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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, January 15, 2014
6:30 p.m.

BEFORE:

- DANIEL CHOFFO, Past Chairman
- JAMES CRYAN, Chairman
- JOSEPH GLEMBOCKI, P.E., Asst. County Engineer
- RENEE BETTINGER, Commissioner
- ALAIN GOMEZ, Alternate Commissioner
- MICHAEL HOLLOWAY, Commissioner
- RUSHABH MEHTA, Commissioner
- BETANIA PERALTA, Commissioner

ALSO PRESENT:

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

Job No. NJ1794463

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1 CHAIRMAN CHOFFO: Good evening. I
 2 would like to call to order the meeting of the
 3 Hudson County Planning Board for Wednesday,
 4 January 15th, 6:40 p.m. Mr. Curley, has this
 5 meeting been properly advertised?
 6 MR. CURLEY: The meeting has been
 7 advertised in accordance with the Open Public
 8 Meeting Acts, which is published in the Jersey
 9 Journal and the Star Ledger. In addition, notice
 10 had given sent by posting notice at the Clerk of
 11 Hudson County and the Clerk of the Board of
 12 Freeholders.
 13 CHAIRMAN CHOFFO: Massiel, roll call,
 14 please.
 15 MS. FERRARA: Commissioner Arencibia,
 16 absent. Commissioner Bettinger.
 17 COMMISSIONER BETTINGER: Here.
 18 MS. FERRARA: Commissioner Cryan.
 19 COMMISSIONER CRYAN: Here.
 20 MS. FERRARA: Commissioner
 21 DiDomenico, absent. Commissioner Glembocki.
 22 COMMISSIONER GLEMBOCKI: Here.
 23 MS. FERRARA: Commissioner Gomez.
 24 COMMISSIONER GOMEZ: Here.
 25 MS. FERRARA: Commissioner Holloway.

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1 COMMISSIONER HOLLOWAY: Here.
 2 MS. FERRARA: Commissioner Mehta.
 3 COMMISSIONER MEHTA: Here.
 4 MS. FERRARA: Commissioner Ng,
 5 absent. Commissioner Peralta.
 6 COMMISSIONER PERALTA: Here.
 7 MS. FERRARA: Commissioner Romano,
 8 absent. Chairman Choffo.
 9 CHAIRMAN CHOFFO: Here.
 10 MS. FERRARA: Mr. Chairman, we have a
 11 quorum.
 12 CHAIRMAN CHOFFO: Please stand to
 13 salute the flag.
 14 (Flag Salute.)
 15 CHAIRMAN CHOFFO: Did all of the
 16 Commissioners get a chance to review the meeting
 17 minutes for December 18, 2013. Motion?
 18 MS. FERRARA: On a motion made by
 19 Commissioner Cryan. Second by Commissioner Gomez.
 20 Commissioner Bettinger.
 21 COMMISSIONER BETTINGER: Aye.
 22 MS. FERRARA: Commissioner Cryan.
 23 COMMISSIONER CRYAN: Aye.
 24 MS. FERRARA: Commissioner Glembocki.
 25 COMMISSIONER GLEMBOCKI: Yes.

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1 MS. FERRARA: Commissioner Gomez.
 2 COMMISSIONER GOMEZ: Aye.
 3 MS. FERRARA: Commissioner Holloway.
 4 COMMISSIONER HOLLOWAY: Aye.
 5 MS. FERRARA: Commissioner Mehta.
 6 COMMISSIONER MEHTA: Abstained, I
 7 wasn't here.
 8 MS. FERRARA: Commissioner Peralta.
 9 COMMISSIONER PERALTA: Abstained.
 10 MS. FERRARA: Chairman Choffo.
 11 CHAIRMAN CHOFFO: I vote aye.
 12 MS. FERRARA: Thank you. Before the
 13 next part of the meeting, I would like to introduce
 14 Freeholder Chair Munoz, if he can come up and say a
 15 few words.
 16 FREEHOLDER MUNOZ: Thank you,
 17 Chairman. I came today for the reorganization of
 18 the Hudson County Planning Board to thank all of the
 19 Members of the Planning Board for the job that you
 20 guys have done. I understand that you guys do this
 21 for free, and to show appreciation from the Board of
 22 Chosen Freeholders, I came here today to bring this
 23 proclamation to each of the Members thanking them
 24 for the job that you're doing, and you have
 25 something to show our appreciation for the great job

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1 guys you are doing here. I thank all of you guys
 2 from the Board of Chosen Freeholders.
 3 CHAIRMAN CHOFFO: Thank you. Please
 4 send our gratitude to the other Freeholders. We
 5 appreciate it.
 6 At this point, Mr. Curley, do you want to
 7 do the reorganization? I'll turn the meeting over
 8 to you.
 9 MR. CURLEY: Thank you, Mr. Chairman.
 10 The first order of business would be entertaining a
 11 resolution for the selection of the Board Chair. I
 12 have a resolution. I'll take that out. I'll take a
 13 motion to take nominations.
 14 COMMISSIONER HOLLOWAY: Motion.
 15 COMMISSIONER BETTINGER: I'll second
 16 it.
 17 MR. CURLEY: All in favor.
 18 (The Board votes unanimously in favor
 19 of taking nominations.)
 20 MR. CURLEY: Now we'll take
 21 nominations for the position of Board Chair.
 22 COMMISSIONER HOLLOWAY: I nominate
 23 Mr. Cryan for Chairman.
 24 MR. CURLEY: Are there any other
 25 nominations? I have a resolution closing the

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1 nominations for the Board Chair.
 2 CHAIRMAN CHOFFO: I'll make a motion
 3 accepting.
 4 MR. CURLEY: All in favor. Any
 5 opposed?
 6 (The Board votes unanimously in favor
 7 of accepting the nominations.)
 8 MR. CURLEY: Next step is to select
 9 the Board Chair. We already have a motion to select
 10 James Cryan as the Chair of the Board.
 11 All in favor, opposed?
 12 (The Board votes unanimously in favor
 13 of accepting the nomination.)
 14 MR. CURLEY: Mr. Cryan, you are now
 15 the Chairman of the Board.
 16 Next up is the selection of a Board Vice
 17 Chair. Do we have any nominations?
 18 COMMISSIONER BETTINGER: I would like
 19 to nominate Commissioner Michael Holloway.
 20 COMMISSIONER CHOFFO: I'll second.
 21 MR. CURLEY: Are there any other
 22 nominations? I need a motion to close nominations
 23 for Vice Chair.
 24 COMMISSIONER CHOFFO: I make a motion
 25 to close nomination for Vice Chair.

