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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, August 15, 2012  
6:30 p.m.

BEFORE:

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

ALSO PRESENT:

- MEGAN MASSEY, P.E., AICP, PRINCIPAL PLANNER
- MASSIEL FERRARA, PP, AICP, PLANNING DIRECTOR
- JACQUELINE MIDDLETON, ESQ., Board Attorney
- MARIO TRIDENTE, Inspector

Job No. NJ387326

1 CHAIRWOMAN BETTINGER: Good evening.  
2 I would like to call to order the meeting of the  
3 Hudson County Planning Board for Wednesday,  
4 August 15th, 2012. Counsel, has this meeting been  
5 properly advertised?

6 MS. MIDDLETON: Yes. Notice of the  
7 meeting has been given in accordance with the Open  
8 Public Meeting. Notice of the meeting has been  
9 posted with the Clerk of the Freeholders and the  
10 County Clerk and well as been sent to the Star  
11 Ledger and editors of the Jersey Journal.

12 CHAIRWOMAN BETTINGER: May I have a  
13 roll call?

14 MS. FERRARA: Commissioner Arencibia.

15 COMMISSIONER ARENCIBIA: Here.

16 MS. FERRARA: Commissioner Avagliano.

17 COMMISSIONER AVAGLIANO: Here.

18 MS. FERRARA: Commissioner Choffo.

19 COMMISSIONER CHOFFO: Here.

20 MS. FERRARA: Commissioner Cryan.

21 COMMISSIONER CRYAN: Here.

22 MS. FERRARA: Commissioner  
23 DiDomenico, absent. Commissioner Glembocki, absent.  
24 Commissioner Gomez.

25 COMMISSIONER GOMEZ: Here.

1 MS. FERRARA: Commissioner Holloway.

2 COMMISSIONER HOLLOWAY: Here.

3 MS. FERRARA: Commissioner Mehta,  
4 absent. Commissioner Ng.

5 COMMISSIONER NG: Here.

6 MS. FERRARA: Commissioner Romano,  
7 absent. Chairwoman Bettinger.

8 CHAIRWOMAN BETTINGER: Here.

9 MS. FERRARA: Chairwoman, we have a  
10 quorum.

11 CHAIRWOMAN BETTINGER: Thank you.  
12 Will everyone please stand to salute the flag.

13 (Flag Salute.)

14 CHAIRWOMAN BETTINGER: Have all the  
15 Commissioner received the Minutes? Do I have a  
16 motion for July 18, 2012?

17 COMMISSIONER HOLLOWAY: I make a  
18 motion.

19 MS. FERRARA: On a motion to accept  
20 the Minutes put forth by Commissioner Holloway --  
21 Commissioner Gomez, second by Commissioner Holloway.

22 CHAIRWOMAN BETTINGER: The other way.

23 MS. FERRARA: Put forth by  
24 Commissioner Holloway, second by Commissioner Gomez.

25 Commissioner Arencibia.

1 COMMISSIONER ARENCIBIA: Aye.  
2 MS. FERRARA: Commissioner Avagliano.  
3 COMMISSIONER AVAGLIANO: Abstained.  
4 MS. FERRARA: Commissioner Choffo.  
5 COMMISSIONER CHOFFO: Abstained.  
6 MS. FERRARA: Commissioner Cryan.  
7 COMMISSIONER CRYAN: Aye.  
8 MS. FERRARA: Commissioner Gomez.  
9 COMMISSIONER GOMEZ: Aye.  
10 MS. FERRARA: Commissioner Holloway.  
11 COMMISSIONER HOLLOWAY: Aye.  
12 MS. FERRARA: Commissioner Ng.  
13 COMMISSIONER NG: Aye.  
14 MS. FERRARA: Chairwoman Bettinger.  
15 CHAIRWOMAN BETTINGER: Aye.  
16 MS. FERRARA: The motion has passed.  
17 CHAIRWOMAN BETTINGER: Next item on  
18 the agenda.  
19 MS. FERRARA: The next item on the  
20 agenda is memorialization of resolutions considered  
21 at the last meeting, starting with Application  
22 2012-021-SP; Applicant, 1415 Park Avenue, LLC,  
23 located at 1415 Park Avenue, Block 126, Lots 3, 4  
24 6.1 and 7.1 located in Hoboken.  
25 The second resolution is for application

1 2012-022-SP, Gas Diesel Stop, Incorporated, at 100  
2 Schuyler Avenue, Block 272, Lot 15, located in  
3 Kearny.

4 CHAIRWOMAN BETTINGER: May I have a  
5 motion?

6 MS. FERRARA: On a motion put forth  
7 by Commissioner Gomez, second by Commissioner.

8 Commissioner Arencibia.

9 COMMISSIONER ARENCIBIA: Aye.

10 MS. FERRARA: Commissioner Avagliano.

11 COMMISSIONER AVAGLIANO: Abstained.

12 MS. FERRARA: Commissioner Choffo.

13 COMMISSIONER CHOFFO: Abstained.

14 MS. FERRARA: Commissioner Cryan.

15 COMMISSIONER CRYAN: Aye.

16 MS. FERRARA: Commissioner Gomez.

17 COMMISSIONER GOMEZ: Aye.

18 MS. FERRARA: Commissioner Holloway.

19 COMMISSIONER HOLLOWAY: Aye.

20 MS. FERRARA: Commissioner Ng.

21 COMMISSIONER NG: Aye.

22 MS. FERRARA: Chairwoman Bettinger.

23 CHAIRWOMAN BETTINGER: Aye.

24 MS. FERRARA: The motion has passed.

25 Next item on the agenda is Site Plan, Subdivisions

1 and other Matters Scheduled for Public Hearing. The  
2 first application is 2012-030-SP, Jacqueline and  
3 Jose Cantu, located at 957 Boulevard East Block 60,  
4 Lot 32.02 located in Weehawken, New Jersey.

