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HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF
: PROCEEDINGS
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Hudson County Freeholders Chambers
Third Floor
567 Pavonia Avenue
Jersey City, New Jersey
Wednesday, April 18, 2012
6:30 p.m.

BEFORE:

- RENEE BETTINGER, Chairman
- DEMETRIO ARENCIBIA, PE, PP, County Engineer
- MARY AVAGLIANO, Commissioner
- DANIEL CHOFFO, Commissioner
- HON. DOREEN DiDOMENICO, Freeholder
- KENNEDY NG, Commissioner
- JAMES CRYAN, Commissioner
- HON. ANTHONY ROMANO, Freeholder

ALSO PRESENT:

- MASSIEL FERRARA, PP, AICP Planning Director
- MARIO TRIDENTE, Building Inspector
- DANIELA CIAMMARUCONI, Planning Aide
- MEGAN MASSEY, P.E., AICP, PRINCIPAL PLANNER
- JACLYN J. FLOR, R.E., P.P., CME
- JOHN CAMPBELL, Board Attorney

Job No. NJ387310

1 CHAIRWOMAN BETTINGER: Good evening.
2 I would like to call to order the meeting of the
3 Hudson County Planning Board of April 18th, 2012.

4 Counsel, has this meeting been properly
5 noticed?

6 MR. CURLEY: Yes, the meeting has
7 been properly noticed in accordance with the Public
8 Meetings Act. Notice has been published in the
9 Jersey Journal and the Star Ledger. Notice of the
10 meeting has been posted with the County Clerk and
11 the Board of Freeholders.

12 CHAIRWOMAN BETTINGER: Before we go
13 any further, I would like to introduce our new Board
14 secretary, Massiel Ferrara. Welcome on behalf the
15 Planning Board, and I wish you the best of luck.

16 MS. FERRARA: Thank you very much,
17 Madam Chair. I'm very happy to be back in Hudson
18 County.

19 CHAIRWOMAN BETTINGER: Thank you.
20 May I have a roll call?

21 MS. FERRARA: Commissioner Arencibia.

22 COMMISSIONER ARENCIBIA: Here.

23 MS. FERRARA: Commissioner Avagliano.

24 COMMISSIONER AVAGLIANO: Here.

25 MS. FERRARA: Commissioner Choffo.

1 COMMISSIONER CHOFFO: Here.

2 MS. FERRARA: Commissioner Cryan.

3 COMMISSIONER CRYAN: Here.

4 MS. FERRARA: Chairwoman Bettinger.

5 CHAIRWOMAN BETTINGER: Here.

6 MS. FERRARA: Madam Chair, we have a
7 quorum.

8 CHAIRWOMAN BETTINGER: Will everyone
9 please rise to salute the flag.

10 (Flag salute.)

11 CHAIRWOMAN BETTINGER: Have all the
12 Commissioners received the Minutes for the meeting
13 of March 21st, 2012?

14 COMMISSIONER CHOFFO: Yes, I make a
15 motion to adopt.

16 COMMISSIONER CRYAN: Second.

17 MS. FERRARA: Madam Chair, on a
18 motion to approve the Meeting Minutes of March 21st
19 2012, made by Commissioner Choffo. Second by
20 Commissioner Cryan.

21 Commissioner Arencibia.

22 COMMISSIONER ARENCIBIA: Aye.

23 MS. FERRARA: Commissioner Avagliano.

24 COMMISSIONER AVAGLIANO: Aye.

25 MS. FERRARA: Commissioner Choffo.

1 COMMISSIONER CHOFFO: Aye.

2 MS. FERRARA: Commissioner Cryan.

3 COMMISSIONER CRYAN: Aye.

4 MS. FERRARA: Chairwoman Bettinger.

5 CHAIRWOMAN BETTINGER: I vote aye.

6 MS. FERRARA: Madam Chair, there are
7 five votes in the affirmative, none abstaining. The
8 motion passes.

9 CHAIRWOMAN BETTINGER: Thank you.
10 The next matter on the agenda is matters scheduled
11 for Public Hearing.

12 MS. FERRARA: Next item are matters
13 scheduled for the Public Hearing. The first
14 application is 2011-091-SP, Joe Slusarczyk. The
15 address is 1811-1911 Paterson Plank Road, Block 27,
16 Lots 24A, 28A, 28B in North Bergen.

17 CHAIRWOMAN BETTINGER: Good evening.

18 MR. MARTIN: Miguel Martin,
19 registered architect representing the applicant.

20 CHAIRWOMAN BETTINGER: Please speak
21 into the microphone. We have noise here.

22 MR. MARTIN: Miguel Martin,
23 registered architect representing the applicant.
24 The address is 17 Chase Avenue, Avenel, New Jersey.

