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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, February 18, 2015
6:30 p.m.

BEFORE:

- JAMES CRYAN, Chairman
- DEMETRIO ARENCIBIA, P.E, P.P., County Engineer
- RENEE BETTINGER, Commissioner
- KENNETH KOPACZ, Freeholder
- MICHAEL HOLLOWAY, Commissioner
- RUSHABH MEHTA, Commissioner
- BETANIA PERALTA, Commissioner

ALSO PRESENT:

- JOHN J. CURLEY, ESQ., Board Attorney
- MASSIEL M. FERRARA, PE, ACIP, Board Secretary
- BYRON A. NICHOLAS, Assistant Planner
- MARIO TRIDENTE, Inspector
- BRUCE KLEIN, T & M Associates

Job No. NJ2001607

1 CHAIRMAN CRYAN: Call the meeting of
2 the Hudson County Planning Board to order. Counsel,
3 has the meeting been properly noticed?

4 MR. CURLEY: Yes. The meeting has
5 been properly noticed in accordance with the Open
6 Public Meetings Act, and notice was published in the
7 Jersey Journal and the Star Ledger. In addition,
8 the meeting was posted on Freeholder's bulletin
9 board the County Clerk.

10 CHAIRMAN CRYAN: May I have a roll
11 call, please.

12 MS. FERRARA: Commissioner Arencibia.

13 COMMISSIONER ARENCIBIA: Here.

14 MS. FERRARA: Commissioner Bettinger.

15 COMMISSIONER BETTINGER: Here.

16 MS. FERRARA: Commissioner Choffo,
17 absent. Commissioner Glembocki, absent.
18 Commissioner Hernandez, absent. Commissioner
19 Holloway.

20 COMMISSIONER HOLLOWAY: Here.

21 MS. FERRARA: Commissioner Kopacz.

22 FREEHOLDER KOPACZ: Here.

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

1 COMMISSIONER PERALTA: Here.

2 MS. FERRARA: Commissioner Romano,
3 absent. And Chairman Cryan.

4 CHAIRMAN CRYAN: Here.

5 MS. FERRARA: Chairman, we have a
6 quorum.

7 CHAIRMAN CRYAN: Rise and salute the
8 flag.

9 (Flag Salute.)

10 CHAIRMAN CRYAN: Have all of the
11 Commissioners received a copy of the meeting minutes
12 of the January 21st meeting? Has everybody has an
13 opportunity take a look at them? Any comments or
14 corrections?

15 MS. FERRARA: On a motion made by
16 Commissioner Bettinger. Second by Commissioner
17 Kopacz.

18 Commissioner Arencibia.

19 COMMISSIONER ARENCIBIA: Aye.

20 MS. FERRARA: Commissioner Bettinger.

21 COMMISSIONER BETTINGER: Aye.

22 MS. FERRARA: Commissioner Holloway.

23 COMMISSIONER HOLLOWAY: Yes.

24 MS. FERRARA: Commissioner Kopacz.

25 FREEHOLDER KOPACZ: Aye.

1 MS. FERRARA: Commissioner Peralta.

2 COMMISSIONER PERALTA: Aye.

3 MS. FERRARA: And Chairman Cryan.

4 CHAIRMAN CRYAN: Aye.

5 MS. FERRARA: The motion has passed.

6 CHAIRMAN CRYAN: Next item on the
7 agenda.

8 MS. FERRARA: The first item to be
9 heard is Application 2014-072-SP; Advance at
10 Harrison, LLC, Located at Harrison Block A Hotel,
11 Waterfront Redevelopment Area, Block 138.01, Lot 1,
12 in Harrison.

13 MS. SMITH: Good evening, everyone.
14 My name is Jennifer Smith. I'm an attorney with
15 Gibbons, P.C. I'm here tonight on behalf of Advance
16 at Harrison, LLC. The applicant is proposing to
17 construction a 150-room hotel, with 4,300 square
18 feet of commercial space. The property is at Block
19 138.01, Lot 1, in Harrison, and it's located at the
20 corner of Guyon Drive and Frank E. Rodgers
21 Boulevard. Frank E. Rodgers is the County road.

