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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, May 20, 2015
6:30 p.m.

BEFORE:

- JAMES CRYAN, Chairman
- DEMETRIO ARENCIBIA, P.E., P.P. County Engineer
- RUSHABH MEHTA, Commissioner
- RENEE BETTINGER, Commissioner
- ELIZABETH HERNANDEZ, Commissioner
- KENNETH KOPACZ, Freeholder
- 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
- JACLYN FLOR, P.E., P.P., T & M Associates

Job No. NJ2002355

1 CHAIRMAN CRYAN: Let's call this
2 meeting of the Hudson County Planning Board to
3 order. First, I would like to apologize. We had
4 some other business. We couldn't put it off. We're
5 very sorry about that. Counsel?

6 MR. CURLEY: Yes. The meeting has
7 been advertised at least ten days in advance in the
8 Star Ledger and Jersey Journal. Notice of the
9 meeting was posted with the County Clerk and the
10 Board of Freeholders. The meeting is held in
11 accordance with the Open Public Meetings Act.

12 CHAIRMAN CRYAN: Madam Secretary, can
13 I have a roll call, please?

14 MS. FERRARA: Yes, Mr. Chairman.
15 Commissioner Arencibia.

16 COMMISSIONER ARENCIBIA: Here.

17 MS. FERRARA: Commissioner Bettinger.

18 COMMISSIONER BETTINGER: Here.

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

22 COMMISSIONER HERNANDEZ: Here.

23 MS. FERRARA: Commissioner Holloway,
24 absent. Commissioner Kopacz.

25 FREEHOLDER KOPACZ: Here.

1 MS. FERRARA: Commissioner Mehta.

2 COMMISSIONER MEHTA: Here.

3 MS. FERRARA: Commissioner Ng,
4 absent. Commissioner Peralta, absent. Commissioner
5 Romano, absent. And Chairman Cryan.

6 CHAIRMAN CRYAN: Here.

7 MS. FERRARA: Chairman, we have a
8 quorum.

9 CHAIRMAN CRYAN: Would you please all
10 rise and salute the flag.

11 (Flag Salute.)

12 CHAIRMAN CRYAN: Next item on the
13 agenda is to approve the minutes from the April 13th
14 meeting. Have all of the Commissioners had a chance
15 to take a look at the meeting minutes?

16 MS. FERRARA: On a motion made by
17 Commissioner Mehta. Second by Commissioner
18 Bettinger.

19 Commissioner Arencibia.

20 COMMISSIONER ARENCIBIA: Aye.

21 MS. FERRARA: Commissioner Bettinger.

22 COMMISSIONER BETTINGER: Aye.

23 MS. FERRARA: Commissioner Hernandez.

24 COMMISSIONER HERNANDEZ: Aye.

25 MS. FERRARA: Commissioner Kopacz.

1 FREEHOLDER KOPACZ: Aye.

2 MS. FERRARA: Commissioner Mehta.

3 COMMISSIONER MEHTA: Aye.

4 MS. FERRARA: And Chairman Cryan.

5 CHAIRMAN CRYAN: Abstain.

6 MS. FERRARA: The motion passes.

7 Mr. Chairman, the next item on the agenda
8 is memorialization of resolutions considered at the
9 last meeting. Starting with Application 2013-13-SP,
10 Applicant, Dr. Saber Mansour, 2770 John F. Kennedy
11 Boulevard, Block 12101, Lot 18, in Jersey City.

12 On a motion made by Commissioner
13 Bettinger. Second by Commissioner Kopacz.

14 Commissioner Bettinger.

15 COMMISSIONER BETTINGER: Aye.

16 MS. FERRARA: Commissioner Choffo,
17 not present. Commissioner Glembocki, not present.
18 Commissioner Hernandez.

19 COMMISSIONER HERNANDEZ: Aye.

20 MS. FERRARA: Commissioner Holloway,
21 not present. Commissioner Kopacz.

22 FREEHOLDER KOPACZ: Aye.

23 MS. FERRARA: Chairman Mehta.

24 COMMISSIONER MEHTA: Aye.

25 MS. FERRARA: The motion has passed.

1 The next application to be memorialized is
2 Application 2015-14-SP, Alexis Romano; located at
3 660 First Street, Block 26, Lot 4, in Hoboken.

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

6 Commissioner Bettinger.

7 COMMISSIONER BETTINGER: Aye.

8 MS. FERRARA: Commissioner Choffo,
9 not present. Commissioner Glembocki, not present.
10 Commissioner Hernandez.

11 COMMISSIONER HERNANDEZ: Aye.

12 MS. FERRARA: Commissioner Holloway,
13 not present. Commissioner Kopacz.

14 FREEHOLDER KOPACZ: Aye.

15 MS. FERRARA: Chairman Mehta.

16 COMMISSIONER MEHTA: Aye.

17 MS. FERRARA: Chairman, the motion
18 has passed.

19 The next application to be memorialized is
20 Application 2015-18-SP/SD, Public Service Electric &
21 Gas Company, located at 2101 Grand Avenue between
22 21st and 22nd Streets, Block 44, Lot 9 in North
23 Bergen.

24 On a motion made by Commissioner Mehta.
25 Second by Commissioner Kopacz.

1 Commissioner Bettinger.

2 COMMISSIONER BETTINGER: Aye.

3 MS. FERRARA: Commissioner Choffo,
4 not present. Commissioner Glembocki, not present.
5 Commissioner Hernandez.

6 COMMISSIONER HERNANDEZ: Aye.

7 MS. FERRARA: Commissioner Holloway,
8 not present. Commissioner Kopacz.

9 FREEHOLDER KOPACZ: Aye.

10 MS. FERRARA: Chairman Mehta.

11 COMMISSIONER MEHTA: Aye.

12 MS. FERRARA: Mr. Chairman, the
13 motion has passed. The last application to be
14 memorialized is application to 2015-19-SP, James
15 Calandra, located at 309 John F. Kennedy Boulevard,
16 Block 275, Lot 13, in Bayonne.

17 On a motion made by Commissioner Kopacz.
18 Second by Commissioner Mehta.

19 Commissioner Bettinger.

20 COMMISSIONER BETTINGER: Aye.

21 MS. FERRARA: Commissioner Choffo,
22 not present. Commissioner Glembocki, not present.
23 Commissioner Hernandez.

24 COMMISSIONER HERNANDEZ: Aye.

25 MS. FERRARA: Commissioner Holloway,

1 not present. Commissioner Kopacz.

2 FREEHOLDER KOPACZ: Aye.

3 MS. FERRARA: Chairman Mehta.

4 COMMISSIONER MEHTA: Aye.

5 MS. FERRARA: The motion has passed.

6 Mr. Chairman, the next item on the agenda is site
7 Plans, Subdivisions and Other Matters Scheduled for
8 Public Hearing. We're going to go in a different
9 order. We're going to be starting with the City of
10 Hoboken, Application 2015-26-SP, City of Hoboken.
11 The address is 51-59 Paterson Avenue, Block 12, Lots
12 1 through 7, 9 and 12 through 18 in Hoboken.

13 MR. MARKS: Good evening, Chairman
14 and Commissioners. My name is Stephen Marks, and
15 I'm the municipal manager for the City of Hoboken,
16 and I would like to thank for you hearing our
17 application this evening.

18 Block 12 is located in the southwest
19 corner of the quadrant in Hoboken. It was acquired
20 as a park for future park and open space. It is
21 bounded by Harrison Street, Jackson Street, Observer
22 Highway and Paterson Plank Road or Paterson Street,
23 which is a County road. The Hudson County Open
24 Space Trust Fund actually helped the City of Hoboken
25 acquire the property about a year and a half ago so

1 the City of Hoboken is indeed grateful to the County
2 of Hudson for its funding.

3 For the last year and a half, the City of
4 Hoboken has been going through a public planning
5 process. We've held no less than four community
6 meetings with online surveys and many opportunities
7 for the public comment. Of the online surveys we
8 conducted, we had over 300 participants actually
9 give their opinions about what they would like to
10 see in the future park space. So Chris Brown
11 actually handed out color renderings of what was the
12 result of that process.

13 The City of Hoboken hired the firm of
14 Starr Whitehouse out of New York City. Starr
15 Whitehouse are planners and landscape architects,
16 who are experts in green infrastructure and green
17 infrastructure as many of you probably already know
18 are those features, the soft features, not concrete
19 features, but soft feature like green gardens, like
20 green roofs, like nonpoint source pavement, like
21 tree pits that absorb stormwater and don't
22 contribute to pollution or nonpoint source
23 pollution.

24 So we have this evening with us Wendy
25 Andrainga, who is a principal with the firm of Starr

1 Whitehouse. I would like to introduce Wendy.
2 Wendy, I don't believe has appeared before this
3 Board. Would the Board like to swear her in as a
4 new witness?

5 Ms. Adrainga, could you please spell your
6 first name and last name for the Board?

7 MS. ANDRAINGA: Yes. It's W-e-n-d-y,
8 A-n-d-r-a-i-n-g-a.

9 CHAIRMAN CRYAN: Could you move a
10 little bit closer to near the mic. It's hard for us
11 to hear.

12 MS. ANDRAINGA: I'm fine. I can
13 project at this level if everyone could hear me. It
14 would help to see the visual.

15 (The witness is sworn.)

16 MR. CURLEY: As you go along, mark
17 your exhibits that you introduce. Start with A-1
18 being the package that was handed out.

19 MR. MARKS: So Ms. Andrainga, could
20 you state your credentials for the record?

21 MS. ANDRAINGA: Yes, I am a landscape
22 architect for Starr Whitehouse and the project
23 manager of the Block 12 park in Hoboken, and I'm
24 here to present the site plan this evening.

25 MR. MARKS: Can you state any

1 licenses or degrees that you have?

