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HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF
: PROCEEDINGS
:
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Hudson County Freeholders Chambers
Third Floor
567 Pavonia Avenue
Jersey City, New Jersey
Wednesday, December 18, 2013
6:30 p.m.

BEFORE:

- DANIEL CHOFFO, Chairman
- JAMES CRYAN, Vice Chair
- DEMETRIO ARENCIBIA, P.E., P.P, County Engineer
- RENEE BETTINGER, Commissioner
- ALAIN GOMEZ, Alternate Commissioner
- MICHAEL HOLLOWAY, Commissioner
- HON. ANTHONY ROMANO, Freeholder

ALSO PRESENT:

- JOHN J. CURLEY, ESQ., Board Attorney
- FRANCESCA GIARRATANA, Assistant Planner
- MASSIEL M. FERRARA, PE, ACIP, Board Secretary
- MARIO TRIDENTE, Inspector
- PAUL CRAY, P.E., CME

1 CHAIRMAN CHOFFO: Good evening,
2 everybody. I would take to call to order the
3 meeting of the Hudson County Planning Board for this
4 evening, Wednesday, December 18th, at 6:30 p.m.

5 Mr. Curley, has this meeting been properly
6 advertised?

7 MR. CURLEY: Yes. The meeting has
8 been advertised in accordance with the Open Public
9 Meeting Acts, which is published in the Jersey
10 Journal and the Star Ledger, and by posting the
11 meeting notice at the Clerk of Hudson County and the
12 Clerk of the Board of Freeholders.

13 CHAIRMAN CHOFFO: Roll call.

14 MS. FERRARA: Commissioner Arencibia.

15 COMMISSIONER ARENCIBIA: Here.

16 MS. FERRARA: Commissioner Bettinger,
17 absent. Commissioner Cryan.

18 COMMISSIONER CRYAN: Here.

19 MS. FERRARA: Commissioner
20 DiDomenico, absent. Commissioner Glembocki, absent.
21 Commissioner Gomez, absent. Commissioner Holloway.

22 COMMISSIONER HOLLOWAY: Here.

23 MS. FERRARA: Commissioner Mehta,
24 absent. Commissioner Ng, absent. Commissioner
25 Peralta, absent. Commissioner Romano.

1 FREEHOLDER ROMANO: Here.

2 MS. FERRARA: Commissioner Gomez.

3 COMMISSIONER GOMEZ: Yes.

4 MS. FERRARA: Chairman Choffo.

5 CHAIRMAN CHOFFO: Here.

6 MS. FERRARA: We have a quorum.

7 CHAIRMAN CHOFFO: Please stand to
8 salute the flag.

9 (Flag Salute.)

10 CHAIRMAN CHOFFO: Did all the
11 Commissioners get a chance to review the Minutes
12 from the last month's meeting. If so, I'll take a
13 motion.

14 MS. FERRARA: On a motion made by
15 Commissioner Cryan. Second by Commissioner Gomez.
16 Commissioner Arencibia.

17 COMMISSIONER ARENCIBIA: Aye.

18 MS. FERRARA: Commissioner Cryan.

19 COMMISSIONER CRYAN: Aye.

20 MS. FERRARA: Commissioner Gomez.

21 COMMISSIONER GOMEZ: Aye.

22 MS. FERRARA: Commissioner Holloway.

23 COMMISSIONER HOLLOWAY: Aye.

24 MS. FERRARA: Commissioner Romano.

25 FREEHOLDER ROMANO: Aye.

1 MS. FERRARA: Chairman Choffo.

2 CHAIRMAN CHOFFO: I will abstain
3 because I was not at the meeting.

4 MS. FERRARA: The motion passes.

5 CHAIRMAN CHOFFO: Matter scheduled
6 for public hearing.

7 MS. FERRARA: First item on the
8 agenda is memorialization of resolutions considered
9 at the previous meeting. Application 2013-065-SP,
10 Applicant, 707 Willow Corp., located at 707 Willow
11 Avenue, Block 169, Lot 6, in Hoboken.

12 On a motion made by Commissioner Romano.
13 Second by Commissioner Cryan.

14 Commissioner Bettinger, not present.
15 Commissioner Glembocki, not present. Commissioner
16 Gomez.

17 COMMISSIONER GOMEZ: Yes.

18 MS. FERRARA: Commissioner Holloway.

19 COMMISSIONER HOLLOWAY: Yes.

20 MS. FERRARA: Commissioner Mehta, not
21 present. Commissioner Ng, not present.
22 Commissioner Romano.

23 FREEHOLDER ROMANO: Aye.

24 MS. FERRARA: The motion passes. The
25 next item on the agenda, Site Plans, Subdivisions

1 and Other Matters Scheduled for Public Hearing,
2 starting with Application 2013-062-SP; Applicant,
3 PSE&G; located at 1622 Clinton Avenue, Block 140 and
4 141, Lots 30 and 12-19.

5 MR. WEBSTER: Good evening, Mr.
6 Chairman. My name is Elnardo Webster. I'm with the
7 law firm of Genova, Burns, Giantomasi & Webster,
8 located at 494 Broad Street, Newark, New Jersey.
9 Maybe it's better to be at 30 Montgomery Street in
10 Jersey City, New Jersey, in Hudson County, we
11 respect to the applicant, Public Service Electric
12 and Gas.

13 PSE&G has applied to the Hudson County
14 Planning Board for site plan approval for the
15 Hoboken substation, which is located at 1662 Clinton
16 Street, and referred to as Block 140, Lots 1 through
17 30. The property is approximately 1.72 acres. We
18 would like to install a new building on the
19 property, which is currently owned by us across the
20 street from an existing substation, which is on
21 Block 144, Lot 12-19. The property on Block 141 is
22 located at 662 Willow Avenue. It's between 16th and
23 17th Street.

