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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, October 15, 2014
6:30 p.m.

BEFORE:

- JAMES CRYAN, Chairman
- JOSEPH GLEBOCKI, PE, Asst. County Engineer
- MICHAEL HOLLOWAY, Vice-Chair
- RENEE BETTINGER, Commissioner
- DOREEN DiDOMENICO, Freeholder
- ALAIN GOMEZ, Alternate Commissioner
- RUSHABH MEHTA, Commissioner
- ANTHONY ROMANO, Freeholder

ALSO PRESENT:

- JOHN J. CURLEY, ESQ., Board Attorney
- MEGAN MASSEY, PE, ACIP, Board Secretary
- MARIO TRIDENTE, Inspector
- PAUL CRAY, P.P., P.E., C.M.E
- BYRON A. NICHOLAS, Assistant Planner

Job No. NJ1795160

1 CHAIRMAN CRYAN: Call this meeting to
2 order, Hudson County Planning Board. It's 6:35 on
3 October 15th. Counsel, has this meeting been
4 properly noticed?

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

12 CHAIRMAN CRYAN: Roll call, please?

13 MS. MASSEY: Commissioner Arencibia.
14 Commissioner Bettinger.

15 COMMISSIONER BETTINGER: Here.

16 MS. MASSEY: Commissioner Choffo.
17 Commissioner DiDomenico.

18 FREEHOLDER DiDOMENICO: Here.

19 MS. MASSEY: Commissioner Glembocki.

20 COMMISSIONER GLEMBOCKI: Here.

21 MS. MASSEY: Commissioner Gomez.

22 COMMISSIONER GOMEZ: Here.

23 MS. MASSEY: Commissioner Holloway.

24 COMMISSIONER HOLLOWAY: Here.

25 MS. MASSEY: Commissioner Mehta.

1 Commissioner Ng. Commissioner Peralta.

2 Commissioner Romano. And Chairman Cryan.

3 CHAIRMAN CRYAN: Here.

4 MS. MASSEY: Mr. Chairman, we have a
5 quorum.

6 CHAIRMAN CRYAN: Rise and salute the
7 flag.

8 (Flag Salute.)

9 CHAIRMAN CRYAN: First order of
10 business is reviewing and adopting meeting minutes
11 from September 17th, 2014, our last meeting. Has
12 everybody had an opportunity to look at the meeting
13 minutes? Any questions?

14 MS. MASSEY: On a motion made by
15 Commissioner Holloway, and seconded by Commissioner
16 DiDomenico.

17 Commissioner Bettinger.

18 COMMISSIONER BETTINGER: Aye.

19 MS. MASSEY: Commissioner DiDomenico.

20 FREEHOLDER DiDOMENICO: Aye.

21 MS. MASSEY: Commissioner Glembocki.

22 COMMISSIONER GLEMBOCKI: Yes.

23 MS. MASSEY: Commissioner Gomez.

24 COMMISSIONER GOMEZ: Aye.

25 MS. MASSEY: Commissioner Holloway.

1 COMMISSIONER HOLLOWAY: Aye.

2 MS. MASSEY: And Chairman Cryan.

3 CHAIRMAN CRYAN: Aye.

4 MS. MASSEY: The motion passes. Next
5 item to memorialize is to -- okay. The next item on
6 the agenda is Memorialization of Resolutions
7 Considered at the Previous Meeting. Application
8 2014-37-SD/SP; Scannell Properties #181, LLC,
9 Secaucus Road, Block 101, Lots 1, 16, 18, and 23;
10 and Block 1001, Lot 3 in Jersey City.

