side of the river is
15 where BASF is building a park for the town. So I'm
16 sure they'll figure some connection between this
17 terminal and that to get folks all the way down to
18 the Clay Street Bridge --

19 MR. BARTELS: And when the railroad
20 tracks were removed --

21 COMMISSIONER MALAVASI: It goes all
22 the way up to Bergen Avenue I believe; right? On
23 the other sites. The walkway goes all the way to
24 Bergen --

25 MR. MINKS: Yes.

1 MR. BARTELS: I believe so, yes.
2 Because the -- where the LA Fitness is, that site
3 has a walk as well.

4 COMMISSIONER MALAVASI: Right.

5 MR. BARTELS: And when the railroad
6 track is removed, the sidewalk is extended through
7 there as well, which is -- you know, obviously, that
8 wall used to be right on the edge of the road.

9 MR. MINKS: It's further along
10 Passaic, so it's a much safer sidewalk.

11 COMMISSIONER MALAVASI: Yeah. And we
12 just completed a widening of Passaic Avenue, we just
13 finished the punch list stuff a couple weeks ago.
14 So that's why that's helping traffic through here.

15 MR. MINKS: Yeah. We're happy to
16 participate.

17 COMMISSIONER MALAVASI: It made it
18 very effective, so we appreciate it.

19 CHAIRMAN KENNY: Any other questions?

20 COMMISSIONER JETER: Yeah. The --
21 you said -- how many parking spaces -- you would
22 have parking with it? And secondly, do you have a
23 bike rack or bike posted as well as handicapped
24 parking?

25 MR. BARTELS: There is -- so each

1 unit has two parking spaces, their driveway, and the
2 garage. So every unit has that. There are 42 open
3 spaces along the roads. And at the end -- the south
4 end along what is labeled as Road B, there are
5 perpendicular parking spaces. Among those are two
6 ADA parking spaces and two EV spaces. And then the
7 bike racks are located along the river walk at both
8 the north and south end.

9 COMMISSIONER JETER: Okay. Thank
10 you.

11 MR. BARTELS: You're welcome.

12 CHAIRMAN KENNY: Any other questions?

13 MR. TRIDENTE: Mr. Chairman, I have a
14 question regarding the river walk. The river walk
15 is specific -- DEP has specific guidelines for the
16 walkway and the amenities that are on -- that are
17 required. Could you just go over was the pavement?
18 How many lights do you have? Trash receptacles,
19 benches? Also, how many parking spaces are
20 identified specifically to the waterfront walkway?
21 And is there signage telling people that these
22 parking spaces are specific to the waterfront
23 walkway?

24 MR. BARTELS: So there would be
25 signage for the riverfront public parking, which

1 would be again, on that south end in the
2 perpendicular spaces along Road B. The river walk
3 is a concrete -- would be a ten-foot wide concrete
4 sidewalk, which is -- as it is on the adjoining
5 site. So that just continues. And I believe the
6 site north of that as well is the same. There are
7 benches at the north and south end and that's where
8 the trash receptacles and recycling receptacles are
9 also located. And the bike racks as well. So
10 they're all -- they're clustered to the north and to
11 the south along there.

12 MR. TRIDENTE: But they're spaced out
13 throughout the entire walkway; correct?

14 MR. BARTELS: Well, the far north and
15 the far south. I don't believe we have -- do you
16 mean -- I'm sorry. Commissioner, do you mean spaced
17 out along the entire walkway on this site? Or the
18 entire --

19 MR. TRIDENTE: On this specific site.

20 MR. BARTELS: On this specific site,
21 they are located at the north end here and the south
22 end here.

23 MR. TRIDENTE: There's nothing in the
24 middle --

25 MR. BARTELS: And that -- I'm sorry.

1 There is a bench here --

2 MR. MINKS: There is a bench in the
3 middle. Yes. Here.

4 MR. BARTELS: Not a bike rack, but a
5 bench.

6 MR. TRIDENTE: What about trash
7 receptacles?

8 MR. BARTELS: Trash is at each bench
9 location. Yes.

10 MR. MINKS: And this has been
11 reviewed and approved by the DEP, as well as our
12 prior -- as well as the town.

13 MR. BARTELS: The prior version of it
14 was, yes. It's under review. But the one other
15 thing I would add is, since the original submission
16 to the County Planning Board, the township asked us
17 to add a connection here, so these sidewalks got
18 modified to connect across the drive out here to the
19 -- direct to the river walk. Just so residents can
20 walk --

21 MR. MINKS: They don't have to go --

22 MR. BARTELS: Yeah. They don't have
23 to go all the way around --

24 MR. MINKS: Go across the grass or go
25 all the way around.

1 MR. NICHOLAS: And Mr. Chairman, just
2 a quick question. So are there -- or is there -- or
3 how does the public access the river walk?

4 MR. BARTELS: So on foot, they would
5 have access along the sidewalk here and Vermella
6 West accesses the river walk. Or on the southerly
7 end, they can walk up through here and access the
8 river walk -- or I'm sorry. All the way down here
9 to the end and up. And then the public parking
10 spaces along Road B.