24 I've got some pictures for you guys. I
25 think I've got a pretty good picture of the plans.

1 Our property abuts an overpass. It's the overpass.
2 It's not really one of the streets. It's a pretty
3 big overpass that goes over. It's probably about 30
4 or 40 feet in the air.

5 As part of our first project for the
6 Hoboken substation, we're putting in new
7 transmission equipment. The equipment will be
8 installed in 530 square feet of foundation. The
9 property will be accessed only through Clinton
10 Street, not Willow Avenue. There will be an
11 emergency exit there, but between the Willow side,
12 there is a dog run owned by the City of Hoboken that
13 kind of cheats underneath Willow Street -- you're
14 putting it in?

15 The County is putting it in. You guys are
16 putting it in. It kind cheats under the Willow
17 Street Bridge. It's only about five feet of space
18 between our property and their property. It's not
19 enough for a vehicle, obviously. So right now it's
20 just an emergency exit for people. You can ask if
21 there's some kind of emergency, could they crash
22 through if something happens, I guess so, but right
23 now, it's not designed to be use for vehicle access.
24 It is just emergency ingress and egress for
25 pedestrian access.

1 I've got a lot more stuff. It's a pretty
2 complicated project, and in talking with your
3 esteemed counsel, Mr. Curley, he indicated what was
4 the Board's concern. I've got my whole team here
5 tonight, engineers, architects, planners. I could
6 answer whatever question you want, but I told Jack I
7 want to see Miami play. I know you guys have a lot
8 of things to do, so we can go as long as you want or
9 as short as you want. Let me know what you want to
10 talk about.

11 CHAIRMAN CHOFFO: Proceed with your
12 presentation. We can entertain questions.

13 MR. WEBSTER: Sounds goods. I'm
14 going start. You guys can come up and show the
15 Board. Can you swear him?

16 (The witness is sworn.)

17 MR. CURLEY: Would you please state
18 your name for the record and spell your last name?

19 MR. PORFIDO: Emil Porfido,
20 P-o-r-f-i-d-o.

21 MR. WEBSTER: Mr. Porfido, are you a
22 licensed architect in the state of New Jersey?

23 MR. PORFIDO: Yes, I am.

24 MR. WEBSTER: Have you presented to
25 boards in the state of New Jersey?

1 MR. PORFIDO: Planning boards.

2 MR. WEBSTER: Not county planning
3 boards, town municipal planning boards?

4 MR. PORFIDO: Yes.

5 MR. WEBSTER: And you've done so for
6 a number of years?

7 MR. PORFIDO: Yes.

8 MR. WEBSTER: Mr. Chairman, I offer
9 based on his licensure and years of practice, as an
10 expert in the area of architecture.

11 CHAIRMAN CHOFFO: Proceed.

12 MR. WEBSTER: Why don't you walk the
13 Board through what you've found?

14 MR. PORFIDO: We have plans of the
15 building right here. It's essentially
16 10,500-square-foot substation building.

17 MR. WEBSTER: They have those plans
18 already?

19 MR. PORFIDO: I believe so.

20 MR. WEBSTER: They have them already
21 so they don't have to be marked. State for the
22 record what it is.

23 MR. PORFIDO: This is exterior
24 elevation, southeast view.

25 MS. FERRARA: We don't have the

1 rendering.

2 MR. WEBSTER: So I'll mark the
3 rendering Applicant's 1, A-1.

4 MR. CURLEY: Very good.

5 MR. WEBSTER: For the record
6 Applicants-1 is the southeast view rendering drawn
7 by ABB and HDR, and it's titled PSE&G Hoboken
8 Substation. The date is December 6th, 2013.

9 MR. PORFIDO: Like I said the
10 building itself is 10,500 square. It's two main
11 rooms where we're installing most of the equipment,
12 and that's 8,500 square feet. There's a control
13 room that we have some electric panels and that kind
14 of stuff in it. That's another 2,000 square feet.
15 The control room is a little bit shorter. It's 32
16 feet high, and the main GIS hall is a 48-feet tall.
17 There is a monitor-type roof extension that's
18 another six feet tall.

19 CHAIRMAN CHOFFO: Can you talk about
20 green techniques?

21 MR. PORFIDO: It really doesn't have
22 too many green techniques right now. It's a
23 metal-panel-insulated building. It's ventilated,
24 it's heated, and just the building, the other
25 portion of the building is air conditioned. It's

1 mostly just a ventilated building. There's no
2 occupants in the building. For the most part, we're
3 going to maintain it.

4 CHAIRMAN CHOFFO: How many employees
5 would be there?

6 MR. PORFIDO: At most we figure 12
7 people for maintenance.

8 MR. WEBSTER: On a daily basis, it's
9 an unmanned facility. There are no bathrooms.
10 There is no running water?

11 MR. PORFIDO: No.

12 MR. WEBSTER: If you have to go to
13 the bathroom, you have to go across the street.
14 It's not a building like you're thinking. It's
15 mechanical.

16 CHAIRMAN CHOFFO: That's what we need
17 to hear for the application.

18 MR. PORFIDO: From an energy
19 standpoint, it does have a very high insulation rate
20 enveloping the building, and we use very efficient
21 lighting. You know, there's fans and the air
22 conditioning units on the side of the building.
23 There is no plumbing. It's a very simple building
24 so. There are no windows.

25 CHAIRMAN CHOFFO: Any questions from

1 the Commissioners. I think the package is nice, and
2 it's a nice rendering. Was the facility approved by
3 Hoboken?

4 MR. WEBSTER: That's correct,
5 Mr. Chair. Thank you. Next, I have a site civil
6 engineer. His name is Brian Pearson. He's a
7 licensed professional engineer from Burns McDonnell.
8 Brian, Mr. Curley will swear you in.

9 (The witness is sworn.)