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1 MR. CURLEY: All in favor, opposed?
 2 (The Board votes unanimously in favor
 3 to close the nominations.)
 4 MR. CURLEY: May I have a resolution
 5 adopting the Board Vice Chair.
 6 CHAIRMAN CRYAN: Motion.
 7 COMMISSIONER GOMEZ: Second.
 8 MR. CURLEY: All in favor?
 9 (The Board votes unanimously in favor
 10 of accepting the nomination.)
 11 MR. CURLEY: Opposed? Mr. Holloway,
 12 you are the Board Vice Chair.
 13 The next item is the nomination for
 14 selection of a Board Chair Pro Tempore. Do we have
 15 a nomination?
 16 COMMISSIONER CHOFFO: I would like to
 17 nominate Rushabh Mehta for the position of
 18 Chairperson Pro Tempore.
 19 MR. CURLEY: Any other nominations?
 20 Move to close nominations.
 21 CHAIRMAN CHOFFO: Motion.
 22 COMMISSIONER GOMEZ: Second.
 23 MR. CURLEY: All in favor, any
 24 opposed?
 25 (The Board votes unanimously in favor

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1 to close the nominations.)
 2 MR. CURLEY: The next step is to
 3 entertain a resolution with respect to the Board
 4 Chair Pro Tempore.
 5 COMMISSIONER HOLLOWAY: I make that
 6 motion.
 7 COMMISSIONER CHOFFO: I second all.
 8 MR. CURLEY: In favor, any opposed?
 9 (The Board votes unanimously in favor
 10 of accepting the nomination.)
 11 MR. CURLEY: We are finished with our
 12 reorganization meeting.
 13 CHAIRMAN CRYAN: First I want to
 14 thank you, Chairman Choffo, for doing such a great
 15 job last year. He is a whiz of a guy, so thanks.
 16 MS. FERRARA: The next item on the
 17 agenda is re adoption of Hudson County Planning Board
 18 Bylaws. In your packet you have a copy of the
 19 bylaws. There have been no major edits since we
 20 adopted the electronic participation. Every year we
 21 give the Commissioners the opportunity to adopt the
 22 bylaws and make comments or request changes. There
 23 have been no changes. There are no additions.
 24 COMMISSIONER CHOFFO: I'll make a
 25 motion to adopt our bylaws.

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1 MS. FERRARA: On a motion made by
 2 Commissioner Choffo. Second by Commissioner Mehta.
 3 Commissioner Bettinger.
 4 COMMISSIONER BETTINGER: Aye.
 5 MS. FERRARA: Commissioner Choffo.
 6 COMMISSIONER CHOFFO: Aye.
 7 MS. FERRARA: Commissioner Glembocki.
 8 COMMISSIONER GLEMBOCKI: Yes.
 9 MS. FERRARA: Commissioner Gomez.
 10 COMMISSIONER GOMEZ: Aye.
 11 MS. FERRARA: Commissioner Holloway.
 12 COMMISSIONER HOLLOWAY: Aye.
 13 MS. FERRARA: Commissioner Mehta.
 14 COMMISSIONER MEHTA: Aye.
 15 MS. FERRARA: Commissioner Peralta.
 16 COMMISSIONER PERALTA: Aye.
 17 MS. FERRARA: Chairman Cryan.
 18 CHAIRMAN CHOFFO: Aye.
 19 MS. FERRARA: The motion has passed.
 20 The next item on the agenda is Memorializations of
 21 Resolutions Considered at the Previous Meeting,
 22 starting with Application 2013-053-SP, Viniak Raval,
 23 located at 156 Schuyler Avenue, Block 252, Lot 1,
 24 Kearny.
 25 I just want to remind the Board that I

<p style="text-align: right;">Page 10</p> <p>1 will only call on the individuals that voted on this 2 application at the previous meeting. 3 Commissioner Arencibia, not present. 4 Commissioner Bettinger. 5 COMMISSIONER BETTINGER: Aye. 6 MS. FERRARA: Commissioner Choffo. 7 CHAIRMAN CHOFFO: Aye. 8 MS. FERRARA: Commissioner Gomez. 9 COMMISSIONER GOMEZ: Aye. 10 MS. FERRARA: Commissioner Holloway. 11 COMMISSIONER HOLLOWAY: Aye. 12 MS. FERRARA: Commissioner Romano, 13 not present. Chairman Cryan. 14 CHAIRMAN CRYAN: Aye. 15 MS. FERRARA: The motion has passed. 16 Next resolution, application 2013-062-SP; Applicant, 17 PSE&G; located at 1622 Clinton Avenue, Block 140 and 18 141, Lots 1 through 30, and 12 and 19; located in 19 Hoboken. 20 On a motion made by Commissioner 21 Bettinger, second by Commissioner Gomez. 22 Commissioner Arencibia, not present. Commissioner 23 Bettinger. 24 COMMISSIONER BETTINGER: Aye. 25 MS. FERRARA: Commissioner Choffo.</p>	<p style="text-align: right;">Page 12</p> <p>1 which adjoins the lot which was the subject of the 2 prior approval. The applicant acquired this lot in 3 August of 2012. The existing approval for Lot 2.01, 4 which was for the development of a 5 615,000-square-foot facility, with approximately 6 577,000 square feet devoted to warehouse space and 7 approximately 38,000 for office space. As part of 8 this application, the applicant is seeking approval 9 for an increase in the size of a previously approved 10 facility from 615,000 square feet to 634,000 square 11 feet. They are also seeking modifications to 12 drainage system on the property. 13 As to Lot 1, Lot 1, is approximately a 14 six-acre site. It is currently occupied by United 15 Cargo Logistics, which is a 26,000-square-foot 16 building on that site. It is currently used for 17 parking trucks and vehicles, loading and unloading 18 trucks and movement and storage of freight. The 19 proposed use of Lot 1, would occur once the current 20 occupant vacates the premises, and the existing 21 building is torn down. 22 It would be the construction of an 23 approximately 11,000-square-foot truck maintenance 24 facility, and this facility would be used to 25 maintain the trucks that are operating on and from</p>
<p style="text-align: right;">Page 11</p> <p>1 CHAIRMAN CHOFFO: Aye. 2 MS. FERRARA: Commissioner Gomez. 3 COMMISSIONER GOMEZ: Aye. 4 MS. FERRARA: Commissioner Holloway. 5 COMMISSIONER HOLLOWAY: Aye. 6 MS. FERRARA: Commissioner Romano, 7 not present. Chairman Cryan. 8 CHAIRMAN CRYAN: Aye. 9 MS. FERRARA: The motion has passed. 10 The next item on the agenda, Site Plans, 11 Subdivisions and other matters scheduled for public 12 hearing, starting with Application 2013-068-SP; 13 Applicant, Goya 75th Acquisition Company, LLC; 14 located on New County Road, Block 1001, Lots 1 and 15 2.01, located in Jersey City. 16 MR. MURPHY: Good evening. My name 17 is Joe Murphy with the law firm of Connell Foley. I 18 represent the applicant, Goya 75th Acquisition, LLC. 19 This is an application for an amendment to the site 20 plan approval, which was Application No. 2011-062, 21 for which the Board granted approval by resolution 22 memorialized on November 14th of 2011. 23 The existing approval covered Block 1001, 24 Lot 2.01, located on New County Road, in Jersey 25 City. The amended application also covers Lot 1,</p>	<p style="text-align: right;">Page 13</p> <p>1 the adjacent lot. It will not be used to service 2 any third-party trucks, but it would solely be used 3 to facilitate operations on the adjoining site. I 4 would like to offer to swear in Mr. Dan Miola, our 5 licensed professional engineer. 6 (The witness is sworn.) 7 MR. CURLEY: Would you please state 8 your name for the record and spell your last name. 9 MR. MIOLA: Dan Miola, M-i-o-l-a. 10 MR. MURPHY: Mr. Miola, could you 11 describe your occupation to the Board. 12 MR. MIOLA: Sure. I'm a civil 13 engineer with Langan Engineering and Environmental 14 Service. I've been with Langan for 12 years. I 15 have a license in civil engineering from the state 16 of New Jersey. I graduated with a bachelor's degree 17 in civil engineering from the Villa Nova University. 18 I've testified before numerous planning and zoning 19 boards throughout the state, including North Bergen, 20 North Brunswick, Cranbury, Washington, and Lawrence. 21 MR. MURPHY: I ask the Board to 22 accept Mr. Miola as an expert. 23 CHAIRMAN CRYAN: We accept him. 24 MR. MIOLA: Mr. Miola, could you give 25 us a brief orientation of the aerial view of the</p>

