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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, November 18, 2013  
6:30 p.m.

BEFORE:

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

ALSO PRESENT:

- JOHN J. CURLEY, ESQ., Board Attorney
- FRANCESCA GIARRATANA, Assistant Planner
- MASSIEL M. FERRARA, PE, ACIP, Board Secretary
- MARIO TRIDENTE, Inspector
- DANIEL SWAYZE, PE, CME

Job No. NJ1616123

1 VICE CHAIRMAN CRYAN: I would like to  
2 call to order the meeting of the Hudson County  
3 Planning Board to order for November 18, 2013.

4 Counsel, has the meeting been advertised?

5 MR. CURLEY: Yes. The meeting has  
6 been advertised in accordance with the Open Public  
7 Meeting Acts, which is publication in the Jersey  
8 Journal and the Star Ledger, and by posting the  
9 meeting notice at the Clerk of Hudson County and the  
10 Clerk of the Board of Freeholders.

11 VICE CHAIRMAN CRYAN: Thank you.  
12 Massiel, roll call, please.

13 MS. FERRARA: Commissioner Arencibia,  
14 absent. Commissioner Bettinger.

15 COMMISSIONER BETTINGER: Here.

16 MS. FERRARA: Commissioner  
17 DiDomenico, absent. Commissioner Glembocki.

18 COMMISSIONER GLEMBOCKI: Here.

19 MS. FERRARA: Commissioner Gomez.

20 COMMISSIONER GOMEZ: Here.

21 MS. FERRARA: Commissioner Holloway.

22 COMMISSIONER HOLLOWAY: Here.

23 MS. FERRARA: Commissioner Mehta.

24 COMMISSIONER MEHTA: Here.

25 MS. FERRARA: Commissioner Ng.

1 COMMISSIONER NG: Here.

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

4 FREEHOLDER ROMANO: Here.

5 MS. FERRARA: Chairman Cryan.

6 VICE CHAIRMAN CRYAN: Here.

7 MS. FERRARA: We have a quorum.

8 VICE CHAIRMAN CRYAN: Please stand to  
9 salute the flag.

10 (Flag Salute.)

11 VICE CHAIRMAN CRYAN: Did all  
12 Commissioners have a chance to take a look at the  
13 Minutes from the last meeting? Do I have a motion?

14 MS. FERRARA: On a motion made by  
15 Commissioner Gomez. Second by Commissioner  
16 Holloway.

17 Commissioner Bettinger.

18 COMMISSIONER BETTINGER: Aye.

19 MS. FERRARA: Commissioner Glembocki.

20 COMMISSIONER GLEMBOCKI: Yes.

21 MS. FERRARA: Commissioner Gomez.

22 COMMISSIONER GOMEZ: Yes.

23 MS. FERRARA: Commissioner Holloway.

24 COMMISSIONER HOLLOWAY: Yes.

25 MS. FERRARA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Aye.

2 MS. FERRARA: Commissioner Ng.

3 COMMISSIONER NG: Abstained.

4 MS. FERRARA: Commissioner Romano.

5 FREEHOLDER ROMANO: Aye.

6 MS. FERRARA: Chairman Cryan.

7 VICE CHAIRMAN CRYAN: Aye.

8 MS. FERRARA: The motion passes. The  
9 first item on the agenda is Applications to be heard  
10 and memorialized, starting with Application

11 2013-050-SP; applicant PSE&G Fossil, LLC, located at  
12 118 Hackensack Avenue, Block 298, Lot 19.01, Kearny.

13 MR. RICHTER: Good evening. My name  
14 is David Richter. I'm an attorney with PSEG  
15 Services Corporation. I representing the applicant  
16 PSEG Fossil, LLC. The application is for a new  
17 administrative building at our Kearny generating  
18 station. The administrative building is to replace  
19 our previous administrative building that was at our  
20 Essex generating station that was destroyed during  
21 Hurricane Sandy. My first witness will be Anthony  
22 Garrett.

23 (The witness is sworn.)

