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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 19, 2015
6:30 p.m.

BEFORE:

- JAMES CRYAN, Chairman
- JOSEPH GLEMOCKI, P.E., Asst. County Engineer
- RUSHABH MEHTA, Commissioner
- RENEE BETTINGER, Commissioner
- MICHAEL HOLLOWAY, Commissioner
- BETINA PERALTA, Commissioner
- KENNEDY NG, Commissioner
- ANTHONY ROMANO, Freeholder

ALSO PRESENT:

- JOHN J. CURLEY, ESQ., Board Attorney
- MASSIEL M. FERRARA, PE, ACIP, Board Secretary
- BYRON A. NICHOLAS, Assistant Planner
- CHRIS ROBERTS, Assistant Planner
- PAUL CRAY, P.E., P.P., Remington & Vernick
- BRUCE KLINE, P.E., P.P., T & M Associates
- MARIO TRIDENTE, Inspector

Job No. NJ2002357

1 CHAIRMAN CRYAN: Let me call the
2 meeting of the Hudson County Planning Board to
3 order, June 17th at 6:44. Counsel, has this meeting
4 been properly noticed?

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

13 CHAIRMAN CRYAN: Thank you. Ma'am
14 Secretary, may we have a roll call, please.

15 MS. FERRARA: Commissioner Arencibia,
16 absent. Commissioner Bettinger.

17 COMMISSIONER BETTINGER: Here.

18 MS. FERRARA: Commissioner Choffo,
19 absent. Commissioner Glembocki.

20 COMMISSIONER GLEMBOCKI: Here.

21 MS. FERRARA: Commissioner Hernandez,
22 absent. Commissioner Holloway.

23 COMMISSIONER HOLLOWAY: Here.

24 MS. FERRARA: Commissioner Kopacz,
25 absent. Commissioner Mehta.

1 COMMISSIONER MEHTA: Here.

2 MS. FERRARA: Commissioner Ng,
3 absent. Commissioner Peralta.

4 COMMISSIONER PERALTA: Here.

5 MS. FERRARA: Commissioner Romano.

6 FREEHOLDER ROMANO: Here.

7 MS. FERRARA: And Chairman Cryan.

8 CHAIRMAN CRYAN: Here.

9 MS. FERRARA: Chairman, we have a
10 quorum.

11 CHAIRMAN CRYAN: Would you please all
12 rise and salute the flag.

13 (Flag Salute.)

14 CHAIRMAN CRYAN: The next item on the
15 agenda is review and adoption from the May 20, 2015
16 meeting. Have all Commissioners had an opportunity
17 to look over, have any remarks? Did you have an
18 opportunity to look it over, and if everything looks
19 good, can I have a motion to accept?

20 MS. FERRARA: On a motion made by
21 Commissioner Mehta. Second by Commissioner
22 Bettinger.

23 Commissioner Bettinger.

24 COMMISSIONER BETTINGER: Aye.

25 MS. FERRARA: Commissioner Glembocki.

1 COMMISSIONER GLEBOCKI: Yea.

2 MS. FERRARA: Commissioner Holloway.

3 COMMISSIONER HOLLOWAY: Abstained.

4 MS. FERRARA: Commissioner Mehta.

5 COMMISSIONER MEHTA: Aye.

6 MS. FERRARA: Commissioner Peralta.

7 COMMISSIONER PERALTA: Abstained.

8 MS. FERRARA: Commissioner Romano.

9 FREEHOLDER ROMANO: Abstained, I
10 wasn't present.

11 MS. FERRARA: And Chairman Cryan.

12 CHAIRMAN CRYAN: Aye.

13 MS. FERRARA: The motion passes.

14 FREEHOLDER ROMANO: I was here, Mr.
15 Chair. I want to correct that.

16 CHAIRMAN CRYAN: Thank you. Next
17 item on the agenda are matters scheduled for public
18 hearing.

19 MS. FERRARA: Mr. Chairman, the first
20 item is memorialization of resolutions considered at
21 the last meeting, starting with Application
22 2015-02-SP, Applicant is 14 Paterson, LLC, located
23 at 14 Paterson Avenue, Block 15, Lot 1, in Hoboken.

24 On a motion made by Commissioner
25 Bettinger. Second by Commissioner Romano.

1 Commissioner Arencibia, not present.

2 Commissioner Bettinger.

3 COMMISSIONER BETTINGER: Aye.

4 MS. FERRARA: Commissioner Hernandez,
5 not present. Commissioner Kopacz, not present.

6 Commissioner Mehta.

7 COMMISSIONER MEHTA: Aye.

8 MS. FERRARA: And Chairman Cryan.

9 CHAIRMAN CRYAN: Aye.

10 MS. FERRARA: The motion has passed.

11 CHAIRMAN CRYAN: For the record

12 Commissioner Ng is present.

13 MS. FERRARA: Next resolution to be
14 memorialized is application 2015-16-SP, MEPT Lincoln
15 Crossing, LLC, located at One Daffy's Way, North
16 Bergen, Block 451.05, and Lot 14.011, and lots in
17 Secaucus; Block 155 and Lots 1.03 and 1.04 and 6.

18 Commissioner Arencibia, not present.

19 Commissioner Bettinger.

20 COMMISSIONER BETTINGER: Aye.

21 MS. FERRARA: Commissioner Hernandez,
22 not present. Commissioner Kopacz, not present.

23 Commissioner Mehta.

24 COMMISSIONER MEHTA: Aye.

25 MS. FERRARA: Commissioner Romano.

1 FREEHOLDER ROMANO: Aye.

2 MS. FERRARA: And Chairman Cryan.

3 CHAIRMAN CRYAN: Aye.

4 MS. FERRARA: The motion has passed.

5 Next application to memorialized is 2015-25-SP, West

6 Hudson Properties, LLC, located at 600 Frank E.

7 Rodgers Boulevard; Block 24, Lot 8.01, in Harrison.

8 On a motion made by Commissioner Mehta.

9 Second by Commissioner Bettinger.

10 Commissioner Arencibia, not present.

11 Commissioner Bettinger.

12 COMMISSIONER BETTINGER: Aye.

13 MS. FERRARA: Commissioner Hernandez,

14 not present. Commissioner Kopacz, not present.

15 Commissioner Mehta.

16 COMMISSIONER MEHTA: Aye.

17 MS. FERRARA: Commissioner Romano.

18 FREEHOLDER ROMANO: Aye.

19 MS. FERRARA: And Chairman Cryan.

20 CHAIRMAN CRYAN: Aye.

21 MS. FERRARA: The motion has passed.

22 The last application to be memorialized is

23 application 2015-26-SP, City of Hoboken, located at

24 51-59 Paterson Avenue, Block 12, Lot 1 through 7, 9,

25 12 and 18, Hoboken.

1 On a motion made by Commissioner Romano.

2 Second by Commissioner Mehta.

3 Commissioner Arencibia, not present.

4 Commissioner Bettinger.

5 COMMISSIONER BETTINGER: Aye.

6 MS. FERRARA: Commissioner Hernandez,
7 not present. Commissioner Kopacz, not present.

8 Commissioner Mehta.

9 COMMISSIONER MEHTA: Aye.

10 MS. FERRARA: And Chairman Cryan.

11 CHAIRMAN CRYAN: Aye.

12 MS. FERRARA: The motion has passed.

13 The next item on the agenda is Site Plans,
14 Subdivisions and other matters scheduled for public
15 hearing. The first application is site plan for
16 2015-10-SD/SP, CJUF II, Harrison Holdings, LLC,
17 located at 100, Cifelli Drive, Block 99, Lot 1.01,
18 2.01, 3.02, 4 and 8, then continuing, 10-13, 18.01,
19 28, 34, 38-40; Block 100, Lots 1, 3.02, 11, 14,
20 16-18, 20-23, 33.02, Harrison.

21 MR, McNAMARA: Thank you,
22 Mr. Chairman. Patrick McNamara from the law firm
23 Scarinici & Hollenbeck on behalf of the applicant.
24 I'm here this evening for the next phase of the
25 Harrison Commons project, which has already received

1 conditional approvals at the Harrison Planning
2 Board, and we have provided a copy of that
3 resolution for the Board for its records, and we
4 completed TRC review before coming here this
5 evening. I would like to have my first witness,
6 Eric Ballou, our civil engineer sworn in to provide
7 an overview of the project.

8 (The witness is sworn.)

9 MR. CURLEY: Please state your name
10 and spell your last name.

11 MR. BALLOU: Eric Ballou,
12 B-a-l-l-o-u.

13 MR, McNAMARA: Mr. Ballou, for the
14 benefit of the public and the Board, would you
15 please provide us with your credentials and current
16 licenses?

17 MR. BALLOU: Yes. I serve as the
18 principal of Insite Engineering, overseeing numerous
19 site plans in urban areas. I have been in front of
20 this Board numerous times in the past, and I am
21 currently licensed in state of New Jersey as a
22 professional engineer.

23 MR, McNAMARA: Thank you,
24 Mr. Chairman. I would like to present Mr. Ballou as
25 an expert at this meeting. Thank you.

1 Mr. Ballou, if you can please proceed and
2 provide the Board an overview of this latest phase
3 in the Harrison Commons project.

4 MR. CURLEY: At this point if you are
5 using exhibits that have not been submitted to the
6 Board as part of the application, please mark them.

7 MR. BALLOU: So we're going to mark
8 the first exhibit. This is an existing conditions
9 plan. I'm going to mark that A-1, and I'll mark the
10 proposed Harrison Commons property as Exhibit A-2.

11 So that the Board has in front of you
12 showing the existing site as it is today. We have
13 Frank E. Rodgers Boulevard on the right side of the
14 plan, and then we have the completed elements of
15 Harrison Commons. We have completed the structure
16 of the parking garage inside the project. We
17 completed a residential building, which we refer to
18 as Building 1. We have recently opened a hotel.
19 It's been completed and it's now open. We also have
20 completed Building 3, which is the building furthest
21 to the north.

22 This project is redevelopment of an
23 additional nine acres about 500 feet off of Frank E.
24 Rodgers Boulevard. As you can see from this photo,
25 it basically exists as a very large commuter parking

1 lot adjoining the property, and the other portion of
2 the property has a lot of vacant buildings. So we
3 are plan on revitalizing this area.

4 I will refer to Exhibit A-2. The proposed
5 redevelopment in that area is with three buildings,
6 we refer to it as Building 4, is towards northwest
7 of the project. A little bit further to the south,
8 we have building 5 and then Building 6. We're
9 creating an L. This will be the typically
10 mixed-use. mid-rise buildings. very similar to
11 what's out there today. There will be some
12 architectural differences, but overall it will be
13 very similar.

14 We plan approximately about 1,049
15 residential units, and to address that parking
16 needs, we actually are proposing a structure parking
17 garage within Building 4, that's fully wrapped by
18 the building, so you won't actually see any of the
19 garage. So the parking garage will take care of the
20 residential parking, and through the improvements,
21 we're actually redoing all of the surrounding
22 streets, so that should gain about another hundred
23 spaces, and that is really to going to be used by
24 the public for the retail uses on the property.

25 As you can see from the previous plan,

1 there was very little open space. It was basically
2 virtually all paved. What I have here is an open
3 courtyard area. We are also doing street trees and
4 streetscape. We are going to increase the open
5 space on this property by about 30,000 square feet,
6 so by doing that, water management has really been
7 addressed by the plan.

8 One thing that has been very critical,
9 especially for this Board, our drainage doesn't go
10 toward the County roadway. It actually drains out
11 towards the Passaic River here. So it's not going
12 to actually have any adverse impact to the County
13 drainage systems.

14 COMMISSIONER GLEMBOCKI: It's
15 actually not on the County Road.

16 MR. BALLOU: It's actually 500 feet
17 west of the County road. We had discussions on
18 that. The response was there is some relationship
19 between the traffic that's going to the existing
20 traffic signal, to Cifelli and beyond, so we thought
21 it was very appropriate for us to come in front of
22 the Board and give you a better understanding of
23 this project. With that said, anything else?

24 MR, McNAMARA: I don't think so. I
25 mean I have the witness available for any questions

1 for the Board and its professional at this time.

