

1 HUDSON COUNTY PLANNING BOARD  
HUDSON COUNTY ANNEX  
2 567 Pavonia Avenue  
3rd Floor Freeholders Chambers  
3 Jersey City, New Jersey 07306  
4 Wednesday, August 20, 2014  
Commencing at 6:30 p.m.

5 STENOGRAPHIC RECORD  
6 TRANSCRIPT OF PROCEEDINGS

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7  
8 BEFORE:

9 JAMES CRYAN, CHAIRMAN  
10 DEMETRIO ARENCIBIA, COMMISSIONER  
RENEE BETTINGER, COMMISSIONER  
11 ALAIN GOMEZ, COMMISSIONER  
RUSHABH MEHTA, COMMISSIONER  
12 BETANIA PERALTA, COMMISSIONER  
13 ANTHONY ROMANO, FREEHOLDER

14 ALSO PRESENT:

15 BOARD ATTORNEY:  
JOHN CURLEY, ESQ.

16 BOARD SECRETARY:

17 MASSIEL M. FERRARA

18 PRINCIPAL PLANNER:

19 JACKIE FLOR

20 INSPECTOR:

21 MARIO TRIDENTE  
22  
23  
24

25 Job No. NJ1795158

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1 (Time noted: 6:55 p.m.)

2 CHAIRMAN CRYAN: I would like to  
3 call this meeting of the Hudson County Planning  
4 Board to order.

5 Today is Wednesday, August 20th at  
6 6:55 p.m.

7 Sorry to keep you all waiting. We  
8 just had some minor issues to deal with but  
9 they are all dealt with and now we are ready to  
10 go.

11 Counsel, has this meeting been  
12 public noticed?

13 MR. CURLEY: Yes, the meeting has  
14 been noticed in accordance with the Open Public  
15 Meetings Act and notice of the meeting was  
16 published in the Star Ledger and the Jersey  
17 Journal.

18 In addition, notice of the meeting  
19 was posted on the Freeholders board and the  
20 County Clerk's office.

21 CHAIRMAN CRYAN: Thank you.

22 Madam Secretary, can we continue on  
23 with the roll call, please.

24 SECRETARY FERRARA: Commissioner  
25 Arencibia.

1 COMMISSIONER ARENCIBIA: Here.  
2 SECRETARY FERRARA: Commissioner  
3 Bettinger.  
4 COMMISSIONER BETTINGER: Here.  
5 SECRETARY FERRARA: Commissioner  
6 Choffo? Absent.  
7 Commissioner DiDomenico? Absent.  
8 Commissioner Glembocki? Absent.  
9 Commissioner Gomez.  
10 COMMISSIONER GOMEZ: Present.  
11 SECRETARY FERRARA: Commissioner  
12 Holloway? Absent.  
13 Commissioner Mehta.  
14 COMMISSIONER MEHTA: Here.  
15 SECRETARY FERRARA: Commissioner  
16 Ng? Absent.  
17 Commissioner Peralta.  
18 COMMISSIONER PERALTA: Here.  
19 SECRETARY FERRARA: Commissioner  
20 Romano.  
21 COMMISSIONER ROMANO: Here.  
22 SECRETARY FERRARA: Chairman Cryan.  
23 CHAIRMAN CRYAN: Here.  
24 SECRETARY FERRARA: Mr. Chairman,  
25 we have a quorum.

1 CHAIRMAN CRYAN: Thank you.  
2 Please all rise and salute the  
3 Flag.

4 (All rise to salute the Flag.)

5 CHAIRMAN CRYAN: The next item on  
6 the agenda is the reviewing and adoption of  
7 meeting minutes from our last meeting, July  
8 16th, 2014.

9 Have all the commissioners had a  
10 chance to take a look at the meeting minutes?

11 Does anybody have any questions or  
12 comments or have a motion to accept?

13 COMMISSIONER GOMEZ: Motion.

14 COMMISSIONER BETTINGER: Second.

15 SECRETARY FERRARA: On a motion  
16 made by Commissioner Gomez seconded by  
17 Commissioner Peralta, Commissioner Arencibia.

18 COMMISSIONER ARENCIBIA: Aye.

19 SECRETARY FERRARA: Commissioner  
20 Bettinger.

21 COMMISSIONER BETTINGER: Aye.

22 SECRETARY FERRARA: Commissioner  
23 Gomez.

24 COMMISSIONER GOMEZ: Aye.

25 SECRETARY FERRARA: Commissioner

1 Mehta.

2 COMMISSIONER MEHTA: Absent.

3 SECRETARY FERRARA: Commissioner  
4 Peralta.

5 COMMISSIONER PERALTA: Here. I  
6 mean aye.

7 SECRETARY FERRARA: Commissioner  
8 Romano.

9 COMMISSIONER ROMANO: I know I  
10 missed one meeting. Was that it? Was that  
11 the one I missed?

12 SECRETARY FERRARA: You were  
13 present at that meeting.

14 COMMISSIONER ROMANO: Aye.

15 SECRETARY FERRARA: Chairman Cryan.

16 CHAIRMAN CRYAN: Aye.

17 SECRETARY FERRARA: The motion is  
18 passed.

19 CHAIRMAN CRYAN: The next item on  
20 the agenda is matters scheduled for public  
21 hearing.

22 SECRETARY FERRARA: Sorry,  
23 Chairman, the next matter on the agenda is  
24 memorization of resolutions considered at the  
25 previous meeting.

