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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, October 15, 2024
6:30 p.m.

B E F O R E:

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

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

- BYRON NICHOLAS, PP, AICP, Secretary
- MARC SERRANO, Assistant Planner
- AMANDA CURLEY, ESQ., Board Attorney
- PAUL CRAY, PE, PP, CME
- PETER BONDER, PE

1 CHAIRMAN KENNY: Good evening,
2 everyone. I'd like to call to order the October
3 15th, 2024, Hudson County Planning Board meeting.
4 Has the meeting been properly advertised?

5 MS. CURLEY: Mr. Chairman, the
6 meeting has been properly advertised pursuant to the
7 Open Public Meetings Act and notice of this hearing
8 ran in the Jersey Journal on Thursday, October 10th,
9 2024.

10 CHAIRMAN KENNY: Thanks. Can we
11 please have a roll call?

12 MR. NICHOLAS: Yes. Commissioner
13 Aponte-Lipski.

14 COMMISSIONER APONTE-LIPSKI: Here.

15 MR. NICHOLAS: Commissioner
16 Glembocki, not present. Commissioner Callegari, not
17 present. Commissioner Jeter.

18 COMMISSIONER JETER: Present.

19 MR. NICHOLAS: Commissioner Layson,
20 not here. Commissioner Lugo.

21 COMMISSIONER LUGO: Here.

22 MR. NICHOLAS: Commissioner Malavasi.

23 COMMISSIONER MALAVASI: Here.

24 MR. NICHOLAS: Commissioner Mehta.

25 COMMISSIONER MEHTA: Here.

1 MR. NICHOLAS: Commissioner Ng, not
2 here. Commissioner Pettigrew.

3 COMMISSIONER PETTIGREW: Here.

4 MR. NICHOLAS: Commissioner Walker.
5 Not here. And Chairman Kenny.

6 CHAIRMAN KENNY: Present.

7 MR. NICHOLAS: Chairman, we have a
8 quorum.

9 CHAIRMAN KENNY: Thank you. Can we
10 please stand to salute the flag?

11 (Flag Salute.)

12 CHAIRMAN KENNY: Okay.
13 Commissioners, have you had an opportunity to review
14 the minutes from our previous meeting? And if so,
15 can we have a motion?

16 COMMISSIONER JETER: Motion.

17 COMMISSIONER PETTIGREW: Second.

18 MR. NICHOLAS: On a motion made by
19 Commissioner Jeter and seconded by Commissioner
20 Pettigrew.

21 Commissioner Aponte-Lipski. Commissioner
22 Aponte-Lipski, for the minutes?

23 COMMISSIONER APONTE-LIPSKI: Aye.

24 MR. NICHOLAS: Commissioner Jeter.

25 COMMISSIONER JETER: Aye.

1 MR. NICHOLAS: Commissioner Lugo.

2 COMMISSIONER LUGO: Aye.

3 MR. NICHOLAS: Commissioner Malavasi.

4 COMMISSIONER MALAVASI: Aye.

5 MR. NICHOLAS: Commissioner Mehta.

6 COMMISSIONER MEHTA: I was absent the
7 last.

8 MR. NICHOLAS: Yeah. So I've
9 reviewed the bylaws and it doesn't matter, as long
10 as you read the minutes. If you haven't, then you
11 can abstain.

12 COMMISSIONER MEHTA: Abstain.

13 MR. NICHOLAS: Abstain? Okay.
14 Commissioner Pettigrew.

15 COMMISSIONER PETTIGREW: Aye.

16 MR. NICHOLAS: And Chairman Kenny.

17 CHAIRMAN KENNY: Aye.

18 MR. NICHOLAS: Chairman, the motion
19 has passed.

20 CHAIRMAN KENNY: Okay. Thank you.

21 MR. NICHOLAS: All right. The next
22 item on the agenda are matters scheduled for public
23 hearing. We have the memorialization of resolutions
24 considered at the previous meeting. And just for,
25 again, clarification, I will only be calling the

1 members who have voted for the action taken -- only
2 to members who have voted for the action to either
3 be approved or dismissed can vote to memorialize the
4 application; all right?

5 So the first application is 2024-020-SP.
6 Applicant, Observer Highway Urban Renewal, LLC;
7 located at 111 Observer Highway; Block 139, Lot
8 1.02; in the City of Hoboken. It's a site plan
9 application to construct a 28-story mixed-use
10 building. Is there a motion?

11 COMMISSIONER PETTIGREW: Motion.

12 COMMISSIONER JETER: Second.

13 MR. NICHOLAS: On a motion made by
14 Commissioner Pettigrew, seconded by Commissioner
15 Jeter.

16 Commissioner Jeter.

17 COMMISSIONER JETER: Yes.

18 MR. NICHOLAS: Commissioner Lugo.

19 COMMISSIONER LUGO: Aye.

20 MR. NICHOLAS: Commissioner Malavasi.

21 COMMISSIONER MALAVASI: Aye.

22 MR. NICHOLAS: Commissioner
23 Pettigrew.

24 COMMISSIONER PETTIGREW: Aye.

25 MR. NICHOLAS: And Chairman Kenny.

1 CHAIRMAN KENNY: Aye.

2 MR. NICHOLAS: Chairman, the motion
3 has passed. The next item for memorialization is
4 2024-048-SP. Applicant, Torus Enterprise, LLC.
5 Located at 1414-1422 Kennedy Boulevard, Block 167,
6 Lot 6, in the City of Union City. It's a site plan
7 application to construct a stormwater retention
8 system. May I have a motion?

9 COMMISSIONER PETTIGREW: Motion.

10 COMMISSIONER JETER: Second.

11 MR. NICHOLAS: On a motion made by
12 Commissioner Pettigrew, seconded by Commissioner
13 Jeter. Commissioner Jeter.

14 COMMISSIONER JETER: Aye.

15 MR. NICHOLAS: Commissioner Lugo.

16 COMMISSIONER LUGO: Aye.

17 MR. NICHOLAS: Commissioner Malavasi.

18 COMMISSIONER MALAVASI: Aye.

19 MR. NICHOLAS: Commissioner
20 Pettigrew.

21 COMMISSIONER PETTIGREW: Aye.

22 MR. NICHOLAS: And Chairman Kenny.

23 CHAIRMAN KENNY: Aye.

24 MR. NICHOLAS: All right. Chairman,
25 the motion has passed. And next on the agenda are

1 Site Plans, Subdivisions, and Other Matters
2 Scheduled for Public Hearing. The first application
3 is 2024-029-SP. Applicant 214 Hudson Street, LLC;
4 located at 214 Hudson Street, Block 213.01, Lot 6;
5 in the City of Hoboken. It's a site plan
6 application to renovate both existing buildings and
7 to construct an additional story to the existing
8 three-story building.

