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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 16, 2015  
6:30 p.m.

BEFORE:

- JAMES CRYAN, Chairperson
- RANDY VOINIER, P.E., Asst. County Engineer
- RENEE BETTINGER, Commission
- DANIEL CHOFFO, Commissioner
- ELIZABETH HERNANDEZ, Commissioner
- MICHAEL HOLLOWAY, Commissioner
- RUSHABH MEHTA, Commissioner
- BETINA PERALTA, Commissioner

ALSO PRESENT:

- JOHN J. CURLEY, ESQ., Board Attorney
- MASSIEL M. FERRARA, PE, ACIP
- BYRON A. NICHOLAS, Assistant Planner
- MARIO TRIDENTE, Inspector
- MEGAN MASSEY, PE, ACIP, Board Secretary
- PAUL CRAY, PE, CME

Job No. NJ2002380

1                   CHAIRMAN CRYAN: We're going to call  
2 the meeting of the Hudson County Planning Board to  
3 order. Counsel, has this meeting been properly  
4 noticed?

5                   MR. CURLEY: Yes, the meeting has  
6 been properly noticed in accordance with the Open  
7 Public Meetings Act. Notice of the meeting was  
8 published in the Jersey Journal and the Star Ledger.  
9 In addition, notice of the meeting was posted on the  
10 Freeholder's board and the bulletin board of the  
11 County Clerk, also listed on the Planning Board web  
12 site.

13                   CHAIRMAN CRYAN: Thank you. Can we  
14 have a roll call, please?

15                   MS. MASSEY: Commissioner Bettinger.

16                   COMMISSIONER BETTINGER: Here.

17                   MS. MASSEY: Commissioner Choffo.

18                   COMMISSIONER CHOFFO: Here.

19                   MS. MASSEY: Commissioner Glembocki.  
20 Commissioner Hernandez.

21                   COMMISSIONER HERNANDEZ: Here.

22                   MS. MASSEY: Commissioner Holloway.  
23 Commissioner Kopacz. Commissioner Mehta.

24                   COMMISSIONER MEHTA: Here.

25                   MS. MASSEY: Commissioner Ng.

1 Commissioner Peralta. Commissioner Romano.  
2 Commissioner Voinier.

3 COMMISSIONER VOINIER: Here.

4 MS. MASSEY: Chairman Cryan.

5 CHAIRMAN CRYAN: Here.

6 MS. MASSEY: We have a quorum.

7 CHAIRMAN CRYAN: Please stand and  
8 salute the flag.

9 (Flag Salute.)

10 CHAIRMAN CRYAN: Next items on the  
11 agenda is review and adoption of the meeting minutes  
12 of November 16th. Counsel saw a couple of things  
13 that needed to be changed in the minutes.

14 MR. CURLEY: Yes, Mr. Chairman, I  
15 recommend a change to transcript page 128 and line  
16 14, it was a motion to extend the time to 10:30 to  
17 continue the hearing, and it calls for the vote.  
18 Commissioner Romano's yes vote was attributed to  
19 Commissioner Peralta rather than to Commissioner  
20 Romano. Second change --

21 CHAIRMAN CRYAN: Can you speak up?

22 MS. MASSEY: For the record upon  
23 Commissioner Romano has joined the meeting.

24 MR. CURLEY: Second change is on page  
25 160, line 3, actually a vote approving the project,

1 and the vote for Commissioner Romano to respond, and  
2 the transcript improperly shows Commissioner Peralta  
3 as the yes vote, and it was Commissioner Romano who  
4 made the yes vote in response. Those two changes  
5 should be made in the minutes.

6 CHAIRMAN CRYAN: Any other comments  
7 for the Commissioners? Do I have a motion?

8 MS. MASSEY: On a motion to approve  
9 the minutes with the changes, motion made by  
10 Commissioner Mehta, and second by Commissioner  
11 Romano?