11 CHAIRMAN CRYAN: Do we have a motion?

12 COMMISSIONER BETTINGER: I'll make a
13 motion.

14 MS. MASSEY: On a motion made by
15 Commissioner -- I'm sorry, you weren't at the last
16 meeting.

17 COMMISSIONER BETTINGER: Yes, I was.
18 I wasn't here for that application.

19 On a motion made by Commissioner Gomez,
20 and seconded by -- seconded by Commissioner
21 Holloway.

22 Commissioner DiDomenico.

23 FREEHOLDER DiDOMENICO: Aye.

24 MS. FERRARA: Commissioner Gomez.

25 COMMISSIONER GOMEZ: Aye.

1 MS. FERRARA: Commissioner Holloway.

2 COMMISSIONER HOLLOWAY: Aye.

3 MS. FERRARA: Chairman Cryan.

4 CHAIRMAN CRYAN: Aye.

5 MS. MASSEY: The motion passes. The

6 next item for memorialization is Application

7 2014-39-SP; Ishrat Jafary; located at 412-414

8 Kennedy Boulevard; Block 245, Lot 58; in Bayonne.

9 On a motion made by Commissioner

10 DiDomenico, second by Commissioner Gomez.

11 Commissioner Bettinger.

12 COMMISSIONER BETTINGER: Aye.

13 MS. MASSEY: Commissioner DiDomenico.

14 FREEHOLDER DiDOMENICO: Aye.

15 MS. FERRARA: Commissioner Gomez.

16 COMMISSIONER GOMEZ: Aye.

17 MS. FERRARA: Commissioner Holloway.

18 COMMISSIONER HOLLOWAY: Aye.

19 MS. FERRARA: Chairman Cryan.

20 CHAIRMAN CRYAN: The motion passes.

21 MS. MASSEY: So the next item on the
22 agenda is Site Plans, Subdivisions and other Matters

23 Scheduled for Public Hearing. First application

24 that we have for site plan is Application

25 2013-31-SD/SP; 233 Sherman Avenue LLC; located at

1 313-315 Frank E. Rodgers Boulevard, Block 29, Lot 1;
2 in Harrison.

3 MR, BENNETT: Good evening,
4 Mr. Chairman and Members of the Board. Gary
5 Bennett, B-e-n-n-e-t-t, appearing on behalf of the
6 applicant, 236 Sherman Avenue, LLC. This
7 application involves property at 313-315 Frank
8 Rodgers Boulevard in Harrison. The application that
9 went before the Harrison Planning Board was approved
10 at their April meeting, which involved a minor
11 subdivision of a fifty-by-one-hundred-foot lot into
12 two separate lot, each to house a commercial unit on
13 the first floor with two residential apartments
14 above each of the existing commercial floors or
15 proposed commercial floors.

16 Just by way of history with regard to the
17 property, the property was formally the site of two
18 particular uses, one, the somewhat historical
19 Harrison watering hole by the name of Duffy's
20 Hawaiian Palms, that ceased to exist many years ago.
21 It fell into extreme disrepair. That faced out to
22 Cross Street to the rear of the subject property.
23 The front of the subject property which fronts the
24 County road was occupied by a small service station
25 many years ago, and that was abandoned, and

1 ultimately taken over as a tire repair shop, which
2 was less than an aesthetically pleasing site for the
3 redevelopment of Harrison along the Frank Rodgers
4 Boulevard.

5 Both of those building were combined into
6 an application approximately six or seven years ago
7 that was approved for development as multiple
8 condominiums with some commercial space on them.
9 Unfortunately, it came in crux of the economic
10 downturn, and the applicant who had those uses
11 approved for development for multiple condominiums
12 was unable to develop it and allowed the buildings
13 remain without razing them as anticipated.

14 Unfortunately, thereafter, the roof caved
15 in in the building, and it became a total eyesore in
16 the town. My client, who is here this evening,
17 Louis Vergara, who is the owner of 236 Sherman
18 Avenue purchased the property, razed the buildings
19 that were there and made the application that now
20 comes before the Board this evening.

21 CHAIRMAN CRYAN: For the record
22 Freeholder Romano is present.

23 MR, BENNETT: Hi. So the application
24 now is to redevelop that site, which is vacant at
25 the current time. The restaurant itself, the bar

1 really never had any parking. That's the part that
2 faced out to Cross Street. The only available
3 parking that was ever on the site was at the service
4 station that faced on the Frank Rodgers Boulevard,
5 which was the 50-foot-frontage along the County
6 road. That parking was not utilized for customer
7 parking. It was just in and out of changing tires
8 for probably the last ten years prior to the
9 building being razed.