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1 site?

2 MR. CURLEY: Mr. Miola, anything that

3 you refer to, I would just ask you to mark it A-1,

4 A-2, for the Board.

5 MR. MIOLA: Okay. The first exhibit

6 is an aerial that I'm marking A-1. This aerial

7 shows the existing site. It shows the two different

8 lots that are proposed as part of this application.

9 This Lot 2.01 is the lot that is currently in the

10 2011 approval as per the 60,000-square-foot

11 warehouse.

12 I should step back and orient everyone.

13 We're on County Road, between Tonnelle Avenue and

14 County Avenue. The postal facility is to the south

15 of us. We're probably a half mile to the east of

16 Secaucus Township, Exit 15X off of the Turnpike.

17 The 2.01 is the big 40-acre lot proposed for the

18 main Goya warehouse and distribution facility.

19 Goya has recently purchased Lot 1, which

20 is the adjacent lot to the north, which as

21 Mr. Murphy explained is the home of U.C.L, United

22 Cargo Logistics. This is a 26,000-square-foot truck

23 terminal on that site. Goya has purchased that site

24 with the intent of redeveloping it and integrating

25 that redevelopment into their main site.

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1 So I'll move onto the next exhibit, which

2 is the same exhibit from the 2011 approval. I'll

3 mark that A-2. This is just a rendering of a site

4 plan from 2011, that shows what was approved. The

5 plan next to it to the left here is the current

6 proposed plan, which I'll mark A-3. It is the same

7 as Drawing CS-101, in the current application

8 package. This really gives you an idea of what was

9 approved versus what is currently proposed.

10 The main Goya warehouse building, the

11 footprint is generally the same. There was a minor

12 modification made to the northeast corner that was

13 squared off. The footprint is within 10,000 square

14 feet of the originally approved footprint. The

15 internal building square footage was 615,000 square

16 feet under the approved plan. That is proposed to

17 be increased to 634,000 square feet, approximately.

18 As I said before, the footprint is the

19 same, so really the increase in square footage is

20 due to reconfiguring the internal mezzanine space.

21 That's really where the square footage change

22 occurred, and that increase is 19,000 square feet,

23 approximately 13 of which is office and 6,000 of

24 which is warehouse space.

25 So the next Exhibit A-3, which is the

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1 current proposed plan, as Mr. Murphy said, we plan

2 on demolishing the truck terminal building on Lot 1,

3 and it putting in its place a truck maintenance

4 building that's 11,250 square feet, as well as

5 additional trailer parking, tractor parking and car

6 parking. That's really the crux of the application.

7 As part of the redevelopment of the lots to the

8 north, you can see we have eliminated the drainage

9 basins that was approved along County Road, and

10 actually that was constructed. This basin has been

11 eliminated, and the space where they have

12 underground retention basins are two water quality

13 treatment devices. That's enabling the site plan to

14 have the cars parking. They are currently located

15 at that basin.

16 Other changes are the square footage

17 changes. I will say the square footage changes are

18 really associated with the addition of a server room

19 and other common areas, such as like the training --

20 yeah, fitness facility and cafeteria and things like

21 that. There is really no increase in employees

22 proposed as part of this change. So as will come up

23 through the Board professional's letter, we are

24 proposing no new additional trips to County Road.

25 There is no net increase of employees because of

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1 this change.

2 In fact, the addition of the truck

3 maintenance facility will take the truck that would

4 normally have to be serviced off-site, and have

5 enabled that to happen on-site, as well as the

6 removal of a terminal that's a 26,000-square-foot

7 truck terminal building that will decrease the

8 overall amount of trips.

9 Other changes, I'll go over the drainage

10 changes a little more. The basin that was proposed

11 and is constructed, this runs into a ditch that ran

12 parallel to County Road in front of the site, which

13 actually pulled from the south towards the postal

14 facility, and then took a left turn and headed to

15 the east along the electrical lines and ultimately

16 crossed through the adjacent parcel to the east, the

17 last parcel, until it finally ends up in Penhorn

18 Creek, and flows back down essentially next to the

19 site.

20 What we're doing with the drainage is

21 instead of the above-ground retention, doing an

22 underground and connecting it directly to this

23 drainage system which a part of Penhorn Creek. The

24 drainage change is really taking the water that

25 would otherwise flow pretty much a mile and a half

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1 around the site and get into the creek faster, which
 2 results in no impact to the creek. It is actually
 3 better peak flow. There's really peak flow
 4 reduction associated with this change to the
 5 drainage.