5 MS. CANTU: Hi, good evening,  
6 Jacqueline Cantu. My husband and I own a  
7 three-family unit property located at 957 Boulevard  
8 East.

9 MS. MIDDLETON: Ms. Cantu, I want to  
10 swear you in first.

11 (The witnesses are sworn.)

12 MS. MIDDLETON: State your name and  
13 spell your last name.

14 MR. CANTU: My name is Jose Cantu.  
15 That's J-o-s-e; last name, Cantu, C-a-n-t-u.

16 MS. CANTU: Jacqueline Cantu,  
17 J-a-c-q-u-e-l-i-n-a; Cantu, C-a-n-t-u.

18 The proposed project is an addition to a  
19 three-family unit. We have a three-family unit  
20 property, and the addition would be to the top floor  
21 unit, which is the unit that we occupy. The  
22 addition will be in the rear of the property. It  
23 would not be on the Boulevard East side of the  
24 street.

25 COMMISSIONER ARENCIBIA: The addition

1 you made will not be on Boulevard East?

2 MS. CANTU: No, not at all. It's  
3 four stories in the front, and the rear of the  
4 property is three stories, and we are adding on the  
5 very top floor only comes in half a floor, so we're  
6 just adding the remainder of that floor in the rear  
7 of the property.

8 COMMISSIONER ARENCIBIA: You already  
9 have a driveway?

10 MS. CANTU: We have the garage is in  
11 the front of the property right in front of the  
12 sidewalk, and there is a driveway that leads into  
13 that garage.

14 MS. FERRARA: Madam Chair, let the  
15 record reflect Commissioner DiDomenico is here.

16 COMMISSIONER ARENCIBIA: Will you be  
17 doing any utility openings on the street?

18 MS. FERRARA: No.

19 MS. MASSEY: Madam, Chair, I just  
20 wanted to put into the record that the applicant is  
21 requesting a waiver from the green technique  
22 standards, and waiver of shade tree because there  
23 was a shade tree on the property, and it's amenable.

24 CHAIRWOMAN BETTINGER: Do you have an  
25 architect?

1 MS. CANTU: My engineer is actually  
2 here. Did you want him to testify?

3 MS. MIDDLETON: You're going to  
4 testify. You have to be sworn.

5 (The witness is sworn.)

6 MS. MIDDLETON: State your name.

7 MR. KRICKOVIC: Nenad, N-e-n-a-d  
8 Krickovic, K-r-i-c-k-o-v-i-c. I'm a professional  
9 engineer, licensed in the state. My office prepared  
10 the plans for this addition.

11 CHAIRWOMAN BETTINGER: Well, are you  
12 qualified as an expert?

13 MS. MIDDLETON: Would you like to  
14 state your qualifications, first of all, have you  
15 ever testified before any boards before?

16 MR. KRICKOVIC: Yes, I have testified  
17 numerous times throughout New Jersey.

18 MS. MIDDLETON: And you're licensed  
19 in New Jersey?

20 MR. KRICKOVIC: I'm licensed as a  
21 professional engineer.

22 CHAIRWOMAN BETTINGER: Okay.

23 COMMISSIONER CHOFFO: Could you give  
24 us a brief overview of the property?

25 MR. KRICKOVIC: This is the front of

1 the property, which we will not touch. There is a  
2 street-level one-car garage that belongs to this  
3 property.

4 CHAIRWOMAN BETTINGER: Can we please  
5 mark that?

6 MR. KRICKOVIC: It is Drawing 18.

7 MS. MIDDLETON: Mark that as Exhibit  
8 A.

9 MS. FERRARA: Madam Chair, these  
10 plans have been submitted to the Board, so that what  
11 he is presenting is not new.

12 MR. KRICKOVIC: These are the plans  
13 that we provided to the Weehawken Board of  
14 Adjustment that they approved. This is the front of  
15 the property, which is the garage, one-car garage, a  
16 car can park in the lawn section. This is the  
17 actually --

18 CHAIRWOMAN BETTINGER: Can you please  
19 speak up? We can't hear you.

20 MR. KRICKOVIC: On the second floor,  
21 we are doing a small renovation inside, and on the  
22 third floor in the rear of the property, we're  
23 adding an addition. In this elevation, this is the  
24 rear side, we're adding the addition in the back.  
25 This is the street, and this is the rear end of the

1 property.

2 CHAIRWOMAN BETTINGER: Demetrio, do  
3 you have anything?

4 COMMISSIONER ARENCIBIA: Well, it  
5 didn't appear to be affecting the County road at  
6 all. They're not doing construction in the roadway.  
7 There's no drainage.

8 MR. KRICKOVIC: Actually, what it is,  
9 the roof right now drains into the storm drain  
10 system, and now it will go this way to get this  
11 level, and then right now, it will drain into the  
12 same drainage system?

13 COMMISSIONER ARENCIBIA: Do you have  
14 a drainage system on site that connects directly to  
15 the sewer.

16 MR. KRICKOVIC: That connects  
17 directly to the sewer.

18 COMMISSIONER ARENCIBIA: I don't see  
19 that affecting the County road, Madam Chair.

20 CHAIRWOMAN BETTINGER: Any comments?  
21 Okay. Do I have a motion?

22 COMMISSIONER CHOFFO: I'll make a  
23 motion to approve.

24 COMMISSIONER NG: I will join him.

25 MS. FERRARA: On a motion put forth

1 by Commissioner Choffo. Second by Commissioner Ng.