2 MS. ANDRAINGA: I'm a licensed
3 landscape architect in New York State.

4 MR. MARKS: And your background as
5 far as education?

6 MS. ANDRAINGA: I have a masters in
7 landscape architecture.

8 MR. MARKS: From?

9 MS. ANDRAINGA: SUNY ESF in Syracuse,
10 New York.

11 MR. MARKS: Mr. Chairman, do you
12 accept her qualifications?

13 CHAIRMAN CRYAN: Unless there is any
14 objections from the Board. Go ahead.

15 MS. ANDRAINGA: Great. So should I
16 start here? Okay. So I would like, to as you know,
17 I am the project manage for the park, and on our
18 design team, I'm working with Langan Engineering for
19 the civil engineering, and Jager for the mechanical
20 and electrical.

21 So the site is currently a parking lot,
22 and it is bounded by Observer Highway, Paterson
23 Avenue, which is a County Road, Jefferson Street and
24 Harrison Street. It's currently a parking lot and
25 has one undeveloped parcel. It's a conglomeration

1 of lots, and it's bisected by one residential, one
2 commercial and another residential property. So
3 there is one small lot that separates the rest of
4 the park. It's also separated by a sub-street,
5 which is a publicly owned road.

6 MR. MARKS: Do you want to mark the
7 aerial photo A-2?

8 MS. ANDRAINGA: Okay. A-2. Across
9 Paterson Avenue, currently there is no sidewalk
10 along the park side or path. There is just a small
11 compacted soil walk, and on the Harrison corner, the
12 Harrison Street corner of Paterson, there is one
13 crossing. There are two crosswalks going to that
14 corner, and on the Jackson Street side, there is
15 only one crosswalk. So what we have to do is to get
16 people safely to the park, we're also addressing
17 street crossings and traffic as part of our scope.

18 As you know, Hoboken has a very robust
19 resiliency strategy, and green infrastructure is
20 being explored as a way of mitigating flooding. So
21 when Hoboken came to us to build the park, we wanted
22 to make it as resilient as possible. That was the
23 main objective. So through our first phase of the
24 project, which was a community outreach process, we
25 spent seven months doing three interactive workshops

1 to meet with the community, find out what was most
2 important to them in terms of programming, what they
3 wanted in the park. So we found green
4 infrastructure, a green park was actually a primary
5 concern to the community as well.

6 So this diagram is the best example of our
7 approach, our strategy for stormwater management.
8 This basically in a rain event, the rainwater at the
9 site is directed to -- it's infiltrated into the
10 permeable pavers, and it's also directed a large
11 rain garden to we have on the site to collect the
12 stormwater. Excess is then directed to the
13 subsurface detention system. So the park is going
14 to capture a ten-year storm, which in terms of
15 rainfall is five inches that falls in a 24-hour
16 period.

17 So this is a typical park plan. Let me
18 walk you through it. What we did is that on the
19 Observer Highway side of the site was dedicated to a
20 large area with a large growth of trees to be for a
21 public market, mobile vendors and food truck area.
22 In the center we have a small event space for
23 gathering or general use. You could also hold a
24 gathering, a small concert. We also have the two
25 rain gardens on either side, and we have a large

1 raised lawn on the north side with terrace seating,
2 amphitheater seating for the events space.

3 In this corner we have a dog run which is
4 also our utility structure. We had to raise all
5 utilities above base flood elevation, and we have
6 that structure there. This area at the corner of
7 Paterson Avenue was just programmed to be a green
8 space. It was too little space to do something
9 actually. It's difficult to actually connect.

10 We also have street bio-swales catching
11 stormwater runoff. The water currently drains into
12 one of the four corners of the site and taken into
13 catch basins. So the first thing for the stormwater
14 quality was capturing that water and filtering
15 before it goes into the City CFO system.

16 This is just a rendering of the park. I'm
17 afraid you can't see them. Maybe Janet can walk
18 them up. So these are different views of the
19 entrances of the park. I believe those are the main
20 entrances at Jackson Street walking into towards the
21 lawn. The other is one at the southwest corner
22 looking at the area for the vendors. This one is
23 the entrance from Harrison Street, looking at the
24 dog run.

25 MR. MARKS: I believe the set of

1 plans that were handed out actually have a copy of
2 each of the renderings.

3 MS. ANDRAINGA: Yes. All of the
4 exhibits from our concept study are in there. We're
5 ninety percent into construction implementation
6 right now, so I brought along our site materials
7 plan and our grading plan by Langan, so you can see
8 how things have developed. They haven't changed.
9 We haven't strayed a lot from where we began,
10 however, we have revised them a bit.

11 So on the plan you can see we finalized
12 the location of our bio-swales. We're at the corner
13 of Jackson Street and Observer, Observer and
14 Harrison and also one up here close to Paterson.
15 And we've put in a general sidewalk along Paterson
16 Avenue. It's 15 feet wide and narrowing down to in
17 this area to five and a half feet. We also have
18 seven street trees along the Paterson Avenue
19 frontage, and we have also created street bump-outs
20 to narrow the distance of walking between those
21 streets.

22 Lastly, we have included -- we left the
23 bus stop, and we are putting in a new structure
24 there, which is also on Paterson Avenue. We also
25 are maintaining the pedestrian area that was

1 formerly that street, and we're leaving cobblestone
2 from that. We've left the driveway for the
3 commercial property to get vehicles in and out.

4 COMMISSIONER ARENCIBIA: That drawing
5 shows the crosswalk going across Paterson Avenue at
6 the west, westerly edge of Paterson Street?

7 MS. ANDRAINGA: Yes.

8 COMMISSIONER ARENCIBIA: You talked
9 about that at the review committee.

10 MS. ANDRAINGA: Yes. And lastly, I'm
11 going to show you our drainage plan. So the
12 drainage basins are strategically located under the
13 park. It doesn't have any above-ground structure.
14 So each captures a particular amount of water.
15 There are two watersheds that aren't going into the
16 drainage basins. That's the watershed for the dog
17 run and also for the Paterson Avenue corner of Lot
18 9.

19 Water that flows into the street will be
20 filtered, and then it continues into the corner
21 exactly as it is at present. There is no change in
22 that respect to what we're doing over at Paterson.
23 I want to leave some time to ask questions. So
24 that's the general overview of the park. If there
25 are any questions, I'll be happy to answer them.

1 MR. MARKS: So the City of Hoboken
2 has actually applied to the New Jersey Environmental
3 Infrastructure Trust Fund for financing for this
4 project. The estimated construction cost is
5 approximately \$4.7 million. Well, it's 3.7 with a
6 million contingency, correct? With contingency it's
7 4.8 million. Hopefully, we won't go over the \$3.8
8 million.

9 We have submitted all of our plans and
10 drainage calculations and other reports to the New
11 Jersey Department of Environmental Protection for
12 appropriate approvals and permitting, and we are
13 expecting if approved by this Board and approved by
14 DEP, to go out to bid in August of this year, and
15 award a contract in September and be under
16 construction in October of this year.

17 So just to recap what Wendy had said,
18 through a public planning process with a lot of
19 community input, the residents of Hoboken, in
20 particular the southwest, wanted to see green space.
21 They want to massive open space. They did not want
22 active recreation. This is a neighborhood in the
23 city that does not have a lot of green space today.
24 This will create, if approved, this will create an
25 oasis for many residents who don't have anywhere to

1 go to bring their kids for quiet time or to bring
2 their dog with the dog run that's proposed here.

3 So this I think that concludes our
4 presentation, and we would gladly entertain any
5 questions.

6 COMMISSIONER MEHTA: Mr. Chairman,
7 first you said that this was in a flood zone, right?

8 MR. MARKS: The entire site is within
9 the State's special flood hazard area.

10 COMMISSIONER MEHTA: So are you going
11 to uplift the area on, or leave it at the street
12 level?

13 MR. MARKS: So currently today it's a
14 one-acre parking lot. It's a parking lot that has
15 been about 123 spaces or thereabout, 120 give or
16 take. Today whenever it rains, the rainfall just
17 sheet-flows off of the site into the surrounding
18 neighborhood actually, where today that sheet-flow
19 contributes to urbanized flooding. With the green
20 infrastructure features, it will actually go from
21 shedding all the stormwater to absorbing a lot
22 stormwater.

23 So the ten-year storm or five inches of
24 rainfall over a 24-hour period is roughly 200,000
25 gallons. The park will absorb 200,000 gallons of

1 stormwater over 24-hour, and then it's slowly
2 released back in. So the City of Hoboken is within
3 the combine sewer system. After the rainfall
4 because the combined sewers are inundated during
5 storm events, and leads to overflow into the Hudson
6 River of untreated sewage, this will hold back the
7 river until after the rain event passes, and then
8 slowly release through weirs, slowly release the
9 stormwater back into combined sewer system, where it
10 could then be treated at the sewerage treatment
11 plant.

12 We are not proposing nor is it required,
13 it's not a habitable dwelling. It's the State's
14 Flood Hazard Control Act regulations for habitable
15 dwellings require two feet or one foot of free board
16 below the lowest horizontal member of a structure.
17 This is not a habitable dwelling, and those rules
18 don't apply. It is within the special flood hazard
19 area. It will be absorbing a lot of stormwater
20 runoff future. It will be a net positive to the
21 community where the current one-acre parking lot has
22 a net negative impact on the community.

23 COMMISSIONER MEHTA: The second
24 question is regarding parking. Is there any parking
25 designated for this park? You are planning a

1 farmer's market, and people will have events. Can
2 people bring cars for events or something at the
3 park?

4 MR. MARKS: So there is on-street
5 parking only on Observer Highway and Harrison
6 Street. There is no parking on Paterson or Jackson
7 for future food trucks or events that will take
8 place on Observer. We are not proposing. It's a
9 local park. It's a neighborhood park. It's not a
10 regional park, and we're not expecting, you know,
11 people from all over the region to come to this
12 park. So we're not -- we don't think it's
13 appropriate or necessary to provide parking for this
14 park.

15 COMMISSIONER MEHTA: I understand the
16 residents will be coming from the local area. I am
17 talking about the farmer's market or the events.
18 They will then come. Where are they going to park?

19 MR. MARKS: There are parking spaces
20 on Observer Highway that will accommodate the food
21 trucks and the farmer's market.

22 COMMISSIONER MEHTA: And the one last
23 question is regarding the fence. I see the park has
24 a fence. That fence is kind of narrow -- is kind of
25 short. So do you think that is height for a dog

1 run, does the fence have to be a certain height?

