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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, March 19, 2014  
6:30 p.m.

BEFORE:

- JAMES CRYAN, Chairman
- JOSEPH GLEBOCKI, P.E., Asst. County Engineer
- RENEE BETTINGER, Commissioner
- ALAIN GOMEZ, Alternate Commissioner
- MICHAEL HOLLOWAY, Commissioner
- KENNEDY NG, Commissioner
- BETANIA PERALTA, Commissioner

ALSO PRESENT:

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

Job No. NJ1795139

1                   CHAIRMAN CRYAN: Good evening. I  
2 would like to call this meeting of the Hudson County  
3 Planning Board to order. First, let me apologize  
4 for the delay. I'm sorry to keep you waiting. We  
5 had a Closed Session meeting that went a little bit  
6 longer than we expected. We are sorry about that.

7                   Counselor, has this meeting been properly  
8 advertised?

9                   MR. CURLEY: Yes, Mr. Chairman. The  
10 meeting has been properly advertised and published  
11 in the Jersey Journal and the Star Ledger. In  
12 addition, notice of the meeting has been posted with  
13 the Clerk of the Freeholders and the County Clerk.

14                   CHAIRMAN CRYAN: Madam Secretary, may  
15 we have a roll call, please?

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

18                   COMMISSIONER BETTINGER: Here.

19                   MS. FERRARA: Commissioner Choffo,  
20 absent. Commissioner DiDomenico, absent.  
21 Commissioner Glembocki.

22                   COMMISSION GLEMBOCKI: Here.

23                   MS. FERRARA: Commissioner Gomez.

24                   COMMISSIONER GOMEZ: Here.

25                   MS. FERRARA: Commissioner Holloway.

1 COMMISSIONER HOLLOWAY: Here.

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

4 COMMISSIONER NG: Here.

5 MS. FERRARA: Commissioner Peralta.

6 COMMISSIONER PERALTA: Here.

7 MS. FERRARA: Commissioner Romano,  
8 absent. Chairman Cryan.

9 CHAIRMAN CRYAN: Here.

10 MS. FERRARA: We have a quorum.

11 CHAIRMAN CRYAN: Please rise to  
12 salute the flag.

13 (Flag Salute.)

14 CHAIRMAN CRYAN: Has everyone, all  
15 Commissioners, received the Meeting Minutes from the  
16 last meeting? Any questions? Motion?

17 MS. FERRARA: On a motion made by  
18 Commissioner Gomez. Second by Commissioner  
19 Holloway.

20 Commissioner Bettinger.

21 COMMISSIONER BETTINGER: Aye.

22 MS. FERRARA: Commissioner Glembocki.

23 COMMISSION GLEMBOCKI: Yes.

24 MS. FERRARA: Commissioner Gomez.

25 COMMISSIONER GOMEZ: Aye.

1 MS. FERRARA: Commissioner Holloway.

2 COMMISSIONER HOLLOWAY: Aye.

3 MS. FERRARA: Commissioner Ng.

4 COMMISSIONER NG: Abstained.

5 MS. FERRARA: Commissioner Peralta.

6 COMMISSIONER PERALTA: Aye.

7 MS. FERRARA: Chairman Cryan.

8 CHAIRMAN CRYAN: Aye.

9 MS. FERRARA: The motion has passed.

10 CHAIRMAN CRYAN: Madam Secretary,  
11 could I start with the -- go ahead.

12 MS. FERRARA: In the interest of  
13 time, Mr. Chairman, could we start with Site Plans,  
14 Subdivisions and Other Matters Scheduled for Public  
15 Hearing?

16 CHAIRMAN CRYAN: Any objections to  
17 that?

18 COMMISSIONER BETTINGER: No.

19 MS. FERRARA: So the first  
20 application to be heard 2014-012-SP, 98 Adams  
21 Street, LLC, located at 98 Adams Street, Block 18  
22 Lot 25 in Hoboken.

23 MR. OCHS: Good evening, ladies and  
24 gentlemen. My name is Michael Ochs on behalf of 98  
25 Adams Street, LLC. With me is my architect, James

1 McNeight. I also have the applicant who is  
2 available for questions should we have any.

3 MR. McNEIGHT: I've appeared before  
4 this Board before. I don't know if you want to hear  
5 my credentials again.

6 MR. CURLEY: Mr. McNeight, if you  
7 could raise your right hand and be sworn.

8 (The witness is sworn.)

