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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
Monday, December 17, 2012
6:30 p.m.

BEFORE:

RENEE BETTINGER, Chairman
JOSEPH GLEMOCKI, PE, Asst. County Engineer
DANIEL CHOFFO, Commissioner
HON. ANTHONY ROMANO, Freeholder
HON. DOREEN DiDOMENICO, (via Telephone)
BETANIA PERALTA, Commissioner

ALSO PRESENT:

MEGAN MASSEY, P.E., AICP, PRINCIPAL PLANNER
MASSIEL FERRARA, PP, AICP, PLANNING DIRECTOR
PAUL D. CRAY, P.E., P.P., CME
JOHN J. CURLEY, ESQ., Board Attorney
BRUCE KLEIN, T & M ASSOCIATES

Job No. NJ1306977

1 CHAIRWOMAN BETTINGER: Good evening.
2 I would like to call to order the meeting of the
3 Hudson County Planning Board for Monday, December
4 17th, 2012. I'll like to take a moment of silence
5 for the victims of Sandy Hook Elementary School in
6 Connecticut.

7 (Moment of Silence.)

8 Has this meeting been properly advertised?

9 MR. CURLEY: Yes, this meeting has
10 been properly advertised with notice in accordance
11 with the Open Public Meetings Act. Notice was
12 posted in the Jersey Journal and Star Ledger and the
13 Hudson County and Board of Freeholder Bulletin
14 Board.

15 CHAIRWOMAN BETTINGER: Madam
16 Secretary, may I have a roll call, please.

17 MS. FERRARA: Commissioner Choffo.

18 COMMISSIONER CHOFFO: Present.

19 MS. FERRARA: Commissioner Glembocki.

20 COMMISSIONER GLEMBOCKI: Here.

21 MS. FERRARA: Commissioner Peralta.

22 COMMISSIONER PERALTA: Here.

23 MS. FERRARA: Commissioner Romano.

24 FREEHOLDER ROMANO: Here.

25 MS. FERRARA: Chairwoman Bettinger.

1 CHAIRWOMAN BETTINGER: Here.

2 MS. FERRARA: Chairwoman, we have a
3 quorum.

4 CHAIRWOMAN BETTINGER: Will everyone
5 please rise to salute the flag.

6 (Flag Salute.)

7 CHAIRWOMAN BETTINGER: Did the
8 Commissioners receive the Minutes? May I have a
9 motion?

10 MS. FERRARA: On a motion put forth
11 by Commissioner Choffo. Second by Commissioner
12 Glembocki.

13 Commissioner Choffo.

14 COMMISSIONER CHOFFO: Aye.

15 MS. FERRARA: Commissioner Glembocki.

16 COMMISSIONER GLEMBOCKI: Yes.

17 MS. FERRARA: Commissioner Peralta.

18 COMMISSIONER PERALTA: Abstained.

19 MS. FERRARA: Commissioner Romano.

20 FREEHOLDER ROMANO: Abstained.

21 MS. FERRARA: Chairwoman Bettinger.

22 CHAIRWOMAN BETTINGER: I vote aye.

23 MS. FERRARA: Madam Chair, the motion
24 did not pass. We're going to carry the adoption of
25 the Minutes.

1 FREEHOLDER ROMANO: We abstained.
2 Commissioner Peralta and I were not at the meeting.

3 CHAIRWOMAN BETTINGER: I would like
4 to note on the record Commissioner Peralta.
5 Welcome.

6 MS. FERRARA: Chairwoman, I would
7 like to move Items A, B and C to the end of the
8 meeting.

9 CHAIRWOMAN BETTINGER: Okay.

10 MS. FERRARA: So the next item on the
11 agenda is memorialization of resolutions considered
12 at the last meeting. Application 2012-049-SP, Our
13 Lady of Fatima, located at 8121-8125 Kennedy
14 Boulevard, Block 351, Lots 3 and 4, located in North
15 Bergen.

16 On a motion put forth by Commissioner
17 Choffo. Second by Commissioner Romano.

18 Commissioner Arencibia, not present.
19 Commissioner Choffo.

20 COMMISSIONER CHOFFO: Aye.

21 MS. FERRARA: Commissioner Cryan, not
22 present. Commissioner Gomez, not present.
23 Commissioner Holloway, not present. Chairwoman
24 Bettinger.

25 CHAIRWOMAN BETTINGER: Aye.

1 MS. FERRARA: The motion carries.
2 Next item on the agenda, Site Plans, Subdivisions
3 and other matters scheduled for Public Hearing. The
4 first application is 2012-046-SP, Applicant Lee Lim,
5 Brother LIII, LLC, located the 1515 JFK Boulevard;
6 block 29101, Lot 37, located in Jersey City.

7 MR. HARRINGTON: Good evening, Madam
8 Chairwoman, Members of the Board. For the record my
9 name is Charles Harrington of Connell Foley on
10 behalf of the applicant. We're here tonight to
11 present an application to add a drive-through to an
12 existing Dunkin Donuts.

13 The property is located along Kennedy
14 Boulevard towards the Bayonne border. It's in close
15 proximity to the strip mall where the DMV is. That
16 kind of gives you a reference of where we are. It's
17 on the west side of Kennedy Boulevard. This
18 property has existed as a Dunkin Donuts for
19 approximately ten years. It is an oversized lot
20 pursuant to the local zoning regulations.

21 It's located within the Neighborhood
22 Commercial Zone within Jersey City, and we presently
23 have an application pending before the Jersey City
24 Zoning Board of Adjustment to seek approval for the
25 drive-through use. We are hope to be before that

1 board at their January meeting. At this time we are
2 still waiting to be scheduled.

3 As part of the presentation tonight, I
4 have my architect with me, who will take you briefly
5 through the site, and my traffic engineer. It's my
6 understanding that the Board and the professionals
7 would like to hear some testimony with regard to
8 traffic impact on Kennedy Boulevard and side streets
9 and how this drive-through will work. With that
10 said I'll start off with my architect, Mr. Lezott.

11 (The witness is sworn.)

12 MR. CURLEY: Could you please state
13 your name for the record and spell injure last.

14 MR. LEZOTT: Ronald Lezott,
15 L-e-z-o-t-t.

16 MR. HARRINGTON: Mr. Lezott, could
17 you please give the Board the benefit of your
18 education.

19 MR. LEZOTT: I have an undergraduate
20 degree in architecture from Clemson University. I
21 also have a masters in civil engineering from NJIT.

22 MR. HARRINGTON: I offer Mr. Lezott
23 as an expert in architecture.

24 CHAIRWOMAN BETTINGER: On behalf of
25 the Board, you're accepted.

1 MR. LEZOTT: Madam Chair and Members
2 of the Board, I would like to present first tonight
3 the existing survey of the property in question.
4 This survey was included in the original site plan
5 application and submitted to the County. The site
6 is located at JF Kennedy at the corner of Pamrapo
7 Avenue, Block 29101, Lot 37.

8 Under existing conditions, this site
9 already exists as a Dunkin Donuts now. It's a
10 two-story masonry building with offices and storage
11 on the second floor. Starting on John F. Kennedy
12 Boulevard, we have two existing driveways. One is
13 an ingress driveway, and the second is an egress
14 driveway. Circulation around the building is in a
15 counterclockwise motion. The second driveway is
16 located on Pamrapo Avenue, and that is a full access
17 driveway, both ingress and egress movements.