9 MR. WINE: Good evening, Chair and
10 Commissioners. Ben Wine of Prime, Tuvel, and
11 Miceli, on behalf of the applicant, 214 Hudson
12 Street, LLC.

13 CHAIRMAN KENNY: I'm having a hard
14 time hearing.

15 MR. WINE: Is my mic working? Let me
16 check. All right. I'll speak up. Can you hear me
17 now?

18 MR. NICHOLAS: Chairman, can you hear
19 him?

20 CHAIRMAN KENNY: I hear you now. I'm
21 sorry. I couldn't hear you for a moment.

22 MR. NICHOLAS: Okay.

23 MR. WINE: Okay. Perfect. Please
24 let me know if you can't hear me. Again, for the
25 record, Benjamin Wine of Prime, Tuvel, and Miceli,

1 on behalf of the applicant. As indicated, the
2 application before you this evening is for site plan
3 approval for the property located at Block 213.01,
4 Lot 6, that's 214 Hudson Street.

5 Very briefly, the application is for the
6 expansion and renovation of an existing structure
7 sitting at 214 Hudson Street whereby currently it is
8 a three-story building consisting of three
9 residential dwelling units. And we're proposing to
10 extend outwards and upwards to create a four-story
11 building consisting of four residential dwelling
12 units.

13 I will note as well, at the rear of the
14 property on the Court Street side, there is also an
15 existing building that will be utilized as two
16 single -- two -- a two-family residence. That is
17 not situated on the County right-of-way side, but
18 for the record, it is proposed as part of this
19 application. There are very, very minimal
20 improvements being proposed within the County
21 right-of-way.

22 With me this evening, I have my project
23 engineer, Trevor Curtis, of L2A Land Design. I do
24 also have a project architect, Frank Minervini of
25 MVMK Architecture. I intend to call Mr. Curtis to

1 discuss the right-of-way improvements, which again,
2 are fairly minimal. But to the extent you have any
3 questions for our architect as well, as I indicated,
4 he is here.

5 So, Chair, Commissioners, unless you have
6 any questions of me, I'm happy to present Mr.
7 Curtis. Okay. Can you swear him?

8 MS. CURLEY: Yeah. Can you raise
9 your right hand? Can you state your name for the
10 record?

11 MR. CURTIS: My name is Trevor
12 Curtis.

13 (The witness is sworn.)

14 MS. CURLEY: Welcome back, Mr.
15 Curtis. I think you were here last month.

16 MR. CURTIS: Yes. Every month.

17 CHAIRMAN KENNY: I think since you
18 were here last month when you presented, I don't
19 think we need to request your qualifications. The
20 witness has been approved. Thank you.

21 MR. WINE: Trevor, can you just
22 confirm for the record that your license is still in
23 good standing as a professional engineer?

24 MR. CURTIS: My license is still in
25 good standing. Yes.

1 MR. WINE: Okay. All right. So,
2 Trevor, if you can please present the improvements
3 that are being proposed?

4 MR. CURTIS: So the improvements
5 associated with the overall property include, as
6 mentioned before, expansion and renovation of the
7 existing dwelling located on Hudson Street.

8 As part of those improvements, from a
9 civil perspective, the County right-of-way within
10 Hudson Street will be improved to include new
11 sidewalk, new six-inch County standard curbing, some
12 utility trenching, for replacement of an existing
13 gas level, and new water service lateral, and a new
14 stormwater sanitary combined discharge to the
15 existing combination sewer at Hudson Street. That
16 will include some full-depth asphalt repair on the
17 street. It's relatively recently paved. So on the
18 plans, you'll note a red patched area within Hudson
19 Street, that is the milling overlay to replace in
20 kind the asphalt within Hudson Street.

21 MR. NICHOLAS: Excuse me, sir. I'm
22 sorry. Unfortunately, the Chairman is unable to
23 hear you from that position. So I'm just going to
24 ask if you could perhaps switch your position?
25 Maybe more towards me? Chairman, can you hear me

1 speak?

2 CHAIRMAN KENNY: I can hear you. I
3 just can't hear the witness.

4 MR. NICHOLAS: Yeah. If you don't
5 mind?

6 MR. CURTIS: Does this work better?

7 CHAIRMAN KENNY: Yes, much better.

8 Thank you so much. I really appreciate that.

9 MR. CURTIS: No problem. Okay. So
10 to restate, the property is being redeveloped with
11 the expansion and renovation of the existing
12 dwelling located on Hudson Street. From a civil
13 perspective, the improvements that I was tasked with
14 are the replacement of the existing gas lateral to
15 the existing main within Hudson Street, a new water
16 service lateral to the existing main, and a new
17 stormwater discharge combination sanitary discharge
18 lateral to the existing combination sewer within
19 Hudson Street.

20 We will be replacing the curbs with the
21 standard six-inch county curb. The existing
22 sidewalk will be replaced as well. The sidewalks
23 will be replaced to be ADA-compliant with the
24 correct slopes. As noted by the Remington Vernick
25 letter, we went back and forth and came to an

1 agreement on the slopes within the sidewalk. The
2 project is on the county right-of-way, of course, so
3 the one-hundred-foot curb-to-curb mill and overlay,
4 since the county road was recently repaved with some
5 full-depth asphalt repair for the trench areas for
6 the utilities.

7 We're here because a portion of the
8 improvements associated with the project's existing
9 conditions are located within the County
10 right-of-way and will remain there as part of the
11 proposed conditions. That includes a small
12 retaining wall about eight feet from the curb line
13 that wraps around the property, it includes a
14 decorated metal fence and some shrubbery.
15 Essentially, an enclosed area that matches the
16 existing conditions and mimics the streetscape along
17 Hudson Street. A lot of these -- these dwellings
18 and structures have these stoop areas that are
19 enclosed. So we're maintaining the existing
20 conditions, just replacing it.

21 So an approximate 12-foot by 50-foot area
22 will be repaired and that includes a small one-foot
23 or so retaining wall and a fence. So that franchise
24 agreement will be completed as part of the -- as a
25 condition of this resolution.