10 As indicated, it's been cleared now. The
11 Harrison Planning Board reviewed the application to
12 divide this into two 25-by-100-foot lots, very
13 typical of the development that's taken place along
14 Harrison Avenue. This is similarly located along
15 the Frank Rodgers Boulevard. It sits on a corner,
16 and as a result of the development, we are able to
17 do a couple of things that I think are beneficial
18 from the County's perspective, one, by closing up a
19 fully depressed curb along the front of the tire
20 changing area, we actually pick up some additional
21 parking along Frank Rodgers Boulevard.

22 In addition, by closing down the exit
23 driveway that came out of the service station onto
24 Cross Street, we actually pick up a location for
25 parking there. Although, it lays out as potentially

1 three parking spaces, it's absolutely two that will
2 be added on the street as a result of closing down
3 the driveways. Because of the service station, it's
4 a completely open area that you can go in from Frank
5 Rodgers Boulevard, and you exit onto Cross Street,
6 which unfortunately, is adjacent to or was adjacent
7 to a school down the street behind this area.

8 So we believe that that is an improvement
9 just from a traffic flow point of view, and the new
10 buildings that are going to go up, and I have from
11 Neves Architecture, Mr. Steven Lataro, who is an
12 architect, who has reviewed the plans and is
13 prepared to answer any questions with regard to it.
14 With regards to the buildings, the elevations that
15 you'll see are vast improvement to the visual that
16 comes along the County road as well as along Cross
17 Street by providing a business-type front, which is
18 brick-facing along the bottom and the residential
19 above.

20 In addition, by the reconfiguration of the
21 lot, although it's usually not common that we're
22 able to pick up parking space over the development
23 on some of Harrison's more developed roadways, we
24 actually picked up an additional two off-street
25 parking spaces at the rear of the lot that is on the

1 corner of Cross and Frank Rodgers Boulevard. Again,
2 two additional off-street parking spaces dedicated
3 for residential and the additional two on-street
4 parking spaces, plus the visual improvement of the
5 property, we believe that represents an appropriate
6 development, not just for Harrison but for the
7 County.

8 And our architect has a chance through the
9 Planning Board Engineering Department to review the
10 requests of Remington Vernick review letter, and
11 there did not appear to be any issues that were not
12 able to be addressed, including the planting of the
13 streetscape tree that would be required on Frank
14 Rodgers Boulevard. I do have Mr. Vergara, as to the
15 extent of the owner, any specific question to him,
16 and I have Mr. Lataro, if you would like to have him
17 sworn. I can have him walk you through the plans if
18 you have questions with regard to the layout of the
19 either residential or the commercial.

20 CHAIRMAN CRYAN: You're adding
21 parking?

22 MR, BENNETT: I don't get to say that
23 too many times, Mr. Chairman.

24 CHAIRMAN CRYAN: Mario?

25 MR. TRIDENTE: I have no comment.

1 CHAIRMAN CRYAN: Mr. Cray.

2 MR. CRAY: I'll simply reference the
3 September 26th, 2014 letter from Remington Vernick,
4 which is a review letter. The applicant has
5 responded on October 2nd, 2014, which basically
6 agreed to address everything. They've already
7 submitted revised plans, and we're just working out
8 the details, a few things minor in nature that we
9 can deal with if the Board would grant the
10 conditional approval.

11 The main change here is this driveway
12 where you backed out into the County roadway. Now,
13 that driveway is closed. There aren't design
14 concerns. We are just working on the final
15 technical details at this point. We have no further
16 concerns or questions.