2 Commissioner Arencibia.

3 COMMISSIONER ARENCIBIA: Aye.

4 MS. FERRARA: Commissioner Avagliano.

5 COMMISSIONER AVAGLIANO: Aye.

6 MS. FERRARA: Commissioner Choffo.

7 COMMISSIONER CHOFFO: Aye.

8 MS. FERRARA: Commissioner Cryan.

9 COMMISSIONER CRYAN: Aye.

10 MS. FERRARA: Commissioner

11 DiDomenico.

12 FREEHOLDER DiDOMENICO: Aye.

13 MS. FERRARA: Commissioner Gomez.

14 COMMISSIONER GOMEZ: Aye.

15 MS. FERRARA: Commissioner Holloway.

16 COMMISSIONER HOLLOWAY: Aye.

17 MS. FERRARA: Commissioner Ng.

18 COMMISSIONER NG: Aye.

19 MS. FERRARA: Chairwoman Bettinger.

20 CHAIRWOMAN BETTINGER: I vote aye.

21 MS. FERRARA: Madam, Chair, the  
22 motion has passed.

23 CHAIRWOMAN BETTINGER: Make sure you  
24 get the proper permits for the project.

25 MR. KRICKOVIC: Yes, ma'am. Thank

1 you very much.

2 MS. CANTU: Thank you.

3 MS. FERRARA: The next application to  
4 be heard, 2012-032-SP, the City of Hoboken, 1600  
5 Park Avenue in Hoboken Cove, Phase 1, Blocks 256H,  
6 11(W), Lots 1-7(H), 1, 2(W), located in Hoboken.

7 MR. PETRONGOLO: Good evening, Madam  
8 Chair. I appreciate you hearing us tonight. Do you  
9 want to have me sworn in first?

10 (The witness is sworn.)

11 MR. PETRONGOLO: My name is Joseph  
12 Petrongolo. I am a licensed professional planner in  
13 the State of New Jersey and a licensed landscape  
14 architect in the State of New Jersey. I am the  
15 project landscape architect and planner on this  
16 project. I have with me tonight Doug Hopper from  
17 our office of Remington & Vernick, Randi Forbes,  
18 City Planner for the City of Hoboken, and Steve  
19 Marks of the City of Hoboken as well.

20 I apologize, do you want to swear us all  
21 at that same time?

22 MS. MIDDLETON: That would be fine.  
23 Will there be testimony by Mr. Marks and Ms. Forbes?

24 MR. PETRONGOLO: No, myself, Mr.  
25 Hopper, and if necessary, Ms. Forbes.

1 (The witnesses are sworn.)

2 MR. PETRONGOLO: Informationally, I  
3 have reduced copies of the plan I want to present  
4 tonight.

5 MS. FERRARA: Madam Chairwoman, the  
6 first rendering we're going to label Exhibit A; the  
7 second rendering, Exhibit B.

8 MR. PETRONGOLO: We're here tonight  
9 to present a proposed multipurpose recreational site  
10 on the property, Block 256, Lots 1 to 8 and Block  
11 11, Lots 1 and 2 in the City of Hoboken, and the  
12 Block 11, Lots 1 and 2 are within the Weehawken  
13 boundary as well. The site is approximately a  
14 little larger than two acres. It is bounded by the  
15 New Jersey Transit right-of-way on the north. I  
16 would point out the New Jersey Transit right-of-way  
17 on the north, Park Avenue on the east, and 16th  
18 Street to south and Willow Avenue on the west.

19 We are proposing to have the center of the  
20 site an elevated, approximately 46-foot-high,  
21 multipurpose field. The field will be an artificial  
22 turf field with full-size soccer field. There will  
23 also be a small tot soccer field in the center, and  
24 then two T-ball recreation fields at either corner.  
25 We will have netting all the way around the field to

1 prevent balls from leaving the field, and then there  
2 will be ornamental fencing as well.

3 We're proposing a sledding hill. Its  
4 location -- not sledding, a sliding hill. It will  
5 have a slide coming down here, and then it will also  
6 act as a potential bleacher area, a place for people  
7 to sit as they're watching the various games. We're  
8 going to have benches along a Harbor Boulevard in  
9 this area, along with leaning rails to provide  
10 seating and a place for people to access the games  
11 as well. We're providing guide rails along Harbor  
12 Boulevard for safety purposes.

13 This project -- we also have storage and  
14 restroom facilities located in this area, the  
15 appropriate landscaping to provide aesthetics. The  
16 field will be have a synthetic block-type wall to  
17 add to the aesthetic feel of the site. We're also  
18 proposing with the right-of-way on Willow Avenue to  
19 have a stamped concrete in that area to give a  
20 little more texture and a little more recreation  
21 feel to the environment to make it more of a  
22 pleasant environment.

23 Willow Avenue is very, very seldomly used.  
24 As far as we know, the only people who really use  
25 this is a coffee truck that comes in once or twice a

1 day, goes around, makes a delivery and then leaves.  
2 So this is a very marginally used road, so we've  
3 improved it really to give more of a pedestrian feel  
4 on a pedestrian scale to the site. We're also  
5 proposing to reduce the width of Willow Avenue. In  
6 this location adjacent to the viaduct, there are  
7 telephone poles actually within the cartway of the  
8 road. We will move the curb now to the opposite  
9 side of those poles so that those poles would now be  
10 within the curbed area so they won't be in the  
11 cartway. We're also proposing a ball run in this  
12 location for another recreation use on the site.

13 This project is part of an overall  
14 improvement within this area of the City. This is  
15 as we refer to as Phase 1A of the proposed  
16 improvements. In the future, hopefully next spring,  
17 we'll be moving forward with Phase 1B, which will  
18 consist of this passive recreation facility, and  
19 we'll also tie those into these improvements we are  
20 proposing as part of the project we have before you  
21 tonight.

22 This is the overall master plan for this  
23 area in the City. We're referring to this as 1600  
24 and Cove Parks. They are really one project for all  
25 kinds of purposes. We're designing these together

1 as one site and building them in phases for  
2 financial reasons as well as developmental reasons.  
3 We're proceeding first with the recreation  
4 improvements, which there has been a great outcry in  
5 the City for these additional facilities. We need  
6 these recreational facilities, and that's why we're  
7 proceeding with those first. We would like to begin  
8 construction this fall for this portion of the site  
9 and begin construction for Phase 1A next spring.