1 Starting with application  
2 2014-025-SP, applicant Miramat, LLC, located at  
3 3540, 3546, and 3548 JFK Boulevard, Block 1405,  
4 Lots 33 to 35 in Jersey City.

5 COMMISSIONER BETTINGER: I will  
6 make a motion.

7 COMMISSIONER GOMEZ: Second.

8 SECRETARY FERRARA: On a motion  
9 made by Commissioner Bettinger, seconded by  
10 Commissioner Gomez, Commissioner Bettinger.

11 COMMISSIONER BETTINGER: Aye.

12 SECRETARY FERRARA: Commissioner  
13 DiDomenico. Not present.  
14 Commissioner Glembocki. Not  
15 present.

16 Commissioner Gomez.

17 COMMISSIONER GOMEZ: Yes.

18 SECRETARY FERRARA: Commissioner  
19 Holloway. Not present.

20 Commissioner Ng. Not present.

21 Commissioner Peralta.

22 COMMISSIONER PERALTA: Yes.

23 SECRETARY FERRARA: Commissioner  
24 Romano.

25 COMMISSIONER ROMANO: Aye.

1 SECRETARY FERRARA: Chairman Cryan.

2 CHAIRMAN CRYAN: Yes.

3 SECRETARY FERRARA: The motion is  
4 passed.

5 The next resolution to be  
6 memorialized is application 2014-035-SP,  
7 applicant Harish Sachdeva, located at 3512 JFK  
8 Boulevard, Block 2105, Lot 60, in Jersey City.

9 COMMISSIONER BETTINGER: I will  
10 make a motion.

11 COMMISSIONER PERALTA: Second.

12 SECRETARY FERRARA: On a motion  
13 made by Commissioner Bettinger, seconded by  
14 Commissioner Peralta, Commissioner Bettinger.

15 COMMISSIONER ARENCIBIA: Aye.

16 SECRETARY FERRARA: Commissioner  
17 DiDomenico. Not present.

18 Commissioner Glembocki. Not  
19 present.

20 Commissioner Gomez.

21 COMMISSIONER GOMEZ: Aye.

22 SECRETARY FERRARA: Commissioner  
23 Holloway. Not present.

24 Commissioner Ng. Not present.

25 Commissioner Peralta.

1 COMMISSIONER PERALTA: Aye.

2 SECRETARY FERRARA: Commissioner

3 Romano.

4 COMMISSIONER ROMANO: Aye.

5 SECRETARY FERRARA: Chairman Cryan.

6 CHAIRMAN CRYAN: Aye.

7 SECRETARY FERRARA: The motion is

8 passed.

9 The next item on the agenda is site  
10 plans, subdivisions, and other matters  
11 scheduled for public hearing.

12 Starting with application  
13 2014-034-SP, applicant Red Bridge Group located  
14 at 120-122 Park Avenue, Block 34, Lots 24 and  
15 25 in Hoboken.

16 MR. MATULLO: Good evening,  
17 commissioners. Robert Matullo appearing on  
18 behalf of the applicant.

19 This is an application for a new  
20 four-residential unit building at 120-122 Park  
21 Avenue.

22 Adrian Melia from Minervini  
23 Vandermark is here to testify tonight. He's  
24 appeared before you before and has been  
25 accepted as an expert witness. I would ask

1           that you waive re-qualifying him as an expert  
2           for the sake of expediency.

3                       CHAIRMAN CRYAN:   Are there any  
4           objections from the Board?

5                       We accept him as an expert.

6                       MR. MATULLO:   Thank you.    And  
7           just for the record, one of the things that was  
8           requested by the Planning Department was a copy  
9           of the resolution of approval from the City of  
10          Hoboken.

11                      The matter was just approved at the  
12          Zoning Board last night so we will not be  
13          having that resolution until next month's  
14          meeting, but assuming the matter is approved  
15          tonight we will supply that as soon as we get  
16          it.

17                      COMMISSIONER ROMANO:   My  
18          congratulations, counsel, to get something  
19          through the Hoboken Planning Board.