6 I guess that's the direct testimony that I
 7 have for today. There's a couple of items I would
 8 like to address from the Board's professionals.
 9 First from the Planning letter date January 13,
 10 2014, they asked for a statement to be made with
 11 regard to conditions from the 2011 approval. I can
 12 testify that we can comply with all the conditions
 13 identified in that resolution.

14 Now on the engineering letter dated
 15 January 15th, 2014, the letter clarifies, it
 16 actually clarifies the use of the driveways for the
 17 Exhibit A-1. There will be three driveways when
 18 it's all said and done. The southern driveway,
 19 which is proposed to be use for the employees, it's
 20 generally a car driveway; a central driveway, which
 21 is proposed to be used for trucks, and then the
 22 northern driveway, which is proposed to be gated.

23 The southerly and central driveway both
 24 have guardhouses, and that's how Goya intends on
 25 securing their site. The northern driveway, there

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1 is no warehouse proposed, so the gate will remain
 2 shut, only to be opened in case of emergency or
 3 extenuating operational circumstances. If there is
 4 maintenance being done on one of the other
 5 driveways, or for whatever reason they have to let
 6 people in the northern driveway, if they wish to do
 7 that, but otherwise it will be closed during normal
 8 operations.

9 The second item I wanted to address in the
 10 engineering letters is with respect to queuing,
 11 specifically truck queuing. The truck driveway, as
 12 I said before was a central driveway. The
 13 guardhouse is set back from County Road 250 feet,
 14 which allows for the queuing of at least three
 15 tractor trailers, 53-foot trailer trucks, which we
 16 feel is adequate queuing.

17 And the lastly, just to talk again about
 18 the trips associated with the change in building
 19 square footage, there is no new employees as part of
 20 that change in square footage, therefore, there is
 21 no additional trips on County Road. That I think
 22 does it for me.

23 MR. MURPHY: There was one suggested
 24 condition in the engineering letter. Perhaps you
 25 would like to speak to that, the condition as stated

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1 in the letter calls for the applicant not being
 2 permitted to use 15,000 square feet for employee
 3 space without returning to the Board.

4 MR. MIOLA: I believe, yeah, we are
 5 willing to agree to a condition that if the
 6 additional space proposed is used for a net increase
 7 in employees, that we would prepare a revised
 8 traffic report for the engineer's review.

9 COMMISSIONER HOLLOWAY: Mr. Chairman,
 10 I have a question. You said that you anticipate
 11 three trucks queuing on your property, what happens
 12 if you have more than three, there's four, and you
 13 have trucks sitting on the County Road? Have you
 14 been in that area?

15 MR. MIOLA: I have. I have. I'm
 16 aware it's a heavily traveled road.

17 COMMISSIONER HOLLOWAY: Is there any
 18 way of pushing that back more? I know you
 19 anticipate there's three, maybe that's four. That
 20 traffic is back up for at least 20 minutes.

21 MR. MURPHY: If I may, I also have a
 22 representative of the property owner, Goya Foods.
 23 He may be able to speak to that question more
 24 directly. I also note that it does show on the plan
 25 there's extensive parking spaces there for trucks.

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1 It's certainly not Goya's intent to have any type of
 2 delay or wait time outside the guardhouse. I have
 3 Mr. Matt Montour, an employee of Goya to be sworn.

4 (The witness is sworn.)

5 MR. CURLEY: Can you please state
 6 your name for the record and spell your last name?

7 MR. MONTOUR: Matthew Montour,
 8 M-o-n-t-o-u-r. I just want to follow up on what
 9 Mr. Miola said. Speaking to the concern, there is
 10 actually, I believe, 16 parking spots directly after
 11 the guard shack, so that there is the ability. We
 12 spent a lot of time in the planning and scheduling
 13 to make sure trucks arrive during a certain hour of
 14 the day, and that there's an efficient process to
 15 receive the truck so that they can be there early,
 16 they can be staged and wait for a door to go to, and
 17 so then the only reason there would be three backed
 18 up is if there is a fourth that got held up, but
 19 there's a lot of play within making sure your exact
 20 concern doesn't happen. Goya knows that if the road
 21 gets clogged up, our business doesn't run, nor does
 22 Jersey City.

23 COMMISSIONER HOLLOWAY: What is the
 24 reason for the guardhouse for the trucks coming,
 25 they have to give a ticket? What is the reason?

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1 MR. MONTOUR: Everybody has their
2 appointments.
3 COMMISSIONER HOLLOWAY: What is the
4 reason for the tractor trailers to be queuing on the
5 property, and they can't go right through?
6 MR. MONTOUR: They need to go through
7 a guard check to make sure that they're not just
8 coming off the street.
9 COMMISSIONER HOLLOWAY: How many
10 minutes does that take for them to check and make
11 sure that it's the right driver, right paperwork?
12 MR. MONTOUR: The average, there is
13 an appointment, if the documentation is right, it's
14 two or three minutes. If they have an appointment,
15 that's why we need to make sure there's enough room
16 to evacuate.
17 COMMISSIONER HOLLOWAY: I'll tell
18 you, if one truck stays there five minutes, that's
19 backed up.
20 MR. MONTOUR: That's a big concern.
21 That's why we put a lot of parking right after that.
22 So if there's ever an issue, we'll tell the driver
23 to go head and not proceed to the warehouse, but
24 park in the staging area, and if he's rejected,
25 we'll make sure a security guard escorts him out.

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1 It's a very valid concern. We're very aware of it.
2 MR. MURPHY: If you could point out
3 the spaces on the plan, you're referring to where
4 the trucks can come in.
5 MR. MIOLA: This area is staging.
6 They're only there for the purpose of staging. The
7 idea if every truck is making an appointment, they
8 can go directly to the door. There is no planning
9 to have every truck arrive.
10 COMMISSIONER HOLLOWAY: The reason I
11 brought it up, you used the word "queuing." Queuing
12 means sitting.
13 MR. MIOLA: Correct. Queuing means
14 sitting. Anything is going to queue at some point.
15 It's a matter of flow. You make sure the pipe goes,
16 and if it does queue and there is a buildup, there
17 is an outlet. That's what these parking spaces are
18 for. I believe the word "queuing" was included in
19 the engineer comment letter. That's probably why we
20 used the term to address that comment.
21 COMMISSIONER HOLLOWAY: One more
22 question. This is all based on the traffic. How
23 many people?
24 MR. MIOLA: We have office an and we
25 have warehouse. The warehouse is approximately a

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1 hundred per shift and two shifts, and the office is
2 approximately 90.
3 COMMISSIONER HOLLOWAY: What time are
4 the employees getting there? Are we talking nine,
5 eight o'clock in the morning?
6 MR. MIOLA: Trucks are basically six.
7 COMMISSIONER HOLLOWAY: I'm talking
8 about the employees.
9 MR. MIOLA: The employees are
10 basically 8:30 until five or 5:30. Some employees
11 stay little a later, some arrive a little earlier.
12 Typically that's it.
13 MR. MURPHY: Do you have warehouse
14 employees?
15 MR. MIOLA: Warehouse is six or
16 seven, they're all coming in and leaving, and the
17 second shift five and six.
18 COMMISSIONER BETTINGER: Is there
19 going to be a traffic signal in that area?
20 MR. MIOLA: No, there is no traffic
21 signal on County Road.
22 COMMISSIONER BETTINGER: That would
23 be a major impact on cars trying to get in and out
24 if you make a left-hand turn.
25 MR. MIOLA: You mean employees' cars?

