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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, September 18, 2013  
3:00 p.m.

BEFORE:

- DANIEL CHOFFO, Chairman
- JAMES CRYAN, Vice Chairman
- JOSEPH GLEBOCKI, P.E., Asst. County Engineer
- ALAIN GOMEZ, Alternate Commissioner
- MICHAEL HOLLOWAY, Commissioner
- RUSHABH MEHTA, Commissioner
- BETANIA PERALTA, Commissioner
- HON. ANTHONY ROMANO, Freeholder

ALSO PRESENT:

- JOHN J. CURLEY, ESQ., Board Attorney
- FRANCESCA GIARRATANA, Assistant Planner
- MARIO TRIDENTE, Inspector
- MEGAN MASSEY, PP, AICP, Principal Planner
- MASSIEL M. FERRARA, PE, ACIP, Board Secretary
- PAUL D. CRAY, P.E., P.P., CME

Job No. NJ1616116

1                   CHAIRMAN CHOFFO: Good afternoon. I  
2 would like to call the meeting to order of the  
3 Hudson County Planning Board this afternoon,  
4 September 18, 2013. Counselor, has this meeting  
5 been properly advertised?

6                   MR. CURLEY: Yes, the meeting has  
7 been properly advertised under the Open Public  
8 Meetings Act. It was advertised in publications of  
9 the Jersey Journal and the Star Ledger and posted  
10 with the County Clerk and the Board of Chosen  
11 Freeholders.

12                   CHAIRMAN CHOFFO: Massiel, roll call.

13                   MS. FERRARA: Commissioner Arencibia,  
14 absent. Commissioner Bettinger, absent.  
15 Commissioner Cryan, absent. Commissioner  
16 DiDomenico, absent. Commissioner Glembocki.

17                   COMMISSIONER GLEMBOCKI: Here.

18                   MS. FERRARA: Commissioner Gomez,  
19 absent. Commissioner Holloway.

20                   COMMISSIONER HOLLOWAY: Here.

21                   MS. FERRARA: Commissioner Mehta.

22                   COMMISSIONER MEHTA: Here.

23                   MS. FERRARA: Commissioner Ng,  
24 absent. Commissioner Peralta.

25                   COMMISSIONER PERALTA: Here.

1 MS. FERRARA: Commissioner Romano,  
2 absent. And Chairman Choffo.

3 CHAIRMAN CHOFFO: Here.

4 MS. FERRARA: Chairman, we have a  
5 quorum.

6 CHAIRMAN CHOFFO: Did all the  
7 Commissioners get a chance to review the Minutes of  
8 the August 21st, 2013 meeting? Do you have any  
9 questions?

10 MS. FERRARA: Chairman, we usually do  
11 the flag salute.

12 (Flag Salute.)

13 CHAIRMAN CHOFFO: Any questions on  
14 the Minutes? Do I have a motion?

15 MS. FERRARA: On a motion made by  
16 Commissioner Mehta. Second by Commissioner  
17 Holloway.

18 Commissioner Glembocki.

19 COMMISSIONER GLEMBOCKI: Yes.

20 MS. FERRARA: Commissioner Holloway.

21 COMMISSIONER HOLLOWAY: Yes.

22 MS. FERRARA: Commissioner Mehta.

23 COMMISSIONER MEHTA: Yes.

24 MS. FERRARA: Commissioner Peralta.

25 COMMISSIONER PERALTA: Yes.

1 MS. FERRARA: And Chairman Choffo.

2 CHAIRMAN CHOFFO: I vote aye.

3 MS. FERRARA: The motion has passed.  
4 Chairman, the next item on the agenda is  
5 memorializations of resolutions considered at the  
6 previous meeting. Starting with Application  
7 2013-045-SP, Applicant 136 Park Avenue, LP, located  
8 at 136 Park Avenue; Block 34, Lot 18, located in  
9 Hoboken.

10 CHAIRMAN CHOFFO: Do I have a motion?

11 MS. FERRARA: On a motion made by  
12 Commissioner Holloway. Second by Commissioner  
13 Peralta.

14 Commissioner Bettinger, not present.  
15 Commissioner Cryan, not present. Commissioner  
16 DiDomenico, not present. Commissioner Glembocki.