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

11 MR. McNEIGHT: James McNeight,  
12 spelled M-c-n-e-i-g-h-t. 98 Adams Street is on the  
13 corner of First and Adams Street in Hoboken. It's  
14 appeared in front of the Hoboken Zoning Board and  
15 gotten approval for a four-unit building that is  
16 four stories tall. It's picked up to flood plain in  
17 that particular area, which is about eight feet  
18 above the sidewalk. It's picked up about eight feet  
19 above the sidewalk.

20 It's a hundred-foot site. It's got a  
21 60-foot frontage and 10-foot ten back, and the first  
22 floor is picked up so there is a continuous face  
23 along First Street. First Street is a County road.  
24 Adams Street is not a County road. The reason we're  
25 here tonight is because First Street is the County

1 Road. As we said, it's a four-unit building.

2 As far as environment concerns, the  
3 building had an underground storage tank that takes  
4 all the roof water and storm water and holds it for  
5 a temporary period before it bleeds into the sewer  
6 system. It has a green wall along the balcony of  
7 the upper three floors. It has a green roof on the  
8 top of this one-story section, and it has five  
9 street trees that are going to be planted along  
10 First Street and along Adams Street.

11 As I said it's four units, residential.  
12 It fits into the residential district that it is  
13 associated with, and it's, you know, going to be a  
14 very nice presence on that particular corner.

15 CHAIRMAN CRYAN: Any questions?

16 MR. TRIDENTE: Mr. Chairman, if Mr.  
17 McNeight could just comment to the sidewalks on  
18 First Street. Are they all going to be replaced?

19 MR. McNEIGHT: Yes. The entire  
20 sidewalk along the 100-foot swath of First Street is  
21 all going to be replaced.

22 MR. TRIDENTE: Can you please tell  
23 the Board, are the tree pits ADA compliant?

24 MR. McNEIGHT: Yes, they will be in  
25 compliance with Hudson County.

1 MR. TRIDENTE: One other question,  
2 are there any encroachments on the County  
3 right-of-way?

4 MR. McNEIGHT: Yes, there is. There  
5 one, two, three projections onto the County  
6 right-of-way that stick out 30 inches that we will  
7 put a franchise agreement together with the County.

8 MR. TRIDENTE: Okay. Thank you.

9 CHAIRMAN CRYAN: Jackie.

10 MS. FLOR: Chairman, they had  
11 addressed all of our comments in the Site Review  
12 Committee meeting. They agreed to all the ADA  
13 compliant ramps, obtaining the franchise agreement,  
14 and they have supplied all the information for the  
15 most part that we had asked for. Is there anything  
16 in our letter that the professionals agrees not to  
17 do?

18 MR. McNEIGHT: No, no problems at  
19 all.

20 MS. FLOR: So provided that they are  
21 willing to accept all of the conditions, I have no  
22 further comment.

23 COMMISSION GLEBOCKI: I don't have  
24 anything.

25 MS. FERRARA: On a motion made by

1 Commissioner Bettinger. Second by Commissioner Ng.

2 Commissioner Bettinger.

3 COMMISSIONER BETTINGER: Aye.

4 MS. FERRARA: Commissioner Glembocki.

5 COMMISSION GLEMBOCKI: Yes.

6 MS. FERRARA: Commissioner Gomez.

7 COMMISSIONER GOMEZ: Aye.

8 MS. FERRARA: Commissioner Holloway.

9 COMMISSIONER HOLLOWAY: Aye.

10 MS. FERRARA: Commissioner Ng.

11 COMMISSIONER NG: Aye.

12 MS. FERRARA: Commissioner Peralta.

13 COMMISSIONER PERALTA: Yes.

14 MS. FERRARA: Chairman Cryan.

15 CHAIRMAN CRYAN: Aye.

16 MS. FERRARA: The motion passes.

17 MR. OCHS: Thank you.

18 MS. FERRARA: The next application to  
19 be heard is 2014-013-SP, Applicant, Union City Board  
20 of Education, located at Storage and Warehouse  
21 Facility, BOE, Block 119, Lots 1 through 22, in  
22 Union City.

23 MS. DiNARDO: Good evening, everyone.

24 COMMISSIONER NG: I'm going to recuse  
25 myself for this application.

1 MS. DiNARDO: Good evening, everyone.  
2 My name is Elise DiNardo. I am the attorney  
3 representing the Union City Board of Education in  
4 this application. I am ready to proceed this  
5 evening. My first witness will be Anthony Dragona,  
6 who is the school Business Administrator who will  
7 tell you a little bit about the project.

8 (The witness is sworn.)