25 MR. STAIGAR: My name is Joseph

1 Staigar, S-t-a-i-g-e-r, professional engineer. I'm
2 the traffic engineer for the applicant.

3 CHAIRWOMAN BETTINGER: Counsel, would
4 you like to swear in the witnesses?

5 (The witnesses are sworn.)

6 MR. CURLEY: Would each of you please
7 state your name and spell your last name?

8 MR. MARTIN: Miguel Martin,
9 M-a-r-t-i-n.

10 MR. STAIGAR: Joe Staigar,
11 S-t-a-i-g-a-r.

12 MR. MARTIN: I have a revised drawing
13 I would like to distribute to the Board, may I?

14 CHAIRWOMAN BETTINGER: Please.

15 MR. MARTIN: This site plan replaces,
16 I believe it replaces the last site plan that was
17 submitted. I believe it was in November, we signed
18 the document. That's the drainage calculations by
19 David Fantina, I believe.

20 CHAIRWOMAN BETTINGER: It's very
21 difficult for us to hear. Can you check?

22 MS. FLOR: Madam Chair.

23 CHAIRWOMAN BETTINGER: Yes, please
24 note for the record, Commissioner Doreen DiDomenico
25 is present.

1 MS. FLOR: The issue, I guess, is
2 that in November when they originally submitted,
3 there was architectural plans by Miguel Martin dated
4 November 17th, 2011. You can see that's the last
5 item cited. That's one of the items cited that we
6 received. You can see it on our last review letter.

7 After that, they submitted at the last
8 Site Plan Review Committee meeting this plan
9 prepared by David Fantina, which was a site layout
10 plan, which is what we reviewed for a second
11 engineering review, but he's not here.

12 MR. MARTIN: That's correct.

13 MS. FLOR: So I guess there's -- but
14 this is still a site plan.

15 MR. MARTIN: That's still valid, but
16 I thought there was another submission that it says
17 here, the second item down, it says plot items of
18 Union Car Wash, prepared by Albert Birch, Jr.,
19 Christian Designs Limited.

20 MS. FLOR: Yeah, if it's not bolded,
21 that was from the original submittal back in
22 November. Everything new is in bold. It may not be
23 an issue. My concern, Madam Chair, is we're going
24 to have two sets of plans that don't match each
25 other, one prepared by one engineer, another

1 prepared by an architect. I think we need to be
2 clear if they're going to have two different sets of
3 plans by two different sets of professionals, that
4 they either need to say that these are null and
5 void, and they're not longer proposing this, or his
6 engineer is going to come back and make this match
7 whatever we approve tonight. I can't have one set
8 of architectural plans showing one layout and
9 another set showing something else, and then he
10 builds this and not the one we discussed tonight.
11 They need to comply with each other.

12 CHAIRWOMAN BETTINGER: Counselor,
13 what do you do in a situation like this?

14 MR. CURLEY: Mr. Martin, were all
15 these plans filed with the Board secretary at least
16 ten days before the hearing?

17 MR. MARTIN: These particular plans,
18 no, sir.

19 MR. CURLEY: Is there a substantial
20 change?

21 MR. MARTIN: No, sir, other than, I
22 believe, the actual revisions were submitted back in
23 March, signed by a different individual, and based
24 on what I've done is, I was directed that they were
25 previously submitted in April, and all I've done was

1 take those same changes and sign it and put my name
2 on it. I was the original. I was the original
3 architect for the applicant when I submitted the
4 application back in November. There was a conflict
5 as far as timing, and they went and got another
6 professional for the document submittal. All I'm
7 doing is putting myself back in.

8 MR. CURLEY: I'm going to have to
9 defer to my engineer as to whether there is a
10 substantial change with respect to those plans as
11 opposed to the ones previously submitted and whether
12 it's fair even to have that question posed at this
13 meeting.

14 MS. FLOR: I don't think these plans
15 are that substantially different. I just want to be
16 sure it's clear that if we approve the plans tonight
17 prepared by one professional, that the plans
18 prepared by the professional that we aren't going to
19 approve tonight are either updated to reflect this
20 plan, or that they are somehow voided. We have two
21 different sets of plans now.

22 MR. MARTIN: I believe Mr. Fantina's
23 drawings were strictly for drainage.

24 MS. FLOR: No.

25 MR. MARTIN: He's got all the

1 drainage on there?

2 MS. FLOR: Yes, here you go, as long
3 as you're willing to update these or void these.

4 MR. MARTIN: Then if that's the case,
5 I believe it covers everything that I've marked up
6 and doubled on my drawings; if you'd rather use
7 Mr. Fantina's drawing?