18 Additionally under existing conditions,
19 there are 21 parking spaces existing, four parallel
20 spaces located on Pamrapo. We have additional
21 parking space along the north, and also on the
22 western side of the property there is additional
23 angular parking which provide 30-degree angled
24 parking. Again, it's an existing, operating Dunkin
25 Donuts. It's been existing there for the last ten

1 years.

2 Under proposed conditions, let me show you
3 the rendering that was done by our office entitled
4 Site Plan Exhibit Drawing E-1. This reflects the
5 proposed improvements. All we are proposing to do
6 to the site is the addition of a drive-through. We
7 are not impacting, not modifying the driveways that
8 I mentioned previously in any way or reducing
9 circulation through the site.

10 The impacts, however, would be the
11 reduction of 11 parking space. Currently, 21 spaces
12 exist on-site. Now we will have ten spaces proposed
13 when this is all said and done. Under the Jersey
14 City ordinance, only six are required. We still
15 exceed the local ordinance on the property.

16 As I walk you around the property, what is
17 going to happen is the drive-through entrance will
18 start on the Pamrapo side, wrap around the building,
19 again, in a counterclockwise motion and end on John
20 F. Kennedy. In order to create a bypass lane, we
21 have eliminated the four parking spaces located on
22 the eastern side of the property. In addition, when
23 you come around the property, we are also
24 eliminating spaces along the western end of the
25 property. What that does is, it creates a bypass.

1 It also creates a designated loading area for the
2 subject property. Right now under existing
3 conditions, they unload back here, but sometimes it
4 does impact the circulation through the property.
5 We are actually improving that by provide loading
6 and unloading on the western side.

7 In addition, we're providing some
8 additional landscaping. I know the County had asked
9 us to look into the green initiatives for the
10 County. We are providing native species to the
11 property. Overall, we are proposing 51 plantings on
12 the property. As a result of the plantings, there
13 also is no increase in impervious coverage from
14 existing to proposed. In the areas where we did
15 eliminate landscape islands, we actually did pick it
16 up elsewhere on the property, So there is no
17 increase in impervious. Also, as an addition to the
18 green initiatives, a bike rack is provided in the
19 lower southeastern corner of the building on John F.
20 Kennedy Boulevard.

21 Any questions?

22 CHAIRWOMAN BETTINGER: I have a
23 question about handicapped parking.

24 MR. LEZOTT: Sure. Handicapped
25 parking is located in the rear of the property. We

1 have maintained an accessible route from the parking
2 space to the entrance of the building.

3 CHAIRWOMAN BETTINGER: Mr. Glembocki,
4 do you have any comments?

5 COMMISSIONER GLEMBOCKI: No, they're
6 not changing the driveways or increasing impervious.

7 CHAIRWOMAN BETTINGER: Any other
8 Commissioners have any questions? Do I have a
9 motion? Ms. Massey.

10 MS. MASSEY: Ms. Chairwoman, I just
11 want to ask the applicant, have you supplied the
12 sealed estimate from the applicant, a cost estimate
13 for the shade trees? They are contributing to the
14 shade trees.

15 MR. LEZOTT: Yes, Ms. Massey, I have
16 a letter here with the estimate. It's just a copy.
17 I have a copy of what was submitted.

18 MS. MASSEY: That's great.

19 MS. FERRARA: Madam Chair, Paul Cray
20 can provide his comment. He reviewed the
21 application.

22 MR. CRAY: No problem, Madam Chair.
23 I would have interjected in this case. After the
24 initial completeness review, they provided
25 additional information which addressed the remaining

1 comments at that time. I now have a copy of the
2 sign and sealed survey. We do agree there is a
3 reduction in paving. We follow the circulation. I
4 thought it was important to put it on the records so
5 that the Commissioners would understand the revised
6 plan. We have no further outstanding issues from an
7 engineering perspective.

8 MS. FERRARA: On a motion put forth
9 by Commissioner Romano. Second by Commissioner
10 Choffo.

11 Commissioner Choffo.

12 COMMISSIONER CHOFFO: Aye.

13 MS. FERRARA: Commissioner Glembocki.

14 COMMISSIONER GLEMBOCKI: Yes.

15 MS. FERRARA: Commissioner Peralta.

16 COMMISSIONER PERALTA: Aye.

17 MS. FERRARA: Commissioner Romano.

18 FREEHOLDER ROMANO: Aye.

19 MS. FERRARA: Chairwoman Bettinger.

20 CHAIRWOMAN BETTINGER: Aye.

21 MS. FERRARA: The motion has passed.

22 MR. HARRINGTON: Thank you.

23 MS. FERRARA: The next application on
24 the agenda, 2012-053-SP, Church Hill Partners, LLC,
25 located at River Road and Church Hill Road, Block

1 435, Lots 18, 28, 30, 32 to 38, in North Bergen.

2 MR. ALAMPI: Thank you, Madam Chair,
3 Commissioners. My name is Carmine Alampi,
4 A-l-a-m-p-i. I'm the attorney for Church Hill
5 Partners, LLC. We are owners and the developers of
6 the applications before the County Planning
7 Commission. We've recently secured the approval
8 from the North Bergen Planning Board for development
9 of this site, which is two levels of parking
10 containing 29 parking spaces and 14 residential
11 units. The 14 units are built on four levels total.

12 As I said the approval was granted and
13 memorialized by the Planning Board of North Bergen.
14 We're here tonight because River Road is a County
15 road, and so jurisdiction before this Board is had.
16 With that, we have one witness tonight from Bertin
17 Engineering, who will be talking about the site
18 conditions on the County road, the surface water,
19 runoff and drainage.

20 We are a property that is approximately
21 16,000 square feet, 50 percent of it outside of the
22 steep slope. About 50 percent is in the steep slope
23 area. The disturbance that we propose is half of
24 that, roughly 4,500 square feet. You'll hear from
25 the engineer about the excavation and the drainage

1 on the site. We want to be clear that the building
2 itself, the footprint of the building, is on the
3 front 8,000 square feet of the property. With that,
4 let me have a witness sworn in.

5 (The witness is sworn.)

6 MR. CURLEY: Please state your name
7 and spell your last.

8 MR. GROVER: G-r-o-v-e-r.

9 MR. ALAMPI: Mr. Grover, please very
10 briefly just give us your professional background,
11 your educational and professional experience,
12 please.

13 MR. GROVER: Undergraduate in civil
14 engineering from Lafayette College, master in civil
15 engineering from Stevens Institute of Technology,
16 and I'm a professional engineer in the state of New
17 Jersey.

18 MR. ALAMPI: You're associated with
19 Bertin Engineering that prepared the site plan and
20 drainage plans and stormwater management plans,
21 correct?

22 MR. GROVER: Yes.

23 MR. ALAMPI: Did you work on this
24 project as well?

25 MR. GROVER: I did, yes.

1 MR. ALAMPI: And have you been
2 qualified before planning agencies such as county
3 and municipal agencies in the past?