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

11 MR. DRAGONA: My name is Anthony  
12 Dragona, D-r-a-g-o-n-a. Good evening, ladies and  
13 gentlemen. It's an honor and pleasure to be with  
14 you tonight to present this project that the Union  
15 City Board of Education looking to obtain.

16 Actually, Union City is very densely  
17 populated. We have 14 schools, and on a daily  
18 basis, those schools get a number of deliveries, and  
19 many of those deliveries come in the early morning  
20 when the students are arriving to school. We had an  
21 opportunity to acquire the Town Cadillac property,  
22 which is at the corner of 23rd and Kennedy  
23 Boulevard, and goes down to the Kerrigan Avenue.

24 We are proposing that we would make this  
25 facility our central receiving and storage and

1 distribution center for the Board of Education so  
2 that our custodial supplies could be delivered to  
3 this location, and we would be able to buy perhaps  
4 in bulk and get a better price, and we would then,  
5 the district would be those responsible for the  
6 distribution of the items and materials. We would  
7 also incorporate a space for athletic equipment  
8 storage, laundry facilities where we can launder our  
9 uniforms and things of that nature.

10 And the goal in each of these different  
11 sections, whether it be custodial and maintenance,  
12 athletic equipment supplies, food service, some of  
13 their dry goods, is so that when the opportunity  
14 arrises, we would be able to make large purchases  
15 and get a better cost savings, and then we would be  
16 able control that inventory as to what is being  
17 distributed to our locations, and hopefully, that  
18 would also cut down on some waste.

19 I always use the example of rock salt. At  
20 the beginning of the season, each school gets a  
21 pallet of rock salt that is delivered and usually  
22 placed in front of last year's pallet of rock salt,  
23 whatever wasn't utilized, and that may be in front  
24 of the year prior's rock salt. What ends up  
25 happening, you end up getting all those bags of rock

1 salt in the back that are solid and not usable, and  
2 they end up being disposed of. So if we could  
3 control the distribution, our thought is that that  
4 would be more economic and advantageous to us.

5 So we are excited about the project. In  
6 some ways, it will be new grounds for us when you go  
7 into that type of distribution and quality control,  
8 but I think it's something that is necessary for us,  
9 and I think that when you see the plans, it will be  
10 something that will further enhance the neighborhood  
11 as well. Thank you very much.

12 MS. DiNARDO: Do you have any  
13 questions for Mr. Dragona?

14 CHAIRMAN CRYAN: Questions?

15 MR. DRAGONA: Okay. Our next witness  
16 will be Jeff Schlecht of RFC Architects, and he has  
17 a drawing that will show you the project.

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. SCHLECHT: Jeff Schlecht,  
22 S-c-h-l-e-c-t, working for RFC Architects. We are  
23 in Hackensack. We are the architect for the project  
24 as Mr. Dragona has mentioned. The project is the  
25 development of the former Town Cadillac on 23rd

1 Street and Kennedy Boulevard over to Kerrigan  
2 Avenue. The property spans that full street. It's  
3 comprised of currently a mechanics area, and a  
4 showroom towards the JFK, Kennedy Boulevard side.  
5 The mechanics area is in middle of the body of the  
6 lot, and towards the rear of the lot on Kerrigan is  
7 a small parking lot.

8 The idea of the project is to add a second  
9 floor addition over top of the rear portion of the  
10 mechanics area and leave the remaining one-story  
11 piece along Kennedy Boulevard intact. We're  
12 restoring -- we're replacing the storefront and  
13 things like that. The facility will be  
14 predominantly for storage as was described.

15 The rear portion, first and second floor,  
16 the front portions is primary administrative  
17 offices. All of the delivery and activities related  
18 to the warehouse will be off Kerrigan Avenue to the  
19 rear parking area and not off of Kennedy Boulevard.  
20 All of the staff utilizing the small administrative  
21 portion will be parking in the district parking  
22 garage on 23rd Street. We're including all of the  
23 handicapped space. Then you're walking on 23rd and  
24 entering the facility on 23rd Street, and never  
25 actually making it to the Kennedy Boulevard side.

1           As far as the overall development, we are  
2 upgrading and replacing all the sidewalks and  
3 fencing as well as storing all of the brickwork of  
4 the entire area. I will let the civil engineer talk  
5 to those improvements particular to Kennedy  
6 Boulevard. That's it.

7           MS. DiNARDO: Perhaps you can comment  
8 on the former showroom, the window that is facing  
9 Kennedy Boulevard, what the district intends to  
10 place in the windows as far as an aesthetic  
11 sampling.