12 FREEHOLDER ROMAMO: Yes.

13 MS. MASSEY: Commissioner Bettinger.

14 COMMISSIONER BETTINGER: I am  
15 abstaining.

16 MS. MASSEY: Commissioner Choffo.

17 COMMISSIONER CHOFFO: Abstain.

18 MS. MASSEY: Commissioner Hernandez.

19 COMMISSIONER HERNANDEZ: Abstain.

20 MS. MASSEY: Commissioner Mehta.

21 COMMISSIONER MEHTA: Yes.

22 MS. MASSEY: Commissioner Romano.

23 FREEHOLDER ROMAMO: Yes.

24 MS. MASSEY: Commissioner Voinier.

25 COMMISSIONER VOINIER: Abstain.

1 MS. MASSEY: Chairman Cryan.

2 CHAIRMAN CRYAN: Yes.

3 MS. MASSEY: The motion is approved.

4 The next item on the agenda is 5A, Memorialization  
5 of Resolutions Considered at the last meeting,  
6 Application 2015-39-SP; Applicant Riverview  
7 Development, LLP, located at 8200 River Road, Block  
8 438, Lots 4A, 4B and Lot 1; in North Bergen.

9 Can I have a motion?

10 On a motion made by Commissioner Mehta,  
11 and seconded by Chairman Cryan.

12 Commissioner Mehta.

13 COMMISSIONER MEHTA: Aye.

14 MS. MASSEY: Commissioner Romano.

15 FREEHOLDER ROMAMO: Yes.

16 MS. MASSEY: And Chairman Cryan.

17 CHAIRMAN CRYAN: Yes.

18 MS. MASSEY: The motion has passed.

19 The next application for memorialization is  
20 2015-54-SP, Applicant 450 New York Avenue, LLC,  
21 located at 376 Paterson Plank Road, Block 1702, Lot  
22 1 in Jersey City.

23 On a motion made by Commissioner Mehta,  
24 and seconded by Chairman Cryan.

25 Commissioner Mehta.

1 COMMISSIONER MEHTA: Aye.

2 MS. MASSEY: Commissioner Romano.

3 FREEHOLDER ROMAMO: Yes.

4 MS. MASSEY: And Chairman Cryan.

5 CHAIRMAN CRYAN: Yes.

6 MS. MASSEY: The motion has passed.

7 The memorialization of is Application 2015-55-SP;  
8 Applicant, 1206 5th Street, LLC, c/o Corrado  
9 Giancaspro; located at 1206 5th Street; Block 13,  
10 Lots 125B, 126, 127C and 128, located in North  
11 Bergen.

12 On a motion made by Commissioner Mehta,  
13 and seconded by Chairman Cryan.

14 Commissioner Mehta.

15 COMMISSIONER MEHTA: Aye.

16 MS. MASSEY: Commissioner Romano.

17 FREEHOLDER ROMAMO: Yes.

18 MS. MASSEY: And Chairman Cryan.

19 CHAIRMAN CRYAN: Yes.

20 MS. MASSEY: The motion has passed.

21 Next application is Application 2015-58-SP;  
22 Applicant, Fraternity Meadows, LLC, Riverside  
23 Station Boulevard, Block 1702, Lot 1, in Secaucus.

24 On a motion made by Commissioner Mehta,  
25 and seconded by Chairman Cryan.

1 Commissioner Mehta.

2 COMMISSIONER MEHTA: Aye.

3 MS. MASSEY: Commissioner Romano.

4 FREEHOLDER ROMAMO: Yes.

5 MS. MASSEY: And Chairman Cryan.

6 CHAIRMAN CRYAN: Yes.

7 MS. MASSEY: The next item on the  
8 agenda is Section 5B, Site Plans, Subdivisions and  
9 Other Matters Scheduled for Public Hearing. The  
10 application 2015-72-SP, 1410 Grand Avenue, LLC, Care  
11 Of David Gaber; 1410 Grand Street, 1405-1411 Adams  
12 Street, Block 121, Lots 1, 2, 3, 4, 23, and 24.