10 MR. CURLEY: Would you please state
11 your name for the record and spell your last name.

12 MR. PEARSON: Brian Pearson,
13 P-e-a-r-s-o-n.

14 MR. WEBSTER: Mr. Pearson, you're a
15 licensed professional engineer in the state of New
16 Jersey?

17 MR. PEARSON: Yes.

18 MR. WEBSTER: And do you want to give
19 the Board the benefit of your background and
20 education?

21 MR. PEARSON: Yes. I have been
22 working with PSE&G for the past nine years on these
23 types of projects. I have been in front of very
24 many municipal boards, at least ten, not the County
25 but municipal around New Jersey, and oh, I went to

1 the University of Illinois and graduated in 2000.

2 MR. WEBSTER: A bachelor's in
3 electrical engineering.

4 MR. PEARSON: Electrical engineering.

5 MR. WEBSTER: That's what we need to
6 hear.

7 CHAIRMAN CHOFFO: That's the magic
8 word.

9 MR. PEARSON: I'm a licensed
10 professional engineer.

11 MR. WEBSTER: Mr. Chairman, I would
12 offer Mr. Pearson as a qualified expert in the area
13 of electrical engineering.

14 CHAIRMAN CHOFFO: I agree.

15 MR. WEBSTER: Mr. Pearson, would you
16 try to briefly educate the Board on what is going on
17 here. It's a pretty complicated site. There are a
18 lot of things going on between both sites. If you
19 just in a relatively summary fashion give the Board
20 an idea what is going on, not just on our site, but
21 obviously across the street because they're kind of
22 linked together.

23 MR. PEARSON: Okay. Here is the GIS
24 building right here. This is on a lot that PSE&G
25 owns that's adjacent to the existing lot. This GIS

1 building has electrical equipment that's tied to
2 existing equipment over here in the existing Hoboken
3 station on the adjacent lot. The Lot 140 is the
4 existing lot; 141 is the lot where we put the GIS
5 building.

6 There is the control building, the
7 controls for the equipment in the GIS building, and
8 then right here is the emergency generator right
9 next to the control room here. That's pretty much
10 what we're doing. The connection between the annex
11 is all underground, and any other questions you
12 have.

13 MR. WEBSTER: Just for the Board's
14 information, we have committed to the town that
15 we're going to put the street in, we're going to put
16 new fencing in, so it's going to look pretty nice.
17 We're putting in a nice steel fence so at the end of
18 the day, it's going to look much nicer than it does
19 today because 17th Street, it's dirt road. I don't
20 know if the town has any interest in paving it.
21 It's a dirt road. It's an interesting process
22 because we're actually under into the Willow. We
23 really don't impact the County road, per se, but
24 whatever questions you have. I still have my
25 project people and planner here so if you have

1 operational questions about what they're going to do
2 with the trash. I'm familiar with Mr. Cryan and
3 Mr. Romano, any questions that you have.

4 CHAIRMAN CHOFFO: If you're done with
5 your professionals, you can wrap it up.

6 FREEHOLDER ROMANO: It's nice
7 aesthetically, and it gets the people the power as
8 it's designated. It's a good project to go forward.

9 MR. WEBSTER: I think it's important
10 to know, it's a little higher so if it floods again,
11 hopefully, it won't flood the building. It's above
12 flood grade, so we should still have some power.

13 FREEHOLDER ROMANO: Back in business.

14 MR. WEBSTER: We're excited by that.
15 My last expert our planner. Do you want to just
16 walk them through the planning testimony and
17 positive and negative criteria and give a
18 description of how it fits in with the neighborhood?

19 (The witness is sworn.)

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

22 MS. MERAINER: My name is Noreen
23 Merainer, M-E-R-A-I-N-E-R. I'm a licensed
24 professional planner in the state of New Jersey.
25 I've been working for PSE&G for 15 years, and my job

1 is to get whatever regulatory, environmental and
2 land use permits that are needed for the company's
3 facilities. Prior to working for PSE&G, I worked
4 for ten years with an environmental engineering and
5 consulting firm. I have a professional planning
6 license in New Jersey. My education is a BA in
7 economics from Clark University and masters of
8 marine affairs from the University of Rhode Island,
9 which is essentially coast zone management. Also, I
10 have an MBA from Excelsior College.

11 CHAIRMAN CHOFFO: That's all?

12 MR. WEBSTER: I would like to offer
13 Ms. Merainer as an expert in the area of planning.

14 CHAIRMAN CHOFFO: You may proceed.

15 MS. MERAINER: The Hoboken substation
16 property was purchased in the late 1980s, and we
17 developed the Hoboken substation. Now is the time
18 to improve the station. As folks from Hoboken will
19 know, all three of our stations including this
20 flooded, plus our natural gas system was comprised.
21 Therefore, we are going to upgrade this facility,
22 and our purpose is for flood resiliency. Our new
23 GIS building, this property purchased in the 1980s,
24 is ten feet above regulatory flood level, which
25 greater than the requirement by the State of New

1 Jersey, and this is being done frankly so we can
2 keep the power on should we ever get another
3 hurricane like we did before.

4 To describe the site, we have an existing
5 substation on Block 140 and 141, Lots 1 to 30. The
6 new facility, which is our GIS building, is on a
7 half an acre across the street, and occupies most of
8 the facility. Our architect has already shown you
9 what it looks like. What will surround the property
10 will be gravel. We use a lot of gravel in Public
11 Service for technical reasons. It helps to protect
12 our workers from step-and-touch potential, and our
13 engineer can explain that better.

14 What essentially you don't want to do is
15 have a technician accidentally act as a conduit
16 between two pieces of equipment. That's why we use
17 so much stone and impervious coverage. We do not
18 have green techniques that we can use on this
19 property. We cannot put a green roof on the
20 facility. These are sensitive, secure facilities.
21 We cannot have a green roof. Also, we cannot have
22 rain gardens either.

