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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, June 20, 2012
6:30 p.m.

BEFORE:

- RENEE BETTINGER, Chairman
- DEMETRIO ARENCIBIA, PE, PP, County Engineer
- DANIEL CHOFFO, Commissioner
- MICHAEL HOLLOWAY, Vice Chair
- HON. DOREEN DiDOMENICO, Freeholder
- ALAIN GOMEZ, Commissioner
- JAMES CRYAN, Commissioner
- HON. ANTHONY ROMANO, Freeholder

ALSO PRESENT:

- MEGAN MASSEY, P.E., AICP, PRINCIPAL PLANNER
- FRANCESCA GIARRATANA
- PAUL D. CRAY, P.E., P.P., CME
- JOHN J. CURLEY, ESQ., Board Attorney

Job No. NJ387324

1 CHAIRWOMAN BETTINGER: Good evening.
2 I would like to call to order the meeting of the
3 Hudson County Planning Board for Wednesday,
4 June 20th, 2012.

5 Counsel, has this meeting been properly
6 advertised?

7 MR. CURLEY: Yes, the meeting has
8 been advertised in the Star Ledger and the Jersey
9 Journal the notice of the meeting has been posted
10 with the County Clerk and the Clerk of the Board of
11 Freeholders.

12 May I have a roll call, please?

13 MS. MASSEY: Commissioner Arencibia.

14 COMMISSIONER ARENCIBIA: Here.

15 MS. MASSEY: Commissioner Avagliano.
16 Commissioner Choffo.

17 COMMISSIONER CHOFFO: Here.

18 MS. MASSEY: Commissioner DiDomenico.
19 Commissioner Gomez.

20 COMMISSIONER GOMEZ: Present.

21 MS. MASSEY: Commissioner Glembocki.
22 Commissioner Holloway.

23 COMMISSIONER HOLLOWAY: Here.

24 MS. MASSEY: Commissioner Mehta.
25 Commissioner Ng.

1 COMMISSIONER NG: Here.

2 MS. MASSEY: Commissioner Romano.
3 Commissioner Cryan.

4 COMMISSIONER CRYAN: Here.

5 MS. MASSEY: Chairwoman Bettinger.

6 CHAIRWOMAN BETTINGER: Here.

7 MS. MASSEY: We have a quorum.

8 CHAIRWOMAN BETTINGER: Thank you.

9 Will everyone please stand to salute the flag.

10 (Flag Salute.)

11 CHAIRWOMAN BETTINGER: Have all the
12 Commissioner received the Minutes? Do I have a
13 motion?

14 MS. MASSEY: On a motion to accept
15 the Minutes from the May 16th, 2012 meeting made by
16 Commissioner Gomez and seconded by Commissioner
17 Holloway.

18 Commissioner Arencibia.

19 COMMISSIONER ARENCIBIA: Aye.

20 MS. MASSEY: Commissioner Choffo.

21 COMMISSIONER CHOFFO: Abstained.

22 MS. MASSEY: Commissioner Gomez.

23 COMMISSIONER GOMEZ: Yes.

24 MS. MASSEY: Commissioner Holloway.

25 COMMISSIONER HOLLOWAY: Aye.

1 MS. MASSEY: Commissioner Ng.

2 COMMISSIONER NG: Aye.

3 MS. MASSEY: Commissioner Ryan.

4 COMMISSIONER CRYAN: Aye.

5 MS. MASSEY: Chairwoman Bettinger.

6 CHAIRWOMAN BETTINGER: I vote aye.

7 MS. MASSEY: The motion passes.

8 CHAIRWOMAN BETTINGER: Next item on
9 the agenda.

10 MS. MASSEY: The next item on the
11 agenda is memorializations of resolutions considered
12 at the last meeting. Application 2011-091-SP; Joe
13 Slusarczyk; location 1811-1911 Paterson Plank Road.
14 Block 27, Lots 24A, 28A, 28B in North Bergen.

15 Application 2012-013-SP, Advance at
16 Harrison, LLC; located at 900 Frank E. Rodgers
17 Boulevard; Block 138.05 and 138.06, Lots 1 and 1 in
18 Harrison.