13 MS. GONCHAR: Good evening. My names  
14 is Meryl Gonchar, from the firm of Greenbaum, Rowe,  
15 Smith & Davis. I'm the attorney for the application  
16 to 1410 Grand Avenue, LLC. As indicated, this is an  
17 application for a site plan approval. Preliminary  
18 approval was obtained from the Hoboken Zoning Board  
19 of Adjustment. We received variances for the  
20 approvals for a six-story, mixed-use building, one  
21 story with parking retail space, and five stories of  
22 residential units above. The property is Lots 1, 2,  
23 3, 4, 23, and 24, and Blocks 121, and the property  
24 has frontage on Grand Street, Adams Street and 14th  
25 Street.

1           We have with this evening our engineer,  
2     Sony Davis, from Langan Engineering, and we also  
3     have Mr. Stieve from Marchetto Higgins Stieve, our  
4     architectural firm. We did meet with your  
5     committee, and there were some requested changes.  
6     In particular, the discussions were about the bike  
7     racks and styles of that racks along 14th Street, as  
8     well as the planters. We made changes based on  
9     recommendations and discussions at the committee.  
10    We did submit revised plans showing what has been  
11    asked for, and the additional information, and we're  
12    prepared to go over that with you as well.

13           I have not been to your Board before, so  
14    if there are procedures, I do have a review letter  
15    that we would receive subsequent to our meeting with  
16    your committee. We are happy to go over those items  
17    and to confirm that we satisfied and provided  
18    information that was requested. We start with the  
19    review. Your meeting, your procedure.

20           CHAIRMAN CRYAN: Is the architect  
21    going to testify?

22           MS. GONCHAR: The first witness we  
23    have is our engineer. We also have an architect,  
24    whatever order you would like. Would you like to  
25    swear them in so they can answer questions?

1 CHAIRMAN CRYAN: Yes, please?

2 (The witness is sworn.)

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

5 MR. STIEVE: Bruce Stieve,  
6 S-t-i-e-v-e.

7 (The witness is sworn.)

8 MR. CURLEY: Please state your name  
9 for the record and spell your last name.

10 MR. DAVID: Sony David, D-a-v-i-d.

11 MS. GONCHAR: Sony, we're referring  
12 to the most recent letter, and I'm look at the  
13 general comments. The first page is just documents  
14 that were submitted to counsel. Under general No.  
15 1, the application received comments that Remington  
16 Vernick in the 11/20 letter, we had that letter in  
17 advance of our meeting with the committee, and we  
18 did make a point-by-point response to them that they  
19 submitted in advance of our meeting with them, and I  
20 believe they were satisfied at that time. That was  
21 my letter of November 25, 2015, which gave a  
22 point-by-point response to Mr. Cray review letter.

23 The second item is revised site plan so  
24 that the bike racks right-of-way on 14th Street as  
25 approved by the engineer. Perhaps, Bruce, you want

1 to discuss what was previously on the plans, and we  
2 what we were requested to change and how that  
3 accommodated. I don't know your procedure in terms  
4 of marking exhibits.

5 CHAIRMAN CRYAN: If they weren't  
6 given to us ahead of time.

7 MR. STIEVE: The first things that  
8 I'll share with you, the site plan package, this was  
9 the package that was submitted to the Board, so  
10 that's each of the drawings that you're looking at.  
11 I also have the two exhibits that I'll be  
12 presenting. One is an aerial photograph of the  
13 site, and the other is a rendering of the completed  
14 project. So I'll introduce these.

15 Good evening, thank you for having us  
16 tonight. As Meryl stated, this project had received  
17 an approval from the Hoboken Zoning Board of  
18 Adjustment, and we're here tonight seeking site plan  
19 approval from the County. We had a meeting.