8 MS. FLOR: No, he's not here to
9 testify. I would prefer to use the professional
10 engineer and just have Mr. Fantina either update his
11 drawings or say that they're limited only to the
12 drainage, and we'll just do the site circulation
13 based on the new plans, I guess is the option.

14 Madam Chair, Fantina is not here to
15 testify as to circulation. The traffic engineer is
16 here to testify to that. The site layout is here to
17 be testified to by the architect. So the drainage
18 is the only item. We can just maybe say that the
19 one plans are limited to drainage only. That's how
20 maybe we'll address it.

21 MR. CURLEY: My concern is whether
22 you have had enough time to review the plans.

23 CHAIRWOMAN BETTINGER: Otherwise,
24 we'll just table it until our following meeting.

25 COMMISSIONER CHOFFO: Madam Chair, no

1 offense, but I don't think that's fair to do. Not
2 that I don't trust your judgment, Jackie, but I
3 think it's unfair for us to put you in the position.
4 I don't feel comfortable asking Jackie to do that
5 because the applicant is ill-prepared. He
6 shouldn't -- it shouldn't -- there are things we
7 have to do as a Board and not put our consulting
8 engineer in a position to review a different set of
9 drawings, which we didn't even know about until five
10 minutes ago.

11 MR. CURLEY: Then my recommendation
12 would be to do a denial without prejudice. The
13 alternative would be have the applicant agree to a
14 30-day extension that would be contingent upon the
15 municipal-approving authority also agree with a
16 five-day period to notify us. Otherwise, what we'll
17 be subject to is the automatic approval.

18 Is the applicant willing to consent to an
19 extension of 30 days until the next public meeting
20 and to obtain the consent of the local authority
21 with respect to this extension? The other way to do
22 it is to treat it as a dismissal of the application
23 without prejudice and refile it.

24 MR. NAVARRETE: For the record I'm
25 Edgar Navarrete of Alonso & Navarrete, on behalf of

1 the applicant.

2 CHAIRWOMAN BETTINGER: You're the
3 attorney?

4 MR. NAVARRETE: Yes.

5 MS. FERRARA: Madam Chair, I'd like
6 to note for the record that Commissioner Romano is
7 in attendance.

8 CHAIRWOMAN BETTINGER: Maybe we
9 should take a five-minute recess to regroup.

10 MR. NAVARRETE: May we take five
11 minutes, please?

12 MS. FERRARA: Madam Chair, maybe we
13 could go to the next applicant.

14 CHAIRWOMAN BETTINGER: Thank you.
15 Counsel, do we need to make a motion to change?

16 MR. CURLEY: No, we can just go onto
17 the next case.

18 CHAIRWOMAN BETTINGER: Next
19 application, please.

20 MS. FERRARA: Yes, the next
21 application, 2012-016-SP; applicant, Jeff White, 259
22 First Street, 258 Newark Street and 256 Newark
23 Street; Block 22, Lots 25.1, 5.2 and 6, Hoboken, New
24 Jersey.

25 MR. MATULE: Good evening, Robert

1 Matule, appearing on behalf of the applicant. As
2 was stated, this was an application for County
3 approval for a project on 259 First Street and
4 256-258 Newark Street. It's got all those addresses
5 because it's a three-block piece of property. I
6 have Mr. Nastasi, the architect, here to present the
7 plan for the Board, and also our traffic engineer,
8 Mr. Staigar. I actually haven't seen the letter,
9 but we can address it this evening. So if I may
10 have Mr. Nastasi sworn.

11 (The witness is sworn.)

12 MR. CURLEY: Please state your name
13 for the record and spell your last name.

14 MR. NASTASI: John Nastasi,
15 N-a-s-t-a-s-i.

16 MR. MATULE: Just as a procedural
17 question, I see you have an easel here. Can I just
18 drag it over here so we can put our boards up on?

19 CHAIRWOMAN BETTINGER: Yes, thank
20 you.

21 MR. MATULE: If you would,
22 Mr. Nastasi, could you take the Board through the
23 plan based on the drawings that have been submitted
24 and reviewed, and if you have any new exhibits,
25 we'll have them marked.

1 MR. CURLEY: Mr. Matule, if we can
2 just qualify the architect.

3 MR. MATULE: Oh, sure. He has
4 appeared here before. Can you give the Board the
5 benefit of your educational background, your work
6 experience and your licensing.