4 MR. GROVER: Yes, I have.

5 MR. ALAMPI: Have your credentials
6 ever been challenged, or have you ever been denied
7 the opportunity to testify as an expert witness?

8 MR. GROVER: No.

9 MR. ALAMPI: Madam Chair, I offer
10 this witness as an expert in site engineering.

11 CHAIRWOMAN BETTINGER: And you're
12 accepted.

13 MR. GROVER: Thank you.

14 MR. ALAMPI: Thank you. Now, Andrew,
15 very briefly could you orientate the Board to the
16 plans that, Madam Chair, Commissioners, these plans
17 were on file with the commission, and of course, we
18 have appeared at I think two technical review
19 meetings, the most recent about ten days ago.

20 Could you orientate the Board?

21 MR. GROVER: This is actually the
22 rendering is a based on the site plan which was
23 provided.

24 MR. ALAMPI: Andrew, you're going to
25 have to keep your voice up. I have a mic here.

1 There is none there.

2 MR. GROVER: We are in the southwest
3 corner of the intersection of River Road and Church
4 Hill Road. Currently, the site is vacant. What the
5 applicant is proposing to do is develop a 14-unit
6 multifamily residential building. The building
7 coverage is 7,000 square feet. The building
8 contains two levels of parking and multiple living
9 spaces. The site accesses to the parking area, they
10 both are located on Church Hill Road.

11 MR. ALAMPI: Andrew, the access to
12 the levels of parking are directly from the slope of
13 Church Hill Road, correct?

14 MR. GROVER: That's correct.

15 MR. ALAMPI: In other words, the
16 lower element is from the access closer to River
17 Room, and the upper element is from below Church
18 Hill Road; is that correct?

19 MR. GROVER: That's correct.

20 MR. ALAMPI: There is no ramp. We
21 are actually using the road itself as the slope of
22 the ramp, the road as the ramp. With that, Church
23 Hill Road has recently been upgraded and improved by
24 the adjacent development; is that correct?

25 MR. GROVER: That's correct.

1 MR. ALAMPI: With regard to the site
2 conditions we received from the Hudson County Zoning
3 Officer, Mario Tridente, we received the site
4 inspection report dated December 12th?

5 MR. GROVER: Yes.

6 MR. ALAMPI: Did you have an
7 opportunity to review it?

8 MR. GROVER: I did have an
9 opportunity to review it. I agree with it.

10 MR. ALAMPI: The site inspection also
11 has a series of photographs. You also had an
12 opportunity to examine these photographs associated
13 with the site?

14 MR. GROVER: Yes.

15 MR. ALAMPI: Do they accurately
16 depict the site as you know it?

17 MR. GROVER: They do.

18 MR. ALAMPI: Again, there are some
19 other reports that we received. T & M Engineering,
20 they have representatives here tonight. We have a
21 report dated December 14, 2012. Did you have an
22 opportunity to review that?

23 MR. GROVER: I did.

24 MR. ALAMPI: Before we go into that,
25 lastly, we received a report from the planning

1 consultant for the Board, Megan Massey, who is also
2 here tonight. Did you have an opportunity to
3 review, November 21st, 2012, last revised
4 December 10th, 2012, did you have an opportunity to
5 review that report?

6 MR. GROVER: I did.

7 MR. ALAMPI: Now, briefly, could you
8 take us through, firstly, the T & M report and
9 comments, and just indicate briefly if there are any
10 areas of concern or dispute with the recommendations
11 of T & M?

12 MR. GROVER: After reviewing T & M's
13 letter and attending a technical review meeting,
14 Item No. 1 was discussed, and the actual proposed
15 sidewalk along River Road would be five feet wide.

16 MR. ALAMPI: We agree with that?

17 MR. GROVER: Yes.

18 CHAIRWOMAN BETTINGER: Mr. Grover,
19 I apologize. Please speak into the mic. We have
20 overhead noise.

21 MR. GROVER: Based on the letter in
22 the technical view committee meeting, it was
23 determined that the proposed sidewalk along River
24 Road would be five feet wide.

25 MR. ALAMPI: We can comply?

1 MR. GROVER: We can comply with that.

2 MR. ALAMPI: Item No. 2 talks about
3 striping in the center median and has a concern
4 raised. Do you have the site plan, and could you
5 just show the Board what is being referred to?

6 MR. GROVER: The striping of concern
7 is actually along River Road which was the adjacent
8 property, which just shows --

9 MR. ALAMPI: Andrew, stand back by
10 the mic so everyone can hear. Andrew, this area
11 showing the three arrows, that is a proposal in the
12 center median to create a turning lane; is that
13 correct?

14 MR. GROVER: That's correct.

15 MR. ALAMPI: That was proposed by the
16 adjacent development, the other development on
17 Church Hill Road; is that correct?

18 MR. GROVER: That's correct.

19 MR. ALAMPI: The County engineer is
20 concerned about this was newly installed asphalt,
21 and they wanted to maintain the striping, there is
22 striping in this area at the present time?

23 MR. GROVER: Yes.

24 MR. ALAMPI: Can we accommodate that,
25 can we agree to leave the striping in place?

1 MR. GROVER: Yes.

2 MR. ALAMPI: Let's go to the next
3 item, traffic impact. Does the engineer have a
4 comment on your request for waiver?

5 MR. GROVER: We agree with what is
6 required.

7 MR. ALAMPI: Does T & M agree that a
8 waiver can be granted for the size of the project?

9 MR. GROVER: Yes.

10 MR. ALAMPI: Are there any other
11 issues with regard to T & M, before we go to the
12 steep slope ordinance?

13 MR. GROVER: No.

14 MR. ALAMPI: Can we briefly go
15 through the planning report from Ms. Massey, and
16 briefly, were there any items that were raised in
17 her report?

18 MR. GROVER: She just brought up the
19 same comment, Comment No. 4. We just addressed that
20 about the sidewalk five feet, correct.

21 MR. ALAMPI: With regard to the issue
22 of the project will not affect County drainage,
23 she's asking for some information. Have you
24 provided studies and reports on the drainage?

25 MR. GROVER: Yes, we have.

1 MR. ALAMPI: Have you submitted them
2 to the County Engineer?

3 MR. GROVER: Yes, we have.

4 MR. ALAMPI: Can you tell us how
5 you're handling the drainage on the project?

6 MR. GROVER: Basically, the site is
7 not a major development. We still are -- we do
8 still have storm water management to maintain the
9 same flow as existing conditions. We're actually
10 tying into the drainage, tying into the drainage on
11 Church Hill Road, which eventually does make its way
12 to River Road.

13 MR. ALAMPI: We need to control the
14 flow of the drainage. Is there an improvement?

15 MR. GROVER: There is an improvement.

16 MR. ALAMPI: Could you tell us what
17 that improvement is?

18 MR. GROVER: We're reducing the
19 flows.

20 MR. ALAMPI: That's a good thing?

21 MR. GROVER: Yes, that's correct.

22 MR. ALAMPI: With regard to the other
23 items in her report, are there any issues here in
24 which you cannot comply, such as asking about green
25 parking, provision of a bicycle rack, et cetera?

1 Are we able to comply with Item No. 1?

2 MR. GROVER: Yes, those are the two
3 strategies that we're complying with in the green
4 infrastructure with Hudson County.