24 MR. CURLEY: Could you please state  
25 your name and spell your name for the record.

1 MR. GARRETT: Anthony Garrett,  
2 G-a-r-r-e-t-t.

3 MR. RICHTER: Mr. Garrett, just  
4 briefly describe your educational and professional  
5 background.

6 MR. GARRETT: Sure. I'm a graduate  
7 architect in 1984. I have a licensure in multiple  
8 states including the state of New Jersey. My  
9 license is in good standing. I've been practicing  
10 as an architect since 1991. I've testified for land  
11 use boards throughout the state, and I've appeared  
12 in superior court and have been accepted as an  
13 expert in the field of architecture.

14 MR. RICHTER: I offer Mr. Garrett as  
15 an architect. Mr. Garrett, just briefly describe  
16 the project PSE&G is proposing.

17 MR. GARRETT: Sure. This site is  
18 located just north of the Hackensack River in South  
19 Kearny in the industrial district. The site is a  
20 70-acre site. It's a generating station. It is  
21 bordered to the north by Pennsylvania Avenue and  
22 Fish House Road. Pennsylvania Avenue is a County  
23 road.

24 And what we're proposing to do is raze two  
25 buildings on the site, Units 11 and 12. We are

1 keeping the slab and the foundation and constructing  
2 a new three-story, 15,000-square-foot aggregate  
3 headquarter facility. Each floor is approximately  
4 5,000 square feet, and the ground floor is to be  
5 used as a service facility. We have overhead doors,  
6 which our vehicles enter and exit. The second floor  
7 is an employee support area, locker rooms, lunch  
8 rooms. The other floor is for the management of the  
9 maintenance department. It's a ten offices and work  
10 stations.

11 The building is, as I said, we're reusing  
12 an existing foundation. It will be surrounded by a  
13 parking facility. Do you want me to mark these?

14 MR. CURLEY: You should mark them  
15 consecutively if they were not submitted with the  
16 application package.

17 MR. GARRETT: The drawings that I'm  
18 going to refer to were submitted.

19 MR. CURLEY: If they were submitted,  
20 just identify them.

21 MR. GARRETT: I am referring to  
22 Drawing SP 1.2. It's a partial site plan, and it  
23 describes the area that we are affecting on the  
24 site. It is less than one acre. The building is  
25 about 5,000 square feet. The parking field is to

1 the east of it, and it is served by internal access  
2 roads on the site. The utilities in the building  
3 are tied into the on-site sewer at the generating  
4 station already, and we are proposing water  
5 mitigation measures, which consist of gravel  
6 filtration beds. There are five of them on the  
7 north side of the building. They are infiltrating  
8 the water back into the ground. None of the water  
9 will be contributing to the County drainage system.  
10 It will have very little impact on the County.

11 There is Pennsylvania Avenue at the top of  
12 the sheet. It's the County road. We're not  
13 proposing any tie-ins or curb cuts or anything like  
14 that, so there is really no traffic impact caused to  
15 Pennsylvania Avenue. Everything is internal on the  
16 site. The building has several green strategies  
17 associated with it.

18 This drawing I'm going to mark as A-1.  
19 This is the front elevation. This is the elevation  
20 facing Pennsylvania Avenue. It's a pretty good  
21 representation of the front of the building, the  
22 masonry structure on the ground floor, and the upper  
23 two floors consist of a pre-finished metal siding.  
24 The pre-finished metal siding is actually one of our  
25 green strategies, designed as a solar collector.

1 Behind these panels are actually harnessing the  
2 solar heat from the sun and using that to reheat the  
3 area that we're heating. It is one of several  
4 measures. As I mentioned we're also building a  
5 green roof strategy. We will mitigate  
6 heat-island-effect from generating heat off the hard  
7 surfaces. It will help to control some of our  
8 stormwater as well as infiltration beds, which we  
9 are recharging water back into the ground as opposed  
10 to collecting it and transferring it into areas like  
11 the river, we're regenerating the ground. So it's a  
12 fairly state-of-the-art-type of facility. Other  
13 than that there is really nothing.

14 MR. RICHTER: You have heard the  
15 comments that were received as part of this  
16 application?

17 MR. GARRETT: I have.

18 MR. RICHTER: And PSEG is willing to  
19 accept the comments and make the revisions as  
20 necessary?

21 MR. GARRETT: Yes, we are.

22 MR. RICHTER: Okay. I have no  
23 further questions.

24 MR. SWAYZE: Can you clarify the  
25 recharge design? You said you have five gravel

1 beds. They're not paved?