23 But what we have done is to contribute to
24 Hoboken's Shade Tree Commission Fund, so we have our
25 landscaping obligation has already paid to Hoboken.

1 If you need evidence of that, I can provide it.
2 Also, we have documentation regarding the
3 architecture that we worked out with Hoboken to come
4 up with a plan that they would see as appropriate
5 for this area. This is a completely industrial
6 area. There are no residences nearby. The closest
7 facility on the other side of Willow Street would be
8 the soccer field. This is almost a pure industrial
9 area, and public utilities are permitted by right in
10 this area.

11 So we worked very closely with Hoboken
12 regarding the design of this facility because we
13 know there is a dog park and massive public
14 improvement and recreational structures nearby.
15 That's why we were very careful to make sure there
16 was no access at all onto Willow Avenue other than
17 for workers in the station to come out of the
18 station onto Willow Avenue in an emergency. All
19 access will be from Clinton Avenue. There will be
20 no access onto Willow Avenue by any of our trucks.
21 It will all come through Clinton.

22 We have already worked through this with
23 the City of Hoboken, who was concerned about this.
24 We actually have redesigned this whole facility so
25 we can have all access come out onto Clinton Avenue

1 and Willow Street.

2 FREEHOLDER ROMANO: Willow Street?

3 MS. MERAINER: I'm sorry, Clinton
4 Street. I would like to mention a couple of the
5 benefits of this. Not only are we providing flood
6 resiliency, which is critical for Hoboken, but also,
7 we are upgrading the electrical transmission system
8 in the City.

9 This has benefits for the whole County.
10 You know that the County is always promoting itself
11 as a place to do business that has the most modern
12 and secure infrastructure possible. The County
13 Master Plan encourages renovation of infrastructure
14 and modernization of equipment. That is what we are
15 doing. So we are entirely compatible with the
16 master plan. However, the two things we are asking
17 for is landscaping that may be required, we are
18 asking for a waiver for that because we have already
19 provided it to the City of Hoboken.

20 And also, we are asking for a waiver for
21 the providing of any green techniques in the
22 building because of the nature of the utilities,
23 many of these green techniques are incompatible with
24 public utilities and the way we have to operate our
25 station. If you have any questions, I'll be happy

1 to answer them.

2 COMMISSIONER CRYAN: I have a
3 question. When you made your contribution to the
4 Shade Tree Fund, was it for the amount of linear
5 footage along both Willow and Clinton?

6 CHAIRMAN CHOFFO: Excuse me. I just
7 want the record to reflect Commissioner Bettinger is
8 present. Thank you.

9 MS. MERAINER: Yes. I can provide
10 documentation as to what we gave them and how they
11 figured out.

12 COMMISSIONER CRYAN: So we've got to
13 get Hoboken to give us back half of that money?

14 MS. MERAINER: With all due respect,
15 please keep us out of it.

16 COMMISSIONER CRYAN: So they received
17 both Willow and Clinton Street?

18 MS. MERAINER: Yes. They did not
19 receive anything for 17th, because 17th is not
20 developed, but yes.

21 MR. WEBSTER: And we gave them
22 \$125,000, so you can, I'm sure the Chairman will be
23 happy to talk to them.

24 COMMISSIONER CRYAN: Also one other
25 question. You said that the improvements along

1 Willow Avenue, you're replacing the fence. Will
2 also include the sidewalk?

3 MS. MERAINER: We are putting in a
4 new sidewalk right outside our facility on Willow
5 Avenue. We have promised Hoboken new sidewalks. We
6 also are providing a decorative steel fence. It
7 will be eight feet tall. It will be black. The
8 slats will be relatively closely placed together.
9 That is for security. Our concern is that no one be
10 able to pry open the fence. There will be pickets
11 on the very top, and we will surround our entire
12 property with this fence. Also, we will provide new
13 sidewalks on 16th Street. We adjoined the North
14 Hudson Sewerage Authority. So we are providing a
15 new fence on our side and new sidewalks.

16 MR. WEBSTER: Our sidewalks will not
17 go all the way. It will go to the edge of our right
18 of way.

19 CHAIRMAN CHOFFO: Do you have any
20 questions?

21 MR. TRIDENTE: I have no questions.

22 COMMISSIONER ARENCIBIA: Mr.
23 Chairman, the sidewalk is that going to be within
24 the County right-of-way?

25 MR. WEBSTER: No, it will be on our

1 property, yes.

2 COMMISSIONER ARENCIBIA: The same
3 with the fence?

4 MR. WEBSTER: Yes.

5 COMMISSIONER ARENCIBIA: And are you
6 aware there's still permits required?

7 MR. WEBSTER: We're okay with
8 whatever permits are required.

9 COMMISSIONER ARENCIBIA: You have a
10 drainage or grading plan?

11 MS. MERAINER: I will defer to our
12 engineer.

13 MR. PEARSON: We have a grading plan
14 or a drainage plan that was turned into the
15 municipality. So it's basically a drainage report,
16 sealed by a licensed professional engineer
17 explaining that there will be no more drainage in
18 the area. It's all impervious already, and that's
19 where it goes over. So there will be no extra
20 drainage to the storm sewers or anything like that.

21 COMMISSIONER ARENCIBIA: It's all
22 gravel so it could go down?

23 MR. WEBSTER: Correct. They roof has
24 a gutter system?

25 MR. PEARSON: Yes, in the GIS

1 building.