17 CHAIRMAN CRYAN: Anybody else?

18 MS. MASSEY: On a motion made by
19 Commissioner Romano, and seconded by Commissioner
20 Gomez.

21 Commissioner Bettinger.

22 COMMISSIONER BETTINGER: Aye.

23 MS. MASSEY: Commissioner DiDomenico.

24 FREEHOLDER DiDOMENICO: Aye.

25 MS. MASSEY: Commissioner Glembocki.

1 COMMISSIONER GLEMOCKI: Yes.

2 MS. MASSEY: Commissioner Gomez.

3 COMMISSIONER GOMEZ: Aye.

4 MS. MASSEY: Commissioner Holloway.

5 COMMISSIONER HOLLOWAY: Aye.

6 MS. MASSEY: Commissioner Romano.

7 FREEHOLDER ROMANO: Aye.

8 MS. MASSEY: And Chairman Cryan.

9 CHAIRMAN CRYAN: Aye.

10 MS. MASSEY: The motion has passed.

11 MR, BENNETT: Thank you very much. I
12 appreciate your cooperation.

13 MR. TRIDENTE: Mr. Chairman, I would
14 just like to remind the applicant that they need to
15 submit a set of site plans to the Planning Board,
16 and a set of as-builts when they're completed with
17 the project, and they need to contact this office
18 for final inspection before they receive their CO.

19 MR, BENNETT: That last comment, I'm
20 sorry was?

21 MR. TRIDENTE: You have to contact
22 our office for final inspection before they receive
23 their certificate of occupancy. Thank you.

24 MS. MASSEY: The next item is
25 2014-40-SP, Victor Fonsenca, located at 336 Paterson

1 Plank Road, Block 1703, Lot 8, Jersey City.

2 MR. BARDIS: Good evening, everyone.
3 My name is Contantine Bardis, and I represent Victor
4 Fonsenca. Present is the architect. We proposed a
5 project which entails construction of a new
6 four-story, two-family residential building on 336
7 Paterson Plank Road.

8 As of this date, we don't have a confirmed
9 date with the City of Jersey City's zoning board
10 because it's pending our appearance before this
11 Board for some clarification specifically in regard
12 to the October 8, 2014 correspondent that my office
13 had received, and of course, has been passed along
14 to Demetrios Kaltsis for review, and of course,
15 compliance therewith.

16 My office has also been in contact with
17 Byron, who I wish with to thank for assisting my
18 staff as well as accommodating my schedule to be
19 before you. I note that I've submitted 15 sets of
20 plans and would also note that Mr. Kaltsis is
21 prepared to address on the general conditions or
22 items, No. 2, regarding the applicant installing DOT
23 approved sidewalks with dropped curbs to meet the
24 adjacent properties, as well as Item 7, which is the
25 rainwater collection and on-lot treatment for

1 residents regarding infiltration for the proposed
2 thousand gallon seepage pit.

3 The lot was empty. It purchased by
4 Fonseca after a protracted litigation. Approvals
5 have initially been issued by the City of Jersey
6 City to the prior owner and builder. Obviously, my
7 client wishes to build something nicer, and I can
8 also inform this Board that with respect to water
9 retention concerns that this Board may have, when we
10 do go before the City of Jersey City if we do
11 receive some kind of conditional approval from the
12 County, he also proposing installation of a green
13 roof system, the building itself, which would also
14 be more than adequate to address any of the
15 stormwater concerns that may exist.

16 If I may I would like to at least have
17 Demetrios Kaltsis approach if there are any
18 questions.

19 COMMISSIONER GLEBOCKI: Okay. The
20 only thing is they provided the seepage pit detail.
21 The thing I looking at the detail, when your
22 contractor goes for a road opening permit, this
23 should be two-ten not two-point-seven. The same
24 thing would be the County curb height. When he
25 applies for a permit, it will have all the details.

1 MR. BARDIS: Thank you.

2 MR. TRIDENTE: I don't have any
3 comments, Mr. Chairman. I'll just remind the
4 applicant he needs to submit a set of as-built plans
5 for my office. I just have one question. Do you
6 plan on doing any blasting in that area?

7 MR. BARDIS: Thankfully, no.

8 MR. TRIDENTE: So your first floor
9 garage will be 15, 20 feet?

10 MR. BARDIS: May I have Demetrios
11 Kaltsis. Does he need to be sworn in?

12 (The witness is sworn.)

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

15 MR. KALTSIS: Demetrios Kaltsis,
16 K-a-l-t-s-i-s.

17 MR. BARDIS: Can you explain to the
18 Board how you're going to remove bedrock down to
19 ground level?

20 MR. KALTSIS: First off, what we're
21 going to do is just some exploratory digs to see
22 how -- if it really is bedrock or just loose rock,
23 but we don't intent to blast. We will simply
24 attempt to split it and remove it.

