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HUDSON COUNTY  
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF  
OF THE :  
HUDSON COUNTY PLANNING : PROCEEDINGS  
BOARD :  
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O P E N S E S S I O N  
Bergen Square Center  
Floor 9A  
830 Bergen Avenue  
Jersey City, New Jersey  
Tuesday, February 18, 2025  
6:30 p.m.

B E F O R E:

DR. FLOYD JEETER, Chairman  
PAMELA LAYSON, Commissioner  
VERONICA PARK, Commissioner  
ANTHONY LENARDO, Commissioner  
THOMAS MALAVASI, Commissioner  
ARTHUR PETTIGREW, Commissioner

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

BYRON NICHOLAS, PP, AICP, Secretary  
DOMINIQUE TURNBULL, Assistant Planner  
AMANDA CURLEY, ESQ., Board Attorney  
ANTONIOS PANAGOPOULOS, P.E., C.M.E., C.P.W.M.  
PAUL CRAY, PE, PP, CME  
MARIO TRIDENTE, Inspector

1                   CHAIRMAN JETER: Meeting called to  
2 order. I would like to thank you and call to order  
3 February 18, 2025, the County Planning Board Meeting  
4 Open. Chair, has the meeting been properly  
5 advertised?

6                   MS. CURLEY: Yes. So pursuant to the  
7 Open Public Meetings Act, we posted our notice in  
8 the Observer and the Star Ledger, and then notice of  
9 this meeting in the Observer. So we are consistent  
10 with the requirements of the Open Public Meetings  
11 Act.

12                   CHAIRMAN JETER: Roll call, please?

13                   MR. NICHOLAS: Sure. Commissioner  
14 Aponte-Lipski, absent. Commissioner Glembocki, not  
15 present. Commissioner Pettigrew.

16                   COMMISSIONER PETTIGREW: Here.

17                   MR. NICHOLAS: Commissioner Layson.

18                   COMMISSIONER LAYSON: Present.

19                   MR. NICHOLAS: Commissioner Malavasi.

20                   COMMISSIONER MALAVASI: Here.

21                   MR. NICHOLAS: Commissioner NG, not  
22 present. Commissioner Walker, not present.  
23 Commissioner Kenny, not present. Commissioner  
24 Lenardo.

25                   COMMISSIONER LENARDO: Here.

1 MR. NICHOLAS: Commissioner Park.

2 COMMISSIONER PARK: Here.

3 MR. NICHOLAS: And Chairman Dr.

4 Jeter.

5 CHAIRMAN JETER: Here.

6 MR. NICHOLAS: Chairman, we have a

7 quorum.

8 CHAIRMAN JETER: Thank you. Can we

9 please stand for the salute?

10 (Flag salute.)

11 CHAIRMAN JETER: Commissioners,  
12 review adopted minutes. Okay. Have we had an  
13 opportunity to review the minutes from last meeting,  
14 which took place January 21st, 2025, commissioners?

15 MR. NICHOLAS: Is there a motion to  
16 adopt the minutes?

17 COMMISSIONER PETTIGREW: Motion.

18 MR. NICHOLAS: Any seconds?

19 COMMISSIONER LAYSON: Second.

20 MR. NICHOLAS: On a motion made by  
21 Commissioner Pettigrew, seconded by Commissioner  
22 Layson.

23 Commissioner Pettigrew.

24 COMMISSIONER PETTIGREW: Aye.

25 MR. NICHOLAS: Commissioner Layson.

1 COMMISSIONER LAYSON: Aye.

2 MR. NICHOLAS: Commissioner Malavasi.

3 COMMISSIONER MALAVASI: Aye.

4 MR. NICHOLAS: Commissioner Lenardo.

5 COMMISSIONER LENARDO: Aye.

6 MR. NICHOLAS: Commissioner Park.

7 COMMISSIONER PARK: Aye.

8 MR. NICHOLAS: And Chairman Dr.

9 Jeter.

10 CHAIRMAN JETER: Aye.

11 MR. NICHOLAS: Chairman, the motion  
12 has passed.

13 CHAIRMAN JETER: Okay. Okay.  
14 Matters for public hearing.

15 MR. NICHOLAS: Yes. So the first  
16 item on the agenda is the adoption of the 2025  
17 Hudson County Planning Board Bylaws. Typically, we  
18 adopt -- well, the Board adopts by the bylaws on the  
19 top of the year, in January. This year, we did not  
20 -- the Board, rather, was not able to adopt it, so  
21 it's on the agenda for adoption.

22 COMMISSIONER PETTIGREW: Motion.

23 COMMISSIONER MALAVASI: Second.

24 MR. NICHOLAS: On a motion made by  
25 Commissioner Pettigrew, seconded by Commissioner

1 Malavasi. Commissioner Pettigrew.

2 COMMISSIONER PETTIGREW: Aye.

3 MR. NICHOLAS: Commissioner Layson.

4 COMMISSIONER LAYSON: Aye.

5 MR. NICHOLAS: Commissioner Malavasi.

6 COMMISSIONER MALAVASI: Aye.

7 MR. NICHOLAS: Commissioner Lenardo.

8 COMMISSIONER LENARDO: Aye.

9 MR. NICHOLAS: Commissioner Park.

10 COMMISSIONER PARK: Aye.

11 MR. NICHOLAS: And Chairman Dr.

12 Jeter.

13 CHAIRMAN JETER: Aye.

14 MR. NICHOLAS: Chairman, the motion  
15 has passed, and the Hudson County Bylaws for 2025  
16 has been adopted.

17 CHAIRMAN JETER: Okay. So,  
18 Secretary, what about the Land Development  
19 Regulations? We've got to --

20 MR. NICHOLAS: Yes.

21 CHAIRMAN JETER: Table that or?

22 MR. NICHOLAS: Correct. So I did  
23 send an e-mail out to, I believe, the election  
24 officers. I would like to recommend that the Board  
25 postpone and perhaps table this item, the update to

1 the LDR, for I would say, perhaps even April,  
2 April's Board meeting. I have two reasons for  
3 that. One, we do cite two -- two documents that  
4 needs County Commissioner approval within our LDR,  
5 that's the shade tree ordinance that the County's  
6 law department are working with our Planning  
7 office. It's set to adopt -- it's set to have the  
8 County Commissioner's Board adopt it in March, and  
9 also the Vision Zero Action Plan, in which, again,  
10 the County Commissioners Board intends to adopt in  
11 late March as well.

12 So align the LDR's timeline with these two  
13 documents, I think it's best that the Board take an  
14 action to postpone. In addition, again, we do have  
15 two new Commissioners. I think it would be best to  
16 have them have -- take some time, rather, to review  
17 the documents to make a sound decision as well.

18 CHAIRMAN JETER: May I have a motion?

19 COMMISSIONER PETTIGREW: Motion.

20 COMMISSIONER LAYSON: Second.

21 MR. NICHOLAS: Okay. And just to  
22 clarify, this is a motion to -- to table the update  
23 to the LDR; all right? On a motion made by -- I  
24 believe it was Commissioner Pettigrew. All right.  
25 Commissioner Pettigrew, seconded by Commissioner

1 Layson.

2 COMMISSIONER PETTIGREW: Jeter  
3 doesn't do it anymore.

4 MR. NICHOLAS: Commissioner  
5 Pettigrew.

6 COMMISSIONER PETTIGREW: Aye.

7 MR. NICHOLAS: Commissioner Layson.

8 COMMISSIONER LAYSON: Aye.

9 MR. NICHOLAS: Commissioner Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MR. NICHOLAS: Commissioner Lenardo.

12 COMMISSIONER LENARDO: Aye.

13 MR. NICHOLAS: Commissioner Park.

14 COMMISSIONER PARK: Aye.

15 MR. NICHOLAS: And Chairman Dr.

16 Jeter.

17 CHAIRMAN JETER: Aye.

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

20 CHAIRMAN JETER: Memorialization of  
21 resolutions considered from previous meeting.

22 MR. NICHOLAS: Yeah. So there are  
23 three items to be memorialized at this month's  
24 meeting. If the Board is okay that I read the three  
25 items for one vote, I can proceed? Is that all

1 right?

2 CHAIRMAN JETER: Yes, yes.

3 MR. NICHOLAS: Okay. So the first  
4 application is 2024-035-SP, applicant United Ford,  
5 LLC, located at 400 County Avenue, Block 60, Lot 3,  
6 in the Town of Secaucus. It's a site plan  
7 application to demolish an existing one-story --  
8 one-story building and renovate the existing site.

9 The second application for memorialization  
10 is 2024-060-SP, applicant Realty 366, LLC and 118  
11 Clinton Associates, located at 61 Jackson Street,  
12 Block 14, Lot 1, in the City of Hoboken. It's a  
13 site plan application to construct a five-story  
14 mixed-use building.