19 Application 2012-17-SP/SD; M-C Plaza VI &
20 VII, LLC; located at 200 Green Street; Block 11603,
21 Lot 31 in Jersey City.

22 Application 2012-18-SP, Ani Lit, located
23 at 807 Boulevard East; Block 49, Lots 1 & 44 in
24 Weehawken.

25 Application 2012-019-SP; Gas Diesel Stop

1 Inc., located at 100 Schuyler Avenue, Block 79, Lots
2 1.01, 1.02 & 2.

3 On a motion to approve the resolutions at
4 the last meeting, Commissioner Holloway and
5 Commissioner Gomez seconded.

6 Commissioner Arencibia.

7 COMMISSIONER ARENCIBIA: Aye.

8 MS. MASSEY: Commissioner Choffo.

9 COMMISSIONER CHOFFO: Abstained.

10 MS. MASSEY: Commissioner Gomez.

11 COMMISSIONER GOMEZ: Aye.

12 MS. MASSEY: Commissioner Holloway.

13 COMMISSIONER HOLLOWAY: Aye.

14 MS. MASSEY: Commissioner Ng.

15 COMMISSIONER NG: Aye.

16 MS. MASSEY: Commissioner Ryan.

17 COMMISSIONER CRYAN: Aye.

18 MS. MASSEY: Chairwoman Bettinger.

19 CHAIRWOMAN BETTINGER: Aye.

20 MS. MASSEY: We have a motion. Next
21 item on the agenda is Site Plans, Subdivisions and
22 other matters for Public Hearing. Application
23 2012-019-SP, Russo-Advance at Harrison, LLC, located
24 at 1000 Frank E. Rodgers Boulevard, Block 150, Lot
25 16.01.

1 MR. MINKS: Good evening. Thanks for
2 all coming out on this lovely, chilly day. I think
3 it could be hotter, maybe tomorrow. My name is
4 Christopher Minks, general counsel for Russo
5 Development. We're affiliated with the applicant,
6 Russo-Advance at Harrison, Urban Renewal 1, LLC. We
7 could add a few letters and names.

8 Anyhow, we're here today for a site plan
9 application. We've successfully obtained a local
10 site plan approval as well as approval from Harrison
11 Redevelopment Agency, and this is a site plan
12 approval for a project we're excited about, I think
13 the Municipality of Harrison is excited about, the
14 construction of approximately 49,000, it's actually
15 48,497-square-foot office technology center for
16 Panasonic, essentially, Panasonic's testing
17 laboratory facility with ancillary offices and
18 storage as well.

19 The application contemplates 58,000 square
20 foot, round number, of facility, and the approvals
21 at the local and agency level have contemplated an
22 approximately ten to 11,000-square-foot mezzanine.
23 That was an optional feature that the tenant had the
24 right to require the developer build. At this time
25 the tenant has indicated they have no indication or

1 desire to build that right off the bat. It wouldn't
2 be a part of the initial improvement, although it
3 remains a part of the application and it was
4 approved at both the local and agency levels. So if
5 you hear us referring to 48,497 square footage,
6 that's what we intend to build in connection with
7 what I believe is referenced as phase one of the
8 two-phase potential development, which is in the
9 draft resolution at the local level. We do not yet
10 have a signed resolution or site approval from the
11 municipality or the agency.

12 CHAIRWOMAN BETTINGER: You do not?

13 MR. MINKS: Those just occurred in
14 late May. We've succeeded in obtaining the
15 approval. They have not yet been memorialized just
16 because of the timing. Those applications were
17 heard in mid and late May.

18 With that, I think the reason we're here
19 today, it's a bit of an odd-shaped property as you
20 may have recognized in the plan. That's an
21 understatement, gross understatement. It's a
22 ridiculous, ridiculous-shaped property. You
23 basically have the State of Texas, and then you have
24 this long tail that extends to Frank E. Rodgers
25 Boulevard. There is an approximately 16-foot or so

1 postage stamp piece of property that happens to
2 extend to Frank E. Rodgers. That's why we're here.
3 The property truly does not otherwise front on the
4 County road.