1 MR. WINE: Okay. Trevor, does that
2 take care of all the improvements being proposed?

3 MR. CURTIS: Yes. I do note that
4 there is a street tree. The street -- the standard
5 street tree and the tree fit would impede the flow
6 of pedestrians across the sidewalks. So we put the
7 street tree in the enclosed 12-by-50 area. And it
8 was -- it seemed to have been agreed on by the
9 county planning department and the engineering. And
10 I have responded to it on two occasions -- three
11 occasions, one of the e-mails most recently to the
12 engineering comments and planning comments as well.

13 MR. WINE: Okay. And then just
14 lastly, were there any other comments within --
15 within the letters that you feel you can't comply
16 with as a condition of any approval?

17 MR. CURTIS: No, I don't believe so.

18 MR. WINE: Okay. All right. So that
19 concludes my direct examination of Mr. Curtis.
20 Again, I do have our project architect here if you'd
21 like to hear more about the building. But
22 ultimately, otherwise, that will conclude my case in
23 chief.

24 MR. TRIDENTE: I have a question for
25 Mr. Curtis. Could you tell me what is the distance

1 between the small retaining wall to the end of the
2 curb?

3 MR. CURTIS: It varies slightly. But
4 on the -- where are we? North -- north side is
5 about eight feet and the south side is about seven;
6 7.7.

7 MR. TRIDENTE: For a four-by-four
8 foot ADA-compliant tree grate would not impede
9 traffic flow and pedestrian traffic flow, would it?

10 MR. CURTIS: We have four foot wide
11 for pedestrian flow. I typically like to see five
12 feet as pedestrian traffic, so that's what we
13 thought would be, you know, more appropriate.

14 MR. TRIDENTE: Well, we've had
15 incidents where on Willow Avenue and Bergen Street,
16 they have less than eight feet. Six feet in some
17 areas where they put in a four-by-foot ADA-compliant
18 tree grate. Would you be all right with putting a
19 tree in?

20 MR. CURTIS: If the county is more
21 aligned with a standard ADA tree grate, I have no
22 issue putting that in. That was just the -- we
23 thought it saved space for pedestrian flow. It is a
24 relatively busy street. That was my only concern.
25 But I have no issue --

1 COMMISSIONER MALAVASI: The county
2 standard is, you know, to the extent we can, we put
3 them against the curb, the tree grate.

4 MR. TRIDENTE: Yes.

5 COMMISSIONER MALAVASI: As long as
6 it's handicap accessible. I think when we looked at
7 it, there was a couple trees. One was pretty big on
8 the street, but these will be smaller trees. To the
9 extent that you can, I think the County would prefer
10 to maintain the streetscape look.

11 MR. TRIDENTE: Or even if you went
12 with a three-foot by five-foot tree.

13 MR. CURTIS: Okay.

14 MR. TRIDENTE: Three-foot depth with
15 five foot. That way, we'll give you that access.
16 Pedestrian access.

17 MR. CURTIS: I have no issue with
18 that.

19 COMMISSIONER MALAVASI: And that
20 would be -- to move the tree inside the fenced area.

21 MR. TRIDENTE: Right.

22 MR. CURTIS: Okay.

23 COMMISSIONER MALAVASI: I mean,
24 you're welcome to put another tree in there, we
25 wouldn't stop you, but --

1 MR. WINE: We could do both. I think
2 we'll work -- we can -- we can work with the county
3 engineer on the details. We've done grates on the
4 county right-of-way before. But if this is maybe a
5 three-by-five, we'll just work on --

6 COMMISSIONER JETER: I'm surprised
7 Hoboken didn't require you to have a tree put in.

8 MR. CURTIS: I think Hoboken was okay
9 with the street tree in the right-of-way, it's just
10 in the garden area. Yeah.

11 MR. WINE: Yeah. I mean, it's a
12 unique piece of property the way it comes out
13 anyway, so that was one of the things Hoboken looked
14 at, but yes.

15 MR. CURTIS: And we make sure that
16 all of the other improvements, including the
17 stormwater, were on the property. So you only have
18 the shrubs, the fence, the gate, and a portion of
19 the concrete walkway to get to the building, that
20 would be within the county right-of-way as part of
21 the franchise agreement.

22 COMMISSIONER MALAVASI: I'm going to
23 guess that Hoboken is okay because Hoboken, unlike
24 us, prefers the tree guards. Which if you put a
25 tree guard in this narrow sidewalk, you've got a

1 problem, handicapped grate will not. So that's kind
2 of a conflict when you have -- always a conflict we
3 have with Hoboken. We disagree on trees and tree
4 guards versus tree grates. So that's probably why
5 they are okay with it.

6 CHAIRMAN KENNY: Any other questions
7 or comments from the Commissioners? Or anyone from
8 the public? And I apologize. I think you said you
9 have an architectural expert as well?

10 MR. WINE: Yeah, Chairman. I do have
11 our project architect, Frank Minervini, if you'd
12 like to hear from him about the specific building
13 improvements being proposed.

14 CHAIRMAN KENNY: Yes. Can we just
15 have some brief testimony for the record, please?
16 Thank you.

17 MR. WINE: Sure. No problem. All
18 right. So, Frank, you're probably going to get
19 sworn in.

20 MS. CURLEY: Yeah. Raise your right
21 hand. State your name for the record.

22 MR. MINERVINI: Frank Minervini.
23 M-I-N-E-R-V-I-N-I.

24 (The witness is sworn.)

25 MS. CURLEY: Thank you.

1 MR. WINE: Frank, if you can for the
2 record, please put your educational and professional
3 background --

4 MR. MINERVINI: Sure.

5 MR. WINE: And the status of your
6 license on the record.

7 MR. MINERVINI: I have a bachelor of
8 architecture degree from the New Jersey Institute of
9 Technology. I have been the principal of MVMK
10 Architecture in Hoboken since 2000. I have appeared
11 in front of this Commission for probably five or ten
12 years. Other people from my office have. I've been
13 accepted as an expert in architecture by more than
14 30 municipalities throughout the state. And my
15 license is in good standing.

16 MR. WINE: Okay. And, Frank, the
17 project that you're going to present here this
18 evening was prepared under your guidance; is that
19 correct?

20 MR. MINERVINI: Yes. And I did
21 present it to both the Hoboken Historic Commission
22 and the Hoboken Planning Board as well.