2 MS. ANDRAINGA: The fence for the dog
3 run is going to be between three and a half and four
4 feet high, which is adequate for the dog run.

5 COMMISSIONER MEHTA: The picture it
6 looks short, even less than three feet.

7 MS. ANDRAINGA: Right. We refined
8 that. That was our concept rendering and not meant
9 for construction. We refined it to incorporate a
10 fence of a correct height in our construction
11 documents.

12 COMMISSIONER MEHTA: Okay.

13 COMMISSIONER ARENCIBIA: Mr.
14 Chairman. Steve, is your engineer here today, your
15 engineer?

16 MR. MARKS: We do not.

17 COMMISSIONER ARENCIBIA: I think
18 that -- I mean that T & M Associates looked at the
19 drawings. We should ask them to provide comment to
20 this Board, comments and responses, just from the
21 City.

22 MS. FLOR: Demetrio, do you want me
23 to go through that?

24 COMMISSIONER BETTINGER: Will there
25 be bike racks?

1 MS. ANDRAINGA: Yes, there will. We
2 are going to have four bike racks, one at each
3 entrance.

4 MS. FLOR: Mr. Chairman, the only
5 comments that are left unaddressed, I think Demetrio
6 already raised the question, the one crosswalk, that
7 should be a condition that it be removed only
8 because Demetrio spent a lot of time revising that
9 intersection for the crosswalk, and unfortunately,
10 it wasn't warranted at the time the County is doing
11 improvements to that intersection. That should be a
12 condition.

13 COMMISSIONER ARENCIBIA: Jackie,
14 because there's not a crosswalk at the western
15 corner of Harrison. There is no crosswalk there
16 presently. You're showing one. We wouldn't want
17 there it. There is no light. We need a traffic
18 signal with pedestrian crosswalks.

19 CHAIRMAN CRYAN: First is probably
20 the busiest road in Hoboken by far, because there
21 are people coming to and from Jersey City, and it's
22 the worst road to get out. If you live on the
23 corner of First and Jackson like I do, it will take
24 you 25 minutes to get out of town at any point of
25 the day so it's a very busy area.

1 COMMISSIONER ARENCIBIA: What I'm
2 trying to say is there have been improvements to the
3 sidewalks, and there's basically been improvements
4 to the intersection, other than striping. That
5 intersection currently does not have a crosswalk at
6 Paterson Avenue. There is a reason for that. It's
7 at the other side of the Paterson Avenue. The next
8 intersection is we have to channel pedestrians to
9 the easterly crosswalk which in this case is
10 beneficial. Its leads right to the park from that
11 side of Paterson Avenue.

12 The intersection being upgraded is Jackson
13 and Paterson, which is the one at the bottom of the
14 drawing, and we haven't started to design on that
15 intersection improvement, but we have programmed
16 within the next year or so. Paterson Avenue is the
17 only County Road missing. It's showing a diagonal
18 roadway. It's still a County road, and as you say,
19 it is busy, Mr. Chairman. There's a lot of traffic
20 on this road. There is no parking. The City is
21 going to be redoing all the curbs and sidewalks.

22 I'm sorry to cut you too, Jackie. I don't
23 know if you have any other comments.

24 MS. FLOR: The only other comments we
25 had are relative to the driveway shown on the plan.

1 There appear to be some discrepancies, and it's
2 going to be up to the engineer to look at the plans
3 and correct them. Are you eliminating any of the
4 driveways?

5 MR. MARKS: We are going to eliminate
6 some. There is a two-family house, a commercial
7 Mill Ironworks, and another residential property.
8 The first two-family house to the east doesn't have
9 a -- I think they park their cars currently over
10 their -- it's not a legal driveway. I don't think
11 it's a legal curb cut. They just park in front of
12 their house. I wouldn't even call it an unimproved
13 carport. When we put the sidewalks in, if they
14 continue, if we let them to continue to park their
15 car at the current location, they would be parking
16 over the sidewalk. Therefore, we are proposing to
17 eliminate that curb cut.

18 MS. FLOR: I think that Mario had
19 raised a question regarding the other one.

20 MR. TRIDENTE: The commercial has a
21 designated curb cut. That is part of phase two, or
22 is that going to be part one?

23 MR. MARKS: This is one phase, one
24 project, one phase.

25 MR. TRIDENTE: Phase one site plan,

1 and this shows phase two site plan.

2 MR. MARKS: Oh, that was -- so you
3 would have the two sets of drawings or two sets --
4 we had the concept renderings, which are a
5 20,000-foot view, and then we have the 90-percent
6 design drawings that were submitted to the Board.

7 Phase two, we're actually meeting, we are
8 supposed to meet with owners of those properties
9 next week. It is the City's desire to expand the
10 park in a future phase two. What is before you
11 right now is phase one. So the plans that should
12 you approve the plans, they are for phase one, which
13 are the actual construction drawings that you have
14 probably seen. It's not the pretty rendering, not
15 colored rendering but actually engineering drawings.
16 That's phase one.

17 In the future if we're successful in
18 getting those, acquiring two residential properties
19 and the commercial property and adding to this park
20 space, we will come back to this Board looking for
21 your approval to expand the park. The phase two on
22 the rendering is not -- it's a concept that's not
23 really before you tonight.

24 MR. TRIDENTE: So the curb cut is
25 actually 12 foot in the commercial space, which is

1 not big enough to receive a tractor trailer, and he
2 receives tractor trailers deliveries every week.

3 MS. ANDRAINGA: Tractor trailers?

4 MR. TRIDENTE: To receive his steel,
5 his product. How are you going to address that?

6 MR. MARKS: We'll look into it.

7 MR. TRIDENTE: I guess you're
8 anticipating him agreeing to the sale next week.
9 Let's say if it doesn't happen, you couldn't leave
10 that as a 12-foot curb cut because you would have a
11 tractor trailer parked on the street.

12 MR. MARKS: So do you have a
13 recommended width for the driveway for us?

14 MR. TRIDENTE: I would suggest you
15 review the situation, what he has to there to see
16 how his operation works. This is right on Paterson
17 Avenue. The truck will be out in the middle of the
18 street.

19 MR. MARKS: Mr. Chairman, we could
20 work with your Board engineer to come up with the --
21 should you approve this application this evening,
22 contingent upon coming up with a solution to the
23 width of the driveway.

24 COMMISSIONER ARENCIBIA: Mr.
25 Chairman, I just want to get a clarification on this

1 driveway tractor trailer. Where is that?

2 MR. MARKS: It's a commercial space.
3 I go past that property on daily basis. I've never
4 seen a tractor trailer there.

5 COMMISSIONER ARENCIBIA: Where is
6 this tractor trailer you're seeing?

7 MR. TRIDENTE: At the commercial
8 space.

9 MR. MARKS: Mill Ironworks?

10 MR. TRIDENTE: Mill Ironworks, when
11 he receives his steel. He's an iron fabricator. He
12 uses long pieces of material. Just so that we don't
13 have any traffic on Paterson Avenue.

14 COMMISSIONER ARENCIBIA: Mill
15 Ironworks gets tractor trailers?

16 MR. TRIDENTE: He gets big pieces of
17 steel. I'm not saying every day, probably at least
18 once a week.

19 COMMISSIONER ARENCIBIA: He pulls
20 into the driveways or parks on Paterson Avenue?

21 MR. TRIDENTE: No, he backs it in off
22 of Paterson Avenue, you know.

23 COMMISSIONER ARENCIBIA: He actually
24 blocks the sidewalk?

25 MR. TRIDENTE: Actually, he's on the

1 cobblestone street, the configuration.

2 COMMISSIONER ARENCIBIA: He's not on
3 Paterson Avenue. I don't know if I see it, but
4 that's where you're going to go, your sidewalk.

5 MR. TRIDENTE: Sometimes he backs the
6 truck into his driveway, and he's going to blocking
7 the sidewalk. The sidewalk there actual is
8 abutting, if he is building that 12-foot curb cut,
9 yeah.

10 COMMISSIONER ARENCIBIA: I think the
11 engineer, Langan is the engineer?

12 MR. MARKS: Yes.

13 COMMISSIONER ARENCIBIA: Have him
14 look into that to see the width of driveway. It
15 looks like it's 12 feet, and it should be lining up
16 with that. Right now, as it is, it looks like...

17 MR. TRIDENTE: It's just one big
18 area.

19 MR. MARKS: It's a kind of big,
20 unimproved area. We'll be before you next meeting
21 should you approve this application, we'll have our
22 engineers work with your engineers to come up with
23 an appropriate width of the driveway.

24 CHAIRMAN CRYAN: So there's a
25 condition to have your engineer --

1 COMMISSIONER ARENCIBIA: Coordinate
2 with the Mill Ironworks and providing sufficient
3 width for that.

4 MR. MARKS: I would just -- I would
5 request that we work with your Board engineer
6 because we are supposed to over the last year and a
7 half, our meetings with this particular property
8 haven't been particularly successful, to put it
9 mildly. So we would rather work with your Board
10 professionals. If the property owner decides not to
11 meet with the City, that's his prerogative, but I
12 wouldn't want to hold up this project based on the
13 property owner's willingness to communicate.

14 CHAIRMAN CRYAN: You're committed to
15 put the park there regardless?

16 MR. MARKS: So as far as the
17 rendering that you see in terms of phase one, we are
18 one hundred percent committed to doing phase one.
19 We would love to, the Council, the City Council has
20 expressed interest in acquiring additional parcels.
21 That's what next week's meeting is partially about.

22 I can't say we're prepared to make an
23 offer on the Mill Ironworks property. There is
24 without getting into real estate negotiations before
25 you this evening, we have negotiated with one of the

1 other property owners, and we will be prepared to
2 continue those negotiations. When we had our real
3 estate appraiser go out to the site to do a real
4 estate appraisal for these three properties, from
5 what I understand, this is hearsay, I didn't see it
6 or experience it myself, but our real estate
7 appraiser told me that he thrown off of the Mill
8 Ironworks property. The owner of the Mill Ironworks
9 wasn't interested in selling his property or doing
10 anything with the city.