2 COMMISSIONER ARENCIBIA: That system
3 goes into sewer, or that would be into the gravel?

4 MR. PEARSON: It's all impervious in
5 the area. So it's just contained at the site.

6 There is going to be extra drainage into the storm
7 sewers, and it's all covered in the report.

8 COMMISSIONER ARENCIBIA: So we have
9 that report?

10 MR. WEBSTER: No, we will provide it
11 if you don't have it.

12 MS. FERRARA: We don't have it.

13 MR. WEBSTER: We will provide it.

14 COMMISSIONER ARENCIBIA: That's all
15 the questions I have. There's not much traffic.

16 MR. WEBSTER: It's Exhibit L,
17 attached as Exhibit L to our application. L as a in
18 Larry -- I'm sorry. Exhibit H as in Harry.

19 MS. FERRARA: I'd liked for the
20 applicant to request in writing, it was mentioned by
21 the planner, and a copy of your green techniques.
22 Through your testimony I understand that we will
23 advise the Board to accept a waiver from the green
24 techniques, just put that in writing.

25 MR. WEBSTER: We will do so.

1 MS. FERRARA: And in terms of the
2 shade tree, we will contact Hoboken, and have some
3 of that shade tree contribution shared with the
4 County.

5 MR. WEBSTER: We will provide the
6 correspondence and transmit the letter we worked out
7 with Hoboken so you can have a copy of that.

8 MS. FERRARA: On a motion made by
9 Commissioner Romano. Seconded by Commissioner
10 Cryan.

11 Commissioner Arencibia.

12 COMMISSIONER ARENCIBIA: Aye.

13 MS. FERRARA: Commissioner Bettinger.

14 COMMISSIONER BETTINGER: Aye.

15 MS. FERRARA: Commissioner Cryan.

16 COMMISSIONER CRYAN: Aye.

17 MS. FERRARA: Commissioner Gomez.

18 COMMISSIONER GOMEZ: Aye.

19 MS. FERRARA: Commissioner Holloway.

20 COMMISSIONER HOLLOWAY: Aye.

21 MS. FERRARA: Commissioner Romano.

22 FREEHOLDER ROMANO: Aye.

23 MS. FERRARA: Chairman Choffo.

24 CHAIRMAN CHOFFO: I vote aye.

25 MR. WEBSTER: Thank you, sir.

1 FREEHOLDER ROMANO: Good luck. When
2 were you going to start?

3 MR. WEBSTER: We're starting now.

4 CHAIRMAN CHOFFO: Thank you.

5 MS. FERRARA: The next item to be
6 heard is 2013-053-SP, Vinayak Raval; located at 156
7 Schuyler Avenue, Block 252, Lot 1 in Kearny.

8 CHAIRMAN CHOFFO: Good evening,
9 gentlemen. Take your time.

10 MR. KHAN: Good evening. My name is
11 Adnan Khan, and I'm the engineer of record
12 presenting this application in front of the Board.
13 My qualification, I have a bachelor degree in civil
14 engineering --

15 MR. CURLEY: I have to swear you
16 first.

17 (The witness is sworn.)

18 MR. CURLEY: Please state your name
19 and spell your last name.

20 MR. KHAN: A-d-n-a-n, K-h-a-n. My
21 brief qualification, I have a bachelor's degree in
22 civil engineering, master's degree in construction
23 management. I'm a professional engineer in New
24 Jersey and New York, Pennsylvania and Maryland and
25 all my licenses are current. I am a certified

1 municipal engineer in the state of New Jersey, and
2 I'm a principal of AWZ Engineering, and I've been
3 doing it for over to 32 years.

4 CHAIRMAN CHOFFO: You sound
5 qualified. Go ahead.

6 MR. KHAN: This application is a
7 little unique in a sense that the project is located
8 in town of Kearny, and the project received its
9 approval in the 2010. To this point the applicant
10 didn't pursue to the construction portion of the
11 project, the reason, while they were planning to put
12 an addition, and they found that they need site plan
13 approval from the County Planning Board.

14 There other twists to this whole
15 application is the original engineer of record,
16 Bulin Engineering & Associates, the principal is
17 retired and the company is no longer in existence,
18 so the plan was prepare Bulin Engineering and
19 approved by them. I just took it over to go through
20 the process of getting it approved through the
21 Hudson County Planning Board.

22 Some of the history of the project I might
23 not to be able answer, but we have the president of
24 the Hindu Community Center, who has a good knowledge
25 of what happened between the hearing, and he will be

1 able to answer the comments. The essence of the
2 application, it involves construction of or the
3 addition of two partial additions to an existing
4 building to serve the Sunday School program at that
5 center that they have.

6 The main school addition is to the
7 northeast corner of the existing building, which is
8 approximately 3,200 square feet, and then there's a
9 small addition of approximately a thousand square
10 feet that was proposed originally. All of the
11 addition is toward the east of the existing
12 building. There are some improvements to the front
13 of the building, construction of the dome and
14 entryway and things like that, which is constructed
15 already in the front.

16 In addition to that, there was detailed
17 parking improvement -- I don't want to say
18 "improvement," rebuilding of the existing parking
19 area was proposed. A majority of the parking is in
20 the front, and we have a small area in the back that
21 provides additional parking. The front parking or
22 front property access is through Schuyler Avenue,
23 which is a County road.

24 None of the work or the improvements to
25 the facade of the building has been done yet. The

1 applicant is proposing to add a 200-square-foot,
2 approximately 200-square-foot school addition.
3 That's what they're planning to get the permit, and
4 they applied for the permit to the Town of Kearny,
5 and then realized they need to get sale erosion as
6 well as Hudson County Planning Board approval, and
7 that's why we're here today.

8 We did throughout this process, we did get
9 review letters from Remington Vernick and the County
10 Inspector, and we had a meeting a few weeks back.
11 Based on the meeting and the discussion, we updated
12 or created a site plan to incorporate those comments
13 and changes to this existing site plan, mostly to
14 the frontage of the property on Schuyler Avenue.