10 This site has been designed, and Doug will  
11 talk a little further about the drainage, so we'll  
12 be able to store some drainage on-site so that it  
13 won't increase off-site run-off. And we have some  
14 storage in the -- actually in the pipes for the  
15 elevated field. Right now this is an open site.  
16 There is a building on site, and it is a vacant  
17 site. There is historic fill on the site, and  
18 everything we do will have to have a two-foot  
19 permeable cap on it, and we will do that. The field  
20 itself will act as the cap for the area and be  
21 elevated by the sliding hill. It's going to fill  
22 some of this in, and again, have a two-foot cap over  
23 that.

24 This is a -- in the improvements in this  
25 intersection, 16th and Park, were actually worked

1 out by the County. We're working with the County  
2 and working with them on the proposed improvements.  
3 We have actually asked for a waiver of a traffic  
4 impact statement since this is obviously a  
5 coordinated effort, and it has been designed and  
6 coordinated with the County. Phase 1 is the active  
7 portion of the project. Phase 1B will be the  
8 passive recreation. Those of you who are familiar  
9 with Pier A, that's what Phase 1 will be.

10 It's, we think, an excellent project for a  
11 city. I know the community is actively looking  
12 forward to this. We were actually going to proceed  
13 earlier with the soccer field. They want us to get  
14 it done as quick as humanly possible. We're here to  
15 answer any questions that you may have. We've met  
16 with your subcommittee.

17 CHAIRWOMAN BETTINGER: This was  
18 approved by Hoboken?

19 MR. PETRONGOLO: Oh, yes. We've had  
20 many public meetings within the community to go over  
21 this. We actually had concept design meetings with  
22 the community as well. It's well-received in the  
23 City itself.

24 MS. FORBES: The City doesn't need to  
25 go to the Planning Board.

1 CHAIRWOMAN BETTINGER: That was my  
2 question.

3 MS. FORBES: It is a City project.  
4 It something that the City Council ordinance  
5 requires a certain amount of public input and a  
6 public hearing for the improvements for the use of  
7 it. That was held on January 23rd on the conceptual  
8 drawings. So it is something that has been  
9 consented to be built. It is something that is long  
10 overdue.

11 CHAIRWOMAN BETTINGER: What about the  
12 Township of Weehawken?

13 MS. FORBES: We have met with the  
14 Mayor and gone over. It doesn't require board  
15 approval for Weehawken. We are going to be meeting  
16 with the construction code official in Hoboken.  
17 We're looking to see if that constructive comments  
18 regarding the Weehawken property to see if that  
19 could be done in one review. That will occur once  
20 we've spoken to our construction code official.

21 MR. PETRONGOLO: All of the proposed  
22 improvements within Weehawken are, in fact, flat  
23 concrete work. There is no structures or, you know,  
24 buildings or anything proposed within Weehawken  
25 itself. It's really just a portion at the patio or

1 plaza areas.

2 CHAIRWOMAN BETTINGER: Mr. Tridente?

3 MR. TRIDENTE: Yes, Madam Chair. I  
4 would like ask the architect to elaborate a little  
5 bit more on the retention system that controls the  
6 sheet flow from the plateau and the seven-foot berm  
7 that's adjacent to Lot 3.

8 MR. PETRONGOLO: I have an engineer,  
9 if you don't mind, Doug Hopper.

10 MS. MIDDLETON: Before you start, if  
11 you could just state your qualifications for the  
12 record.

13 MR. HOPPER: Sure. I'm Douglas  
14 Hopper. I'm the site engineer for the project and  
15 licensed in the state of New Jersey, and I've  
16 presented to this Board a couple of times and have  
17 been accepted.

18 Just to give you the lay of the land for  
19 the site, currently, there is a ridgeline that runs  
20 north and south existing on the lot. So one of our  
21 objectives within the design of the project, we  
22 wanted to maintain all the materials on the site.  
23 So basically what we're doing is we're cutting the  
24 top of this area off here and using that material to  
25 build pipe that's approximately 12 feet tall.

1           As far as the drainage, the current  
2 drainage patterns, everything from the midpoint to  
3 the west drain towards Willow, and everything to the  
4 east draining towards Park Avenue. That's what  
5 we're doing with proposed design, with the exception  
6 of the field area. The field area will have a small  
7 slope to the east, three-tenths of a percent, so any  
8 rainfall within the field area would infiltrate  
9 through the synthetic turf. There will be an  
10 under-drained spaced I think they're on 15-foot  
11 centers across here.

12           Any run-off that does not infiltrate in  
13 the ground will be collected in the under-drains.  
14 There will be a header system here, which will be a  
15 12-inch HDP pipe. They'll be the one that runs in  
16 the east-west direction here. From the system we  
17 will have a three-inch PVC pipe that will connect  
18 into the County system. This will serve as the  
19 control for the system. So during low-intensity  
20 storms, any water that enters the system will go out  
21 through the three-inch pipe. Once the capacity of  
22 the three-inch pipe is exceeded, the water will back  
23 up in header pipes and into the stall which is the  
24 basin.

25           There's about a 14-inch section that is

1 included eight inches of stone, four inches of  
2 finishing stone and the carpet itself and the  
3 synthetic turf, and then the infill material.  
4 That's the specifics of the stormwater management  
5 system.

6 In the embankment area, as I mentioned  
7 before, this is the high point. Everything will  
8 drain to the west and to the east. All drainage  
9 that runs to the west will enter the North Hudson  
10 Sewerage Authority combined sewer through inlets  
11 underneath the viaduct here. And then anything  
12 going to the east, this is graded so it will go  
13 straight to Harbor Boulevard, and there's a series  
14 of inlets along Harbor, which I believe were  
15 disconnected at one point from the County system,  
16 but I believe there's an agreement now those will or  
17 can be hooked back into the system.