12           MR. SCHLECHT: I'll just mention the  
13 first portion, the one-story portion will be  
14 utilized for administrative offices. They have the  
15 offices for processing the materials being brought  
16 into the facility for storage and distribution.  
17 There are several rooms and things like that, that  
18 will be inside that area.

19           The storefronts will remain in terms of  
20 their size of openings and the glass area, though  
21 they won't be directly viewable to those office  
22 spaces. What we're proposing is to create basically  
23 window boxes, six foot deep along that entire  
24 perimeter of one portion of 23rd Street, and all the  
25 Kennedy facade will be six-foot-deep window boxes

1 where they would display various works prepared by  
2 the students. It would vary from, you know,  
3 three-dimensional projects to artwork and also to  
4 really present the district to the community. But  
5 otherwise you're not going to see into the office  
6 areas otherwise.

7 As I mentioned there is an entrance off of  
8 Kennedy Boulevard, but it will not be a primary  
9 entrance. It is an aesthetic entrance on the  
10 original building, a circle-top entrance with a  
11 canopy. We're going to maintain that and improve  
12 upon it. It is a means of access into the facility,  
13 but it is not the primary means of access.

14 COMMISSIONER GOMEZ: The sidewalks  
15 are being replaced, and they'll be ADA compliant?

16 MR. SCHLECHT: We will be adding  
17 sidewalks. I'll let the engineer speak to that.

18 CHAIRMAN CRYAN: Any other questions?  
19 Okay.

20 MS. DiNARDO: Our next witness is  
21 going to be a civil engineer, Mark Zelina with Mazer  
22 Engineering, and he will address the comments from  
23 the planner with regard to sidewalks on Kennedy  
24 Boulevard.

25 (The witness is sworn.)

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

3 MR. ZELINA: My name is Mark Zelina,  
4 Z-e-l-i-n-a.

5 MR. CURLEY: Mr. Zelina, you've  
6 presented in front of us before, haven't you?

7 MR. ZELINA: It's been a very long  
8 time. I've presented before many boards throughout  
9 the State.

10 CHAIRMAN CRYAN: We accept you as an  
11 expert.

12 MR. ZELINA: I appreciate that. The  
13 exhibit before you is a copy of the site plan. On  
14 that, I guess there was a question about the  
15 sidewalks. The building has frontage on Kennedy  
16 Boulevard, 23rd Street and Kerrigan Avenue. All of  
17 the sidewalks will be replace. The concern is,  
18 we're here to address one of the comments in the  
19 engineer's letter about the handicap accessibility  
20 for the new sidewalk.

21 The sidewalk that exists currently along  
22 Kennedy Boulevard in front of the building has a  
23 cross slope that averages between four and five  
24 percent, which does not meet handicap accessibility  
25 standards. So what we are attempting to do is to

1 replace the sidewalk and maintain a cross slope of  
2 less than two percent. We could not do that from  
3 the curb to the building and entrance to the  
4 building without lowering the sidewalks  
5 significantly up against the building.

6 So what we've done is created a varying  
7 cross slope along that sidewalk. That sidewalk is  
8 20 feet deep, and what I would like to do is show  
9 that, we're on this plan on the portion of the  
10 sidewalks on Kennedy Boulevard. What you'll see it  
11 is 20 feet deep, 20 feet wide. So what we have  
12 proposed is a ten-foot-wide section of sidewalk that  
13 has a cross slope less than two percent, actually  
14 one-and-a-half percent. So it provides a  
15 handicapped-accessible route along the entire  
16 frontage of the building and a ten-foot-wide cross  
17 slope.

18 On the remaining portion of the sidewalk,  
19 there will be four street trees planted. We then  
20 vary the cross slope between one and a half and six  
21 percent. So one half the width of that front  
22 sidewalk will meet the handicapped standards. The  
23 other half will be a varying cross slope. Again, I  
24 think that meets the applicable codes.

25 MR. CURLEY: Would you mark that as

1 A-1? I believe it's somewhat different from the  
2 submission.

3 MR. ZELINA: We also at the  
4 intersection provide the handicapped ramps and  
5 crosswalks. As to the rest of the engineer's  
6 comment about correcting detail for the curb, all of  
7 the curbing will be replaced, and we'll provide the  
8 County standard for curbing on Kennedy Boulevard.

9 MS. DiNARDO: We have the revised  
10 drawings in a hard copy. We can submit that. I'm  
11 assuming you don't want to keep the presentation  
12 version of it?