17 COMMISSIONER GLEMBOCKI: Yes.

18 MS. FERRARA: Commissioner Holloway.

19 COMMISSIONER HOLLOWAY: Aye.

20 MS. FERRARA: Commissioner Ng, not  
21 present. Commissioner Peralta.

22 COMMISSIONER PERALTA: Aye.

23 MS. FERRARA: Commissioner Romano,  
24 not present. And Chairman Choffo.

25 CHAIRMAN CHOFFO: I vote aye.

1 MS. FERRARA: The motion has passed.

2 CHAIRMAN CHOFFO: Let the record  
3 reflect that Freeholder Romano has just entered.

4 MS. FERRARA: Chairman Romano, would  
5 you like --

6 FREEHOLDER ROMANO: That was for  
7 North Bergen, I read it, yes.

8 MS. FERRARA: It's the  
9 memorialization.

10 FREEHOLDER ROMANO: Yes, definitely.

11 MS. FERRARA: Let the record reflect  
12 that Commissioner Romano has voted aye. The motion  
13 has passed.

14 Chairman, the next item on the agenda is  
15 Site Plans, Subdivisions and other Matters Scheduled  
16 for Public Hearing. The first application is  
17 2013-034-SD/SP, Daibes Enterprises, located at 1122,  
18 53rd Street, Block 193 and 195, in North Bergen.

19 MS. TRAVERS: Good afternoon. I'm  
20 Denise Travers. I represent the application, Daibes  
21 Enterprises, in relation to the property at 1122  
22 53rd Street. This application is for the removal of  
23 a building, and the proposed construction of a  
24 five-story, multifamily residential building, with  
25 121 units and 234 parking spaces. I have one

1 witness here today. It's Robert Costa, the  
2 engineer.

3 (The witness is sworn.)

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

6 MR. COSTA: Absolutely. For the  
7 record my name is Robert Louis Costa, C-o-s-t-a, 325  
8 South River Street in Hackensack, New Jersey.

9 Mr. Chairman, good afternoon. Members of  
10 the Board, good afternoon. Staff, good afternoon.  
11 We had a meeting probably two weeks ago.

12 CHAIRMAN CHOFFO: Could you just give  
13 us your qualifications?

14 MR. COSTA: Absolutely. Graduated in  
15 1984, not that I'm proud that, from Manhattan  
16 College, bachelor of engineering and civil  
17 engineering, License No. 34702; professional  
18 planner, 4639. I am currently the town engineer in  
19 the Borough of River Edge, zoning board engineer in  
20 the Borough of River Edge, township engineer in the  
21 Township of Saddle Brook, planning board engineer,  
22 Saddle Brook; zoning board engineer, Saddle Brook;  
23 Leonia, planning and zoning. They combined the  
24 boards. I used to have two gigs, but now only one  
25 because they combined them. We do work for the

1 County.

2 I'm fortunate enough that this could be  
3 possibly the last job that I've done for Fred  
4 Daibes. We do quite a bit of work for Fred. This  
5 one happened to be North Bergen. Again, we do both  
6 private and public work.

7 CHAIRMAN CHOFFO: You may proceed.

8 MR. COSTA: You heard earlier,  
9 basically, it is a job that was approved many years  
10 ago in North Bergen, 51st, 53rd Street. It is the  
11 old embroidery factory, if anyone is familiar with  
12 it. The empty lot in the front actually fronts on  
13 Kennedy Boulevard. I met with your staff about two  
14 weeks ago with the attorney present. There's a  
15 letter from your engineer, and we've agreed to every  
16 single item in that letter, and it's actually the  
17 letter that came out on the 17th, that I received  
18 this afternoon. Everything in here we certainly  
19 agree with. I can go item by item, if you desire,  
20 Mr. Chairman.

21 In a nutshell, it's 124 units. It's 234  
22 park spaces. We are only accessing on 53rd Street.  
23 We're accessing through the lot for emergency  
24 vehicles only. There will be no access through for  
25 truck traffic or any tenant traffic; only for

1 emergency vehicles, and that would be requirement of  
2 North Bergen at the planning board level.