2 CHAIRMAN CRYAN: Any questions?

3 COMMISSIONER MEHTA: It is very close
4 to the river, and how many feet above the flood
5 zone?

6 MR. BALLOU: Yes. We are within the
7 flood zone, so all of our building are always going
8 to be a minimum of one foot above the flood
9 elevations. As part of this project, since we are
10 developing within a flood zone, we are going to have
11 to get a flood hazard permit from the State of New
12 Jersey to allow the construction of these buildings,
13 but we are definitely going to develop all the
14 buildings, and we're raising the roadways such as
15 Angelo Cifelli to get the finished floors up as high
16 as we can.

17 MS. FERRARA: Mr. Cray reviewed that
18 for the Board, if the Board would like to hear his
19 comments.

20 MR. CRAY: Thank you, Mr. Chairman.
21 In the review, there wasn't many review comments
22 because it is not on the County road. It was more
23 about a traffic and parking. A traffic study was
24 submitted by the developers consistent with the
25 redevelopment area, taking advantage of the PATH

1 station. The only thing that remains, and this just
2 for the traffic engineer for some brief testimony in
3 support of both the credit for mass transit in their
4 traffic projections and also parking.

5 The Harrison project had already been,
6 consistent with the redevelopment plan and has
7 already proved it's rather unique with how close it
8 is to the PATH station, and that's the way it's been
9 designed. Just couple of brief items.

10 MR, McNAMARA: I would like to have
11 our traffic engineer qualified, Mr. Chairman.

12 (The witness is sworn.)

13 MR. CURLEY: Would you please
14 state your name for the record and spell your last
15 name.

16 MR. POLYNIAK: Yes. Douglas
17 Polyniak, P-o-l-y-n-i-a-k.

18 MR, McNAMARA: Doug, will you please
19 provide for the Board your credentials and expertise
20 and licenses.

21 MR. POLYNIAK: Sure. I work for
22 Dolan & Dean Consulting Engineers. I am a graduate
23 of Lehigh University with a Bachelor's in science
24 and civil engineering. I have been employed as a
25 traffic consultant for last 17 years or so, and I'm

1 licensed in the state of New Jersey. I have
2 testified here on two occasions.

3 MR, McNAMARA: I would like to have
4 him accepted him as an expert in his field.

5 CHAIRMAN CRYAN: Any objections? We
6 accept him.

7 MR, McNAMARA: Sir, if you could
8 please respond to the items specifically called out
9 by the Board's professional with regard to traffic
10 and parking?

11 MR. POLYNIAK: Sure. With respect to
12 the traffic impact on the development, we used
13 Institute of Transportation Engineer's data for the
14 residential component, for the approximately 1,000
15 units. We also used ITE data for the retail
16 component. There's a 14,000-square-foot retail
17 component proposed. We didn't take any trip credits
18 for the residential component. We used the straight
19 ITE data. However, we did take a 50-percent credit
20 for the retail component, as it's going to serve the
21 community. It's going to serve the residents in the
22 first phase as well as the second phase. The PATH
23 is nearby. There is going to be a lot of pedestrian
24 traffic associated with the street-front retail.

25 The level of service analysis at the

1 Cifelli and Frank E. Rodgers Boulevard resulted in a
2 Level of Service D, which meets the County
3 regulations. With respect to parking, we're
4 proposing that with one space per unit, which meets
5 the Harrison redevelopment standards. The first
6 phase of the Commons is parking at approximately
7 0.65 spaces per unit, so by providing one space per
8 unit at this locations, we're providing sufficient
9 parking for the development.

10 MR, McNAMARA: I have no further
11 question for the witness, Mr. Chairman.

12 CHAIRMAN CRYAN: Mr. Cray.

13 MR. CRAY: Mr. Chairman, that was
14 testimony that we wanted to have on the record. I
15 don't have any further questions or comments.

16 COMMISSIONER GLEMOCKI: No
17 questions.

18 MS. FERRARA: Mr. Chairman, the
19 applicant has met all of the green techniques. They
20 are offering to provide native landscaping. They
21 also have credit for redevelopment as well as green
22 parking. They have no frontage on Frank. E Rodgers,
23 and they are not required to adhere to the shade
24 tree requirements, and we have no other
25 requirements. That's all I have at this time.

1 MR, McNAMARA: Mr. Chairman, in
2 closing, I would ask one favor for the Board. We
3 are also on the agenda but on the back end with
4 regard to our subdivision aspect of the application.
5 If the Board can consider both at the same time, we
6 would really appreciate it.

7 MS. FERRARA: We have no problem with
8 that. I'm going to take two separate votes.

9 On a motion made by Commissioner Romano.
10 Second by Commissioner Holloway.

11 Commissioner Bettinger.

12 COMMISSIONER BETTINGER: Aye.

13 MS. FERRARA: Commissioner Glembocki.

14 COMMISSIONER GLEMBOCKI: Yes.

15 MS. FERRARA: Commissioner Holloway.

16 COMMISSIONER HOLLOWAY: Aye.

17 MS. FERRARA: Commissioner Mehta.

18 COMMISSIONER MEHTA: Aye.

19 MS. FERRARA: Commissioner Ng.

20 COMMISSIONER NG: Abstained.

21 MS. FERRARA: Commissioner Peralta.

22 COMMISSIONER PERALTA: Aye.

23 MS. FERRARA: Commissioner Romano.

24 FREEHOLDER ROMANO: Aye.

25 MS. FERRARA: And Chairman Cryan.

1 CHAIRMAN CRYAN: Aye.

2 MS. FERRARA: Mr. Chairman, I need a
3 motion on the subdivision portion, CJUF II, Harrison
4 Holdings, LLC.

5 On a motion made by Commissioner Mehta.
6 Second by Commissioner Peralta.

7 Commissioner Bettinger.

8 COMMISSIONER BETTINGER: Aye.

9 MS. FERRARA: Commissioner Glembocki.

10 COMMISSIONER GLEMBOCKI: Yes.

11 MS. FERRARA: Commissioner Holloway.

12 COMMISSIONER HOLLOWAY: Aye.

13 MS. FERRARA: Commissioner Mehta.

14 COMMISSIONER MEHTA: Aye.

15 MS. FERRARA: Commissioner Ng.

16 COMMISSIONER NG: Abstained.

17 MS. FERRARA: Commissioner Peralta.

18 COMMISSIONER PERALTA: Aye.

19 MS. FERRARA: Commissioner Romano.

20 FREEHOLDER ROMANO: Aye.

21 MS. FERRARA: And Chairman Cryan.

22 CHAIRMAN CRYAN: Aye.

23 MR, McNAMARA: Thank you very much.

24 MS. FERRARA: The next application to
25 be heard is 2015-17-SP; County Road LLC, company of

1 Bhasin Properties, LLC; located at One County Road;
2 located at Block 44, Lots 2 & 4.

3 MR. O'CONNOR: Thank you. My name is
4 Tom O'Connor. I am from the law firm of Waters,
5 McPherson, McNeill, representing the applicant,
6 County Road, LLC, which is an affiliated company
7 with Bhasin Properties. It's a site plan
8 application for the warehouse facility on County
9 Road.

10 The property is located just to the west
11 of where the new Goya facility is constructed. It's
12 a relatively large site, and it's contiguous on the
13 back end naturally with other properties owned by
14 Mr. Bhasin. He has constructed over the past year
15 about seven warehouse buildings similar to this on
16 Penhorn Avenue in Secaucus. This is a similar type
17 of operation with small warehouse tenants and a
18 relatively low impact use.

19 The property is located within the
20 Meadowlands district, so there is an application for
21 site plan approval with the Meadowlands. We are
22 expecting that approval within a matter of days.
23 It's a permitted use in the Meadowlands that
24 requires no variance. It's a straightforward
25 application. And we also have coordinated between

1 your engineering and planning department and the
2 Meadowlands Transportation Planning Division in
3 order to address the driveway access on the roadway
4 configuration in the area of the property frontage.
5 We will have testimony from our traffic engineer
6 addressing.

7 The first presentation, we will have two
8 witnesses, the first will be Perry Frenzel, the
9 civil engineer. Perry is going to give you a very
10 brief description of the site with a focus on the
11 aspects that we discussed about the frontage on
12 County Road, particularly the sidewalk, shade trees,
13 guardrails, et cetera, and also the drainage of the
14 property. The traffic engineer, Mr. Seckler, will
15 address the driveway configuration and also the
16 improvements that are proposed to County Road from
17 the site. With that, I'll call Mr. Frenzel.

18 (The witness is sworn.)

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

21 MR. FRENZEL: Perry Frenzel,
22 F-r-e-n-z-e-l.

23 MR. O'CONNOR: Mr. Frenzel, you're a
24 licensed engineer in the State of New Jersey?

25 MR. FRENZEL: I am.

1 MR. O'CONNOR: And have you testified
2 before and been qualified before this Board
3 previously?

4 MR. FRENZEL: I have, a number of
5 times.

6 MR. O'CONNOR: Just for the record,
7 could you give us two minutes -- 40 seconds of your
8 qualifications?

9 MR. FRENZEL: That's easy. I am a
10 professional engineer in the state of New Jersey.
11 That license is current since 1983. I am a senior
12 vice president of development and engineering for
13 Hartz Mountain Industries. Currently, I am employed
14 by Michels & Waldron Architects, Engineers and
15 Planners, and we are involved in many projects
16 through the northeastern portion of New Jersey, in
17 Newark and Jersey City, and Essex County, all over
18 the place.

19 MR. O'CONNOR: We offer Mr. Frenzel's
20 testimony as a professional engineer.

21 CHAIRMAN CRYAN: Any objections? We
22 accept him.

23 MR. O'CONNOR: Thank you. Perry,
24 very brief, could you just orient the Board to the
25 site and describe what's on there now and what's

1 proposed to be constructed.

2 MR. FRENZEL: Go back to the cover
3 sheet. The site is located here and in middle of
4 the vicinity map. It's bounded by County Road on
5 the south, and Croxton Yard is on other side of
6 County Road. To the east is Penhorn Creek. On the
7 other side of Penhorn Creek is the Goya facility.
8 To the north is Penhorn Avenue in Secaucus, and
9 immediately to the west is bounded by the Amtrak
10 rail trestle. The site is about 20 acres in size.

11 The proposed redevelopment would result in
12 impervious surface about 15 acres of the site will
13 basically undergo redevelopment. There is a
14 single-family house that's still on this property
15 for years, some minor concrete structures that could
16 have been from the rail facility or some sort of
17 loading operation, and a small garage, and that's
18 all that's on this 20 acres here. There are five
19 acres on the property that are wetlands and wetlands
20 delineated, and that delineation is accepted by the
21 Army Corp. of Engineers. That's basically what the
22 conditions of the property are prior to any
23 improvements involved with the site.

24 MR. O'CONNOR: Just for the record,
25 as counsel indicated, all of these plans are in the

1 plans. I don't think we have any additional
2 exhibits to mark. Do you want to show us the
3 proposed site plan?

4 MR. FRENZEL: Referring to Sheet Z-4,
5 your orientations again, County Road and Croxton
6 Yards over to the left, and Penhorn Creek to the
7 right of the property. Penhorn Avenue is in that
8 direction, and the Goya facility is past the bottom.
9 That's an orientation of the site. The proposal is
10 to construct two really identical buildings of about
11 100,000 square feet of first floor area, with a
12 40,000-square-foot area on mezzanine that will
13 accommodate all the space we need for parking for
14 employees and visitors.

15 In designing the site and coming up with
16 the original concept, it was created so that trucks
17 will come in off the road, and for the truck
18 drivers, it will be very obvious where they have to
19 go. The buildings are going to be constructed at
20 Elevation 13.5 for the flood plain area. That's the
21 four and a half feet above the flood elevation, and
22 a majority of the parking and loading areas.

23 Drainage for the site is directed into two
24 bioretention basins here on the site, that are
25 interconnected under the driveway going in. It is

1 discharged directly into Penhorn Creek. Any
2 drainage that was going off the County road is
3 collected to a catch basin on this location that are
4 also going into those same bioretention basins. So
5 there is no affect on the County road at that
6 location. It's directed to a larger bioretention
7 basin at the back of the site, that again discharges
8 and goes directly into Penhorn Creek so that there
9 is absolutely no drainage on the County's
10 right-of-way.

11 MR. O'CONNOR: And just for the
12 record, we have been apprized of requirements for
13 the contribution to the Penhorn pump station, and
14 the applicant acknowledges that that would be a
15 condition of approval.

16 And just briefly, could you address the
17 frontage in the front, referring to the landscaping
18 plan? Describe for us the shade trees and sidewalk,
19 et cetera.