18 COMMISSIONER ARENCIBIA: Which  
19 drainage is that?

20 MR. HOPPER: Just over here near the  
21 embankment, these two inlets here.

22 COMMISSIONER ARENCIBIA: You're  
23 talking about Park Avenue?

24 MR. HOPPER: Right.

25 COMMISSIONER ARENCIBIA: I think

1 there was a question about whether they were  
2 working, they're probably not. So you want to have  
3 the Utility Authority look at that to see if they  
4 are. If not, whoever did the work, it looks like  
5 some utility company over there damaged it.

6 MR. HOPPER: Okay. So this area it's  
7 just a small piece right here that we're draining to  
8 that. Everything else, the entire field area will  
9 be collected and drained off some subsurface. We  
10 did go to DEP for permits. This is a waterfront  
11 development area. We did meet the requirements for  
12 the permit by rule. It strictly meant that there  
13 were several conditions we had to meet, and we meet  
14 all of them. Basically, they gave us the permit.

15 We actually designed this piece about a  
16 year ago. It was a little bit different. The field  
17 was a little bit longer. It was little bit higher,  
18 which was one of the reasons we came back and redid  
19 it. There were some people in the community that  
20 felt like it was too high. At the time we did  
21 receive the permit by rule, we subsequently met with  
22 the DEP again a couple months ago, and again, the  
23 permit by rule still applied. Basically, it just  
24 says that since we're discharged to a tidal body,  
25 there really is no stormwater management required

1 because there will be no downstream effect. But as  
2 far as the County approval, we did go back and  
3 provide a system that was more stringent than what  
4 DEP required.

5 MR. PETRONGOLO: In addition, we had  
6 a licensed site remediation professional who was  
7 working on this site from our office to make sure  
8 that all the requirements were done in accordance  
9 with the state standards and they will be directly  
10 under his supervision.

11 COMMISSIONER ARENCIBIA: Madam Chair,  
12 on the three-inch pipe, you're going to connect that  
13 to the drainage system on Park Avenue. What kind of  
14 pipe is that, PVC?

15 MR. HOPPER: It's PVC, SCR-35.

16 COMMISSIONER ARENCIBIA: That pipe is  
17 not your standard-size pipe. Drainage is not  
18 standard for the site. They're there to control the  
19 outflow for the site, and that's going to be more  
20 maintenance. You better have the City there to make  
21 sure that the three-inch pipe never gets clogged up,  
22 or you'll have the entire site clogging up.

23 MR. HOPPER: I understand.

24 COMMISSIONER ARENCIBIA: If you want  
25 to put a clean-out chamber.

1 MR. HOPPER: Another way we can do it  
2 also, we can just put a cut-off wall in this final  
3 structure on our property, this front, and cut it at  
4 wall height and just put a three-inch hole at the  
5 bottom, and actually have a larger pipe that  
6 connects to your system. That way it constricts it  
7 and the control is strictly on our site. No, the  
8 maintenance, we can do that as well. Hydraulically,  
9 it's the same effect.

10 Any questions?

11 MR. TRIDENTE: Yes, I have some  
12 questions. What type of activity, what is the age  
13 group that is going to be playing on these fields?

14 MR. PETRONGOLO: We haven't limited  
15 the age groups.

16 MR. TRIDENTE: If you have high  
17 school kids, would they be able to play on these  
18 field?

19 MS. FORBES: There will be a variety.  
20 The great thing about this field is it's multiple  
21 uses and multiple age groups. It will all be  
22 scheduled practices and games through the recreation  
23 department. There will be adult play, there will  
24 high school play, and there will be tots.

25 MR. TRIDENTE: Okay. It's going to

1 be controlled. How high is the netting going to be  
2 on the field?

3 MR. PETRONGOLO: It's thirty feet,  
4 and it will be controlled. It's not anybody is  
5 going to be playing on it at any time.

6 MR. TRIDENTE: Okay. On the site  
7 plan, you don't have the seven-foot-high berm that's  
8 at the rear of the staircase. Can you just explain  
9 how you're going to divert the water channelizing in  
10 between those two berms, the 17-foot high plateau,  
11 where the staircase is, and then that ten-foot-high  
12 berm? How are you going to control that sheet flow  
13 coming down from Block 3?

14 MR. HOPPER: You're saying this area?  
15 This is the hot point. So from this point,  
16 elevation is around 7.2, I believe. The street  
17 level is around five. This area, this area is  
18 actually a fairly mild slope. It's three to one, so  
19 this will be --

20 MR. TRIDENTE: On your grading plan,  
21 you have seven?

22 MR. PETRONGOLO: Yes, here right, at  
23 the bottom of the stair I believe 7.2 or 7.1, and  
24 the stairs go up. These slopes are at three to one,  
25 which once they're stabilized, you'll be okay there

1 as far as the water. So any water on this side will  
2 come up like. Any water falling right here behind  
3 the stairs, it's between two and three percent from  
4 here down to the river.

5 MR. TRIDENTE: Where those trees are,  
6 what about the slope going down the trees?

7 MR. HOPPER: This is graded so this  
8 water will come straight out. This is pitched  
9 perpendicular to the edge line. There is an  
10 existing swell area that grades down to the river.

11 MR. TRIDENTE: So you're going to be  
12 able to control that sheet flow coming down off of  
13 that slope, the berm and that plateau area?

14 MR. HOPPER: Right, we can actually  
15 pitch it back more towards that way if we need to.  
16 Right now it's shown the contour are perpendicular  
17 to this edge. We just rotate them a little bit more  
18 and pitch it back towards the curb line.

19 MR. TRIDENTE: Do you intend to put  
20 any signage on Park Avenue, 16th Street and Park  
21 Avenue? You need to have No Parking signs.

22 MR. PETRONGOLO: Certainly, yeah,  
23 that's no a problem.

24 MR. HOPPER: We do have a drop-off  
25 area. This is the 16.

1 MR. TRIDENTE: Also, at the entrance  
2 of Harbor, there is that narrow strip. There used  
3 to be a Do Not Enter Sign right there. That there  
4 used to be a Do Not Enter sign. That got hit head  
5 on last week.