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1 There is one car in and out, and the queuing is
2 going to be on Goya's property out; in, the same
3 thing. All the cars will have like an E-ZPass for
4 the guard gate.
5 COMMISSIONER HOLLOWAY: Are you
6 concerned about backing up the County Road?
7 MR. MIOLA: No. It's one lane in
8 each direction, and there's no left-hand turn
9 proposed.
10 COMMISSIONER HOLLOWAY: Is there
11 going to be a sign that says that? You may have
12 that. You may want that to happen. People will do
13 it to get to work faster. They just do it because
14 the want to. I think we're not proposing to
15 restrict the left-hand turn from County Road into
16 the site. That's not -- there is none. That's not
17 going to be a serious issue?
18 COMMISSIONER CHOFFO: Just to follow
19 up, there no left-hand turn out?
20 COMMISSIONER HOLLOWAY: Going east,
21 if you're going to east, correct me if I'm wrong, if
22 you're going east, you have to cross over the other
23 lane to go west?
24 MR. MIOLA: Correct.
25 COMMISSIONER HOLLOWAY: That means if

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1 a lot of cars are going west, you can turn. It's an
 2 employee, and everyone behind them has to wait.
 3 That's what I'm getting at.
 4 MS. FLOR: We looked at this. On
 5 this application, what we're looking at is if there
 6 is a change because it's already been approved by
 7 the Board. The change in this application is really
 8 looking at that 15,000 square feet, and whether or
 9 not that impacts. Already there was -- this
 10 application, what we're reviewing is the increase
 11 now and does that increase cause anything new from
 12 our prior approval.
 13 The increase of 15,000 square feet is
 14 represented to be IT space for servers and
 15 computers, and then some space is common areas for
 16 cafeteria and gymnasium. There is actually no net
 17 increase represented by the applicant. So the
 18 reason that any question like that wouldn't have
 19 been raised in this application is because we would
 20 have already covered it in the last application. We
 21 discussed it. There is really no net change that
 22 we're dealing.
 23 COMMISSIONER HOLLOWAY: And the
 24 what's the answer to those questions? I can't
 25 remember back to 2011.

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1 MS. FLOR: We reviewed it and at the
 2 time everyone discussed it, I think there was 97
 3 pages of testimony that we read through from the
 4 last application. We went through. Freeholder
 5 O'Dea asked a lot of the same questions, and they
 6 were able to represent that there wasn't going to be
 7 any type of warrant for a signal, and the left turns
 8 would be fine on that road, and it would function
 9 properly with a hundred employees.
 10 COMMISSIONER BETTINGER: I thought
 11 someone going to make a left-hand turn, they're
 12 coming from Secaucus and they're on County Road, and
 13 they want to go into the property, making a
 14 left-hand turn it's going to back up traffic.
 15 MR. MIOLA: The traffic study from
 16 2011, indicated that there would be enough gaps in
 17 the traffic westbound in order for people to make
 18 that left.
 19 COMMISSIONER BETTINGER: I also think
 20 it's a dangerous turn for people rushing.
 21 MR. TRIDENTE: Okay. Chairman, point
 22 of clarification, there weren't any left hand
 23 restrictions because across the street is a Conrail
 24 yard, and they also utilize that same out, making a
 25 cross left-hand turn so to speak coming from Jersey

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1 City off of Secaucus. Well, really, the amount of
 2 traffic that's being projected here really wouldn't
 3 amount to that much of backup just to wait for
 4 somebody come up and make a left-hand turn. I've
 5 experienced it coming from Jersey City to the
 6 office.
 7 COMMISSIONER HOLLOWAY: I'm not sure
 8 they're supposed to do it. I'm not sure there's
 9 enough space to do it right. Somebody stops to go
 10 through that space because the driveway is huge.
 11 MR. TRIDENTE: You can do that
 12 because there's a break in the double solid lines.
 13 COMMISSIONER HOLLOWAY: There is a
 14 break in the double solid lines?
 15 COMMISSIONER BETTINGER: Mr.
 16 Chairman, is there any way that we can make a little
 17 lane for like a left-hand turn?
 18 MR. MIOLA: The County Road has no
 19 shoulder. It's two lanes, the curb, sidewalk,
 20 fence, and the ditches on both sides that really hug
 21 the road.
 22 COMMISSIONER HOLLOWAY: These are
 23 issues that were not supposed to be part?
 24 MS. FERRARA: We are looking at the
 25 net increase. We're not here to discuss the

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1 previous application. That's not the subject of
 2 this application. It's just if there was any
 3 increase, any impact, any other change to the square
 4 footage if there is any impact?
 5 CHAIRMAN CHOFFO: Has the building
 6 been built yet?
 7 MR. MONTOUR: It's currently under
 8 construction.
 9 CHAIRMAN CHOFFO: Where do your
 10 employees park now? What is the plan?
 11 MR. MIOLA: The employees park right
 12 here.
 13 CHAIRMAN CHOFFO: How many spaces?
 14 MR. MIOLA: Three hundred sixty-two.
 15 We are proposing an additional 136 additional car
 16 spots.
 17 MS. FERRARA: My recommendation to
 18 the Board is for the Board to go over the comments
 19 and make sure that the applicant has addressed them.
 20 MR. CURLEY: Ms. Flor, if you are
 21 giving an opinion, you should be sworn.
 22 (The witness is sworn.)
 23 MS. FLOR: Mr. Chairman, the first
 24 comment was addressed in our letter. I'm going to
 25 go to the comments that have still remaining, or