15 As part of the original proposal, there
16 was three seepage pits proposed, which have not
17 already been constructed, which is going to be
18 constructed as part of this phase of the work. In
19 addition, one of the comments between 2010 and now,
20 there is somehow, perhaps the director of the center
21 might be able to shed some light on that more.

22 Clearly, I was told that the contractor spread some
23 top soil -- not top soil but soil or debris on the
24 back parking lots, which about three inches or four
25 inches on top of the existing pavement, which has

1 still been there.

2 As part of the soil erosion permit, one of
3 the conditions is we have to take out the soil and
4 repaved the pavement in the back and restripe it.
5 Then as part of the proposal of the application
6 also, in order to do the construction, they were
7 planning to do that work anyway. That soil that has
8 been there for three or four years will be removed,
9 and the area will be repaired and restriped in the
10 back.

11 There are some landscaping already being
12 installed in the existing islands in the frontage,
13 and eight shade trees are proposed on the frontage
14 of Schuyler Avenue. So the tree pits are supposed
15 to be created. They have been marked out. It was
16 not right, so the applicant is proposing four and
17 will place four additional shade trees on Schuyler
18 Avenue.

19 One of the other comments we received
20 during our meeting was there is a small section of
21 the depressed curb along Schuyler Avenue that
22 doesn't serve any purpose, either access to or from
23 the facility. So that curb section will be restored
24 to full height by the County standards. That's
25 pretty much what we are proposing, and we are

1 seeking an approval from the Planning Board for the
2 applicant to go ahead and do the first bit of the
3 work, which is the construction of the building and
4 parking improvements.

5 CHAIRMAN CHOFFO: Do the Commissioner
6 have any questions? Or Mario, you can go first. It
7 doesn't matter.

8 MR. CRAY: Thank you, Mr. Chairman.
9 Before I started to go back over my review letter,
10 I'm going to ask Mr. Khan, while he's still up.
11 Some of the issues of the Remington Vernick letter,
12 as we met and went through some of the questions, we
13 had issued a December 6, 2012 parking and traffic
14 analysis report. Without going into all of the
15 details, for the record can you just hit upon the
16 major findings of that report for the record?

17 MR. KHAN: Sure. As per the request
18 of the Remington Vernick letter, we created -- we
19 evaluated what is the operation at the facility is,
20 and what would be the proposed impact of the
21 construction of that school addition, and the
22 conclusion that we came up with was the school
23 addition is not going to generate any additional
24 traffic because right now the way my understanding
25 is, the way the school works for the Sunday School

1 kids, when they come to the site, approximately
2 about a hundred students, the classes are held in a
3 big prayer area. That's kind of an open floor area
4 where the kids sit on the floor and go to the
5 different classes.

6 This addition will streamline the whole
7 process. It will create classes for the school
8 education. It's consolidating the school
9 environment into a building rather than spreading it
10 over the prayer area. It's not going to generate
11 additional traffic, and we went through the counts
12 and the peak hour in our report, and that's the
13 conclusion we came up with.

14 MR. CRAY: Thank you. The revised
15 plan, there was a site plan from 2010, which was
16 used for the Kearny Town Planning Board approval,
17 and that wasn't your company. It was the other
18 gentleman. You've provided what is called a
19 supplement site plan, and that has been submitted.
20 It is referenced in my review letter, and it's
21 referenced in the planner's review dated
22 December 17th.

23 The plan superimposed certain requirements
24 that were brought up, and the plan now contains most
25 of the items. The driveways, the driveway is opened

1 up a little bit, and the trip hazard pushed back.
2 The curb on that side, I know you specified the
3 replacement of the depressed curb for the previously
4 abandoned driveway. There is also a note to repair
5 the damaged driveway area?

6 MR. KHAN: I believe not, but I don't
7 see any issue with the applicant as far as that
8 driveway.

9 MR. CRAY: I think we had agreed in
10 principle. What I recommend is that for the record
11 you've addressed most of the comments of the
12 December 4th, 2013 letter from Remington Vernick,
13 and the planning review of December 17th. Many of
14 those comments you've already addressed. To the
15 extent anything remains, is it your client's
16 position to address any remaining issues you did not
17 mention with respect to the previously submitted
18 plan?

19 MR. KHAN: That's fine. Yes, we
20 will.

21 MR. CRAY: For the Commissioner's
22 reference, one that we captured or one that we
23 discussed was restriping the parking lot. It's
24 pretty faded, and we would rather there be more
25 controls, especially when it comes to the County

1 driveway, otherwise it's kind of a chaos. We
2 discussed with the applicant about revising that
3 certain plan. That's going to be revised to the
4 right-of-way that we agreed upon, also restriping
5 the entire parking area.

6 He explained to you that the site plan
7 that was approved in 2010, shows a bunch of
8 improvements including landscaped island additions
9 to the plan. Although they added the trees, they
10 didn't add the fact that we channelized the parking
11 lot to define it better as well. Apparently, they
12 have an agreement with Kearny as part of their
13 approval to do that second phase, to do a building
14 addition. Maybe not the work in the back, but the
15 work in front would be a future phase.

16 The copy of the Kearny Planning Board
17 resolution, I don't believe it mentions phasing, so
18 I defer to the Board's attorney if they need to
19 reconcile with the town because of the time that has
20 passed. But being that those items are not going to
21 go in, it's even more imperative for the striping
22 agreed upon in the planning review that captured
23 that comment.

24 My position would be in view of the
25 Board's considerations to focus on the right-of-way

1 and queuing issues so that it doesn't impact the
2 County road. So that's between the applicant and
3 Kearny before making any improvements to reconcile
4 that because the resolution didn't nail that down,
5 and the plan didn't reference it as well. As long
6 as the striping goes in, especially near the
7 driveway, I wouldn't have any further concerns.
8 It's beyond the purview of my review.