22 We received approval from Harrison
23 Redevelopment Agency in November and also received
24 approval from the Harrison Planning Board in
25 January, but it's been scheduled to be memorialized

1 this week. This evening we have for you Joseph
2 Mele, who is our civil engineer, we have Mr.
3 Richards who is our architect. We also have our
4 traffic engineer. Each one has very specific items
5 that relating to the review letters that we
6 received. I will be begin by calling Mr. Mele.

7 (The witness is sworn.)

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

10 MR. MELE: Joseph Mele, last name is
11 spelled M-e-l-e.

12 CHAIRMAN CRYAN: For the record,
13 Commissioner Mehta is present.

14 MS. SMITH: Mr. Mele, just describe
15 for the Board your education, background and
16 experience.

17 MR. MELE: Yes, I am a director of
18 engineering of the firm the Dresner Robin, based in
19 Jersey City, New Jersey, and practicing civil
20 engineering approximately 24 years. I have been a
21 professional engineer licensed in the state of New
22 Jersey as well as a professional land surveyor and
23 professional planner. I have testified at probably
24 eighty different planning board throughout the
25 state.

1 MS. SMITH: I am offering Mr. Mele
2 this evening as an expert in civil engineering.

3 Mr. Mele, could for the Board show the
4 site plan as filed and before we get to the report,
5 give a brief overview of the project.

6 MR. MELE: Sure. We would like to
7 present some of the exhibits that were part of the
8 site plan application. The plan on the easel right
9 now is the site layout plan. It's the part of the
10 site plan application, Sheet 2 of 17 in the package,
11 and it indicates on Block 138.01, on the northwest
12 corner of the block, you'll see a proposed hotel,
13 the footprint of the hotel being about 18,500 square
14 feet. That is the footprint of the five-story
15 hotel. The total hotel being about 83,000 square
16 feet in floor area.

17 The entrance is, there are a few entrances
18 to the building. The first is a hotel entrance
19 which is situated at the northeastern edge of the
20 building, situated along Guyon Drive. And the other
21 entrance at the corner of Frank E. Rodgers and Guyon
22 is actually the restaurant entrance, which would be
23 attached to the same building.

24 We'll talk a little bit about circulation,
25 which is probably one of the main concerns of the

1 County. Frank E. Rodgers, being the County road, is
2 running north and south along the western edge of
3 the block. Guyon Drive runs along the north side of
4 the block, and the entrance to the parking facility
5 is located approximately in the center of the block
6 along Guyon Drive. There is no entrance to the
7 parking lot along the County road.

8 You can see the orientation of the
9 building is sort of rectangular and linear east and
10 west. The building frontage is set back about ten
11 feet. It's actually ten and a half feet from the
12 right-of-way line, in order to accommodate amenities
13 for the restaurant and for the hotel, the amenities
14 being an outdoor seating area on an elevated
15 platform.

16 As you go up, you'll see the building
17 fronting on Frank E. Rodgers, almost on the property
18 line, exactly a half a foot off of the property
19 line. One of the requirements in the Harrison
20 Redevelopment Plan is to have the buildings
21 obviously in this area to be closer to the property
22 line, ten to twenty feet -- actually zero to
23 twenty feet, depending if you have amenities. We
24 were able to accommodate that requirement.

25 If you have seen the platform and then the

1 step-backs that are provided especially along Frank
2 E. Rodgers and Guyon, that's in order to accommodate
3 the elevated finished floor, and if you're not
4 aware, this portion of the lot was in the flood
5 hazard area. The existing elevations are about six
6 to seven feet, and the finished floor elevation,
7 according to DEP, needs to be at about 12 feet. So
8 we needed to get that finished floor five to six
9 feet above the existing grades that are out there
10 today.