3 As far as the signalization, we've agreed  
4 to upgrade the signal with any of the pedestrian  
5 devices that are required, any of the ADA  
6 requirements that are required there. Subject to  
7 North Bergen, my clients gave over land as you come  
8 in for seven parking spaces that will be deeded to  
9 the town. That deed was actually filed. I don't  
10 have a copy, I apologize. I did -- a member of my  
11 staff sent it to Francesca, so she should have that.

12 MS. GIARRATANA: A deed for the  
13 parking spots?

14 MR. COSTA: For the parking spots.  
15 It actually got deeded to -- the property got deeded  
16 to North Bergen and Lot 17, which is fronting on  
17 53rd Street.

18 MS. GIARRATANA: I received the  
19 comment letter addressing the engineer's letter. I  
20 don't believe I received the deed, if you could just  
21 send that.

22 MR. COSTA: I will testify that  
23 actually I saw it. I just ran out of my office this  
24 afternoon, and I didn't grab a copy. There is no  
25 question it was actually filed and executed and

1 obviously filed. I believe the only other matter  
2 with the Lot 17, again, that's also been deeded over  
3 to the town. That's going to be part of a larger  
4 project that the town is actually doing for the  
5 Parking Authority. Once that goes through, then the  
6 emergency access will actually hook into that lot  
7 and come out on 53rd Street. That's basically it.

8 COMMISSIONER HOLLOWAY: Mr. Chair, in  
9 you first statement, you mentioned that this was in  
10 front of North Bergen several years ago, did you go  
11 back?

12 MR. COSTA: I believe it was in 2008,  
13 if I'm not mistaken.

14 COMMISSIONER HOLLOWAY: Is any reason  
15 why it took so long coming to us?

16 MR. COSTA: I honestly don't know.  
17 It's a good question. I really don't know. I think  
18 Fred was thinking about doing different things on  
19 the property. There was one thought about putting a  
20 bank on the front piece, and there was talk about  
21 combining it with another developer, and I think  
22 ultimately now they're looking at build the back  
23 piece to build the apartments. Again, this could be  
24 financial reasons also. Now he's ready to move  
25 forward.

1                   CHAIRMAN CHOFFO: You do have North  
2 Bergen's approval now, though?

3                   MR. COSTA: We have it. We've had  
4 North Bergen's approval for a while. It was a while  
5 ago.

6                   MR. CRAY: It was 2008. I think it's  
7 referenced.

8                   COMMISSIONER HOLLOWAY: I just want  
9 to know for the record, do permits last that long?

10                  MR. CURLEY: They do not, except  
11 since the Permit Extension Act was passed after the  
12 economy tanked in 2008, the approvals that were  
13 existing had been extended. The State of New Jersey  
14 has continuously extended through the Permit  
15 Extension Act. So I would think an approval granted  
16 in 2008, would be allowed.

17                  MR. COSTA: Thank you. I think it  
18 goes to December 2014, as of today. It's really not  
19 appropriate because we're running out of work.

20                  CHAIRMAN CHOFFO: Mr. Cray, do you  
21 have any questions?

22                  MR. CRAY: No questions, a few thing  
23 for the record. They answered questions at the  
24 Subdivision and Site Plan Review Committee meeting.  
25 As noted they responded with a point-by-point

1 response by their civil engineer. The traffic  
2 engineer issued an initial traffic submission, and  
3 they submitted revised plans as well. So I received  
4 that late last week.

5 What we did, just for record if the  
6 Commissioner will be taking an action tonight, I  
7 want to make it clear so it's clear on what it is  
8 that's being approved. I've issued a letter date  
9 September 17th. What that does is it formalizes  
10 what they've agreed to. There was a need because  
11 the architectural plans were a little ahead of the  
12 site plans, and we discussed some design  
13 modifications.

14 For the record, the units that the  
15 application submitted for may be for 121 units, and  
16 I think the site plans say 122. The architectural  
17 plans and site plan now say 123 units, residential  
18 units. So that would be what the record will need  
19 to reflect, and the parking spaces are 242. They  
20 revised the site plan to be consistent with the  
21 other information. Those slight number changes  
22 don't change the conclusions of the traffic study.  
23 They've issued a memorandum to that extent to show  
24 that.