5 MR. ALAMPI: There has been a comment
6 in this report and another report about planting of
7 trees. Are we able to comply?

8 MR. GROVER: We're able to comply. I
9 believe during the technical review meeting, it was
10 discussed one street tree will be provided, and the
11 applicant will pay the amount for the two extra
12 street trees into the Hudson County Tree Fund.

13 MR. ALAMPI: So for the issues in
14 storm water management, drainage and traffic, we're
15 in compliance with the recommendations of the
16 technical review committee and the engineer and the
17 planner?

18 MR. GROVER: Yes, we are.

19 MR. ALAMPI: With regard to the steep
20 slope, can you come over here and show us with your
21 hand the area of the property that's in the steep
22 slope area?

23 MR. GROVER: The area of the property
24 steep slope is the rear of the property, the rear of
25 the property. It's about this area.

1 MR. ALAMPI: Show with your hands
2 about where the building infrastructure is going to
3 about be on the site.

4 MR. GROVER: It's going to be in the
5 rear of the building.

6 MR. ALAMPI: With regard to the steep
7 slope, can you quantify the surface area of the
8 steep slope that's indicated in this application,
9 how many square feet?

10 MR. GROVER: We are actually
11 disturbing only 4,800 feet of the steep slope.

12 MR. ALAMPI: Based on the
13 geotechnical information that was previously
14 prepared by your firm and shared with the engineers
15 for the Board, could you quantify the amount of
16 disturbance, based on the report disturbance is
17 about 1,300 --

18 MR. GROVER: It's 1,350 cubic yards.

19 MR. ALAMPI: And that 1,350 cubic
20 yards, if you can translate that in a visual for the
21 Board, let's use dump trucks, how many dump truck
22 loads would that be approximately?

23 MR. GROVER: Typically, a dump truck
24 holds about 27 cubic yards, so that equates to about
25 50 dump truck loads.

1 MR. ALAMPI: And with regard to this
2 area, is any part of that area -- has any part of
3 that been previously disturbed?

4 MR. GROVER: Yes, it has.

5 MR. ALAMPI: Could you just describe
6 that very briefly?

7 MR. GROVER: The majority of that
8 disturbance is broken up stone, and you can see from
9 the photos in this actually report, the waiver
10 justification report, that it was previously
11 disturbed.

12 MR. ALAMPI: If you would just
13 identify the waiver justification report by date.
14 We will mark it separately.

15 MR. GROVER: The steep slope waiver
16 justification report prepared by Bertin Engineering
17 dated November 30th, 2012, prepared by Andrew J.
18 Glover.

19 MR. ALAMPI: That's yourself?

20 MR. GROVER: That's me.

21 MR. ALAMPI: So you prepared the
22 report?

23 MR. GROVER: Yes.

24 MR. ALAMPI: And that was part of the
25 package that was submitted to the County?

1 MR. GROVER: Yes.

2 MR. ALAMPI: And you also worked and
3 collaborated with Johnson Soils on the initial cliff
4 evaluation report that was prepared dated September
5 29th, 2012?

6 MR. GROVER: That is correct.

7 MR. ALAMPI: And you used that report
8 in collaboration with your own report?

9 MR. GROVER: Correct.

10 MR. ALAMPI: Did you identify the
11 steep slope, and identify the amounts of excavation
12 and what you anticipated?

13 MR. GROVER: That's correct.

14 MR. ALAMPI: I have nothing further,
15 Madam Chair.

16 MS. MASSEY: Madam Chair, a condition
17 of approval should be to submit the cost estimate
18 for the shade tree contribution.

19 MR. GROVER: We have a cost estimate.

20 MS. MASSEY: They haven't submitted a
21 cost estimate.

22 MR. ALAMPI: We'll provide that, yes.

23 CHAIRWOMAN BETTINGER: I would like
24 to get comments from our engineer.

25 MR. KLIEN: In your waiver review

1 report, what measures are you taking for erosion
2 control associated with any of the steep slopes that
3 are on-site, what measures are you taking and the
4 type of installation to assure the erosion?

5 MR. GROVER: The site will have to go
6 before the County Soil Erosion Conservation
7 District. We have to provide sub-fence, swails and
8 riprap. So during construction and after, we won't
9 be able to make any erosion on the site.

10 MR. KLIEN: And this was brought up
11 at the review meeting also. Is there going to be
12 any type of rock excavation associated with the
13 building itself in the area of the steep slope?

14 MR. GROVER: Very, very minimal.
15 Those areas have already been disturbed.

16 MR. KLIEN: Most of it is loser soil
17 and not necessarily rock formation or outcropping in
18 that area of excavation?

19 MR. GROVER: That's correct.

20 MR. KLIEN: There are several things
21 in your waiver report that identifies also some
22 permanent measures associated with the steep slope.
23 Do you want to talk about some of those things so
24 the Board understands exactly what measures you are
25 conforming to?

1 CHAIRWOMAN BETTINGER: When you
2 stated that the steep slope was already disturbed,
3 do you have any idea how it got disturbed?

4 MR. GROVER: That's just from -- I'm
5 not aware. I'm aware of past photos.

6 CHAIRWOMAN BETTINGER: The
7 construction hasn't started?

8 MR. GROVER: No, we haven't done
9 anything on site. It's from previous. But yes,
10 some of the -- based on the report we have four
11 items, general items, to justify the waiver. One of
12 them is actually we just discussed was stormwater
13 management on the site. The site will have
14 stormwater management. It will help to alleviate
15 the erosion. We will also have to be required to go
16 before the Soil Erosion District to have soil
17 erosion stuff in place to prevent erosion, and we're
18 also proposing to -- there is a concern from the
19 cliff above the building to provide some
20 stabilization to prevent any large boulders from
21 coming down damaging the proposed building that
22 would be in place.

23 MR. KLIEN: So the application is
24 asking for the Board to allow this waiver for steep
25 slopes, that they will be constructing their

1 improvement within that steep slope, removing and
2 replacing -- I'm sorry, excavating and grading it
3 out and providing permanent measures. The
4 determination has to be if the Board accepts that,
5 that there has to be a waiver.

6 MR. ALAMPI: Thank you, Andrew.
7 Obviously, Hudson County reports and studies have
8 been done along the entire cliff face from Jersey
9 City up through North Bergen. Have you seen those
10 reports for 2008 and 2009?

11 MR. GROVER: Yes, I have. I have,
12 yes.

13 MR. ALAMPI: Any recommendation you
14 can't comply with?

15 MR. GROVER: We can comply, yes.

16 MR. ALAMPI: Thank you, Madam Chair.

17 CHAIRWOMAN BETTINGER: Before we go
18 any further, is there anyone from the public that
19 would like to speak on this application?

20 COMMISSIONER CHOFFO: Madam Chair, I
21 have a question. Mr. Alampì, you mentioned earlier
22 I believe in your testimony you mentioned the
23 Planning Board approval in North Bergen, was it
24 Board of Adjustment?

25 MR. ALAMPI: I'm sorry, Zoning Board

1 of Adjustment. There was a different application.
2 The Zoning Board of Adjustment, it was approved in
3 November of this year.