9 Let me say that the rear parking area, as
10 we agreed, that the dirt has to come out. I
11 understand that the rear parking may not be in the
12 condition they hoped for. That's why they may have
13 to do that. We have you on the record saying it's
14 going to be restriped and reviewed. Our review is
15 based on the parking spaces provided on their plan.
16 They have to do what they have to do to have the
17 parking spaces available, so that Mr. Khan's
18 testimony remains accurate, that there should not be
19 parking issue because of the addition proposed.

20 As long as that's what the understandings
21 are, I will have no further comments about my review
22 letter.

23 MR. TRIDENTE: He did cover me.
24 Thank you.

25 CHAIRMAN CHOFFO: Any questions? I

1 know you mentioned that you'll have no impact on the
2 traffic, that's because it was a Sunday school?

3 MR. KHAN: Yes. Actually, one of the
4 comments during our meeting was to post a Do Not
5 Enter sign for cars that are parked on the back side
6 of building. That's what we showed on the correct
7 site plan. That purpose of that is most of the cars
8 for Sunday school, they would be parking in the
9 back.

10 CHAIRMAN CHOFFO: Can you explain to
11 the Board? You did a good job at the site plan
12 meeting. Explain to the Board how the parents will
13 be dropping off their children and doing pickup, how
14 the traffic pattern would go.

15 MR. KHAN: Sure. The entrance to the
16 building is on Schuyler Avenue. It's an exit and
17 entrance, and we have an additional exit on Devon
18 Street, to the far east corner of the property. All
19 of the cars in the morning or evening, whenever they
20 are going to the school, they are entering on the
21 property on the site through Schuyler Avenue.

22 We have parking. Anybody who parks in the
23 front parking lot will be exiting the facilities
24 through the Schuyler Avenue driveway when any cars
25 that parked in the back, they could not come through

1 to make a drive aisle to the front because we are
2 making that driveway one-way going to east. So
3 these cars can only exit out through Devon Street.
4 So all this traffic, especially for Sunday school
5 will be exiting out Devon Street, and they will be
6 coming to Schuyler to make a left or right.

7 CHAIRMAN CHOFFO: Could you let the
8 Board know how many students you're expecting?

9 MR. KHAN: Right now, we have a
10 hundred students, what I was told, usually all of
11 these are part of the same family, or they car pool
12 from the area. They expect 25 cars for drop-off and
13 pickup from the Sunday school program, and we have
14 at least 80 or 79 parking spaces in the back, which
15 served more than parking.

16 CHAIRMAN CHOFFO: I have one more
17 question before -- I forgot it. Does anyone else
18 have any questions?

19 COMMISSIONER GOMEZ: You're adding
20 four shade trees?

21 MR. KHAN: That's correct.

22 COMMISSIONER GOMEZ: Also, that
23 concrete, I believe there was concrete on the
24 sidewalk, you're going to take care of that?

25 MR. KHAN: We will. No problem.

1 CHAIRMAN CHOFFO: I remember now.
2 Where are we with Soil Conservation permits?

3 MR. KHAN: We already got the permits
4 from them.

5 CHAIRMAN CHOFFO: I'm asking you,
6 Mr. Curley, because I brought it up. Would the
7 Board held harmless if there was a conservation
8 issue? I don't want the Board voting on something
9 that we can get sued by them because there were
10 questions of where the soil came from.

11 MR. CURLEY: That's all controlled by
12 the DEP, and we do not have any liability as a
13 result of the action the Board takes with respect to
14 soil.

15 CHAIRMAN CHOFFO: I just want that on
16 the record. Any questions? Motion?

17 MR. CURLEY: There is a note here to
18 get the approvals, so if we could get copies of
19 those?

20 MR. KHAN: Sure.

21 MS. FERRARA: On a motion made
22 Commissioner Gomez. Seconded by Commissioner.

23 Commissioner Arencibia.

24 COMMISSIONER ARENCIBIA: Aye.

25 MS. FERRARA: Commissioner Bettinger.

1 COMMISSIONER BETTINGER: Aye.

2 MS. FERRARA: Commissioner Cryan.

3 COMMISSIONER CRYAN: Aye.

4 MS. FERRARA: Commissioner Gomez.

5 COMMISSIONER GOMEZ: Aye.

6 MS. FERRARA: Commissioner Holloway.

7 COMMISSIONER HOLLOWAY: Yes.

8 MS. FERRARA: Commissioner Romano.

9 FREEHOLDER ROMANO: Aye.

10 MS. FERRARA: Chairman Choffo.

11 CHAIRMAN CHOFFO: I vote aye. Good
12 luck.

13 MS. FERRARA: Next item on the agenda
14 are Applications to be administratively approved,
15 starting with Application 2013-066-SP, Valore, LLC,
16 located at 680 Kennedy Boulevard, Block 177, Lot 55,
17 Bayonne.

18 The second application is 2013-071-SP,
19 Valore, LLC, located at 1225 Kennedy Boulevard,
20 Block 24, Lot 1, Bayonne.

21 On a motion made by Commissioner
22 Bettinger. Seconded by Commissioner Romano.

23 Commissioner Arencibia.

24 COMMISSIONER ARENCIBIA: Aye.

25 MS. FERRARA: Commissioner Bettinger.

1 COMMISSIONER BETTINGER: Aye.
2 MS. FERRARA: Commissioner Cryan.
3 COMMISSIONER CRYAN: Aye.
4 MS. FERRARA: Commissioner Gomez.
5 COMMISSIONER GOMEZ: Aye.
6 MS. FERRARA: Commissioner Holloway.
7 COMMISSIONER HOLLOWAY: Yes.
8 MS. FERRARA: Commissioner Romano.
9 FREEHOLDER ROMANO: Aye.
10 MS. FERRARA: Chairman Choffo.
11 CHAIRMAN CHOFFO: I vote aye.
12 MS. FERRARA: The motion has passed.