25 The big question was the emergency access

1 driveway, which is just south of 53rd Street. It's  
2 a property they currently control. They thought  
3 about putting a bank there a few years ago. They  
4 had planned to do something like a self-storage.  
5 Right now, based on their approval from North  
6 Bergen, it's a simple service-type of emergency  
7 access, an alternate access in addition to 53rd  
8 Street, which is fine.

9           If that ever becomes a public use  
10 driveway, it needs further review as outlined in my  
11 letter because there's some sight distance issues  
12 along JFK for egress. So this letter clarifies  
13 those concerns remain concerns if that site is  
14 developed and would require further site plan  
15 approval from this Board. At that point they might  
16 modify the emergency access to go in another  
17 direction. That will be a future site plan for that  
18 lot and an amended site plan approval with regards  
19 to the emergency access.

20           CHAIRMAN CHOFFO: So the appropriate  
21 signage will be up, and residents know it's strictly  
22 for emergency vehicles?

23           MR. COSTA: We will put a gate in  
24 there so nobody could go back and forth.

25           MR. CRAY: On that topic, there's

1 going to be signs facing JFK Boulevard that says  
2 emergency access only. The swing gate is actually  
3 further recessed into the site where the two lots  
4 coming down into the parking area actually is. That  
5 lot, which they're probably going to talk to  
6 somebody else if that gets developed, they are going  
7 to consolidate the lot so the two lots become one  
8 lot.

9 So recessed is what the gate actually is.  
10 We've asked for testimony to be provided about what  
11 kind of gate on the driveways that is. All that's  
12 stopping from people from parking is two signs on  
13 JFK Boulevard. So you can answer about that.

14 CHAIRMAN CHOFFO: Excuse me one  
15 second. Let the record reflect that Commissioner  
16 Cryan is attending the meeting.

17 MR. COSTA: Again, we revised the  
18 plan showing the gate that you can't actually  
19 circulate the entire property back to Kennedy  
20 Boulevard. Right now, the lot is the basically a  
21 hundred percent paved. We're removing that  
22 pavement, and the only thing that will remain is  
23 this driveway for emergency vehicles only.

24 I'll put on the record that I've worked on  
25 some of the plans just conceptually for self-storage

1 on that lot. It's not gone any further than a  
2 concept. I do not believe my client is under a  
3 contract of sale. I worked on a self-storage  
4 facility as a concept plan for the front lot, but to  
5 my knowledge Mr. Daibes has not entered into a  
6 contract nor is he pursuing that.

7 CHAIRMAN CHOFFO: Let the record  
8 reflect that Commissioner Gomez is here.

9 MR. CRAY: Maybe the architect can  
10 entertain the scenario on how that gate will be  
11 activated during an emergency use.

12 MR. COSTA: We can do it one of two  
13 ways, either keep it locked, and they can certainly  
14 cut and break it down if need be, or we can have a  
15 motorized gate.

16 MR. CRAY: Well, if it's a security  
17 gate, and emergency vehicles are coming in, how will  
18 the gate be opened?

19 MR. COSTA: They will be egressing  
20 out of the site, not coming into the site.

21 MR. CRAY: So you want that for  
22 egress only?

23 MR. COSTA: Egress only.

24 MR. CRAY: How will that be  
25 monitored? How will they open the gate?

1 MR. COSTA: Again, it will be a  
2 locked gate. They will either cut it open, or there  
3 is going to be management there at all times. It  
4 would be locked with a key.

5 CHAIRMAN CHOFFO: Anything else,  
6 Paul?

7 MR. CRAY: A bit on the record about  
8 circulation for unloading and waste hauling to the  
9 site.

10 MR. COSTA: Again, everything is  
11 coming in on 53rd Street. We set up a little  
12 loading area going down to the underground garage.  
13 Everything would be done in that area, pulled in,  
14 backed out, nothing on Kennedy Boulevard, everything  
15 on site.