23 MR. WINE: So, Chair, I would submit
24 Mr. Minervini as an expert in the field of
25 architecture.

1 CHAIRMAN KENNY: Absolutely. Please
2 proceed. Thank you very much.

3 MR. MINERVINI: Thank you.

4 MR. WINE: All right. So, Frank, if
5 you can walk the Board -- the Commission, I'm sorry,
6 briefly through the plans?

7 MR. MINERVINI: Yes. I guess I can
8 point, it might be the easiest way to do it. So --
9 and Trevor has done a very good job describing
10 location. It's a unique piece of property, even in
11 Hoboken, because it's got quite a bit of front
12 yard. It's within a historic district, so our first
13 step is to go through the Historic Commission
14 because the building itself is one of the oldest in
15 Hoboken.

16 So as it exists, this is the existing
17 three-story structure. It's got a porch on the
18 front and there is two or it might be three
19 residential units. I don't recall because the tax
20 records weren't exactly fully clear. This part of
21 the property to the south is open garden as it
22 exists. And there is an existing 50-foot wide by
23 25-foot deep structure at the rear of the property
24 that is accessed from Court Street that would've one
25 time housed the carriage house for horses and some

1 other uses.

2 We are repurpose -- it's not part of this
3 discussion, of course, but you should know, we're
4 re-purposing this -- re-purposing. So this will be
5 two residential units. This existing structure will
6 have two residential units with a fourth-floor
7 addition. And then the side addition will be four
8 floors.

9 But in terms of the architecture, we kept
10 the historic in nature of the existing building.
11 The new addition to the side, of course, on Hudson
12 Street, is more of a contemporary structure that
13 goes adjacent to and over. So it's a very
14 attractive building. The Planning Board seemed to
15 think so. I'm not sure if we have the actual
16 renderings, which tell the story much better.

17 MR. CURTIS: Might not.

18 MR. MINERVINI: But the two should
19 help, I guess, for the quick -- this is the existing
20 facades that. Here we go. Yeah. So, pardon me.
21 So this is the existing structure. This is the
22 addition. This part of the addition and this part
23 of the addition are set back, so that in both cases,
24 as the -- the existing facade is the most prominent
25 facade. You can't tell due to the elevation, but

1 the architectural concept was to have the existing
2 historic facade be the most prominent. The more
3 contemporary setback, and therefore, less prominent.

4 I think that's it. Four units in total on
5 the Hudson Street side. The tree that we -- that
6 Trevor spoke to, that is in the front garden within
7 public right-of-way, is also -- there was a tree
8 this portion of the lot that some of the neighbors
9 seemed to be very interested in. So our -- one of
10 the ways we thought to keep them happy and make
11 ultimately a good project was to put a new tree in
12 the location we did. And as one of the
13 Commissioners said, Hoboken doesn't like trees on
14 small sidewalks because of the grating use that we
15 proposed. Whereas, in this case, using the ADA
16 compliant when it makes perfect sense. I think
17 that's it.

18 MR. WINE: Yeah. Chair, I'll open up
19 Mr. Minervini of any questions of the Board.

20 CHAIRMAN KENNY: Thank you. Does
21 anyone from the Board, any Commissioners, have any
22 questions?

23 COMMISSIONER MEHTA: Just, initially,
24 I think I was under the impression that it is three
25 floors to four floors. So you're adding one floor

1 and one residence, but it looks like you are adding
2 four and it's an individual unit?

3 MR. MINERVINI: The entire -- the
4 entire front portion of the property is four
5 residential units in total. So that is two on the
6 existing structure and two on the addition.

7 COMMISSIONER MEHTA: And currently
8 existing it's only three units?

9 MR. MINERVINI: Correct.

10 COMMISSIONER MEHTA: Okay. So you
11 are adding an entire floor and building -- you have
12 only four residential. So you're adding only one
13 unit extra?

14 MR. MINERVINI: Yeah. So -- correct.

15 COMMISSIONER MEHTA: I think -- the
16 residential unit size is bigger?

17 MR. MINERVINI: They are bigger.

18 COMMISSIONER MEHTA: As a unit?

19 MR. MINERVINI: Yeah. And the
20 existing building has been vacant for probably 15
21 years. So it hasn't been housing stock in a long
22 time. But just for the record, at the Hoboken
23 Planning Board, there were no density variances.
24 We're well within the density permitted.

25 MR. CRAY: Frank, what is the last

1 revision date of the --

2 MR. MINERVINI: That is the 2nd of
3 October.

4 MR. CRAY: That's what I was going to
5 clarify. Thank you.

6 CHAIRMAN KENNY: Any -- any other
7 questions?

8 COMMISSIONER PETTIGREW: There's no
9 other -- there's no parking provided at this -- for
10 this?

11 MR. MINERVINI: That's correct.

12 COMMISSIONER PETTIGREW: Zero
13 parking?

14 MR. MINERVINI: Zero parking. And on
15 Hudson Street, we're not permitted parking. That's
16 where the -- R-1 residential zone in Hoboken, that
17 parking is not permitted.

18 COMMISSIONER MEHTA: Well, I think --
19 doesn't Hoboken require that you lease with their
20 local -- the parking utility or parking area?

21 MR. MINERVINI: Not within the R-1
22 zone. You can make that agreement for commercial
23 spaces along Washington Street. But within the R-1
24 residential zone, it's not permitted in any way,
25 shape or form. It doesn't mean that a resident

1 couldn't rent the space from -- there is a -- for
2 those who don't know, there is a public parking
3 garage directly across the street from this
4 property. So if there was a resident here, they
5 could certainly do that.

6 CHAIRMAN KENNY: If we don't have any
7 additional questions or any questions from the
8 public, I'd like to ask for -- ask whether we have a
9 motion to approve.

10 COMMISSIONER LUGO: Motion.

11 COMMISSIONER PETTIGREW: Motion.

12 MR. NICHOLAS: On a motion made by
13 Commissioner Lugo, seconded by Commissioner
14 Pettigrew. Commissioner Aponte-Lipski.

15 COMMISSIONER APONTE-LIPSKI: Aye.

16 MR. NICHOLAS: Commissioner Jeter.

17 COMMISSIONER JETER: Aye.

18 MR. NICHOLAS: Commissioner Lugo.

19 COMMISSIONER LUGO: Aye.

20 MR. NICHOLAS: Commissioner Malavasi.

21 COMMISSIONER MALAVASI: Aye.

22 MR. NICHOLAS: Commissioner Mehta.

23 CHAIRMAN KENNY: Aye.

24 MR. NICHOLAS: Commissioner

25 Pettigrew.

1 COMMISSIONER PETTIGREW: Aye.

2 MR. NICHOLAS: And Chairman Kenny.

3 CHAIRMAN KENNY: Aye.

4 MR. NICHOLAS: Chairman, the motion
5 has passed.

6 MR. WINE: Thank you very much.

7 MR. MINERVINI: Thank you, everyone.

8 CHAIRMAN KENNY: Thank you.

9 MR. NICHOLAS: All right. Next on
10 the agenda is application 2024-043-SP, United Ford,
11 LLC; located at 211 County Avenue, Block 30, Lot 10
12 in the -- in the Town of Secaucus. It's a site plan
13 application to renovate an existing warehouse to an
14 automotive dealership.