15 And lastly, the last application to be  
16 memorialized is 2024-053-SP, applicant 55 Passaic  
17 Urban Renewal, LLC, located at 55 Passaic Avenue,  
18 Block 1, Lot 8.02, in the Town of Kearny. It's a  
19 site plan application to construct an 11 -- to  
20 construct 11 two to three-story residential  
21 buildings.

22 Is there a motion?

23 COMMISSIONER PETTIGREW: Motion.

24 COMMISSIONER MALAVASI: Second.

25 MR. NICHOLAS: On a motion made by

1 Commissioner Pettigrew, seconded by Commissioner  
2 Malavasi.

3 Commissioner Pettigrew.

4 COMMISSIONER PETTIGREW: Aye.

5 MR. NICHOLAS: Commissioner Layson.

6 COMMISSIONER LAYSON: Aye.

7 MR. NICHOLAS: Commissioner Malavasi.

8 COMMISSIONER MALAVASI: Aye.

9 MR. NICHOLAS: And my apologies, I  
10 just want to mention that I'm only calling the  
11 Commissioners who were present and voted at the  
12 previous meeting to memorialize, excuse me, these  
13 three applications; all right? So the new  
14 Commissioner, I'm not going to call your names; all  
15 right? And lastly, Chairman Dr. Jeter.

16 CHAIRMAN JETER: Aye.

17 MR. NICHOLAS: All right. And the  
18 motion has passed. The applications have been  
19 memorialized. And next, on the agenda, are site  
20 plans, subdivisions, and other matters scheduled for  
21 public hearing. The first application to be heard  
22 is application 2024-052-SP, applicant 3438 Kennedy  
23 Boulevard, LLC, located at 3438 JFK Boulevard, Block  
24 2605, Lot 1, in the City of Jersey City. It's a  
25 site plan application to construct two-story -- to

1 construct two additional stories to the existing  
2 two-story building.

3 MR. LAZARUS: Good evening, Chairman,  
4 members of the Board, Adam Lazarus of Prime, Tuvell &  
5 Miceli, on behalf of the applicant 3438 Kennedy  
6 Boulevard, LLC. This project received Planning  
7 Board approval in Jersey City back in August of  
8 2024, I believe. I think we had our completeness  
9 for this Board earlier in February. We have our  
10 architect, Jeff Lewis, here to testify to the site  
11 improvements of the project itself. We also have  
12 other members of our professional team just in case  
13 you need to hear from them as well.

14 Without further ado, I will turn it over  
15 to our architect to walk you guys through the site.  
16 You want him sworn in?

17 MS. CURLEY: Yeah. Will you raise  
18 your right hand? Do you -- can you state your name  
19 for the record?

20 MR. LEWIS: Jeffrey Lewis.  
21 J-E-F-F-R-E-Y; L-E-W-I-S.

22 (The witness is sworn.)

23 MS. CURLEY: Thank you.

24 MR. LAZARUS: Jeff, just walk us  
25 through your credentials, if you can? Your

1 licensing?

2 MR. LEWIS: Sure. I graduated with a  
3 degree in architecture from NJIT in 2005. I got my  
4 license in 2011, I've been practicing ever since.  
5 And my license is in good standing in New Jersey.  
6 Sorry, I haven't presented in a while.

7 CHAIRMAN JETER: Thank you. As long  
8 as there is no objections from the Commissioners,  
9 the witness is accepted.

10 MR. LAZARUS: All right.

11 MR. LEWIS: Thank you.

12 MR. LAZARUS: Jeff, why don't you  
13 take us through the site itself and then through the  
14 improvements?

15 MR. LEWIS: Sure. Okay. So 25 --  
16 excuse me. 3438 JFK is a 25-by-100 lot located at  
17 the corner of JFK Boulevard and Bower Street. It's  
18 an existing building that's two stories at the front  
19 half and one story in the back, and we're proposing  
20 to add onto the top to make it into a four-story  
21 building that would have two commercial spaces and  
22 ten residential units.

23 Looking at the site plan, and I'll start  
24 on the outside here, right at the corner, there's  
25 actually a new concrete sidewalk and two new

1 depressed curbs. I imagine the County probably did  
2 that. It's fairly recent and fairly new, so we're  
3 not going to be doing any work right at that corner  
4 area. Our utilities are coming in off of Bowers  
5 Street, so we are going to be replacing the curbs  
6 and sidewalks on Bowers Street on JFK Boulevard.  
7 Generally, everything is in pretty good shape.  
8 We're going to keep everything that we can.  
9 Anything that does need to be replaced or repaired  
10 will be done.

11 We have three existing street trees on the  
12 site, which will be kept, and we're going to just be  
13 upgrading the tree pits to Jersey City standard tree  
14 pits. One of those trees is on JFK Boulevard, the  
15 other two on Bowers, and we're proposing a third new  
16 tree also on Bowers Street.

17 On the site existing, at the corner,  
18 there's an ADA ramp and two steps, which go up to  
19 the commercial space, that's the existing Dunkin  
20 Donuts. That ramp and steps are on Bower Street,  
21 and those are going to remain. There's also two  
22 steps on the right side of the building at JFK.  
23 Those go into the retail space, and those are in the  
24 right-of-way on JFK Boulevard. We're actually  
25 removing those steps, and we're going to internalize

1 those steps. So we won't have that encroachment  
2 onto JFK Boulevard anymore.

3 The existing building, as you can see,  
4 covers pretty much the entire lot. However, we are  
5 cutting away a 225 square foot space in the back  
6 corner here to create a backyard. And that's going  
7 to be a yard for the first-floor apartment. I'm  
8 going to go right past here. This is the cellar  
9 plan. There's an existing cellar. It's used as  
10 storage for the commercial unit, as well as trash  
11 for the residential apartments, and meters, and the  
12 sprinkler room.

13 This is the first floor plan. At the  
14 corner, we have the commercial space, which is the  
15 Dunkin Donuts, which will remain a Dunkin Donuts.  
16 Behind that, on Bower Street, we have a second  
17 commercial space, which would be more of an office.  
18 And then last -- after that, we have the residential  
19 entry into the building, the main residential  
20 entry. This leads to the main staircase as well as  
21 the ground floor apartment, which is a three-bedroom  
22 apartment with access to the backyard.

23 There's also a second residential entry  
24 off of JFK Boulevard, and that leads directly to  
25 stair number two. This is the plan of the second

1 and third floor, they are the same plans. There are  
2 three apartments on each of these floors. It's a  
3 two-bedroom apartment in the front facing Kennedy  
4 Boulevard and then two one-bedroom apartments facing  
5 Bower Street.

6 This is the fourth-floor plan, it's  
7 actually very similar to the third-floor plan. The  
8 only difference is the front apartment and the rear  
9 apartment, we've added a staircase inside the  
10 apartment, which leads up to the roof. Each of the  
11 apartments are going to have private roof decks that  
12 are accessed directly from their apartment.

13 And then, here we are at the roof plan.  
14 And so you can see the two private roof decks, one  
15 for each apartment. And then in addition to that,  
16 we have 770 square feet of green roof trays. And  
17 these roof trays were designed to meet the Jersey  
18 City stormwater standards. And that's something we  
19 didn't have to comply with, but we added that  
20 anyway.

21 And then lastly, we're looking at the  
22 building elevations. This is the existing on the  
23 left and what we're proposing on the right. Again,  
24 this is the JFK elevation. So we're proposing a  
25 much more traditional building with brick and stone

1 as the main building finishes with a decorative  
2 siding and the decorative corners at the top. And  
3 these are finishes. The real elevation is siding,  
4 however, we can see that Bower Street elevation, all  
5 those finishes wrap around the side onto Bower  
6 Street.

7 MR. LAZARUS: And Jeff, those  
8 exterior elevations, they match the design aesthetic  
9 of the rest of the street?

10 MR. LEWIS: Yes.

11 MR. LAZARUS: If I can help you sum  
12 up, not that you need to --

13 MR. LEWIS: That actually does  
14 conclude my presentation.

15 MR. LAZARUS: Great. So we have an  
16 additional street tree, we're replacing sidewalk and  
17 curbing where we're putting in the utilities, we're  
18 actually reducing the lot coverage by a portion in  
19 the back, going up two floors, and adding a green  
20 roof to help with stormwater management. Does that  
21 basically sum up all the improvements that --

22 MR. LEWIS: That's an excellent  
23 summary. Yes.

24 MR. LAZARUS: Okay. Good. I'm glad  
25 you think so. Any question from any of the --

1 MR. TRIDENTE: Yes. Mr. Chairman, I  
2 have one.

3 CHAIRMAN JETER: Sure.

4 MR. TRIDENTE: Could you just go over  
5 the tree -- the detail for the tree that's on  
6 Kennedy Boulevard, please?

7 MR. LEWIS: Sure. I can't see --  
8 sorry. I have to use this one. So this is the  
9 standard Jersey City tree detail from the forestry  
10 standards. It's right here. It's ten feet long,  
11 five feet wide, and it would be planted with  
12 perennials, and it has a low -- this low fence right  
13 here, this tree guard. On three sides.