20 MS. GONCHAR: Can we get you to put  
21 your credentials on the record that so they know  
22 what you do?

23 MR. STIEVE: Okay. My name is Bruce  
24 Stieve. I'm a registered architect in the state of  
25 New Jersey. I'm with the firm of Marchetto Higgins

1 Stieve, in which I'm a principal. I have been  
2 practicing architecture since 1989, and licensed  
3 since 1986, and I have been with Marchetto Higgins  
4 Stieve now since 1996.

5 MS. GONCHAR: You have appeared  
6 before this Board before?

7 MR. STIEVE: I have appeared before  
8 this Board and many boards throughout Hudson County.

9 MS. GONCHAR: Sorry to disrupt. Go  
10 ahead.

11 MR. STIEVE: No problem. So we had  
12 met at the TRC meeting with the County and their  
13 professionals, and we reviewed the drawings that  
14 were submitted. Some of the concerns with regards  
15 to the 14th Street viaduct project that's recently  
16 been completed. Most of the sidewalks are in place.  
17 It turned out beautiful, and so the County is very  
18 protective of that, and we understand that.

19 So when submitted our initial plans, we  
20 had some bicycle racks that were located along 14th  
21 Street in the right-of-way, and the County had some  
22 concerns about locations and the types of bike racks  
23 that we were using. We were using racks that were  
24 mounted perpendicular to the curb. The concerns  
25 were that those would block access to the curbs, as

1 potentially block access along the sidewalk. It was  
2 a great point that they raised. They asked if we  
3 could look at alternate solutions to the bike racks.

4 We think bike racks are important,  
5 especially with the renovation of the viaduct.  
6 That's become park space. It's going to draw a lot  
7 of people there, so we think having bike racks are  
8 important. So we looked at alternate locations to  
9 put those bike racks. We took the advice was that  
10 provided to us so we located bike racks parallel to  
11 the curbing, and we kind of held them in one place,  
12 in front of the retail component for the project.

13 And we also took them, we had some that  
14 were originally located opposite the children's  
15 theater entrance, and we relocated them to Adams  
16 Street so off the County right-of-way onto the  
17 Hoboken right-of-way. That it's one of the changes  
18 that was made.

19 Another change that was made was that we  
20 were looking over the planters against the building,  
21 and there were some existing planters on the project  
22 that was completed to the east of our project. We  
23 were asked to look at that and match the dimensions  
24 of those planters, which we did, and we also  
25 eliminated a few planters for the face of the

1 retail, again, to allow better pedestrian access  
2 along that route.

3 The other thing that we agreed to was to  
4 protect curbing and sidewalks during construction  
5 and limit disturbance to one of the joint lines in  
6 the sidewalk, to minimize changing the impact to  
7 that street frontage.

8 Just I guess a little bit of description,  
9 I didn't give you a lot of description, but this  
10 project is an exciting project. Again, realizing  
11 the potential of the new park space created under  
12 the viaduct, we have located retail component that  
13 fronts on that, that fronts on 14th Street. Again,  
14 the Miles Square Theater is a Hoboken theater group.  
15 They have got a facility and a project adjacent to  
16 this on the next block. They saw the need to have  
17 more space for a children's theater, so we allocated  
18 space within the building on the first floor for a  
19 children's theater group. I think these are two  
20 really good activities that are going to liven the  
21 street front along 14th Street, and complement the  
22 use of the park space.

23 I'm going to show you just two quick.  
24 This is the first exhibit that I'll enter in. It's  
25 an aerial photographs with the rendering of the

1 buildings in place. I think we call this A-1. This  
2 is an aerial photograph. It shows the site location  
3 in proximity to the 14th Street Viaduct, and while  
4 the viaduct is an impressive structure, it's what's  
5 underneath it that's really exciting. That's the  
6 park space that's been created in the area. The  
7 area that's under that is used by pedestrians that  
8 we find very intriguing and exciting.

9 This shows the building that we're  
10 proposing. It's basically two six-story structures  
11 on a podium base. So it will have residential in  
12 the two -- I don't want to call them tower  
13 structures, but the two overhead structures, and  
14 there would be parking, retail and theater that we  
15 discussed in the base.