5 With that, however, I can't explain why
6 that property was subdivided in that manner. You
7 may recollect because that was approved before this
8 body. Besides that, we have with us --

9 CHAIRWOMAN BETTINGER: I would like
10 the record to reflect that Commissioner DiDomenico
11 arrived. Thank you.

12 MR. MINKS: With that, we have
13 Gregory Rapp, who is a professional engineer with
14 Russo Development, who will be testifying as our
15 engineer and generally about the features of the
16 project and addressing the review letters that we
17 have received. To preface his testimony, this is an
18 application without variance. It's already been
19 deemed completed. I also believe there have been
20 adequate indications in the review letters that it
21 is in keeping with the master plan, and as
22 presented, we seek your approval this evening.

23 With that, I'll ask Gregory Rapp to come
24 up.

25 (The witness is sworn.)

1 MR. CURLEY: State your name for the
2 record and spell your last name.

3 MR. RAPP: Gregory Rapp, R-a-p-p.

4 CHAIRWOMAN BETTINGER: Mr. Rapp,
5 stand by the microphone so that we can hear you
6 better.

7 MR. MINKS: Mr. Rapp, if you would
8 generally explain the overall area that we're
9 dealing with, the subject property and the project
10 that we're proposing. For the record the property
11 is located at Block 150, Lot 16.01 in municipality
12 of Harrison.

13 MR. CURLEY: I ask that you qualify
14 him to give expert testimony.

15 MR. MINKS: Yes. Mr. Rapp, if you
16 would give the Board the benefit of your educational
17 background and experience and then your experience
18 with Russo on this specific project.

19 MR. RAPP: I graduated from Rutgers
20 University in May of 2000. I started working in
21 June of 2000. I've been employed ever since. I
22 received my PE license in 2006, and I've been a
23 professional engineer for six years now. I've
24 working for Russo about a year and a half. I have
25 testified before municipal planning boards and

1 zoning boards, and I've testified before this Board
2 before in a prior application.

3 MR. MINKS: You testified in the
4 capacity of a professional engineer for that
5 application?

6 MR. RAPP: Yes.

7 MR. MINKS: With that, I'm going to
8 ask the Board to recognize Mr. Rapp as a qualified
9 professional engineer.

10 CHAIRWOMAN BETTINGER: Thank you.

11 MR. MINKS: Again, if you would give
12 us the background of the location of the property
13 and generally what we're proposing to do.

14 MR. RAPP: As Chris explained, the
15 property is an oddly-shaped lot. You can see it's
16 on the title sheet of the site plan we submitted.
17 It's located on Guyon Drive. It has a small sliver
18 of property on Guyon that was created in the
19 subdivision for the waterfront redevelopment plan.

20 The portion of the property we are
21 developing is located at the end, right off Pete
22 Higgins Boulevard, and we're basically proposing to
23 develop in the north corner of that lot of that
24 property. I can show you the site plan.

25 MR. MINKS: This is Sheet C-1 of the

1 plans that have been delivered to the Planning
2 Board?

3 MR. RAPP: Yes, this is from the
4 revised sheet, revised on 6/04/2012.

5 MR. MINKS: Mr. Curley, I don't know
6 if you want me to mark this or it's adequate that
7 it's referenced as part of the plan.

8 MR. CURLEY: If it was submitted then
9 it does not have to be marked.

10 MR. RAPP: We have prepared a color
11 rendering.

12 CHAIRWOMAN BETTINGER: Is there any
13 way you could stand at the microphone? We have
14 overhead air conditioning. It's very difficult.
15 Thank you.

16 MR. RAPP: The proposed building as
17 Chris explained, is 15,655 square foot, and that's
18 the gross square foot of the building. It's located
19 at the northeast corner of the site. Access to the
20 building is proposed to be along access the drive.
21 Parking is proposed along the site and temporary
22 parking for the building to the east. The site
23 itself has 60 parking spaces and three loading
24 docks.