13 CHAIRMAN CRYAN: We'll take it.

14 MS. DiNARDO: And we'll mark it as  
15 A-1. May we submit that separately?

16 MR. ZELINA: I'll be happy to submit  
17 it, yes.

18 MS. DiNARDO: Any other questions?

19 COMMISSIONER BETTINGER: Mr.  
20 Chairman, are we comfortable with the issues?

21 COMMISSION GLEMBOCKI: Yeah, with the  
22 grading, they dropped the grading and they increased  
23 the curb height with a two-percent varying cross  
24 slope, and the trees are graded.

25 MR. TRIDENTE: Mr. Chairman, just a

1 little housekeeping for the record. You're going to  
2 remove the depressed curb that's on Kennedy  
3 Boulevard?

4 MR. ZELINA: Yes.

5 MR. TRIDENTE: I notice on your  
6 rendering there, there was a canopy over the front  
7 entrance. How far is that projection onto the  
8 County right-of-way?

9 MR. ZELINA: They have over the front  
10 almost like an awning canopy. It projects out about  
11 three feet.

12 MR. TRIDENTE: Is that retractable or  
13 permanent?

14 MR. ZELINA: The one that we're  
15 proposing will just be permanent.

16 MR. TRIDENTE: I suggest that they  
17 get a franchise agreement for that.

18 MS. DiNARDO: The canopy was in  
19 existence when it was Town Cadillac. It's the same  
20 size. Nothing has changed.

21 COMMISSION GLEMBOCKI: I defer to  
22 counsel.

23 MR. CURLEY: Clearly, it's a  
24 continuing encroachment into the County  
25 right-of-way. It does need a franchise agreement

1 from the Board of Freeholders. We can't approve the  
2 property in the County right-of-way.

3 MS. DiNARDO: That's fine. Either we  
4 will remove it or, you know, discuss a franchise  
5 agreement. We'll bring that back to our board and  
6 discuss with them, if that's acceptable.

7 MS. FERRARA: The applicant had  
8 agreed to, they were required to plane three trees,  
9 they are planting four. They are applying green  
10 techniques. I just want to encourage applicant to  
11 speak to your board about the franchise agreement.

12 MS. DiNARDO: Absolutely.

13 COMMISSIONER HOLLOWAY: How far is  
14 the building from the high school.

15 MR. ZELINA: One block over.

16 MS. DiNARDO: This property is right  
17 next door to the early childhood center.

18 MS. FERRARA: On a motion made by  
19 Commissioner Gomez. Second by Commissioner  
20 Holloway.

21 Commissioner Bettinger.

22 COMMISSIONER BETTINGER: Aye.

23 MS. FERRARA: Commissioner Glembocki.

24 COMMISSION GLEMBOCKI: Yes.

25 MS. FERRARA: Commissioner Gomez.

1 COMMISSIONER GOMEZ: Aye.

2 MS. FERRARA: Commissioner Holloway.

3 COMMISSIONER HOLLOWAY: Yes.

4 MS. FERRARA: Commissioner Ng recused  
5 himself. Commissioner Peralta.

6 COMMISSIONER PERALTA: Yes.

7 MS. FERRARA: Chairman Cryan.

8 CHAIRMAN CRYAN: Aye.

9 MS. FERRARA: The motion passes.

10 MR. ZELINA: I will get that  
11 information to Massiel.

12 MS. FERRARA: Mr. Chairman, can we go  
13 back to our agenda. The first item on the agenda is  
14 the award of special services contract for special  
15 counsel. In your packet -- I apologize. It's not  
16 your packet. I do have a copy of the resolution.  
17 We do need to assign and we need to award a contract  
18 for special counsel for the Shipyard Monarch  
19 application. I recommend to the Board that we award  
20 this contract to F. Clifford Gibbons, Attorney at  
21 Law, LLC, located at 475 Wall Street, Princeton, New  
22 Jersey 08540.