16 MR. CRAY: And the driveway, which  
17 there is some modifications to the driveway. Right  
18 now, revised footprint is based on what North Bergen  
19 needs for emergency access?

20 MR. COSTA: Correct. There was a lot  
21 of testimony at the planning board level, a lot of  
22 discussion, obviously, with the different  
23 representatives from the fire department.

24 MR. CRAY: Unless the Commissioners  
25 have any questions, the only other thing I'll put

1 out in the review letter is that the traffic signal  
2 on 53rd and JFK Boulevard, they have agreed to tweak  
3 it for whatever may be needed to make sure that the  
4 pedestrian aspects are current under DOT standards.  
5 So we want a plan, and we have asked for more  
6 specific information on what exactly the contractor  
7 has to do, that that be done as an approval  
8 condition. If approval is granted, that will be  
9 submitted to the County Engineer's office for  
10 review, and then that specific information be added  
11 to the site plan prior to the permits issued, not  
12 after it.

13 MR. COSTA: That would be push  
14 buttons at the proper heights for ADA compatibility,  
15 any ramping that's there, obviously bring it up to  
16 today's. Any of those things we've answered back to  
17 you, and certainly, we'll put on the record today  
18 that my client would be doing that.

19 MR. CRAY: So if you're agreeing to  
20 this September 17th letter, and the record reflects  
21 that, I would have no further questions or comments.

22 MR. COSTA: Everything in here we  
23 agreed to. Actually, at the meeting prior to this,  
24 we discussed it. There was written confirmation  
25 back, the plans reflect, and we will certainly state

1 on the record, yes.

2 CHAIRMAN CHOFFO: Any questions from  
3 any other Commissioners?

4 COMMISSIONER HOLLOWAY: Mr. Chairman,  
5 do you happen to know the timetable when this is  
6 going to start?

7 MR. COSTA: That I do not know. I  
8 know my office has gotten phone calls probably once  
9 a week saying, Where are the plans, are they done,  
10 do we have a approval. I think the timetable is  
11 very near.

12 COMMISSIONER HOLLOWAY: And number  
13 two is the conditions of approval, if you have a  
14 copy of the 2008 North Bergen approval, we should  
15 get a copy of that.

16 MR. COSTA: Certainly.

17 CHAIRMAN CHOFFO: Also make sure that  
18 Ms. Ferrara's office gets a copy of the deed for  
19 parking spaces.

20 MR. COSTA: Actually, I just checked  
21 my phone. It was just sent again. So you should  
22 have it in there. There is only one other thing. I  
23 know there was a discussion about trees and species  
24 of trees. My office was in contact with you. I  
25 think that's all worked out. I think that was a

1 number four or five or six, whatever the cost, I  
2 think you asked us for a cost?

3 MS. GIARRATANA: For the Planning  
4 Board, they are planting four trees. Their  
5 requirement was six total. So I spoke with your  
6 associate, and they are going to submit a cost  
7 estimate for the additional two trees and contribute  
8 for those, and also, they also satisfied the two  
9 green techniques, all the native landscaping and  
10 also porous pavements.

11 MR. COSTA: Yes.

12 CHAIRMAN CHOFFO: Ms. Massey, do you  
13 have anything to add?

14 MS. MASSEY: No.

15 MR. TRIDENTI: Chairman, one  
16 additional, we require a set of as-builts when the  
17 project is completed and also the final inspection  
18 before you receive a certificate of occupancy.

19 CHAIRMAN CHOFFO: Any other  
20 questions? Do I have a motion?

21 MS. FERRARA: On a motion made by  
22 Commissioner Romano. Seconded by Commissioner  
23 Mehta.

24 Commissioner Cryan.

25 COMMISSIONER CRYAN: Aye.

1 MS. FERRARA: Commissioner Glembocki.

2 COMMISSIONER GLEMBOCKI: Yes.

3 MS. FERRARA: Commissioner Gomez.

4 COMMISSIONER GOMEZ: Yes.

5 MS. FERRARA: Commissioner Holloway.

6 COMMISSIONER HOLLOWAY: Yes.

7 MS. FERRARA: Commissioner Mehta.

8 COMMISSIONER MEHTA: Yes.

9 MS. FERRARA: Commissioner Peralta.

10 COMMISSIONER PERALTA: Yes.

11 MS. FERRARA: Commissioner Romano.

12 FREEHOLDER ROMANO: Yes.

13 MS. FERRARA: Chairman Choffo.

14 CHAIRMAN CHOFFO: I vote aye.

15 MS. FERRARA: The motion has passed.

16 CHAIRMAN CHOFFO: Thank you. Good

17 luck.