2 MR. GARRETT: They're not paved.

3 ENGINEER: Also, normally, when we  
4 collect runoff from parking areas for recharge, is  
5 there specific points of discharge into these gravel  
6 beds? Have you indicating specific points or just  
7 overall?

8 MR. GARRETT: It's two-fold. One,  
9 the roof drainage, there are indicating points where  
10 we're actually bringing piping underneath the  
11 pavement. It turns up into a manifold. The pipe  
12 runs the length of the drainage bed, referring to  
13 the grading plan. I'm referring to this drain in  
14 this infiltration bed up here. The pipe shown is  
15 where we dissipate that water. We're not just  
16 pumping water in one location from the roof.

17 However, I should mention that the other  
18 drainage areas which are to the south of the parking  
19 field, and there is an area here to the northwest of  
20 the building and two small areas internal to the  
21 parking, those are handled by sheet flow. We're not  
22 providing curbs. We're actually sheet flowing water  
23 across the pavement into those areas. One of the  
24 comments was to include some BMP, Best Management  
25 Practice, strategies. So we will have some

1 retreatment of the water.

2 ENGINEER: My concern is that you  
3 don't discharge the flow into the Pennsylvania  
4 Avenue driveway. You have verified the total  
5 disturbance?

6 MR. GARRETT: Yes, we recounted again  
7 today just to make sure. We are 0.96 acres.

8 ENGINEER: And you will have a detail  
9 gravel bed with a seasonal high water table  
10 indicated?

11 MR. GARRETT: We will have that  
12 submitted, and we will submit to this Board as a  
13 condition of approval. We would furnish that  
14 documentation satisfactory to the Board's experts.

15 VICE CHAIRMAN CRYAN: Okay. Anything  
16 else?

17 COMMISSIONER GLEMOCKI: I'm fine.

18 VICE CHAIRMAN CRYAN: Anybody else?

19 MR. CURLEY: Mr. Chairman, I wanted  
20 to double check. There was an earlier approval. I  
21 note the resolution that was prepared hopefully was  
22 shared with you, and it incorporates the terms of  
23 that earlier approval?

24 MR. RICHTER: Correct.

25 MR. CURLEY: In conjunction with the

1 Wittpenn Bridge project.

2 MR. RICHTER: And you submitted a  
3 letter on September 16th, indicating that we will  
4 commit to complete those improvements. We're trying  
5 to get some more information with the DOT to see  
6 when that work will be done on the Wittpenn Bridge  
7 so we can schedule our work so we don't put it in  
8 and have it to be taken out again. The idea is to  
9 try to do it at a time when the DOT is completed  
10 with their work, and we can add the finishing  
11 touches to our improvements along Pennsylvania  
12 Avenue. That's a walkway as well.

13 MR. CURLEY: Thank you.

14 MS. FERRARA: I have no comments.  
15 The applicant did testify that they are providing  
16 two green techniques, and the shade trees that are  
17 required on the site will be done as part of the  
18 approval of the 2011 application.

19 MR. CURLEY: Mr. Chairman, if the  
20 Board moves the resolution, in the resolution  
21 prepared in advance for application, that will also  
22 be adopted.

23 MS. FERRARA: On a motion made by  
24 Commissioner Romano, second by Commissioner  
25 Bettinger.

1 Commissioner Bettinger.

2 COMMISSIONER BETTINGER: Aye.

3 MS. FERRARA: Commissioner Glembocki.

4 COMMISSIONER GLEMBOCKI: Yes.

5 MS. FERRARA: Commissioner Gomez.

6 COMMISSIONER GOMEZ: Aye.

7 MS. FERRARA: Commissioner Holloway.

8 COMMISSIONER HOLLOWAY: Aye.

9 MS. FERRARA: Commissioner Mehta.

10 COMMISSIONER MEHTA: Aye.

11 MS. FERRARA: Commissioner Ng.

12 COMMISSIONER NG: I vote aye.

13 MS. FERRARA: Commissioner Romano.

14 FREEHOLDER ROMANO: Aye.

15 MS. FERRARA: Chairman Cryan.

16 VICE CHAIRMAN CRYAN: Aye.

17 MS. FERRARA: The motion passes.

18 MR. RICHTER: Thank you very much.

19 Thank you.

20 MS. FERRARA: Mr. Chairman, the next  
21 item on the agenda is Applications to be heard. The  
22 next application is 2013-065-SP; Applicant, 707  
23 Willow Court, located at 707 Willow Avenue, Block  
24 168, Lot 6, in Hoboken.