25 MR. MINKS: The temporary parking you

1 referenced, the application and the review letter
2 indicated you have 75 parking spaces.

3 CHAIRWOMAN BETTINGER: Mr. Rapp, one
4 of the Commissioners has a question.

5 COMMISSIONER CHOFFO: I'm from
6 Harrison, so I'm familiar with the area. Can you
7 just point where the Red Bull Arena is, where Frank
8 E. Rodgers Boulevard is and where the PATH train
9 Station is?

10 MR. RAPP: Sure. The Red Bull Arena
11 is right here. The PATH station is -- Frank E.
12 Rodgers Boulevard is located there. There's Pete
13 Higgin, 5th Street, it's two blocks away,
14 approximately 900 feet. The PATH station runs down
15 to Frank E. Rodgers Boulevard. The PATH station
16 connects down there.

17 MR. MINKS: You can see it on the
18 plan Sheet, the cover here.

19 CHAIRWOMAN BETTINGER: Thank you,
20 Commissioner Choffo. That was very helpful.

21 MR. RAPP: Okay. Here's the site
22 plan. The PATH station is located over here. Frank
23 E. Rodgers Boulevard is to the left two blocks.
24 This is 5th Street. This is Pete Higgins. Access
25 to the site essentially off Pete Higgins Boulevard.

1 CHAIRWOMAN BETTINGER: I would like
2 to note for the record, Commissioner Anthony Romano
3 is present.

4 MR. RAPP: The building itself they
5 expect 50 employees, so 60 parking spaces are
6 sufficient. We're proposing utility connections for
7 the building and a drainage system. All of them are
8 connected to Guyon Drive. The only utility that has
9 to extend to Frank E. Rodgers Boulevard is the gas
10 connection. Other than that all externals will be
11 in this area, approximately 900 feet from Frank E.
12 Rodgers Boulevard. We are proposing landscaping and
13 proposing lighting for the site. You have the
14 typical gas line improvements.

15 MR. MINKS: If you would, the
16 driveway that extends to Guyon Drive, that's a
17 private driveway?

18 MR. RAPP: Yes, that's a private
19 driveway. It's 28 feet wide, plus an eight-foot
20 parking lane. It's parallel parking. All access
21 drive is the same parallel 90-degree-angle parking
22 spaces. The loading dock to the south can
23 accommodate WB-62 trucks. That's per code. That's
24 per the Town of Harrison. That's what they
25 required.

1 MR. MINKS: WB-62 refers to the wheel
2 base?

3 MR. RAPP: It is the larger tractor
4 trailer, backing up.

5 MR. MINKS: In the preparation of
6 this plan and in discussing the plan and its design
7 with the tenant, Panasonic, it is your understanding
8 that this would not be built but for Panasonic, and
9 vice-versa, Panasonic wouldn't be here but for this
10 being built?

11 MR. RAPP: Yes.

12 MR. MINKS: In discussing with
13 Panasonic, do you have an understanding as to
14 whether or not WB-62 trucks, tractor trailers, are
15 actually envisioned visiting this site?

16 MR. RAPP: No, based on my discussion
17 with Panasonic, they expect to have between eight
18 and fifteen box trucks accessing the site every day,
19 plus one tractor trailer. They don't expect the
20 largest vehicle. They expect the WB-40 tractor
21 trailer. I know that there were some concerns
22 regarding the intersection of Guyon Road and Frank
23 E. Rodgers Boulevard at the turning radius. Paul
24 Cray expressed his concerns. However, for this site
25 we're not expecting to have the size of vehicle at

1 the intersection, so there shouldn't be any adverse
2 impact on traffic from this proposed development.

3 MR. MINKS: As I stated in my opening
4 statement, there are no variances associated with
5 the site for the County requirements, there is no
6 deviation from the master plan?

7 MR. RAPP: There is no deviation.
8 The County required three green techniques. It's
9 part of the redevelopment plan. We are proposing
10 one bicycle rack in the back here in the loading
11 dock areas, and then a lot of the plantings, most of
12 the plantings.