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1 would you want me to go comment by comment if you
 2 prefer?
 3 CHAIRMAN CRYAN: That's fine.
 4 MS. FLOR: Whatever ones that are not
 5 addressed?
 6 CHAIRMAN CRYAN: Sure.
 7 MS. FLOR: The only one I think that
 8 at this point hasn't been testified to is that the
 9 last time that Goya was here, I know it was a few
 10 years back, there was a lot of testimony about the
 11 sidewalk along the frontage. I don't know if the
 12 Board Members remember or not, but Steve Marks
 13 brought up the fact that it was worn in front of the
 14 property for employees working and if employees want
 15 to walk to work.
 16 Since there was so much testimony on that
 17 issue, I wanted to revisit that issue and make sure
 18 that those improvements are going to happen because
 19 of the fact that you moved this further with the
 20 addition of the property, it does change how that's
 21 going to function. The pictures, the photos of the
 22 site, Mario has gone through the pictures, and it
 23 shows where the crosswalk crosses on the top of the
 24 application at that guide rail. Looking through the
 25 plans, I can't see where the sidewalk connects. Is

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1 there going to be testimony stating you will connect
 2 the sidewalk to that location so the people entering
 3 the site will not have to walk on the highway?
 4 MR. MIOLA: Sure. There is an
 5 existing crosswalk to the north of the northern
 6 driveway, and that goes to like a curb ramp which we
 7 would propose to connect across, across the northern
 8 driveway with a crosswalk and connect it to that
 9 sidewalk that is proposed, goes across the driveway
 10 to the other crosswalk against the office building.
 11 That's the intent from that 2011 approval driveway
 12 for pedestrians related to the sidewalk from
 13 Secaucus to the warehouse facility.
 14 MS. FLOR: Can a plan be provided
 15 that shows, that depicts that location of the
 16 sidewalk so there is no question that that will
 17 happen? I couldn't find it in the plans exactly
 18 where they're connecting on the sidewalk. As long
 19 as you point that out, I don't need it now, but if
 20 you could provide at some point to make sure that
 21 that occurs. I think that's the only other
 22 conditions from the prior approval that was affected
 23 by the application.
 24 MR. MIOLA: Sure. We'll agree to
 25 provide that drawing to the Board engineer to her

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1 satisfaction.
 2 MS. FLOR: Mr. Chairman, as long as
 3 we accept the representation that that 15,000 square
 4 feet would not result in additional employees, and
 5 that if there are interior renovations or anything
 6 to change the use of that space, any additional
 7 employees, that they would have to come back to the
 8 Board because of the fact that reason that we aren't
 9 addressing such comments that were brought up this
 10 evening is because of the fact that they represented
 11 there is no net increase in employees.
 12 COMMISSIONER BETTINGER: Mr.
 13 Chairman, I have a question for our counsel. Mr.
 14 Curley, if in the event this presents a problem of
 15 safety for employees and pedestrians and traffic,
 16 who will monitor this, and being that we approved
 17 it, do we have anything to rectify the situation
 18 once you go forward? When did you plan on moving in
 19 and opening up the facility?
 20 MR. MIOLA: July of this year.
 21 COMMISSIONER BETTINGER: If the
 22 problem arises because of turning, do we have any
 23 recourse as a Board to make it safe for pedestrians
 24 and motorists?
 25 MR. CURLEY: No, not unless there is

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1 a supplemental application to this Board. Once we
 2 have passed a resolution, our jurisdiction is over
 3 with respect to the project. The enforcement on
 4 conditions contained in the resolution is one thing,
 5 but we certainly don't have jurisdiction to modify
 6 the resolution after it's passed, not unless the
 7 applicant comes back for another change with respect
 8 to the site.
 9 MS. FERRARA: Mr. Chairman, I just
 10 want to remind the Board when this is going to be
 11 constructed and after the fact, our site inspector
 12 will be out monitoring and making sure that they are
 13 meeting the conditions that we approve today, as
 14 well as that I want to state that is a County Road,
 15 and we would be monitoring it. If there is any
 16 issues, the engineer's office can handle it.
 17 COMMISSIONER MEHTA: Mr. Chairman,
 18 one comment. I was thinking that if we put a
 19 condition on it something that two or three years
 20 down the road, we can monitor the traffic, and in
 21 the future, if right now it doesn't require a
 22 traffic signal but in the future it requires a
 23 traffic signal, we can consider doing the traffic
 24 signal.
 25 COMMISSIONER CHOFFO: I think what

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1 Commissioner Mehta is saying, we did application in
 2 Kearny on Passaic Avenue, the K-Mart.
 3 COMMISSIONER MEHTA: We can do an
 4 additional traffic study, and in the future, if we
 5 require a change, we can put that clause in.
 6 MR. MIOLA: Speaking direct to the
 7 potential of a traffic signal on County Road,
 8 because it's one lane in both directions, I think a
 9 signal would not really help.
 10 COMMISSIONER HOLLOWAY: And the
 11 traffic issues isn't you. It's a road that I don't
 12 think was made for those companies. They're there
 13 and it's not even two lanes. It is what it is.
 14 COMMISSIONER MEHTA: What happens
 15 three years or five years down the road? Nobody
 16 predicted the traffic conditions, so in the future,
 17 if the need arises, we can go back to it.
 18 MS. FLOR: Mr. Chairman, they would
 19 have to meet the Board's condition, and I would
 20 imagine that you would accept that condition because
 21 you don't believe you will ever meet the warrants
 22 for a signal. All he's saying is that if in the
 23 future you met the warrants for a signal and there
 24 was complaints, and you went and did the count and
 25 it warranted a signal, and if that's the case that

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1 the County actually asked you put that signal in and
 2 the Meadowlands Commission agreed, then they would
 3 have to pay for the signal. That's all the
 4 Commissioner is asking.
 5 MR. MURPHY: I think certainly Goya
 6 is as interested as anyone for having thorough and
 7 efficient access to their site. At some point in
 8 the future, despite all the traffic reports that our
 9 professionals have submitted, both with the 2011
 10 application and the addendum for this application,
 11 there were reports reviewed by the Board's own
 12 traffic professionals, and despite all of that at
 13 some point in the future there is issues with
 14 traffic, then I'm sure Goya would be just as
 15 interested as the Board in having that resolved.
 16 CHAIRMAN CRYAN: I was going to say,
 17 was this application approved by other entities?
 18 MR. MURPHY: We have obtained
 19 approval from the Meadowlands Commission, as well as
 20 DEP, yes.
 21 MS. FERRARA: Mr. Chairman, if I may,
 22 when an applicant receives Meadowlands Commission
 23 review, when there is a need for enhancement such as
 24 traffic lights, the Meadowlands Commission asks the
 25 applicants to make contributions. So I am assuming