11 That's why I wouldn't want to make our
12 approval of our application contingent on any
13 positive direction either way from the property
14 owner.

15 COMMISSIONER ARENCIBIA: Do you need
16 to get construction easements?

17 MR. MARKS: No, no. The driveway is
18 within the public right-of-way. The driveway is not
19 on his private property.

20 CHAIRMAN CRYAN: So we would consider
21 this project based on just the project and not
22 consider how the other owners that share a border
23 with you?

24 MS. FERRARA: Mr. Chairman, I think
25 what we should do if the Board so chooses to approve

1 the project, we should set a condition of approval
2 that in light of the fact that the property owner is
3 not ready to sell so Hoboken could develop the site
4 that they would like to, they would work with the
5 engineering professional to amend the current site
6 plan to accommodate any wide-width driveways so the
7 commercial property can still function until the
8 point where Hoboken and three property owners can
9 come to sort of a resolution and agreement.

10 MR. MARKS: I would just respectfully
11 request that it's an agreement that's mutually
12 agreed upon by the City's engineers and the County,
13 the Planning Board's engineer.

14 COMMISSIONER ARENCIBIA: Without
15 them?

16 MR. MARKS: I can't guarantee they're
17 going to cooperate either way. I just don't want
18 our project to be hamstrung by if they had the City
19 over a barrel.

20 MS. FLOR: I think I could help, Mr.
21 Chairman. I think at the end of the day, our job is
22 the drainage and the traffic, and I think that would
23 be what we would be looking at is the affect on the
24 traffic on the County road. So we would be looking
25 at turning movements to make sure that there's

1 access, that the truck wouldn't block traffic on our
2 County road. I think that if we stick to that
3 condition, then we would alleviate any concern of
4 getting involved with the property owner or anything
5 along those lines. Our sole purpose for the
6 condition is the fact that we don't want to block
7 traffic on the County road. So provided that the
8 turning movements work, I think that what I'll ask
9 for is a copy of turning templates. So if you want,
10 you can just say that the turning template has to
11 work and access that driveway, and if so, then we
12 would accept that the turning templates work. Our
13 concern is we don't want the truck to block the
14 road.

15 MR. MARKS: One thing for the record,
16 the cobblestone roadway, that short roadway, that is
17 not a mapped County street, it's not a mapped County
18 road, and it's not mapped City street. It actually
19 belongs to Lot 9, which is owned by the City of
20 Hoboken as a park. So even as far as the commercial
21 property's ability to legally use the property for
22 their commercial purposes and benefits, they don't
23 even have permission from the City to use that
24 cobblestone roadway for their deliveries.

25 So I just want to state that for the

1 record. It's not a mapped street. It's actually on
2 the City's recreation open space inventory, which is
3 Block 12, Lot 9. So it's actually part of the
4 preexisting park. It was a park before the rest of
5 the parking lot became a park.

6 COMMISSIONER ARENCIBIA: Mr.
7 Chairman, I have to be clear. He doesn't have an
8 easement from the City to cross cobblestone area?

9 MR. MARKS: There is an easement on
10 the property from like 1880, which only guarantees
11 the right of access, basically in ingress and
12 egress. It doesn't guarantee, it was pre-automobile
13 when the easement was drawn up, and it just
14 guarantees that those property owners have a right
15 to get in and out of their property. It doesn't
16 guarantee any of those property owners a right to
17 park either their delivery trucks on that
18 cobblestone roadway, or even the regular -- their
19 regular private automobiles. That cobblestone
20 roadway is actually part of the park.

21 COMMISSIONER ARENCIBIA: I think the
22 driveway issue, I think we can work it out. Can I
23 ask a question on street-lighting? You are
24 proposing street-lighting along Paterson Avenue, so
25 can you describe that a little bit? Is it

1 pedestrian?

2 MS. ANDRAINGA: It is
3 pedestrian-scale lighting. The poles would be
4 12 feet, and we have a sort of classic drop light on
5 top.

6 COMMISSIONER ARENCIBIA: How many
7 poles along Paterson?

8 MS. ANDRAINGA: Along Paterson, I
9 actually don't have a number in my head right now.

10 COMMISSIONER ARENCIBIA: The City
11 will be paying the electrical bills?

12 MR. MARKS: Well, with the amount of
13 taxes the City pays to the County of Hudson, I would
14 respectfully request that the County pay for it, but
15 the City is prepared to pay for the lighting.

16 COMMISSIONER ARENCIBIA: I'm bringing
17 it up. I think we need to agreement. Decorative
18 pedestrian street-lighting is undertaken by the
19 municipalities.

20 MR. MARKS: The lights are part and
21 parcel of the park and not necessarily in the
22 roadway.

23 COMMISSIONER ARENCIBIA: And I'm
24 bringing up the agreement because it may become
25 necessary for the Freeholder Board as we have had

1 other jurisdictions to take care of their
2 street-lighting poles. We have agreement with them,
3 so we made need it for the Freeholder Board.

4 MS. ANDRAINGA: I'm counting them.
5 There are five, and they're approximately 40 feet
6 apart.

7 COMMISSIONER ARENCIBIA: They are
8 wired electrically and powered to PSE&G?

9 MS. ANDRAINGA: Yes, to PSE&G.

10 COMMISSIONER ARENCIBIA: I noticed
11 the plans were unsigned and sealed by an electrical
12 engineer. So we will need that before you start
13 construction.

14 MS. ANDRAINGA: Certainly. I was
15 under the impression we had the electrical. We will
16 certainly send them to you.

17 MS. FLOR: Mr. Chairman, that's the
18 extent of our comments. We have did a drainage
19 comment, but I'm sure we will work out that comment
20 with the Langan and North Hudson, just regarding the
21 size of the manhole cover. It's more of an
22 engineering comment. We can work that out with
23 them.

24 CHAIRMAN CRYAN: That area floods
25 about a block away. It's really bad over by First

1 and Harrison, and when it's certain storms, it goes
2 all the way to Paterson. So you talked about the
3 drainage is going to slow the rainfall down. Is
4 that going to help that whole area over there, or is
5 this slowing down mechanism going to make it worse
6 for that flooding over in this area?

7 MR. MARKS: It certainly won't make
8 it worse. If you have a storm even that is greater
9 than a ten-year storm event, it's like a glass of
10 water. I mean it's going to reach its limit, and if
11 you have a 25-year storm event, you know, the park
12 wouldn't be able to absorb the extra stormwater
13 runoff over 200,000 gallons for the ten-year storm
14 event. But we are working with the North Hudson
15 Sewerage Authority.

16 North Hudson Sewerage Authority has
17 relined or improved the sewers under the Jackson
18 Street. We are making other improvements. The City
19 went to bid on Package B, which does include catch
20 basin and bio-swales along Jackson Street, which are
21 not related to this project. So we are trying to
22 across the board incorporate as much green
23 infrastructure and other stormwater improvements to
24 reduce urbanized flooding in that neighborhood, as
25 well as CSO events and nonpoint source pollution.

1 MS. FERRARA: Chairman, I want to
2 inform you that the applicant did meet the green
3 techniques, and obviously, it exceeded the green
4 techniques, as well as the applicant is proposing,
5 their requirement is six shade trees, and they are
6 proposing seven. Before the Board partakes in a
7 vote, I think it would be good if we could just go
8 over the conditions of approval so we're all on the
9 same page.

10 So the applicant has agreed as per T & M's
11 letter and the County Engineer's comment to amend
12 the site plan to remove the crosswalks at Harrison
13 and Paterson. The applicant has also agreed to work
14 with the County Board Engineer and the County
15 Engineer to accommodate and review the driveway
16 that's proposed on Jackson to accommodate the
17 commercial property use.

18 The applicant has also agreed to
19 coordinate with the Freeholder Board for the
20 decorative street-lighting; as well as the applicant
21 has agreed to have a continued coordination with
22 County engineer and Langan Engineering on the
23 drainage manhole cover.

24 COMMISSIONER HERNANDEZ: It doesn't
25 look like you have put anything like a speed hump or

1 anything in the road. I even notice you don't make
2 mention about the fact that there's a school only
3 blocks from there around the park.

4 MR. MARKS: We are putting in
5 additional crosswalks and bump-outs, the rain garden
6 bio-swale bump-outs. I don't know, we have a pretty
7 active, Mr. Chairman, I'm sure you know, a pretty
8 transportation improvement program. I'm not sure if
9 any of those roadways, I think in order to put in a
10 speed hump or a speed bump, you have to have less
11 than 2,000 automobiles or 3,000 vehicles per day,
12 and I think all these streets exceed the minimum
13 requirement for any speed bump or speed hump.

14 I don't think the State of New Jersey or
15 anyone would permit a speed bump or speed hump at
16 any of the locations. We are trying to actively
17 calm traffic. Since this is going to be a park, and
18 there is going to be a lot of families with small
19 children coming to the park, we definitely want to
20 do traffic calming. But I don't think we would be
21 within our rights to put in anything like that.

22 COMMISSIONER HERNANDEZ: Mr.
23 Chairman, I am sure that there are more than 3,000
24 vehicles every day.

25 MR. MARKS: Exactly. And you can't

1 put in a speed bump if it's above 3,000 vehicles.

2 COMMISSIONER HERNANDEZ: And now that
3 you actually know there are going to be trucks
4 passing by, and I almost had a car accident too over
5 there, you know, because drivers just go over there,
6 and it's high speed, and my concern because of the
7 flooding, Mr. Chairman mentioned the flooding area.
8 Sometimes some cars trying to ram you all the way to
9 the light.

10 MR. MARKS: So the City of --

11 COMMISSIONER HERNANDEZ: I know an
12 all the conditions, and we have to ask the town for
13 that.

14 MR. MARKS: We have been working with
15 Mr. Arencibia and his office on a lot of traffic and
16 engineering and transportation improvements in the
17 southwest neighborhood and town. I have to thank
18 Demetrio publicly because he's been very
19 accommodating on a lot of the City's requests and
20 new traffic signals in the area. There is a lot of
21 improvements and which even Observer Highway, which
22 is now under construction, would not have gone
23 forward but Mr. Arencibia's cooperation and support.
24 So I would like to publicly thank him for that.