11 That's the reason why this foyer has the
12 staircase that it has, and it has an elevated
13 platform about where the center of the block is and
14 where the entrance is to the hotel. In other words
15 you need the stairs at the intersection, but you
16 don't need the stairs at the center of the block
17 because the existing natural grade goes up to
18 about five feet, so it actually meets the existing
19 grade at that elevation.

20 MS. SMITH: Could you describe the
21 improvements that are proposed along the portion of
22 Frank E. Rodgers?

23 MR. MELE: Sure. The landscape plan,
24 again, is part of the plans that were submitted to
25 the County. This is Sheet 7 of 17, labeled

1 Landscape Plan, and it indicates not only the
2 streetscape, but the on-site landscaping that's
3 provided. That was a function of the coordination
4 that we had with the Town of Harrison. In order to
5 properly screen the parking area, we provide a
6 pretty dense buffer along the south edge of the site
7 and provide a loading area.

8 But probably more concerning to the County
9 would be the streetscape along the Frank E. Rodgers,
10 and where we're providing required trees that are
11 provided. They are in elevated planters, and the
12 reason being are the utilities on Frank E. Rodgers
13 being quite extensive. The idea was to get the
14 trees such that they wouldn't impact on the existing
15 utility infrastructure in the road. We did provide
16 pavers along the edge between the sidewalk and the
17 curb, and four planters with street trees. We also
18 provide the street trees throughout the portion of
19 the lot that we've developing on Guyon and 5th
20 Street, right along the County road.

21 MS. SMITH: One of the items that
22 came up during the workshop with --

23 CHAIRMAN CRYAN: Would you mind
24 speaking into the mic?

25 MS. SMITH: Yes, I'm sorry. One of

1 the issues that were raised during the workshop, are
2 the existing pedestrian railings that are along
3 Frank E. Rodgers, and since then, Mr. Mele had a
4 conversation with the Town engineer concerning those
5 railings, and he did a survey and said those
6 railings are the County's. Could you speak to that?

7 MR. MELE: Sure. It did not come up
8 during the Planning Board meetings with the Town of
9 Harrison. It obviously came up during the County's
10 review, and there is an existing fence. The purpose
11 of the fence in my opinion is to prevent folks from
12 crossing the street mid-block and sort of directing
13 them towards the intersection.

14 In conversations with the town, he would
15 prefer that those fenced areas remain in between the
16 planters such to maintain the pedestrian traffic, to
17 walk along the sidewalks across Frank E. Rodgers at
18 the intersection rather than mid-block. So we will
19 suggest to keep the existing fence, relocate it
20 where necessary to accommodate the planters but keep
21 that situation where you have a fence.

22 MS. SMITH: So we also have our
23 architect here. One of the items we were asked to
24 provide testimony has to do with the existing
25 overhang. That's the last question that I have for

1 Mr. Mele, then we'll ask the architect come up for
2 that portion of his testimony.

3 CHAIRMAN CRYAN: Any questions?

4 COMMISSIONER MEHTA: How wide is the
5 roadway on Frank E. Rodgers Boulevard?

6 MR. MELE: The sidewalk along Frank
7 E. Rodgers is from the paver to the property line,
8 and then you have a strip that's about two and a
9 half feet of pavers between the planters.

10 COMMISSIONER MEHTA: How do you
11 assure with the planters that there will be enough
12 room for people to walk on the sidewalk?

13 MR. MELE: From the existing curb,
14 this is an existing curb, from the curb that's
15 remaining along Frank E. Rodgers to the property
16 line is about twelve feet. You have about
17 twelve feet. You will have planters spaced, four of
18 them on Frank E. Rodgers. The width of the planters
19 are only about two and a half feet.

20 COMMISSIONER MEHTA: So you have
21 about eight feet of sidewalk?

22 MR. MELE: I believe so. It's
23 essentially what's out there today. You have an
24 asphalt walkway. You do have a fence. It's not
25 exactly behind the curb. It's actually set in a few

1 feet. It's a similar situation as what you have
2 there now.

3 MS. SMITH: We will bring up our
4 architect.

5 (The witness is sworn.)