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1 that if they do not have to put in a traffic signal
 2 for this, that the Meadowlands Commission concurred,
 3 and if not, the Meadowlands Commission would ask
 4 them to make a contribution for the traffic signal,
 5 and then the Meadowlands Commission would install
 6 it.
 7 MR. MURPHY: To that point, there
 8 actually was a traffic assessment for the
 9 Meadowlands Commission, and that's been paid in
 10 full.
 11 MS. FERRARA: I just want to add that
 12 the applicant meets their green techniques, and they
 13 have agreed to in lieu the planting trees, to make a
 14 contribution to the Shade Tree Fund.
 15 COMMISSIONER BETTINGER: They're not
 16 planting trees?
 17 MR. MIOLA: We will be planting a lot
 18 of trees. We just missed the plan by about eleven,
 19 in that order, so we had to make a contribution for
 20 eleven, and if you look at the rendering, there's
 21 pretty much trees, a lot of trees.
 22 COMMISSIONER BETTINGER: You're
 23 planting what's on the rendering?
 24 MR. MIOLA: Yes, exactly.
 25 MS. FERRARA: They're short eleven

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1 trees, so they're going to make a contribution for
 2 the remaining trees.
 3 COMMISSIONER CHOFFO: I'll make a
 4 motion to approve.
 5 COMMISSIONER HOLLOWAY: Second.
 6 MS. FERRARA: On a motion made by
 7 Commissioner Choffo. Second by Commissioner Gomez.
 8 Commissioner Bettinger.
 9 COMMISSIONER BETTINGER: Aye.
 10 MS. FERRARA: Commissioner Choffo.
 11 COMMISSIONER CHOFFO: Aye.
 12 MS. FERRARA: Commissioner Glembocki.
 13 COMMISSIONER GLEMBOCKI: Yes.
 14 MS. FERRARA: Commissioner Gomez.
 15 COMMISSIONER GOMEZ: Aye.
 16 MS. FERRARA: Commissioner Holloway.
 17 COMMISSIONER HOLLOWAY: Aye.
 18 MS. FERRARA: Commissioner Mehta.
 19 COMMISSIONER MEHTA: Aye.
 20 MS. FERRARA: Commissioner Peralta.
 21 COMMISSIONER PERALTA: Aye.
 22 MS. FERRARA: Chairman Cryan.
 23 CHAIRMAN CHOFFO: Aye.
 24 MS. FERRARA: The motion passed.
 25 MR. MURPHY: Thank you.

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1 MS. FERRARA: There is a copy of the
2 resolution. It's your packet.
3 COMMISSIONER BETTINGER: Can we have
4 a copy of the transcript?
5 MS. FERRARA: I will provide you
6 copies of the transcript as well.
7 COMMISSIONER HOLLOWAY: We'll take a
8 transcript. Thank you.
9 MS. FERRARA: Next item on the agenda
10 is Applications to be Administratively approved;
11 Application 2013-082-SP; Applicant, Verizon
12 Wireless, located at 1225 Kennedy Boulevard, Block
13 24, Lot 1, in Bayonne.
14 On a motion by made Commissioner
15 Bettinger. Second by Commissioner Choffo.
16 Commissioner Bettinger.
17 COMMISSIONER BETTINGER: Aye.
18 MS. FERRARA: Commissioner Choffo.
19 COMMISSIONER CHOFFO: Aye.
20 MS. FERRARA: Commissioner Glembocki.
21 COMMISSIONER GLEMBOCKI: Yes.
22 MS. FERRARA: Commissioner Gomez.
23 COMMISSIONER GOMEZ: Aye.
24 MS. FERRARA: Commissioner Holloway.
25 COMMISSIONER HOLLOWAY: Aye.

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1 MS. FERRARA: Commissioner Mehta.
2 COMMISSIONER MEHTA: Aye.
3 MS. FERRARA: Commissioner Peralta.
4 COMMISSIONER PERALTA: Aye.
5 MS. FERRARA: Chairman Cryan.
6 CHAIRMAN CHOFFO: Aye.
7 MS. FERRARA: The motion has passed.
8 The next item on the agenda is Applications to be
9 Exempt, starting with Application 2013-070-SD/SP;
10 Applicant, Mill Creek Residential Trust, LLC;
11 located at 335-341 Washington Street; Block 11611,
12 Lot 1, in Jersey City.
13 Second application, 2013-077-SP,
14 McDonald's U.S.A., LLC; located at 8525
15 Bergenline Avenue, Block 384, Lots 26.02, and 30.02,
16 Lots 33 and 25, in North Bergen.
17 Next application, 2013-081-SD, Target
18 Corporation; located at 7001-7307 Tonnelle Avenue;
19 Block 457, Lot 1; in North Bergen.
20 On a motion made by Chairman Choffo.
21 Second by Commissioner Holloway -- I apologize,
22 Commissioner Choffo.
23 Commissioner Bettinger.
24 COMMISSIONER BETTINGER: Aye.
25 MS. FERRARA: Commissioner Choffo.

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1 COMMISSIONER CHOFFO: Aye.
2 MS. FERRARA: Commissioner Glembocki.
3 COMMISSIONER GLEMBOCKI: Yes.
4 MS. FERRARA: Commissioner Gomez.
5 COMMISSIONER GOMEZ: Aye.
6 MS. FERRARA: Commissioner Holloway.
7 COMMISSIONER HOLLOWAY: Aye.
8 MS. FERRARA: Commissioner Mehta.
9 COMMISSIONER MEHTA: Aye.
10 MS. FERRARA: Commissioner Peralta.
11 COMMISSIONER PERALTA: Aye.
12 MS. FERRARA: Chairman Cryan.
13 CHAIRMAN CHOFFO: Aye.
14 MS. FERRARA: The motion has passed.
15 The next item on the agenda is applications to be
16 dismissed. Application 2013-014-SP; Applicant, 6819
17 Guttenberg, LLC, located at 6807-6819, JFK Boulevard
18 East, Block 38, Lot 4, Guttenberg.
19 On a motion made Commissioner Mehta.
20 Second by Commissioner Peralta.
21 Commissioner Bettinger.
22 COMMISSIONER BETTINGER: Aye.
23 MS. FERRARA: Commissioner Choffo.
24 COMMISSIONER CHOFFO: Aye.
25 MS. FERRARA: Commissioner Glembocki.