25 COMMISSIONER ARENCIBIA: I have one

1 more comment. Just I mentioned to Massiel maybe at
2 the Site Plan Committee meeting about historic fill
3 in Hoboken. This area is designated on historic
4 fill related to the 14th Street viaduct. We're
5 under that construction. I'm not sure what you've
6 done in terms of environmental requirements within
7 the City's property, but if we do run into historic
8 fill when you start excavating, that the City would
9 take all the necessary measures to properly dispose
10 of any waste.

11 MR. MARKS: The City's engineer has
12 prepared a preliminary assessment on the site
13 investigation in 2012, that was part of the City's
14 application to the DEP and the NJDOT, and it was a
15 requirement of our RFP for the design landscape
16 architect and engineer, that they have a Licensed
17 Site Remediation Professional, an LSRP on board.
18 What's the name of the LSRP?

19 MS. ANDRAINGA: Eric Meyer.

20 MR. MARKS: Eric Meyer is our LSRP
21 from Langan Engineering. Any contamination that the
22 City encounters will be overseen by Eric Meyer. He
23 is licensed by the State of New Jersey on what to do
24 should we encounter any contamination.

25 CHAIRMAN CRYAN: Any other questions?

1 COMMISSIONER ARENCIBIA: I'll make a
2 motion to approve with conditions.

3 MS. FERRARA: On a motion made by
4 Commissioner Arencibia. Second by Chairman Cryan.
5 Commissioner Arencibia.

6 COMMISSIONER ARENCIBIA: Aye.

7 MS. FERRARA: Commissioner Bettinger.

8 COMMISSIONER BETTINGER: Aye.

9 MS. FERRARA: Commissioner Hernandez.

10 COMMISSIONER HERNANDEZ: Aye.

11 MS. FERRARA: Commissioner Kopacz.

12 FREEHOLDER KOPACZ: Aye.

13 MS. FERRARA: Commissioner Mehta.

14 COMMISSIONER MEHTA: Aye.

15 MS. FERRARA: And Chairman Cryan.

16 CHAIRMAN CRYAN: Aye.

17 MS. FERRARA: Mr. Chairman, the
18 motion passes.

19 MR. MARKS: Thank you very much.
20 Have a good evening.

21 MS. FERRARA: Mr. Chairman, the next
22 application to be heard is Application 2015-02-SP;
23 Applicant, 14 Paterson, LLC; located at 14 Paterson
24 Avenue, Block 15, Lot 1, Hoboken.

25 MR. MATULA: Goods evening, Chairman

1 and Commissioners. Robert Matula, appearing on
2 behalf of the applicant. This site is caddy-corner
3 from site you were just discussing, and this is an
4 application for a new building on the northwest --
5 northeast corner of Paterson and Jackson.
6 Presently, the site is what has been referred to for
7 many years as Vera's Florist. It is a five-story,
8 commercial on the ground floor, and two duplex
9 residential units above.

10 We received approval from the Hoboken
11 Zoning Board of Adjustment in December of 2014.
12 We're here tonight for County approval. I have
13 Mr. Kelly from Mr. Minervini's office here. He can
14 go through the plans if you would like or answer any
15 questions. We have received T & M's letter of May
16 11th. We don't have any issues with any of the
17 conditions brought up there.

18 Again, one of the discussions we had is
19 because this intersection is actively under
20 redesign or it's just been redesigned. We have no
21 issue with coordinating with the County regarding
22 any of the curbs or sidewalks, and I think one of
23 the comments was in lieu of the applicant addressing
24 curbs and sidewalks, it would make a financial
25 contribution. If that's a necessary condition, we

1 have no issues with that.

2 I think the other question was perhaps the
3 location of street trees because of the signal boxes
4 and light poles and things there, again, if it's a
5 question of a financial contribution in lieu of
6 planting street trees. I think it would be a little
7 further east, but it's a very tight intersection.
8 We are doing street trees on the Jackson side, on
9 the City's property.

10 We will also be requiring, and we're have
11 the surveys being reviewed now, an easement
12 ordinance from the Freeholders. There are some
13 decks and awnings that would be extending out in the
14 public right-of-way. And just to answer
15 Mr. Arencibia's question about historic fill, I'm
16 advised that the applicant did have a phase one done
17 at the site, which indicated that while there is
18 historic fill there, there is no contaminates which
19 rise to any actionable level. Also, the site is
20 basically going to be capped. We have fundamentally
21 a hundred percent lot coverage. So other than what
22 has to be excavated and disposed of in the course of
23 construction, the site will be capped.

24 COMMISSIONER ARENCIBIA: Mr.
25 Chairman, do you know if any underground storage

1 tank in the sidewalk?

2 MR. KELLY: There is none existing.

3 (The witness is sworn.)

4 MR. CURLEY: Please state your name
5 for the record and spell your last name.

6 MR. KELLY: Kieran Kelly, K-e-l-l-y.

7 MR. MATULA: Just for the record,
8 Mr. Kelly has appeared here before and has been
9 accepted as an architect by the Board. Can you
10 answer the question?

11 MR. KELLY: Perhaps I answered
12 prematurely. There is no, as far as we know, no
13 existing underground storage tank, but we are
14 proposing a stormwater detention tank within our
15 site.

16 COMMISSIONER ARENCIBIA: A lot of
17 those underground storage tanks were built
18 historically for the coal to heat and then oil tanks
19 back in the '30s or '40s and '50s, in the County
20 right-of-way underneath the sidewalk, and nobody
21 knows they're there until you start digging. So I
22 will ask that you investigate that in some way to
23 make sure there is no underground storage tank.
24 This is an opportunity to remove the tank, if there
25 is any.

1 Oftentimes we find after we do projects,
2 the 14th Street viaduct, for example, there was like
3 six underground storage tanks, and nobody knew they
4 were there. So I would ask that the owner look into
5 that and remove if they're there.

6 MR. MATULA: Two things. I'll take a
7 look at that phase one. I did not read it. I
8 haven't been provided with a copy of it. Typically,
9 that's something that they would look for when they
10 do that. Secondly, we have no objections as
11 condition of any approval that if one is located, it
12 will be removed.

13 COMMISSIONER ARENCIBIA: As far as
14 the sidewalk issue mentioned earlier, the Paterson
15 Avenue-Jackson Street intersection, the money is
16 programmed for improvement of that intersection and
17 traffic signal. We haven't started a design. It
18 may take at least a year to get that to
19 construction. So if you're fine with this, that we
20 continue that discussion. Whether we accept a
21 contribution or allow you to do a certain amount of
22 work with your project.

23 Obviously, there are areas of sidewalk
24 we're not going to be replacing. At this time I
25 can't -- I don't know what that is until I have an

1 engineer design our site. There may be a timing
2 difference. I'm not sure when you're going to start
3 your project, but we need to come to an agreement as
4 to how much sidewalks we're going to do, and how
5 much you should be doing with your project.

6 MR. MATULA: We have no issue working
7 with the County. I think probably, assuming we
8 approvals tonight, we will probably start within the
9 next month or so. It's going to take quite a while
10 to demolish the existing building and do the new
11 construction. Probably the last thing we are going
12 to get to is the sidewalk. Probably by then you
13 will have your design in place. We will continue to
14 coordinate.

15 COMMISSIONER ARENCIBIA: The other
16 option on the project was, if you agree to that, we
17 could have you do the sidewalk and handicaps ramps,
18 install the underground conduits for the wiring for
19 traffic signal, which is not expensive. The
20 electric conduits in the sidewalk are plastic PVC
21 pipe. So if we have you install those in
22 anticipation of the signal being constructed, and we
23 would come in, knock out a piece of sidewalk where
24 the foundation would be, and so that's other option.

25 MR. MATULA: We're happy to work with

1 you. If you know when we get to that point where
2 you want your conduit, we'll be happy to work with
3 you; if there are any other questions.

4 CHAIRMAN CRYAN: Jackie.

5 MS. FLOR: I have a couple comments,
6 I think for the applicant. Do you want me to state
7 them as conditions? Mr. Chairman, we recommended a
8 pedestrian warning device by the proposed driveway.
9 They have agreed to the same. I think Demetrio
10 already clarified the coordination whenever the
11 improvements are done at the intersection. I don't
12 believe that they're is doing any improvements to
13 the inlet at the corner of Jackson and Paterson, or
14 are you? That wasn't clear?

15 MR. MATULA: None is proposed.

16 MS. FLOR: There were some issues
17 with the crosswalks, how it aligned. The
18 application should clarify that on their plans.
19 That's Comment 4. I believe the applicant agreed to
20 do so. And then the franchise agreement with the
21 planters as well as there is cable to put in awnings
22 on several floors. There should be a franchise
23 agreements for all of those items.

24 MR. MATULA: Also, I believe there is
25 it a couple of projections that stick out.

1 MS. FLOR: For the awnings and the
2 balcony above, the fourth and fifth floors, and as
3 well as the first and second floors and the
4 planters.

5 MR. MATULA: The architect is just
6 confirming. Those are not actually balconies,
7 they're bay projections. Nevertheless, they're
8 within the parameters of the easement.

9 MS. FLOR: And the application agreed
10 to address the issue with the alignment of the block
11 and lot.

12 MR. MATULA: For the handicapped
13 ramp?

14 MS. FLOR: Right.

15 COMMISSIONER ARENCIBIA: Do you have
16 an LSRP planned for that site?

17 MR. MATULA: I don't believe we do.
18 We had a phase one done for the original financing
19 for it.

20 COMMISSIONER ARENCIBIA: Phase one,
21 can you submit the results of the phase one?

22 MR. MATULA: I can get the whole
23 report submitted it to you if you would like. The
24 excerpt from the report that I was provided
25 indicated other than historic fill, there is nothing

1 of an actionable level in the historic fill on the
2 site.

3 COMMISSIONER ARENCIBIA: That
4 historic fill will be properly disposed of?

5 MR. MATULA: Or capped.

6 COMMISSIONER ARENCIBIA: Right. That
7 whole area is historic fill. And for the franchise
8 agreement which, come to the County Counsel's
9 office. That's something that they would have to
10 look at in terms of if it needs to be included in
11 the franchise agreement. You just mentioned the
12 cap.

