

HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING

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TRANSCRIPT OF
PROCEEDINGS

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Hudson County Freeholders Chambers
Third Floor
567 Pavonia Avenue
Jersey City, New Jersey
Wednesday, August 21, 2013
6:30 p.m.

BEFORE:

- DANIEL CHOFFO, Chairman
- JAMES CRYAN, Vice Chairman
- JOSEPH GLEMOCKI, P.E., Asst. County Engineer
- RENEE BETTINGER, Commissioner
- MICHAEL HOLLOWAY, Commissioner
- HON. DOREEN DiDOMENICO, Freeholder
- KENNEDY NG, Alternate Commissioner
- RUSHABH MEHTA, Commissioner
- BETANIA PERALTA, Commissioner
- HON. ANTHONY ROMANO, Freeholder

ALSO PRESENT:

- JACQUELINE MIDDLETON, ESQ., Board Attorney
- FRANCESCA GIARRATANA, Assistant Planner
- MARIO TRIDENTE, Inspector
- MEGAN MASSEY, PP, AICP, Principal Planner

Job No. NJ1616113

1 CHAIRMAN CHOFFO: Good evening. Can
2 everyone hear me okay? I would like to call to
3 order the meeting of the Hudson County Planning
4 Board for this evening, Wednesday, August 21st. Let
5 the record reflect it's 6:38 p.m.

6 Has this meeting been properly advertised?

7 MS. MIDDLETON: Yes, it has. The
8 meeting has been properly advertised and noticed
9 according to the Open Public Meetings Act. It was
10 advertised in the Jersey Journal and Star Ledger.
11 Notice of meeting was posted with the County Clerk
12 and the Clerk of Freeholders.

13 CHAIRMAN CHOFFO: Ms. Massey, roll
14 call.

15 MS. MASSEY: Commissioner Arencibia,
16 absent. Commissioner Bettinger.

17 COMMISSIONER BETTINGER: Here.

18 MS. MASSEY: Commissioner Cryan.

19 COMMISSIONER CRYAN: Here.

20 MS. MASSEY: Commissioner DiDomenico.

21 FREEHOLDER DiDOMENICO: Here.

22 MS. MASSEY: Commissioner Glembocki.

23 COMMISSIONER GLEMBOCKI: Here.

24 MS. MASSEY: Commissioner Gomez,
25 absent. Commissioner Holloway.

1 COMMISSIONER HOLLOWAY: Here.

2 MS. MASSEY: Commissioner Mehta,
3 absent. Commissioner Ng.

4 COMMISSIONER NG: Here.

5 MS. MASSEY: Commissioner Peralta.

6 COMMISSIONER PERALTA: Here.

7 MS. MASSEY: Commissioner Romano,
8 absent. And Chairman Choffo.

9 CHAIRMAN CHOFFO: Here.

10 MS. MASSEY: We have a quorum.

11 CHAIRMAN CHOFFO: Thank you. Please
12 stand to salute the flag.

13 (Flag Salute.)

14 CHAIRMAN CHOFFO: Have all the
15 Commissioners reviewed the Minutes from the last
16 meeting? Motion?

17 COMMISSIONER BETTINGER: Mr.
18 Chairman, one correction, Ms. Massey was not
19 present. It was noted that you were here.