13 MR. MINKS: We, our office
14 specifically, Mr. Bartels from our office responded
15 to Ms. Massey's correspondence with respect to the
16 review letter that was -- it's the June 4th letter.

17 MR. RAPP: Her concerns basically,
18 she just sent us to Paul Cray's letter. She didn't
19 have any comments herself. She noted that we are
20 providing the green techniques as required. Paul
21 Cray had a few comments. We went back and forth.
22 We've addressed all of them, besides the truck
23 turning at the intersection. That was his last
24 concern. We discussed and we explained the story
25 about box trucks, the proposed use using basically

1 box trucks and smaller vehicles, and he said to
2 provide testimony to that effect.

3 MR. MINKS: You've drawn a plan that
4 illustrates the concerned intersection, the turn
5 radius and how the vehicles that Panasonic, that
6 they utilize mitigates that issue?

7 MR. RAPP: I could hand that out.

8 MR. MINKS: Why don't you hand that
9 out and go right into it.

10 How do you want me to mark this,
11 Mr. Curley?

12 MR. CURLEY: You can call it A-1.

13 CHAIRWOMAN BETTINGER: Mr. Cray,
14 maybe you can explain your comments to the Board
15 before so we can have a better understanding of
16 what's going on here.

17 MR. CRAY: Okay. Starting with the
18 trucks, the traffic study confirmed that there is a
19 negligible amount of truck traffic. The plans
20 demonstrate the ability to accommodate very large
21 semi trucks. I think as Greg explained, that was
22 more of an obligation to address Harrison's code,
23 which means there would always be the potential for
24 this site if Panasonic is successful here, to the
25 extent that during their life at this site, box

1 trucks is the predominant truck to support it. It
2 takes up much less space navigating an intersection
3 than a semi truck. So they've clarified that as to
4 why large semi trucks was not in the plan. They are
5 actually not frequent visitors to this site.

6 MR. MINKS: Greg, let me ask for
7 example, you say eight to fifteen box trucks a day,
8 and one WB-40 semi per day?

9 MR. RAPP: That's the maximum number
10 they anticipate.

11 MR. MINKS: That's the maximum.
12 Again, if you would clarify for the Board, it's not
13 a warehouse?

14 MR. RAPP: It's a technology center
15 for development.

16 MR. MINKS: The loading bays are
17 going to be served by the box trucks?

18 CHAIRWOMAN BETTINGER: Mr. Rapp, it's
19 difficult for us to hear. I want the Board to be
20 sure about that.

21 MR. CRAY: Sorry. I referenced
22 subsequent to my May 29th letter, the applicant's
23 engineer with Russo Development submitted a
24 June 13th letter, which does go on record, not with
25 the specific level that Greg has with the trucks but

1 in general explained the nature of the car versus
2 truck use to the site. I expect that the June 13th
3 letter will be included in the record to accompany
4 these plans.

5 In that letter moving beyond the truck
6 question, there were some other questions raised.
7 They were not technical concerns of mine of the
8 plans themselves. They were more in the nature of
9 the irregular shape of the lot. The stem that goes
10 out to Frank E. Rodgers Boulevard, I think the
11 applicant's engineer should explain it, among other
12 things, it's used as surplus property for the
13 stadium. It certainly seems to make sense.

14 My question was, what can you tell us at
15 this point with the planning of the overall
16 redevelopment, such that when Pete Higgins is
17 extended through, which is a potential, it would cut
18 off the stem from the bigger lot, so I simply wanted
19 to know, what is the plan at this point of the
20 overall development. That lot would be a new lot,
21 it's probably a nonconforming nature, or it would be
22 absorbed by adjacent lots.

23 They don't have the complete, total
24 picture yet because of the novel nature. If you can
25 elaborate. I know that your June 13th letter

1 mentions it with more specific detail.

2 MR. MINKS: I can certainly give you,
3 not testimony, but background from the two prior
4 hearings. I conducted those two hearings. That
5 issue was very highly discussed both for the agency
6 and Susan Gruel, the planner for both the agency and
7 the municipality in Harrison. It has been discussed
8 as part of the redevelopment plan, its overall scope
9 and design to potentially create a public road where
10 Pete Higgins Boulevard is continued through this and
11 around almost in a horseshoe fashion to the site.