13 MR. MATULA: Anything excavated from
14 this site, for example, they're going to have to
15 excavate for the underground stormwater detention.
16 That will be disposed of, you know, according to
17 whatever they require.

18 COMMISSIONER ARENCIBIA: Right. The
19 franchise agreement may have some language in there
20 about historic fill, if there is a disturbance to it
21 at that cap. You're going to be getting one anyway
22 because of that planter. So there may be some
23 language in there about the historic fill, which I
24 mentioned that we run into this issue in multiple
25 areas in Hoboken.

1 MR. MATULA: The applicant has no
2 objection. I want to be clear that is there is no
3 formal engineering controls on the site required by
4 the DEP, where you have a real environmental cap as
5 opposed to just the building itself. But either
6 way, the applicant has no objections.

7 COMMISSIONER ARENCIBIA: Normally, we
8 have an LSRP employed to oversee that.

9 MR. MATULA: I can discuss that with
10 the applicant.

11 COMMISSIONER ARENCIBIA: It's the
12 State regulation. If you have historic fill, you
13 need a Licensed Site Remediation Professional.

14 MR. MATULA: If that's what we have
15 to do, then that's what we will do.

16 MS. FLOR: You can actually remove
17 the one condition about the ramps. The City just
18 upgraded that location actually with T & M. It was
19 recently put in. The construction just finished on
20 it. I think that intersection has actually been
21 reconstructed. I trust the people. And I think
22 it's unfortunate because it was just put in, and now
23 the applicant said, when they build the building,
24 they will likely have to rip up the sidewalk, and
25 then in a couple years, they will probably rip it up

1 again. This is the way it's done in this location.
2 They will have new sidewalks three times in the next
3 four years.

4 COMMISSIONER ARENCIBIA: I'll try not
5 to let that happen. We can coordinate something,
6 let the City and have the applicant install the
7 sidewalks. We'll work that out.

8 CHAIRMAN CRYAN: Okay.

9 MS. FERRARA: Mr. Chairman, the
10 applicant has met the two green techniques, as well
11 as they have agreed, as Mr. Matula said, to
12 coordinate with the shade trees, whether they're
13 going to be planted or if they make a contribution.
14 It appears the applicant has agreed to all of the
15 comments in the T & M letter, and the applicant will
16 coordinate with us on the franchise agreement for
17 the areas that are encroaching on the County.

18 There will be some further coordination on
19 the historic fill during construction on the site as
20 well as coordination with our County Counsel's
21 office for any sort easement to draft language to
22 address the historic fill. I'm going to defer to
23 County Counsel to advise us on that. The applicant
24 has also agreed to remove any underground storage
25 tanks if they are located. The applicant has also

1 agreed to remove any underground storage tanks, if
2 located, and as well as the applicant said that they
3 would coordinate to install the conduits under the
4 sidewalk in conjunction with the County Engineer for
5 the traffic signal. Mr. Chairman, that's all I
6 have.

7 MR. TRIDENTE: Mr. Chairman, I would
8 just like to ask the applicant if they would
9 coordinate with our office when they install the
10 shade tree, if it does come. We had experienced a
11 situation where the applicant, it's just double
12 work, if they don't do the tree grade when you're
13 pouring the concrete, it's an added procedure. If
14 you would let me know and coordinate with our office
15 when they plant the tree, just so that way it's like
16 a tree pit inspection, make sure it's the right
17 dimensions, and the tree pits are installed
18 properly.

19 MR. MATULA: Absolutely.

20 CHAIRMAN CRYAN: Any other questions
21 or comments? Can I have a motion?

22 MS. FERRARA: On a motion made by
23 Commissioner Kopacz. Second by Commissioner Mehta.
24 Commissioner Arencibia.

25 COMMISSIONER ARENCIBIA: Aye.

1 MS. FERRARA: Commissioner Bettinger.

2 COMMISSIONER BETTINGER: Aye.

3 MS. FERRARA: Commissioner Hernandez.

4 COMMISSIONER HERNANDEZ: Aye.

5 MS. FERRARA: Commissioner Kopacz.

6 FREEHOLDER KOPACZ: Aye.

7 MS. FERRARA: Commissioner Mehta.

8 COMMISSIONER MEHTA: Aye.

9 MS. FERRARA: And Chairman Cryan.

10 CHAIRMAN CRYAN: Aye.

11 MS. FERRARA: The motion has passed.

12 MR. MATULA: Thank you. Have a good
13 evening.

14 MS. FERRARA: Mr. Chairman, the next
15 application to be heard is 2015-16-SP, MEPT Lincoln
16 Crossing, LLC, located on One Daffy's Way, in the
17 municipality of North Bergen, Block 451.05, and Lot
18 14.011, in Secaucus; Block 155 and Lots 1.03 and
19 1.04 and 6.

20 MR. O'CONNOR: Thank you. My name is
21 Tom O'Connor. I am an attorney with Waters,
22 McPherson, McNeill, representing the applicant, MEPT
23 Lincoln Crossing, LLC. MEPT is the owner of the
24 property. Just to orient you, this is the site
25 that's the old Daffy's warehouse. It's actually in

1 North Bergen and a little part in Secaucus, and it's
2 essentially located behind the Home Depot warehouse
3 that bordered on the back of the Turnpike and 495.
4 It's a 20-acre island in behind a bunch of other
5 buildings. The warehouse building on the property
6 now, which was most recently operated or occupied by
7 Daffy's, they also operated a retail outlet there,
8 and quite a bit of office and warehouse building as
9 well because it was their headquarters building.

10 The plan is to demolish entirely the
11 structures on the site, the existing warehouse
12 building, and essentially rebuild the property with
13 a new modern warehouse building of a somewhat larger
14 size. The building, we don't have a tenant yet
15 identified for the building, but essentially, you'll
16 hear testimony, it's laid out either for one or
17 two-tenant occupancy in the building.

18 We also have received the comments from
19 your consulting engineer, T & M, and as we go
20 through the testimony, we will provide information,
21 additional information to address the items
22 mentioned in the T & M letter. There was also a
23 written submission addressing some of those. We'll
24 go through them in the testimony to the Board that
25 we present.

1 The property is located in the Meadowlands
2 District, so it's also under review by the
3 Meadowlands currently, and by way of presentation
4 tonight, we'll have three witnesses. We will have
5 Dan Miola, the project engineer from Langan
6 Engineering. We will have Alan Lothian, the traffic
7 engineer, also from Langan, and Ed Konick, who is
8 the architect. Also, present tonight is if there
9 are questions specifically about the project and its
10 operation, we have a representative from owner of
11 the site, Bill Vargas. So with that, I will call
12 Dan Miola.

13 (The witness is sworn.)

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

16 MR. MIOLA: Sure. Daniel Miola,
17 M-i-o-l-a.

18 MR. CURLEY: Thank you.

19 MR. O'CONNOR: Dan, you're a licensed
20 professional engineer in the State of New Jersey?

21 MR. MIOLA: Yes. I have a New Jersey
22 Professional Engineering license. I have worked at
23 Langan for 14 years on applications such as this
24 one. I graduated with a degree in civil engineering
25 from Villa Nova University, and I've testified

1 before boards such as this one.

2 MR. O'CONNOR: We will be offering
3 Mr. Miola's testimony as a professional engineer.

4 Dan, can you walk the Board through the
5 site, starting with the location, and we'll mark the
6 exhibit as you go?

7 MR. MIOLA: This first exhibit I'll
8 mark as A-1. It's just depicts an aerial photo of
9 site and surrounding vicinity. So as Mr. O'Connor
10 opened in his statement, the site is known as the
11 old Daffy's site. It's surrounded to the north by
12 the Home Depot off of Paterson Plank Road as well as
13 and Hilton Garden Inn, which is through an access
14 from the Route 3 onramp, and kind of the offramp of
15 Paterson Plank, onramp of Route 3. On the east is
16 that same ramp, the south is the 495 bypass, and the
17 west is the New Jersey Turnpike.

18 Also, as Mr. O'Connor said, the site is
19 currently occupied by a building known as the
20 Daffy's warehouse building. It's a
21 221,000-square-foot office retail and warehouse
22 building. Currently, the way that building is
23 situated, the loading is towards the north of the
24 site, and the car parking is along the southwest and
25 east portion of the site. The site is also

1 surrounded by a ditch that is really an extension of
2 Penhorn Creek. That ditch dumps into Penhorn Creek
3 via a culvert that goes beneath the 495 bypass.

4 I will also bring up the accesses for the
5 site. The site has three accesses currently. The
6 first access is by what is known as Daffy's Way,
7 which is a privately owned road. The site owner
8 owns that road up to the Home Depot property, and
9 the owner of the Home Depot property owns the rest
10 of that road all the way to Paterson Plank Road.
11 Daffy's Way and Paterson Plank Road is a signalized
12 intersection, and it's really the main access point
13 for the site.

14 There is also an access into the site off
15 of what is known as Big League Drive, which is
16 another privately owned driveway. That drive
17 intersects with the ramp that goes off of Paterson
18 Plank Road and onto Route 3. That driveway is a
19 right-in and right-out driveway currently. The
20 third and final driveway is further down at that
21 same ramp at the northeast part of the site. It's a
22 direct driveway out into that ramp, and that
23 currently is gated closed. That really walks you
24 through the existing site conditions.

25 I think I'll next flip to my next exhibit,

1 which I'll mark as A-2. It is the site plan for the
2 proposed project. It's Drawing CS-101 in the
3 application package. It's probably the second
4 drawing in that packet, the site plan of what the
5 project consists of. The project consists of
6 knocking down the existing Daffy's warehouse
7 building, and putting in a 347,000-square-foot
8 building in its place. The building will have
9 loading and trailer spaces to the north, a total of
10 45 loading docks, and 128 trailer spaces are
11 proposed.

12 Additionally, similar to the existing
13 conditions, cars parking is proposed on the southern
14 lots as well as -- the southern side of the building
15 as well as the western side of the building,
16 although the bulk of the parking is really the
17 southern part of the building. A total of 256 car
18 parking spaces are proposed to be constructed.