4 COMMISSIONER CHOFFO: Your
5 application says conditional approval?

6 MR. ALAMPI: We have a resolution of
7 approval. We have already published the notice of
8 approval. At the time we filed, the resolution had
9 not yet been adopted but it has, but we did provide
10 to the Board the resolution itself, and you're
11 correct, it's the Zoning Board of Adjustment.

12 COMMISSIONER CHOFFO: The Soil
13 Conservation approval, what phase is that in?

14 MR. ALAMPI: That is going to be
15 applied as soon as we conclude this phase of the
16 approval process. You can make that a condition,
17 but obviously, we will file a Soil Conservation
18 District application very promptly.

19 COMMISSIONER CHOFFO: Also on your
20 application, you have the construction official, I
21 guess, for the Township of North Bergen, status is
22 pending. Has that been done, is your approval
23 pending with the construction official.

24 MR. ALAMPI: No, we did not file
25 construction plans yet. That will be the next phase

1 and after we do soil conservation. We have just
2 commissioned the architect and the engineer to do
3 construction drawings. They have just been started.
4 Those will be filed with the construction office
5 probably within two or three months.

6 MR. CURLEY: Madam Chair, you have
7 just on the steep slopes, there is a waiver that has
8 been requested, and the Board has previously granted
9 waivers, but not on the basis set forth for the
10 report of Bertin Engineering. There is a reference
11 to the administrative regulations by DEP.

12 If the Board were to grant a waiver on a
13 steep slope compliance, I would recommend that it be
14 under Section 1, Subsection E of the Land
15 Development Ordinance, and it says, the County
16 Planning Board understands occasions may take place
17 when the literal enforcement of one or more of these
18 rules, regulations or standards may be onerous and
19 impractical or impossible to perform or cause a
20 necessary hardship in accordance with N.J.S.A.
21 41:27-6(2b). This power and authority to waive,
22 modify or amend shall be exercised to achieve
23 substantial fairness to all parties concerned, and
24 as long as such power shall not substantially or
25 materially prejudice the rights of public parties or

1 interested persons.

2 So the Board would have to make a waiver
3 under that provision of the Land Development
4 Ordinance.

5 CHAIRWOMAN BETTINGER: Do we have to
6 take two separate votes?

7 MR. CURLEY: If there is an approval,
8 it has to encompass a waiver pursuant that section.

9 MR. ALAMPI: I am familiar and I
10 would concur with your counsel. I have the Land
11 Development regulations. We're familiar with other
12 applications as well as this, and the criteria he
13 set forth I think is appropriate. We do concur.

14 CHAIRWOMAN BETTINGER: Any other
15 comments from Commissioners? Do I have a motion?

16 COMMISSIONER CHOFFO: Madam Chair, I
17 make a motion to approve with the conditional
18 approval that the applicant obtain the necessary
19 requirements for the Soil Conservation District, and
20 also the conditions stated by the Planning Board
21 Attorney, John Curley.

22 CHAIRWOMAN BETTINGER: Thank you,
23 Commissioner. I need a second.

24 COMMISSIONER PERALTA: Second.

25 MS. FERRARA: On a motion put forth

1 by Commissioner Choffo. Second by Commissioner
2 Peralta.

3 Commissioner Choffo.

4 COMMISSIONER CHOFFO: Aye.

5 MS. FERRARA: Commissioner Glembocki.

6 COMMISSIONER GLEMBOCKI: Yes.

7 MS. FERRARA: Commissioner Peralta.

8 COMMISSIONER PERALTA: Aye.

9 MS. FERRARA: Commissioner Romano.

10 FREEHOLDER ROMANO: Aye.

11 MS. FERRARA: Chairwoman Bettinger.

12 CHAIRWOMAN BETTINGER: I vote aye.

13 MS. FERRARA: The motion has passed.

14 MR. ALAMPI: Good evening. Happy
15 Holidays, everyone. Thank you.

16 MS. FERRARA: Madam Chair, the next
17 item to be heard is Application 2012-070-SP, Flavor,
18 O.F.D., Inc. 8801-8809 River Road, Block 440, Lots
19 10 through 16 in North Bergen.

20 MR. JIMENEZ: Good evening, Madam
21 Chair, Members of the Board. Michael A. Jimenez,
22 J-i-m-e-n-e-z, the Law Office of Joseph Ryglicki,
23 9019 Old River Road, North Bergen, New Jersey.

24 Madam Chairwoman, this applicant was
25 before the Board last month. Because of a

1 scheduling conflict, we didn't have one of our
2 experts present, particularly that of the traffic
3 expert, which was an essential component of this
4 application. At the request of the Board, we
5 withdrew the application at that time, and we
6 resubmitted the application due to time constraints
7 in accordance with the Board Attorney consultation.

8 Madam Chairperson, while we have our
9 experts here tonight, our architect, our traffic
10 experts and the applicant, during conversations
11 tonight between the Board's expert, Mr. Cray, and
12 our traffic engineer, it is my client's desire to
13 amend the plans in accordance with his particular
14 instructions so there is no discrepancy later.
15 Also, to this point, Bergen County -- this property
16 is unique. We're not only bound by the regulations
17 of Hudson County, we're right on the border of
18 Bergen County. The onus is on us to adhere to their
19 requirements as well.

20 This particular area is going through
21 various constructional changes. Because of the
22 recent storm, all those construction projects have
23 been put on hold. We don't know what we're going to
24 do now. My client and my traffic expert's concern
25 is that they may require additional stuff than we're

1 presenting to the Board tonight. So what we would
2 like to do is carry this to the next meeting, where
3 we can take the comments, particularly, we were
4 going to amend the plans tonight, incorporating
5 those changes being proposed. However, we felt it
6 would be for accuracy in terms of Hudson and Bergen
7 County to make those revisions, submit them to the
8 Board for their review, possibly during the
9 pre-meeting to be sure we have all their issues
10 squared away, and also have Bergen County's seal of
11 approval or consent to those particular
12 modifications so we're not before this Board for
13 approvals, and Bergen County would say, no, we don't
14 agree to that.

15 As such, I respectfully ask this Board to
16 allow us to return to the next meeting date to make
17 revisions and/or to incorporate all of the comments
18 raised in Mr. Cray's letter in our particular plans
19 as submitted.

20 MR. CURLEY: Madam Chair, in order to
21 not run afoul with the time limitation to act, I
22 would recommend that the Board adopt a resolution
23 carrying the application to the next meeting on the
24 condition that the municipality consents to five
25 days. In the event consent isn't obtained, we will

1 deem the application withdrawn to be refiled. That
2 way, we will be able to act on the application at
3 the next meeting to avoid any automatic approvals.
4 Counsel, would that be acceptable?

5 MR. JIMENEZ: Madam Chairperson, I
6 have been in touch with the board attorney of North
7 Bergen, and they are aware of the difficulties we're
8 having in terms of traffic. There would be no
9 objection. A letter from Mr. Jacobski, I suppose,
10 would be sufficient.

11 MR. CRAY: Madam Chair, if I could
12 sneak in one comment. My recommendation with the
13 timing, the next month will go fast, especially with
14 the holidays. So if the plan, draft plan so to
15 speak, addressing the improvements in the center of
16 the road, if that could be circulated very soon.
17 That way the individual at Bergen County, Nancy
18 Darvis, who is working on the project across the
19 street, is the best scenario. If you do come to the
20 subcommittee, we would have already worked through
21 many of the items. There is only a few that would
22 be most important.