14 MR. TRIDENTE: On the County  
15 right-of-way, we don't allow fences, we only allow  
16 ADA-compliant tree grates.

17 MR. LEWIS: Okay. So we would have  
18 to remove the tree guard?

19 MR. TRIDENTE: And we need to install  
20 an ADA-compliant tree grate to comply with it.

21 MR. LEWIS: Yeah. We'll comply with  
22 the county standards for JFK, that's fine.

23 COMMISSIONER MALAVASI: And you said  
24 you're replacing the sidewalk on JFK but not  
25 touching the curb or the ramps; right?

1 MR. LEWIS: We're going to replace  
2 anything that we need to replace, but we don't  
3 believe we'll have to replace any on JFK.

4 COMMISSIONER MALAVASI: Thank you.

5 MR. TRIDENTE: If you could have the  
6 site engineer, before you come in for a final  
7 inspection, go over the sidewalk, and make any  
8 repairs during construction. Trucks jumping on the  
9 sidewalk may crack the sidewalks. Just have  
10 somebody sign off that the sidewalks are ADA  
11 compliant and no trip hazards.

12 MR. LEWIS: Sure. Absolutely.

13 MR. TRIDENTE: And they meet the  
14 two-percent crossover for ADA compliance.

15 MR. LAZARUS: We can do that here  
16 easily. We're fairly level.

17 CHAIRMAN JETER: Thank you.

18 MR. PANAGOPOULOS: Mr. Chair, may I?

19 CHAIRMAN JETER: Yes.

20 MR. PANAGOPOULOS: Thank you, sir.  
21 Can you talk about the parking situation?

22 MR. LEWIS: MR. LEWIS: Again, this  
23 is an existing building that covers a hundred  
24 percent of the block, there's no existing parking,  
25 and there's no road parking either.

1           MR. LAZARUS: So just to add to that,  
2 I believe we spoke to the Board attorney earlier  
3 today. This is compliant with Jersey City's  
4 requirements for parking in the zone. They should  
5 be the -- the ruling municipality on this issue. I  
6 believe that it's really outside of the purview of--

7           MR. PANAGOPOULOS: That's really what  
8 I wanted to say is there is no parking because it's  
9 not required by the local --

10          MR. LAZARUS: Correct.

11          MR. PANAGOPOULOS: -- municipality.

12          MR. LAZARUS: Yeah. Jersey City does  
13 not want parking in the zone, so we're not giving  
14 them any.

15          MR. PANAGOPOULOS: Okay. So -- and  
16 then there was -- I just want to understand.  
17 There's a deficiency of one tree. Every 30 feet,  
18 you need a tree. And -- I'm sorry. No. I retract  
19 that. It's only 25 foot wide. But can you just  
20 explain who is going to empty the trash and where  
21 you're going to store it on pickup days?

22          MR. LEWIS: Well, the trash is stored  
23 in the basement, and it would -- there would be a  
24 representative of the owner who would be responsible  
25 for taking it out. And it would be left out on

1 Bower, not on JFK.

2 MR. PANAGOPOULOS: Okay. Thank you.

3 CHAIRMAN JETER: Any more questions  
4 from the Commissioners? Public? Any questions from  
5 the public? Okay. Thank you.

6 MR. LAZARUS: Thank you.

7 MR. LEWIS: Thank you.

8 CHAIRMAN JETER: And you say you have  
9 an engineer as well?

10 MR. LAZARUS: If you wanted to hear  
11 from him, he's here to speak on the stormwater  
12 management.

13 CHAIRMAN JETER: Commissioners?  
14 Yes. Yes. We would like for the engineer to  
15 speak. Yes. Thank you so much.

16 MR. REIMON: You're welcome.

17 MR. LAZARUS: You'll get sworn in.

18 MS. CURLEY: Can you please raise  
19 your right hand? Can you state your name for the  
20 record?

21 MR. REIMON: Edwin Reimon.

22 R-E-I-M-O-N.

23 (The witness is sworn.)

24 MS. CURLEY: Thank you so much.

25 MR. REIMON: You're welcome.

1 MR. LAZARUS: Edwin, can you give us  
2 the benefit of your qualifications and licensing?

3 MR. REIMON: Yes. I am a licensed  
4 civil engineer licensed in the State of New Jersey  
5 since 1994. My license is in good standing.

6 MR. LAZARUS: And just education if  
7 you can? Just where you received --

8 MR. REIMON: Yeah. Graduated in 1979  
9 from University of Havana as a civil engineer.

10 MR. LAZARUS: Acceptable to the  
11 Board?

12 CHAIRMAN JETER: Yes. This -- this  
13 -- this engineer is acceptable to the Board.

14 MR. REIMON: Thank you.

15 MR. LAZARUS: So Edwin, just briefly,  
16 if you can, talk about the stormwater management  
17 plan for this property.

18 MR. REIMON: Yes. Well, the  
19 stormwater management is very limited. This is just  
20 2,500 square feet of property. We didn't have to  
21 abide to the standards by Jersey City, but  
22 regardless, we provided over 750 square feet of  
23 green roof. That green roof is going to have six  
24 inches to eight inches of median, then it's going to  
25 have also two inches of drainage layer.

1           And then with that, we are going to  
2 achieve about 205 cubic feet of storage of  
3 rainwater, the Jersey City requirement for this  
4 specific type of project, if we go to the standards,  
5 it's going to be only 200 square cubic feet of  
6 storage. So we are over the limit.

7           In addition that, the two -- the ten and  
8 the 100-year storms for stormwater management  
9 regulation, which is 7.8 in New Jersey Code, the  
10 two-year storm is supposed to have 50-percent  
11 reduction, the ten-year is 25-percent, and the  
12 one-hundred-year is ten-percent. This project is  
13 going to have more than a 50-percent reduction with  
14 the green roof that we're providing. More than  
15 30-percent in the ten-year storm, almost 50-percent  
16 on the 100-year storm.

17           The technology that we're using the green  
18 roof has what is called wilting point for the  
19 median, which is 0.017, which is very small. It  
20 means that the vegetation can be very dry, and it's  
21 not going to die because that's the wilting point.  
22 The maximum capacity of the sewers is a 0.0457. And  
23 then with that, that's how we can achieve over 100  
24 cubic feet of water on the green roof.

25           MR. LAZARUS: So I'll be honest, I

1 didn't understand all of that, but it sounds really  
2 good.

3 MR. REIMON: No. But there's one  
4 thing that's very interesting here, since we have  
5 the basement on the facility, we were able to use  
6 part of the basement to store the water. I mean, if  
7 you guys want, I can give you the height of the  
8 water for each of the storms. We have a maximum  
9 height for the storage of 3.5 feet, and with this  
10 green roof, at the 100-year storm, all we have is  
11 one and three-quarters feet of water in the water  
12 tank.

13 MR. LEWIS: Substantial improvement  
14 over the existing.

15 MR. REIMON: Which is very good.  
16 Also, we might be able to change the location of the  
17 connection off Kennedy Boulevard because we know the  
18 county doesn't like disturbance on the county  
19 roads. So we're going to try to move that  
20 connection to the side street.

21 CHAIRMAN JETER: Any questions from  
22 the Commissioners? Any questions from the public?  
23 Thank you.

24 MR. REIMON: You're welcome.

25 CHAIRMAN JETER: Thank you very

1 much. So with that being said, Commissioners, do we  
2 have a motion?

3 COMMISSIONER PETTIGREW: Motion.

4 COMMISSIONER LAYSON: Second.

5 MR. NICHOLAS: On a motion made by --

6 CHAIRMAN JETER: To approve. To  
7 approve.

8 COMMISSIONER PETTIGREW: Approve.

9 MR. LEWIS: Thanks.

10 CHAIRMAN JETER: That's why he's here  
11 today.

12 COMMISSIONER PETTIGREW: Yes, that's  
13 why I came in today. Hang with you.

14 MR. NICHOLAS: On a motion made by  
15 Commissioner Pettigrew, seconded by Commissioner  
16 Layson.

17 Commissioner Pettigrew.

18 COMMISSIONER PETTIGREW: Aye.

19 MR. NICHOLAS: Commissioner Layson.

20 COMMISSIONER LAYSON: Aye.

21 MR. NICHOLAS: Commissioner Malavasi.

22 COMMISSIONER MALAVASI: Aye.

23 MR. NICHOLAS: Commissioner Lenardo.

24 COMMISSIONER LENARDO: Aye.

25 MR. NICHOLAS: Commissioner Park.

1 COMMISSIONER PARK: Aye.

2 MR. NICHOLAS: And Chairman Dr.  
3 Jeter.

4 CHAIRMAN JETER: Aye.

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

7 CHAIRMAN JETER: Thank you.

8 MR. LEWIS: Thank you very much.  
9 Have a good night, everyone.

10 CHAIRMAN JETER: Application is  
11 approved.

12 MR. NICHOLAS: All right. Next on  
13 the agenda -- next on the agenda is application  
14 2024-055-SP, applicant Windsor Eden, LLC, located at  
15 601-619 Newark Street, Block 3, Lot 3, in the City  
16 of Hoboken. It's a site plan application to  
17 construct a seven-story mixed-use building.