7 MR. NASTASI: I'm a practicing
8 architect in the state of New York and New Jersey.
9 I was educated at Pratt Institute, earning a
10 Bachelors of Architecture at Harvard University,
11 where I received a Masters of Design. I'm currently
12 a professor at Harvard. I've have a practice in
13 Hoboken for 22 years at 321 Newark Street. I'm
14 licensed in both New York and New Jersey.

15 MR. MATULE: Do you appear before
16 zoning boards and planning boards in Hudson County?

17 MR. NASTASI: Many times.

18 MR. MATULE: Have you appeared before
19 the County Planning Board before?

20 MR. NASTASI: Yes, I have.

21 MR. MATULE: I would ask that you
22 accept Mr. Nastasi as an expert in architecture.

23 CHAIRWOMAN BETTINGER: Thank you.

24 MR. NASTASI: I will present the
25 project from the easel, and if you can't hear me,

1 I'll shout louder. Let me start with this board.
2 The project as Mr. Matule mentioned is a three-block
3 site in Hoboken. From the south it fronts on
4 Newark, and then it goes all the way through to the
5 front of First Street, and you can see it's three
6 lots. It's the First Street lot and the two
7 individual Newark Street lots.

8 Currently, there is a century-old brick
9 structure that continues in this blue area all the
10 way through, and it's an old German silent theater
11 structure. It's a beautiful old brick structure.
12 It's essentially two stories tall. It has been
13 gutted out over the years. It's a big, empty loft
14 space with some retail in the front. My client,
15 Jeff White who is here, recently purchased the
16 property and would like to develop it into a
17 mixed-use project.

18 The thinking is that on the ground floor,
19 we would have business retail, and he would
20 construct in this tan area a second structure, which
21 would be business retail so that the entire first
22 floor is business retail with a rear garden. On the
23 floors above that, Mr. White would like to develop a
24 project for professional businesses in Hoboken. The
25 blue areas would be professional business offices,

1 and that's something that is very-much needed in
2 Hoboken. Accountants, law firms, architectural
3 firms, engineering firms can come in and rent space
4 and have professional business space. On the small
5 parcel on the Newark Street side, we are proposing
6 two residential units over the first story of the
7 commercial. So this long swatch is all retail
8 business and the small parcel is retail on the first
9 floor and two residential units on the top floor.

10 I want to show you a series of boards to
11 help you understand the project. This is a view
12 from -- this is the view on Newark Street looking
13 east, and this is the property line right here, and
14 you can see behind this mature deciduous tree is the
15 two-story brick structure, and we proposing a new
16 structure, which rises up and steps over the brick
17 structure, leaving that historic structure intact.

18 The second board is a close-up view of
19 that Newark Street elevation. You can see we
20 have -- you can see the structure, the four-story
21 structure come up and over, and then this is the
22 original German silent theater. This is a pretty
23 accurate replica of the mature tree. We really have
24 to trim the tree, it's that mature, so that we can
25 see the brick structure.

1 On the back side or the north side, which
2 is the First Street side, there exists a mid-century
3 modern storefront that's two stories. It must have
4 been renovated over the years. What we're looking
5 to do is to continue that fabric on First Street by
6 adding the two additional stories to match the first
7 two stories, so that this four-story facade on First
8 Street would be a continuation of the original skit.

9 COMMISSIONER CRYAN: Is there active
10 retail in the space right now on First Street?

11 MR. NASTASI: There is. My client is
12 currently renting the space. They just moved out in
13 anticipation of the project. It will, of course, be
14 re-rented once we're finished.

15 FREEHOLDER ROMANO: Mr. Nastasi, I'm
16 trying to place it, between Clark and Grand,
17 correct?

18 MR. NASTASI: Clark and Willow. It's
19 east of Willow.

20 FREEHOLDER ROMANO: By the old
21 Amistella?

22 MR. WHITE: Two doors down -- no, I'm
23 sorry, Amistella is between Willow and -- between
24 Park and Willow in the old building.

25 MR. NASTASI: This is Willow. That's

1 Newark. This is the structure that we're using, and
2 it's heading up to Washington Street.

3 FREEHOLDER ROMANO: Okay. I'm trying
4 to think. I'm just curious.

5 MR. NASTASI: I'll show you on the
6 key map on Sheet Z-2. It sets it out in a little
7 more detail. I think at one time it was a
8 barbershop on Newark Street.

9 FREEHOLDER ROMANO: That's the
10 barbershop.

11 MR. MATULE: For the record, Mr.
12 Nastasi, there's going to be no on-site parking?

13 MR. NASTASI: There is no on-site
14 parking proposed.

15 MR. MATULE: I know your office
16 attended the work session. You've received a review
17 letter of April 12th, from the Board with their
18 comments?