19 In terms of access, the access for this
20 site would largely remain as it exists currently.
21 We maintain the access in off of Daffy's Way in and
22 out. The access off of the northern drive, which is
23 know Bigley Drive would also remain, and we would
24 have to modify the curb geometry on the right-out of
25 that northern access drive in order to accommodate

1 the truck movements, and that's similar to the
2 existing conditions. The northeast driveway would
3 remain gated and only be used for emergency
4 vehicles.

5 In terms of grading, drainage and
6 stormwater, there is a total of 1.75 acres of
7 increased impervious surface proposed as part of
8 this application. We propose to manage that
9 stormwater with an above-ground detention basin
10 located to the south, the southern parking lot,
11 right prior to the ditch that surrounds the site.
12 Also, in terms of grading and drainage, the site is
13 within the flood plain of both Cromakill Creek and
14 Penhorn Creek.

15 The flood elevation, the flood hazard
16 elevation associated with this area is Elevation 8.
17 The building is currently proposed is up at
18 Elevation 10, so two feet higher than the required a
19 flood hazard elevation. The project requires a
20 flood hazard area individual permit from the DEP,
21 which has been applied for. That permit is
22 currently pending. Other permits that this project
23 requires is a zoning certificate, use variance
24 for -- from the New Jersey SDA, a Soil Erosion
25 Sediment Control Certification, Army Corp.

1 Jurisdictional Determination, as well as a minor
2 access permit from the DOT to modify the curb
3 geometry of Bigley Drive.

4 That really summarizes the direct
5 testimony I have for tonight.

6 MR. O'CONNOR: One other question,
7 with respect to the ditches surrounding the
8 property, there was a comment that at our meeting to
9 request to look into the culvert under the Turnpike,
10 to make sure that's been cleaned.

11 MR. MIOLA: Yes. We agreed to assess
12 that culvert and contact the Turnpike in case it
13 needed to be cleaned out.

14 MR. O'CONNOR: Also, the applicant
15 has stipulated that the calculation to the
16 contribution to the Penhorn Pump Station, will be a
17 condition of approval. That's all the questions I
18 have. Should I go onto the traffic testimony?

19 (The witness is sworn.)

20 MR. CURLEY: Please state your name
21 for the record and spell your last name.

22 MR. LOTHIAN: Good evening. Alan
23 Lothian, L-o-t-h-i-a-n.

24 MR. O'CONNOR: And Alan, you're a
25 professional engineer with expertise in traffic, and

1 you've been qualified as expert before this Board
2 previously?

3 MR. LOTHIAN: Yes, I have.

4 MR. O'CONNOR: Could you just briefly
5 walk the Board through what you did to prepare your
6 traffic study for this project.

7 MR. LOTHIAN: Okay. We prepared a
8 traffic study that looked at the existing driveways,
9 and how the proposed redevelopment of the site would
10 impact those driveways. We did our counts in
11 February of this year from seven to nine in the
12 morning and three to six in the afternoon. We
13 looked at all three access points, Daffy's Way,
14 which provides left turns in, right turns in, and
15 right turns out, with all movements provided via
16 ramp system at Paterson Plank Road and Route 3, and
17 the right-in, right-out on the southbound Paterson
18 Plank Road ramp to the eastbound Route 3, which is
19 commonly know as Bigley Drive.

20 We did a trip generation of both the
21 existing as it stands use if it was reoccupied,
22 which included warehouse space, corporate
23 headquarters space and retail space, as well as the
24 proposed site, which is the 347,000-square-foot
25 warehouse, and we able to make a comparison between

1 the two, and in the morning this site as proposed
2 would generate 64 less trips during the peak hours,
3 and in the p.m., it would generate approximately 216
4 less trips during the peak hour.

5 The site as a whole generates
6 approximately 164 trips during a.m. peak hour, and
7 132 trips during the p.m. peak hour for the proposed
8 374,000-square-foot warehouse. We did a
9 distribution based on the journey to work model for
10 the region, so where people are coming from based on
11 that, and distributed them based on the locations of
12 the major arterials and major highways, Route 3, the
13 Turnpike, Paterson Plank Road.

14 After all of that, we analyzed it using
15 the highway capacity software. Actually, we used
16 Synchro, which is based on the highway capacity
17 methodology. We found that in the future condition
18 if the proposed warehouse that's at the intersection
19 of that Daffy's Way and Paterson Plank Road would
20 operate at an overall Level of Service B, with all
21 movements operating at Level of Service D or better,
22 with all queues being contained within the existing
23 storage capacity.

24 And the right-in, right-out would operate
25 at Level of Service A in the a.m. and Level of

1 Service B in the p.m., and therefore, the proposed
2 warehouse could be accommodated to the existing
3 infrastructure with no significant impact.

4 MR. O'CONNOR: Alan, there was one
5 comment in the T & M letter with regard to the
6 percentage of truck traffic at the driveway. Did
7 you revise your analysis on the report, and can you
8 tell us how that turned out?

9 MR. LOTHIAN: Yes. We revised the
10 analysis to provide the truck projections for the
11 left turn in and right turn out as per T & M's
12 comment letter. We provided the revised analysis as
13 part of our response, and there was no significant
14 change, the Level of Service B and Level of Service
15 D or better.

16 MR. O'CONNOR: That's all the
17 question I have.

18 MS. FLOR: Mr. Chairman, the
19 applicant provided a point-by-point response today,
20 so that they addressed everything within our letter.
21 I would say as a condition, they agreed to modify
22 the main egress. Mario had brought that up at the
23 SRC. It was a good catch because I looked at it,
24 and it does require some revisions. They had a
25 point-by-point response.

1 They agreed to contact the Turnpike
2 Authority to see if they would be willing to clean
3 the culvert as necessary. They agreed to do that as
4 a condition. They've agreed to every condition that
5 we had within our letter, so we have no further
6 comments, unless Demetrio has comments.

7 COMMISSIONER ARENCIBIA: I don't have
8 anything further.

9 MS. FERRARA: Mr. Chairman, the
10 applicant has met their green techniques, and
11 because they have no frontage on Paterson Plank,
12 they are exempt from the shade tree requirement. I
13 do recall at the committee meeting that there was a
14 discussion about having signage to direct the truck
15 traffic to Bigley Road. Does the applicant agree to
16 that?

17 MR. O'CONNOR: Yes. There was a
18 desire to direct the traffic from the truck loading
19 area to Bigley Drive. The applicant stipulation to
20 that condition.

21 MS. FERRARA: And it was mentioned
22 that the applicant has agreed to other conditions of
23 approval as well as the applicant to make a
24 dedication to the Penhorn Creek, and it appears that
25 they to do have a few pending permit and

1 certificates outstanding. Would you please provide
2 a copy when you get them for our file?

3 MR. O'CONNOR: Absolutely.

4 MS. FERRARA: I have no questions or
5 comments.

6 CHAIRMAN CRYAN: For the record
7 Freeholder Romano is present.

8 MS. FERRARA: On a motion made by
9 Commissioner Bettinger. Second by Commissioner
10 Kopacz.

11 Commissioner Arencibia.

12 COMMISSIONER ARENCIBIA: Aye.

13 MS. FERRARA: Commissioner Bettinger.

14 COMMISSIONER BETTINGER: I vote aye.
15 Hopefully, your new building as nice as the old one.

16 MS. FERRARA: Commissioner Hernandez.

17 COMMISSIONER HERNANDEZ: Aye.

18 MS. FERRARA: Commissioner Kopacz.

19 FREEHOLDER KOPACZ: Aye.

20 MS. FERRARA: Commissioner Mehta.

21 COMMISSIONER MEHTA: Aye.

22 MS. FERRARA: Commissioner Romano.

23 FREEHOLDER ROMANO: Aye.

24 MS. FERRARA: And Chairman Cryan.

25 CHAIRMAN CRYAN: Aye.

1 MS. FERRARA: The motion has passed.

2 MR. O'CONNOR: Thank you.

3 MS. FERRARA: Mr. Chairman, the next
4 item on agenda to be heard 2015-25-SP, West Hudson
5 Properties, LLC, located at 600 Frank E. Rodgers
6 Boulevard; Block 24, Lot 8.01, in Harrison.

7 MR. GILLESPIE: Frederick L.
8 Gillespie appearing for West Hudson Properties, 492
9 Kearny Avenue, Kearny, New Jersey. With me is Mr.
10 Antonio Ferreira, who is the owner and managing
11 member and principal of West Hudson Properties.

12 We have already appeared before the Hudson
13 County -- I mean Harrison Planning Board, and they
14 have granted our application. We're waiting for
15 resolution to be memorialized, and that happened on
16 April 22nd, of this year obviously. And just to
17 give you a background, on this corner was a building
18 which burned down. It was comprised of two
19 commercial units and also a congregational church on
20 the second floor. There was no provided parking,
21 and the property since has been demolished.

22 Mr. Ferreira is the principal of West
23 Hudson Properties, and he proposes two commercial
24 units on the ground floor with three duplex
25 residential units on the second and third floor.

1 Mr. Ferreira can answer some questions of you would
2 like him to be sworn.

3 (The witness is sworn.)

4 MR. CURLEY: Please state your name
5 for the record and spell your last name.

6 MR. FERREIRA: Antonio Ferreira,
7 F-e-r-r-e-i-r-a.

8 MR. GILLESPIE: As parts of our
9 appearance before the subcommittee meeting, we had
10 basically taken a lot of the issues that were
11 addressed regarding, or issues regarding the
12 frontage on Frank Rodgers Boulevard, which is the
13 County Road, and place them onto Davis Street, which
14 is the corner property. One of the concerns were
15 some of connections regarding the drainage, and also
16 some of the connections and the water sewer and so
17 forth. They have now since been directed to Davis
18 Street, which will keep it away from the County
19 right-of-way.

20 The other matters of concern were the
21 pitching of the sidewalks, which we discussed with
22 the engineer, and also the planting of the tree. We
23 have also just as far as a little bit of a
24 background in the design of this building, we had
25 stepped the back away from the northerly side yard

1 approximately three feet, which allows light, air
2 and space, particularly to the next door neighbor,
3 since he does have windows on that building, allows
4 us to have windows on our building, and allows us to
5 have as I stated, a little more light, air and space
6 between the two.