6 MR. HOPPER: We know that there's,  
7 obviously, being the County is doing their work  
8 there, if there is not a Do Not Enter sign as part  
9 of a project, we certainly can pick up with that.

10 COMMISSIONER ARENCIBIA: The County  
11 will take care of that. We will have that sign up.

12 MR. TRIDENTE: Going along the Willow  
13 Avenue Side where the poles are, there are several  
14 catch basins, one right alongside of the base of the  
15 bridge, that's this one here, and several that are  
16 further down. They are inactive. They seem to be  
17 all clogged. Is that something that the County is  
18 going to take care of? There's catch basins there?

19 COMMISSIONER ARENCIBIA: Yes, I  
20 mentioned it.

21 MR. TRIDENTE: No further questions.

22 MR. PETRONGOLO: I'll make those  
23 changes and adjust that slope a little bit.

24 CHAIRWOMAN BETTINGER: The Board  
25 received a packet. There seems to be a residential

1 home, 1632 Park Avenue?

2 MR. PETRONGOLO: That's located right  
3 here.

4 CHAIRWOMAN BETTINGER: What I wanted  
5 to know, is the owner informed of this project?  
6 Would you like to speak?

7 MR. HOPPER: I think that's what we  
8 were actually just discussing as well, addressing  
9 that drainage in area.

10 CHAIRWOMAN BETTINGER: State your  
11 name.

12 MR. LUTEMBRY: Marshall Lutembry, I  
13 own the property at 1632 Park Avenue in Weehawken,  
14 which is adjacent to the park.

15 MS. MIDDLETON: I'm going to swear  
16 you in.

17 (The witness is sworn.)

18 MS. MIDDLETON: Before we get  
19 started, Mr. Lutembry, I just want to put on the  
20 record that law firm represented Mr. Lutembry in  
21 relation to this property that we're speaking of.

22 MR. LUTEMBRY: I'm not here to hold  
23 the project up. I think it looks spectacular. My  
24 only concern is the water because there's a  
25 tremendous sheeting now since they put in the cap,

1 right above the berm is the coming to my back door.  
2 Unless I should by a bigger boat, tell me now?

3 MR. PETRONGOLO: I think as Mr.  
4 Hopper testified and we just discussed, I want to  
5 make a couple revisions in this area just to kind of  
6 lift this concrete edge, and put it more towards us.  
7 That will help with the drainage there.

8 MR. LUTEMBRY: Great, thank you.  
9 It's a smaller boat.

10 CHAIRWOMAN BETTINGER: I'm looking,  
11 and we didn't even know that you were here.

12 MS. FERRARA: Madam Chair, just for  
13 the record, there are not going to be any permanent  
14 structures on the viaduct. Just also, if Demetrio,  
15 the County Engineer, is comfortable with the  
16 narrowing of Willow, they are proposing to narrow  
17 Willow.

18 COMMISSIONER ARENCIBIA: Madam Chair,  
19 I think the proposed improvements, like the  
20 narrowing of the Marginal Road to 12 feet, as long  
21 as it meets the curb New Jersey DOT Improvement  
22 Designs, I have no problem. It depends what kind of  
23 use that road is going to be. You stated early  
24 there's very little traffic. There's not going to  
25 be any bicyclists using that?

1 MR. PETRONGOLO: You may have  
2 pedestrians. You may have bicyclists. We're not  
3 proposing to change.

4 COMMISSIONER ARENCIBIA: You're not  
5 going to encourage bicycle and pedestrian use along  
6 that Marginal Road.

7 MS. FORBES: We want to discourage a  
8 lot of traffic and drop off from passing there and  
9 having people there. So we want to do the paving  
10 treatment so that it feels like less of a road, more  
11 of an access to a particular site.

12 MR. PETRONGOLO: We're going with the  
13 pressed concrete. It would be more uncomfortable to  
14 ride on for a bicyclist as opposed to a nice, smooth  
15 asphalt or concrete.

16 COMMISSIONER ARENCIBIA: There is a  
17 certain width of roadways depending on the use, and  
18 if you don't expect much traffic, it could be twelve  
19 feet, but if you're going to have cars and people  
20 mixed together, bicyclists, then they want 15 or  
21 16 feet. I understand that you're doing it because  
22 of the utility poles and protection for vehicles to  
23 avoid hitting those poles, but that probably should  
24 be already there, but I don't have any objection to  
25 it.

1           Just at some stage there will be when you  
2     finalize the plans with the construction boards, you  
3     would be coming to the County Engineer's office for  
4     permits, maybe we come up with other things to take  
5     to the board what I think the City is actually going  
6     to work out with county. Very importantly, we have  
7     to have the drainage agreement between the City of  
8     Hoboken and the County, which we will require. This  
9     agreement will cover pretty much everything that  
10    will be constructed within the County right-of-way.  
11    There's roadways involved, Willow Avenue and Park  
12    Avenue, specifically to limit it to Marginal Road on  
13    the west side of the Park Avenue viaduct, and you  
14    will be working on the east side of Marginal on the  
15    viaduct and the viaduct itself. You're proposing  
16    uses on the viaduct on the first phase.

17           MR. PETRONGOLO: The only use we have  
18    in this location, we're going to fence this area  
19    here so that people don't go here.

20           COMMISSIONER ARENCIBIA: I understand  
21    that you have this project in phases, and sometime  
22    in the future you may do other improvements.

23           MR. PETRONGOLO: It's just Phase 3 or  
24    4. We're on Phase 1 and 1A right now. You know,  
25    the overall master plan has showed a potential for a

1 tot lot in this area, considering it's under the  
2 viaduct. We have not worked on any design drawings  
3 for that yet. We have not gone out to bid. That's  
4 in the future.

5 COMMISSIONER ARENCIBIA: But that  
6 could be covered under the agreement so you don't  
7 have to go back to the roadway. That agreement will  
8 also have other issues that need to be addressed,  
9 such as maintenance of the area underneath the  
10 viaduct, sweeping, lighting, security, things that  
11 probably haven't even been thought about yet, but  
12 those are things that the agreement will cover,  
13 insurance. It could be removable bollards.