19 MR. NASTASI: Yes, we have.

20 MR. MATULE: And you don't have any
21 issues with addressing anything in there?

22 MR. NASTASI: We don't have any
23 issues.

24 MR. MATULE: Unless the Board has any
25 other questions of Mr. Nastasi, I know T & M had

1 sent a letter to our traffic engineer. I haven't
2 seen it. I would just like to get Mr. Staiger up
3 here to address. I think he went out into the
4 hallway. If you'll excuse me, I will get him.

5 CHAIRWOMAN BETTINGER: There is no
6 parking?

7 MR. NASTASI: We have no parking
8 proposed on this project. It is a short walk to the
9 PATH station and the New Jersey Transit Station.
10 We're on the south edge of Hoboken.

11 CHAIRWOMAN BETTINGER: Has this
12 project been approved by the City of Hoboken.

13 MR. MATULE: Yes, it was. It was
14 approved subject to -- we received preliminary site
15 plan approval subject to getting County approval.
16 As part of our application, we were granted a
17 parking variance.

18 CHAIRWOMAN BETTINGER: Thank you. If
19 there are no other questions of Mr. Nastasi?

20 MR. TRIDENTE: Can you tell us what
21 is the frontage of the property on First Street?

22 MR. NASTASI: On the First Street
23 side, 25 feet.

24 MR. TRIDENTE: The tree that's on
25 there, is that on your property?

1 MR. NASTASI: It's kind of on the
2 property line. It's a mature, well-established
3 tree.

4 MR. TRIDENTE: Generally, speaking
5 Hoboken would require that shade tree. That tree
6 grade needs to be reset.

7 MR. NASTASI: Yeah, it's all over the
8 place. Something has to be done there. We're
9 proposing new sidewalk, brick path, new pit guard.

10 MR. TRIDENTE: Okay.

11 CHAIRWOMAN BETTINGER: Jackie, do you
12 have any comment?

13 MS. FLOR: The only thing I would
14 like to hear the applicant testify to, there were
15 two items. I think they just justified to the one,
16 the fact that they're going to replace the curb cuts
17 with full-face curb and sidewalk. The applicant
18 agrees to that. The second question would be for
19 them to address Grading Comment 2.2. Joseph Staigar
20 sent me an e-mail addressing it, but since the Board
21 hasn't heard back, I'd like to hear him testify to
22 the drainage.

23 MR. CURLEY: You're previously sworn.

24 MR. STAIGAR: Yes, I understand.
25 Joseph Staigar, professional engineer. The existing

1 site is a hundred percent impervious. If you look
2 at an aerial view, it looks like it's partial
3 impervious because there are overhead vines that are
4 growing over a trestle. On some of the buildings,
5 you can see quite a bit of green area. My own site
6 observations and field investigations show that it's
7 either concrete driveway or brick pavers, compacted
8 brick pavers. It's a hundred percent impervious
9 cover.

10 We're actually reducing it by putting
11 planter areas on the courtyard from a hundred
12 percent down to 91 percent, 91 and change, 91.1, I
13 think is the exact percentage. I gave that
14 explanation in an e-mail to Jackie just as a
15 heads-up of what my testimony would be so that if
16 she saw anything that didn't seem right, she'd have
17 that heads-up to look at before I came here tonight.
18 I stand by that testimony that we're actually
19 reducing the impervious coverage.

20 In addition, even though we are reducing
21 impervious coverage and reducing the run-off
22 generation of the site just by the impervious
23 coverage that we're providing, we're also providing
24 a detention basin in the courtyard area. So the
25 roof drains are going to be tied into that retention

1 basin, hold the water and reduce it at a lesser rate
2 to the combined sewer. That meets the requirements
3 of North Hudson Sewerage Authority of reducing the
4 flow generated by the site substantially by two
5 factors, additional green area, plus a retention
6 basin.

7 MS. FLOR: Madam Chair, the other two
8 comments, we should probably have Megan Massey
9 address her letter as well for the green techniques?

10 MS. MASSEY: Sure. Mr. Staigar
11 actually just addressed two green techniques that
12 will be incorporated into the structure. They are
13 implementing Strategy No. 4, redevelopment by
14 reducing the impervious coverage by approximately
15 ten percent and Strategy No. 18, online treatment.