23 CHAIRMAN CRYAN: We need a motion.

24 MS. FERRARA: On a motion made by  
25 Commissioner Bettinger. Second by Commissioner

1 Peralta.

2 Commissioner Bettinger.

3 COMMISSIONER BETTINGER: Aye.

4 MS. FERRARA: Commissioner Glembocki.

5 COMMISSION GLEMBOCKI: Yes.

6 MS. FERRARA: Commissioner Gomez.

7 COMMISSIONER GOMEZ: Aye.

8 MS. FERRARA: Commissioner Holloway.

9 COMMISSIONER HOLLOWAY: Aye.

10 MS. FERRARA: Commissioner Ng.

11 COMMISSIONER NG: Aye.

12 MS. FERRARA: Commissioner Peralta.

13 COMMISSIONER PERALTA: Yes.

14 MS. FERRARA: Chairman Cryan.

15 CHAIRMAN CRYAN: Yes.

16 MS. FERRARA: The next item on the  
17 agenda is award of professional service contact for  
18 professional engineering services. In your packet  
19 you should have a copy of the scoring results. A  
20 few meetings ago, we did designate Commissioner  
21 Choffo, Commissioner Gomez and Commissioner  
22 Arencibia and myself to be part of the selection  
23 team. After reviewing the four submissions, we have  
24 scored and T & M should be awarded the contracts.

25 The motion should be made to award the

1 professional service contract for engineering  
2 services that should be awarded to T & M Associates,  
3 located at 11 Tinsdale Road, Middletown, New Jersey.  
4 The ZIP code is 07748.

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

7 Commissioner Bettinger.

8 COMMISSIONER BETTINGER: Aye.

9 MS. FERRARA: Commissioner Glebocki.

10 COMMISSIONER GLEBOCKI: Yes.

11 MS. FERRARA: Commissioner Gomez.

12 COMMISSIONER GOMEZ: Aye.

13 MS. FERRARA: Commissioner Holloway.

14 COMMISSIONER HOLLOWAY: Aye.

15 MS. FERRARA: Commissioner Ng.

16 COMMISSIONER NG: Yes.

17 MS. FERRARA: Commissioner Peralta.

18 COMMISSIONER PERALTA: Aye.

19 MS. FERRARA: Chairman Cryan.

20 CHAIRMAN CRYAN: Aye.

21 MS. FERRARA: The motion has passed.

22 MS. FLOR: Thank you.

23 CHAIRMAN CRYAN: Congratulations.

24 MS. FERRARA: The next item on the  
25 agenda is an award for professional service

1 contract, alternate professional engineer services.  
2 As you can see from the scoring sheets, the  
3 selection committee is recommending Remington &  
4 Vernick to be alternate professional engineer to the  
5 Board. The award of a professional services  
6 contract will be awarded to Remington & Vernick  
7 Engineers, located at 300 Penhorn Avenue, Third  
8 Floor, Secaucus, New Jersey. The ZIP code is 07094.

9 CHAIRMAN CRYAN: Can I have a motion?

10 MS. FERRARA: On a motion made by  
11 Commissioner Bettinger. Second by Commissioner  
12 Peralta.

13 Commissioner Bettinger.

14 COMMISSIONER BETTINGER: Aye.

15 MS. FERRARA: Commissioner Glembocki.

16 COMMISSIONER GLEMBOCKI: Yes.

17 MS. FERRARA: Commissioner Gomez.

18 COMMISSIONER GOMEZ: Aye.

19 MS. FERRARA: Commissioner Holloway.

20 COMMISSIONER HOLLOWAY: Aye.

21 MS. FERRARA: Commissioner Ng.

22 COMMISSIONER NG: Yes.

23 MS. FERRARA: Commissioner Peralta.

24 COMMISSIONER PERALTA: Aye.

25 MS. FERRARA: Chairman Cryan.

1 CHAIRMAN CRYAN: Yes.

2 MR. CRAY: Thank you.

3 MS. FERRARA: The next items is  
4 Memorialization of Resolutions considered at the  
5 previous meeting. The first application is  
6 2013-063-SP, Applicant, Al Hoda Community Center,  
7 located at 3424 Kennedy Boulevard, Block 2605, Lot  
8 53, in Jersey City.

9 On a motion made by Commissioner Gomez,  
10 second by Commissioner Holloway.

11 Commissioner Arencibia, not present.  
12 Commissioner Bettinger.

13 COMMISSIONER BETTINGER: Aye.

14 MS. FERRARA: Commissioner  
15 DiDomenico, not present. Commissioner Gomez.

16 COMMISSIONER GOMEZ: Aye.

17 MS. FERRARA: Commissioner Holloway.

18 COMMISSIONER HOLLOWAY: Yes.

19 MS. FERRARA: Commissioner Mehta, not  
20 present. Chairman Cryan.

21 CHAIRMAN CRYAN: Aye.

22 MS. FERRARA: The motion has passed.  
23 I apologize. The next item -- the next application  
24 to be memorialized is 2013-079-SP; 98 Adams Street,  
25 LLC; located at 98 Adams Street, Block 18, Lot 25,

1 in Hoboken. I just want remind the Board that at  
2 the last meeting, we dismissed them. The resolution  
3 is dismissing Hoboken. The applicant was here. At  
4 the last meeting, we had to vote to dismiss. We  
5 have to memorialize the resolution to dismiss at the  
6 last meeting. If you recall their attorney was not  
7 present.