20 MR. FRENZEL: On the landscaping
21 plan, Sheet C-6, the County requirement is for a
22 shade tree for every thirty feet of street frontage
23 along the County right-of-way. We show on the plan,
24 24 trees, which is precisely one tree for every
25 thirty feet. They are basically white oak trees,

1 and the plan specifically says that these specific
2 trees, 24 of them, are going to be planted in the
3 County-right-of-way. Just for clarification, the
4 site is heavily landscaped. Between the County's
5 requirements and the Meadowlands Commission
6 requirements, there are probably 300 trees being
7 planted, in addition to other landscaping on the
8 site. We are hoping that what's created here is a
9 very fair improvement to the area that contributes
10 to an aesthetic improvement as well.

11 In the course of our interaction with the
12 review committee, there were concerns from both your
13 people and the Meadowlands Commission about the
14 precise configuration of the ability of vehicles to
15 get in and out in the most expeditious, safe fashion
16 as possible, and we've worked our way through that.
17 I think we had three sessions with the review
18 committee. We have cars and trucks enter here. On
19 either side there will be stop signs. We have added
20 crosswalks for safety. We have extended the
21 sidewalk that exists here into the site, and the
22 same on the other side.

23 There are guardrail improvements as per
24 DOT standard as per the County review letter by the
25 County. And in an area over here, one thing that we

1 had to do was actually create a slight widening in
2 the area so that we can maintain the section just
3 past the driveway so that a turning truck can leave
4 plenty of room on the right side for a full-sized
5 vehicle on the right side to get past. That was
6 incorporated into the plan as well.

7 MR. O'CONNOR: Just one last
8 question, you have reviewed the comment letters from
9 both the County Planning Department and T & M, and
10 all of those comments, we can comply with?

11 MR. FRENZEL: We have no problem with
12 them.

13 MR. O'CONNOR: That's all the
14 questions I have.

15 CHAIRMAN CRYAN: Mr. Kline.

16 MR. KLINE: Yes, Mr. Chairman. A
17 couple of quick question. Can you go back to the
18 drainage plan, please? You have made a suggestion
19 that all of the drainage is going to be picked up by
20 the new system, and not have any on the County Road?

21 MR. FRENZEL: Correct.

22 MR. KLINE: Looking a little bit
23 further, can you just explain C-5, and the drainage
24 in the ingress portion of the driveway, is that
25 pointed towards the County road?

1 MR. FRENZEL: There is, you can see
2 at this location, this is five contours out of the
3 road is actually incorrect. That should be a seven.
4 The low point is 5.5. That drains back this way
5 from the County road. That's the intention.

6 MR. KLINE: So there's a road within
7 that driveway section?

8 MR. FRENZEL: Within the driveway
9 behind the property line inside the site.

10 MR. KLINE: And is there a catch
11 basin further out?

12 MR. FRENZEL: There is.

13 MR. KLINE: There is, okay, I'm
14 missing. Can you point to it?

15 MR. FRENZEL: Right here.

16 MR. KLINE: What about on the other
17 side. It's not an island?

18 MR. FRENZEL: It's an island. We
19 have collected at the point, and the island will
20 allow it to drain.

21 MR. KLINE: Okay. Have you provided
22 details?

23 MR. FRENZEL: It's not detailed. We
24 will make that change on the record. We will make
25 that change.

1 MR. KLINE: I want to make sure that
2 water does not collect there.

3 MR. FRENZEL: Yes, we will.

4 MR. KLINE: The other question, right
5 now there's a crossing pipe, a 36-inch pipe that's
6 on the roadway today, there is an existing one.

7 MR. FRENZEL: There is.

8 MR. KLINE: That's going to be
9 removed?

10 MR. FRENZEL: It's going to be
11 extended.

12 MR. KLINE: Is that shown here?

13 MR. FRENZEL: That was shown, I
14 believe -- here it is. We're showing that there is
15 going to be a connection from the section here, the
16 retention basin under the driveway into the other
17 side. To be safe, what we would do probably is
18 replace where the pipe is located with the new 24 so
19 it's consistent all the way through.

20 MR. KLINE: Okay. So is that a plan
21 change again?

22 MR. FRENZEL: That actually shows the
23 new 24.

24 MR. KLINE: Okay. So that is going
25 to be brand new. The old pipe is going to be

1 removed, and there will be no impact to the County
2 or any drainage on the -- there is an existing swail
3 out there?

4 MR. FRENZEL: There is.

5 MR. KLINE: Is that remaining?

6 MR. FRENZEL: That is remaining.

7 MR. KLINE: Do they connect to each
8 other?

9 MR. FRENZEL: They both drain into
10 that same area.

11 MR. KLINE: They're all going to
12 drain into that area as well. That's the other
13 question that I have on the drainage. So thank you.
14 For the guardrail, I know we have a lot of comments
15 on the guardrail. Are there any issues with that
16 guardrail on the sight distance for pedestrians and
17 vehicle turning into the driveway?

18 MR. FRENZEL: I will defer to the
19 traffic expert on that question.

20 MR. KLINE: From a site plan, the
21 site plan perspective?

22 MR. FRENZEL: What we've done from a
23 site plan perspective is we have discussed the
24 guardrail in that area, the height of the guardrail
25 and also what landscaping could have been put in

1 that sight triangle. We can go back to the
2 landscaping plan. Any landscaping has been pushed
3 back substantially. So there nothing going in 24 or
4 30 inches high.

5 MR. KLINE: So it's not going to be
6 issues with sight distance. Our comment letter went
7 through a lot of the guardrail issues associated
8 with the plan, and we put a lot of details. Just
9 make sure that you review to ensure there's no
10 problems. I have no other questions for this
11 witness.

12 CHAIRMAN CRYAN: Joe.

13 COMMISSIONER GLEMOCKI: The only
14 comment I have is just make sure that the applicant
15 and his contractor come to the County for permits so
16 we can check onto it.

17 CHAIRMAN CRYAN: Any other questions?

18 COMMISSIONER MEHTA: You don't think
19 there's much traffic? Are you going to add a
20 traffic light on that corner?

21 MR. FRENZEL: No, we're not.

22 COMMISSIONER MEHTA: And I think that
23 you're close to the Goya, and I think that you don't
24 know how often they are turning into the property,
25 so you would consider it in the future, if there's

1 too much activity?

2 MR. FRENZEL: I think there was a
3 traffic impact study done. The traffic engineer
4 could speak that that question. Basically, the
5 analysis, correct me if I'm wrong, Mr. Kline, the
6 analysis was that there wasn't a traffic signal
7 warranted in that location, and you can't put the
8 traffic signal in there unless you meet the
9 criteria.

10 MS. FERRARA: Commissioner Mehta and
11 Chairman Cryan, we haven't yet heard from the
12 traffic engineer. He should comment on the traffic.

13 (The witness is sworn.)

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

16 MR. SECKLER: My name is Matthew
17 Seckler, S-e-c-k-l-e-r, senior project manager from
18 Stonefield Engineering.

19 CHAIRMAN CRYAN: You've just got to
20 talk loud.

21 MR. O'CONNOR: Mr. Seckler, could you
22 briefly give us your professional qualifications?

23 MR. SECKLER: Yes. I have a bachelor
24 of science in civil engineering from Union College
25 in Schenectady, New York, and masters in city and

1 regional planning from Rutgers University in New
2 Brunswick, licensed professional engineer in the
3 state of New Jersey, recognized as a professional
4 traffic operations engineer by the Institute of
5 Transportation Engineers. I have been practicing in
6 the field of traffic engineering for over ten years
7 in the state of New Jersey, and I have been
8 qualified at over 50 land use boards, both municipal
9 and county, throughout the state of New Jersey.

10 MR. O'CONNOR: So we'll be offering
11 Mr. Seckler's testimony as a professional engineer
12 in the area of traffic, and the good news is, he's
13 testifying in another application, so in doing this,
14 he will be able to skip that later.

15 As a further question, can you perhaps
16 address Mr. Mehta's questions about the traffic
17 signal?

18 MR. SECKLER: Yes, and I'll jump
19 right to the answer. Overall, to determine what
20 this site will generate in the future, we consulted
21 with the Institute of Transportation Engineers' trip
22 generation manual to determine what the impacts
23 there would be because we have to determine how many
24 trips this site would generate. To do so, we use
25 the Institute of Transportation Engineers' book

1 which came up with during the peak hour, about 134
2 cars or truck, combination, using the site. What we
3 did, and this was actually a suggestion from your
4 experts and consultants, is we looked at similar
5 sites operating on Penhorn Avenue, which 8:01 to
6 9:01 on May 21st, we did a study to determine how
7 many cars and trucks go in and out of that site.

8 We found that that particular use, it is
9 going to be a warehouse which we subdivide into
10 smaller parcels as opposed to Goya which is a
11 massive distribution plant, which generates anywhere
12 from 30 to 40 percent less than your average
13 warehouse of this size. Additionally, truck traffic
14 will be anywhere from 60 to 70 percent a warehouse
15 of this size that was a single user. Doing that, we
16 came up with an analysis using that IT data, which
17 is more conservative, and we believe this site would
18 not generate anymore than 90 vehicles during the
19 peak hour, which will not necessitate or warrant a
20 traffic signal.

21 Again, this site will generate, you know,
22 relatively dribs and drabs of traffic, unlike the
23 Goya facility, which is to the south and has no
24 signal. We have already contributed to the
25 Meadowlands District, so any future improvements

1 such as widened or upgrades to the intersection, I
2 imagine, would be taken out of the money where
3 future improvements could be derived.

4 MR. O'CONNOR: As a matter of fact,
5 could you just describe for us very briefly the
6 minor widened in the area of the driveway?

7 CHAIRMAN CRYAN: I'm going to C-4,
8 all the way up to the left-hand side of the page,
9 the western side of the page, they're is a hatched
10 area, just adjacent to entering driveway. Again,
11 this was a suggestion made by your consultants and
12 experts. Right now you have essentially two lanes,
13 one lane coming to the interchange north which is
14 where New County Road and County Avenue meet. You
15 come down to two lanes, and there's one lane that
16 goes over to the bridge just to the south of our
17 property.

18 What we did was extend the drive into this
19 little hatched area which will provide for enough
20 space, it's 24 feet wide, so that if there was a
21 stopped vehicle waiting to turn into the site, it's
22 not impacting the vehicle behind them. The vehicles
23 behind them could travel, continue traveling south
24 to get to closer to 1 & 9 or the Goya factory.

25 So although we're not striping it as two

1 distinct lanes, there is enough room for the
2 vehicles to pass if there is another turning into
3 the site, and again, judging by the other sites, it
4 generates much less than what a typical warehouse
5 would due to the nature of the operation.

6 MR. O'CONNOR: That's all the
7 questions that I have.

8 COMMISSIONER MEHTA: As per your
9 study, you are not putting in a traffic signal right
10 now?

11 MR. SECKLER: Right now, there's no
12 traffic signal here. There is no service. In the
13 future we're estimating a Level of Service D, which
14 is acceptable, and that's based on the IT numbers,
15 which the T & M letter also commented, would be an
16 overestimation of the traffic we would be
17 generating. Again, we're expecting Level of Service
18 D. I think the exiting traffic tends to be the
19 biggest delay. A majority of the vehicles exiting
20 this site would probably be heading north,
21 especially the workers heading north to the
22 Turnpike.

23 We did a gravity model which determined
24 based on census data where the expected workers of
25 the site could from, and the gravity model had the

1 vehicles being directed through the Turnpike. Those
2 vehicles making a right turn out really decrease any
3 delay at this driveway.

4 MR. KLINE: Mr. Chairman, I have a
5 couple questions. Mr. Seckler, can you maybe
6 explain to the Board the operations of this site for
7 this particular warehouse? You talked about how
8 many trips it is, but maybe how do they operate?

9 MR. SECKLER: This is based on the
10 conversations with the applicant, who owns a bunch
11 of sites on Penhorn. As opposed to having a large
12 distribution factory and warehouse, where it would
13 be all one user, we have actual small, subdivided
14 units. Typically users will come from a storage,
15 media storage company to an internet sales company,
16 where you may get a shipment of leather, and you're
17 selling it on Amazon or eBay, and you send it
18 typically UPS or Fed Ex.