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

8 MR. RICHARDS: Bradley Richards, the
9 last name is R-i-c-h-a-r-d-s.

10 MS. SMITH: Mr. Richards, if you
11 could just provide the Board some of your background
12 and education.

13 MR. RICHARDS: I graduated with a
14 bachelor's of architecture from Virginia Tech. I
15 have been practicing architecture for 15 years. I
16 work for the firm of Baskervill, which is licensed
17 in 44 states, and I am licensed in ten states.

18 MS. SMITH: And at Baskervill, you
19 have developed the prototype for this particular
20 hotel?

21 MR. RICHARDS: Yes.

22 MS. SMITH: So if you could just give
23 is us a quick summary of the elevations of what the
24 hotel will look like, and then we'll focus on the
25 corner of Guyon and Frank E. Rodgers. I don't

1 recall of that is in the package. Can we just mark
2 it as A-1?

3 MR. RICHARDS: You can see the scheme
4 of the building is very modern. AC is a
5 European-style hotel, and you can see brick, a lot
6 of glass. It's got a very modern feel to it. It's
7 very much the look that they're going for with this
8 brand.

9 MS. SMITH: If you could describe the
10 improvements proposed for the corner of Frank E.
11 Rodgers and Guyon.

12 MR. RICHARDS: So Frank E. Rodgers,
13 this is kind of a pedestrian view of this corner
14 right here. One of the things that came up with the
15 city was they really wanted it to be an inviting
16 corner as you come into this grand stair that leads
17 you up to the building, and there is a nice column
18 here, and because of this great difference that Mr.
19 Mele was talking about, we really wanted a good
20 pedestrian stance with the planters. We have a
21 dining area also along the roadway there.

22 MS. SMITH: So turning to the T & M
23 report that we received dated February 9th, 2015,
24 have you had a chance to review that report?

25 MR. RICHARDS: Yes.

1 MS. SMITH: Item 1 asked you to take
2 a look at the ADA access. Is there access to both
3 the hotel and the restaurant?

4 MR. RICHARDS: Yes. So this raised,
5 elevated walkway is on grade with the first floor of
6 the hotel. You would be coming from the elevated
7 walkway down to the at-grade entrance in the front.

8 MS. SMITH: I also wanted you to
9 address the comments, in this project the overhang
10 and the canopy that actually overhangs Frank E.
11 Rodgers by a few feet, would you describe that?

12 MR. RICHARDS: It sits back from the
13 street. It's I believe about eight feet from the
14 street as well. It's just past the property line.
15 So the Township will let us go to four feet from the
16 building setback on the parking lot. It's 17 feet
17 from either side of the grade.

18 MS. SMITH: Have you had a chance to
19 take a look at the existing County infrastructure?

20 MR. RICHARDS: The building is here
21 on this rendering, the pedestrian way here, and the
22 traffic light is right here.

23 MS. SMITH: Is there adequate space
24 between the canopy and the traffic light
25 infrastructure?

1 MR. RICHARDS: Well, the plan is for
2 the canopy to extend out to the pedestrian walkway
3 roughly five feet, and between the traffic light and
4 the planter on the Guyon side is approximately
5 14 feet.

6 MS. SMITH: That's all the questions
7 we have for Mr. Richards, and we can transition to
8 traffic testimony, if there aren't questions about
9 the proposed canopy or architectural features.

10 MR. KLEIN: Mr. Chairman, I have a
11 quick question regarding I guess the planters as I'm
12 looking at the whole picture. As far as I believe
13 the pedestrian indication on the pole, based on that
14 architectural rendering, it's very close to one of
15 those planters. Can you just explain where that is
16 in relationship to the right-of-way line for the
17 pedestrians?

18 MR. RICHARDS: This is the most
19 efficient place to put it, and it's back away. It's
20 approximately two feet from the property line, but
21 it's not in the way of pedestrian traffic on the
22 sidewalk.

23 MR. KLEIN: It's within the bounds of
24 the property line. The pedestrian stop-go light, it
25 will be right there next to that planter?