20                      MR. MATULLO:   Thank you,  
21          Commissioner.

22                      It is not getting easier.    But on  
23          that note, I would like Mr. Melia to be sworn  
24          and I can have him describe the existing site  
25          conditions and what we are proposing.

1           A D R I A N   M E L I A, was duly sworn.

2                   MR. CURLEY: Please state your name  
3 for the record and spell your last name.

4                   THE WITNESS: Adrian Melia. Last  
5 name is M-E-L-I-A.

6                   MR. CURLEY: Thank you.

7                   I am going to ask you if you use  
8 any exhibits that are not part of the package,  
9 submitted to the Board, that you should mark  
10 them.

11                   THE WITNESS: Okay.

12                   MR. MATULLO: Okay. So would you  
13 describe the existing site on Park Avenue for  
14 the Commissioners?

15                   THE WITNESS: Sure. Firstly, it  
16 is -- the proposed structure is a five-story  
17 four-unit residential building. The address  
18 120-122 Park Avenue.

19                   CHAIRMAN CRYAN: Would you mind  
20 speaking up, please.

21                   THE WITNESS: Sure. The site  
22 location is on the east side of Park Avenue  
23 which is a county road between First and Second  
24 Streets in Hoboken.

25                   If we turn to sheet Z-2, I'll

1 describe the existing site conditions.

2 It is currently two undersized lots  
3 that we are combining. On those lots we have  
4 two three-story structures that are set back  
5 from the property line approximately forty-nine  
6 feet. They currently use this setback area to  
7 park multiple cars, three deep.

8 So we will be demolishing those  
9 long driveways, setback structures, and  
10 proposing a five-story structure that is set  
11 back only five feet in line with the adjoining  
12 structure. That was just completed.

13 And this will be a LEED certified  
14 building with a planter which expands seven  
15 feet five inches into the public right-of-way  
16 to align with adjoining encroachments along the  
17 block.

18 So we will obtain a franchise  
19 agreement for that.

20 The building on Sheet Z-3 you can  
21 see the first floor has parking for four  
22 spaces.

23 We have reduced the curb cut for  
24 the parking down to twelve feet. It was  
25 continuous all the way across the property so

1 it is now only going to be twelve feet.

2 There is also ample bike storage.  
3 There is at least five spaces proposed. They  
4 are going to be wall mounted in front of each  
5 space.

6 On sheet Z-3 also we do a cross  
7 section of the sidewalk showing that it is  
8 going to have a maximum of two percent slope so  
9 it will conform with the County standards.

10 Sheet Z-4 shows that we are  
11 proposing a shade tree commission-approved  
12 street tree as part as one of the County's  
13 green requirements.

14 We are also proposing a storm water  
15 detention that we can tank in the rear yard.

16 And on the roof line we show solar  
17 panels. That is one of the other green  
18 attributes that the builder has towards the  
19 LEED certification.

20 As I said, it is a four-unit  
21 building, so on Z-5 we have the typical plans.

22 The second, third and fourth floor  
23 are identical. They are large three-bedroom  
24 units with rear decks out in the back.

25 And Sheet Z-6 shows the fifth floor

1 unit which is slightly smaller, still a  
2 three-bedroom. We just have a side setback  
3 because the adjoining structure is set back, so  
4 it as to get the light and air to the adjoining  
5 neighbor.

6 On the roof you can see that we are  
7 going to cover the roof entirely with solar  
8 panels where possible.

9 Z-7 shows the front and rear  
10 elevations. The front we are using fiber  
11 cement panels as a cladding, and aluminum  
12 fenestration with a glass railing, so it is a  
13 modern design to compliment what was just  
14 constructed adjacent to it.

15 And lastly Z-8 shows some site  
16 photographs. Just for context, you can see  
17 that the -- the existing site is -- right now  
18 it is a large driveway, so we are removing that  
19 nonconforming condition and replacing it with  
20 something which is in line with the predominant  
21 building line.

22 MR. MATULLO: And Mr. Melia, will  
23 you be replacing all the curbs and sidewalks?

24 MR. MELIA: Yes. In their  
25 entirety. Everything will be as per County

1 standards.

2 MR. MATULLO: Thank you.

3 COMMISSIONER ROMANO: I think it is  
4 going to be a great improvements to two  
5 buildings that are in dilapidated conditions.

6 CHAIRMAN CRYAN: Questions? Any  
7 questions or comments?

8 MS. FLOR: The only comment that  
9 the applicant didn't address, Mr. Chairman, was  
10 the franchise agreement, that they agree to  
11 obtain the franchise agreement.