13 Next item on the agenda is Applications to be
14 Exempt, starting with Application 2013-072-SP;
15 Applicant, Roseland/Port Imperial, LLC; located at
16 Port Imperial Boulevard, Block 168, Lot 7, in West
17 New York.

18 The second application is 2013-073-SP,
19 Applicant, Roseland/Port Imperial, LLC; located at
20 Port Imperial Boulevard, Block 168.01, Lot 4, in
21 West New York.

22 The third application is 2013-074-SP,
23 Applicant Roseland/Port Imperial, LLC; located at
24 Port Imperial Boulevard, Block 168.01, Lot 1.02, in
25 West New York.

1 On a motion made by Commissioner Holloway.

2 Second by Commissioner Gomez.

3 Commissioner Arencibia.

4 COMMISSIONER ARENCIBIA: Aye.

5 MS. FERRARA: Commissioner Bettinger.

6 COMMISSIONER BETTINGER: Aye.

7 MS. FERRARA: Commissioner Cryan.

8 COMMISSIONER CRYAN: Aye.

9 MS. FERRARA: Commissioner Gomez.

10 COMMISSIONER GOMEZ: Aye.

11 MS. FERRARA: Commissioner Holloway.

12 COMMISSIONER HOLLOWAY: Yes.

13 MS. FERRARA: Commissioner Romano.

14 FREEHOLDER ROMANO: Aye.

15 MS. FERRARA: Chairman Choffo.

16 CHAIRMAN CHOFFO: I vote aye.

17 MS. FERRARA: The motion has passed.

18 The next item on the agenda is Applications to be
19 dismissed. Application 2013-043-SD; Applicant, R
20 Nuemann & Company; located at 300 Observer Highway
21 and Blocks 2/2.01, Lots 12-26/1-4 and 9 and 10, in
22 Hoboken.

23 On a motion made by Commissioner Romano.

24 Seconded by Commissioner Holloway.

25 Commissioner Arencibia.

1 COMMISSIONER ARENCIBIA: Aye.

2 MS. FERRARA: Commissioner Bettinger.

3 COMMISSIONER BETTINGER: Aye.

4 MS. FERRARA: Commissioner Cryan.

5 COMMISSIONER CRYAN: Aye.

6 MS. FERRARA: Commissioner Gomez.

7 COMMISSIONER GOMEZ: Aye.

8 MS. FERRARA: Commissioner Holloway.

9 COMMISSIONER HOLLOWAY: Yes.

10 MS. FERRARA: Commissioner Romano.

11 FREEHOLDER ROMANO: Aye.

12 MS. FERRARA: Chairman Choffo.

13 CHAIRMAN CHOFFO: I vote aye.

14 MS. FERRARA: The motion has passed.

15 CHAIRMAN CHOFFO: What was the reason
16 for the dismissal?

17 MS. FERRARA: They weren't able to
18 complete the required checklist within 90 days.

19 CHAIRMAN CHOFFO: This was their
20 first site plan meeting, and they have to reapply?

21 MR. CURLEY: Yes, they have to
22 reapply.

23 CHAIRMAN CHOFFO: For the record we
24 did that application because it was in front of us
25 years ago for the multiple applications.

1 MS. FERRARA: There is no old
2 business. I do have one item of new business. It's
3 in your packet, and it's the draft schedule for
4 2014, on the front page is recommended dates for the
5 Site Plan Committee meetings. The second page are
6 the dates for monthly Planning Board meetings, and
7 these dates are consistent with our usual schedule
8 of the third Wednesday of the month, given some
9 holidays and the Freeholder Board schedule.

10 Oh, I apologize. It's on old letterhead.
11 It is a draft. I will make sure that the official
12 one will have the right Commissioners. I apologize.
13 This is the draft form I'm using. We'll vote on the
14 schedule in January.

15 MS. GIARRATANA: I was going to say,
16 it's usually that open month in November, looking at
17 Thanksgiving, and we'll try to figure it out when
18 the Freeholders schedule their meeting.

19 CHAIRMAN CHOFFO: I would feel more
20 comfortable if the Commissioners review it.

21 MS. FERRARA: Yes, the only thing is
22 the January meeting would be taking place on
23 January 15th, and the site plan review meeting is
24 January 3rd.

25 On a motion made by Commissioner

1 Bettinger, and second by Commissioner Holloway.

2 Commissioner Arencibia.

3 COMMISSIONER ARENCIBIA: Aye.

4 MS. FERRARA: Commissioner Bettinger.

5 COMMISSIONER BETTINGER: Aye.

6 MS. FERRARA: Commissioner Cryan.

7 COMMISSIONER CRYAN: Aye.

8 MS. FERRARA: Commissioner Gomez.

9 COMMISSIONER GOMEZ: Aye.

10 MS. FERRARA: Commissioner Holloway.

11 COMMISSIONER HOLLOWAY: Yes.

12 MS. FERRARA: Commissioner Romano.

13 FREEHOLDER ROMANO: Aye.

14 MS. FERRARA: Chairman Choffo.

15 CHAIRMAN CHOFFO: I vote aye.

16 MS. FERRARA: The motion has passed.

17 CHAIRMAN CHOFFO: I want to wish

18 everyone a very hoppy holiday.

19 COMMISSIONER HOLLOWAY: Same to you.

20 CHAIRMAN CHOFFO: Motion to adjourn.

21 COMMISSIONER HOLLOWAY: I make a

22 motion.

23 COMMISSIONER GOMEZ: Second.

24 CHAIRMAN CHOFFO: All in favor.

25 (Whereupon the proceeding is then

1 concluded at 7:46 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, December 18, 2013; and that this is a
correct transcript of the same.

CCR, RPR

A NOTARY PUBLIC of the

State of New Jersey

I.D. No. 2283786

Commission Expires 2/4/17

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