1 MR. RICHARDS: It's right there.

2 MR. KLEIN: So I guess it's going to
3 be shielded by the planter, is that it?

4 MR. RICHARDS: Basically what it is,
5 the light is up roughly 12 feet in the air. Does
6 that make sense?

7 MR. KLEIN: Yes, it does.

8 CHAIRMAN CRYAN: Any question? Okay.

9 MS. SMITH: Moving along, we will
10 address some of the comments from the T & M letter
11 concerning traffic and parking.

12 (The witness is sworn.)

13 MR. CURLEY: Please state your name
14 for the record and spell your last name.

15 MR. VERDERESE: Verderese,
16 V-e-r-d-e-r-e-s-e. I'm the principal founder of
17 Dynamic Traffic. I have a bachelors of science in
18 engineering from Rutgers University in 1990. I have
19 appeared before this Board a number of times, and
20 about two hundred boards throughout the state of New
21 Jersey.

22 MS. SMITH: I offer Mr. Verderese as
23 a traffic engineer. Do you prepare a traffic impact
24 analysis for the application?

25 MR. VERDERESE: Yes, I did.

1 MS. SMITH: Would you give us a very
2 brief overview of your analysis?

3 MR. VERDERESE: Yes. We prepared a
4 study similar to other studies we've done in the
5 corridor. It was done back in 2014, and it was
6 reviewed by your professionals, and it was found to
7 be acceptable. It was also noted that the high
8 number of conservative approximations of trip
9 generations, et cetera, so the impact we're showing
10 you is a little more than it would be ultimately
11 after it was built. The building has restaurants,
12 so we identified traffic from those dual uses.

13 We also looked at parking. We got
14 approval from the municipal boards. We have parking
15 on-street as well as on-site parking for the site.
16 The impacts from the project are relatively light
17 with the five different intersections along Frank E.
18 Rodgers. We looked at both generators, the amount
19 of traffic.

20 And during Red Bull games, there's kind of
21 a two-fold reason why we don't do studies for the
22 Red Bulls games. One is traffic is controlled by a
23 management company that's hired by Red Bull to
24 manage the intersections in the areas. Secondly,
25 for this specific project, the majority of our

1 traffic during a Red Bull game would be traffic
2 associated with the Red Bull game. So the
3 restaurant, people aren't going to drive into this
4 area during a Red Bull game that aren't associated
5 with Red Bull and a number of the hotel users during
6 those time periods would be Red Bull patrons as
7 well. We never analyzed in any of the projects
8 we've done during the 20 to 25 events Red Bull has
9 throughout the year.

10 MS. SMITH: Can you provide testimony
11 that the HRA and the Town Planning Board, the
12 applicant received approvals for the traffic
13 configuration and parking?

14 MR. VERDERESE: Yes, we did.

15 MS. SMITH: I think we have addressed
16 all of the questions we were asked to provide
17 testimony for the T & M letter and the planning
18 letter.

19 MR. KLEIN: Can you expand a little
20 bit on the parking? Can you just explain a little
21 bit more about what's proposed on-site, where all of
22 the spaces are, whether they're on the street.

23 MR. VERDERESE: I'll be happy to
24 address it to show that information.

25 MR. KLEIN: You anticipate the

1 on-street parking as well as the on-site parking, so
2 there's proposed parking on Guyon?

3 MR. VERDERESE: This is an aerial
4 photo that I can mark as A-1. Guyon is on the left
5 side of the building. We have on-street parking
6 proposed on both sides of the road back to the
7 intersection, mid-street as well, and on Riverbank,
8 there's parking as well. So we have a half a space
9 per hotel room on the site, and 42 spaces on the
10 street to accommodate the restaurant customers.

11 Any overflow, if for some reason we get
12 more than the 0.5, what would generally occur
13 directly across Guyon, there is a large lot, maybe
14 three or 400 parking spaces on that lot. That would
15 happen in the evenings and the weekends when that
16 parking lot is primarily servicing the PATH station.
17 So anyone parking on the street would come down,
18 cross at the crosswalk and enter the building. We
19 designed our site with on-street. We feel
20 comfortable about accommodating our patrons.