12 COMMISSIONER ROMANO: He did  
13 mention the agreement.

14 MR. MATULLO: He did?

15 MS. FLOR: I apologize. I missed  
16 that.

17 CHAIRMAN CRYAN: His Italian accent  
18 got in the way.

19 MS. FLOR: It did.

20 He addressed all the other  
21 comments.

22 MR. TRIDENTE: Mr. Chairman, just  
23 to reiterate the testimony by the architect,  
24 the applicant has satisfied his green  
25 techniques by utilizing three green techniques;

1 the usage of native landscaping, redevelopment  
2 of a brownfield, and the five parking --  
3 bicycle parking spaces.

4 He has satisfied his shade tree  
5 requirements and also the franchise agreement.  
6 No further comments.

7 COMMISSIONER ROMANO: Motion.

8 CHAIRMAN CRYAN: Is there a second?

9 COMMISSIONER GOMEZ: Second.

10 SECRETARY FERRARA: On a motion  
11 made by Commissioner Romano, seconded by  
12 Commissioner Gomez, Mr. Arencibia.

13 COMMISSIONER ARENCIBIA: Aye.

14 SECRETARY FERRARA: Commissioner  
15 Bettinger.

16 COMMISSIONER BETTINGER: Aye.

17 SECRETARY FERRARA: Commissioner  
18 Gomez.

19 COMMISSIONER GOMEZ: Aye.

20 SECRETARY FERRARA: Commissioner  
21 Mehta.

22 COMMISSIONER MEHTA: Aye.

23 SECRETARY FERRARA: Commissioner  
24 Peralta.

25 COMMISSIONER PERALTA: Aye.

1 SECRETARY FERRARA: Commissioner  
2 Romano.

3 COMMISSIONER ROMANO: Aye.

4 SECRETARY FERRARA: Chairman Cryan.

5 CHAIRMAN CRYAN: Aye.

6 SECRETARY FERRARA: Motion is  
7 passed.

8 MR. MATULLO: Thank you very much.  
9 Have a good evening.

10 CHAIRMAN CRYAN: Good luck.

11 Before the next application is  
12 called I need to recuse myself because I have a  
13 conflict.

14 (Chairman Cryan steps down.)

15 (Commissioner Mehta takes Chairman  
16 seat.)

17 SECRETARY FERRARA: The next item  
18 to be heard is application 2014-036-SP, the  
19 Town of West New York, located at JFK Boulevard  
20 East, Block 168, Lots 1 and 2, in West New  
21 York.

22 MR. BORIS: Good evening, members  
23 of the Board.

24 My name is Kevin Boris. I am from  
25 the firm of Shain, Schaffer, and Rafanello,

1 here on behalf of the Town of West New York and  
2 this is an application for site plan. Also a  
3 request for a waiver of the steep slopes.

4 This property is located at JFK  
5 Boulevard East, Block 168, Lots 1 and 2.

6 This is a capital improvement  
7 project which is partially funded by the New  
8 Jersey DEP green acres program, Hudson County  
9 Community Development block grants, Hudson  
10 County Board of Freeholders open space  
11 recreation and historic preservation trust fund  
12 grants, and it is to construct capital  
13 improvements which include a retaining wall,  
14 walkways, soil stabilization, and other park  
15 amenities.

16 I will be calling one witness  
17 tonight.

18 Counsel, I would ask that Rob Russo  
19 be sworn in.

20 R O B E R T R U S S O, was duly sworn.

21 MR. CURLEY: Would you please state  
22 your name for the record and spell your last  
23 name.

24 THE WITNESS: Robert J. Russo,  
25 R-U-S-S-O.

1 MR. CURLEY: Thank you.

2 MR. BORIS: And Mr. Russo, could  
3 you provide the Board with a synopsis of your  
4 education and professional experience.

5 THE WITNESS: Yes, sir. I  
6 graduated from Rutgers College of Engineering  
7 in 1989 the with a Bachelor of Science in civil  
8 engineering.

9 I obtained my engineering  
10 professional license in the State of New Jersey  
11 in 1995.

12 I have been working for CME  
13 Associates who are a municipal engineering firm  
14 in the State of New Jersey since 1990.

15 MR. BORIS: Mr. Chairman, I would  
16 ask that Mr. Russo be accepted by the Board as  
17 an expert.

18 CHAIRMAN CRYAN: Okay.

19 MR. BORIS: Thank you.

20 Mr. Russo, could you generally  
21 describe the project on the Board.

22 THE WITNESS: Yes. Basically this  
23 is, as the attorney said, this is a capital  
24 improvement project funded by the Town of West  
25 New York.

1                   ACTING CHAIRMAN MEHTA: Could you  
2 speak a little in the mike so everybody can  
3 hear.

4                   THE WITNESS: Is that better?

5                   ACTING CHAIRMAN MEHTA: Yes.

6                   THE WITNESS: As the attorney said,  
7 the project is located on the east side of JFK  
8 Boulevard East just north of 54th Street up to  
9 60th Street.