16 The next exhibit I'm going to show you is  
17 a rendering of the building, and we're going to call  
18 that A-2. This is actually a street level rendering  
19 of the project, so you can see that we're standing  
20 under the viaduct. You can see the streetscape  
21 improvements that are already in place through the  
22 viaduct project. There's cobblestone streets along  
23 14th Street. There's beautiful bollards. There's  
24 beautiful light fixtures. There's street trees  
25 along 14th Street. We're not disturbing any of

1 that. In fact, what we're hoping to do is enhance  
2 that. The way we'll enhance that is by providing  
3 active uses on the ground floor facing 14th Street.  
4 There will be improvements down Adams Street, more  
5 street trees, storefront and building entrance.

6 The other item that we're seeking, we're  
7 seeking a franchise agreement for a few items. The  
8 first is the adjusted planter box that I discussed.  
9 Again, that's one of the reasons that we're putting  
10 that in is to provide protection from the doors from  
11 swinging out from the children's theater so that  
12 they don't swing out into the sidewalk. There's a  
13 planter bed adjacent to the door location for the  
14 children's theater, and that helps keep people away  
15 from the doors at that location.

16 The second franchise agreement will be the  
17 bike racks. Again, the bike racks will be located  
18 in front of the retail component parallel to the  
19 curbing, and the last item is we have a cornice  
20 protection that extends over three feet out from the  
21 building over 14th Street. That's another item that  
22 we're going to be seeking a franchise agreement.

23 That's a general overview. I can answer  
24 questions. If you need more description on the  
25 project, we can give you more description. That

1 addresses the items that we discussed in the TRC.

2 MS. GONCHAR: Also, Item 3 under  
3 general with regard to the franchise agreement, we  
4 will be required to seek a franchise agreement from  
5 the Board. The next item in the review letter is an  
6 acknowledgment that we satisfied the two green  
7 techniques that are required, and those are the  
8 parking, the bike racks, the green roofs and the  
9 vegetative roof, and the managed -- the capture and  
10 management of stormwater. Those items are dealt  
11 with and are being addressed.

12 The next one is with regard to the  
13 requirement for shade trees. We just acknowledge  
14 that we meet the requirement under the your  
15 development regulations. And it's for the other  
16 items, the most recent, we are in the process of  
17 getting the required approvals, including West  
18 Hudson and various other related approvals. It was  
19 discussed with us requirements with regard to  
20 road-opening permits, and obviously, we will comply  
21 with that. I think the rest we will just comment on  
22 requirements such as the as-built, which, of course,  
23 we will comply with, and will be a condition  
24 approval and the updates.

25 If there is anything else, I think those

1 were the items. The other testimony we would offer,  
2 we are going to hear from our engineer with regard  
3 to engineering items.

4 CHAIRMAN CRYAN: Mr. Cray.

5 MR. CRAY: Thank you. Mr. Chairman.

6 As was stated, we issued a review letter dated  
7 November 20th, and after going through the  
8 Subdivision and Site Plan Review Committee Meeting  
9 on the 2nd of December, and subsequent to that, they  
10 provided revised site plans on December 8th, revised  
11 architectural plans dated December 9th, that they  
12 basically addressed the items in the review, the  
13 collaborative discussion about how to work within  
14 the streetscape.

15 So at this is point, all of our conditions  
16 have been address. We're at the point where if the  
17 Board were to take action and the application  
18 approved, the next step would just be to dot the I's  
19 and cross the T's on the planning letter and  
20 construction notes. There's nothing substantial  
21 about the engineering review. Their initial  
22 submission had already been addressed. We're not  
23 looking at traffic impact and drainage in the County  
24 right-of-way, and the driveways proposed are not on  
25 the County right-of-way. They are on the City

1 streets to the side. So most of the focus was on  
2 the streetscape itself, and they've addressed those  
3 concerns. At this point I don't have any additional  
4 questions or concerns.