19 If you are even getting into the area of
20 something delivered by a large tractor trailer, a
21 majority of your shipping out, as opposed to a large
22 distribution factory, where you're using a large
23 tractor trailer trucks, a majority of the shipping
24 out is actually through a parcel services. So it
25 actually decreases the number of trucks that come to

1 the site and the number of workers. This is not
2 assembly line work or major distribution work. It's
3 basically one or two people doing office-type work
4 and loading or packaging up their internet sales
5 products. It's judging by his sites that he has, we
6 do not expect this to generate as much traffic as
7 the Institute of Transportation Engineers' generic
8 warehouse would.

9 MR. KLINE: Okay. Thank you. You
10 mentioned about the Meadowlands Commission. I
11 believe that they provided a pretty long comment
12 letter, and you provided a response to that. Have
13 you received any information back on the
14 acceptability?

15 MR. SECKLER: Other than a couple of
16 technical tweaks, we have not received anything
17 back. I know there is some turnover at the
18 Commission. I don't know if that's holding up our
19 review letter, but all indications are they found
20 our analysis acceptable. We did revise the report.
21 It was last reviewed May 19th, in response to a
22 number of their comments. They provided a detailed
23 response letter, which we copied your experts.

24 MR. KLINE: And I did review that. I
25 just want to know of the Meadowlands Commission

1 themselves had any further questions or response to
2 your response. Can you discuss a little bit about
3 that internal circulation as a traffic engineer, how
4 it's going to operate?

5 MR. SECKLER: Absolutely. Again,
6 this was our effort by both the applicant, your
7 experts and your consultants, as well as the
8 Meadowlands Commission. We met three or four times
9 in large groups to come up with what we think would
10 be best from the traffic point of view and
11 circulation of this driveway. The driveway in
12 western-most part of this page, to left when you
13 come in, we moved the inner intersection, internal
14 intersection, which would be a source of potential
15 congestion, about 60 feet further from the
16 intersection as we originally had it designed.

17 By tucking it in closer to the site, it
18 allows for vehicles to more efficiently enter the
19 site, and as the engineer mentioned, it truly sends
20 the trucks right down the center. We don't want
21 truck turning once they get into the space. We're
22 going head down to the center courtyard in back into
23 tenant spaces. As you mentioned the workers or the
24 passenger vehicles will be using on outer rim road.

25 This is a less traffic site than typical

1 warehouses. That stretch of the internal
2 intersection further from the roadway allows you to
3 get proper sight distance to be able to see vehicles
4 coming. It also prevents stacking back in the
5 intersection affecting internal circulation. It's
6 not a high turnover site. It's not a mall where you
7 have cars zooming in and out.

8 This arrangement which we pushed the
9 intersection of the internal intersection far from
10 the driveway, provided an aisle down the middle to
11 prevent that cut-over traffic. It is an efficient
12 solution to this site. This was a collaborative
13 effort, and I think we were given a lot great of
14 suggestions by your experts to come up with this
15 solution.

16 MR. KLINE: Mr. Chairman, I have no
17 further questions.

18 COMMISSIONER GLEBOCKI: That's it.

19 MS. FERRARA: Mr. Chairman, the
20 applicant has met the green techniques. They are
21 offering green parking and bioretention basins. The
22 applicant has agreed to update the landscaping plan
23 to note the shade trees, providing 54 trees. The
24 landscaping plan is also going to address the sight
25 distance issues that Mr. Kline brought up. The

1 applicant has also agreed to make a contribution to
2 the Penhorn Creek, as well as the applicant has
3 agreed to revise the drainage plan.

4 On a motion made by Commissioner
5 Bettinger. Second by Commissioner Peralta.

6 Commissioner Bettinger.

7 COMMISSIONER BETTINGER: Aye.

8 MS. FERRARA: Commissioner Glembocki.

9 COMMISSIONER GLEMBOCKI: Yes.

10 MS. FERRARA: Commissioner Holloway.

11 COMMISSIONER HOLLOWAY: Aye.

12 MS. FERRARA: Commissioner Mehta.

13 COMMISSIONER MEHTA: Aye.

14 MS. FERRARA: Commissioner Ng.

15 COMMISSIONER NG: Aye.

16 MS. FERRARA: Commissioner Peralta.

17 COMMISSIONER PERALTA: Aye.

18 MS. FERRARA: And Chairman Cryan.

19 CHAIRMAN CRYAN: Aye.

20 MS. FERRARA: The motion has passed.

21 MR. O'CONNOR: Thank you very much.

22 MS. FERRARA: Mr. Chairman, the next
23 application to be heard is 2015-21-SP; Applicant,
24 The Stevens Institute of Technology; located at
25 501-531 & 601 Hudson Street; Block 227, Lot 1; Block

1 228, Lot 1 & 3, Hoboken.

2 MR. TUVEL: Good evening, Mr.
3 Chairman, Members of the Board, Jason Tuvell from the
4 law firm of Gibbons PC, attorney for the applicant,
5 Stevens Institute of Technology. This is a site
6 plan application at the northeast and southeast
7 corners of 6th Street and Hudson Street.
8 Currently -- Hudson Street is obviously a County
9 road, which is why we're here.

10 Currently, at this site, our north lot and
11 south lot are divided by 6th Street, which is a
12 municipal right-of-way. The north lot currently has
13 a parking lot that is used by the Stevens Institute
14 of Technology for commuter students, and on the
15 south lot is an existing academic building.
16 The proposal is for an approximately
17 91,000-square-foot academic building that will have
18 classrooms, laboratory space, faculty offices and
19 things of that nature.

20 In connection with the application, it's
21 four stories, three stories that meet the prevailing
22 setback, and a fourth story that is setback further
23 from the right-of-way. Currently, at the site is
24 actually three curb cuts, two on 6th Street, one on
25 Hudson Street. All three of those curb cut will be

1 closed as a result of this application, which will
2 allow for additional parking spaces on those
3 streets. In addition to that, there will be new
4 sidewalks and curbing along the County right-of-way
5 on Hudson Street, all which will be made ADA
6 compliant in connection with the application.

7 We did perform a traffic study as a result
8 of this application obviously. I think that's been
9 reviewed by your Board professionals and is deemed
10 to acceptable, and in addition to that, we did
11 increase the stormwater detention on the site as a
12 result of comments from the Zoning Board of
13 Adjustment from Hoboken, and we can go through that
14 in some detail.

15 The initial proposal that was submitted
16 not only the zoning board but to this Board as well
17 met the North Hudson Sewerage requirements. The
18 revised proposal far exceeds those requirements by
19 detaining more water on-site. In terms of
20 pedestrian access to the proposed building, that's
21 all going to be on 6th Street, off of the County
22 right-of-way, and we also proposed a sky bridge over
23 6th Street that connects the two building for
24 collaboration space and other functions. So that
25 will also keep the pedestrian activities into the

1 interior part of the campus as opposed to Hudson
2 Street.

3 In addition to that, there are many green
4 technologies that are a part of this application,
5 and our architect will go into that on the greater
6 detail. We reviewed the comment letters that were
7 submitted by your Board professionals. We don't
8 have any issues with any of the comments. We just
9 have one or two minor clarifications, but others
10 than that, we find them to be acceptable, and we
11 believe based on the technical review meeting that
12 we had initially, that we sufficiently addressed
13 hopefully all of the comments that your planning
14 staff and engineering staff had.

15 I have one witness that I'm going to call,
16 Richard King, who is our project architect.
17 However, I do have our civil engineer and traffic
18 engineer here if there are any additional questions.
19 I also have a representative from Stevens, an
20 operational person, in the event that there are any
21 questions from the Board or its professionals that
22 need to be addressed. So unless there are any other
23 questions for me, I would like to bring up my first
24 witness. The first witness we are going to call is
25 Richard King, who is the project architect.

1 (The witness is sworn.)

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

4 MR. KING: Richard King, K-i-n-g.

5 MR. CURLEY: Mr. King, if you use any
6 exhibits that are not part of the packets, please
7 mark them A-1, and then consecutively.

8 MR. TUVEL: So Mr. King, if you can
9 just give the Board your professional experience and
10 educational background as an architect and whether
11 you're licensed in the state of New Jersey.

12 MR. KING: Yes. I have over 20 years
13 of experience as an architect in the both New Jersey
14 and Pennsylvania. I am licensed in both New Jersey
15 Pennsylvania. I hold bachelor's degree in
16 architecture from Temple University in Philadelphia,
17 as well as a master's degree in architecture from
18 the University of Pennsylvania, which is also in
19 Philadelphia.

20 MR. TUVEL: I would ask the Board to
21 accept Mr. King as an expert in architecture. Thank
22 you very much.

23 Mr. King, if you can just give the Board a
24 brief overview of the existing conditions on the
25 site, and then move to the proposed site plan.

1 MR. KING: Yeah. Can everyone hear
2 me? I am a soft speaker. I want to make sure you
3 can hear me. This is not existing before, so I'll
4 mark this A-1. This is an aerial photograph of the
5 surrounding area, and it provides some context.

6 So we're providing this just to give you
7 understanding of the relationship of the site to the
8 City of Hoboken. Hudson Street is a County road.
9 We are taking this parking lot for 36 cars, it's
10 currently a paved parking lot. On the south lot,
11 there's an L-shape lot that we're using for the
12 building. There's a structure which is the existing
13 academic building. There is also an existing
14 central plan building which has been taken offline,
15 and that's no longer used. That will also be
16 removed as part of this project. Just to give you
17 some context...

18 MR. TUVEL: So this plan you're
19 proposing was submitted with the application,
20 correct?

21 MR. KING: Yes. So this is Drawing
22 PS101, which is part of the application. This
23 drawing is a general site plan to give you an
24 understanding to appreciate the existing building.
25 As Mr. Tuvell clarified earlier, we have a north

1 building, which is four stories, and there is a
2 bridge which connects at the second and the third
3 floor across 6th Street, the municipal street here.
4 The building is at the property line along Hudson
5 Street.

6 There are proposed planting areas in front
7 of both buildings, which are in line with the other
8 planting areas that you find all along Hudson
9 Street. All of the residences up and down also have
10 a continuous garden, which is actually quite nice,
11 and we will be continuing the sidewalks in front of
12 building and wrapping around the school.

13 The building themselves, just to give you
14 an idea, this has not been submitted yet. We'll
15 call this A-2. These are colored renderings of the
16 elevation of the building. Just to give you a
17 little bit of context, there is an existing building
18 called the Carnegie building. And here are the two
19 buildings, the north building, which is a four-story
20 you'll see as the red brick. It's a three-story
21 piece, and it's set back to try to really make the
22 buildings transition from the smaller-scale
23 brownstones to the larger scale and heavy building.
24 We tried to make it fit into the context of the
25 Hoboken.

1 MR. TUVEL: So Richard, going back to
2 the site plan, can you describe some of the
3 improvements that are located along the right-of-way
4 or adjacent to the right-of-way?

5 MR. KING: Yes. Let me jump back.
6 So as Mr. Tuvel said, in the right-of-way, we are
7 replacing all the curbs. all the sidewalks, and we
8 are replacing trees and adding new trees. There are
9 two trees on each side, and that's a total of four.
10 There was a question, should we bring another?
11 There was a question about the number of trees that
12 we could fit and needing to possibly make a
13 contribution because there a number of utilities in
14 the area that are preventing us from meeting the
15 spacing requirements that the County has, so we
16 would have to make a contribution in order to manage
17 that. We will try to fit in as many as we can in
18 order to meet all the spacing requirements. There
19 are utilities in the corners, and we can't fit them
20 in.

21 MS. FERRARA: They are required to
22 have six, so two are existing, and I believe two
23 will be planted, and for two they will make a
24 contribution for two trees, which is a total of six.

25 MR. TUVEL: Richard, can you discuss

1 some of the drainage improvements as well?

2 MR. KING: So just to jump back for a
3 second, let me clarify the existing conditions for
4 the drainage. On the north site there is an
5 existing paved parking lot, which has a planting
6 small bed in front of it, and then on the south lot,
7 there is an existing structure. There is a paved
8 driveway.

9 So a majority of the site is impervious
10 surface, and right now we have minimal collection of
11 any of the stormwater. The parking lots are sheet
12 flow right into the right-of-way. That's existing
13 curbing. The other thing that was mentioned, the
14 curb cuts into the parking lot are being removed.
15 One curb cut along Hudson Street in between the
16 Carnegie Building and the existing academic
17 building, that curb cut will also removed as part of
18 construction.