16 CHAIRWOMAN BETTINGER: Commissioner
17 Arencibia.

18 COMMISSIONER ARENCIBIA: Madam Chair,
19 I have a question. The existing curbs, are they
20 granite or concrete?

21 MR. STAIGAR: Concrete, the new ones
22 will be concrete, the new. Is your question
23 existing or proposed curb?

24 COMMISSIONER ARENCIBIA: Existing?

25 MR. STAIGAR: It's concrete, yes.

1 COMMISSIONER ARENCIBIA: On First
2 Street, we have granite curb on First Street?

3 MR. STAIGAR: Yes.

4 COMMISSIONER ARENCIBIA: And you're
5 replacing that curb or you're keeping it?

6 MR. MATULE: What the architect is
7 saying that if the granite that's there is in good
8 shape, it will be removed and reinstalled as granite
9 in First Street.

10 COMMISSIONER ARENCIBIA: And then
11 brick pavers?

12 MR. NASTASI: On First Street, yes,
13 there is a curb edge of brick pavers that we're
14 going to put in.

15 COMMISSIONER CHOFFO: Madam Chair,
16 before a motion to approve, is there any conditions
17 set forth with Hoboken?

18 MR. MATULE: Other than the usual
19 conditions, they have to attribute to the road
20 paving fund based on the frontage. What happens is
21 they do a calculation. I brought the resolution
22 with me and the site plan approval, North Hudson
23 approval of the retention system. One very
24 important condition, there is something in
25 application, you may have seen it in one of the

1 boards, I guess it's paying homage that this was a
2 silent movie theater at one time, there is actually
3 a ghost image in the glass above the movie theater.
4 We all learned a new phrase. It's called printed
5 glass, which is almost like etched glass. That's a
6 specific condition of Hoboken's approval, that that
7 etching be put in the glass.

8 MR. NASTASI: It's a digital image
9 printed on the glass with ceramic in black and
10 white. It's translucent, an old still from the
11 silent era right here.

12 COMMISSIONER CHOFFO: In the two
13 residential units?

14 MR. NASTASI: These are the two
15 residential units, a duplex and a flat over the
16 commercial.

17 COMMISSIONER ARENCIBIA: It's
18 insulated?

19 MR. NASTASI: Insulated glass,
20 thermally broken, operable, meets all fire; this
21 glass will be not unlike residential glass, in that
22 it is two layers of glass, insulated, air-tight.

23 FREEHOLDER ROMANO: Mr. Matule, you
24 said paving fund. That's a County road. What does
25 that mean?

1 MR. MATULE: As I understand it,
2 Hoboken, I don't know what the deal is between the
3 County and Hoboken, but one of the conditions that
4 is a typical condition that H2F puts in all their
5 reports is, I will find it in the -- in the
6 resolution here, inspection fees, any other
7 improvements, permits, development fee ordinance,
8 fees generated by the -- maybe I misspoke. Maybe we
9 are not doing it in this because it is a County
10 road.

11 FREEHOLDER ROMANO: Right, because if
12 they're collecting money from you for a road that we
13 pave...

14 MR. MATULE: I stand corrected. I
15 stand corrected, Commissioner. That is not a
16 conditions of this application.

17 CHAIRWOMAN BETTINGER: Thank you,
18 Commissioner, for clearing that up.

19 FREEHOLDER ROMANO: Just one comment
20 for the Board, Hoboken is undergoing revitalization,
21 which is why it's been a big part of all the new
22 work, checking for quality of materials and the
23 quality people performing everything. It's done
24 from the legal counsel, contractors, everything
25 that's built to make an eyesore into something very

1 beautiful like you see right there. Are you going
2 to stand by your plan?

3 MR. MATULE: Yes.

4 CHAIRWOMAN BETTINGER: Any comments
5 or questions?

6 COMMISSIONER ARENCIBIA: One comment,
7 Madam Chair, to make sure you get your road opening
8 permit from the County.

9 MR. MATULE: Absolutely.

10 FREEHOLDER ROMANO: Motion.

11 CHAIRWOMAN BETTINGER: Do I have a
12 second?

13 MS. FERRARA: Motion by Commissioner
14 Romano. Second by Commissioner Avagliano -- I'm
15 sorry. A motion by Commissioner Romano. Second by
16 Commissioner Cryan.

17 Commissioner Arencibia.

18 COMMISSIONER ARENCIBIA: Aye.

19 MS. FERRARA: Commissioner Avagliano.

20 COMMISSIONER AVAGLIANO: Aye.

21 MS. FERRARA: Commissioner Choffo.

22 COMMISSIONER CHOFFO: Aye.

23 MS. FERRARA: Commissioner Cryan.

24 COMMISSIONER CRYAN: Aye.

25 MS. FERRARA: Commissioner

1 DiDomenico.

2 FREEHOLDER DiDOMENICO: Aye.

3 MS. FERRARA: Commissioner Romano.

4 FREEHOLDER ROMANO: Aye.

5 MS. FERRARA: Chairwoman Bettinger.

6 CHAIRWOMAN BETTINGER: I just want to
7 say, absolutely beautiful project. You did a
8 wonderful job with the mixed use of the old and new,
9 and I vote aye.