7 We have also stepped back our building
8 from the rear property line seven feet for two
9 purposes; one, to provide for some greenery and
10 green space area, and the second to honor any
11 maintenance easement between our property and the
12 property to our west. Although the other neighbor
13 has not respected his easement, we will respect
14 ours.

15 Mr. Ferreira, is there any other things
16 that you could speak to regarding the application,
17 regarding the placements of the building?

18 MR. FERREIRA: Just that we -- this
19 building was a hundred percent of the property.
20 There was no pervious coverage. We have stepped
21 that back. We do honor our neighbors to the rear
22 and to the side. We have made the building smaller.
23 In Harrison, there is a lot built up to the lot
24 line. We decided to step it in three feet just to
25 make our building nicer around the apartments and to

1 respect the other neighbor. That worked to our
2 advantage not only for us, but for our neighbors.

3 MR. GILLESPIE: There will be a
4 franchise agreement. Right now, the current plan,
5 although the facade does not encroach upon the
6 street or the County road, there are some lights
7 which be protruding into right-of-way. For that, we
8 work with the County regarding the franchise
9 agreement.

10 CHAIRMAN CRYAN: Any other comments,
11 Mr. Cray?

12 MR. CRAY: Thank you, Mr. Chairman.
13 During the review subcommittee meeting, most of my
14 questions were answered, and since then I have
15 issued a review letter on May 19th. They have a
16 response letter with today's date, May 20th, and
17 they have actually revised the plan. So I am
18 working with their architect. At this point it's
19 really just down to construction details.

20 The footprint is consistent with
21 the surrounding area. It does meet. It's close,
22 ten feet from the building to the street, which is
23 typical of that neighborhood, and it's matter of
24 getting into the specifics of the grades, making
25 sure the slopes work for the accessible route

1 portion for the ADA accessibility. Upon working
2 that out, there's tweaking their finished floor.

3 So basically what remains, they're on
4 record that they've provided revised plans with
5 today's date, and what they haven't finalized, they
6 have agreed to the May 20th letter, and they are
7 going to receive the town resolution in a week or
8 two -- one week, and they'll tie everything back to
9 make that final submission.

10 So I don't have any remaining comments
11 from my review, but I'm happy to answer any
12 questions if the Board may have any questions.

13 COMMISSIONER ARENCIBIA: Mr.
14 chairman, is there any traffic signal at Davis
15 Avenue?

16 MR. GILLESPIE: Yes, there is.

17 COMMISSIONER ARENCIBIA: And you're
18 redoing all the curbs and sidewalks?

19 MR. GILLESPIE: Yes. Mr. Ferreira is
20 going to be replacing sidewalks. We are replacing
21 all of the sidewalks on Frank E. Rodgers and on
22 Davis, and what intent is to, there is already an
23 ADA sidewalk, which I believe was put in by the
24 County. We hope not to disturb that, but just meet
25 right up to it, so it will not have to be

1 restructured at all.

2 COMMISSIONER ARENCIBIA: So you'll be
3 basically avoiding that corner.

4 MR. GILLESPIE: Yes, that is correct.
5 That's correct.

6 COMMISSIONER ARENCIBIA: Just that
7 there is electrical underground work beyond that
8 corner, and I want to make sure that you work with
9 our office to make sure the conduit is not
10 disturbed. It's right underneath the sidewalk.

11 MR. GILLESPIE: That certainly will
12 be done.

13 COMMISSIONER ARENCIBIA: No road
14 openings are on Frank Rodgers?

15 MR. GILLESPIE: No, they will all be
16 on Davis.

17 COMMISSIONER ARENCIBIA: Okay.

18 MR. GILLESPIE: Originally, they had
19 done that with the roof downspouts, and they've
20 since gone back so all the roof runoff is on Davis.
21 We started with the potential road opening. Now the
22 only work in that right-of-way will be replacement
23 of sidewalk, and also the easement. There is also
24 street trees. We have looked at it. They're far
25 enough away from the intersection. We're proposing

1 a tree pit at this point. We can work out the
2 details with the County, the exact detail. That's
3 more towards the north end of that property.

4 COMMISSIONER ARENCIBIA: Just if you
5 go to Frank Rodgers Boulevard, if you do have to
6 cut, you're going to be required to restore the
7 concrete pavement and asphalt. The detail, we will
8 provide you with. You have to repave it.

9 MR. GILLESPIE: That would be
10 agreeable, and that's one of the reason why it's
11 going to Davis.

12 MR. TRIDENTE: Mr. Chairman, I just
13 want to add that while we were out at the site, I
14 noticed there was some remnants, some kind of mark
15 out of a Jersey One call, and the applicant have
16 difficulty planting a tree. There may be some
17 underground utilities in that area. I just would
18 like to let the applicant know that in case you
19 can't plant the tree feasibly within that area, a
20 contribution in lieu of it would be expected.

21 MR. GILLESPIE: We certainly will
22 make that contribution if the tree is unable to be
23 planted.

24 CHAIRMAN CRYAN: Any questions?

25 MS. FERRARA: Mr. Chairman, the

1 applicant has satisfied their green techniques.
2 They just stated that if a shade tree cannot be
3 accommodated on the site, they will make the
4 contribution, and the applicant also has agreed to
5 seek a franchise agreement for the four light
6 fixtures that are going to be encroaching on the
7 County's right-of-way. They stated they are going
8 to leave the ADA ramp intact. It appears that all
9 road openings will be on Davis and not Frank E.
10 Rodgers.

11 On a motion made by Commissioner Mehta.
12 Second by Commissioner Bettinger.

13 Commissioner Arencibia.

14 COMMISSIONER ARENCIBIA: Aye.

15 MS. FERRARA: Commissioner Bettinger.

16 COMMISSIONER BETTINGER: Aye.

17 MS. FERRARA: Commissioner Hernandez.

18 COMMISSIONER HERNANDEZ: Aye.

19 MS. FERRARA: Commissioner Kopacz.

20 FREEHOLDER KOPACZ: Aye.

21 MS. FERRARA: Commissioner Mehta.

22 COMMISSIONER MEHTA: Aye.

23 MS. FERRARA: Commissioner Romano.

24 FREEHOLDER ROMANO: Aye.

25 MS. FERRARA: And Chairman Cryan.

1 CHAIRMAN CRYAN: Aye.

2 MS. FERRARA: The motion has passed.

3 MR. GILLESPIE: Thank you, ladies and
4 gentlemen.

5 MS. FERRARA: Mr. Chairman, the next
6 item on the agenda are Applications to be Dismissed,
7 Application 2014-68-SP; Applicant, Riverview
8 Development, LLC, 8200 River Road; Block 438, Lots
9 4A, 4B and a portion of Lot 1 in North Bergen. The
10 application has been working with the town
11 professionals and the County Engineer, and the
12 Planning Board, but the applicant still doesn't have
13 a complete application. So we are going to dismiss
14 as incomplete without prejudice.

15 On a motion by Commissioner Bettinger.

16 Second by Commissioner Romano.

17 Commissioner Arencibia.

18 COMMISSIONER ARENCIBIA: Aye.

19 MS. FERRARA: Commissioner Bettinger.

20 COMMISSIONER BETTINGER: Aye.

21 MS. FERRARA: Commissioner Hernandez.

22 COMMISSIONER HERNANDEZ: Aye.

23 MS. FERRARA: Commissioner Kopacz.

24 FREEHOLDER KOPACZ: Aye.

25 MS. FERRARA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Aye.

2 MS. FERRARA: Commissioner Romano.

3 FREEHOLDER ROMANO: Aye.

4 MS. FERRARA: And Chairman Cryan.

5 CHAIRMAN CRYAN: Aye.

6 MS. FERRARA: The motion has passed.

7 The next item on the agenda is Applications to be
8 Exempt, starting with Application 2015-20-SP;
9 Applicant, New York SMSA Limited Partnership;
10 located at 500 Garfield Avenue; Block 26001, Lot 42,
11 in Jersey City.

12 The next Application to be Exempt is
13 2015-22-SP; New York SMAS Limited Partnership,
14 d/b/a, Verizon Wireless; located at 39 Avenue C;
15 Block 378, Lot 1, 2, 3 and 4, Bayonne.

16 The next application is 2015-23-SP, Public
17 Service Electric & Gas Company, PSE&G; located at
18 427-451 Grand Street, Block 15702, Lots, 1, 6, 8,
19 portions of Lots 4 and 5 in Jersey City.

20 The final application to be exempt is
21 2015-24-SP, 28 Liberty Manor, LLC; located at 28
22 Blight Street, Block 14106, Lot 39, Jersey City.

23 On a motion made by Commissioner Mehta.
24 Second by Commissioner Kopacz.

25 Commissioner Arencibia.

1 COMMISSIONER ARENCIBIA: Aye.

2 MS. FERRARA: Commissioner Bettinger.

3 COMMISSIONER BETTINGER: Aye.

4 MS. FERRARA: Commissioner Hernandez.

5 COMMISSIONER HERNANDEZ: Aye.

6 MS. FERRARA: Commissioner Kopacz.

7 FREEHOLDER KOPACZ: Aye.

8 MS. FERRARA: Commissioner Mehta.

9 COMMISSIONER MEHTA: Aye.

10 MS. FERRARA: Commissioner Romano.

11 FREEHOLDER ROMANO: Aye.

12 MS. FERRARA: And Chairman Cryan.

13 CHAIRMAN CRYAN: Aye.

14 MS. FERRARA: The motion has passed.

15 Next item is old business. There is no old
16 business. Next item on the agenda is new business.
17 We have no new business. That's all I have,
18 Mr. Chairman.

19 CHAIRMAN CRYAN: The next meeting is
20 June 17th, 6:30 sharp. Anything else? Motion to
21 close?

22 COMMISSIONER BETTINGER: Motion.

23 CHAIRMAN CRYAN: Second. All in
24 favor? The meeting is closed.

25 (Whereupon the proceeding is then
concluded at 8:47 p.m.)

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, May 20, 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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