19 CHAIRMAN CRYAN: Commissioner
20 Holloway.

21 COMMISSIONER HOLLOWAY: Is that
22 property in a flood area?

23 MR. KING: No. This area of Hoboken
24 is quite high, and Stevens is mostly on a bluff.

25 COMMISSIONER HOLLOWAY: Thank you.

1 MR. KING: As Jason mentioned, the
2 retention basin has been designed and is located on
3 east side of the building. It retains the water
4 from the north building. The south building is not
5 part of that detention system. It's tied directly
6 into system that's existing. So we are collecting
7 everything on the north site. We are reducing the
8 loads and retaining the water coming from the lot so
9 we don't have the sheet flow anymore.

10 MR. TUVEL: Does the Board or its
11 professionals have any questions for Mr. King?

12 MR. KLINE: Sure, Mr. Chairman. When
13 it comes to the drain, that's a changed plan,
14 correct, than what provided?

15 MR. TUVEL: That is correct.

16 MR. KLINE: Could you go through the
17 changes, the details on it?

18 MR. KING: The detail change are, the
19 original design was a much smaller design. I
20 believe we had 55 linear feet of pipe and a 24-inch
21 pipe.

22 MR. KLINE: What is the new number?

23 MR. TUVEL: It's in the letter, page
24 3 of the T & M letter. I think you did see the
25 latest plan.

1 MR. KLINE: I apologize.

2 MR. TUVEL: I think you did see it.
3 Initially, there was a 55-foot linear pipe, and it
4 went to 215, a significant increase there, and also,
5 the piping 24-inches, and it is now 36 inches in
6 diameter. That should be on the revise plans.

7 MR. KLINE: So all of the comments
8 had to do with the size of the pipe and the
9 connection to the existing 36-inch. Has the
10 planning board addressed that comment?

11 MR. KING: Yeah, I believe it wasn't
12 an issue.

13 MR. TUVEL: That was to Comments 3A
14 and 3B, those are acceptable. We can revise the
15 plan to do that.

16 MR. KLINE: Okay. Thank you.

17 COMMISSIONER GLEMOCKI: No further
18 questions.

19 CHAIRMAN CRYAN: Were you approved by
20 the Hoboken Planning Board?

21 MR. TUVEL: Not yet. I'm hoping that
22 will be. We've had three hearings before the Board,
23 and our next meeting date is July 28th. If we do
24 get approved, we will provide the resolution to the
25 Board obviously.

1 MR. KLINE: I'm sorry. I did have
2 one more question. The ADA ramps that you're
3 proposing, in our comment letter, the suggestion was
4 that they be in line with crosswalks. I just wanted
5 to know what the solution was. We came up with one
6 or two solutions how to address.

7 MR. TUVEL: I can swear in my site
8 engineer.

9 (The witness is sworn.)

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

12 MR. DiGIACINTO: John DiGiacinto D-I,
13 capital, G-I-A-C-I-N-T-O.

14 MR. TUVEL: Mr. DiGiacinto, as Mr.
15 King did, just give a brief overview of your
16 professional background and licenses.

17 MR. DiGIACINTO: Licensed
18 professional engineer in state of New Jersey for 16
19 years now. I've been in the engineering field for
20 21 years now; graduate of Lehigh University with a
21 bachelor's degree in civil engineering.

22 CHAIRMAN CRYAN: Any objections?
23 Okay, please.

24 MR. TUVEL: Thank you very much. So
25 you can answer the question.

1 MR. DiGIACINTO: I received the
2 letter today and looked at it myself. We were
3 considering a couple of different options. I want
4 to make sure I look all of them. We are considering
5 shortening the flare-a-way because it's not in the
6 ADA path, or alternatively restriping the
7 crosswalks. We don't want to end up with a steep
8 angle. It looks like on the north side, we shift
9 about five degrees. That ramp I think that we could
10 shorten the flares and shift to go better with the
11 existing ramp.

12 On the south side, that's more of an issue
13 because there's an existing hydrant on the north end
14 of that ramp, so we may look at and consider
15 relocating the crosswalk. That's something that we
16 were planning on consulting with your office to make
17 sure everybody is in agreement.

18 MR. KLINE: The only suggestion I
19 would have, if you're going to redo the striping, it
20 becomes an issue of how are you going to move it and
21 replace it, and what is it going to look like in the
22 end. So I would suggest if you move the ramps
23 within the existing striping, that would be the
24 better solution.

25 MR. DiGIACINTO: That would be the

1 preference. I wasn't as concerned. I understand
2 your concern. I wasn't as concerned because with
3 all the utility work we'll be doing on 6th Street,
4 and there is a couple connections into Hudson that
5 are going to end up being in the combined sewer.
6 There was a consideration that it would be possible
7 to build that area.

8 MR. KLINE: You can change the
9 striping.

10 MR. DiGIACINTO: It's something that
11 we'll look into in more detail and coordinate.

12 MR. TUVEL: If the Board should
13 approve the application, Mr. Curley, we can add a
14 condition to work with you and the County Engineer's
15 department on that issue.

16 MS. FERRARA: Mr. Chairman, to recap
17 the conditions of approval that have to be met by
18 the applicant, the applicant has agreed to work with
19 County engineer on the ADA ramps and any other
20 sidewalk repairs and curbs and painting.

21 MR. TUVEL: That was acceptable, yes.

22 MS. FERRARA: The applicant's green
23 techniques are the native landscaping, green parking
24 and porous pavement, and as discussed earlier, the
25 applicant has agreed to a total combination of two

1 existing trees to be planted, two contribution, and
2 I believe that the applicant has agreed to revise
3 the drainage plan.

4 MR. TUVEL: The drainage plan, I
5 believe that was submitted. You do have a revised
6 drainage plan.

7 MS. FERRARA: I have a plan dated May
8 28th, 2014, that has been revised.

9 MR. TUVEL: Which plan?

10 MS. FERRARA: This is May 28th, so
11 that?

12 MR. TUVEL: To the extent it needs to
13 updated by the engineer.

14 MS. FERRARA: So you have a revised
15 plan.

16 MR. TUVEL: Yes.

17 MS. FERRARA: Mr. Chairman, those are
18 all of the conditions of approval, and the Hoboken
19 approval.

20 FREEHOLDER ROMANO: You're almost
21 done with the meetings in Hoboken?

22 MR. TUVEL: We put on our site
23 engineer, our traffic engineer and our operation
24 witness.

25 FREEHOLDER ROMANO: So what is the

1 problem now?

2 MR. TUVEL: I don't think there is
3 any problem. There is a lot of interest. We have a
4 lot of comments from the public. We have to put on
5 our professional planner as well. Between the
6 questions between the Board and the public, we're
7 going to have another meeting. Hopefully, we can
8 finish and do the best we can.

9 FREEHOLDER ROMANO: When do you think
10 you're going to get it done?

11 MR. TUVEL: You mean the actual
12 construction?

13 FREEHOLDER ROMANO: The actual
14 approval by the planning board?

15 MR. TUVEL: I hope to have it by the
16 end of the summer. That's our hope.

17 FREEHOLDER ROMANO: When do you go
18 next in front of the Board?

19 MR. TUVEL: July 28th is next
20 hearing. We're going to put on our professional
21 planner. There is an objector with an attorney. I
22 believe they have their own planner. They will put
23 on that person as well, and we're trying to move it
24 as quickly as we can. You know, the process has to
25 take its course.

1 FREEHOLDER ROMANO: Okay. Thank you.

2 CHAIRMAN CRYAN: Any questions or
3 comments from the Board.

4 MR. TRIDENTE: Mr. Chairman, I just
5 wanted to make a correction. They are removing the
6 two trees on Hudson Street and replacing them,
7 correct?

8 MR. TUVEL: Yes.

9 MR. TRIDENTE: They're not going to
10 remain. They are going to remove the two and plant
11 two new. Thank you.

12 FREEHOLDER ROMANO: I want to commend
13 my colleagues. Stevens is bending over backwards
14 trying to get this facility done, and I appreciate
15 their cooperation and attention, and I think that
16 they will not only to have a solution to all of the
17 interest in Hoboken, and with the approval by the
18 County, we can get the conditions on the record and
19 get this expedited. That's all I have to say.
20 Thank you.

21 COMMISSIONER BETTINGER: What seems
22 to be the objection?

23 MR. TUVEL: There is one objector
24 that's has two people that are represented by
25 counsel. They haven't set forth their specific

1 objections, but they have raised issues regarding
2 the bridge. Somebody raised issues regarding
3 stormwater, which we came back and resolved, and
4 this is my opinion obviously, but in my opinion, I
5 thing we resolved it at the last meeting. You heard
6 the testimony that we increased stormwater detention
7 significantly on the site, which I think everybody
8 knows the benefit.

9 The volume that we're storing now, we meet
10 the requirement of the initial proposal as we were
11 supposed to. Now we have increased it eight times.
12 We are at a high point, but to assist the rest of
13 the community downstream, we agreed to increase the
14 detention system. I think that was a positive
15 occurrence at the last meeting. You know, there is
16 someone, a neighbor that has objections. Obviously,
17 I can't read their minds. They have questions.
18 We're trying to address them the best that we can.

19 CHAIRMAN CRYAN: Are any members of
20 public present for this application?

21 COMMISSIONER MEHTA: Mr. Chairman,
22 our approval will take away the parking, and I have
23 questions about what are you going to do for parking
24 if you're removing the parking area?

25 MR. TUVEL: That's a commuter student

1 parking lot, and what we're planning on doing, we
2 actually don't need a parking variance. We are
3 compliant with the parking requirement. Through the
4 construction of Steven's own parking facility, which
5 is on Frank Sinatra Drive in very close proximity to
6 this building actually, we don't need a parking
7 variance. We are very excited finishing that
8 project as well in order to increase the parking on
9 campus. We actually meet the parking requirement,
10 which is nice.

11 FREEHOLDER ROMANO: For the benefit
12 of the members of the public, why don't you tell
13 them about that project?

14 MR. TUVEL: So right now garage is in
15 use. There are 140 spaces that are currently there,
16 and we have a preliminary approval to further expand
17 the garage and complete it. That will be actually
18 436 spaces in total, so it's real nice addition.
19 We're hoping to get that done as well. Between
20 these two projects, we feel it's a nice addition not
21 only for Stevens but for the City of Hoboken.

22 FREEHOLDER ROMANO: Chairman Cryan
23 and my colleagues, the spots that are being taken,
24 it's not going to be for the Hoboken residents?

25 MR. TUVEL: No, that is a designated

1 commuter parking lot for Stevens' students.

2 CHAIRMAN CRYAN: Any questions?

3 Motion?

4 MS. FERRARA: On a motion made by

5 Commissioner Romano. Second by Commissioner

6 Holloway.

7 Commissioner Bettinger.

8 COMMISSIONER BETTINGER: I vote aye

9 with the condition of the approval from Hoboken.

10 MS. FERRARA: Commissioner Glembocki.

11 COMMISSIONER GLEMBOCKI: Yes.

12 MS. FERRARA: Commissioner Holloway.

13 COMMISSIONER HOLLOWAY: Aye.

14 MS. FERRARA: Commissioner Mehta.

15 COMMISSIONER MEHTA: Aye.

16 MS. FERRARA: Commissioner Ng.

17 COMMISSIONER NG: Aye.

18 MS. FERRARA: Commissioner Peralta.

19 COMMISSIONER PERALTA: Aye.

20 MS. FERRARA: And Chairman Cryan.

21 CHAIRMAN CRYAN: Aye.

22 MR. TUVEL: Thank you very much.

23 MS. FERRARA: Mr. Chairman, the next

24 item on the agenda, Application 2015-27-SP; Journal

25 Square Urban Renewal, LLC, Hopkins Group, LLC,

1 located at 2851-2853 John F. Kennedy Boulevard;
2 Block 10602, Lot 49, Jersey City.

3 MS. LAZARO: Good evening. Alexia
4 Lazaro, Connell Foley for the applicant, Journal
5 Square Lofts, LLC. This project is located at
6 2851-2853 Kennedy Boulevard in the Zone 3
7 Commercial Center, Journal Square 2063
8 redevelopment plan. This applicant has already
9 appeared before the planning board, and it's been
10 unanimously approved before Jersey City. They like
11 this plan a lot.

12 This is an adaptive reuse of the existing
13 building. So this building is -- our client is
14 sub-ground leasing the property for 50 years, and
15 they're going to adaptively reuse the second through
16 sixth floors. The first floor will be commercial.
17 Nothing is going to be changed on that. It is about
18 185 feet from JFK to Magnolia, so the property goes
19 completely through.