10                   It is at Veterans Park Municipal  
11 Park. The area is -- the whole park is  
12 approximately -- approximately just under  
13 sixteen acres.

14                   The area we are working in --

15                   ACTING CHAIRMAN MEHTA: Can you see  
16 if the mike is working because people are  
17 having a little problem hearing.

18                   THE WITNESS: Is that better?

19                   COMMISSIONER BETTINGER: No.

20                   THE WITNESS: Is that better?

21                   COMMISSIONER BETTINGER: Much  
22 better.

23                   MR. BORIS: And counsel, this  
24 exhibit we are referring to was handed out at  
25 the technical review committee meeting.

1                   Would you like me to mark it as  
2           A-1?

3                   MR. CURLEY:   Yes.

4                   (Exhibit so marked).

5                   THE WITNESS:  I also have eleven by  
6           seventeens if anyone wants to see it better.

7                   MR. BORIS:   While we are here I  
8           will mark this one as A-2.

9                   (Exhibit so marked).

10                  MR. BORIS:   Okay.  A-1, you are  
11           referring to the location plan?

12                  THE WITNESS:  Yes.

13                  MR. BORIS:   And what are the  
14           existing conditions at the site?

15                  THE WITNESS:  The entire site is  
16           municipal park.  In this area of the site is  
17           more of a passive recreation area.  There is  
18           monuments, benches, and sitting areas.

19                  MR. BORIS:   Okay.  And what are the  
20           proposed site improvements?

21                  THE WITNESS:  What we are proposing  
22           -- and just by way of background, you may be  
23           aware of the situation here.

24                  We are experiencing severe erosion  
25           on the slope so there are areas of the slope

1 that are eroding and causing the pathways,  
2 guardrail and curbing to fall down the slope,  
3 and it is in disrepair.

4 What we are proposing is a  
5 retaining wall along the base of the upper  
6 slope. It is a precast, concrete retaining  
7 wall.

8 This retaining wall will be  
9 constructed on the concrete foundation which  
10 will be anchored into the bedrock.

11 We are proposing more to eliminate  
12 any future erosion, to remove the existing  
13 unsuitable soil down to the bedrock and  
14 construct from the bedrock up.

15 The retaining wall will be  
16 approximately thirteen to forty-four feet above  
17 the bedrock.

18 That is all not exposed. Some of  
19 it will be buried. The height of the wall --  
20 the highest part of the wall will be about  
21 twenty-five feet.

22 MR. BORIS: Okay.

23 THE WITNESS: I will just add that  
24 the wall will extend the park outward  
25 approximately one hundred feet which will

1 create approximately 30,000 square feet of park  
2 area.

3 MR. BORIS: Can you explain to the  
4 Board or elaborate on the construction of the  
5 walkways and the reconstruction of the existing  
6 walkways.

7 THE WITNESS: Yes. In addition to  
8 -- I will go to the rendering.

9 In addition to the structural  
10 retaining wall, we are also proposing to  
11 construct an upper retaining wall at the level  
12 of the park that it is at now.

13 In this area will be two sitting  
14 areas made of concrete with benches, street  
15 trees, and lighting.

16 MR. BORIS: Okay. And if you  
17 could elaborate on the walkways.

18 THE WITNESS: Yes. The existing  
19 walkway which is in disrepair now is going to  
20 be removed and there will be a stamped concrete  
21 walkway constructed in its place.

22 In addition to that, we are  
23 proposing additional park benches, bike racks,  
24 and also some outdoor exercise equipment.

25 MR. BORIS: And soil stabilization

1 and lighting and landscaping, can you go over  
2 that for the Board.

3 THE WITNESS: Yes. The main  
4 portion of the slope that is not going to be  
5 improved will be constructed of two different  
6 types of wild flower mixes, and along the base  
7 of the wall, a no-mow landscape grass mix.

8 There is already existing lighting  
9 along the top walkway. We are proposing to  
10 supplement that with additional lighting, ten  
11 foot high post mount lights and LED lights in  
12 the sitting areas.

13 MR. BORIS: Okay. And importantly  
14 and different from a previous application that  
15 was withdrawn by the Town of West New York,  
16 does the current application include an outdoor  
17 amphitheater?

18 THE WITNESS: No, it does not.

19 MR. BORIS: Okay. Could you  
20 please describe the applicant's request for a  
21 steep slopes waiver.

22 THE WITNESS: Yes. We are  
23 requesting a waiver from the section of the  
24 ordinance -- it is actually Section 8,  
25 Subsection E-6, which prohibits disturbance and

1 development of steep slopes.

2 According to the ordinance, steep  
3 slopes include any slopes greater than twenty  
4 percent.

5 The slopes in this area are  
6 actually 45 to 60 percent, so they would fall  
7 under that section of the ordinance.

8 We are disturbing the slope but we  
9 are doing so to fix an erosion condition and we  
10 will be improving the slope afterwards.