25 MR. MATULE: Good evening,

1 Mr. Chairman, Board Members. Robert Matule,  
2 appearing on behalf of the applicant. Between the  
3 time we submitted and the time we finished with  
4 Hoboken, there was one substantial change to the  
5 plans. One story was taken off the building.  
6 Instead of being six units and six stories, it's now  
7 five units and five stories. We submitted revised  
8 handouts. Mr. Kelly will talk in more detail about  
9 that. I just want to bring that to the Board's  
10 attention. If I could call Ciaran Kelly, our  
11 architect.

12 (The witness is sworn.)

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

15 MR. KELLY: My name is Ciaran Kelly,  
16 spelled C-i-a-r-a-n; Kelly, K-e-l-l-y.

17 MR. MATULE: And Mr. Chairman,  
18 Mr. Kelly has appeared before this Board in the  
19 past. I would ask that you accept his credentials  
20 as an expert in the field of architecture.

21 VICE CHAIRMAN CRYAN: Does anybody  
22 have any objection? Go ahead.

23 MR. MATULE: Thank you. Okay. Mr.  
24 Kelly, if you could just describe for the Board  
25 Members the existing site, and what it is that the

1 applicant is proposing to do.

2 MR. KELLY: Certainly. So the  
3 proposal as you all know is for a five-story,  
4 five-unit renovation building. The site is located  
5 on the east side of Willow Avenue just to the north  
6 of 7th Street. It is a 4,000-square-foot lot  
7 measuring 40 feet of street frontage by a hundred  
8 foot deep, and it is currently occupied by a  
9 four-story existing masonry Christian church, which  
10 is no longer in use.

11 The existing building occupies 67 percent  
12 of the lot, with a small, dilapidated, wood shed in  
13 the rear, and hundred percent impervious coverage.  
14 The existing building is in very bad shape.  
15 Structurally, the conditions are very poor, and also  
16 a lot of water has egressed over the years, and it's  
17 pretty much just ready for demolition. We wanted to  
18 retain the existing masonry siding of the church for  
19 aesthetic reasons. It is pretty much the iconic  
20 building on the block, so we wanted to retain it.

21 MR. CURLEY: Mr. Kelly, would you  
22 mark that as A-1, the photographs that you just  
23 referred to in your testimony, correct?

24 MR. KELLY: That is correct.

25 MR. CURLEY: Then you can mark the

1 plan as a revisions, so that is marked Z-1. Is  
2 there a revision date on that?

3 MR. KELLY: Correct. It is Revision  
4 3, and it is November 5th, 2013.

5 MR. CURLEY: Mark that A-2. Thank  
6 you.

7 MR. KELLY: To continue, the  
8 buildings to the north of our site on the same side  
9 are all five stories, and the buildings opposite our  
10 building on Willow are five stories. There is a  
11 small one-story commercial unit directly to the  
12 south, and then the final building before you hit  
13 7th Street is a four-story building.

14 MR. CURLEY: Do you want to mark that  
15 as A-3?

16 MR. KELLY: A-3, rendering of the  
17 proposed building. Okay. So like I said, the key  
18 to the proposed design is to retain the existing  
19 masonry frontage of the church. The new five-story  
20 building, which has one unit on every floor, one  
21 unit per floor, will be set back ten feet from the  
22 existing street. Between the two, we are creating  
23 an entryway, and I will refer to Sheet Z-2, for the  
24 site plan just to explain.

25 The new building will occupy the portion

1 in the back, and it will be 60 feet, and the  
2 building will remain 60-percent lot coverage. In  
3 addition to that on the first floor, we do have a  
4 rear deck structure and means of egress, and we also  
5 have a small glass entry vestibule linking the  
6 existing facade and the existing building.

7 Let me just summarize. The lot coverage  
8 is 70-percent lot coverage on the first floor, and  
9 66.25 on the upper floors, floors two through five,  
10 and the first floor level it is going to be set at  
11 thirteen feet, which is one foot above the current  
12 flood elevation minimum. The proposed building  
13 height will be 50 feet above the ground elevation or  
14 55 feet, two inches above grade.