25 MR. TRIDENTE: So you're going to be

1 splitting and removing. You're going to have a
2 seismologist on-site to monitor the movement?

3 MR. KALTSIS: Yes, and the adjoining
4 property to make sure there is no damage caused as a
5 result of that.

6 MR. TRIDENTE: You don't have any
7 problem meeting the sidewalks to the adjacent
8 properties?

9 MR. KALTSIS: No. We don't have any
10 problem.

11 MR. TRIDENTE: No further questions.

12 CHAIRMAN CRYAN: Mr. Cray.

13 MR. CRAY: I'm sorry, Mr. Chairman.
14 I did not review this application. This application
15 was reviewed in-house.

16 COMMISSIONER GLEMOCKI: They have
17 already provided drainage calculations, so at this
18 point, they have to get a road opening permit from
19 the County. I concur. I just have one question
20 with the drainage calculations. It shows half the
21 structure for the seepage pit calculations. I know
22 they've asked for the other half. What is that
23 going to be?

24 MR. KALTSIS: I don't have it in
25 front of me. I have to review it. We do have a, I

1 believe it's a thousand gallon pit located in the
2 rear yard. I don't recall the actual size of the
3 gravel pit.

4 COMMISSIONER GLEMBOCKI: If they
5 could just verify that this is a condition of
6 approval to provide the calculation of the
7 structure, if they're using leaders out to the road
8 or something. That's all.

9 MR. KALTSIS: Okay.

10 CHAIRMAN CRYAN: Motion?

11 MS. MASSEY: On a motion made by
12 Commissioner Bettinger, seconded by Commissioner
13 Holloway.

14 Commissioner Bettinger.

15 COMMISSIONER BETTINGER: Aye.

16 MS. MASSEY: Commissioner DiDomenico.

17 FREEHOLDER DiDOMENICO: Aye.

18 MS. MASSEY: Commissioner Glembocki.

19 COMMISSIONER GLEMBOCKI: Yes.

20 MS. MASSEY: Commissioner Gomez.

21 COMMISSIONER GOMEZ: Yes.

22 MS. MASSEY: Commissioner Holloway.

23 COMMISSIONER HOLLOWAY: Aye.

24 MS. MASSEY: Commissioner Romano.

25 FREEHOLDER ROMANO: Aye.

1 MS. MASSEY: And Chairman Cryan.

2 CHAIRMAN CRYAN: Aye.

3 MS. MASSEY: The motion has passed.

4 MR. BARDIS: Thank you very much.

5 MS. MASSEY: The next item on the
6 agenda is 2014-47-SP, Anthony D. Pino; located at
7 1426 Willow Avenue, Block 123, Lot 13, Hoboken.

8 MR MATULE: Good evening, Mr.
9 Chairman and Board Members. Robert Matule,
10 appearing on behalf of the applicant. This is an
11 application for County approval to convert the
12 existing ground floor commercial space at the
13 building located at 1427-1426, Willow Avenue, which
14 is the southwest corner of the intersection of 15th
15 and Willow, to a restaurant and bar, to add a small
16 two-story addition in the rear corner of the
17 building, which would be used for restrooms on the
18 second floor and storage and office space on the
19 third floor.

20 Hoboken has approved the matter at their
21 zoning board meeting in April of 2015. I have to
22 the architect for the project, Anthony D'Angelo, and
23 you can talk to him if you would like. So okay, if
24 you would be sworn and give the Board a brief
25 explanation of the project.

1 FREEHOLDER ROMANO: Counsel, what is
2 this, the old garage?

3 MR MATULE: Yes, it was an auto
4 repair place, and I think most recently a cabinet
5 shop. It's directly across from the car wash on the
6 west side of the Willow Avenue.

7 (The witness is sworn.)

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

10 MR. D'ANGELO: Anthony D'Angelo, D,
11 apostrophe, A-n-g-e-l-o. As Mr. Matule has
12 mentioned, the project is located on the southwest
13 corner on the intersection of Willow Avenue and 15th
14 Street. Willow Avenue is a County road. The
15 building is an existing structure, a hundred percent
16 lot coverage on the ground floor level and two
17 stories above with six residential units.