15 MS. KIM: Good evening, Mr. Chairman
16 and Members of the Board. My name is Judy Kim. I
17 am an attorney with Waters, McPherson, and McNeill
18 in Secaucus. Thank you for having us here tonight.
19 I am pleased to present this application on behalf
20 of the applicant, United Ford, LLC, for the property
21 located at 211 County Avenue in Secaucus, Block 30,
22 Lot 10.

23 The application is for a property that's
24 located in the New Jersey Sports and Exhibition
25 Light Industrial A Zone. The property consists of

1 approximately 2.5 acres with frontage along County
2 Avenue. The surrounding area is mostly commercial
3 with some residential. There is an existing vacant
4 warehouse building on the property, which the
5 applicant is proposing to renovate and change the
6 use to an automotive dealership with accessory light
7 automotive service on the site, which are permitted
8 uses with the NJSEA Light Industrial A Zone.

9 As part of the site improvement, applicant
10 is reconfiguring the site parking and the driveway
11 layout to support the proposed operations. Ingress
12 and egress will occur through the driveway on County
13 Avenue with all parking and loading to be
14 accommodated on the site.

15 Applicant, United Ford, is a long-term
16 resident at Hudson County. It's currently operating
17 at an existing automotive dealership right across
18 the street at 330 County Avenue, which the applicant
19 has been doing that business at that site for over
20 60 years. The property owner at 330 County Avenue
21 has other plans for that site, which has prompted
22 the application -- applicant, excuse me, to relocate
23 his operations to this proposed site at 211 County
24 Avenue where this application is now before the
25 Board for site plan approval. United Ford has also

1 received its zoning certificate approval from NJSEA
2 by way of the Secaucus town engineer.

3 I don't know if the Board is aware, but
4 Secaucus is one of three municipalities that has
5 opted out from certain zoning site plan review so
6 that the town engineers conduct the site plan review
7 on behalf of NJSEA applying the NJSEA regulations,
8 so that's why the zoning certificate was issued by
9 the town engineer which we received last week.

10 I have with me tonight two professionals.
11 Mr. Richard Adelson, who is the project engineer
12 and from the engineering firm Frank Leer
13 Associates. As well as Ms. Betsy Dolan, who is the
14 traffic engineer of the firm Dolan and Dean. Both
15 of whom will provide some brief testimony and answer
16 any questions that the Board may have on the
17 proposed project. We do not have our architect here
18 this evening, but Mr. Adelson can answer any
19 questions. He's very familiar with the floor plans
20 since he has coordinated his site plan together with
21 the architect for the proposed floor areas. So he's
22 happy to answer any questions that the Board may
23 have.

24 With that, I'll let Mr. Adelson take the
25 floor.

1 MS. CURLEY: Can you please raise
2 your right hand? State your name for the record.

3 MR. ADELSON: Richard Adelson.

4 (The witness is sworn.)

5 MS. CURLEY: Thank you.

6 MR. ADELSON: A-D-E-L-S-O-H-N.

7 MS. KIM: Mr. Adelson, I'm just
8 going to qualify you. If you can briefly tell us
9 your educational background, your past experiences,
10 and the licenses you hold?

11 MR. ADELSON: Sure. I have a
12 bachelor of science and master's of science in civil
13 engineering from the New Jersey Institute of
14 Technology. I'm a principal at the firm of Frank H.
15 Blair Associates and have been there since 1986. I
16 oversaw some preparation of these plans. I'm a
17 licensed professional engineer in New Jersey, as
18 well as other states. I'm also a licensed planner
19 in New Jersey. Both of my licenses are current.

20 CHAIRMAN KENNY: Thank you very
21 much. Really appreciate that. The witness can
22 proceed.

23 MR. ADELSON: Okay. So we are
24 looking at a set of plans that are slightly modified
25 in the course -- since we have a technical review

1 for this hearing and the zoning reviews for
2 Secaucus, we've made a couple of little tweaks.
3 Nothing material. We eliminated one parking space
4 and I'll show you where that was. Basically, we
5 opened up the clearance around the corner of the
6 building to accommodate better circulation for fire
7 and loading.

8 So let's -- so this set of plans is dated
9 -- okay. We'll do it this way. The set of plans is
10 dated October 2nd, 2024. So turning to the third --
11 the existing conditions plan, this is the existing
12 conditions of the site. You'll see that you have
13 about a 47,000-square-foot warehouse located on the
14 site with parking currently in the front yard and
15 along the side of the building access along County
16 Avenue more or less in the center of the site. You
17 have Helen Street just on the south of the site.
18 You'll see that there's some cross-hatched area
19 here, that's some existing pavement that we're going
20 to remove and reconfigure for parking.

21 Looking at Sheet SE-3, it's relatively
22 minor improvements for a complete change of use of a
23 building. Very good adaptative reuse.

24 COMMISSIONER LUGO: So the warehouse
25 is currently vacant?

1 MR. ADELSON: Current warehouse is
2 currently vacant.

3 COMMISSIONER LUGO: And you're taking
4 the building across the street and moving it there?

5 MR. ADELSON: We are moving it
6 there. That is the plan. This is a permitted use
7 for NJSA, so it works relatively easily. The
8 building does give a facade. Obviously, facade and
9 branding that goes along with it. But -- it opens
10 it up. Again, we're not changing the footprint.

11 COMMISSIONER MEHTA: So currently,
12 the dealer across from the motor vehicle inspections
13 is just on the south side; right?