18 MS. FEDERICO: Good evening, Chair  
19 and Commissioners. Danielle Federico from the law  
20 firm of Chiesa Shahinian & Giantomasi, appearing on  
21 behalf of Windsor Eden, LLC, the owner, and  
22 applicant, and redeveloper of the property with  
23 respect -- with respect to the property located at  
24 601 to 619 Newark Street, which is currently  
25 designated as Block 3, Lots 3 and 8 to 11, and in

1 addition to Block 3.01, Lot 1, in the City of  
2 Hoboken.

3 The project is located at the intersection  
4 of Newark Street, which is a county road, and  
5 Jackson Street, which is under the jurisdiction of  
6 the city. Just to briefly introduce the project, I  
7 do have our engineer and traffic engineer here  
8 tonight. But just to briefly introduce it, we're  
9 seeking site plan approval for a seven-story  
10 mixed-use building consisting of 60 residential  
11 units and 4,890 square feet of retail/commercial  
12 space with 40 off-street parking spaces.

13 The property is located in the southwest  
14 Hoboken redevelopment area, and we were fully  
15 compliant with the City of Hoboken's southwest  
16 redevelopment plan. The project before you tonight  
17 was first approved by the City of Hoboken Planning  
18 Board on August 2nd, 2022. And we had to go in for  
19 an amended approval, and that was later approved on  
20 May 2nd of 2023.

21 Since that time, our team has been working  
22 with the city, as well as your professionals,  
23 regarding proposed civilization of the intersection  
24 at Newark Street and Jackson Street, which is at the  
25 entrance of our project. And regarding the proposed

1 green stormwater infrastructure techniques, which,  
2 again, will be detailed by your professionals  
3 tonight, but by which we comply with your  
4 requirements.

5 We are in receipt of the February 10th,  
6 2025, completeness report and take no issue with  
7 complying with those items, but again, I have our  
8 civil engineer and traffic engineer here tonight.  
9 So with that, I'd like to call -- technically, the  
10 technical director working at Stonefield Engineering  
11 here tonight. I'm going to introduce him -- I'm  
12 going to qualify him. He's not a licensed civil  
13 engineer, but --

14 MS. CURLEY: We need to first swear  
15 him in.

16 MS. FEDERICO: Oh, yes. Sorry.

17 MS. CURLEY: Can you please raise  
18 your right hand and state your name for the record?

19 MR. ZIEMKIEWICZ: Max Ziemkiewicz.

20 MS. CURLEY: Can you spell that?

21 MR. ZIEMKIEWICZ: Z-I-E-M-K-I-E-W-I-C  
22 -Z.

23 (The witness is sworn.)

24 MS. FEDERICO: So Max is not a  
25 licensed civil engineer, but based on his

1 educational background -- education, and background,  
2 and work history, I believe he qualifies as an  
3 expert in the field. So I'd like to qualify him.  
4 Max, can you please describe your educational  
5 background and education for the Commissioners?

6 MR. ZIEMKIEWICZ: Yes. I graduated  
7 from Drexel University in 2019, and I've been  
8 working -- and I obtained my bachelor of science in  
9 civil engineering, and I've been working at  
10 Stonefield Engineering for six years now.

11 MS. FEDERICO: And you're familiar  
12 with the plans?

13 MR. ZIEMKIEWICZ: Yes.

14 MS. FEDERICO: And you work under the  
15 direction of a licensed civil engineer?

16 MR. ZIEMKIEWICZ: Of course, yes.

17 MS. FEDERICO: I'd like to offer Mr.  
18 Ziemkiewicz as an expert in the field of civil  
19 engineering.

20 COMMISSIONER MALAVASI: Chairman, if  
21 I may?

22 CHAIRMAN JETER: Yes.

23 COMMISSIONER MALAVASI: I believe the  
24 English law prohibits non-licensed professionals  
25 from providing opinions. I believe the attorney can

1 correct me. If it's a factual witness, I believe he  
2 can --

3 MS. CURLEY: Yes.

4 COMMISSIONER MALAVASI: But not to  
5 provide an opinion. If the opinion is required, he  
6 cannot provide an opinion as an unlicensed engineer.

7 MS. FEDERICO: We have no problem  
8 with that. And we do have other licensed civil  
9 engineers here tonight, we just -- he's the most  
10 familiar with the project.

11 MS. CURLEY: And I'm fine with  
12 proceeding if the Board is okay with that.

13 CHAIRMAN JETER: Is the Board okay  
14 with that?

15 COMMISSIONER PETTIGREW: Yes.

16 CHAIRMAN JETER: Yes.

17 MR. ZIEMKIEWICZ: Thank you.

18 MS. FEDERICO: Max, can you please  
19 walk through the plan and what's being proposed for  
20 the Board?

21 MR. ZIEMKIEWICZ: Yes. So we're --  
22 as we already stated, we're proposing a seven-story  
23 mixed-use structure with 60 residential units and  
24 4,890 square feet of commercial space on the ground  
25 floor. As part of the county improvements, we're

1 installing new county-compliant sidewalk and curb,  
2 as well as nine proposed street trees where eight  
3 are required. And new concrete curb ramps to -- for  
4 pedestrians to traverse over County Road 636.

5 We're also proposing a stormwater  
6 management facility, it's an underground detention  
7 tank, and we're also providing a green structure  
8 providing green roof and an impervious pavement  
9 system at the rear of the property.

10 MS. FEDERICO: And does that meet the  
11 County requirements?

12 MR. ZIEMKIEWICZ: Yes. It complies  
13 with all the county requirements. We're required to  
14 capture 50 percent of our land disturbance via a  
15 green infrastructure. And we are providing more  
16 than -- providing more than 50 percent.

17 MS. FEDERICO: And you worked with  
18 North Hudson Sewage Authority for this project?

19 MR. ZIEMKIEWICZ: Yes. So the  
20 underground detention facility complies with the  
21 City of Hoboken standards and the North Hudson  
22 Sewage Authority standards.

23 MS. FEDERICO: And can you show the  
24 Commissioners the intersection that's being  
25 discussed and discuss the signalization?

1 MR. ZIEMKIEWICZ: That will be --

2 MS. FEDERICO: Or you want the  
3 traffic --

4 MR. ZIEMKIEWICZ: That will be for  
5 the traffic engineer. The intersection with Jackson  
6 Street is right over here. I'm not sure if you can  
7 see it. And this is County Road 636. I hope  
8 that's visible.

9 MS. FEDERICO: And you've received  
10 the county completeness report dated February 10,  
11 2025?

12 MR. ZIEMKIEWICZ: Yes.

13 MS. FEDERICO: And did you take any  
14 issue with any of the items in that?

15 MR. ZIEMKIEWICZ: No.

16 MS. FEDERICO: And I have no further  
17 questions.

18 CHAIRMAN JETER: Thank you. Any  
19 questions from the Board? Any questions from the  
20 public? Thank you.

21 MR. TRIDENTE: Mr. Chairman, if I  
22 may?

23 CHAIRMAN JETER: Yes.

24 MR. TRIDENTE: One question. Could  
25 you just go over the tree pit details, please?

1 MR. ZIEMKIEWICZ: The tree pit  
2 details? Sure. Yeah. They are ADA-compliant tree  
3 grates from the County. There they are. So it's an  
4 ADA-compliant tree grate. And I think they are five  
5 by -- five by three because there are two sides.  
6 Yes, exactly. And there's nine street trees  
7 proposed.

8 MR. TRIDENTE: So it's a foot and a  
9 half deep by five feet wide?

10 MR. ZIEMKIEWICZ: It's one half of  
11 it, so you'll have a second half --

12 MR. TRIDENTE: So that's just a  
13 half? Okay.

14 MR. ZIEMKIEWICZ: Yeah, yeah, yeah.

15 MR. TRIDENTE: Okay. All right.

16 MR. ZIEMKIEWICZ: And then the well  
17 -- or the opening for the tree is right here.

18 MR. TRIDENTE: Okay. Thank you.

19 MR. ZIEMKIEWICZ: Sure.

20 MR. TRIDENTE: And there's no fencing  
21 around the perimeter?

22 MR. ZIEMKIEWICZ: No.

23 MR. TRIDENTE: Okay. Thank you.

24 MR. ZIEMKIEWICZ: Of course.

25 CHAIRMAN JETER: Are there no other

1 questions? Thank you.