12 There have been a number of renderings and
13 sketches kicked around as to how that might actually
14 be accomplished. In truth, in order to make a sound
15 engineering plan, it would probably have to be a
16 very significant taking some of existing buildings
17 that are also intending to be developed. So it's
18 kind of disjunctive in that respect.

19 So I can't tell you that there is a
20 definitive plan. As a matter of fact, as part of
21 our approvals, it was agreed and discussed both with
22 the HRA and the Municipal Planning Board that it was
23 not necessary to discuss and explore exactly how
24 that was going to be done with any finality because
25 it is a speculative future completion of the

1 redevelopment plan. So although it's contemplated
2 in the redevelopment plan, its exact incarnation, if
3 you will, has not been finalized. It was not part
4 of our approvals.

5 That being said, it is envisioned. I've
6 negotiated the lease with Panasonic. The lease
7 contemplates that there may come a time in the
8 future where the HRA and Harrison decided to make a
9 permanent road in lieu of that driveway area, and
10 Panasonic has already acknowledged and it is part of
11 their lease, that in that event, their parcel would
12 change, perhaps be a re-subdivision to come up with
13 a permanent parcel. They have metes and bounds
14 already contemplated as to what that would look like
15 in lieu of that driveway being a part of it or
16 easement access. It would then be a permanent road
17 that would access that Panasonic parcel. So we've
18 already contemplated a stand alone Panasonic parcel
19 with or without that tail as you've mentioned.

20 COMMISSIONER CHOFFO: I have a
21 question. If you were going northbound on Pete
22 Higgins Boulevard, and hypothetically Pete Higgins
23 Boulevard would run right into the Panasonic, or
24 would the Panasonic building sit to the east?

25 MR. MINKS: You can see it a little

1 better here perhaps. We're referring to A-1. You
2 can see it's an engineering issue.

3 COMMISSIONER CHOFFO: Pete Higgins
4 Boulevard is located, right now, it's questionable
5 as it is right now, it runs right through an
6 existing building. Are they going to rehab that
7 building or tear it down?

8 MR. RAPP: That's not our property.
9 If we were to extend straight up, we'd go around the
10 bend somewhere, somewhere around this line and
11 access our site directly off of this right-of-way.
12 We'd come in, our curb would be right on this line
13 over here, and this portion would remain.

14 MR. MINKS: Again, in Panasonic's
15 lease, it is anticipated -- you may be familiar with
16 their Secaucus facility, even though that's a global
17 facility. They have all of their features there.
18 The research laboratory testing facility, it's
19 Panasonic electronic products, we're not talking
20 about any kind of crazy research, and we made a very
21 strict effort to make sure that was the case. Its
22 parcel is a secured facility. They have security
23 gates. They will have someone manning those
24 security gates for their own security purposes.

25 So for that reason, they needed to know

1 that any flexibility or changes that occurred here
2 would not affect their security gate, their
3 immediate and dedicated driveway, if you will, so
4 that the radius that Mr. Rapp spoke to, if this were
5 to continue, would it occur somewhere along here, so
6 that it wouldn't on interfere with their parking,
7 their dedicated driveway or their security features.
8 Is there an engineering concern that you can say why
9 these roads are offset, do you want to mention that?

10 MR. RAPP: They're offset just -- I
11 mean as of now there is no traffic signal there. In
12 the future they plan to put traffic signal there.
13 We also as much as possible at this point, just if
14 they did decide to make this a permanent road, there
15 would be enough little separation where they could
16 work independently of each other in the
17 intersections.

18 MR. MINKS: That's more sound
19 engineering than have it be close but not
20 perpendicular?

21 MR. RAPP: Yeah, so they're going to
22 move the road here. They're going to have to keep
23 the road at this location. So it's either they're
24 relocated here, but they may come back in the future
25 since this was already built in this location, they

1 may relocate it to this area so they could have two
2 signals that work off of each other. They don't
3 know what they're doing that they can testify to.