11 The slope after will be less than  
12 three to one which is thirty-three percent, and  
13 most areas will be less than twenty percent.

14 So based on that fact and the fact  
15 that we are improving the condition, we would  
16 ask for that waiver.

17 MR. BORIS: Okay. Referring to  
18 Mr. Nicholas' August 11, 2014 report, will the  
19 applicant agree to coordinate with New Jersey  
20 Transit regarding any interference with the bus  
21 stop at Boulevard East and 54th Street?

22 THE WITNESS: Yes. And as it is  
23 now, the bus stop will remain accessible during  
24 construction.

25 MR. BORIS: Will the applicant

1           comply with the ADA PROW guidelines as well as  
2           NJDOT standards regarding useable public  
3           right-of-ways for individuals with  
4           disabilities?

5                         THE WITNESS:   Yes.

6                         MR. BORIS:   Will the applicant  
7           agree to obtain all necessary State and  
8           municipal permits and approvals?

9                         THE WITNESS:   Yes.

10                        MR. BORIS:   Will the applicant  
11          agree to obtain all necessary road opening  
12          permits?

13                        THE WITNESS:   Yes.

14                        MR. BORIS:   Will the applicant  
15          comply with all conditions and requirements, if  
16          any, required by the County Planning Board?

17                        THE WITNESS:   Yes.

18                        MR. BORIS:   Will the applicant  
19          agree to provide as-built set of plans upon  
20          completion of the project?

21                        THE WITNESS:   Yes, we will.

22                        MR. BORIS:   Will the applicant  
23          agree to call for and mark out any underground  
24          facilities at least three days before any  
25          digging project?

1 THE WITNESS: Yes.

2 MR. BORIS: Mr. Russo, has  
3 construction already begun on this project?

4 THE WITNESS: Yes. Actually the  
5 construction began the end of May.

6 MR. BORIS: Can you please explain  
7 to the Board members why the applicant began  
8 construction prior receiving County Planning  
9 Board approval?

10 THE WITNESS: Yes. Actually a  
11 couple of reasons. As I mentioned, the slope  
12 has been eroding and continuing to erode. We  
13 were losing parts of the sidewalks, the  
14 railings and the curbing.

15 The Town felt that this was an  
16 unsafe condition, and for public safety reasons  
17 they wanted to move ahead with the retaining  
18 wall, construction only, which is being work on  
19 right now.

20 Another reason is the contractor  
21 that's been retained by the Town gave us a  
22 schedule, and by starting the end of May, they  
23 will have the slope stabilized by the winter.

24 If we wait any longer, it would  
25 have been left unstabilized through the winter

1 months.

2 COMMISSIONER ROMANO: Smart city  
3 commissioners.

4 MR. BORIS: Lastly, Mr. Nicholas's  
5 report dated August 11, 2014, requested that  
6 the applicant submit a site plan cover sheet.

7 Will the applicant be submitting  
8 the cover sheet as requested?

9 THE WITNESS: Yes, we will.

10 MR. BORIS: That completes my  
11 examination of this witness, and if there are  
12 any questions by any Board members?

13 ACTING CHAIRMAN MEHTA: Are you  
14 excavating the pillars on the hill? Are you  
15 removing or excavating the hill, the hill area?

16 THE WITNESS: Yes. Any unsuitable  
17 soil will be removed and we are bringing in  
18 structural backfill behind the wall.

19 ACTING CHAIRMAN MEHTA: So you are  
20 just trying to stabilize the hill portion, you  
21 are not expanding on the hill? You are not  
22 expanding the park?

23 THE WITNESS: Well, as I mentioned,  
24 the park will be -- the base of the wall will  
25 be a hundred feet out from the existing park.

1 MR. BORIS: Also, will the slope be  
2 decreased or increased?

3 THE WITNESS: The slope will be  
4 decreased.

5 ACTING CHAIRMAN MEHTA: Any other  
6 commissioners have a comment or a question?

7 COMMISSIONER GOMEZ: Can we have a  
8 copy the resolution from the Town of West New  
9 York?

10 MR. BORIS: I am sorry, what was  
11 the question?

12 COMMISSIONER GOMEZ: A copy of the  
13 West New York resolution.

14 MR. BORIS: Because this is a  
15 capital improvement project, the Town did not  
16 appear before its own planning board.

17 COMMISSIONER BETTINGER: I will  
18 make a motion to approve.

19 COMMISSIONER GOMEZ: Second.

20 SECRETARY FERRARA: On a motion to  
21 approve by Commissioner Bettinger, seconded by  
22 Commissioner Gomez, Commissioner Arencibia.