14 MR. ADELSON: Is that -- yes, I
15 believe that's correct.

16 COMMISSIONER MEHTA: Yeah. So you
17 are bringing the site across from there?

18 MR. ADELSON: The driveway stays
19 where it is.

20 COMMISSIONER MEHTA: All right. And
21 currently, I think it's a truck zone or shopping
22 area. Truck --

23 MR. ADELSON: It's a -- that area is
24 -- that area is -- the west side of County Ave. is
25 generally industrial. The eastern side of County

1 Ave is more residential and kind of a transitional
2 area.

3 COMMISSIONER MEHTA: My question is,
4 currently, I think they are selling only trucks, I
5 assume. And right now, I assume they are planning
6 to have Ford Motor, and they are going to have
7 selling cars and --

8 MR. ADELSON: Their big trucks will
9 be sold out of Hudson County Motors. And we'll
10 limit this to the smaller vehicles, I believe F250s
11 and smaller. So what you call a truck is an
12 interesting question these days. But F250s and
13 smaller, I believe, is what we've agreed to.

14 COMMISSIONER MALAVASI: Unless I'm
15 mistaken, Ford got out of the car business and
16 really only makes trucks, other than the Mustang.

17 MR. ADELSON: Right. They make the
18 Mustang and --

19 COMMISSIONER MALAVASI: Other than
20 that, they sell trucks, so yeah.

21 MR. ADELSON: Some smaller sport
22 utility vehicles and then trucks. However, you
23 know, that's the \$90,000 pickup trucks.

24 COMMISSIONER MALAVASI: Yeah. There
25 you go.

1 MR. ADELSON: I'm not sure that's a
2 truck anymore.

3 MS. KIM: So just to clarify, only
4 F150s and below will be sold and serviced at this
5 site. F250, which is one above 150, will be sold
6 but they will not be serviced at this site. And all
7 of the truck services will be elsewhere, like Mr.
8 Adelson indicated. So we'll have smaller vehicles
9 only at this site. No trucks.

10 MR. ADELSON: No big trucks.

11 MS. KIM: No big trucks.

12 COMMISSIONER MALAVASI: That's the
13 other site down the street that have come before --

14 MR. ADELSON: Yes. If you want to
15 do that, you got to go to Hudson County Motors.

16 COMMISSIONER PETTIGREW: There you
17 go.

18 CHAIRMAN KENNY: Okay. If we have no
19 additional questions or nothing from the public, we
20 can proceed to the next witness.

21 COMMISSIONER JETER: I have a
22 question, Commissioner -- Mr. Chairman.

23 CHAIRMAN KENNY: Okay. Please, Mr.
24 Jeter.

25 MR. TRIDENTE: At the location of the

1 one shade tree that's along the curb, there's a
2 section of uplifted sidewalk.

3 MR. ADELSON: Happy to replace it.

4 MR. TRIDENTE: Would you address
5 that, please?

6 MR. ADELSON: We will. Yes.

7 MR. TRIDENTE: And then walk the
8 frontage to make sure that there aren't any other
9 additional trip hazards along that road.

10 MR. ADELSON: I know on the north
11 side there's some asphalt -- there's an asphalt
12 section that needs to be repaired. There's probably
13 -- I'm sure we could walk if there's a couple of
14 other --

15 MR. TRIDENTE: Yeah. Sure. There
16 might be another couple of other ones. Okay. Thank
17 you.

18 MR. ADELSON: No problem.

19 COMMISSIONER MALAVASI: And we did
20 discuss it in a subsequent meeting that the road was
21 just paved days before. So any -- the road is under
22 moratorium. So any disturbance to the new blacktop
23 will have to be repaved.

24 MR. ADELSON: Understood.

25 CHAIRMAN KENNY: Anything further?

1 Okay. Let's proceed to the next witness. Thank you
2 so much.

3 MS. KIM: Sure.

4 MS. CURLEY: Can you raise your right
5 hand and say your name for the record?

6 MS. DOLAN: Elizabeth Betsy Dolan,
7 D-O-L-A-N, with Dolan and Dean Consulting Engineers.

8 (The witness is sworn.)

9 MS. CURLEY: Thank you.

10 MS. KIM: Ms. Dolan, if we could
11 qualify you? If you could provide a brief
12 educational background, your past experiences, and
13 licenses that you hold, please?

14 MS. DOLAN: Sure. I have a bachelor
15 of science degree in civil engineering from
16 Rutgers. I am licensed in New Jersey as a
17 professional engineer, as well as in neighboring
18 states. My New Jersey license is in good standing.
19 For 38 years, I have practiced in the field of
20 traffic engineering. I work with Trevor Curtis on a
21 regular basis, but I have not been here before this
22 Board. I do testify one to four nights a week
23 throughout New Jersey and I've been accepted in over
24 250 municipalities as an expert in traffic
25 engineering.

1 CHAIRMAN KENNY: The expert is
2 accepted. Thank you so much. Please proceed.

3 MS. DOLAN: Thank you.

4 MS. KIM: Ms. Dolan, as part of the
5 applicant's submission, did you prepare and provide
6 any analysis for the traffic impact statement?

7 MS. DOLAN: Yes. And that document
8 is dated September 27, 2024.

9 MS. KIM: If you could briefly
10 explain to the Board the methodology that was used
11 in your report --

12 MS. DOLAN: Sure.

13 MS. KIM: For the traffic impacts?

14 MS. DOLAN: You've heard a lot about
15 how United Ford, of course, is operating at 330.
16 They are looking to have heavy truck activity at
17 another location and this location at 211 County
18 Avenue would be for the smaller vehicle sales and
19 service.

20 The traffic statement that was submitted
21 relied upon the Institution of Transportation and
22 Engineers' standard trip generation. And when we
23 run the numbers for the proposed car dealership,
24 which is added to the land use category, and we take
25 a modest credit for the warehousing use that's

1 there, we don't create what is considered a
2 significant increase in traffic. That's defined by
3 our access code and also the Institute of
4 Transportation Engineers as 100 or more new
5 peak-hour trips. So we're below that based on
6 standard traffic engineering data.

7 But our office has been working on the
8 United Ford application since 2021 and we've had the
9 opportunity to count the existing facility a few
10 times. The peak hour trip generation at that
11 driveway is between 27 and 38 trips in one hour. So
12 if some of that is transferred to the site at 211,
13 we would expect comparable or lower volumes than at
14 330, but we've given the range based on the what-if
15 scenario. What if this was a -- just a typical
16 standard car dealership?

17 So either way, we've run the numbers based
18 on the existing actual counts, we're looking at a
19 modest amount of traffic transferred to this site at
20 211. If we were to use the worst-case ITE, we're
21 not considered significant, which is worthy of a
22 full impact analysis. It's -- having been out at
23 the United Ford site several times now, I wouldn't
24 expect to have much more than 30 trips in a peak
25 hour at that driveway.