21 MR. KLEIN: Did the municipality
22 require any agreement with the other parking lot?

23 MS. SMITH: As a condition of
24 approval from the planning board and the HRA, if
25 there is greater demand than we have anticipated,

1 we're required to enter into an agreement with the
2 property owner across Guyon Drive for excess
3 parking, that we actually enter into an agreement
4 with them should that become necessary. Mr.
5 Verderese has indicated that it's been designed to
6 accommodate 0.5 spaces per hotel room, which the
7 applicant believes is sufficient to accommodate the
8 development.

9 MR. KLEIN: The other question about
10 the on-street parking, is there any kind of control,
11 or anybody could park there?

12 MR. VERDERESE: We had this
13 discussion at the municipal board as well. These
14 parking spaces will be controlled by the
15 municipality, so they would determine what they
16 wanted to do with the spaces, whether they wanted to
17 have restrictions on them, whether they wanted to
18 meter the spaces. That would be up to them. It's a
19 public street. I would anticipate that they would
20 put two-hour parking. They wouldn't want commuters
21 to jump in those parking spaces all day long.

22 MR. KLEIN: Right, okay. Right now
23 there are no restrictions, per se, on that by the
24 municipality for parking?

25 MR. VERDERESE: Right now, no.

1 MR. KLEIN: As far as you know,
2 that's open to anyone without limits on time?

3 MR. VERDERESE: As of right now, yes.

4 MR. KLEIN: If they were to put a
5 time limit on it, let's say two hours, how would
6 that impact?

7 MR. VERDERESE: We have parking for
8 people staying in the hotel. That's why we have the
9 0.5, and we looked at it and did a lot of research
10 in other municipalities along the PATH, Newark,
11 Jersey City. All of the requirements were either
12 0.5 or less. Some were 0.33. So we were
13 comfortable with 0.5. We also looked at another
14 hotels in Harrison that's not near the PATH, so
15 they're not going to get mass transit usage, and
16 they were well under that 0.3 or 0.4 range. They
17 provided 0.5, and the demand was just under 0.5.

18 MR. KLEIN: That's all I have.

19 COMMISSIONER BETTINGER: How close is
20 the PATH to this project?

21 MR. VERDERESE: Looking at the
22 aerial, it's probably right where my finger is. The
23 to PATH track is right here, about right here. It's
24 maybe a hundred yards.

25 COMMISSIONER MEHTA: What's is the

1 purpose of the platform area of that size?

2 MS. SMITH: I think that's actually
3 Mr. Mele.

4 COMMISSIONER MEHTA: The applicant
5 wouldn't make something of this size without some
6 kind of guideline?

7 MR. MELE: That's a great question,
8 and the applicant has taken a conservative approach
9 to raise the finished floor one foot above the base
10 flood elevation. That's what required per the DEP.
11 They could have gone in potentially with a hardship
12 exception to get the finished floor a little bit
13 lower, but it would be in a flood prone -- it would
14 be subject to flooding. Because the streets are
15 existing at the grades that they are, they still
16 took the conservative approach and raised the
17 finished floor one foot above the flood elevation so
18 it does meet the DEP requirements to comply with
19 that one foot above criteria, the elevated walkway
20 along the northern edge of the front of the
21 building, and the number of steps that we have, and
22 that reason the that's there.

23 COMMISSIONER MEHTA: Is there
24 anything in writing about this being based on a
25 requirement? Is it current or is FEMA going to

1 change the requirement and affect a project like
2 this?

3 MR. MELE: FEMA is constantly
4 updating their maps. I can't say what they can
5 change ten years from now. The maps that we used
6 for this particular development are pretty recent.
7 I believe these maps were from 2014. So they were
8 just updated. We did see updated maps throughout
9 Jersey City because we deal with this all the time.
10 We deal with flood-prone areas throughout Jersey
11 City.