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1 COMMISSIONER GLEMBOCKI: Yes.
2 MS. FERRARA: Commissioner Gomez.
3 COMMISSIONER GOMEZ: Aye.
4 MS. FERRARA: Commissioner Holloway.
5 COMMISSIONER HOLLOWAY: Aye.
6 MS. FERRARA: Commissioner Mehta.
7 COMMISSIONER MEHTA: Aye.
8 MS. FERRARA: Commissioner Peralta.
9 COMMISSIONER PERALTA: Aye.
10 MS. FERRARA: Chairman Cryan.
11 CHAIRMAN CHOFFO: Aye.
12 MS. FERRARA: The motion has passed.
13 MR. CURLEY: Assignment of Committee
14 Members.
15 MS. FERRARA: We'll move back to Item
16 B on the agenda, Assignment of Committee Members,
17 and these are the Committee Members for the Site
18 Plan Review Committee. Commissioner Gomez and
19 Commissioner Choffo will be serving on the Site Plan
20 Review Committee.
21 The next item on the agenda is old
22 business. I have no old business. We also have to
23 select the Members to review the RFQ for the Board
24 Counsel and the two Board engineers.
25 CHAIRMAN CHOFFO: I'll do it.

1 CHAIRMAN CRYAN: Is anyone else
 2 interested?
 3 MS. FERRARA: Okay. Commissioner
 4 Gomez, Chairman Cryan and Commissioner Choffo will
 5 serve on the RFQ review. I apologize.
 6 So the next item is old business.
 7 COMMISSIONER CHOFFO: Actually, I
 8 have a question for Commissioner Glembocki with
 9 regard to what we approved. That gentleman, the
 10 engineer for Penhorn Creek struck something, which
 11 he talked about, is that still in effect where we
 12 get a contribution to use Penhorn Creek for the
 13 additional water flow?
 14 MS. FERRARA: They paid their
 15 contribution, and what he presented when he
 16 testified was there would be no additional flow.
 17 They already paid their contribution in 2011. They
 18 met that condition. I will defer to Ms. Flor, what
 19 they represented was there would be no additional
 20 flow, they are diverting it.
 21 COMMISSIONER CHOFFO: Thank you.
 22 MS. FERRARA: Chairman, I have no old
 23 business. I have no new business. I just want to
 24 remind the Board that the next meeting will be on
 25 February 19th of 2014.

1 CHAIRMAN CRYAN: I make a motion to
 2 adjourn.
 3 COMMISSIONER GOMEZ: Second.
 4 CHAIRMAN CRYAN: All in favor.
 5 (Whereupon the proceeding is then
 6 concluded at 7:42 p.m.)
 7 C E R T I F I C A T I O N
 8
 9 I, SHARI CATHEY, CCR, RPR, License No.
 10 30XI00234700, and Notary Public of the State of New
 11 Jersey, hereby certify that the proceedings herein
 12 are from the notes taken by me of a Regular Meeting
 13 of the Hudson County Planning Board, held on
 14 Wednesday, January 15, 2014; and that this is a
 15 correct transcript of the same.
 16
 17
 18
 19 _____
 SHARI CATHEY, CCR, RPR
 A NOTARY PUBLIC of the
 20 State of New Jersey
 I.D. No. 2283786
 Commission Expires 2/4/17
 21
 22
 23
 24
 25

<p>1</p> <p>1 9:23 10:18 11:14 11:25 12:13,13,19 14:3,6,19 16:2 18:17 38:13 39:12 39:19 10,000 15:13 1001 11:14,23 101 15:7 11,000 12:23 11,250 16:4 11611 39:11 12 10:18 13:14 1225 38:12 13 15:23 18:9 136 29:15 140 10:17 141 10:18 14th 11:22 15 1:8 43:14 15,000 20:2 26:8,13 32:3 156 9:23 15th 2:4 18:15 15x 14:16 16 21:10 1622 10:17 18 3:17 19 10:18 19,000 15:22 19th 42:25</p>	<p>2013 3:17 2013-014 40:16 2013-053 9:22 2013-062 10:16 2013-068 11:12 2013-070 39:9 2013-077 39:13 2013-081 39:17 2013-082 38:11 2014 1:8 18:10,15 42:25 43:14 2283786 43:20 24 38:13 25 39:16 250 19:13 252 9:23 26,000 12:15 14:22 17:6 26.02 39:15</p> <p>3</p> <p>3 15:6,25 30 10:18 30.02 39:15 30xi00234700 43:10 33 39:16 335-341 39:11 38 40:18 38,000 12:7 384 39:15</p>	<p>634,000 12:10 15:17 6807-6819 40:17 6819 40:16 6:30 1:9 6:40 2:4</p> <p>7</p> <p>7001-7307 39:18 75th 11:13,18 7:42 43:6</p> <p>8</p> <p>8525 39:14 8:30 24:10</p> <p>9</p> <p>90 24:2 97 27:2</p> <p>a</p> <p>ability 21:11 able 20:23 27:6 absent 2:16,21 3:5,8 abstained 4:6,9 accept 13:22,23 32:3 34:20 accepting 6:3,7,13 7:10 8:10 access 35:7 acip 1:21 acquired 12:2 acquisition 11:13,18 acre 12:14 14:17 acts 2:8 add 36:11 addendum 35:10 addition 2:9 16:18 17:2 30:20 additional 16:5,24 19:21 20:6 29:15,15 32:4,6 34:4 42:13 42:16,19 additions 8:23 address 18:8 19:9 23:20 addressed 29:19,24 30:5</p>	<p>addressing 32:9 adequate 19:16 adjacent 13:1 14:20 17:16 adjoining 13:3 adjoins 12:1 adjourn 43:2 administratively 38:10 adopt 8:21,25 adopted 8:20 adopting 7:5 advertised 2:5,7 aerial 13:25 14:6,6 agenda 8:17 9:20 11:10 38:9 39:8 40:15 41:16,21 agree 20:5 31:24 agreed 35:2 36:13 alain 1:13 allows 19:14 alternate 1:13 amended 11:25 amendment 11:19 amount 17:8 28:1,3 answer 26:24 anticipate 20:10,19 apologize 39:21 42:5 applicant 10:16 11:13,18 12:2,8 20:1 26:17 29:19 33:7 35:22 36:12 38:11 39:10 40:16 applicants 35:25 application 9:22 10:2,16 11:12,19,20 11:25 12:8 14:8 15:7 16:6 26:5,7,10 26:19,20 27:4 29:1 29:2 30:24 31:23 33:1 34:1 35:10,10 35:17 38:11 39:9,13 39:17 40:16</p>
<p>2</p> <p>2 14:4 15:3 2.01 11:15,24 12:3 14:9,17 2/4/17 43:21 20 20:20 2011 11:22 14:10 15:2,4 18:11 26:25 27:16 31:11 35:9 42:17 2011-062 11:20 2012 12:3</p>	<p>4 40:18 40 14:17 457 39:19</p> <p>5</p> <p>53 19:15 567 1:7 577,000 12:6 5:30 24:10</p> <p>6</p> <p>6,000 15:23 60,0000 14:10 615,000 12:5,10 15:15</p>		

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