18 We're planning to convert the existing
19 commercial space on the ground floor to a restaurant
20 as Mr. Matule mentioned, and provide a small
21 two-story addition in the back southwest corner of
22 the property to house restrooms and office, storage,
23 prep areas. That's why we're here in front of the
24 Board.

25 We have some encroachments to the County

1 road on Willow. We're planning to install a
2 three-foot deep trellis canopy, which wraps around
3 the corner of the building above our new storefront.
4 This is a trellis, which will have vine growing up
5 it. On the walls in between the glass storefront,
6 We're installing plant screens on the wall so the
7 vines can grow up the plant screen onto the trellis
8 and overhang. The trellis will also have
9 under-mounted lighting underneath that lights up the
10 sidewalk.

11 Around the corner we also have an
12 encroachment of a new stair landing and handicapped
13 ramp. The existing grading on the sidewalk and
14 specifically at the corner intersection, there is a
15 pretty substantial difference from the finished
16 elevation of the ground floor, necessitating the
17 need for the installation of a handicapped ramp for
18 the accessibility to the restaurant.

19 We are also planning on replacing the
20 sidewalks and curbs around the entire property,
21 around Willow and 15th Street, installing two street
22 trees on Willow and four along 15th Street as well
23 as a new handicap curb depression at the corner as
24 well. Does anybody have any questions?

25 COMMISSIONER BETTINGER: Will there

1 be any parking?

2 MR. D'ANGELO: No, no parking
3 on-site.

4 COMMISSIONER GLEMBOCKI: We asked
5 them to move the ramp closer to the building at the
6 Site Plan Review meeting, and we'll also have them
7 follow the County standard for the Willow Avenue
8 pavement and the curb. So when the contractor comes
9 to get a permit, it will have the details.

10 MR. D'ANGELO: Yeah. The note was
11 added to the drawings, as well as one of the
12 recommendations that came out of the meeting was to
13 provide a six-inch slab at the handicapped curb
14 depression around the corner. I noted that as well
15 on the drawings.

16 COMMISSIONER GLEMBOCKI: And there
17 should be a franchise agreement for the concrete
18 steps and the ramp and the trellis?

19 MR. D'ANGELO: Yes.

20 COMMISSIONER GLEMBOCKI: I have no
21 further comments.

22 CHAIRMAN CRYAN: Thank you.
23 Mr. Tridente.

24 MR. TRIDENTE: Mr. Chairman, we have
25 to remind the applicant to come in with as-built

1 plans to office our office for final site plan
2 approval.

3 MS. MASSEY: On a motion made by
4 Commissioner Romano, and seconded by Commissioner
5 Gomez.

6 Commissioner Bettinger.

7 COMMISSIONER BETTINGER: Aye.

8 MS. MASSEY: Commissioner DiDomenico.

9 FREEHOLDER DiDOMENICO: Aye.

10 MS. MASSEY: Commissioner Glembocki.

11 COMMISSIONER GLEMBOCKI: Yes.

12 MS. MASSEY: Commissioner Gomez.

13 COMMISSIONER GOMEZ: Aye.

14 MS. MASSEY: Commissioner Holloway.

15 COMMISSIONER HOLLOWAY: Aye.

16 MS. MASSEY: Commissioner Romano.

17 FREEHOLDER ROMANO: Yes, with the
18 comment for the benefit of all of the Board Members,
19 the owner, Mr. Pino, has taken his locations, taken
20 them in bad condition and made them not only
21 up-to-date and to our designs but he has made some
22 beautiful restaurants at his locations. So I'm sure
23 that he's going to do something to another area
24 that's in need and plighted. I vote yes to that.

25 MS. MASSEY: Chairman Cryan.

1 CHAIRMAN CRYAN: Yes.

2 MS. MASSEY: The motion has passed.

3 MR MATULE: Thank you. Just I have
4 submitted the survey for the franchise easement, but
5 I have to get one more description to you. I'll get
6 that to you tomorrow. Thank you. Have a good
7 evening.