12 The elevation is still 11 based on
13 NAVDATA, which is a data, the newly established or
14 the established. So the elevation is 11, and we set
15 the finished floor one foot above so we set it at
16 12. That complied with the DEP requirements. These
17 are very recent maps that we're using in order to
18 establish those grades.

19 COMMISSIONER MEHTA: And anybody down
20 there would have to follow that, correct?

21 MR. MELE: Right.

22 COMMISSIONER MEHTA: Have there been
23 any issues as far as the elevation?

24 MR. MELE: They have had no issues
25 that I'm aware regarding the flood hazard because we

1 were able to elevate the finished floor.

2 COMMISSIONER ARENCIBIA: Mr.
3 Chairman, I just want to mention some conditions for
4 the applicant. The fence, that pedestrian railing
5 you referred to earlier, the Town of Harrison is
6 actually -- it belongs to the Town of Harrison, and
7 they have an agreement for that railing with the
8 County because it's on the County road, so you would
9 have to, I guess, provide a plan, the town would
10 require you to do that. I would have you submit a
11 drawing to them for approval, and then also provide
12 us a copy of the approval.

13 You need a permit from my office for all
14 the work within the County right-of-way, for curbs,
15 sidewalks, utilities, everything, and so all of that
16 has to be submitted to the County for Board
17 approval. And a condition that you're going to pay
18 for permits for all the work that you testified to,
19 and you would have to show us the permits from the
20 town, or whether it's a building permit from the
21 Passaic Valley.

22 MR. MELE: We planned on submitting a
23 resolution compliance plan to the Town as to our
24 course of action, so those plans would indicate the
25 fence. One question would be would that fence

1 require some kind of franchise agreement with the
2 County as well as?

3 COMMISSIONER ARENCIBIA: There is an
4 agreement that's in place. It's between the Town
5 and the County, and it's just a matter of modifying
6 it, and you need get approval from the town, and
7 once they approved it, you can submit that to us;
8 unless there is something really, really different,
9 but I don't expect it's more than we're talking now.

10 MR. MELE: He suggested using a
11 similar fence.

12 COMMISSIONER ARENCIBIA: Right. So
13 the other thing is, we haven't really talked about
14 it, is traffic control and pedestrian traffic during
15 construction. This is a high volume traffic area
16 that's full of cars and pedestrians. We need to get
17 traffic control plans from you and the contractor so
18 you show the traffic and the vehicle traffic safety
19 flow during your construction. That's all I have.

20 MS. FERRARA: Mr. Klein, do you feel
21 that the applicant has addressed all your questions
22 and comments in your letter?

23 MR. KLEIN: Yes, they have.

24 MS. FERRARA: In terms of the
25 Planning letter, the applicant had agreed to four

1 planters and the construction of the fence, and any
2 franchise agreement that's a requirement, and we
3 also provide a copy of the Harrison resolution
4 before you're memorialized.

5 MS. SMITH: That's scheduled for
6 adoption next Wednesday.

7 MS. FERRARA: As well as compliance
8 with the everything the County engineer had to say.

9 MS. SMITH: Understood. We're good.

10 MR. TRIDENTE: Mr. Chairman, I would
11 just like to remind the applicant that we need a set
12 of site plans, as-builts, at the end of the project,
13 and you need to notify the office for final
14 inspection before receiving a CO.

15 MS. SMITH: Understood.

16 CHAIRMAN CRYAN: Any questions or
17 comments?

18 COMMISSIONER MEHTA: I would just
19 like to request that after six months or after a
20 year that you're established, that you get the
21 traffic study and forward to the engineer.

22 MS. SMITH: It's not actually a full
23 traffic study, but if one is required by the Town,
24 then we will certainly provide a copy to the Town.

25 COMMISSIONER MEHTA: So submit a copy

1 to the Town, then you can do the same with the
2 County.