20 CHAIRMAN CHOFFO: Reflect that.
21 Other than that, any other issues? Can I have a
22 motion?

23 COMMISSIONER HOLLOWAY: I'll make a
24 motion.

25 FREEHOLDER DiDOMENICO: Second.

1 MS. MASSEY: On a motion made by
2 Commissioner Holloway, and second by Commissioner
3 DiDomenico.

4 Commissioner Bettinger.

5 COMMISSIONER BETTINGER: Aye.

6 MS. MASSEY: Commissioner Cryan.

7 COMMISSIONER CRYAN: Aye.

8 MS. MASSEY: Commissioner DiDomenico.

9 FREEHOLDER DiDOMENICO: Aye.

10 MS. MASSEY: Commissioner Glembocki.

11 COMMISSIONER GLEMBOCKI: Yes.

12 MS. MASSEY: Commissioner Holloway.

13 COMMISSIONER HOLLOWAY: Aye.

14 MS. MASSEY: Commissioner Ng.

15 COMMISSIONER NG: Aye.

16 MS. MASSEY: Commissioner Peralta.

17 COMMISSIONER PERALTA: Yes.

18 MS. MASSEY: Chairman Choffo.

19 CHAIRMAN CHOFFO: Aye.

20 MS. MASSEY: The motion has passed.

21 CHAIRMAN CHOFFO: Memorialization of
22 resolutions considered at the previous meeting.

23 Would anyone like to make a motion on the
24 resolutions? Do you want to read them out? Sorry.

25 MS. MASSEY: Applications for

1 memorialization of resolutions considered at the
2 previous meeting. Application 2013-027-SP,
3 Applicant, Allen Magrini, PHM2 Associates, LLC, this
4 is an addition to the agenda. The location is 2
5 Journal Square, Block 9403, Lot 15, in Jersey City.

6 CHAIRMAN CHOFFO: Next one.

7 MS. MASSEY: Application 2013-33-SP,
8 Michael Haddad; located at 1505, JFK Boulevard,
9 Block 1250, Lot 18A, in Jersey City; and Application
10 2012-38-SP, Hook and Ladder Company, No. 1, Town of
11 Secaucus, located at 272 County Avenue, Block 42,
12 Lot 12 and 13, Secaucus.

13 CHAIRMAN CHOFFO: Do I have a motion?

14 MS. MASSEY: On a motion made by
15 Commissioner Holloway. Seconded by Commissioner
16 Cryan.

17 Commissioner Bettinger.

18 COMMISSIONER BETTINGER: Aye.

19 MS. MASSEY: Commissioner Cryan.

20 COMMISSIONER CRYAN: Aye.

21 MS. MASSEY: Commissioner DiDomenico.

22 FREEHOLDER DiDOMENICO: Aye.

23 MS. MASSEY: Commissioner Gomez --
24 I'm sorry. Commissioner Holloway.

25 COMMISSIONER HOLLOWAY: Aye.

1 MS. MASSEY: Commissioner Peralta.

2 COMMISSIONER PERALTA: Aye.

3 MS. MASSEY: That's it. The motion
4 has passed.

5 CHAIRMAN CHOFFO: Site plans,
6 subdivisions and other matters scheduled for public
7 hearing.

8 MS. MASSEY: Application 2013-45-SP,
9 Applicant, 136 Park Avenue, LP, located at 136 Park
10 Avenue, Block 34, Lot 18, in Hoboken.

11 MR. MATULE: Good evening,
12 Mr. Chairman, Board Members, Robert Matule,
13 M-a-t-u-l-e, appearing on behalf of the applicant,
14 136 Park Avenue, LP. We have James McNeight, the
15 project architect, who will be testifying this
16 evening. Could I have Mr. McNeight sworn?

17 MS. MIDDLETON: State your name for
18 the record, please, and spell your last name.

19 MR. McNEIGHT: My name is James
20 McNeight, spelled M-c-N-e-i-g-h-t. The name of my
21 company is my name with PC after it.

22 (The witness is sworn.)

23 MR. MATULE: Just for the record,
24 Mr. McNeight has testified many times here before
25 the Board. Mr. McNeight, can you just explain to

1 the Board Members the current site conditions and
2 what it is the applicant is proposing to put on the
3 site?

4 MR. McNEIGHT: You can see a photo on
5 the upper part of this drawing here. There is a
6 series of three framed structures that are pushed
7 back on the site. Here is the existing site plan.
8 So it's a 17-1/2-foot site by 150. The building is
9 50 feet back from the front property line. So
10 there's a big parking area in front and the
11 buildings are sitting in the back. The proposal is
12 to destroy this building, build a new building that
13 is four stories tall and has two apartments in it.

14 It doesn't have a garage. It just has a
15 stoop and a paved front yard in the front. We have
16 an encroachment that goes eight feet past the front
17 property line to the curb -- not to the curb, eight
18 feet off the property line. That stoop comes out on
19 the paved area in front. Primarily, this is a
20 triplex apartment on the upper three stories, and
21 there is a small hundred-square-foot or so
22 one-bedroom -- studio apartment in the front of the
23 building.

24 The back of the property is going to be --
25 has a patio in the center of it, and the planting

1 bed is all the way around. We proposed a new street
2 tree on Park Avenue, and the three things that we're
3 doing to the site that involves green activities is
4 the planting of a new street tree on the front,
5 we're decreasing the amount of impervious area to
6 allow more natural drainage, and below the building,
7 we're going to have a holding tank for stormwater.
8 Those intravenously will let into the sewer system
9 after the storm event is over.