8 MS. MASSEY: The next item on the
9 agenda is Application 2014-51-SD; Schuyler Crossing
10 Urban Renewal, LLC, Lot 2.022; and Schuyler
11 Crossing, 320 Schuyler Avenue; Block 252; Lots 2.021
12 and 2.022.

13 MR. MINKS: Good evening, Mr.
14 Chairman and Commissioners, last but not least, I
15 promise to get you out of here. My name is
16 Christopher Minks, assistant general counsel for the
17 Russo Development, the affiliates for the applicant,
18 Schuyler Crossing.

19 You may recall, we've been here a couple
20 of times regarding this project in Kearny. It's at
21 Block 252; Lots 2.021 and 2.022. This property was
22 formerly subdivided into those two lots.

23 What we're here for today is for a minor
24 subdivision; essentially simply reallocating the
25 property line between those two subdivided lots, the

1 purpose being that the one of the pad sites formerly
2 on the retail side of the subdivision, it became
3 difficult and obvious that it was not going to be
4 leasable to an appropriate retail user, and we
5 re-purposed that pad site in its exact same size and
6 configuration and location to be a clubhouse to
7 serve the residential development that's on the
8 other side subdivided portion of the Russo property.

9 So what we're doing today for the
10 purposing of preferential operation and division of
11 those two lots is to reorient the property line,
12 interior property line to encompass that now
13 clubhouse property and associate it with the
14 residential parcel.

15 I have Michael Rodrigues, our project
16 architect, who was qualified before this Board in
17 prior hearings on this matter, who can walk you
18 through and just illustrate to you exactly where
19 we're going to be moving this line, and confirm that
20 there is no additional relief, no variances created,
21 there is not any existing variances that had
22 previously been approved, which are exacerbated by
23 this move. With that, Mr. Rodrigues.

24 MR. RODRIGUES: Michael Rodrigues,
25 R-o-d-r-i-g-u-e-s.

1 (The witness is sworn.)

2 MR. MINKS: Okay, Mike. Just speak
3 up.

4 MR. RODRIGUES: This is the plan that
5 was submitted with our application and the minor
6 subdivision. Previously in 2011, we submitted an
7 application for subdivision of the entire tract,
8 dividing the retail portion of the project into one
9 lot, and the residential portion of the plan in
10 another lot.

11 As Mr. Minks mentioned, it became
12 necessary to include the clubhouse. That was
13 located on the existing retail lot. It is meant to
14 serve the apartment buildings that consists of
15 approximately 0.13 acres. It's going to be switched
16 from Lot 2.021 to 2.022. The original 2.69 acres
17 goes to 2.25 acres; 2.022 goes from 4.76 to 5.19
18 acres. As he mentioned there are no adverse effects
19 to current variances that were approved, nor have we
20 exacerbated any that we asked for.

21 MR. MINKS: Then there is no further
22 relief needed, correct?

23 MR. RODRIGUES: No further relief
24 needed.

25 MR. MINKS: And there are potential

1 parking and driveway easements that benefit both
2 properties?

3 MR. RODRIGUES: That's correct. The
4 driveway, we have a deed in place that allows the
5 both lots to share driveways, utilities and parking.

6 MR. MINKS: And that's not affected
7 by this move?

8 MR. RODRIGUES: That's not affected,
9 yes.

10 MR. MINKS: That's all.

11 COMMISSIONER GLEMBOCKI: It's just
12 property line housekeeping?

13 MR. MINKS: Correct.

14 MR. TRIDENTE: No comments.

15 MS. MASSEY: On a motion made by
16 Commissioner Holloway, and seconded by Commissioner
17 Bettinger.

18 Commissioner Bettinger.

19 COMMISSIONER BETTINGER: Aye.

20 MS. MASSEY: Commissioner DiDomenico.

21 FREEHOLDER DiDOMENICO: Aye.

22 MS. MASSEY: Commissioner Glembocki.

23 COMMISSIONER GLEMBOCKI: Yes.

24 MS. MASSEY: Commissioner Gomez.

25 COMMISSIONER GOMEZ: Yes.

1 MS. MASSEY: Commissioner Holloway.

2 COMMISSIONER HOLLOWAY: Yes.

3 MS. MASSEY: And Chairman Cryan.

4 CHAIRMAN CRYAN: Aye.

5 MR. MINKS: Thank you very much.

6 MS. MASSEY: For the record

7 Commissioner Mehta is here. I'm going to read to
8 you all of the applications we have. The next item
9 on the agenda, Applications to be Exempt:

10 Application 2014-44-SP, Robert Vallario;
11 located at 21-23 East 52nd Street, and 20-38 East
12 53rd Street; Block 41, Lot 7 and 13.01; in Bayonne.