4 MR. MINKS: As depicted this is the
5 plan that was reviewed and discussed with both the
6 local planner as well as HRA planning engineer, and
7 this is to have the greater offset.

8 CHAIRWOMAN BETTINGER: How many
9 people did you anticipate working at this facility?

10 MR. RAPP: Maximum of fifty.

11 MR. MINKS: Fifty employees, and it
12 is a single shift as Panasonic represented to us.
13 They don't come and go. It's really, they come for
14 their day, they park their car, and they're there
15 until the end of their workday.

16 MR. RAPP: The shift is from eight to
17 six.

18 CHAIRWOMAN BETTINGER: Eight to six?

19 MR. MINKS: That's their hours of
20 operation.

21 CHAIRWOMAN BETTINGER: Any other
22 comments from our Commissioners? Ms. Massey, do you
23 have any comments?

24 MS. MASSEY: No, they addressed all
25 the issues.

1 MR. MINKS: We have received the
2 review letters and subject to the June 13th response
3 that was just referenced, it was sent to the Board,
4 so I would assume that is part of the record. The
5 applicant is in agreement with other terms of the
6 review letters, and we're prepared to proceed in
7 compliance therewith.

8 CHAIRWOMAN BETTINGER: Mr. Arencibia,
9 any comments from you?

10 COMMISSIONER ARENCIBIA: It appears
11 that their comments were addressed.

12 COMMISSIONER CHOFFO: This was
13 approved by Harrison?

14 MR. MINKS: Absolutely. Actually,
15 it's referenced in Mr. Bartel's letter of June 13th.
16 He correctly identifies the May 29th.

17 CHAIRWOMAN BETTINGER: You did
18 mention it wasn't memorialized yet.

19 MR. MINKS: I can go further and say
20 that I did review the local planning board
21 resolution in draft, and we did approve that last
22 week. We anticipate that will be memorialized any
23 day. The HRA approval was obtained preceding that
24 initial May 29th, I think was the hearing before the
25 local planning board, I think HRA was the hearing.

1 COMMISSIONER CHOFFO: I make a motion
2 to approve.

3 CHAIRWOMAN BETTINGER: Do I have a
4 second?

5 MS. MASSEY: On a motion to approve
6 by Commissioner Choffo and seconded by Commissioner
7 Gomez, Commissioner Arencibia.

8 COMMISSIONER ARENCIBIA: Aye.

9 MS. MASSEY: Commissioner Choffo.

10 COMMISSIONER CHOFFO: Aye.

11 MS. MASSEY: Commissioner DiDomenico.

12 FREEHOLDER DiDOMENICO: Aye.

13 MS. MASSEY: Commissioner Gomez.

14 COMMISSIONER GOMEZ: Aye.

15 MS. MASSEY: Commissioner Holloway.

16 COMMISSIONER HOLLOWAY: Aye.

17 MS. MASSEY: Commissioner Ng.

18 COMMISSIONER NG: Aye.

19 MS. MASSEY: Commissioner Romano.

20 FREEHOLDER ROMANO: Aye.

21 MS. MASSEY: Commissioner Ryan.

22 COMMISSIONER CRYAN: Aye.

23 MS. MASSEY: Chairwoman Bettinger.

24 CHAIRWOMAN BETTINGER: Aye.

25 MS. MASSEY: The motion passes.

1 MR. MINKS: Thank you very much for
2 your time.

3 CHAIRWOMAN BETTINGER: Next item on
4 agenda is old business. Do we have any old
5 business? Any new business? The next meeting
6 July 18th. Do I have a motion to adjourn? Do I
7 have a second? All in favor.

8 (Whereupon the proceeding is then
9 concluded at 7:10 p.m.)

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

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I, SHARI CATHEY, a Notary Public and
Shorthand Reporter 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,
June 20, 2012; and that this is a correct transcript
of the same.

SHARI CATHEY, S.R.
A NOTARY PUBLIC of the
State of New Jersey
I.D. No. 2283786
Commission Expires 2/4/17

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