2 MR. ZIEMKIEWICZ: Thank you.

3 MS. FEDERICO: With that -- sorry.

4 CHAIRMAN JETER: Next witness?

5 MS. FEDERICO: With that, I'd like to  
6 call our traffic engineer.

7 MS. CURLEY: Can you please raise  
8 your right hand and state your name for the record?

9 MR. CORAK: John Corak. Last name is  
10 C-O-R-A-K.

11 (The witness is sworn.)

12 MS. CURLEY: Thank you.

13 MS. FEDERICO: John, can you please  
14 give the Commissioners the benefit of your  
15 educational background and experience?

16 MR. CORAK: Of course. I'm a  
17 licensed professional engineer in the State of New  
18 Jersey. I have a bachelor of science in civil  
19 engineering from the College of New Jersey. An  
20 expert in the field of traffic and transportation  
21 engineering. I've prepared over 250 traffic studies  
22 for development applications. Testified before in  
23 over 100 municipal boards in the state. And I have  
24 appeared before this Board as an expert witness as  
25 well.

1 MS. FEDERICO: Your license is  
2 currently valid?

3 MR. CORAK: Yes. Currently. And in  
4 good standing.

5 CHAIRMAN JETER: Thank you. If  
6 there's no objections from the Commissioners, we  
7 will accept this witness.

8 MR. CORAK: Great. Thank you. So  
9 touching on the traffic elements of the project a  
10 little bit -- let me just get back to the site  
11 plan. This project, 60 multifamily residential  
12 units with just under -- sorry. It's hard to see  
13 from this angle. Just under 5,000 square feet of  
14 ground floor retail area. This building is within  
15 walking distance to the Hoboken terminal train  
16 station, as well as ferries, PATH connection, and  
17 ultimately, is meant to serve as another  
18 transit-oriented development within the city.

19 There are 45 -- 40 total parking spaces  
20 for the project. Again, in compliance with the city  
21 requirements. And access to that parking area is  
22 going to be provided via driveway, which will serve  
23 as the fourth leg of a traffic signal at Newark  
24 Avenue and Jackson Street. So that's an existing  
25 traffic signal. Jackson Street operates one way

1 away from Newark Avenue. And so introducing this  
2 will require a few signal upgrades, a new pole,  
3 master traffic signals, and the like.

4 But from our traffic analysis forecasting  
5 additional traffic at that intersection, we would  
6 still be able to maintain acceptable levels of  
7 service through this corridor for both the vehicular  
8 realm and the pedestrian bicycle realm as well.  
9 Wide sidewalks in front of the site. And from a  
10 traffic transportation perspective, this is not  
11 going to have a significant adverse impact on the  
12 roadway network.

13 A couple things from the Remington and  
14 Vernick review letter that was requested of  
15 testimony. There is testimony requested about we  
16 have 22-foot-wide driveway as opposed to 24-feet.  
17 So instead of two 12-foot lanes, it's two 11-foot  
18 lanes. Those 11-foot travel lanes are very much  
19 standard that leads to the Newark Avenue lanes out  
20 here, actually 11-feet as well. And we've run the  
21 requisite truck maneuvers in and out of the site,  
22 and there will be no conflicts with that slightly  
23 narrow lane area. And it's two less feet that  
24 pedestrians have to cross across a driveway.

25 The next piece is related to loading on

1 the site. We're able to accomplish our loading  
2 entirely interior to the site, so we don't need to  
3 utilize the county right-of-way or otherwise. We do  
4 have a loading -- designated loading area in the  
5 bottom plan -- bottom left of the development that  
6 can accommodate moving vehicles, as well as  
7 passenger pickup/drop-off, or for ride share, and  
8 the like.

9 And then the final item relates to the  
10 traffic signal -- sorry, the intersection itself.  
11 There was a request -- and I apologize that I don't  
12 have it up on the screen. The full intersection.  
13 But there was a request for one of the corners on  
14 the opposite side of the road for it to be expanded  
15 with a pedestrian bump-out to lower the crossing.  
16 And we've looked into it, I'm a big fan of  
17 pedestrian bump-outs, I've employed them just about  
18 everywhere I can.

19 But in this case, Jackson Street here is  
20 one of the truck routes within the City of Hoboken.  
21 And that left turn from Newark Avenue onto Jackson  
22 Street needs that full width of turning movement for  
23 some of the larger trucks. And so the feasibility,  
24 if you will, of doing that pedestrian bump-out for  
25 the truck traffic that does go through there, it's

1 just going to run over that bump-out and not provide  
2 the safe refuge that it's intended to provide.

3 So we would request to not install that  
4 pedestrian bump-out due to the geometry of the  
5 intersection and the vehicles that are permitted to  
6 make those turns. With that, that concludes direct  
7 testimony. I'm happy to answer any questions.

8 CHAIRMAN JETER: Yes. I have a  
9 question. I didn't hear -- the parking, is there  
10 any handicapped parking? What is the ratio of  
11 handicapped parking?

12 MR. CORAK: Yeah. We will be in  
13 compliance with handicapped parking. There's 40  
14 spaces, so at minimum, two of them would require to  
15 be handicapped under the construction code and  
16 Americans with Disabilities Act.

17 CHAIRMAN JETER: Thank you.

18 COMMISSIONER MALAVASI: Just a -- the  
19 issue with the bump-out was just -- was a thought.

20 MR. CORAK: It's a great thought.

21 COMMISSIONER MALAVASI: Or  
22 suggestion. You know, in hindsight, Hoboken should  
23 have asked for it with the development on the other  
24 corner, but they didn't. So, I understand. So  
25 we're not going to press that issue. Before

1 construction, just make sure you get us the traffic  
2 signal plans.

3 MR. CORAK: Yes.

4 COMMISSIONER MALAVASI: We'll do a  
5 detailed review to make sure it meets our  
6 requirements before you do the construction. So get  
7 that to the engineering office, and we'll sign off  
8 on it. But, yeah, we're fine with it the way --  
9 and I believe -- I don't believe you mentioned it,  
10 but you're adding a left -- there's a painted aisle  
11 on Newark Street?

12 MR. CORAK: Yes.

13 COMMISSIONER MALAVASI: You're  
14 putting a left turn lane coming the other way.  
15 There's a left turn lane going up Jackson, you're  
16 going to have a left turn lane going into your site.

17 MR. CORAK: Yes. Thank you.

18 COMMISSIONER MALAVASI: Consistent  
19 with -- with what we're okay with.

20 MR. CORAK: Yeah.

21 COMMISSIONER MALAVASI: So, thank  
22 you.

23 MR. CORAK: Thank you. That's the  
24 piece I missed in my testimony, so I appreciate  
25 that.

1                   CHAIRMAN JETER: Any questions from  
2 anyone -- from the Commissioners? Any questions  
3 from the public?

4                   MR. NICHOLAS: Chairman, I would like  
5 to recommend that the consultant engineer provide  
6 any additional testimony.

7                   MR. CRAY: Thank you, Mr. Chair.

8                   CHAIRMAN JETER: No problem.

9                   MR. CRAY: I reference that the  
10 Remington Vernick Engineer letter of January 27th,  
11 2025, which is the third review, because this  
12 application was in front of the review committee  
13 before they had their initial approval, then they  
14 came back about a new application for us.

15                   So we generated the third engineering  
16 review of what had remained from the prior. And in  
17 the review, and in coordination with the applicant  
18 team, they've addressed everything. They provided a  
19 February 3rd, 2025, point-by-point response letter,  
20 which addressed all of the remaining comments, with  
21 the exception of a few that needed testimony. And  
22 they have provided the testimony this evening. So  
23 there are no further questions or comments.

24                   CHAIRMAN JETER: Thank you. With  
25 that, Commissioners, do I have a motion?

1 COMMISSIONER PETTIGREW: Motion to  
2 approve.

3 COMMISSIONER MALAVASI: I'll second.

4 MR. NICHOLAS: All right. On a  
5 motion made by Commissioner Pettigrew, seconded by  
6 Commissioner Malavasi.

7 Commissioner Pettigrew.

8 COMMISSIONER PETTIGREW: Aye.

9 MR. NICHOLAS: Commissioner Layson.

10 COMMISSIONER LAYSON: Aye.

11 MR. NICHOLAS: Commissioner  
12 Malavasi.

13 COMMISSIONER MALAVASI: Aye.

14 MR. NICHOLAS: Commissioner Lenardo.

15 COMMISSIONER LENARDO: Aye.

16 MR. NICHOLAS: Commissioner Park.

17 COMMISSIONER PARK: Aye.

18 MR. NICHOLAS: And Chairman Dr.

19 Jeter.

20 CHAIRMAN JETER: Aye.

21 MR. NICHOLAS: Chairman, the motion  
22 has been approved.

23 CHAIRMAN JETER: Thank you, guys.

24 MS. FEDERICO: Thank you very much.

25 MR. NICHOLAS: All right. Next on

1 the agenda is application 2024-067-SP, applicant  
2 696-698 Real Estate, LLC, located at 696-698 JFK  
3 Boulevard, Block 177, Lot 47, in the City of  
4 Bayonne. It's a site plan application to demolish  
5 an existing building and construct a three-story  
6 residential building.