20 There is a side board on the front. I
21 will present and give you pictures in a little bit,
22 which my engineer testify to, but that would be
23 taken down, and the original architecture of the
24 building will be seen on the property. The property
25 has a 60-foot, one-story rear addition that

1 currently houses a loading for the commercial
2 tenants, and some of that activity will be
3 maintained on Magnolia Street, but it will not
4 affect the JFK.

5 I would like to introduce Mark Chisvette,
6 who is our licensed engineer and have him sworn in.

7 (The witness is sworn.)

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

10 MR. CHISVETTE: Mark Chisvette,
11 C-h-i-s-v-e-t-t-e.

12 MS. LAZARO: Mr. Chisvette, could you
13 give a brief overview of your licenses and have you
14 testified before this Board?

15 MR. CHISVETTE: I am currently
16 president and owner of Chisvette Engineering, LLC.
17 I am a licensed professional engineer in the state
18 of New Jersey. I am a graduate of Rutgers College
19 of Civil Engineering. I have been a professional
20 engineer in state of New Jersey since 1982. I am
21 currently the owner of Chisvette Engineering. Prior
22 to that, I was engaged with TMR Engineering, and I
23 was directing the preparation of the site plans that
24 are part of the package that you have before you.
25 The plans that you have currently have are signed by

1 the engineer that took over the project after I left
2 the firm. I'm very familiar with the project since
3 I was working on it up until it was approved by the
4 Jersey City Planning Board.

5 CHAIRMAN CRYAN: Any objections? Go
6 ahead.

7 MS. LAZARO: Mr. Chisvette, before
8 you start I'm going to submit Exhibit A-1. I'm
9 going to give an extra copy to pass around. We do
10 not have a poster. I'm going to give a better
11 picture of the front of the building and what the
12 rear of the building looks like.

13 Can you give an overview of the project?

14 MR. CHISVETTE: Sure. Just the most
15 important thing to take in consideration is the
16 building does exist now. There will be no changes
17 to the size of the building, the shape of the
18 building. All of the work done in the building will
19 be in the interior with the exception of the facade
20 change on the front of the building.

21 The exhibits that was just passed around
22 has four photographs, and the upper left photograph
23 is a view of that building from across the street,
24 directly in front, and you can see that there are
25 glass windows and doors on the ground level

1 sidewalk. Above that projecting about half the
2 height of the building is a sign facade, and above
3 that is the original facade of the building. What
4 is proposed is to remove that sign facade so that
5 the original building will be visible from ground
6 level.

7 The tenant will or rather the applicant
8 will occupy the floors from between two and six, and
9 will not be occupying the ground floor except for
10 the entryway on the ground level and lobby and the
11 elevator, and anything else that's related to the
12 proposed residential use will be from the floors two
13 through six.

14 Again, looking at the exhibit that's being
15 passed around, the upper right photograph is a view
16 of the building from the rear from that Magnolia
17 side. It's taken from the roof of the first floor.
18 In the rear of the building, the ground floor
19 projects out closer to the street, and the rest of
20 the building is set back. That photo is taken from
21 the above the ground floor. There are two other
22 views in that exhibit. One is from JFK looking at
23 the building from an angle, and the lower right is
24 looking rear of the building from the ground level,
25 so you can the Magnolia sidewalk.

1 The second exhibit that's being passed
2 around prepared by the architect, TMR. That shows
3 what building will look like once that sign facade
4 is removed. You can see there's really nice windows
5 and architectural features that are hidden now by
6 that sign facade that will be exposed that comes
7 down, and the frontage of the building from the
8 first floor will not change.

9 The Third exhibit is and elevation view
10 from the Magnolia side of the site. This was
11 provided on the TMR.

12 MS. LAZARO: Mr. Chisvette, can you
13 explain what if any work will be John F. Kennedy
14 Boulevard.

15 MR. CHISVETTE: The only work being
16 done on Kennedy Boulevard is a connection for sewer.
17 The sewer line is in the sidewalk, and the water
18 line just beyond the curb line. That's it, two
19 trenches for those two connection. Other than that,
20 there's no proposed work done on the JFK side.
21 There will be new sidewalk to replace the
22 deteriorated sidewalk on the Magnolia side and some
23 trees are proposes, two street trees are proposed on
24 the Magnolia side.

25 There has been a letter from the county

1 reviewers, and that letter recommends placing three
2 shade trees along Kennedy boulevard or a
3 contribution to the Shade Tree Commission. I
4 believe in the alternative that I would recommend
5 the latter because as I said before, there is a
6 water line just in front of the curb. There is a
7 combined sewer just in front of the building and a
8 fiber optic running through the sidewalk. That
9 doesn't leave a whole lot of space from the trees
10 planted there. There are no trees along the whole
11 frontage on the side of the street. There are no
12 street trees. If we plant trees, there would be the
13 only trees on the block. Since the applicant is not
14 proposing do any work along the front, that would be
15 my recommendation.

16 MS. LAZARO: Are there going to plan
17 shade trees on the magnolia side?

18 MR. CHISVETTE: Yes, two shade trees.

19 MS. LAZARO: Can you please explain
20 to the Board what the green techniques, the bike
21 racks that would be installed?

22 MR. CHISVETTE: As part of
23 requirement of the Jersey City zoning, they require
24 to have one bike parking or bike rack space for
25 every two units for residential units, so there will

1 be space for 12 bicycles inside the building. There
2 is inside dedicated space for that.

3 MS. LAZARO: Just so the Board also
4 is aware, I don't know if the Board is aware,
5 there's going to be six studios, 19 one-bedrooms and
6 15 two-bedrooms. It's only going to be the second
7 the sixth floors that will be rehabbed, and in this
8 redevelopment area, that is exactly what Jersey City
9 looking for for this area, the adaptive reuse of
10 existing property. This applicant has also done
11 this before and has been very successful in the
12 Journal Square area.

13 I don't know if the Board has any
14 questions for the engineer or if you would like us
15 to continue.

16 MR. TRIDENTE: Mr. Chairman, I have a
17 question. This is a high pedestrian area. During
18 the removal process for the facade, you're going to
19 have to erect scaffolding; is that correct?

20 MR. CHISVETTE: Yes.

21 MR. TRIDENTE: The aside from the
22 scaffolding, is there a pedestrian modification plan
23 to direct people around this work area? Clearly,
24 there is a lot of thins being pulled down from the
25 facade.

1 MR. CHISVETTE: We haven't gotten to
2 that level. That may be a required to have
3 pedestrians stay outside the street, if it could be
4 shielded properly perhaps.

5 MR. TRIDENTE: If you go in the
6 alternate route where you have to divert pedestrians
7 out into the street with cones and barricades, you
8 have to have the plan approved by the County
9 engineer's office.

10 MS. LAZARO: The applicant will
11 comply with that.

12 CHAIRMAN CRYAN: Mr. Cray.

13 MR. CRAY: Thank you, Mr. Chairman.
14 I was curious. You mentioned that question earlier.
15 I had a review letter to the TMR, did you receive
16 that?

17 MS. LAZARO: We did not.

18 MR. CRAY: I'm going to make a copy
19 of that as well. It's never straightforward. Some
20 of the content we already discussed. I'll go
21 through the remaining. I'm not so concerned with
22 the construction, which I'm actually more concerned
23 with the finished product. The finished product,
24 even though there is no square footage changes.
25 It's the second through sixth floor and attic use,

1 so the trip generation will have a demand of some
2 sort, and they're going to convert it to 40
3 residential units. So there is no on-site parking
4 proposed?

5 MR. CHISVETTE: No.

6 MR. CRAY: The redevelopment plan in
7 this area doesn't encourage because it's close to
8 mass transit.

9 CHAIRMAN CRYAN: The redevelopment
10 plan has parking restrictions, correct?

11 MS. LAZARO: Yes.

12 MR. CRAY: So I would have more
13 question if it was a larger use, if they were
14 proposing square footage. They're not proposing
15 square footage to attribute to parking demand. That
16 was there for the residents. It is what it is, and
17 to consist with the redevelopment plan for this
18 area. So the questions pertain to the construction.

19 Now, you mentioned water and the sanitary
20 sewer working, and you're working with the Jersey
21 City Sewage Authority?

22 MR. CHISVETTE: We will be.

23 MR. CRAY: And one of the conditions
24 of the letter before you perfect that, make sure you
25 get County approvals before you receive final

1 approval Jersey City, so when they address detail
2 requirements it's coordinated with the County. You
3 will restore that sidewalk from the one connections,
4 and the sidewalk, curb and pavement for the other
5 connection. What's out has to be unique to that
6 streetscape. Details are going to have to be
7 consistent with the County standard details but also
8 what is there. That's for one.

9 You know, you'll have the scaffolding
10 impact there. We need details of the plans in case
11 that has happened, and the County inspector is going
12 to have to follow through with that, if there's any
13 disturbance on the street, you're going to have to
14 put it in the condition it was before you started.
15 So there are couple of different reasons you might
16 have to do restoration work on the streetscape.

17 Have you already investigated the gas
18 service to see if don't have a need to provide for
19 new service?

20 MR. CHISVETTE: My understanding is
21 existing three mains, so it's satisfied.

22 MR. CRAY: That's from JFK, not
23 Magnolia? I'm not sure.

24 MR. CHISVETTE: The existing line.

25 MR. CRAY: I'm not sure. I didn't it

1 was Magnolia. I asked just in case. All of the
2 detail required, if for some reason that changes or
3 they decide to restore that service, the restoration
4 would be clear that has to go back.

5 I believe there's a need for a franchise
6 agreement. That was pointed out in plan review, and
7 it specifically mentioned it's a condition for the
8 Freeholders.

9 MS. LAZARO: That was in the previous
10 review letter. We will comply with it, yes.

11 MR. CRAY: That's pretty much it.
12 Just address the review comments with additional
13 plan details. There be always be stairs. Come to
14 the County to get a permit when it comes to any
15 change to the pedestrian traffic during the
16 construction phase. Make sure it's not an
17 afterthought with the contractor. The contractor is
18 not here tonight. You want to make sure that
19 doesn't get lost in the shuffle. Those are the only
20 questions that I have, Mr. Chairman.

21 CHAIRMAN CRYAN: Okay.

22 MS. FERRARA: Mr. Chairman, onto the
23 recap of the requirements and conditions of
24 approval, the applicant is meeting one green
25 technique, green parking bicycle racks, but they are

1 requesting a waiver from the second. I recommend to
2 the Board that they issue a waiver. The applicant
3 has agreed to make a contribution for three trees.
4 The applicant has agreed to get a franchise
5 agreement for canopies or any other encroachment on
6 the County right-of-way. The applicant has agreed
7 to coordinate any scaffolding or alternative
8 pedestrian access through construction with the
9 County engineer's office, and the application has
10 also agreed to submit to us the final drainage plans
11 submitted to Jersey City MUA, as well as any changes
12 to the gas connection.

13 MS. LAZARO: Yes.

14 COMMISSIONER BETTINGER: Will the
15 construction impact any of the traffic flow over
16 Kennedy Boulevard, would you have to be closing a
17 lane?

18 MR. CHISVETTE: Most of the
19 construction is being done indoors. It's parking
20 more than anything else. There no construction
21 other than that facade change. There's no exterior
22 construction on the JFK side. There is a little bit
23 on Magnolia side because of sidewalk and curbing.

24 COMMISSIONER BETTINGER: Okay.

25 CHAIRMAN CRYAN: Any other questions?

1 MS. FERRARA: On a motion made by
2 Commissioner Bettinger. Second by Commissioner Ng.
3 Commissioner Bettinger.

4 COMMISSIONER BETTINGER: I vote aye.

5 MS. FERRARA: Commissioner Glembocki.

6 COMMISSIONER GLEMBOCKI: Yes.

7 MS. FERRARA: Commissioner Holloway.

8 COMMISSIONER HOLLOWAY: Aye.

9 MS. FERRARA: Commissioner Mehta.

10 COMMISSIONER MEHTA: Aye.

11 MS. FERRARA: Commissioner Ng.

12 COMMISSIONER NG: Aye.

13 MS. FERRARA: Commissioner Peralta.

14 COMMISSIONER PERALTA: Aye.

15 MS. FERRARA: And Chairman Cryan.

16 CHAIRMAN CRYAN: Aye.

17 MS. FERRARA: The motion has passed.

18 MS. LAZARO: Thank you.

19 MS. FERRARA: Mr. Chairman, the next
20 item to be heard is Application 2015-31-SP, Shay
21 Grinfeld and Helit Greenfield; located at 513 Garden
22 Street; Block 192, Lot 9, in Hoboken.