5 COMMISSIONER VOINIER: Mr. Chairman,  
6 just with the bike racks, we agree with they were  
7 placed and the position. We appreciate the  
8 relocating the bike racks by Hoboken along Adams  
9 Street. It seems to be an adequate number of  
10 bicycles, a lot of space. Also, there is also one  
11 on the County right-of-way, right by Grand Street  
12 that can handle another eight bicycles.

13 MR. STIEVE: One other thing too,  
14 there is a large facility inside the building for  
15 storage for residents of the building. So the bike  
16 racks on the street are really for the transient  
17 people.

18 CHAIRMAN CRYAN: Anything from the  
19 Board?

20 FREEHOLDER ROMAMO: It's not about  
21 bicycles. They have the Mile Square Theater,  
22 they're what's on the front?

23 MR. STIEVE: Yeah. They've got a  
24 facility one block east of this, yeah. They've  
25 asked us, they were seeking additional space,

1 looking for additional space for a children's  
2 theater. The requirements aren't as grand as what  
3 they might need for their own theater, and our  
4 client actually said, This would be a great place  
5 being proximate to their regular theater company,  
6 this would be a great place to have the children's  
7 theater.

8 FREEHOLDER ROMAMO: That's very  
9 admirable. Thank you.

10 MS. GONCHAR: For the record, they  
11 have signed the agreement. They are committed to  
12 that. That's parts of the local improvement as  
13 well.

14 FREEHOLDER ROMAMO: Very nice looking  
15 building.

16 MR. STIEVE: Thank you. Again, I  
17 said we are really proud and happy with way the 14th  
18 Street a viaduct park and expansion project turned  
19 out. It's a top-of-the-class project.

20 MS. GONCHAR: That's really the sum  
21 total of our application.

22 MR. CURLEY: Thank you.  
23 Mr. Tridente.

24 MR. TRIDENTE: Mr. Chairman, I just  
25 have one housekeeping item. Before you apply for a

1 certification of occupancy, just be aware to provide  
2 us a set of as-builts, and you need to contact us  
3 for final site inspection before you get your  
4 certification of occupancy.

5 MR. STIEVE: We will do that. Thank  
6 you.

7 MS. MASSEY: On a motion made by  
8 Commissioner Romano. Second by Commissioner Choffo.  
9 Commissioner Bettinger.

10 COMMISSIONER BETTINGER: I vote aye.  
11 It's a beautiful project.

12 MS. MASSEY: Commissioner Choffo.

13 COMMISSIONER CHOFFO: Aye.

14 MS. MASSEY: Commissioner Hernandez.

15 COMMISSIONER HERNANDEZ: Aye.

16 MS. MASSEY: Commissioner Mehta.

17 COMMISSIONER MEHTA: Aye.

18 MS. MASSEY: Commissioner Romano.

19 FREEHOLDER ROMAMO: Aye.

20 MS. MASSEY: Commissioner Voinier.

21 COMMISSIONER VOINIER: Yes.

22 MS. MASSEY: Chairman Cryan.

23 CHAIRMAN CRYAN: Aye.

24 MS. MASSEY: The motion has passed.

25 MR. STIEVE: Thank you very much.

1 FREEHOLDER ROMAMO: When will we see  
2 that started?

3 MR. STIEVE: I would say it's  
4 probably spring summer next year.

5 MS. MASSEY: Next item on the agenda  
6 are Applications to be Dismissed. Application  
7 2015-65-SP; 7909 River Road, LLC, care of Ditkas  
8 Gillens, PC; 7903-7909 River Road; Block 437, Lots  
9 2.01 and Lot 2.02; North Bergen.