23 If that is already circulated to Bergen
24 County, I can facilitate my review, the Hudson
25 County review, in advance of that committee meeting,

1 and it would make for a much cleaner situation and
2 recognizing the holiday, I'll help facilitate that
3 as well. Once I have it and once I know what Bergen
4 County has, and I can pick up the phone and speak to
5 Bergen County as well. It puts us in a better
6 position. Instead of treating the next Planning
7 Board Meeting as the target, put the next
8 subcommittee meeting as the target.

9 MR. JIMENEZ: Madam Chairperson, I
10 have been advised by our the traffic expert that by
11 Wednesday, it will be submit to Bergen and Hudson
12 Counties.

13 MR. CRAY: Okay. Thank you.

14 MR. JIMENEZ: Thank you. Thank you,
15 Madam Chair.

16 MS. FERRARA: On a motion put forth
17 by Commissioner Choffo. Second by Commissioner
18 Peralta.

19 Commissioner Choffo.

20 COMMISSIONER CHOFFO: Aye.

21 MS. FERRARA: Commissioner Glembocki.

22 COMMISSIONER GLEMOCKI: Yes.

23 MS. FERRARA: Commissioner Peralta.

24 COMMISSIONER PERALTA: Aye.

25 MS. FERRARA: Commissioner Romano.

1 FREEHOLDER ROMANO: Yes, with the
2 comments very well-stated by the attorney and for
3 working with the County facilitation. Thank you.

4 MS. FERRARA: Chairwoman Bettinger.

5 CHAIRWOMAN BETTINGER: I vote aye.

6 MS. FERRARA: The motion has passed.

7 MR. JIMENEZ: Thank you, Members of
8 the Board. Thank you.

9 MS. FERRARA: I need two seconds. I
10 apologize for the delay.

11 CHAIRWOMAN BETTINGER: That's quite
12 all right.

13 MS. FERRARA: Madam Chair, the next
14 application is 2012-071-SP, Town of Weehawken,
15 located at Boulevard East and 49th Street; Block 53,
16 Lot 18, in Weehawken.

17 MR. MILLA: Thank you. Good evening.
18 My name is Michael Milla, M-i-l-l-a, and I am an
19 associate at Mayo Lynch & Associates, and I am
20 representing the Town of Weehawken. I have to begin
21 by apologizing. We just received notice from our
22 client that the meeting would be held today. We
23 received it this morning. I apologize for any --
24 you can see that we don't have any fancy drawings or
25 anything like that.

1 (The witness is sworn.)

2 MR. CURLEY: Thank you.

3 MR. MILLA: Members, the application,
4 I believe, was sent to you back in June of 2012, and
5 at that time the original scope of the work
6 consisted of improvements to sidewalks, curbs,
7 driveways, site furnishings, as well as the
8 improvements to the park named American Legion Park
9 on the corner of 49th Street and Boulevard East.
10 That's JFK Boulevard East.

11 Since then, due to budget constraints and
12 unforeseen consequences, the scope has very
13 significantly decreased. We have -- as you can see
14 from our plan, only the work that's being done
15 inside the park is now in the scope. Unfortunately,
16 all the work that was related to sidewalks and
17 curbs, everything has been delayed, and it's now on
18 hold.

19 We have received comments, I believe, from
20 Mr. Glembocki sometime ago, which we addressed back
21 in June, as well as a couple of weeks ago, actually,
22 December 6th, 2012, and I believe all the comments
23 that were raised and all the questions that were
24 forwarded to our office were hopefully answered.

25 COMMISSIONER GLEMBOCKI: Madam

1 Chairwoman, we never received any response, any
2 response. That's what we would like to get. We
3 didn't see any revised plans, that resubmittal of
4 plans. They gave us a response back.

5 MR. MILLA: You never received our
6 plans?

7 COMMISSIONER GLEMBOCKI: Not the
8 revised ones. I only have the review.

9 MR. MILLA: We submitted to the
10 Hudson County Planning Board or December 5th, 2012.

11 CHAIRWOMAN BETTINGER: The Planning
12 Board or the Engineering office?

13 MR. MILLA: Planning Board on
14 December 5th. I am aware that we did send a
15 response letter December 10th, which I have a copy
16 right now, which I can hand over to you if you would
17 like.

18 COMMISSIONER GLEMBOCKI: Madam Chair,
19 what we can do is make it conditional on our
20 reviewing this. They did scale down the project.

21 MR. MILLA: Quite significantly, as
22 you can see.

23 FREEHOLDER ROMANO: Mayor Turner ran
24 out of money?

25 MR. MILLA: Most of the work was

1 actually -- it's okay. Most of the work was
2 actually as a result of the Formula 1, that was
3 coming. Since the Formula 1 race was delayed, some
4 of the components and the excitement created by that
5 event was delayed also.

6 CHAIRWOMAN BETTINGER: What are you
7 actually doing in the park now?

8 MR. MILLA: We're -- I believe we're
9 creating a huge improvement first of all. The park
10 as it exists right now, it's mainly a grass area
11 with a set of stairs, a set of stairs on that
12 corner, which provides no ADA compliant access.
13 Quite honestly, it's not pretty. I believe we're
14 making a huge improvement by providing an
15 ADA-compliant accessibility to most of the park
16 areas.

17 We also provide an increased level of
18 security around the park. We're providing concrete
19 paved ramps, concrete paved walkways, some
20 beautifully landscaped perimeter areas that's not
21 only going to make it beautiful, but also going to
22 allow visibility to visitors to the skyline across
23 the street. Again, like I said, the scope is only
24 contained within the walls of the park.

25 COMMISSIONER CHOFFO: One of the

1 comments have to do with the sidewalk.

2 MR. MILLA: Not yet, when the project
3 resumes, we will be more than happy to submit
4 drawings.

5 COMMISSIONER GLEMBOCKI: I would
6 still like to get a copy of the latest plans.

7 MR. MILLA: Absolutely.

8 CHAIRWOMAN BETTINGER: We have a
9 motion on the floor. Madam Secretary, we have a
10 motion on the floor, a motion made by Commissioner
11 Romano, conditional on Commissioner Glembocki's
12 comments. Second by Commissioner Peralta.

13 MS. FERRARA: My apologies.

14 COMMISSIONER GLEMBOCKI: And the
15 receipt of signed and sealed drawings and our
16 review.

17 CHAIRWOMAN BETTINGER: Ms. Massey, do
18 you have a comment?

19 MS. MASSEY: Yes, I want to be on the
20 record that Planning never received the plans or the
21 engineering after December 5th, 2012.

22 MR. MILLA: We'll get that sure,
23 absolutely.

24 COMMISSIONER CHOFFO: Madam Chair, I
25 have one other question. Do the plans that we are

1 going to approve tonight, do they include any
2 sidewalk improvements?

3 MR. MILLA: No, unfortunately, no.

4 COMMISSIONER CHOFFO: I have a
5 question. The pictures that were submitted by
6 Mr. Tridente in our packet -- you're stating that
7 you're not doing any sidewalk?