23 MR. NASTASI: Good evening,
24 everybody. My name is John Nastasi. I'm the
25 architect of record for the Grinfeld residence in

1 Hoboken. I'm here with my colleague to present the
2 front yard modifications to this residence in
3 Hoboken on Garden Street. Do I have to be sworn in?

4 MR. CURLEY: Yes, you do.

5 (The witness is sworn.)

6 MR. CURLEY: Would you please spell
7 your last name for the record.

8 MR. NASTASI: N-a-s-t-a-s-i.

9 MR. CURLEY: Mr. Nastasi, tell us a
10 little bit about your qualifications.

11 MR. NASTASI: Okay. I'm a licensed
12 architect for about 25 years, and I'm licensed in
13 New Jersey and in New York. I have a bachelor of
14 architecture from Pratt Institute. I have a masters
15 in design from Harvard University. I have been a
16 professor at Harvard for many years, and a professor
17 at Stevens. I teach at the engineering school at
18 Stevens and teacher at the design school at Harvard.
19 Most importantly, I grew up in Journal Square. It
20 was good to come back here to present.

21 CHAIRMAN CRYAN: So does anybody have
22 any objections?

23 MR. NASTASI: So at 5th and Garden
24 Street, we are proposing a complete renovations of a
25 pre-existing three-family house to make it a

1 two-family house. As part of that, there are
2 modifications to the front yard. On this property
3 which is a little bit atypical in Hoboken, most of
4 the houses in Hoboken, the property line to faces
5 the facade. For some reason on Garden Street, the
6 property line is several feet out from the facade.

7 So the actual facade work is done in the
8 County right-of-way, and all of the front yard
9 improvements. As part of those improvements we're
10 rebuilding the stoop, redoing the drainage, putting
11 in porous pavers, new fencing, new street tree. The
12 tree is inside the fence line, and then new bicycle
13 racks, and so that what you'll have is a very
14 updated, site materials and details, and you'll have
15 a tree in the front yard, hedges and a bike rack.

16 MR. CURLEY: Mr. Nastasi, would you
17 mark that A-1, please.

18 MR. NASTASI: Sure.

19 CHAIRMAN CRYAN: Any questions, Mr.
20 Cray.

21 MR. CRAY: Thank you, Mr. Chairman.
22 Do you receive our review letter?

23 MR. NASTASI: Yes, we did.

24 MR. CRAY: It's rather
25 straightforward, most of my comments pertain to

1 construction details. Before I get into any
2 questions, did you see the common pertaining to
3 construction details, do you have any questions?

4 MR. NASTASI: We agree to comply one
5 hundred percent. I do have on question while we are
6 here. You're asking for a County sewer letter. If
7 it's an existing residence, do we still need a sewer
8 connection letter?

9 MR. CRAY: The plan, I know you're
10 going from three to two. The plan proposes a
11 connection to the North Hudson Sewer Authority pump.
12 It is actually says Hoboken. So I thought there
13 would be construction to the sewer.

14 MR. NASTASI: It's an existing
15 connection that we will maintain.

16 MR. CRAY: Okay. So your intention
17 is to utilize the same connection, that service is
18 current for the three units, you're going to use
19 that same line, you're not proposing any sewer work
20 within the right-of-way?

21 MR. NASTASI: We're not.

22 MR. CRAY: Now, there does appear to
23 be piping changes and roof drainage and yard
24 drainage, and ultimately that goes into that pipe.

25 MR. NASTASI: Right, the storm and

1 sanitary connections into the sewer line, which
2 eventually gets into the pipe in the street.

3 MR. CRAY: Right. Yeah, there will
4 be a need for revision. I think that what the
5 witness was referring to is on the architectural,
6 which had some site plan reviews on them as well.
7 Then there is a drainage plan, encroachment plan,
8 which is a separate A-300, and that's the one that
9 needs the most change because that's stating it's a
10 new connection. Plus, because the stuff is within
11 the footprint of the building is taken from the rear
12 yard drainage. You're saying that is proposed
13 construction to add a drainage connection for to the
14 existing pump that's not there currently?

15 MR. NASTASI: Correct.

16 MR. CRAY: So the rear yard is not
17 currently connected that to system?

18 MR. NASTASI: There probably is an
19 old one-hundred-year-old system that we will
20 inevitably bring our system into that.

21 MR. CRAY: I am going to have to
22 recommend correspondence with the North Hudson
23 Sewage Authority. Normally, what happens in that
24 case, and I know that you may not be introducing any
25 additional use, the additional is it not that large.

1 There's only paved area. You're proposing porous
2 pavers in the front. In the rear is existing
3 pavement, is that porous or pretty much impervious?

4 MR. NASTASI: They're pretty much
5 impervious.

6 MR. CRAY: So you're not introducing
7 imperious area, but when we have combined sewer
8 systems, sometimes that requires attention. That
9 not a requirement, but we do to show that they're
10 okay with you doing. If you changing into the
11 system within the plans that you represent to them,
12 we need a copy of approval or copy of the no
13 jurisdiction, whatever it may be.

14 MR. NASTASI: Fair enough.

15 MR. CRAY: If they do require -- the
16 fear that the County has is that the overflow, you
17 simply need to show that it's not going to introduce
18 any issues to the County's right-of-way on the
19 County pipe.

20 As you mentioned, there's existing
21 improvement in the right-of-way. That's typical of
22 most of your neighbors, so in this case you're
23 changing it, so there's definitely a need for the
24 franchise agreement. We need to provide some
25 information that needs to be supported and

1 supplemented by the metes and bounds to the County.
2 Typically, that's what that process does. So I
3 think that the applicant has agreed. The other
4 comments in my letter relate to construction detail,
5 changing the streetscape and concrete and sidewalk.
6 We could work it out in the specific construction
7 details. So I don't have any additional questions
8 or comments.

9 COMMISSIONER GLEMBOCKI: Nothing.

10 MS. FERRARA: Mr. Chairman, just to
11 recap the conditions for approval or other
12 requirements, the applicant has satisfied green
13 techniques by proposing native landscaping, green
14 parking and porous pavers. They only have 20 feet
15 of frontage so they do not have to meet the shade
16 tree requirement. They are going to be required to
17 do a franchise agreement for the patio gate and
18 stoop pavers, bicycle storage, lighting and any
19 other encroachment that will be determined by the
20 survey for the metes and bounds.

21 They will clarify on amended site plan or
22 other plan connection to -- actually the connection
23 is an existing connection, a possible rear yard
24 connection to the existing connection in the
25 right-of-way, as well as the continue to copy or

1 provide correspondence between themselves and North
2 Hudson Sewerage Authority, the drainage aspect. And
3 also to coordinate County engineer's office and
4 Mr. Cray on the construction details. That's it.

5 On a motion made by Commissioner Holloway.
6 Second by Commissioner Ng.

7 Commissioner Bettinger.

8 COMMISSIONER BETTINGER: Aye.

9 MS. FERRARA: Commissioner Glembocki.

10 COMMISSIONER GLEMBOCKI: Yes.

11 MS. FERRARA: Commissioner Holloway.

12 COMMISSIONER HOLLOWAY: Aye.

13 MS. FERRARA: Commissioner Mehta.

14 COMMISSIONER MEHTA: Aye.

15 MS. FERRARA: Commissioner Ng.

16 COMMISSIONER NG: Aye.

17 MS. FERRARA: Commissioner Peralta.

18 COMMISSIONER PERALTA: Aye.

19 MS. FERRARA: And Chairman Cryan.

20 CHAIRMAN CRYAN: Aye.

21 MS. FERRARA: The motion has passed.

22 MR. NASTASI: Thank you very much.

23 MS. FERRARA: The next application to
24 be heard in Application 2015-33-SP; City of Hoboken;
25 located at 500 Park Avenue, Block 167, Lot 24, in

1 Hoboken.

2 MR. KRATZ: Good evening, Mr.
3 Chairman and Commissioners. My name is Allen Kratz.
4 For the record that's A-l-l-e-n; K-r-a-t-z. I am
5 the president of the board of trustees at the
6 Hoboken Public Library, also the chair of the
7 building and grounds committee. Our library is
8 located in the corner of 5th Street and Park Avenue,
9 which is being County Road 677, which is why we are
10 here tonight.

11 I have with us tonight our architect. I
12 will introduce him in a minute and ask him to be
13 qualified as a professional expert, but I would like
14 to give you just a brief overview of the project
15 that is at stake here. The Hoboken Public Library
16 is 125 years old. That's the library, not me. We
17 are in a building that's 118 years old that was
18 recently put on New Jersey Register of Historic
19 Places. As soon as the paperwork from Trenton
20 reaches Washington, we will be on the National
21 Register of Historic Places.

22 This is a very important project in
23 Hoboken because we are providing library services
24 and now in the project that is before you, we'll be
25 adding full service to the build by restoring a

1 basement that for many years has been vacant because
2 of frequent flooding. We will be dry-proofing the
3 basement and making that space available for
4 community meeting space, which is a sorely desired
5 need in Hoboken.

6 I'll going to be asking our architect to
7 go through some of the aspects of the two review
8 letters. We have a reviewed them at the building
9 and ground committee, and I would like now to ask
10 Mr. Kowal, Dennis Kowal, to come forward to be
11 qualified as an expert.

12 (The witness is sworn.)

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

15 MR. KOWAL: Dennis Kowal, K-o-w-a-l.

16 MR. KRATZ: Mr. Kowal, you heard
17 other experts testify as to their educational
18 background, the status of their licensing and
19 professional background and also the extent to which
20 they testified. Can you please summarize that for
21 us?

22 MR. KOWAL: Yes. I have a master's
23 degree in architecture from the University of
24 Pennsylvania in Philadelphia. I am a licensed
25 architect in the state of New Jersey as well as

1 seven other states, and I have been a licensed in
2 the state of New Jersey for 30 years, and I am also
3 a LEED-accredited professional and a licensed
4 professional planner in the state of New Jersey. I
5 am a principal of Dennis Kowal Architects located in
6 Somerville.

7 MR. KRATZ: Have you testified before
8 this Board before?

9 MR. KOWAL: I don't remember. I've
10 done work in this County before. I don't remember
11 being here. In 30 years of practice, I have been at
12 multiple board around the state and other states.

13 MR. KRATZ: Mr. Chair, I offer him as
14 an expert.

15 CHAIRMAN CRYAN: Unless there is any
16 objection? Go ahead.

17 MR. KRATZ: Thank you very much. Mr.
18 Kowal, do you have the review letters, one from the
19 Mr. Nicholas and the other from the T & M; is that
20 correct?

21 MR. KOWAL: Yes, I have.

22 MR. KRATZ: And going through the
23 review letter from the County, there were, from
24 Mr. Nicholas, there was a total of 14 points. I
25 believe you recommended that all of them were

1 satisfactory from your standpoint, your
2 recommendation, with the exception of the -- you
3 wanted to add some information about green
4 techniques, and you also had a comment about the
5 shade tree requirement; is that correct?

6 MR. KOWAL: Correct.

7 MR. KRATZ: Could you describe what
8 the second green technique is that you proposed?

9 MR. KOWAL: Yes. We have a bike rack
10 in the project, you couldn't see it on the survey
11 of our exhibit, and we also have a porous pavement.
12 That's your Strategy 14, in approximately 24 by
13 20 foot, I don't know if you consider it a backyard,
14 and that area is currently concrete, and it's an
15 exterior garden area where we basically have
16 synthetic grass, and then we're going to put in a
17 stormwater management system. I'll describe it as a
18 tank, a hollow storage area for stormwater
19 management, as well as stone fill, and it's designed
20 for the seven-year storm rainwater event.

21 MR. KRATZ: Is it true that this
22 component of the project is being funded by the
23 Hudson County Open Space Recreation and Historic
24 Trust Fund?

25 MR. KOWAL: Yes. We received a grant

1 to create -- to take basically this abandoned
2 concrete plaza outside of the lower level of the
3 library and to create and to make it useful as a
4 public space.

5 MR. KRATZ: Turning now to the shade
6 tree requirement, the frontage of Park Avenue on the
7 county road is approximately 95 feet?