7 MR. KOODRAY: Mr. Chairman,  
8 Commissioners, good evening. For the record, Joshua  
9 Koodray, it's spelled K-O-O-D as in David, R-A-Y,  
10 from the Law Firm of Sills Cummis and Gross, on  
11 behalf of the applicant. I just want to thank you  
12 all for your time this evening, and in light of  
13 still trying to chase down my New Year's resolution  
14 of being brief, so I'll keep my introduction and  
15 comments to a minimum. My way with words is never  
16 my strong suit.

17 But the applicant is 696-698 Real Estate,  
18 LLC, it's the owner of the property this evening.  
19 The property is designated as Block 177, Lot 47, in  
20 the City of Bayonne. As was mentioned, just  
21 briefly, the property is currently approved with a  
22 commercial building that we're proposing to demolish  
23 and construct a three-unit townhome building in its  
24 place.

25 I just want to acknowledge, for the

1 record, the County's completeness report dated  
2 February 12th, 2025, to the extent that if there are  
3 any open comments, we'll be prepared to address  
4 those this evening, but I think we've done a pretty  
5 good job going back and forth with your staff. We  
6 always want to thank your staff and consultants for  
7 their responsiveness and taking time to do TRCs, et  
8 cetera, it's always extremely helpful during this  
9 process. We do not have approval from the City of  
10 Bayonne yet, but we're very optimistic that we'll be  
11 receiving that shortly. But obviously, we are on a  
12 County road here, so this Board does have  
13 jurisdiction.

14 And I would like to introduce our licensed  
15 civil engineer from Dynamic Engineering, Sameh Wali,  
16 who will be taking us through the site plan we are  
17 proposing to construct at this site.

18 MS. CURLEY: Great. If you could?  
19 And also, Sameh, great to meet you. I'm working  
20 with Sameh on a project. And I've never met you in  
21 person. So please raise your right hand and state  
22 for the record?

23 MR. WALI: Sameh Wali. S-A-M-E-H  
24 W-A-L-I.

25 (The witness is sworn.)

1 MS. CURLEY: Thank you.

2 MR. KOODRAY: So, Sameh, while I've  
3 had the benefit of working with you before, let's  
4 let the Board know and counsel know as well some of  
5 your credentials. Just provide a brief background  
6 of -- educational background, licenses, et cetera,  
7 please.

8 MR. WALI: Absolutely. I graduated  
9 from NJIT in 2018 with a bachelor of science and  
10 civil engineering. I am a licensed professional  
11 engineer in the State of New Jersey with license in  
12 good standing. I have over six years of design  
13 experience as a civil engineer. And I've testified  
14 before various boards before, including the City of  
15 Summit, Township of Union, Township of Long Hill,  
16 Clinton, Haslet, and so on.

17 MR. KOODRAY: Sameh, just most  
18 important, and for the record, you were involved in  
19 the preparation of these plans; correct?

20 MR. WALI: Correct.

21 MR. KOODRAY: Okay.

22 CHAIRMAN JETER: As long as there's  
23 no objections or disputes from the Commissioners, we  
24 accept you as a witness.

25 MR. KOODRAY: Thank you.

1 MR. WALI: Thank you. So I wanted to  
2 start out just pulling up the aerial map that was  
3 presented in the site plans that were submitted.  
4 The aerial image -- I just wanted to quickly run  
5 through the existing conditions so the Board is  
6 aware. So the site is outlined in red for the  
7 property in question. The property is located at  
8 696 and 698 John F. Kennedy Boulevard in the City of  
9 Bayonne. The site is identified as Block 177 and  
10 Lot 47.

11 For reference, the entire property is  
12 approximately 2,672 square feet, or in acreage, 0.06  
13 acres. And the site is generally very flat  
14 graphically. Some surrounding uses to the south is  
15 residential dwellings. And West 26th Street and  
16 beyond. To the west, is John F. Kennedy Boulevard  
17 and residential dwellings beyond. To the north, we  
18 have West 27th Street and residential beyond. And  
19 to the east are more residential dwellings. And  
20 uses with avenues beyond.

21 Assuming no questions on the existing  
22 conditions, I'd like to pull up the site plan  
23 rendering. Okay. So this is a site plan rendering  
24 that our office has prepared, which is essentially  
25 just the site plan that was submitted before the

1 Board with the landscaping superimposed. The  
2 applicant is proposing to construct a three-story  
3 building with two-story townhouses with ground-level  
4 garages. The building is approximately 1,680 square  
5 feet or 5,040 square feet for the gross area. The  
6 building is approximately 31 feet tall.

7 And as noted in the February 12th, 2025  
8 completeness letter, the assistant planner from the  
9 county actually did confirm this project is  
10 consistent with the Hudson County master plan and  
11 reexamination board. In addition, the applicant  
12 does agree to make any necessary improvements to  
13 comply with the ADA standards as recommended by the  
14 Board engineer.

15 As for access and parking, there are two  
16 driveway curb cuts proposed to serve the existing --  
17 to serve the proposed townhouse ground-level  
18 garages. Each garage will consist of one parking  
19 space for each unit, which will also be EV made  
20 ready. Per the city's parking requirements, four  
21 spaces would be required, however, for the cap --  
22 for Hudson County or SIS, five parking spaces are  
23 required. Therefore, with only three spaces  
24 proposed, a design waiver is required for the  
25 parking deficiency.

1           The garage curb cut is proposed  
2 approximately 25 feet from the corner curb radius,  
3 whereas 100-foot separation is required. Therefore,  
4 a design waiver is also being requested for the  
5 separation from the -- from the existing roads'  
6 corner curb radius.

7           As for the landscape and lighting, there  
8 is one street tree being proposed with one on-site  
9 shade tree being proposed for a total of two trees  
10 with ornamental shrubs and grass -- and grasses for  
11 the foundation plantings. We did want to note that  
12 the applicant does agree to provide the additional  
13 contribution for the street tree front for the  
14 deficiency of one tree. There are three building  
15 light fixtures proposed to share above each of the  
16 garages. And we did want to note as well that a  
17 waiver for checklist item 37 is being requested due  
18 to the limited lighting improvements being proposed.

19           As for stormwater, the site is not -- the  
20 proposed project is not considered a major  
21 development per N.J.A.C. 7:8, and is exempt from  
22 stormwater management and green infrastructure  
23 requirements. As the total project actually is  
24 proposing a net decrease in impervious coverage by  
25 approximately 954 square feet. And therefore, the

1 project actually is going to be maintaining the  
2 existing drainage patterns while improving the  
3 stormwater quality, water quantity, and running  
4 recharge. That concludes my direct testimony. If  
5 there's any questions?

6 CHAIRMAN JETER: Commissioners, any  
7 questions? Engineer?

8 COMMISSIONER MALAVASI: You mentioned  
9 you're going to be short one street tree. What's  
10 the rationale for being short a street tree? I  
11 don't see any curb cut.

12 MR. KOODRAY: What is your frontage  
13 on Kennedy Boulevard?

14 MR. WALI: Frontage on Kennedy? One  
15 second.

16 MR. PANAGOPOULOS: It's a little over  
17 30. It's like 33 and a half feet or something.

18 MR. WALI: Yeah. It was just over  
19 30. However, we did also need to keep the street  
20 trees outside of the site triangle as well.

21 COMMISSIONER MALAVASI: I don't  
22 believe that's required. Street -- street trees can  
23 be in the site triangle as long as the canopy is  
24 above a certain level, and trunks don't count. I  
25 don't -- you know, I'm not sure of the reason for

1 the waiver. I see you're putting a tree on-site  
2 but that doesn't count towards the street trees.

3 MR. PANAGOPOULOS: Correct.

4 MR. KOODRAY: Okay. We'd be willing  
5 to work with the county to provide the additional  
6 street tree. Assuming no issues with placing it on  
7 the site triangle. As long as it moves up to --

8 MR. TRIDENTE: Yes. But there's a  
9 utility box -- isn't there a utility box on this  
10 corner? Is that the reason why?

11 MR. KOODRAY: There is a -- yeah. It looks like  
12 there is.

13 MR. TRIDENTE: I think there's a  
14 utility box.

15 COMMISSIONER MALAVASI: If that's the  
16 reason, that's fine. I'm just curious why there's  
17 no --

18 MR. PANAGOPOULOS: Maybe that's the  
19 reason why they think that the other one --

20 COMMISSIONER MALAVASI: Yeah.

21 MR. WALI: Yeah. I know there was  
22 also a number of our utility conflicts on that  
23 corner as well. Which is why that sole street tree  
24 that's being proposed is also to the westernmost  
25 corner of the site.