8 MR. CURLEY: We just approved it by a  
9 different application.

10 MS. FERRARA: I also want to remind  
11 the Board that I'll only call the Commissioners that  
12 were present at the vote in the last meeting.

13 CHAIRMAN CRYAN: Do we need a motion?

14 MS. FERRARA: We need a motion. On a  
15 motion made by Commissioner Gomez. Second by  
16 Commissioner Bettinger.

17 Commissioner Arencibia, not present.  
18 Commissioner Bettinger.

19 COMMISSIONER BETTINGER: Yes.

20 MS. FERRARA: Commissioner  
21 DiDomenico, not present. Commissioner Gomez.

22 COMMISSIONER GOMEZ: Aye.

23 MS. FERRARA: Commissioner Holloway.

24 COMMISSIONER HOLLOWAY: Aye.

25 MS. FERRARA: Commissioner Mehta, not

1 present. Chairman Cryan.

2 CHAIRMAN CRYAN: Aye.

3 MS. FERRARA: The last application to  
4 be memorialized is 2013-080-SP; Applicant,  
5 Christopher Schluender Realty; located at 1957  
6 Kennedy Boulevard, Block 2394, Lot 63, in Jersey  
7 City.

8 On a motion made by Commissioner  
9 Bettinger. Second by Commissioner Holloway.

10 Commissioner Arencibia, not present.  
11 Commissioner Bettinger.

12 COMMISSIONER BETTINGER: Aye.

13 MS. FERRARA: Commissioner  
14 DiDomenico, not present. Commissioner Gomez.

15 COMMISSIONER GOMEZ: Aye.

16 MS. FERRARA: Commissioner Holloway.

17 COMMISSIONER HOLLOWAY: Yes.

18 MS. FERRARA: Commissioner Mehta, not  
19 present. Chairman Cryan.

20 CHAIRMAN CRYAN: Aye.

21 MS. FERRARA: The motion has passed.

22 At the tail end of the agenda, we'll move onto  
23 applications to be exempt. The first application to  
24 be exempt is 2014-006-SD; Applicant, Harmon Meadow  
25 Plaza; located in Harmon Meadow, Block 227, Lot

1 5.0304 and 5.501, in Secaucus.

2 The next application is 2014-007-SP,  
3 Applicant, AHM Housing Urban Renewal Associates, IV,  
4 LLC; located at 320 Country Avenue, Block 14601,  
5 Lots 22 and 23, in Jersey City.

6 The next application is 2014-008-SP;  
7 Applicant, 12th Street Jersey City, LLC; located at  
8 221 12th Street, Block 8801, Lot 1, Jersey City.

9 The next application is 2014-010-SP;  
10 Applicant, LHN Owner, LLC, located at 1 & 33 Park  
11 Avenue, Block 15901, Lot 17, in Jersey City.

12 Last application, 2014-011-SD; Applicant,  
13 350 Route 3 West, LLC; located at 450 Harmon Meadow  
14 Boulevard, Block 227.01, Lot 3, located in Secaucus.

15 On a motion made by Commissioner Bettinger  
16 second by Commissioner Gomez.

17 Commissioner Bettinger.

18 COMMISSIONER BETTINGER: Aye.

19 MS. FERRARA: Commissioner Glembocki.

20 COMMISSION GLEMBOCKI: Yes.

21 MS. FERRARA: Commissioner Gomez.

22 COMMISSIONER GOMEZ: Yes.

23 MS. FERRARA: Commissioner Holloway.

24 COMMISSIONER HOLLOWAY: Yes.

25 MS. FERRARA: Commissioner Ng.

1 COMMISSIONER NG: Yes.

2 MS. FERRARA: Commissioner Peralta.

3 COMMISSIONER PERALTA: Yes.

4 MS. FERRARA: Chairman Cryan.

5 CHAIRMAN CRYAN: Aye.

6 MS. FERRARA: The motion has passed.

7 The next item on the agenda is old business. Mr.

8 Chairman, I have no old business.

9 The next item on the agenda is new  
10 business. New business, what we would like to do,  
11 most of you have received an e-mail with the  
12 attached report, but before I get into the report, I  
13 want to give you a brief background as to what we're  
14 doing as a Board tonight. In your packet or what  
15 Francesca just handed out is memo that I wrote to  
16 the Freeholder Board describing the task, what our  
17 action would be as a Board.