14 Also, for the County's purpose of this  
15 viaduct is for the Weehawken public to go over the  
16 light rail in Hoboken and Weehawken. That viaduct  
17 was built in 1935. At some point there's going to  
18 be a rehabilitation project we have been doing and  
19 for replacement. That agreement will cover -- you  
20 know, it's something that the County has to have the  
21 priority with any repairs which may require closing  
22 of the park for their use for maintenance needs, to  
23 close that for inspections and maintenance.

24 The viaduct is a concrete encased steel  
25 structure -- structural steel beams construction.

1 It's not is -- bridges are not built that way  
2 anymore. The functional interior and structural has  
3 changed, so I mean if this bridge would be built  
4 today, it wouldn't be built the way it is now.  
5 There are certain geometric consideration. This  
6 does not go to standards with other bridges. Today  
7 it would be different. So those are the kinds of  
8 things that the County has to have precedence over,  
9 the right-of-way for any bridge.

10 MR. PETRONGOLO: We certainly  
11 understand. I mean, we certainly understand.

12 COMMISSIONER ARENCIBIA: So that's  
13 when it does come in the agreement portion of it,  
14 it's on the record and we'll have something to  
15 reference when we draft the agreement.

16 MR. PETRONGOLO: We moved the  
17 multi-purpose field out of the right-of-way so that  
18 really if you have to come in to do some work, it's  
19 not going to impact the main purpose of this site,  
20 which is the field. So we're aware, we would work  
21 with you. Clearly, you let us know. It's a  
22 legitimate public safety point.

23 COMMISSIONER ARENCIBIA: This is a  
24 good project. I've been working together with the  
25 City making sure this project is designed, and

1 having awarded the 16th Street and Park Avenue  
2 traffic signal, so that construction is likely going  
3 to start in September. That was called in together  
4 with the City. 16th Street itself between Park  
5 Avenue and Willow was recently turned over to the  
6 City. It used to be a County road. The City will  
7 have control of that street between the County  
8 roads.

9 The decorative treatment you referenced to  
10 the pavement, there are certain brand names, I think  
11 I've mentioned there is one kind that is very thick.  
12 I think it's called Endura.

13 MR. PETRONGOLO: Endura Green or  
14 Endura Cover.

15 COMMISSIONER ARENCIBIA: Endura  
16 something, that seems to be a good product. That  
17 would be something that the County would be need to  
18 see, and the utility, drainage and the curb.  
19 There's a barrier curb. I think you took out the  
20 barrier.

21 MR. PETRONGOLO: Yes, that entire  
22 length, and we rearranged the ADA access over here  
23 in the County. We have the whole site is ADA  
24 accessible, and we have ramps leading up to the  
25 field. The hill itself, there obviously is no ADA

1 accessibility on top for a wheelchair ramp. You  
2 know, the access to the areas around it, access up  
3 onto the fields, eventually access to the other site  
4 will all be accessible.

5 CHAIRWOMAN BETTINGER: What is the  
6 traffic pattern?

7 MR. PETRONGOLO: Right now, Harbor is  
8 a one-way direction. Willow is a one-way direction  
9 here. That's it. You do get a lot of traffic  
10 coming from Weehawken and along Harbor. In Phase  
11 1B, we are intending to look at traffic calming  
12 measures to that slow traffic, and as we said right  
13 now, the only traffic I've ever seen, I've only seen  
14 it once myself is a coffee truck.

15 COMMISSIONER ARENCIBIA: Madam Chair,  
16 there's no traffic signal to allow pedestrians to  
17 cross that intersection. Right now there is nothing  
18 there. That's the main purpose of the traffic  
19 signal.

20 CHAIRWOMAN BETTINGER: Where is the  
21 traffic signal going?

22 COMMISSIONER ARENCIBIA: On 16th and  
23 Park.

24 MR. PETRONGOLO: There is if  
25 necessary a parking deck right down the road. There

1 is no parking right on site. You have people to  
2 walk here or bike here. We have bike racks  
3 throughout the site. We're actually going to use  
4 the bike racks as almost an ornamental treatment.  
5 We have decorative bike racks, some in the front,  
6 some around -- we're actually placing them around  
7 the hedge, kind of almost like forming an edge.

8 CHAIRWOMAN BETTINGER: Is the parking  
9 garage down the road?

10 MR. PETRONGOLO: It's the next block  
11 down. It's one block down. That's existing now.

12 CHAIRWOMAN BETTINGER: Do you have a  
13 question?

14 COMMISSIONER CRYAN: Madam Chair,  
15 you're applying for a waiver of the traffic study?

16 MR. PETRONGOLO: Yes.

17 COMMISSIONER CRYAN: Why?

18 MR. PETRONGOLO: One, we've been  
19 working with the County's office on this  
20 intersection, which is really the intersection  
21 impacted by this site. This intersection  
22 improvement was designed by the County. You had a  
23 consultant that you assigned us.

24 COMMISSIONER ARENCIBIA: Its use is  
25 the use of the park and the field, there's going to

1 be traffic. The peak is going to be...

2 MR. PETRONGOLO: We have no parking  
3 facilities as we said, in ten years, biking,  
4 pedestrian circulation. You may have drop-off.  
5 This should not be a traffic generator. This is for  
6 recreation purposes. We're not putting a store here  
7 that is bringing a lot of traffic. We've been  
8 working with the County on the site.

9 CHAIRWOMAN BETTINGER: Mr. Arencibia,  
10 are you satisfied? We have photographs of the  
11 water.

12 COMMISSIONER ARENCIBIA: That's  
13 basically, I wish I knew that earlier. It looks  
14 like they tried to take care of it before this  
15 project came. It's a County problem. The inlets,  
16 it looks really bad. It is not even raining. It's  
17 still sunny. So I guess, like I said, you know,  
18 I'll take a look at it. If you have problems with  
19 drainage, give our office a call, the County  
20 Engineer's office. We'll be responsive.