1 COMMISSIONER MALAVASI: Yeah. I was  
2 just asking why there'd be --

3 MR. WALI: Of course.

4 MR. PANAGOPOULOS: It looks like if  
5 they put the tree closer to the -- it might be in  
6 the walkway -- in the ADA walkway area almost. It's  
7 tight.

8 MR. NICHOLAS: Is there an aerial  
9 image that you guys could show?

10 MR. WALI: Yeah. I can try to zoom  
11 in on the -- it might be a little bit grainy.

12 MR. NICHOLAS: Pull up Google Maps and  
13 street view for a better look.

14 MR. TRIDENTE: That might have been  
15 the Dunkin' Donuts. Dunkin' Donuts.

16 COMMISSIONER MALAVASI: Also, a  
17 question not related to the site, but every time I  
18 look at Google Images, there's a street blocked  
19 out. I'm curious what top-secret thing might be  
20 there.

21 MR. KOODRAY: Us too.

22 COMMISSIONER MALAVASI: It's always  
23 blurred out, I'm just curious.

24 MR. TRIDENTE: I stand corrected.  
25 That might have been the Dunkin' Donuts site that I

1 was looking at today.

2 COMMISSIONER MALAVASI: Yeah. I  
3 mean, I don't see an obstruction for maybe another  
4 street tree unless there's utilities. If there's  
5 utilities, that's fine.

6 MR. NICHOLAS: Is there a landscape  
7 buffer along -- or in front of your site consistent  
8 with other adjacent properties?

9 MR. WALI: Yes.

10 MR. KOODRAY: We are proposing  
11 on-site landscaping. And that's -- that's in that  
12 area generally there. That's not within the  
13 right-of-way.

14 MR. WALI: Correct.

15 MR. KOODRAY: So we are proposing two  
16 trees technically on that frontage in the  
17 right-of-way.

18 MR. NICHOLAS: I see.

19 MR. KOODRAY: We're zooming in on one  
20 of the sheets in the site plan -- or the utility  
21 plan; correct?

22 MR. WALI: Correct. Yeah. So you  
23 can see in the corner here, we actually do have that  
24 NJDOT vault, as well as a couple water and gas lines  
25 that kind of run through as well. So fitting in an

1 additional street tree appropriately spaced away  
2 would be a little bit challenging.

3 COMMISSIONER MALAVASI: I've seen  
4 worse. What do you think, Mario? How long is that  
5 sidewalk?

6 MR. TRIDENTE: If the utilities are  
7 there and you can't put them in, then that's --  
8 that's a different story. Because the water line is  
9 approximately 30 inches below.

10 MR. WALI: Yeah. I mean, our office  
11 can certainly take a look too.

12 MR. TRIDENTE: Gas doesn't have any  
13 restrictions, so I mean, a typical root ball is  
14 about 32 inches to 36 inches wide by almost three  
15 feet.

16 MR. WALI: Yeah.

17 MR. TRIDENTE: So you -- yeah.  
18 Yeah. I -- I guess if the utilities are there, or  
19 after you call for a mark out, and you can't put  
20 them in, then I guess you have to, you know, make  
21 the contribution.

22 MR. PANAGOPOULOS: Right. So the  
23 street tree is not -- I'm sorry, I'm sorry. The  
24 street tree is not along the curb line, it's closer  
25 to the property; right? Is that --

1 MR. TRIDENTE: Well, no, that's not  
2 -- it should be along the curb line.

3 MR. PANAGOPOULOS: Can you show Sheet  
4 5?

5 MR. WALI: Yes. It's on Sheet 5.

6 MR. TRIDENTE: It was? It's so close  
7 to the building.

8 MR. PANAGOPOULOS: Because there's a  
9 waterline there. Do you see the W with the blue  
10 line? If you're squeezing in between -- I guess  
11 there's a gas line there, too. So this is really  
12 all contingent to availability of space for -- of  
13 the utilities; right?

14 MR. KODRAY: Yes, that's correct.

15 COMMISSIONER MALAVASI: I guess the  
16 question is, you already show one street tree,  
17 what's different where you're putting the street  
18 tree to here? I just don't understand what the  
19 difference is. If you're already -- you're already  
20 putting the street tree in; right? You're putting  
21 in one street tree?

22 MR. KODRAY: Yes.

23 COMMISSIONER MALAVASI: And then one  
24 on-site?

25 MR. KODRAY: Yes.

1                   COMMISSIONER MALAVASI: I mean, I --  
2 if you scroll further down -- you're saying that the  
3 waterline is in the way. If you scroll further  
4 down, is that waterline still there?

5                   MR. KOODRAY: Yeah. It runs --  
6 yeah. Parallel to the --

7                   COMMISSIONER MALAVASI: You're  
8 putting one in, but you're saying you can't put the  
9 other one.

10                  MR. TRIDENTE: So why can't you put  
11 the other one in?

12                  COMMISSIONER MALAVASI: So I'm not  
13 really understanding --

14                  MR. KOODRAY: Yeah. There's also  
15 that NJDOT at the top as well.

16                  COMMISSIONER MALAVASI: On the side  
17 street?

18                  MR. KOODRAY: On the corner.

19                  MR. NICHOLAS: I mean, typically, the  
20 street tree doesn't go on the corner. So I would  
21 like clarification on where the second tree would go  
22 within the maintained landscape buffer that's  
23 consistent with the properties along that entire  
24 lot.

25                  MR. TRIDENTE: Yeah. I mean, there

1 are other street trees along that whole frontage --

2 MR. NICHOLAS: Right.

3 MR. TRIDENTE: Going down that  
4 street. And I don't see how that -- that waterline  
5 would jog in and out to allow for those street trees  
6 to be planted and not in front of your site.

7 MR. KOODRAY: We certainly want to  
8 accommodate the requests.

9 MR. WALI: Absolutely.

10 MR. KOODRAY: And I think, Sameh, if  
11 there -- if it's feasible, we would certainly add a  
12 second tree?

13 MR. WALI: Yes. We could do -- we  
14 can certainly take another look to provide the two  
15 street trees. So the deficiency altogether, we can  
16 certainly work with you guys on that.

17 MR. NICHOLAS: So I'd like to  
18 recommend to the Board to consider a condition of  
19 approval to have the applicant take a look at  
20 placing the -- or installing, rather, a shade tree;  
21 and if not, because of utilities and other reasons.

22 MR. TRIDENTE: If the utilities don't  
23 allow, then you make the contribution.

24 MR. NICHOLAS: Make the  
25 contribution.

1 MR. TRIDENTE: If you can plant one,  
2 you should be able to plant two.

3 MR. NICHOLAS: Right.

4 MR. KOODRAY: If we can accommodate  
5 it, we certainly will plant the tree.

6 MR. WALI: Absolutely.

7 MR. KOODRAY: It's a benefit for  
8 everyone.

9 COMMISSIONER MALAVASI: Right.  
10 You're asking for a second. So it would be a  
11 second.

12 MR. KOODRAY: Correct.

13 MR. PANAGOPOULOS: And the tree would  
14 be closer to the curb rather than splitting the  
15 two? Is that what we're looking at?

16 COMMISSIONER MALAVASI: The street  
17 tree is always up against the curb line.

18 MR. PANAGOPOULOS: In this situation,  
19 it's showing it right outside the property line.

20 MR. TRIDENTE: If that's -- if I'm  
21 thinking that that box is a street tree, it's not  
22 along the curb, it should be along the curb.  
23 Consistent with the rest of the street.

24 MR. NICHOLAS: Right.

25 MR. PANAGOPOULOS: Can -- there's --

1 if you go to the right of that sheet, I think it's  
2 back on Sheet 5. Right there.

3 MR. KOODRAY: This sheet; correct?

4 MR. PANAGOPOULOS: Yeah. To the top  
5 right.

6 MR. KOODRAY: So still Sheet 5;  
7 right, Sam?

8 MR. WALI: Correct. It's still Sheet  
9 5.

10 MR. PANAGOPOULOS: All right. So I  
11 think this shows the picture of what I'm talking  
12 about.

13 MR. TRIDENTE: Yeah. That tree right  
14 there should be up against a curb.

15 MR. NICHOLAS: Right. That's what I  
16 was talking about. Because it should -- a landscape  
17 buffer should be between the curb and the pedestrian  
18 sidewalk.