11 MR. NICHOLAS: So there is public
12 access through the site?

13 MR. BARTELS: Correct. Yes.

14 MR. NICHOLAS: Got it. Thank you.

15 MR. BARTELS: You're welcome.

16 CHAIRMAN KENNY: Are there any other
17 comments or questions? Anyone from the public? If
18 not, do we have a motion to approve?

19 COMMISSIONER JETER: Motion.

20 COMMISSIONER NG: Second.

21 MR. NICHOLAS: On a motion made by
22 Commissioner Dr. Jeter, seconded by Commissioner
23 NG. Commissioner Aponte-Lipski.

24 COMMISSIONER APONTE-LIPSKI: Aye.

25 MR. NICHOLAS: Commissioner Dr.

1 Jeter.

2 COMMISSIONER JETER: Aye.

3 MR. NICHOLAS: Commissioner Layson.

4 COMMISSIONER LAYSON: Aye.

5 MR. NICHOLAS: Commissioner Malavasi.

6 COMMISSIONER MALAVASI: Aye.

7 MR. NICHOLAS: Commissioner Ng.

8 COMMISSIONER NG: Yes.

9 MR. NICHOLAS: And Chairman Kenny.

10 CHAIRMAN KENNY: Aye.

11 MR. NICHOLAS: The motion has passed.

12 MR. MINKS: Thank you all very much.

13 MR. BARTELS: Thank you very much.

14 MR. NICHOLAS: Thank you. All

15 right. So next -- next on the agenda are
16 applications to be exempt. There are 11 site plan
17 or subdivision applications. I would want to
18 recommend that I go through them all at once and the
19 Board vote as a whole. I just want to point out
20 that none of these applications have locations along
21 County roads. So this is exactly why we recommend
22 to the Board to declare them exempt. As well as we
23 do provide summaries of each application to the
24 Board, so there are summaries of each -- of these
25 applications if you want more information; all

1 right? Okay. So just bear with me.

2 The first application is 2024-050-SP,
3 applicant 26 Bell, LLC; located at 206 Van Vorst
4 Street; Block 14203, Lot 30; in the City of Jersey
5 City. It's a site plan application not along a
6 County road.

7 The second application is 2024-054-SP,
8 Applicant BRP Cove Pointe, LLC, located at 80
9 Kellogg Street, in the City of Jersey City. It's a
10 site plan application -- I'm sorry, Block 21901.01,
11 Lot 6. It's a site plan application not along a
12 County road.

13 The third application is 2024-059-SP --
14 did I miss one? Yes. I'm sorry. The third
15 application is 2024-063-SP, Veronica Chmiel, Esquire
16 is the applicant. Located at 13 Jewett Avenue,
17 Block 16802 Lot 33, in the City of Jersey City. A
18 site plan application not along a County road.

19 The next application is 2024-059-SP,
20 applicant Pulte Homes of New Jersey Limited
21 Partnership, located at 200 Chapel Avenue, Block
22 27503 Lot 15, in the City of Jersey City. It's a
23 site plan application not along a County road.

24 The next application is 2024-068-SP,
25 applicant Liberty Harbor North Partners, LLC,

1 located at 20 South Cove, Block 15907 Lot 3, in the
2 City of Jersey City. A site plan application not
3 along a County road.

4 The next application is 2024-070-SP,
5 applicant the City of Jersey City, located at 595
6 Newark Avenue, Block 532.1 Lot 1, in the City of
7 Jersey City. It's a subdivision application not
8 along a County road.

9 The next application is 2024-065-SP,
10 applicant Newport Associates Development Company,
11 located at River -- excuse me. River Drive, Block
12 7302, Lot 3.11-3.12, located in the City of Jersey
13 City. It's a subdivision application not along a
14 County road.

15 The next application is 2024-066 dash --
16 it should be SD. Applicant NEQ 8a, LLC, located at
17 River Drive, Block 7302 Lot 3.18, in the City of
18 Jersey City. It's a subdivision application not
19 along a County road.

20 The next application is 2024-071-SP,
21 applicant Bayonne Luxury Waterwalk, LLC, located at
22 219 West 5th Street, Block 301 dash -- Block 301.01,
23 Lot 1, in the City of Bayonne. It's a site plan
24 application not along a County Road.

25 The next application is 2024-073 dash --

1 it should be SD. Applicant VRPLP Services, LLC,
2 located at Harborside Place, Block 11603 Lot 19.01
3 in the City of Jersey City. Correction for the
4 record, it's a subdivision application not along a
5 County road.

6 And the last application to be declared
7 exempt is 2024-074 dash -- what should be SD.
8 Applicant SRI WSA 301 Washington, LLC, located at
9 301 Washington Street, Block 214, Lot 1.01-1.04, in
10 the City of Hoboken. It's a subdivision application
11 not along a County road.