8 MR. MILLA: No sidewalk improvements,
9 no. The repointing, they're repointing some of the
10 stone wall around the park. So there might be a
11 little bit of chipping and repairing of the concrete
12 near the sidewalk, but no sidewalk improvement.
13 We're not removing complete sidewalk.

14 COMMISSIONER CHOFFO: Do you mind if
15 I show you, step up, Mr. Tridente's photos. Those
16 sidewalks are acceptable?

17 MR. MILLA: Like I said before, these
18 are absolutely in need of repairs. Again, once the
19 project or the original scope of work resumes, these
20 will definitely be addressed. They were addressed
21 in the original scope. Unfortunately, because of
22 circumstances, we can't really address them now.

23 COMMISSIONER CHOFFO: They're in
24 disrepair now. If we have a bad winter, they will
25 get worse. When we have children going to the park,

1 senior citizens going to the park, it's a
2 trip-and-fall hazard. If they're spending that much
3 money on a park, I don't see why they shouldn't
4 replace that.

5 MR. MILLA: We can definitely bring
6 that to the town and see how the funding can be
7 accommodated sooner rather than later to address
8 these issues.

9 COMMISSIONER CHOFFO: We're not
10 asking to put in all new concrete sidewalks.
11 They're in disrepair. They should be addressed.
12 I'm speaking on behalf of myself. The rest of the
13 Board may feel differently. Where there are
14 sidewalks in this much disrepair, I think that they
15 should be addressed.

16 MS. FERRARA: Madam Chair, I just
17 want to clarify, the application now, the applicant
18 has testified that they have scaled back the
19 application. If we were to approve it, this current
20 application, they will continue to work with the
21 Engineering Department and have the application
22 expand to include the sidewalk to address the issues
23 that Commissioner Glembocki put in the letter dated
24 December 6th. Does that address the issues with the
25 sidewalk, that they will continue cooperation with

1 the Engineering Department to address those issues?

2 COMMISSIONER CHOFFO: My question to
3 Mr. Curley, does the County have enough say in this
4 application to the Township of Weehawken based on
5 the approval, that's one thing we want to address?

6 MR. CURLEY: As a condition of
7 approval, yes.

8 COMMISSIONER CHOFFO: We have that
9 authority. It is the town that's funding it, right?

10 MR. MILLA: Right, it's a couple of
11 sources. I believe one of them is Green Acres, if
12 I'm not mistaken, and the rest is funded by the
13 town -- I'm sorry, Open Spaces.

14 COMMISSIONER CHOFFO: Thank you.

15 MR. MILLA: We are agreeing to
16 address it as soon as the additional funding becomes
17 available. Like I say, we'll definitely raise the
18 issue to the town and see how they can come up with
19 the funding to address it sooner rather than later.

20 FREEHOLDER ROMANO: If I may, so we
21 have a clear understanding, you said this is on hold
22 because of the funding situation from the town. I
23 think that this is just as an advisory because of
24 the dangerous condition, that it is advised by our
25 counsel to just to make the Mayor and Council of

1 Weehawken aware of the dangerous conditions to do
2 some kind of temporary repair. Did I say that
3 correct for everybody?

4 I agree with Massiel that they're two
5 different things. We're voting to approve one
6 project, so let's get that funding, and you want to
7 talk about the second part, which is not part of the
8 first project. I think that's what we're talking
9 about. Correct me if I'm wrong, Massiel.

10 MS. FERRARA: Yes, they have
11 addressed Mr. Glembocki's comments in their
12 December 10th letter. So they can if we put those
13 conditions that they can continue to have
14 discussions and dialogue with the County Engineer's
15 office to address those sidewalk repair issues.

16 FREEHOLDER ROMANO: As Commissioner
17 Choffo said, that these are dangerous conditions
18 that should be corrected. So if you would state
19 when you return to Weehawken that there is an
20 eminent need per our legal counsel that that
21 situations should be addressed, maybe you can get
22 back to Commissioner Glembocki or to legal counsel
23 so that the City is made aware. Does that satisfy
24 everybody? Okay.

25 MS. FERRARA: Chairwoman, I have a

1 motion put forth by Commissioner Romano, and second
2 by Commissioner Peralta.

3 Commissioner Choffo.

4 COMMISSIONER CHOFFO: Aye.

5 MS. FERRARA: Commissioner Glembocki.

6 COMMISSIONER GLEMBOCKI: Yes.

7 MS. FERRARA: Commissioner Peralta.

8 COMMISSIONER PERALTA: Yes.

9 MS. FERRARA: Commissioner Romano.

10 FREEHOLDER ROMANO: Yes.

11 MS. FERRARA: Chairwoman Bettinger.

12 CHAIRWOMAN BETTINGER: I vote aye

13 with the conditions stipulated.

14 MS. FERRARA: The motion has passed.

15 MR. MILLA: Thank you.

16 MS. FERRARA: Madam Chair, the next
17 item on the agenda are Applications to be Declared
18 Exempt. Madam Chair, if it would be okay with the
19 Board, I would like to separate the vote on these
20 exemptions. After the first application, the
21 remaining applications are consecutive. In order to
22 be efficient, I can actually read them in
23 consecutive order without going into all the
24 details. I'm going to read the first one, and we'll
25 take a vote, and then I'll read the rest.

1 The first application to be exempt is
2 2012-054-SP, Applicant 50 and 90 Columbus Holding
3 Company, LLC; location, 50 and 90 Christopher
4 Columbus Drive; Block 13003, Lots 1 and 2, located
5 in Jersey City.

6 On a motion put forth by Commissioner
7 Choffo. Second by Commissioner Romano.

8 Commissioner Choffo.

9 COMMISSIONER CHOFFO: Aye.

10 MS. FERRARA: Commissioner Glembocki.

11 COMMISSIONER GLEMBOCKI: Yes.

12 MS. FERRARA: Commissioner Peralta.

13 COMMISSIONER PERALTA: Yes.

14 MS. FERRARA: Commissioner Romano.

15 FREEHOLDER ROMANO: Aye.

16 MS. FERRARA: Chairwoman Bettinger.

17 CHAIRWOMAN BETTINGER: Aye.

18 MS. FERRARA: The motion has passed.

19 The remaining applications to be exempt are
20 2012-056-SP; 2012-057-SP. Let me rephrase that.

21 Starting with 2012-056-SP through
22 2012-067-SP.

23 CHAIRWOMAN BETTINGER: Do I have a
24 motion?

25 MS. FERRARA: On a motion put forth

1 by Commissioner Romano. Second by Commissioner
2 Peralta.

3 Commissioner Choffo.

4 COMMISSIONER CHOFFO: Aye.

5 MS. FERRARA: Commissioner Glembocki.

6 COMMISSIONER GLEMBOCKI: Yes.

7 MS. FERRARA: Commissioner Peralta.

8 COMMISSIONER PERALTA: Yes.

9 MS. FERRARA: Commissioner Romano.

10 FREEHOLDER ROMANO: Aye.

11 MS. FERRARA: Chairwoman Bettinger.

12 CHAIRWOMAN BETTINGER: Aye.

13 MS. FERRARA: The motion has passed.

14 Madam Chairwoman, next items are resolutions to be
15 memorialized. We are going to call Commissioner
16 DiDomenico.

17 (There is a discussion held off the
18 Record.)