10 FREEHOLDER ROMANO: Madam Chair, my
11 compliments with getting through the Hoboken
12 Planning Board. It's a process and a half.

13 MR. MATULE: It's always a pleasure.

14 MS. FERRARA: Madam Chair, the motion
15 passes.

16 MR. CURLEY: Madam Chair, may I
17 suggest that the Board go onto the rest of the
18 agenda. I will speak with the first applicant and
19 bring them back on the record.

20 MS. FERRARA: Madam Chair, next item
21 on the agenda are applications to be declared exempt
22 starting off with Application 2012-015-SP, Delta
23 Holding, 550 Grand Street, Block 2102, Lot 1.D, in
24 Jersey City.

25 The next application is 2012-014-SP,

1 Historic St. Boniface, LLC, 254-260 First Street and
2 271 2nd Street, Block 11114, Lots 7 and 28 in Jersey
3 City. Do I have a motion?

4 CHAIRWOMAN BETTINGER: Commissioner
5 Choffo and Avagliano.

6 MS. FERRARA: On a motion by
7 Commissioner Choffo, second by Commissioner
8 Avagliano.

9 Commissioner Arencibia.

10 COMMISSIONER ARENCIBIA: Aye.

11 MS. FERRARA: Commissioner Avagliano.

12 COMMISSIONER AVAGLIANO: Aye.

13 MS. FERRARA: Commissioner Choffo.

14 COMMISSIONER CHOFFO: Aye.

15 MS. FERRARA: Commissioner Cryan.

16 COMMISSIONER CRYAN: Aye.

17 MS. FERRARA: Commissioner

18 DiDomenico.

19 FREEHOLDER DiDOMENICO: Aye.

20 MS. FERRARA: Commissioner Romano.

21 FREEHOLDER ROMANO: Aye.

22 MS. FERRARA: Chairwoman Bettinger.

23 CHAIRWOMAN BETTINGER: Aye.

24 MS. FERRARA: The motion passes.

25 Next item on the agenda, applications to be

1 dismissed, starting off with Application
2 2011-084-SP, John Appello, 1445 Union Turnpike,
3 Block 79, Lot 1.01, 1.02 and 2 in North Bergen.

4 The next application, 2011-089-SP, George
5 and Eric Gutierrez, 3211-3215 Kennedy Boulevard,
6 Block 260.02, Lots 23, 27, 28 and 30 in Union City.

7 Do I have a motion?

8 On a motion by Commissioner Avagliano.
9 Second by Commissioner DiDomenico.

10 Commissioner Arencibia.

11 COMMISSIONER ARENCIBIA: Aye.

12 MS. FERRARA: Commissioner Avagliano.

13 COMMISSIONER AVAGLIANO: Aye.

14 MS. FERRARA: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Aye.

16 MS. FERRARA: Commissioner Cryan.

17 COMMISSIONER CRYAN: Aye.

18 MS. FERRARA: Commissioner

19 DiDomenico.

20 FREEHOLDER DiDOMENICO: Aye.

21 MS. FERRARA: Commissioner Romano.

22 FREEHOLDER ROMANO: Aye.

23 MS. FERRARA: Chairwoman Bettinger.

24 CHAIRWOMAN BETTINGER: Aye. Do we
25 have any old business?

1 MS. FERRARA: Could we get back to
2 old business in a minute and move onto new business?

3 CHAIRWOMAN BETTINGER: Yes.

4 MS. FERRARA: In your packet there
5 were -- the first item I have under new business is
6 at last week's Freeholder's meeting, a new
7 Commissioner was appointed to the Board Planning
8 Board, Alain Gomez. He would need to be sworn in.
9 I got a chance to speak to Mr. Gomez. He's very
10 excited to serve. I am going to schedule him to be
11 sworn in by the County Clerk. Hopefully, we will
12 see him next meeting. He's our number two
13 alternate. We are entitled to have a second
14 alternate. First Alternate is Commissioner Ng. He
15 will be our second alternate.

16 CHAIRWOMAN BETTINGER: I look forward
17 to him coming onto the Board.

18 MS. FERRARA: The second item under
19 new business is that this Friday, the County
20 Executive is going to receive a grant award from the
21 Local Passaic Cooperating Parties. They are a group
22 of companies who want to further revitalization of
23 the Passaic. It's is just a big check presentation
24 that's going to be with the County Executive and the
25 Mayor of Paterson. I know all of the Commissioners

1 received an invitation. I apologize that it was so
2 short notice, but if you can join us and be there.