12 Excuse me, guys. That one is actually an
13 SP. And it's a site plan application not along a
14 county road. And that's it for exemptions. May I
15 have a motion?

16 COMMISSIONER MALAVASI: You corrected
17 a couple of things, but I think some of them still
18 said SP like 55 Newark Avenue. Is that a -- I just
19 want to make sure that the -- some of these should
20 be SPs and site plans, SP so.

21 MR. NICHOLAS: Yeah, correct. So all
22 the applications that are subdivisions will be SD.

23 COMMISSIONER MALAVASI: SD. Okay.

24 MR. NICHOLAS: Correct. Yes. And
25 all site plans will be SP. All right. Is there a

1 motion?

2 COMMISSIONER JETER: Motion.

3 CHAIRMAN KENNY: Second.

4 MR. NICHOLAS: On a motion made by
5 Commissioner Dr. Jeter, seconded by Chairman Kenny.
6 Commissioner Aponte-Lipski.

7 COMMISSIONER APONTE-LIPSKI: Aye.

8 MR. NICHOLAS: Commissioner Dr.
9 Jeter.

10 COMMISSIONER JETER: Aye.

11 MR. NICHOLAS: Commissioner Layson.

12 COMMISSIONER LAYSON: Aye.

13 MR. NICHOLAS: Commissioner
14 Malavasi.

15 COMMISSIONER MALAVASI: Aye.

16 MR. NICHOLAS: Commissioner Ng.

17 COMMISSIONER NG: Aye.

18 MR. NICHOLAS: And Chairman Kenny.

19 CHAIRMAN KENNY: Aye.

20 MR. NICHOLAS: Chairman, the motion
21 has passed. All right. So I don't have any old
22 business, but I do have new business that I'll run
23 through very quickly. It is -- actually, I have two
24 new business items. The first one is introduction
25 of proposed changes to the Land Development

1 Regulations. I sent a memo out to the members of
2 the Board summarizing the changes to the LDR. If
3 you guys would like for me to elaborate on it now, I
4 totally could do that. But I do recommend that you
5 guys take a look. And if you have any questions,
6 you know, feel free to let myself know, let the
7 Chairman know as well. But the intent is to put
8 this item for -- for a motion to adopt at the next
9 Board meeting; all right?

10 But what I would do is run through real
11 quickly the topics within the LDR that would be
12 updated; all right? The first topic is the
13 stormwater management technique proposed change will
14 require applicants to submit maintenance operation
15 manuals for proposed stormwater management
16 techniques. The second proposed change is in regard
17 to the shade tree requirement in which we would
18 propose applicants install a specified diameter
19 height DBH as a means for installing shade trees
20 along county roads. The third proposed change is to
21 include language regarding goals, objectives, and
22 principles from the County's Vision Zero Initiative,
23 which are outlined in the Hudson County Vision Zero
24 Action Plan.

25 And then lastly, this change towards the

1 fee schedule really, this is what's going to prompt
2 the Board to vote on it. And also, for the County
3 Commissioners to vote. Essentially, it's just an
4 updated language of having churches where we wanted
5 to be more inclusive and have religious institutions
6 in the fee schedule language; all right? So again.

7 COMMISSIONER MALAVASI: Charge them
8 more or charge them less?

9 MR. NICHOLAS: I'm sorry?

10 COMMISSIONER MALAVASI: Charge them
11 more or charge them less?

12 MR. NICHOLAS: Oh, no. It's the same
13 -- same amount charged, but just the terminology is
14 changing from churches to be inclusive of all
15 religious institutions; all right? And then lastly,
16 for new business, since we don't have the bylaws on
17 the agenda for adoption tonight, we do want to
18 introduce it -- I will send out an e-mail with the
19 bylaws as it is. We don't -- we do not propose any
20 changes, but it is customary to adopt the bylaws
21 every year; all right? So I'll send that out and --
22 by the next meeting, it will be on the agenda for
23 adoption; okay? And the next meeting date is
24 scheduled for February 18th at 6:30 p.m.

25 CHAIRMAN KENNY: All right. Do we

1 have a motion to adjourn?

2 COMMISSIONER APONTE-LIPSKI: Motion.

3 COMMISSIONER NG: Second. Bye.

4 CHAIRMAN KENNY: Thanks, everybody.

5 MR. NICHOLAS: Thank you guys for
6 your patience today.

7 (Whereupon the proceeding is then
8 concluded at 8:22 p.m.)

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C E R T I F I C A T I O N

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 an Regular Caucus Meeting of the Hudson County Planning Board, held on Tuesday, January 21, 2025; 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

&	15907 70:1	2024-070 70:4	3
& 11:21 21:16	16802 69:17	2024-071 70:20	3 9:10 11:15
0	17 42:20 60:4	2024-073 70:25	70:1
03 42:23	18 2:10 45:11	2024-074 71:7	3,400 24:17
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1 21:11,20	19.01 71:2	206 69:3	30 10:18 53:6
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