23 COMMISSIONER ARENCIBIA: Aye.

24 SECRETARY FERRARA: Commissioner  
25 Bettinger.

1 COMMISSIONER BETTINGER: Aye.  
2 SECRETARY FERRARA: Commissioner  
3 Gomez.  
4 COMMISSIONER GOMEZ: Aye.  
5 SECRETARY FERRARA: Commissioner  
6 Mehta.  
7 COMMISSIONER MEHTA: Aye.  
8 SECRETARY FERRARA: Commissioner  
9 Peralta.  
10 COMMISSIONER PERALTA: Aye.  
11 SECRETARY FERRARA: Commissioner  
12 Romano.  
13 COMMISSIONER ROMANO: Aye.  
14 SECRETARY FERRARA: The motion  
15 passed.  
16 MR. BORIS: Thank you very much.  
17 COMMISSIONER ROMANO: Good job,  
18 counselor.  
19 MR. BORIS: Thank you, have a nice  
20 day.  
21 (Chairman Cryan resumes the Chair.)  
22 SECRETARY FERRARA: The next item  
23 scheduled to be heard is application  
24 2014-039-SP, applicant Ishrat Jafary, located  
25 at 412-414 Kennedy Boulevard, Block 245, Lot

1 58, in Bayonne.

2 MR. CURLEY: Mr. Chairman, we have  
3 received a request from the applicant's  
4 attorney to postpone this application for one  
5 month.

6 The applicant also contacted the  
7 Zoning Board attorney for Bayonne who is  
8 Richard N. Campisano, and Mr. Campisano sent a  
9 letter today consenting on behalf of the Zoning  
10 Board to a one-month postponement.

11 CHAIRMAN CRYAN: Okay.

12 MR. CURLEY: So I recommend the  
13 resolution carrying this item for one month.

14 CHAIRMAN CRYAN: Any objections?

15 COMMISSIONER ROMANO: Motion.

16 Motion to carry.

17 SECRETARY FERRARA: I am sorry?

18 COMMISSIONER ROMANO: Motion to  
19 carry to the next meeting.

20 COMMISSIONER GOMEZ: Second.

21 SECRETARY FERRARA: On a motion  
22 made by Commissioner Romano, seconded by  
23 Commissioner Gomez, Commissioner Arencibia.

24 COMMISSIONER ARENCIBIA: Aye.

25 SECRETARY FERRARA: Commissioner

1 Bettinger.

2 COMMISSIONER BETTINGER: Aye.

3 SECRETARY FERRARA: Commissioner

4 Gomez.

5 COMMISSIONER GOMEZ: Aye.

6 SECRETARY FERRARA: Commissioner

7 Mehta.

8 COMMISSIONER MEHTA: Aye.

9 SECRETARY FERRARA: Commissioner

10 Peralta.

11 COMMISSIONER PERALTA: Aye.

12 SECRETARY FERRARA: Commissioner

13 Romano.

14 COMMISSIONER ROMANO: Aye.

15 SECRETARY FERRARA: Chairman Cryan.

16 CHAIRMAN CRYAN: Aye.

17 SECRETARY FERRARA: The motion

18 passed.

19 The next item on the agenda is  
20 applications to be administratively approved.

21 Starting with application  
22 2014-038-SP, applicant Verizon Wireless,  
23 located at 209-215 Willow Avenue, Block 165,  
24 Lots 1 through 8, in Hoboken.

25 COMMISSIONER BETTINGER: I will

1 make a motion.

2 COMMISSIONER ROMANO: Second.

3 SECRETARY FERRARA: On a motion  
4 made by Commissioner Bettinger, seconded by  
5 Commissioner Romano, Commissioner Arencibia.

6 COMMISSIONER ARENCIBIA: Aye.

7 SECRETARY FERRARA: Commissioner  
8 Bettinger.

9 COMMISSIONER BETTINGER: Aye.

10 SECRETARY FERRARA: Commissioner  
11 Gomez.

12 COMMISSIONER GOMEZ: Aye.

13 SECRETARY FERRARA: Commissioner  
14 Mehta.

15 COMMISSIONER MEHTA: Aye.

16 SECRETARY FERRARA: Commissioner  
17 Peralta.

18 COMMISSIONER PERALTA: Aye.

19 SECRETARY FERRARA: Commissioner  
20 Romano.

21 COMMISSIONER ROMANO: Aye.

22 SECRETARY FERRARA: Chairman Cryan.

23 CHAIRMAN CRYAN: Aye.

24 SECRETARY FERRARA: The motion is  
25 passed.

1                   The next items on the agenda are  
2                   applications to be exempt.    The reason that  
3                   these applications are being exempt is that  
4                   both are not located on a county road.

5                   Starting with 2014-042 SP, Wendy's  
6                   Old Fashioned Hamburgers located at 1500  
7                   Tonnelle Avenue, Block 27, Lots 29 and 30 in  
8                   North Bergen.