3 MS. SMITH: Understood.

4 CHAIRMAN CRYAN: Is there anything
5 else?

6 MS. FERRARA: On the motion by
7 Commissioner Holloway. Second by Commissioner
8 Mehta.

9 Commissioner Arencibia.

10 COMMISSIONER ARENCIBIA: Aye.

11 MS. FERRARA: Commissioner Bettinger.

12 COMMISSIONER BETTINGER: Aye.

13 MS. FERRARA: Commissioner Holloway.

14 COMMISSIONER HOLLOWAY: Yes.

15 MS. FERRARA: Commissioner Kopacz.

16 FREEHOLDER KOPACZ: Aye.

17 MS. FERRARA: Commissioner Mehta.

18 COMMISSIONER MEHTA: Aye.

19 MS. FERRARA: Commissioner Peralta.

20 COMMISSIONER PERALTA: Aye.

21 MS. FERRARA: And Chairman Cryan.

22 CHAIRMAN CRYAN: Aye.

23 MS. FERRARA: The motion has passed.

24 MS. SMITH: Thank you, everyone.

25 MS. FERRARA: Mr. Chairman, the next

1 item on the agenda is Applications to be Exempt,
2 starting with Application 2015-01-SP; Applicant, New
3 York SMSA Limited Partnership, d/b/a, Verizon
4 Wireless, 500 Baldwin Avenue, Block 5802, Lot 46, in
5 Jersey City.

6 On a motion made by the Commissioner
7 Mehta. Second by Commissioner Bettinger.

8 Commissioner Arencibia.

9 COMMISSIONER ARENCIBIA: Aye.

10 MS. FERRARA: Commissioner Bettinger.

11 COMMISSIONER BETTINGER: Aye.

12 MS. FERRARA: Commissioner Holloway.

13 COMMISSIONER HOLLOWAY: Yes.

14 MS. FERRARA: Commissioner Kopacz.

15 FREEHOLDER KOPACZ: Aye.

16 MS. FERRARA: Commissioner Mehta.

17 COMMISSIONER MEHTA: Aye.

18 MS. FERRARA: Commissioner Peralta.

19 COMMISSIONER PERALTA: Aye.

20 MS. FERRARA: And Chairman Cryan.

21 CHAIRMAN CRYAN: Aye.

22 MS. FERRARA: The motion has passed.

23 The next item on the agenda is old business. We
24 don't have any old business. So the next item on
25 the agenda is the bylaws amendments. In your

1 binder, it should be the second to last tab, there
2 is a memo that describes what the amendments are.
3 The first amendment for your review is the approval
4 or denial or exemption of all minor subdivision
5 applications at the Subdivision Site Plan Review
6 Committee. As was discussed at the last meeting,
7 this Board gives power to the Site Plan Review
8 Committee to review those minor subdivision
9 applications and brings them back here as an action
10 item.

11 The second amendment is approval or denial
12 or exemption of minor site plan applications not
13 abutting a County road by the Subdivision Site Plan
14 Review Committee. This is minor subdivisions off
15 County roads; and minor subdivision and minor site
16 plans on County roads need approval of the Board.

17 Lastly, the third amendment is an
18 amendment for the provision of the Site Plan
19 Subdivision Review applications by the Planning
20 Director, that would be myself, and these would be
21 minor changes to reflect additional information, for
22 example, the Taxpayer ID. There will be no changes
23 made to the Schedule 1 checklist, which requires
24 full Board approval. Those are the three amendments
25 proposed. Do any Commissioners have any questions?

1 MR. CURLEY: So the Board has it for
2 your consideration, and if there are any questions,
3 changes or amendments that the Board wishes to make
4 to the proposed resolution, it would be handled.

5 MS. FERRARA: Okay. You have the
6 information. You have the memo and the three draft
7 resolutions. Please feel free to review it and call
8 the office or e-mail.

9 Mr. Chairman, that's all I have.

10 CHAIRMAN CRYAN: The next meeting
11 date is March 18th, at 6:30 p.m. Anything else?
12 Motion to close?

13 COMMISSIONER BETTINGER: Motion.

14 CHAIRMAN CRYAN: All in favor.

15 (Whereupon the proceeding is then
16 concluded at 7:21 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, February 18, 2015; 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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