8 MR. KOWAL: Yes.

9 MR. KRATZ: And that requires under
10 the County's regulation three shade trees?

11 MR. KOWAL: Yes.

12 MR. KRATZ: And have you come to
13 professional opinion as to the efficacy of providing
14 shade trees in that location?

15 MR. KOWAL: Yes.

16 MR. KRATZ: What is your analysis?

17 MR. KOWAL: As you know you have
18 setbacks of ten from the utility pole and ten feet
19 from drain and 25 feet from the intersection and 10
20 from all stop signs, and our analysis, and there is
21 only a small sidewalk, there is a little area left
22 for a tree, but we have a very major utility line
23 all over along the 90-foot frontage which would be
24 certainly closer than ten feet for the tree in a few
25 year. So we recommend that we stipulate a sum based

1 on your requirements for an estimate of three trees
2 to your Shade Tree Commission.

3 CHAIRMAN CRYAN: Any questions? So
4 no shade tree?

5 MR. KOWAL: Correct.

6 MR. KRATZ: Do you have any estimate
7 how many trees there are --

8 MR. KOWAL: I don't have any
9 estimate. Someone did an actual count.

10 MR. KRATZ: You did the count.

11 MR. KOWAL: There are 102, I think.

12 MR. KRATZ: Okay. Are there any
13 other in the County Planner Mr. Nicholas' letter,
14 was there anything else that you wish to highlight
15 as something to which you take an exception, or are
16 all these acceptable requirements and
17 recommendations that you recommend to the Board of
18 Trustees?

19 MR. KOWAL: No, we comply with
20 everything.

21 MR. KRATZ: Turning to now to the
22 T & M letter, which has various comments, is there
23 anything in that letter that I have is here for you
24 that --

25 MR. KOWAL: I have the original.

1 MR. KRATZ: That you wish to a
2 elaborate on or comment upon?

3 MR. KOWAL: I would have a question
4 if T & M is able to answer. It's regarding to the
5 1D, retaining wall, fence and foundations, are you
6 referring to retaining wall detail that's on the
7 drawings or are you asking for the further retaining
8 wall detail? The submitted drawing has an existing
9 area demonstrated. There is also another retaining
10 wall on this project which us along Park Avenue,
11 which we have details for. You just want to us to
12 provide?

13 MR. KLINE: I don't believe that
14 T & M received them. We only seven sheets. I don't
15 believe that was included.

16 MR. KOWAL: We asked what drawing you
17 want, and we sent what was asked for, but you want
18 another drawing.

19 MR. KLINE: Right, the detail
20 provided in the plans. I have it here in my copies.

21 MR. KRATZ: Mr. Chairman, I have no
22 further questions for Mr. Kowal.

23 FREEHOLDER ROMANO: What going on
24 with the basement, it's leaking?

25 MR. KOWAL: I didn't hear the

1 question.

2 FREEHOLDER ROMANO: Is it still
3 leaking with the water?

4 MR. KOWAL: We've been working on
5 this project eight years for national and state.
6 After Sandy and other events, we have been an
7 eyewitness to how this building performs. During
8 Sandy, no water came in through any of the opening
9 and windows or doors because the water came up and
10 stopped at the curb line of the library.

11 Historically, from basically interviewing
12 people that have been at other events like the ones
13 we have seen, the water come out of some of the
14 under-slab piping, which backs into the combined
15 City and stormwater sewer system. We are putting in
16 check valves to stop that from happening. The major
17 flooding comes primarily from the backup.

18 FREEHOLDER ROMANO: Are your aware of
19 the stream? There is a stream.

20 MR. KOWAL: That's prevention number
21 two. We are putting flood gates at all the openings
22 that will manually provided in the event of rising
23 water. we will have flood gates. Then number three
24 is we're basically going to do a swimming pool
25 design on the inside. We're coating the floors and

1 the walls on the inside to stop any infiltration of
2 water, and we have a very extensive and elaborate
3 sump pump system with duplex pumps and emergency
4 generations.

5 FREEHOLDER ROMANO: Thank you.

6 MR. KLINE: Mr, Chairman, I have just
7 a couple of clarifications on our review letter.
8 Have you gone to North Hudson for the sewer
9 connections?

10 MR. KOWAL: Yes. We have been allow
11 to work out of the some requests and receive your
12 condition.

13 MR. KLINE: How does that change the
14 plan that you provided to us?

15 MR. KOWAL: We gave you plans that
16 have been approved.

17 MR. KLINE: That included that
18 six-inch connection, and manhole cover. They
19 approved it without a manhole?

20 MR. KOWAL: Yes.

21 MR. KLINE: When it comes to during
22 construction, it looks like you're moving around the
23 sidewalk, doing a lot of work and adjustments, new
24 walls and railings. How are you accommodating
25 pedestrians during the construction and to access to

1 the library. I assume the library will be closed
2 during.

3 MR. KOWAL: The foresightful library
4 board has already recognized logistics with the
5 City. This will include emergency management with
6 the police department with every flow of traffic
7 parling and everything, and we're going to receive
8 permission to close the streets during the hours of
9 nine a.m. and maybe three p.m. each day, making it
10 accessible during school hours. But the answer is
11 there will be some closing of the library because of
12 sidewalk interruption, and there will some on and
13 off closing of the streets as well.

14 MR. KLINE: Both?

15 MR. KOWAL: When you close 5th
16 Street, you're actually closing Park?

17 MR. KLINE: Will you be closing Park
18 officially?

19 MR. KOWAL: Again, we met with the
20 police department. You know that kind of level of
21 detail is worked out between the contractor and the
22 City. All of those people do work preliminary and
23 you'll have safety officers at both intersections of
24 5th and Willow and to next the street, and then 5th
25 and Park.

1 MR. KLINE: So you're doing a detour
2 essentially around?

3 MR. KOWAL: Yes.

4 COMMISSIONER GLEMBOCKI: Just make
5 sure the contractor comes into the County engineer's
6 office.

7 MR. KOWAL: We will make a note of
8 that. That will be in our specifications.
9 Excellent point, thank you.

10 FREEHOLDER ROMANO: You mentioned
11 that you have to close Willow and Park?

12 MR. KOWAL: We are not closing
13 Willow. Unfortunately, it becomes two blocks. We
14 could close Park.

15 FREEHOLDER ROMANO: You can close
16 Park and keep 5th open because of traffic,
17 especially one Willow with the hospital.

18 MR. KOWAL: I think contractors will
19 be mostly parking on 5th and working that way. The
20 amount of infringing on the Park is very small.
21 It's just ten feet, and it's not that we're digging
22 the street up. It's the backyard excavator, and you
23 need clearance to be able to do that.

24 FREEHOLDER ROMANO: Can you set the
25 timing?

1 MR. KOWAL: I can't tell you because
2 of the contractor, he sets the timing because of the
3 weather or when he wants to do it, or it might be
4 advantageous to close to do an electrical changeover
5 at the same time as the street repair and have the
6 library closed. I can't tell a time frame other
7 than my guess and do we have a guess? We would
8 possibly start construction this September be done
9 by next September.

10 FREEHOLDER ROMANO: You need a year
11 to close the street?

12 MR. KOWAL: No. We're assuming that
13 may be two weeks for construction period. So for a
14 two-week period within that year is what I'm saying.
15 I don't know when.

16 FREEHOLDER ROMANO: When school is
17 out.

18 MR. KOWAL: We already discussed
19 that. We would love to do it over this summer. We
20 can't.

21 CHAIRMAN CRYAN: Any other questions
22 from Members of the Board?

23 MS. FERRARA: Mr. Chairman, just to
24 recap the conditions approval, the applicant stated
25 their green techniques. They are putting on green

1 parking, the bike racks; porous pavements and
2 stormwater management. The applicant has agreed to
3 make a contribution for three trees to the Shade
4 Tree Fund. The applicant will be required to submit
5 to the County Freeholder Board a franchise agreement
6 for fenced area and other encroachments determined
7 by the metes and bounds. The applicant will provide
8 a copy of their North Hudson Sewage approval for the
9 record, as well as during correction, coordinate
10 street closing with the County Sheriff's and the
11 Roads Department.

12 MR. KRATZ: I agree to all of those.
13 Thank you.

14 CHAIRMAN CRYAN: Is it possible to
15 waive a Shade Tree requirement?

16 MS. FERRARA: No. As a nonprofit, we
17 need a reapplication.

18 CHAIRMAN CRYAN: Any questions?

19 MS. FERRARA: On a motion made by
20 Commissioner Bettinger. Second by Commissioner
21 Romano.

22 Commissioner Bettinger.

23 COMMISSIONER BETTINGER: Aye.

24 MS. FERRARA: Commissioner Glembocki.

25 COMMISSIONER GLEMOCKI: Yes.

1 MS. FERRARA: Commissioner Holloway.

2 COMMISSIONER HOLLOWAY: Aye.

3 MS. FERRARA: Commissioner Mehta.

4 COMMISSIONER MEHTA: Aye.

5 MS. FERRARA: Commissioner Ng.

6 COMMISSIONER NG: Aye.

7 MS. FERRARA: Commissioner Peralta.

8 COMMISSIONER PERALTA: Aye.

9 MS. FERRARA: And Chairman Cryan.

10 CHAIRMAN CRYAN: Aye.

11 MS. FERRARA: The motion has passed.

12 MR. KRATZ: Thank you, Commissioners.

13 MS. FERRARA: Mr. Chairman, the next
14 items are application to be administratively exempt,
15 starting with Application 2015-30-SP; Applicant,
16 Public Service Electric & Gas Company, PSE&G;
17 located at 606-608 Broadway, Block 172; a portion of
18 Lot 52 in Bayonne.

19 The second application to be
20 administratively exempt, starting with Application
21 2015-34-SP; Applicant, Public Service Electric & Gas
22 Company, PSE&G; located at 4001 Paterson Plank Road;
23 Block 442, portion of Lot 1, in North Bergen.

24 The last application to be
25 administratively exempt, starting with Application

1 2015-35-SP; Applicant, Public Service Electric & Gas
2 Company, PSE&G; located on West Side Avenue and 71st
3 Street; block 442, Lot 8, in North Bergen.

4 On a motion made by Commissioner Mehta.
5 Second by Commissioner Peralta.

6 Commissioner Bettinger.

7 COMMISSIONER BETTINGER: Aye.

8 MS. FERRARA: Commissioner Glembocki.

9 COMMISSIONER GLEMBOCKI: Yes.

10 MS. FERRARA: Commissioner Holloway.

11 COMMISSIONER HOLLOWAY: Aye.

12 MS. FERRARA: Commissioner Mehta.

13 COMMISSIONER MEHTA: Aye.

14 MS. FERRARA: Commissioner Ng.

15 COMMISSIONER NG: Aye.

16 MS. FERRARA: Commissioner Peralta.

17 COMMISSIONER PERALTA: Aye.

18 MS. FERRARA: And Chairman Cryan.

19 CHAIRMAN CRYAN: Aye.

20 MS. FERRARA: Mr. Chairman, the
21 motion has passed.

22 The last item on the agenda is
23 applications to be exempt. You recall we already
24 did the subdivision application, so the last
25 application to be declared exempt is 2015-37-SP;

1 New York SMSA Limited Partnership, d/b/a Verizon
2 Wireless; located at 663 Kearny Avenue, Block 92,
3 Lot 10, Kearny.

4 On a motion made by Commissioner Holloway.
5 Second by Commissioner Bettinger.

6 Commissioner Bettinger.

7 COMMISSIONER BETTINGER: Aye.

8 MS. FERRARA: Commissioner Glembocki.

9 COMMISSIONER GLEMBOCKI: Yes.

10 MS. FERRARA: Commissioner Holloway.

11 COMMISSIONER HOLLOWAY: Aye.

12 MS. FERRARA: Commissioner Mehta.

13 COMMISSIONER MEHTA: Aye.

14 MS. FERRARA: Commissioner Ng.

15 COMMISSIONER NG: Aye.

16 MS. FERRARA: Commissioner Peralta.

17 COMMISSIONER PERALTA: Aye.

18 MS. FERRARA: And Chairman Cryan.

19 CHAIRMAN CRYAN: Aye.

20 MS. FERRARA: The motion has passed.

21 CHAIRMAN CRYAN: The next meeting is
22 July 15, 2015.

23 COMMISSIONER HOLLOWAY: Motion.

24 CHAIRMAN CRYAN: All in favor. The
25 meeting is closed.

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(Whereupon the proceeding is then
concluded at 8:50 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, June 17, 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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