9                   Second application, 2014-043-SP,  
10                  Kaufman, Semeraro and Liebman, LLP, located at  
11                  4828 Tonnelle Avenue, Blocks 127, Lots 1.02,  
12                  2.01 and 3.05, and Block 155, Lots 1 and 9.02,  
13                  in North Bergen.

14                  COMMISSIONER MEHTA:   I make a  
15                  motion.

16                  COMMISSIONER PERALTA:   Second.

17                  SECRETARY FERRARA:   On a motion  
18                  made by Commissioner Mehta, seconded by  
19                  Commissioner Peralta, Commissioner Arencibia.

20                  COMMISSIONER ARENCIBIA:   Aye.

21                  SECRETARY FERRARA:   Commissioner  
22                  Bettinger.

23                  COMMISSIONER BETTINGER:   Aye.

24                  SECRETARY FERRARA:   Commissioner  
25                  Gomez.

1 COMMISSIONER GOMEZ: Aye.  
2 SECRETARY FERRARA: Commissioner  
3 Mehta.  
4 COMMISSIONER MEHTA: Aye.  
5 SECRETARY FERRARA: Commissioner  
6 Peralta.  
7 COMMISSIONER PERALTA: Aye.  
8 SECRETARY FERRARA: Commissioner  
9 Romano.  
10 COMMISSIONER ROMANO: Aye.  
11 SECRETARY FERRARA: Chairman Cryan.  
12 CHAIRMAN CRYAN: Aye.  
13 SECRETARY FERRARA: The motion is  
14 passed.  
15 CHAIRMAN CRYAN: Old business.  
16 SECRETARY FERRARA: The next item  
17 on the agenda is old business.  
18 We have the adoption of the 2014  
19 Hudson County Community Indicator Report.  
20 This is the report that was submitted to the  
21 Board last month for their review and  
22 consideration.  
23 If there are any questions.  
24 CHAIRMAN CRYAN: It was e-mailed to  
25 everybody, too.

1 SECRETARY FERRARA: It was  
2 e-mailed.

3 CHAIRMAN CRYAN: Any questions?  
4 Comments?

5 Fine work is the only comment that  
6 I have. Fine work.

7 Is there a motion?

8 COMMISSIONER GOMEZ: Motion.

9 COMMISSIONER MEHTA: Second.

10 SECRETARY FERRARA: On a motion  
11 made by Commissioner Gomez and seconded by  
12 Commissioner Mehta, Commissioner Arencibia.

13 COMMISSIONER ARENCIBIA: Aye.

14 SECRETARY FERRARA: Commissioner  
15 Bettinger.

16 COMMISSIONER BETTINGER: Aye.

17 SECRETARY FERRARA: Commissioner  
18 Gomez.

19 COMMISSIONER GOMEZ: Aye.

20 SECRETARY FERRARA: Commissioner  
21 Mehta.

22 COMMISSIONER MEHTA: Aye.

23 SECRETARY FERRARA: Commissioner  
24 Peralta.

25 COMMISSIONER PERALTA: Aye.

1 SECRETARY FERRARA: Commissioner  
2 Romano.

3 COMMISSIONER ROMANO: Aye.

4 SECRETARY FERRARA: Commissioner  
5 Cryan.

6 CHAIRMAN CRYAN: Aye.

7 SECRETARY FERRARA: Motion is  
8 passed.

9 CHAIRMAN CRYAN: New business.

10 SECRETARY FERRARA: I do not have  
11 any items on new business.

12 CHAIRMAN CRYAN: Just the only  
13 other thing is we have training coming up,  
14 correct?

15 SECRETARY FERRARA: Training.  
16 September 21st.

17 CHAIRMAN CRYAN: Count down. It  
18 is getting close.

19 COMMISSIONER ROMANO: Motion to  
20 wish Massiel a happy birthday.

21 CHAIRMAN CRYAN: Yes.

22 SECRETARY FERRARA: Thank you.

23 CHAIRMAN CRYAN: All in favor  
24 singing happy birthday to her.

25 (Singing Happy Birthday)

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SECRETARY FERRARA: Thank you very  
much.

CHAIRMAN CRYAN: So the next  
meeting is September 17th, regular time.

Do we have a motion to close?

COMMISSIONER ROMANO: Motion.

CHAIRMAN CRYAN: All in favor?  
(Round of ayes.)

CHAIRMAN CRYAN: The meeting is  
closed.

(Time noted: 7:30 p.m.)

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

I, CAREYANN ROSE, License Number 30XI00192900,  
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New Jersey, do hereby certify the foregoing to be  
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transcript format for Judicial Proceedings and is a  
true and accurate non-compressed transcript to the  
best of my knowledge and ability.

\_\_\_\_\_  
Certified Court Reporter                      Date

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