10 MR. MATULE: Has the Hoboken Zoning
11 Board of Adjustment already granted site plan
12 approval?

13 MR. McNEIGHT: Yes, they have.

14 MR. MATULE: Just for the record, we
15 were advised earlier, we have to prepare a metes and
16 bounds description for the front stoop for the
17 encroachment agreement. We were advised the
18 engineer would like us include the sidewalk pavers
19 also, so we're going to get that redone and
20 resubmitted. That's it, very straightforward.

21 CHAIRMAN CHOFFO: When did Hoboken
22 approve this?

23 MR. MATULE: I don't have the file
24 with me, but I would say two months ago.

25 CHAIRMAN CHOFFO: Is there any

1 additional conditions of approval for Hoboken?

2 MR. MATULE: The only condition was
3 County site plan approval. I could submit a copy of
4 the Hoboken resolution.

5 CHAIRMAN CHOFFO: If you don't mind.
6 Any questions of any Commissioners?

7 FREEHOLDER ROMANO: Mr. McNeight.

8 MS. MASSEY: For the record
9 Freeholder Romano has joined the meeting.

10 FREEHOLDER ROMANO: You're available
11 to return phone calls if we have any questions?

12 MR. McNEIGHT: Yes, sir.

13 COMMISSIONER BETTINGER: Just for
14 clarification, this is for only one of those three
15 dwellings in the photograph?

16 MR. MATULE: Yeah. In the
17 photograph, it's the one on the far right side of
18 the photograph.

19 COMMISSIONER BETTINGER: Are they
20 attached?

21 MR. McNEIGHT: This one and the one
22 further south has a party wall between the two
23 buildings.

24 COMMISSIONER BETTINGER: Are there
25 any consequences to the attached one if you take

1 down that one structure?

2 MR. McNEIGHT: Interestingly, the
3 building to the south had site plan approval from
4 the Zoning Board more than six or eight months ago.
5 He's been waiting for this to get approved so both
6 buildings can come down without any issue.

7 CHAIRMAN CHOFFO: So they're going to
8 come down at the same time?

9 MR. McNEIGHT: Yes, the first two on
10 the upper fourth part of that site.

11 COMMISSIONER BETTINGER: Thank you.

12 MS. MASSEY: On a motion made by
13 Commissioner Cryan, and seconded by Commissioner
14 Romano.

15 Commissioner Bettinger.

16 COMMISSIONER BETTINGER: Aye.

17 MS. MASSEY: Commissioner Cryan.

18 COMMISSIONER CRYAN: Aye.

19 MS. MASSEY: Commissioner DiDomenico.

20 FREEHOLDER DiDOMENICO: Aye.

21 MS. MASSEY: Commissioner Glembocki.

22 COMMISSIONER GLEMBOCKI: Yes.

23 MS. MASSEY: Commissioner Holloway.

24 COMMISSIONER HOLLOWAY: Yes.

25 MS. MASSEY: Commissioner Ng.

1 COMMISSIONER NG: Yes.

2 MS. MASSEY: Commissioner Peralta.

3 COMMISSIONER PERALTA: Yes.

4 MS. MASSEY: Commissioner Romano.

5 FREEHOLDER ROMANO: Aye.

6 MS. MASSEY: Chairman Choffo.

7 CHAIRMAN CHOFFO: I vote aye.

8 MS. MASSEY: The motion has passed.

9 MR. MATULE: Thank you very much.

10 CHAIRMAN CHOFFO: Make sure you get
11 us a copy of the resolution.

12 MR. MATULE: I'll get it over with
13 the new metes and bounds description right away.

14 MS. MASSEY: Next is Section C,
15 Applications to be Exempt, Application 2013-40-SP;
16 Applicant, New Cingular Wireless, PCS, LLC, 355
17 Grand Street, Block 14001, Lot 1, in Jersey City.

18 Application 2013-041-SP; Applicant, New
19 Cingular Wireless, PCS, LLC, 2 Columbus Drive, Block
20 11603, Lot 13, in Jersey City.