19 MR. KOODRAY: And then, Sam, just to  
20 make sure, because I'm not testifying, but I want to  
21 just confirm.

22 MR. WALI: Sure.

23 MR. KOODRAY: This area that I'm  
24 circling here with my mouse, this is proposed to be  
25 landscaping; correct?

1 MR. NICHOLAS: No. That's part of  
2 the --

3 MR. KOODRAY: On our site.

4 MR. NICHOLAS: That's on --

5 MR. KOODRAY: That's our site.

6 Correct. We were discussing a landscape buffer  
7 previously, that's what I was referring to.

8 MR. NICHOLAS: Got it.

9 MR. KOODRAY: Landscaping on our site  
10 that we view as a buffer between the building and  
11 the curb.

12 MR. NICHOLAS: So for my  
13 clarification, can you locate the sidewalk?

14 MR. WALI: The sidewalk is just  
15 beyond that bold black line that runs vertically.

16 MR. NICHOLAS: Okay.

17 MR. WALI: And it runs -- the curb  
18 line is depicted in the double line at the left-hand  
19 side.

20 MR. NICHOLAS: I'd like to recommend  
21 to the Board that the street tree is consistent with  
22 other street trees along this street; all right?

23 MR. KOODRAY: It sounds good to me,  
24 but I want to make sure my engineer understands the  
25 condition and is okay, because he ultimately has to

1 design and implement it so.

2 MR. NICHOLAS: Absolutely. And as a  
3 condition --

4 MS. CURLEY: It would be to the  
5 extent -- if you come back and you tell me that you  
6 can't because of utility and the like --

7 MR. KOODRAY: Correct.

8 MS. CURLEY: Then you can contribute  
9 the two trees, and that's fine.

10 MR. KOODRAY: A hundred percent. If  
11 we can accommodate this, we certainly want to.  
12 It's a benefit for our project, the city, everyone  
13 to have the street trees when it's feasible on-site.

14 MS. CURLEY: Yeah. If it's  
15 impractical, just let me know.

16 MR. KOODRAY: I will.

17 MR. WALI: Absolutely.

18 MS. CURLEY: We'll work you through  
19 that.

20 MR. NICHOLAS: All right.

21 MR. PANAGOPOULOS: And you proposed  
22 it for along those sidewalks?

23 MR. KOODRAY: Say it again?

24 MR. PANAGOPOULOS: Along those  
25 sidewalks along the frontage?

1 MR. WALI: Yes.

2 MR. KOODRAY: Yes. I didn't mean to  
3 answer for you.

4 MR. WALI: No, you're good.

5 CHAIRMAN JETER: Any more questions?

6 COMMISSIONER MALAVASI: Did they  
7 provide enough grates to make sure the sidewalk is  
8 handicapped compliant?

9 MR. TRIDENTE: Also, if you could go  
10 over the tree pit detail to make sure it's an  
11 ADA-compliant tree grate?

12 MR. PANAGOPOULOS: There's grates out  
13 there, but I can't -- it's too small here. It's  
14 pretty flat. I don't see -- it's not difficult.

15 MR. KOODRAY: And to the extent it's  
16 required, we obviously stipulate that we would  
17 comply with all ADA requirements as far as  
18 accessibility.

19 MR. TRIDENTE: We don't allow any  
20 fencing around the tree pits. And an ADA-compliant  
21 tree grate is required.

22 MR. WALI: No problem. We can  
23 absolutely provide that.

24 CHAIRMAN JETER: Any further  
25 questions? From the engineers?

1 MR. PANAGOPOULOS: They addressed my  
2 comments through testimony. Thank you.

3 CHAIRMAN JETER: Okay. Thank you.

4 MR. KODRAY: Thank you.

5 MR. WALI: Thank you.

6 CHAIRMAN JETER: Any other witness  
7 or--

8 MR. KODRAY: That would conclude our  
9 testimony at this time.

10 CHAIRMAN JETER: Okay.

11 MR. PANAGOPOULOS: My questions were  
12 addressed through testimony. Thank you.

13 CHAIRMAN JETER: Do we have a motion  
14 to approve?

15 COMMISSIONER PETTIGREW: With the  
16 conditions?

17 CHAIRMAN JETER: With the conditions.

18 COMMISSIONER PETTIGREW: Motion.

19 COMMISSIONER MALAVASI: Second.

20 MR. NICHOLAS: On a motion made by  
21 Commissioner Pettigrew, seconded by Commissioner  
22 Malavasi.

23 Commissioner Pettigrew.

24 COMMISSIONER PETTIGREW: Aye.

25 MR. NICHOLAS: Commissioner Layson.

1 COMMISSIONER LAYSON: Aye.

2 MR. NICHOLAS: Commissioner

3 Malavasi.

4 COMMISSIONER MALAVASI: Aye.

5 MR. NICHOLAS: Commissioner Lenardo.

6 COMMISSIONER LENARDO: Aye.

7 MR. NICHOLAS: Commissioner Park.

8 COMMISSIONER PARK: Aye.

9 MR. NICHOLAS: And Chairman Dr.  
10 Jeter.

11 CHAIRMAN JETER: Aye.

12 MR. NICHOLAS: Chairman, the motion  
13 has passed.

14 CHAIRMAN JETER: Thank you so much.

15 MS. CURLEY: I also want to note the  
16 condition is receiving the city approval.

17 MR. KOODRAY: Yes, of course. Of  
18 course.

19 MS. CURLEY: So please forward it to  
20 us whenever you have it.

21 MR. KOODRAY: Of course.

22 MS. CURLEY: Thank you.

23 MR. KOODRAY: Thank you.

24 MR. NICHOLAS: All right. And then,  
25 next on the agenda are applications to be exempt.

1 Similar to the memorialized items, I would recommend  
2 that I read all the exempt applications at once and  
3 then have the Board vote at one time. Is that  
4 okay?

5 CHAIRMAN JETER: Yes.

6 MR. NICHOLAS: All right. The first  
7 application is 2025-002-SP; Applicant 376 Summit,  
8 LLC; located at 376 Summit Avenue; Block 10801, Lot  
9 5; in the City of Jersey City. It's a site plan  
10 application, not along a County road.

11 The second application is 2025-003-SP;  
12 Applicant Nova Group, LLC; located at 474-476  
13 Broadway; Block 205, Lot 10.01; in the City of  
14 Bayonne. It's a site plan application not along a  
15 County road.

16 The third application to be exempt is  
17 2025-004-SD; Applicant 22-24 Bergen Avenue, LLC;  
18 located at 24 Bergen Avenue; Block 24902, Lot 2.01;  
19 in the City of Jersey City. It's a subdivision  
20 application not along a County road.

21 And lastly, there's Application  
22 2025-005-SP; Applicant 26 North Avenue Urban  
23 Renewal, LLC; located at 26 North Street; Block 297,  
24 Lot 3; in the City of Bayonne. It's a site plan  
25 application not along a County road.

1                   May I have a motion?

2                   COMMISSIONER PETTIGREW: Motion.

3                   COMMISSIONER MALAVASI: I'll second.

4                   MR. NICHOLAS: On a motion made by  
5 Commissioner Pettigrew, seconded by Commissioner  
6 Malavasi.

7                   Commissioner Pettigrew.

8                   COMMISSIONER PETTIGREW: Aye.

9                   MR. NICHOLAS: Commissioner Layson.

10                  COMMISSIONER LAYSON: Aye.

11                  MR. NICHOLAS: Commissioner  
12 Malavasi.

13                  COMMISSIONER MALAVASI: Aye.

14                  MR. NICHOLAS: Commissioner Lenardo.

15                  COMMISSIONER LENARDO: Aye.

16                  MR. NICHOLAS: Commissioner Park.

17                  COMMISSIONER PARK: Aye.

18                  MR. NICHOLAS: And Chairman Dr.  
19 Jeter.

20                  CHAIRMAN JETER: Aye.

21                  MR. NICHOLAS: The motion has  
22 passed. All right. And Chairman, I don't have any  
23 old business. However, I do have one item for new  
24 business, if I may?

25                  CHAIRMAN JETER: Yes.

1 MR. NICHOLAS: So the RFQs for  
2 outside legal counsel and for outside engineering  
3 services have been advertised, and they are actually  
4 due tomorrow. So I hope you guys are -- have been  
5 made aware of that. You can check out the Office of  
6 Purchasing's website for more information. At last  
7 Board meeting, the committee members -- I believe  
8 Commissioner Malavasi has, you know, volunteered to  
9 -- volunteered to serve on the committee to help,  
10 you know, take a look at these RFQs. So he'll be  
11 working with the staff to do that.

12 And we intend to hopefully have the  
13 results back at the next Planning Board meeting. So  
14 the -- you know, to give everyone -- to make sure  
15 everyone is aware of that. And that's pretty much  
16 it. Any questions regarding the RFQs? No? Okay.  
17 Sounds good.

18 CHAIRMAN JETER: May I have a motion  
19 to adjourn?

20 COMMISSIONER PETTIGREW: Motion.

21 COMMISSIONER MALAVASI: Second.

22 CHAIRMAN JETER: Thank you guys so  
23 much.

24 (Whereupon the proceeding is then  
25 concluded at 7:36 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 Planning Board, held on Tuesday, February 18, 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

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