18 Essentially, what the Division of Planning  
19 would like to do is to submit an application to the  
20 State of New Jersey Department of Community Affairs  
21 to seek grant funding to update various plans for  
22 the County. One of the plans, there are four plans  
23 that we are seeking to update, which is the park  
24 master plan; the County master plan, that's very  
25 important to this Planning Board; the Comprehensive

1 Economic Development Strategy Plan, which is a plan  
2 that we have prepared and has to get adopted as the  
3 economic policy of the County; as well as a capital  
4 improvement plan.

5 The DCA is offering money in the  
6 Post-Sandy Planning Assistance Program. As part of  
7 this plan, we would update, most of them are five  
8 years old and are in need of updating, and after  
9 Sandy, they do need updating to address stormwater  
10 and flood regulations. I think it is very important  
11 for the Board to endorse our proposal. One of the  
12 things that we do need as a first step to receive  
13 additional funding is to have this Board adopt a  
14 Strategic Recovery Planning Report.

15 The way that the DCA grant program works,  
16 we needs to prepared this report. The Division of  
17 Planning planned to prepare it in-house, and then we  
18 need approval for this Board, and we wanted to  
19 introduce it tonight and answer any questions you  
20 may have, and at the next meeting, have a resolution  
21 adopting the report. I don't know if the Board  
22 Members had a chance to read the Strategic Recovery  
23 Planning Report.

24 CHAIRMAN CRYAN: It's 70 pages.

25 MS. FERRARA: The report is just a

1 summary post-Sandy to talk about the damages to the  
2 County infrastructure received during Sandy. It  
3 talks about the damages that municipalities also  
4 had, and identifies mobility and stepped forward how  
5 we should address vulnerability.

6 CHAIRMAN CRYAN: It would be up to  
7 Board whether it wishes to introduce the report and  
8 adopt it at the following next meeting, or do we  
9 wish to take action on it? Is there any objection  
10 to do them both tonight? I'd prefer to do both.

11 MS. FERRARA: On a motion made by  
12 Commissioner Gomez. Second by Commissioner Ng.

13 Commissioner Bettinger.

14 COMMISSIONER BETTINGER: Aye.

15 MS. FERRARA: Commissioner Glembocki.

16 COMMISSIONER GLEMBOCKI: Yes.

17 MS. FERRARA: Commissioner Gomez.

18 COMMISSIONER GOMEZ: Yes.

19 MS. FERRARA: Commissioner Holloway.

20 COMMISSIONER HOLLOWAY: Yes.

21 MS. FERRARA: Commissioner Ng.

22 COMMISSIONER NG: Yes.

23 MS. FERRARA: Commissioner Peralta.

24 COMMISSIONER PERALTA: Yes.

25 MS. FERRARA: Chairman Cryan.

1 CHAIRMAN CRYAN: Aye.

2 MS. FERRARA: The motion has passed.  
3 I want to thank the Board for your support.

4 The next item under new business is the  
5 Hudson County 2013 Smart Growth Award nominations.  
6 In your packet should be the last thing in your  
7 packet is an Excel sheet. Does everyone have a  
8 copy?

9 This is a list of all the applications  
10 that were heard and memorialized. This is the  
11 category of -- this is where we're going to pull the  
12 nominees from. We provided you a list. You can  
13 review it, give us any feedback if there were  
14 applications or projects which were very memorable,  
15 which you think should be considered for nomination.  
16 Please get back to us.

17 What I would like to do today is to either  
18 authorize the Site Plan Review Committee to come up  
19 with the finalists for discussion for next meeting,  
20 or if the Board would like to put together a special  
21 committee.

22 COMMISSIONER HOLLOWAY: How have we  
23 done it in the past?

24 MS. FERRARA: Usually, we narrow it  
25 down. We narrow it down, and usually it's a

1 discussion at the Site Plan Review Committee.

2 COMMISSIONER HOLLOWAY: Be

3 consistent.

4 COMMISSIONER GOMEZ: Motion to

5 adjourn.

6 COMMISSIONER HOLLOWAY: Second.

7 CHAIRMAN CRYAN: All in favor.

8 (Whereupon the proceeding is then

9 concluded at 8:03 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, March 19, 2014; and that this is a  
correct transcript of the same.

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

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