1 Our calculations for the existing driveway
2 at 330 and for the relocation that they are pursuing
3 at another location at County Avenue is level
4 service D for the driveway and that's expected at
5 this location as well.

6 COMMISSIONER MEHTA: I think the
7 developments work with the business hours at the
8 dealership?

9 MS. KIM: I believe it'll be regular
10 business hours. Currently, it's set at nine a.m. to
11 six p.m. and I think they will continue to honor
12 those normal operation hours. Service may be a
13 little bit longer, Mr. Adelson is saying, but I
14 don't anticipate it being much longer exceeding --

15 MR. ADELSON: Probably starts
16 earlier.

17 MS. KIM: Earlier and then maybe
18 ending around seven, but we can verify that and
19 provide that information to the County.

20 COMMISSIONER MEHTA: And they will be
21 closed on Sunday?

22 MS. KIM: It would be closed on
23 Sundays. Correct.

24 COMMISSIONER MEHTA: Some of the car
25 dealers, sometimes they will open up until seven

1 o'clock or eight o'clock, that's why I just wanted
2 to confirm.

3 MS. KIM: Yeah. We'll confirm the
4 exact times. But my understanding is that they will
5 operate under the current normal business hours that
6 they are conducting right now at 330, which is nine
7 to six with a little bit of variation for the
8 service and closed on Sundays.

9 COMMISSIONER MEHTA: Okay.

10 COMMISSIONER PETTIGREW: Is there --
11 is there more signage or new signage there?

12 MS. KIM: I'm going to let Rick
13 answer that one.

14 MR. ADELSON: There are -- there's a
15 pylon sign that will ultimately be proposed, as well
16 as some building-mounted signage, but that is
17 actually not part of the current location.

18 MS. KIM: I'm sorry. Signage is
19 currently not before the -- that will be a separate
20 application at a later time with NJSEA.

21 COMMISSIONER MEHTA: So it will be
22 mounted on the building? Or it will be a
23 freestanding sign?

24 MR. ADELSON: There will ultimately
25 be a pylon sign proposed as well -- a freestanding

1 pylon sign proposed, as well as building-mounted
2 signs.

3 COMMISSIONER MEHTA: But no
4 electronic signage?

5 MR. ADELSON: Just a normal
6 backlit. I believe it says United Ford with a
7 medallion. There's a sign that says service.
8 There may be some others -- there may be another
9 graphic on the building. And then just the monument
10 sign.

11 MS. CURLEY: Just a quick question.
12 Will the pylon sign be in the County right-of-way?

13 MR. ADELSON: No.

14 COMMISSIONER MEHTA: Sometimes they
15 have an electronic billboard type of sign, some
16 don't have that type of sign, and sometimes
17 graphics. So that's what the question was, that
18 signage will be the -- like electronic signage
19 board? Or it will be the building mounted? Or
20 whatever sign --

21 MR. ADELSON: Just a normal Ford
22 building-mounted sign. And the pylon sign that's
23 shown on the plan is setback 15 feet from the road.
24 I don't think the signage is shown in my plans.

25 MS. CURLEY: Technically speaking, we

1 don't have jurisdiction on the signage.

2 COMMISSIONER MALAVASI: Only if it
3 goes into the right-of-way.

4 MS. CURLEY: If it was in the
5 right-of-way, then it would be a different
6 conversation, but if they follow the NJSEA
7 standards.

8 COMMISSIONER JETER: They superseded
9 them.

10 MR. ADELSON: Thank you.

11 CHAIRMAN KENNY: Thank you. Any
12 additional questions or comments? If not, I'd ask
13 if we have a motion to approve.

14 COMMISSIONER JETER: Motion.

15 COMMISSIONER PETTIGREW: Second.

16 MR. NICHOLAS: On a motion made by
17 Commissioner Jeter and seconded by Commissioner
18 Pettigrew.

19 Commissioner Aponte-Lipski.

20 COMMISSIONER APONTE-LIPSKI: Aye.

21 MR. NICHOLAS: Commissioner Jeter.

22 COMMISSIONER JETER: Aye.

23 MR. NICHOLAS: Commissioner Lugo.

24 COMMISSIONER LUGO: Aye.

25 MR. NICHOLAS: Commissioner Malavasi.

1 COMMISSIONER MALAVASI: Aye.

2 MR. NICHOLAS: Commissioner Mehta.

3 COMMISSIONER MEHTA: Aye.

4 MR. NICHOLAS: Commissioner

5 Pettigrew.

6 COMMISSIONER PETTIGREW: Aye.

7 MR. NICHOLAS: And Chairman Kenny.

8 CHAIRMAN KENNY: Aye.

9 MR. NICHOLAS: Chairman, the motion
10 has passed. All right.

11 MS. KIM: Thank you. Appreciate it.

12 MR. NICHOLAS: All right. Next on
13 the agenda are applications to be exempt. There's
14 only one application. That is 2024-045-SP.
15 Applicant Harborside Plaza -- Harborside Plaza 4 --
16 I'm sorry. Harborside Plaza 4 Owner, LLC; located
17 at 20 Christopher Columbus Drive; Block 10, Lot 20;
18 in the City of Jersey City. It's a site plan
19 application not along a County road.

20 May I have a motion?

21 COMMISSIONER LUGO: Motion.

22 COMMISSIONER MEHTA: Second.

23 MR. NICHOLAS: On a motion made by
24 Commissioner Lugo, seconded by Commissioner Mehta.

25 Commissioner Aponte-Lipski.

1 COMMISSIONER APONTE-LIPSKI: Aye.

2 MR. NICHOLAS: Commissioner Jeter.

3 COMMISSIONER JETER: Aye.

4 MR. NICHOLAS: Commissioner Lugo.

5 COMMISSIONER LUGO: Aye.

6 MR. NICHOLAS: Commissioner Malavasi.

7 COMMISSIONER MALAVASI: Aye.

8 MR. NICHOLAS: Commissioner Mehta.

9 COMMISSIONER MEHTA: Aye.

10 MR. NICHOLAS: Commissioner

11 Pettigrew.

12 COMMISSIONER PETTIGREW: Aye.

13 MR. NICHOLAS: And Chairman Kenny.

14 CHAIRMAN KENNY: Aye.

15 MR. NICHOLAS: Chairman, the motion
16 has passed. Next on the agenda are applications to
17 be dismissed without prejudice. This next
18 application pretty much has not provided documents
19 to the Planning Board staff in a timely fashion
20 within the 90-day period. We're still waiting on
21 soil testing information for digging techniques.
22 And of course, the applicant would be able to
23 resubmit. And this application is 2023-058-SP.
24 Applicant 1 Riverside Plaza, LLC; located at 7800
25 River Road, Block 438, Lot 8 in the Township of