19 Commissioner DiDomenico, it's Massiel.

20 Thank you for joining us.

21 FREEHOLDER DiDOMENICO: Thank you.

22 COMMISSIONER CHOFFO: Hi, Doreen.

23 FREEHOLDER ROMANO: Hi, Doreen.

24 FREEHOLDER DiDOMENICO: Hi.

25 FREEHOLDER ROMANO: Guess who it is.

1 At least you're making money.

2 FREEHOLDER DiDOMENICO: Trying.

3 MS. FERRARA: Madam Chair, the next
4 item is a resolution memorializing the adoption of
5 proposed updates to the Hudson County Recreation and
6 Open Space Inventory as an amendment to the Hudson
7 County Master Plan.

8 On a motion put forth by Commissioner
9 Romano. Second by Commission Choffo.

10 Commissioner Choffo.

11 COMMISSIONER CHOFFO: Aye.

12 MS. FERRARA: Commissioner
13 DiDomenico.

14 FREEHOLDER DiDOMENICO: Aye.

15 MS. FERRARA: Commissioner Glembocki.

16 COMMISSIONER GLEMBOCKI: Yes.

17 MS. FERRARA: Commissioner Peralta.

18 COMMISSIONER PERALTA: Yes.

19 MS. FERRARA: Commissioner Romano.

20 FREEHOLDER ROMANO: Aye.

21 MS. FERRARA: Chairwoman Bettinger.

22 CHAIRWOMAN BETTINGER: I vote aye.

23 Do we need to stipulate that Commissioner DiDomenico
24 is here by phone?

25 MS. FERRARA: Yes. Please note on

1 the record that Commissioner DiDomenico has joined
2 us by phone.

3 The next item on the agenda is
4 memorializing temporary amendments to the Hudson
5 County Land Development --

6 CHAIRWOMAN BETTINGER: Massiel, the
7 motion has passed?

8 MS. FERRARA: Yes, I apologize. The
9 motion has passed.

10 CHAIRWOMAN BETTINGER: I interrupted
11 you.

12 MS. FERRARA: The next item on the
13 agenda is a resolution memorializing the temporary
14 amendments to the Hudson County Land Development
15 Regulations to assist with the Hurricane Sandy
16 Recovery and Rebuilding Efforts.

17 On a motion put forward by Commissioner
18 Choffo. Second by Commissioner Romano.

19 Commissioner Choffo.

20 COMMISSIONER CHOFFO: Aye.

21 MS. FERRARA: Commissioner
22 DiDomenico.

23 FREEHOLDER DiDOMENICO: Aye.

24 MS. FERRARA: Commissioner Glembocki.

25 COMMISSIONER GLEMBOCKI: Yes.

1 MS. FERRARA: Commissioner Peralta.

2 COMMISSIONER PERALTA: Yes.

3 MS. FERRARA: Commissioner Romano.

4 FREEHOLDER ROMANO: Aye.

5 MS. FERRARA: Chairwoman Bettinger.

6 CHAIRWOMAN BETTINGER: I vote aye.

7 MS. FERRARA: The motion has passed.

8 The next item is a resolution
9 memorializing the adoption of the Hudson County
10 Comprehensive Economic Development Strategy, 2012
11 Annual Update, as an amendment to the Hudson County
12 Master Plan.

13 On a motion put forth by Commissioner
14 Romano. Second by Commissioner Peralta.

15 Commissioner Choffo.

16 COMMISSIONER CHOFFO: Aye.

17 MS. FERRARA: Commissioner
18 DiDomenico.

19 FREEHOLDER DiDOMENICO: Aye.

20 MS. FERRARA: Commissioner Glembocki.

21 COMMISSIONER GLEMBOCKI: Yes.

22 MS. FERRARA: Commissioner Peralta.

23 COMMISSIONER PERALTA: Yes.

24 MS. FERRARA: Commissioner Romano.

25 FREEHOLDER ROMANO: Aye.

1 MS. FERRARA: Chairwoman Bettinger.

2 CHAIRWOMAN BETTINGER: I vote aye.

3 MS. FERRARA: The motion has passed.
4 Chairwoman, I do not have any old business.

5 CHAIRWOMAN BETTINGER: Does anybody
6 else have any old business? All right.

7 MS. FERRARA: Next item on the agenda
8 is new business. In your packets, there is the
9 Planning Board 2013 meeting schedule. Based on
10 comments at the Site Plan Review as well the last
11 Planning Board meeting, we have made changes to
12 adjust for holidays, particularly the 4th of July
13 holiday. We also changed the meeting schedule for
14 Site Plan and Subdivision for holidays in January as
15 well as July, also for November and December.

16 COMMISSIONER CHOFFO: You probably
17 think I'm annoying. I just noticed that for the
18 regular Planning Board meeting, February 13th,
19 that's a second Wednesday. Is there a reason? I'm
20 asking because I may not be here. I have a Housing
21 Authority.

22 MS. FERRARA: It could be that
23 particular Wednesday was chosen because February is
24 a short month. It could have been timeframe. We
25 usually like to schedule a two-week difference

1 between the Site Plan Review meeting and the
2 Planning Board. It could just be the way the
3 calendar year, that Wednesday was the one that was
4 chosen for that. We can look in.

5 CHAIRWOMAN BETTINGER: The only
6 problem I have with switching dates, we might not
7 have a quorum. For instance, for this evening there
8 were a few Commissioner confused that it was Monday
9 and not Wednesday. I, as Chairperson, would like to
10 keep it consistent so there is not a conflict again.

11 MS. FERRARA: If it just so happens
12 that Wednesday was chosen and it's not the third
13 Wednesday, this is just an introduction. The actual
14 2013 will be adopted at the January meeting.

15 COMMISSIONER CHOFFO: The Site Plan
16 Committee meeting is the first Wednesday, so that
17 the following week we would having a regular
18 Planning Board meeting.

19 MS. FERRARA: I see what you're
20 saying. So we will make adjustments. I wanted to
21 introduce it so everyone can take a look at it to
22 see if there are any conflicts. So please let us
23 know, and we will try to accommodate. Typically, we
24 want to keep it on the third Wednesday. With
25 holidays, that's when we changed it to Mondays.

1 COMMISSIONER CHOFFO: Last year, I
2 changed this meeting because last year Christmas was
3 on the Saturday or Sunday so okay.

4 MS. FERRARA: This is just an
5 introduction. We will vote on the schedule at the
6 January meeting. We will also do reorganization and
7 adoption of new bylaws.

8 CHAIRWOMAN BETTINGER: Well, I would
9 like to wish everyone a wonderful holiday and 2013,
10 wonderful health and all those good things. Do I
11 have a motion to adjourn?

12 FREEHOLDER ROMANO: Aye.

13 FREEHOLDER DiDOMENICO: Second.

14 FREEHOLDER ROMANO: We have a meeting
15 tomorrow, don't forget.

16 FREEHOLDER DiDOMENICO: I know.
17 Happy Holidays, everyone. Sorry for the mix-up.

18 (Whereupon the proceeding is then
19 concluded at 8:09 p.m.)

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

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I, SHARI CATHEY, 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 Monday,
December 17, 2012; 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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