15 The front yard and the rear yard are to be  
16 landscaped. Our landscape plan is included. We  
17 have a backyard deck and a green roof landscape  
18 design. There are also two street trees proposed,  
19 the two street trees have been approved by the  
20 Hoboken Shade Tree Commission as well as planters  
21 and landscaping in the area.

22 MR. MATULE: For the record those  
23 planters, we will request the easement, the  
24 franchise easement from the Board of Freeholders?

25 MR. KELLY: That's correct. The lot

1 is located in a residential zone, R-2, and as such,  
2 they have provided less than fifty feet. No curb  
3 cuts or off-street parking are permitted.

4 So as to the floor plan, as I said, there  
5 are five residential units. Sheet B-4, this shows  
6 the first, second and third floor plan. Every floor  
7 is similar. There is just a small change in the  
8 area, but just to give you a sense, the first floor  
9 is a two-bedroom at 1,888 square feet, and floors  
10 two through five are each a four-bedroom unit. It  
11 varies slightly but each of them is a minimum of  
12 2,000 square feet. In addition to that, each unit  
13 has a minimum 185 square foot outdoor space and a  
14 rear structure as I noted was a second means of  
15 egress.

16 Now, the intent is for the building to be  
17 LEED certified. This will be achieved  
18 using various sustainable strategies. Energy Star  
19 appliances are going to be used. There's a green  
20 water reuse system, as well as a stormwater  
21 management retention system and a green roof and an  
22 extensive solar array. If I go to Sheet Z-5, there  
23 is a roof plan which shows the proposed solar array  
24 and also the green roof. Any area which is near the  
25 two would be a white PVC roof, so that it doesn't

1 heat up in the sun, low-flow plumbing fixtures,  
2 on-demand water heaters, and energy-efficient LED  
3 lighting, landscaping front and rear, and bicycle  
4 storage.

5 There is a high capacity bicycle storage  
6 proposed, which is located on the inside of the  
7 existing building with a capacity of ten to twelve  
8 bicycles. Also in addition to that, a high  
9 percentage of material used for construction come  
10 from recycled sources. Also, a high majority of the  
11 construction waste is due to be recycled; spray  
12 insulation, and also a high-efficiency, low energy  
13 use elevator.

14 And in addition to these sustainable  
15 items, it's just worth mentioning that the  
16 construction will be a concrete construction, and  
17 just to the aesthetics of the building, the  
18 building was conceived as a modern insertion to  
19 contrast the ornate nature of the church. The new  
20 building is essentially an amassing of simple boxes  
21 to retain lines and allows it to be set back from  
22 the existing facade, which serves to I guess  
23 accentuate and highlight the importance of the  
24 ornate facade of the original building.

25 While there is a mixing of two different

1 styles and two different eras, they are linked on  
2 the ground floor by a glass entry vestibule and  
3 balcony, which comes down and penetrates the facade,  
4 just to create that, I guess, line between old and  
5 new. The materials of the new building are proposed  
6 to be box frames and aluminum siding. Again, the  
7 idea being to subdue and to accentuate the existing  
8 entry, and the exterior boxes is really to create  
9 interest and overhang on some outdoor spaces in the  
10 building.

11 MR. MATULE: Ciaran, just for the  
12 Board's edification, there's going to be all new  
13 curbs and sidewalks?

14 MR. KELLY: Yes.

15 MR. MATULE: And you have submitted a  
16 repair strip for that?

17 MR. KELLY: All the information is  
18 shown on Sheet Z-3, which is spelled out on the site  
19 plan, and then you have the appropriate  
20 construction.

21 MR. MATULE: On the south facade of  
22 the building, Hoboken required that you make a  
23 modification, that you're going to have a green wall  
24 on the south side of the building?

25 MR. KELLY: Correct. And one of the

1 items which was added to the design at the Hoboken  
2 Zoning Board of Adjustment, is that we provide a  
3 green wall, which spans the length of the southerly  
4 side of the building, which you can see on Sheet Z-7  
5 and I believe what is is to create a more  
6 picturesque backdrop for the people that live on the  
7 southern side. The existing facade of the church is  
8 on the property line. The backdrop of the garden is  
9 in a very bad state, and this for those residents.  
10 In addition, the rear deck structure has screening  
11 on both sides.