1 North Bergen. And it's a site plan application to
2 construct a 12-story mixed-use building.

3 May I have a motion?

4 COMMISSIONER PETTIGREW: Motion.

5 COMMISSIONER LUGO: Second.

6 MR. NICHOLAS: On a motion made by
7 Commissioner Pettigrew, seconded by Commissioner
8 Lugo.

9 Commissioner Aponte-Lipski.

10 COMMISSIONER APONTE-LIPSKI: Aye.

11 MR. NICHOLAS: Commissioner Jeter.

12 COMMISSIONER JETER: Aye.

13 MR. NICHOLAS: Commissioner Lugo.

14 COMMISSIONER LUGO: Aye.

15 MR. NICHOLAS: Commissioner Malavasi.

16 COMMISSIONER MALAVASI: Aye.

17 MR. NICHOLAS: Commissioner Mehta.

18 COMMISSIONER MEHTA: Aye.

19 MR. NICHOLAS: Commissioner

20 Pettigrew.

21 COMMISSIONER PETTIGREW: Aye.

22 MR. NICHOLAS: And Chairman Kenny.

23 CHAIRMAN KENNY: Aye.

24 MR. NICHOLAS: Chairman, the motion
25 has passed. And so next on the agenda are old

1 business and new business. If the Board doesn't
2 have any old business or new business to discuss, I
3 do want to just add very briefly, provide some
4 updates on some of the Division of Planning plans.

5 On particular is we are initiating the
6 implementation of our comprehensive plan, which is
7 basically our master plan. So we do -- we do intend
8 to inform the Board on the entire process coming up
9 soon. So we'll provide more information via e-mail
10 regarding that.

11 In addition, for our -- the Board's land
12 development regulations, we are currently working on
13 updating, providing minor amendments to the LDR, but
14 we want to be able to share, of course, what we
15 have, but also solicited, whatever comments you guys
16 may have. So what we'll do is compile a list and
17 we'll share it to the Board. And if you have any
18 additions, you know, feel free to let us know and we
19 can add it. The intent hopefully is by early next
20 year, we can have a list of items that needs to be
21 updated in LDR; okay?

22 And then, lastly, I've briefed you guys
23 about the State plan. The plan -- the planning
24 process for that is still underway. They are
25 delayed with releasing the preliminary plan.

1 Unfortunately, we haven't, you know, seen the
2 document. But there has been activity that the
3 state have asked us to do, which is to share the
4 mapping component of that cross-acceptance process
5 to the municipalities, in which we've done. So far,
6 I believe we've solicited comments from the City of
7 Bayonne and the Township of Secaucus. But again,
8 more information is still on the way and I'll
9 provide you guys with information as it comes to us;
10 all right?

11 And that's pretty much it for our old and
12 new business. And lastly, as it relates to the last
13 autumn, the next meeting date, Tuesday, November
14 19th. I do want to suggest a proposal to change the
15 meeting date to the day before for November 18th,
16 due to the conflicting League of Municipality
17 conference. As you all may be aware, the League
18 posts their date for the conference pretty late in
19 the calendar year after we post for our -- for our
20 meeting dates. So I think we can shift to e-mail to
21 discuss and decide, but if you guys have no
22 hesitations with October 18th, we can go forward
23 with that. If you propose another date, we can work
24 with you guys to accommodate that date; all right?

25 MS. CURLEY: November.

1 COMMISSIONER MEHTA: November 18th.

2 MR. NICHOLAS: I'm sorry. November
3 18th. Sorry.

4 COMMISSIONER MEHTA: Yeah. There's
5 only Tuesday to Thursday, and most of the time, they
6 go on Monday.

7 MR. NICHOLAS: Okay. So --

8 COMMISSIONER MEHTA: It's fine.

9 MR. NICHOLAS: It's fine for --
10 okay. Cool. So again, we'll confirm via e-mail and
11 we'll have to repost the meeting date to our
12 newspapers. All right.

13 COMMISSIONER MEHTA: And that is
14 usually -- in the last couple of years, I go to the
15 -- to the Planning Board, so they can just get
16 approval, and --

17 MR. NICHOLAS: Yeah. So typically, I
18 believe in the past, practice has been the Planning
19 Board officers can decide amongst themselves who
20 wants to go. The Planning Divisions Planning Board
21 budget typically accommodates two Commissioners. So
22 again, for the Planning Board officers, which you
23 are one of them, including Chairman Kenny, of
24 course, and Chairman Jeter, you guys can decide on
25 the top two of who wants to go and be accommodated

1 from the budget; is that okay?

2 COMMISSIONER MEHTA: So that's why
3 I'm asking. I have interested to --

4 MR. NICHOLAS: Yeah. Well, we have
5 two available, but again, there's three officers, so
6 I don't know if Commissioner Kenny -- I'm sorry,
7 Chairman Kenny or Chairman Jeter -- I'm sorry,
8 Commissioner Jeter would like to attend, but that's
9 something you guys can discuss and let --

10 COMMISSIONER JETER: I definitely
11 want to go.

12 CHAIRMAN KENNY: Yeah. We can -- we
13 can discuss that separately outside of the meeting;
14 okay?

15 MR. NICHOLAS: Sounds good. Thank
16 you.

17 COMMISSIONER PETTIGREW: Good luck
18 getting a room. At this late date, you're not going
19 to get a room.

20 MR. NICHOLAS: Yeah. We'll --

21 COMMISSIONER MALAVASI: There's some
22 nice motels outside of --

23 MR. NICHOLAS: We typically defer to
24 the Commissioners who want to go to select the room,
25 and again, we'll accommodate it.

1 COMMISSIONER MEHTA: So you can get
2 the room. Last time, I --

3 MR. NICHOLAS: Chairman, that's all
4 my updates.

5 CHAIRMAN KENNY: All right. Well, if
6 we have no objections, can we have a motion to
7 adjourn?

8 (Unanimous motion.)

9 CHAIRMAN KENNY: All right. Thank
10 you, everybody.

11 (Whereupon the proceeding is then
12 concluded at 7:23 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 a Regular Meeting of the Hudson County Board of County Commissioners, held on Tuesday, October 15, 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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