10 On a motion made by Commissioner Choffo,  
11 and seconded by Commissioner Bettinger.

12 Commissioner Bettinger.

13 COMMISSIONER BETTINGER: Aye.

14 MS. MASSEY: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Aye.

16 MS. MASSEY: Commissioner Hernandez.

17 COMMISSIONER HERNANDEZ: Aye.

18 MS. MASSEY: Commissioner Mehta.

19 COMMISSIONER MEHTA: Aye.

20 MS. MASSEY: Commissioner Romano.

21 FREEHOLDER ROMAMO: Aye.

22 MS. MASSEY: Commissioner Voinier.

23 COMMISSIONER VOINIER: Yes.

24 MS. MASSEY: Chairman Cryan.

25 CHAIRMAN CRYAN: Aye.

1 MS. MASSEY: The motion has passed.  
2 Next item on the agenda is Applications to be  
3 Exempt. Application 2015-74-SD; Jersey City  
4 University located at Route 440/West Side Avenue and  
5 Carbon Place; Block 21902, Lots 10; Jersey City.

6 The next application is 2015-78-SP;  
7 Applicant, New York SMSA Limited Partnership d/b/a  
8 Verizon Wireless, care of Ferraro & Stamos; 555  
9 Route 440, also known as 525 Route 440 Block 21901,  
10 Lot 10; Jersey City.

11 And the next application to be exempt is  
12 Application No. 2015-79-SP is Applicant, New York  
13 SMSA Limited Partnership d/b/a Verizon Wireless,  
14 care of Ferraro & Stamos; 65 Tonnelle Avenue, Block  
15 10603, Lot 6 Jersey City.

16 On motion made by Commissioner Bettinger,  
17 and seconded by Commissioner Choffo.

18 Commissioner Bettinger.

19 COMMISSIONER BETTINGER: Aye.

20 MS. MASSEY: Commissioner Choffo.

21 COMMISSIONER CHOFFO: Aye.

22 MS. MASSEY: Commissioner Hernandez.

23 COMMISSIONER HERNANDEZ: Aye.

24 MS. MASSEY: Commissioner Mehta.

25 COMMISSIONER MEHTA: Aye.

1 MS. MASSEY: Commissioner Romano.

2 FREEHOLDER ROMAMO: Aye.

3 MS. MASSEY: Commissioner Voinier.

4 COMMISSIONER VOINIER: Yes.

5 MS. MASSEY: Chairman Cryan.

6 CHAIRMAN CRYAN: Aye.

7 MS. MASSEY: The motion has passed.

8 And the next item on the agenda Section E, Notice of  
9 Action, Applications Declared Exempt at the  
10 Subdivision and Site Plan Review Committee.

11 Application 2016-76-SD, Applicant, Murali  
12 Adusumilli; located at 83 Corbin Avenue; Block  
13 10501, Lot 12, in Jersey City.

14 CHAIRMAN CRYAN: No further action?

15 MS. MASSEY: It was declared exempt.

16 That's it. We don't have any old business. New  
17 business, in your binders is the introduction of  
18 County Planning Board 2016 meeting schedule. We  
19 made sure that we had it in your packet; and Item B  
20 is Engaging and Strengthen Public Meeting, we had  
21 approval on that before. It was on December 9th at  
22 5:30 at the County Freeholders Chambers. We had a  
23 public meeting in Jersey City on engaging and  
24 strengthening Hudson County initiatives. We're  
25 updating the Hudson County Master Plan and capital

1 improvements, and that so we have funding through  
2 the DCA, and all of those projects will be wrapping  
3 up in June. So we that draft and everything.

4 And then in the last item under new  
5 business is the Hudson County Map. The adoption was  
6 at the November 24th Freeholders meeting. The  
7 Freeholders adopted the County map, and we should be  
8 getting them out in the next six weeks.

9 The next item, the next meeting date  
10 Wednesday, January 20, 2016 at 6:30 p.m. Do I have  
11 a motion close the meeting?

12 CHAIRMAN CRYAN: Motion to close by  
13 Commissioners Bettinger and Hernandez. The meeting  
14 is closed.

15 (Whereupon the proceeding is then  
16 concluded at 7:23 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 16, 2015; and that this is a correct transcript of the same.



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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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