21 CHAIRMAN CHOFFO: Can I have a
22 motion?

23 MS. MASSEY: On a motion made by
24 Commissioner Bettinger. Second by Commissioner
25 Peralta.

1 Commissioner Bettinger.
2 COMMISSIONER BETTINGER: Aye.
3 MS. MASSEY: Commissioner Cryan.
4 COMMISSIONER CRYAN: Aye.
5 MS. MASSEY: Commissioner DiDomenico.
6 FREEHOLDER DiDOMENICO: Aye.
7 MS. MASSEY: Commissioner Glembocki.
8 COMMISSIONER GLEMBOCKI: Yes.
9 MS. MASSEY: Commissioner Holloway.
10 COMMISSIONER HOLLOWAY: Aye.
11 MS. MASSEY: Commissioner Ng.
12 COMMISSIONER NG: Aye.
13 MS. MASSEY: Commissioner Peralta.
14 COMMISSIONER PERALTA: Aye.
15 MS. MASSEY: Commissioner Romano.
16 FREEHOLDER ROMANO: Aye.
17 MS. MASSEY: Chairman Choffo.
18 CHAIRMAN CHOFFO: I vote aye.
19 MS. MASSEY: The motion has passed.
20 The next section is Old Business. Okay. Next
21 section, New Business, in front of you, you will see
22 the Division of Planning has been working on the
23 reexamination of the 2005 Hudson County Open Space
24 and Recreation Plan. According to the draft, there
25 are nine chapters. We are introducing it at this

1 meeting, and hopefully upon your review, then we
2 will accept it at the next month's meeting. It
3 should be out for public consumption and comment by
4 August 30th, and we're planning on having three
5 public hearings in North Hudson, South Hudson and
6 West Hudson.

7 CHAIRMAN CHOFFO: Where are they
8 going to be?

9 MS. MASSEY: They're proposed for
10 Jersey City area would be at the next month's
11 Planning Board meeting, if possible. We have only
12 one scheduled for Union City at Hudson County
13 Community College for the second week of September.
14 We are looking, of course, we will try to finalize
15 the dates, and one is in September.

16 CHAIRMAN CHOFFO: Will you e-mail the
17 Commissioners so they're aware of it?

18 MS. MASSEY: Okay. Yes. Does
19 anybody have any comments?

20 CHAIRMAN CHOFFO: Do I have a motion
21 to introduce the 2013 Reexamination Report?

22 COMMISSIONER NG: I make a motion.

23 CHAIRMAN CHOFFO: Let the record
24 reflect Commissioner Mehta has joined the meeting.
25 Is there a second?

1 COMMISSIONER BETTINGER: I'll second.

2 MS. MASSEY: On a motion made by

3 Commissioner Ng. Seconded by Commissioner

4 Bettinger.

5 Commissioner Bettinger.

6 COMMISSIONER BETTINGER: Aye.

7 MS. MASSEY: Commissioner Cryan.

8 COMMISSIONER CRYAN: Aye.

9 MS. MASSEY: Commissioner DiDomenico.

10 FREEHOLDER DiDOMENICO: Aye.

11 MS. MASSEY: Commissioner Glembocki.

12 COMMISSIONER GLEMBOCKI: Yes.

13 MS. MASSEY: Commissioner Holloway.

14 COMMISSIONER HOLLOWAY: Aye.

15 MS. MASSEY: Commissioner Mehta.

16 COMMISSIONER MEHTA: I abstain.

17 MS. MASSEY: Commissioner Ng.

18 COMMISSIONER NG: Aye.

19 MS. MASSEY: Commissioner Peralta.

20 COMMISSIONER PERALTA: Aye.

21 MS. MASSEY: Commissioner Romano.

22 FREEHOLDER ROMANO: Aye.

23 MS. MASSEY: Chairman Choffo.

24 CHAIRMAN CHOFFO: Aye.

25 MS. MASSEY: The motion has passed.

1 Okay. Next meeting date is scheduled for
2 September 18th.

3 CHAIRMAN CHOFFO: We're going to talk
4 about that when we are off the record. Anybody
5 else? Motion to adjourn.

6 COMMISSIONER NG: I make a motion to
7 adjourn.

8 COMMISSIONER PERALTA: Second on.

9 CHAIRMAN CHOFFO: All in favor.

10 (Whereupon the proceeding is then
11 concluded at 6:54 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
Wednesday, August 21, 2013; 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 2/4/17

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