21 COMMISSIONER CHOFFO: Commissioner  
22 Arencibia, I'm assuming that each phase of this  
23 project they have to come in front of us?

24 COMMISSIONER ARENCIBIA: I would  
25 think they need to come back for next phases, yes.

1 There is another phase. That's Hoboken Cove.

2 MR. PETRONGOLO: This is Phase 1A.  
3 We'll probably be here beginning or midwinter, yeah,  
4 for the new construction on this phase, maybe even  
5 before.

6 CHAIRWOMAN BETTINGER: Any other  
7 comments or questions? Do I have a motion?

8 MS. FERRARA: On a motion put forth  
9 by Commissioner Cryan. Second by Commissioner  
10 Gomez.

11 CHAIRWOMAN BETTINGER: Are the  
12 conditions clear to everything?

13 MR. PETRONGOLO: Yes.

14 MS. FERRARA: One more time. On a  
15 motion put forth by Commissioner Cryan, second by  
16 Commissioner Gomez.

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 Gomez.

4 COMMISSIONER GOMEZ: Aye.

5 MS. FERRARA: Commissioner Holloway.

6 COMMISSIONER HOLLOWAY: Aye.

7 MS. FERRARA: Commissioner Mehta.

8 COMMISSIONER MEHTA: Aye.

9 MS. FERRARA: Commissioner Ng.

10 COMMISSIONER NG: Aye.

11 MS. FERRARA: Chairwoman Bettinger.

12 CHAIRWOMAN BETTINGER: I vote aye.

13 Good luck with the project.

14 COMMISSIONER CHOFFO: I have a  
15 question.

16 MR. PETRONGOLO: Too late.

17 COMMISSIONER CHOFFO: Does Jude  
18 Fitzgibbons know about this project? I'm sorry,  
19 just joking.

20 MS. FERRARA: Next item on the agenda  
21 are applications to be declared exempt. Application  
22 starting off, Application 2012-027-SP, Robert  
23 Richardi, located at 102-108 Cambridge Avenue, Block  
24 2902, Lot 34, in Jersey City.

25 Next application, 2012-028-SD, Grand LHN

1 III Urban Renewal, LLC, Grand Street at Grove  
2 Street, Block 152907, Lots 1 through 4, in Jersey  
3 City.

4 Next application, 2012-031-SD, 134 Bay  
5 Street, LLC, 332-350 Marin Boulevard at 143 Bay  
6 Street, Block 11506, Lots 1 and 12, in Jersey City.

7 The final application, 2012-035-SD,  
8 Bayfront Redevelopment, LLC, 440 Route 440, Block  
9 26101, Lot 1, in Jersey City.

10 CHAIRWOMAN BETTINGER: May I have a  
11 motion?

12 MS. FERRARA: On a motion put forth  
13 by Commissioner Avagliano. Second by Commissioner  
14 Choffo.

15 Commissioner Arencibia.

16 COMMISSIONER ARENCIBIA: Aye.

17 MS. FERRARA: Commissioner Avagliano.

18 COMMISSIONER AVAGLIANO: Aye.

19 MS. FERRARA: Commissioner Choffo.

20 COMMISSIONER CHOFFO: Aye.

21 MS. FERRARA: Commissioner Cryan.

22 COMMISSIONER CRYAN: Aye.

23 MS. FERRARA: Commissioner  
24 DiDomenico.

25 FREEHOLDER DiDOMENICO: Aye.

1 MS. FERRARA: Commissioner Gomez.

2 COMMISSIONER GOMEZ: Aye.

3 MS. FERRARA: Commissioner Holloway.

4 COMMISSIONER HOLLOWAY: Aye.

5 MS. FERRARA: Commissioner Mehta.

6 COMMISSIONER MEHTA: Aye.

7 MS. FERRARA: Commissioner Ng.

8 COMMISSIONER NG: Aye.

9 MS. FERRARA: Chairwoman Bettinger.

10 CHAIRWOMAN BETTINGER: I vote aye.

11 MS. FERRARA: The motion has passed.

12 Madam Chair, I have no old business.

13 CHAIRWOMAN BETTINGER: Mr. Tridente,  
14 you did a wonderful job with the photos. Thank you  
15 on behalf of the Board.

16 MS. FERRARA: Madam Chair, I only  
17 have one item. It's in your packet. There is a  
18 letter on the State Planning Commission has  
19 scheduled an additional hearing in Jersey City. I  
20 want to make the Commissioners aware of that. The  
21 letter is attached as well as additional information  
22 if you choose to attend the meeting in Jersey City  
23 on September 13 at one o'clock down at City Hall.

24 The State is doing an update on the State  
25 plan. It takes any redevelopment issues and targets

1 in the state. So right now they have proposed a  
2 draft plan, and they are asking for comments on  
3 them.

4 COMMISSIONER CHOFFO: Madam Chair, I  
5 believe for the Site Plan Subdivision Committee,  
6 it's myself and Commissioner Holloway. We try to  
7 get there as much as we could. I just wanted to  
8 notify if another Commissioner volunteered, please  
9 step through.

10 MS. FERRARA: We are required to have  
11 three as well a planning director to create a Site  
12 Plan Committee. We have to review and be able to  
13 present applications for review.

14 COMMISSIONER GOMEZ: I can do it.

15 MS. FERRARA: We will include you on  
16 the Site Plan Committee mailing list.

17 CHAIRWOMAN BETTINGER: Any comments?  
18 Do I have a motion to adjourn? All in favor.

19 (Whereupon the proceeding is then  
20 concluded at 7:43 p.m.)

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

I, SHARI CATHEY, a Registered Professional Reporter 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 Wednesday, August 15, 2012; and that this is a correct transcript of the same.

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

|                             |                          |                             |                             |
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