3 CHAIRWOMAN BETTINGER: Thank you.
4 Just going forward in the future, if we can plan
5 these events in a timely fashion so that the
6 Commissioners will be able to plan their schedules,
7 you would get a better response from Commissioners.

8 MS. FERRARA: We intend to do that.

9 CHAIRWOMAN BETTINGER: Thank you.

10 MS. FERRARA: There's all I have for
11 new business.

12 CHAIRWOMAN BETTINGER: Would you like
13 to -- do we have any old business from any
14 Commissioners?

15 COMMISSIONER CHOFFO: I will be
16 attending that gala.

17 MS. FERRARA: It's this Friday at
18 11:00 a.m. in the Harrison section of the Passaic
19 Waterfront.

20 CHAIRWOMAN BETTINGER: Commissioner
21 Choffo, you can represent the Board.

22 Ms. Flor, do you need time for the next
23 application? We'll take a five-minute recess. I
24 believe they've had plenty of time to come back in
25 here.

1 (At this point in the proceeding, a
2 brief recess is taken.)

3 CHAIRWOMAN BETTINGER: Counselor.

4 MR. NAVARRETE: Ms. Chairwoman, we've
5 discussed this with our clients, and we would like
6 the opportunity to carry this for 30 days. We will
7 obtain the consent of the town of North Bergen.

8 MR. CURLEY: I would recommend that
9 the Board allow the application to be carried for 30
10 days; 30 days will be subject to the consent of the
11 municipality of North Bergen. If North Bergen
12 doesn't consent, obviously, the application would
13 have to be deemed denied. We would request as an
14 alternative a withdrawal of the applicant without
15 prejudice.

16 CHAIRWOMAN BETTINGER: Do I have a
17 motion a motion?

18 COMMISSIONER ARENCIBIA: Motion.

19 MR. CURLEY: That is for the
20 extension I take it, Mr. Arencibia?

21 COMMISSIONER ARENCIBIA: That's
22 right.

23 CHAIRWOMAN BETTINGER: The second was
24 Commissioner Choffo.

25 MS. FERRARA: On the motion for a

1 30-day extension, motion by Commissioner Arencibia.
2 Second by Commissioner Choffo.

3 Commissioner Arencibia.

4 COMMISSIONER ARENCIBIA: Aye.

5 MS. FERRARA: Commissioner Avagliano.

6 COMMISSIONER AVAGLIANO: Aye.

7 MS. FERRARA: Commissioner Choffo.

8 COMMISSIONER CHOFFO: Aye.

9 MS. FERRARA: Commissioner Cryan.

10 COMMISSIONER CRYAN: Aye.

11 MS. FERRARA: Commissioner

12 DiDomenico.

13 FREEHOLDER DiDOMENICO: Aye.

14 MS. FERRARA: Commissioner Romano.

15 FREEHOLDER ROMANO: Aye.

16 MS. FERRARA: Chairwoman Bettinger.

17 CHAIRWOMAN BETTINGER: I vote aye.

18 MS. FERRARA: The motion passes.

19 CHAIRWOMAN BETTINGER: When you come

20 before the Board, please be prepared and have all

21 the correct information that's needed for our

22 professionals. Please, never do that again to bring

23 something five minutes before. It was very unfair

24 to our engineer.

25 MR. NAVARRETE: We understand. Thank

1 you.

2 CHAIRWOMAN BETTINGER: Do we have any
3 other business? Do I have a motion --

4 MS. FERRARA: The only other item on
5 old business was that we were going to introduce --
6 we introduced the planning indicator report last
7 meeting. Unfortunately, the public notice that was
8 sent out to the paper did not have it as a line
9 item, and we would like to table it and introduce
10 the resolution at the next meeting.

11 CHAIRWOMAN BETTINGER: Okay. Do we
12 need to take a vote, Counsel?

13 MR. CURLEY: No, it's not necessary.

14 CHAIRWOMAN BETTINGER: We have a
15 motion on the floored to adjourn.

16 COMMISSIONER CHOFFO: Second.

17 CHAIRWOMAN BETTINGER: All in favor.

18 (Whereupon the proceeding is then
19 concluded at 7:28 p.m.)

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

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I, SHARI CATHEY, a Notary Public and
Shorthand Reporter 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 Wednesday,
April 18, 2012; and that this is a correct
transcript of the same.

SHARI CATHEY, S.R.
A NOTARY PUBLIC of the
State of New Jersey
I.D. No. 2283786
Commission Expires 2/4/17

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