12 MR. MATULE: Okay. I have nothing  
13 further for Mr. Kelly, unless the Board has any  
14 questions.

15 FREEHOLDER ROMANO: Just out of  
16 curiosity, why didn't the zoning board let you build  
17 all the way up?

18 MR. KELLY: Why did the make us take  
19 a floor off?

20 FREEHOLDER ROMANO: That's been an  
21 eyesore. You're doing something really beautiful to  
22 a building that's ready to collapse.

23 MR. MATULE: I think they felt  
24 because the majority of the block from the north up  
25 to 8th Street was all five stories, they wanted to

1 maintain that symmetry, even though we have the  
2 sixth floor set back, but the applicant was willing  
3 to make that modification.

4 FREEHOLDER ROMANO: Again, it's an  
5 eyesore. The building is just rotting away.

6 COMMISSIONER GLEMBOCKI: The County  
7 Engineer has comments as far as the planning letter,  
8 that you get a franchise agreement for the fence and  
9 landscaping.

10 MR. MATULE: Correct.

11 COMMISSIONER GLEMBOCKI: And also,  
12 the County Engineer wanted to add that the applicant  
13 is responsible for soil removal and remediation,  
14 also the removal of any underground storage tanks in  
15 the County right-of-way on the project property.

16 MR. MATULE: We don't have any  
17 objections to that being put in as a condition. As  
18 far as I know, none exist. If there was, it would  
19 be properly removed.

20 COMMISSIONER GLEMBOCKI: We want to  
21 have that in. It always seems to be getting in the  
22 way, and the trees come from the County?

23 MR. TRIDENTE: No, I think the  
24 municipality. They have their shade tree initiative  
25 that is addressing that.

1 MR. MATULE: They have a list of  
2 approved trees.

3 COMMISSIONER BETTINGER: Mr.  
4 Chairman, I have a question, just out of curiosity,  
5 I'm looking at the floor plan, and I see four  
6 bedrooms and three bedrooms, and there is no living  
7 room?

8 MR. KELLY: There is. It's really  
9 all the same. The living room on is the  
10 southeastern corner -- no, I'm sorry. Excuse me.  
11 Depending on unit, for example, Unit 4, it's on the  
12 other side from the three and the four-bedroom unit.

13 VICE CHAIRMAN CRYAN: I think she  
14 wanted to buy one.

15 COMMISSIONER BETTINGER: But there is  
16 no living room. Thank you.

17 COMMISSIONER HOLLOWAY: Mr. Chairman,  
18 this might be a clerical mistake. Is there an  
19 escrow fee?

20 MS. FERRARA: Mr. Chairman, the  
21 application was prepared in-house, and the Planning  
22 Division did not charge for them.

23 COMMISSIONER HOLLOWAY: Thank you.

24 MR. TRIDENTE: Mr, Chairman, I have  
25 one quick question. If you can just elaborate a

1 little bit more on the projected balcony that comes  
2 through the front facade. Is that going to be above  
3 the planter?

4 MR. KELLY: Correct.

5 MR. TRIDENTE: There won't be any  
6 additional need for a franchise agreement?

7 MR. KELLY: It's within the  
8 footprint. I should also say that the planter is  
9 within four feet of the existing fence line. It  
10 extends two feet beyond the property line within the  
11 eight-foot planter.

12 MR. TRIDENTE: That doesn't open up  
13 to any units, that's just strictly an architectural  
14 detail, correct?

15 MR. KELLY: It is accessible from the  
16 unit, yes. On Sheet Z-4, I do have a floor plan.  
17 There is -- essentially what it is is a glass  
18 entryway to access an outdoor space, and that  
19 protrudes the existing window opening of the facade.

20 MR. CURLEY: Mr. Chairman, two  
21 things. First, on the franchise agreement for the  
22 County Board of Freeholder, we will need a metes and  
23 bounds description, which would include, if it's  
24 going up to a second level, then it's a protrusion  
25 into the County right-of-way that, and that we make

1 sure of it in the metes and bounds description.

2 Secondly, if you could, could you please  
3 send us a copy of the zoning board of adjustment  
4 resolution?

5 MR. MATULE: Yes, as a matter of  
6 fact, I provided an unsigned copy. The board is  
7 supposed to sign it tomorrow night. I will follow  
8 up with a signed copy.