13 Application 2014-48-SP; T-Mobile
14 Northeast, LLC; located at 555 Route 444 a/k/a 525
15 Route 440; Block 219.01, Lot 10; in Jersey City.

16 Application 2014-49-SP; Cheryl Cardinali;
17 located at 358 7th Street, and 203 Brunswick Street;
18 Block 9802, Lot 19; in Jersey City.

19 Application 2014-53-SP; New York SMSA
20 Limited Partnership, d/b/a Verizon Wireless; 40
21 Amity Street, Lot 12, Block 2101; in Jersey City.

22 And Application 2014-54-SD, Baker
23 Residential, LLC; located at 190 West 54th Street;
24 Block 32, Lots 1, 2, 3, and 21; in Bayonne.

25 On a motion made by Commissioner

1 DiDomenico and seconded by Commissioner Mehta.

2 Commissioner Bettinger.

3 COMMISSIONER BETTINGER: Aye.

4 MS. MASSEY: Commissioner DiDomenico.

5 FREEHOLDER DiDOMENICO: Aye.

6 MS. MASSEY: Commissioner Glembocki.

7 COMMISSIONER GLEMBOCKI: Yes.

8 MS. MASSEY: Commissioner Gomez.

9 COMMISSIONER GOMEZ: Aye.

10 MS. MASSEY: Commissioner Holloway.

11 COMMISSIONER HOLLOWAY: Aye.

12 MS. MASSEY: Commissioner Mehta.

13 COMMISSIONER MEHTA: Aye.

14 MS. MASSEY: And Chairman Cryan.

15 CHAIRMAN CRYAN: Aye.

16 MS. MASSEY: The motion has passed.

17 The next item on the agenda is old business.

18 CHAIRMAN CRYAN: Do you have any old
19 business?

20 COMMISSIONER BETTINGER: I would just
21 like comment to the department that they have done
22 excellent job with putting this all together in this
23 package. I'm saying that it's old business because
24 I've always complained that it was never organized
25 for the Commissioners, and excellent job. Thank

1 you.

2 MR. NICHOLAS: Thank you.

3 CHAIRMAN CRYAN: It was mainly Byron,
4 but it was also Francesca.

5 COMMISSIONER GOMEZ: I've noticed
6 that I don't have my folders.

7 MS. MASSEY: That's in the front,
8 sorry. We pointed to that there.

9 COMMISSIONER GOMEZ: I'm sorry.

10 CHAIRMAN CRYAN: Commissioner
11 Holloway's standard, the copy of check is on the
12 application.

13 COMMISSIONER BETTINGER: Yes,
14 excellent job. Thank you.

15 COMMISSIONER GOMEZ: Good job, Byron.

16 MS. MASSEY: Any new business?

17 COMMISSIONER GOMEZ: What's the
18 parking situation?

19 MS. MASSEY: I think it's going. I
20 was at the Freeholders meeting Thursday, and there
21 is going to be construction on the lot.

22 CHAIRMAN CRYAN: We can use the
23 parking lot across the street.

24 MS. MASSEY: I think after five.
25 I'll double check and make sure.

1 CHAIRMAN CRYAN: There is parking
2 across the street. Anything else? Motion to close.

3 COMMISSIONER HOLLOWAY: Motion.

4 COMMISSIONER GOMEZ: Second.

5 CHAIRMAN CRYAN: The meeting is
6 adjourned.

7 (Whereupon the proceeding is then
8 concluded at 7:17 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 Caucus
Meeting of the Hudson County Board of Chosen
Freeholders, held on Wednesday, October 15, 2014;
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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