9 MR. CURLEY: Thank you.

10 MR. MATULE: Just so I'm clear, you  
11 want to all that separately even though that it's  
12 within the larger?

13 MR. CURLEY: No, I just wanted it  
14 pointed out, that it's known that it goes up that  
15 high.

16 MR. MATULE: I will have the surveyor  
17 put a note about the projection on the second floor.

18 MR. CURLEY: That's fine.

19 MS. FERRARA: Mr. Chairman, as the  
20 applicant has put on the record, they are complying  
21 with the green techniques requirement, and also  
22 there is one tree that is going to be planted?

23 MR. MATULE: Two, two.

24 MS. FERRARA: Okay.

25 MR. MATULE: As a matter of fact, one

1 of the conditions of Hoboken was anybody on the  
2 block who wishes to, we will have a tree planted in  
3 front of their own property by the applicant from  
4 one end of the block to the other.

5 MS. FERRARA: And that satisfies the  
6 requirement.

7 COMMISSIONER MEHTA: Are you required  
8 to have parking?

9 MR. MATULE: No. As a matter of  
10 fact, they've gone in the other direction now. On  
11 lots less than 50 feet wide, you're not allowed to  
12 have any parking, and on the lots that are 50 feet  
13 or wider where you're required to have parking,  
14 you're not required to have any for the first five  
15 units. I think philosophically, what they've decide  
16 is by allowing off-site or the street, it's  
17 privatizing parking by taking the street space away  
18 by is virtue of the curb cuts. Go figure.

19 COMMISSIONER MEHTA: Is that why you  
20 have to reduce the six apartments?

21 MR. MATULE: No. That had nothing to  
22 do with it. This it was strictly the height. They  
23 had a problem with the height because of the new  
24 base flood elevation, we're starting at an Elevation  
25 13 with the first floor. I think the elevation is

1 around seven. So the first floor is already six  
2 feet up, and then to go 60 feet of above that was a  
3 little more than they could bear.

4 MS. FERRARA: On a motion made by  
5 Commissioner Romano. Second by Commissioner Mehta.  
6 Commissioner Bettinger.

7 COMMISSIONER BETTINGER: Aye.

8 MS. FERRARA: Commissioner Glembocki.

9 COMMISSIONER GLEMBOCKI: Yes.

10 MS. FERRARA: Commissioner Gomez.

11 COMMISSIONER GOMEZ: Aye.

12 MS. FERRARA: Commissioner Holloway.

13 COMMISSIONER HOLLOWAY: Aye.

14 MS. FERRARA: Commissioner Mehta.

15 COMMISSIONER MEHTA: Aye.

16 MS. FERRARA: Commissioner Ng.

17 COMMISSIONER NG: Yes.

18 MS. FERRARA: Commissioner Romano.

19 FREEHOLDER ROMANO: Aye.

20 MS. FERRARA: Chairman Cryan.

21 VICE CHAIRMAN CRYAN: Aye.

22 MS. FERRARA: The motion passes.

23 MR. MATULE: Have a good evening.

24 MS. FERRARA: The next item on the  
25 agenda is Applications to be Exempt, starting with

1 application 2013-059-SD; Applicant, Cavin & Satish  
2 Ramrup; located at 52-54 Pamrapo Avenue, Jersey  
3 City; Block 29801, Lot 65, Jersey City.

4 And next application is 2013-060-SP, New  
5 Cingular Wireless PCS, LLC, AT&T, located at 48 3rd  
6 Street, Block 292, Lot 2.4, Kearny.

7 The next application, 2013-064-SD, New  
8 Cingular Wireless PCS, LLC, AT&T; located at 591  
9 Summit Avenue, Block 7902, Lot 25, in Jersey City.

10 On a motion made by Commissioner  
11 Bettinger. Second by Commissioner Holloway.

12 Commissioner Bettinger.

13 COMMISSIONER BETTINGER: Aye.

14 MS. FERRARA: Commissioner Glembocki.

15 COMMISSIONER GLEMBOCKI: Yes.

16 MS. FERRARA: Commissioner Gomez.

17 COMMISSIONER GOMEZ: Yes.

18 MS. FERRARA: Commissioner Holloway.

19 COMMISSIONER HOLLOWAY: Yes.

20 MS. FERRARA: Commissioner Mehta.

21 COMMISSIONER MEHTA: Yes.

22 MS. FERRARA: Commissioner Ng.

23 COMMISSIONER NG: Yes.

24 MS. FERRARA: Commissioner Romano.

25 FREEHOLDER ROMANO: Aye.

1 MS. FERRARA: Chairman Cryan.

2 VICE CHAIRMAN CRYAN: Aye.

3 MS. FERRARA: The motion has passed.

4 VICE CHAIRMAN CRYAN: Any old  
5 business?

6 MS. FERRARA: No old business.

7 COMMISSIONER BETTINGER: Mr.  
8 Chairman, when are we getting our new ID cards  
9 because we were detained downstairs?

10 MS. FERRARA: Let me work with the  
11 staff, and we're trying to coordinate when you can  
12 come to the facility, am I correct? So let's try to  
13 get a time together so you don't have a travel. You  
14 can come here.

15 COMMISSIONER BETTINGER: In the  
16 meantime for the next meeting, advise the security  
17 guards that the Commissioners do not have ID cards.

18 MS. FERRARA: I will prepare a memo.

19 COMMISSIONER BETTINGER: Thank you.

20 MS. FERRARA: I have no old business.  
21 The only new business I have is that in your packet,  
22 we have prepared a letter of support. The County  
23 has the opportunity to receive funding from the  
24 North Jersey Transportation Planning Authority to  
25 update our plan. Our land use development plans

1 were created and adopted 2008. A lot of things have  
2 transpired in the County since then. We have  
3 adopted a street tree ordinance, and have had Sandy,  
4 which did require us to update our stormwater  
5 regulations. There are things in the current plan  
6 that need to be updated as part of that grant  
7 funding.

8           What the North Jersey Transportation  
9 Planning Authority has requested was a letter of  
10 support from this Board saying that you endorse our  
11 grant application. So in your packet you'll have a  
12 sample of the letter in support, as well as a  
13 description of our grant proposal to the North  
14 Jersey Transportation Planning Authority. If we do  
15 receive funding, we will hire a consultant to  
16 update.

17           VICE CHAIRMAN CRYAN: Do we need a  
18 motion on that?

19           MR. CURLEY: Yes.

20           MS. FERRARA: Does the Board have any  
21 questions on it? On a motion made by Commissioner  
22 Gomez. Second by Commissioner Bettinger.

23           Commissioner Bettinger.

24           COMMISSIONER BETTINGER: Aye.

25           MS. FERRARA: Commissioner Glembocki.

1 COMMISSIONER GLEBOCKI: Yes.

2 MS. FERRARA: Commissioner Gomez.

3 COMMISSIONER GOMEZ: Yes.

4 MS. FERRARA: Commissioner Holloway.

5 COMMISSIONER HOLLOWAY: Aye.

6 MS. FERRARA: Commissioner Mehta.

7 COMMISSIONER MEHTA: Aye.

8 MS. FERRARA: Commissioner Ng.

9 COMMISSIONER NG: Yes.

10 MS. FERRARA: Commissioner Romano.

11 FREEHOLDER ROMANO: Yes.

12 MS. FERRARA: Chairman Cryan.

13 VICE CHAIRMAN CRYAN: Aye.

14 MS. FERRARA: The motion has passed.

15 Thank you very much.

16 FREEHOLDER ROMANO: I don't know if  
17 the Board is aware that at the next Freeholder  
18 meeting, Massiel has been doing a good job  
19 reconstructing or updating I should say the Open  
20 Space Trust Fund policy, and it's a very thick  
21 document, and she worked very hard and went out of  
22 her way to meet with every Freeholder and every  
23 mayor, and the Board should be aware of that. We'll  
24 pass it at the next meeting, correct?

25 MS. FERRARA: Right. I hope so, next

1 week. This Board has passed a resolution endorsing  
2 and adopting the examination report addendum to the  
3 master plan and forwarded it to the Freeholders.

4 VICE CHAIRMAN CRYAN: Anything else?

5 MS. FERRARA: That's all I have.

6 VICE CHAIRMAN CRYAN: The next  
7 meeting is December 18th. Motion to close.

8 COMMISSIONER BETTINGER: I make a  
9 motion.

10 VICE CHAIRMAN CRYAN: Second. All in  
11 favor.

12 (Whereupon the proceeding is then  
13 concluded at 7:29 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, November 18, 2013; 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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