18 MR. COSTA: Mr. Chairman, thank you.

19 Commissioners, thank you very much. Good afternoon.

20 MS. FERRARA: Next item on the

21 agenda, applications to be exempt. Application

22 2013-051-SP, Applicant, Senate Place, located at 25

23 Senate Place, Block 7807, Lot 22, in Jersey City.

24 On a motion made by Commissioner Holloway.

25 Second by Commissioner Gomez.

1 Commissioner Cryan.

2 COMMISSIONER CRYAN: Aye.

3 MS. FERRARA: Commissioner Glembocki.

4 COMMISSIONER GLEMBOCKI: Yes.

5 MS. FERRARA: Commissioner Gomez.

6 COMMISSIONER GOMEZ: Yes.

7 MS. FERRARA: Commissioner Holloway.

8 COMMISSIONER HOLLOWAY: Yes.

9 MS. FERRARA: Commissioner Mehta.

10 COMMISSIONER MEHTA: Yes.

11 MS. FERRARA: Commissioner Peralta.

12 COMMISSIONER PERALTA: Yes.

13 MS. FERRARA: Commissioner Romano.

14 FREEHOLDER ROMANO: Yes.

15 MS. FERRARA: Chairman Choffo.

16 CHAIRMAN CHOFFO: I vote aye.

17 MS. FERRARA: The motion has passed.

18 Chairman, I have no old business, and I have two  
19 items -- actually, excuse me, for the record, we do  
20 have old business. I'll defer to Mr. Curley. He  
21 was going to give an update on the Churchill  
22 lawsuit.

23 MR. CURLEY: The applicants had  
24 received approval from us, and also an approval from  
25 the North Bergen Board. That set of approvals was

1 challenged by an objector. We do not know the  
2 identity of the objector because it's an LLC, and it  
3 has been reluctant to expose the membership  
4 interest.

5 The lawsuit filed by the LLC was dismissed  
6 because there was a failure for the objector to take  
7 an appeal from this Board to the Board of  
8 Freeholders within ten days from the date that final  
9 approval was rendered. That lawsuit went to the  
10 Appellant Division. The Appellant Division  
11 dismissed the case as being not a final judgment  
12 because the order of dismissal was without prejudice  
13 to exhaust the administrative remedies.

14 At this point, the applicant applied to  
15 the Board of Freeholders. The Freeholders rejected  
16 the appeal as being not timely. There was a  
17 ten-days time period, and now the Freeholders are  
18 named as a defendant as well as the North Bergen  
19 Board and this Board. Recently, the judge threw the  
20 case out on the same basis, that there has been a  
21 failure to exhaust the administrative remedies and  
22 instructed the objector that if they have any  
23 dissatisfaction with that, that they should file  
24 another appeal to the Appellant Division.

25 So all appearances, it appears that the

1 objection is dead from the point of view of not  
2 having taken the appeal to the Freeholders from this  
3 Board's actions on a timely basis.

4 CHAIRMAN CHOFFO: So you don't think  
5 they will?

6 MR. CURLEY: No, I think we will hear  
7 perhaps from them in filing a notice to the  
8 Appellant Division, but I don't think there's a  
9 great likelihood of success because if they do go to  
10 the Appellate Division, that could drag on for two  
11 years.

12 CHAIRMAN CHOFFO: If the Appellant  
13 Division throws it out, do they get another bite of  
14 the apple?

15 MR. CURLEY: No, they can petition  
16 the Supreme Court, but the likelihood of the Supreme  
17 Court having any interest in that case is  
18 nonexistent.

19 CHAIRMAN CHOFFO: Any questions?

20 COMMISSIONER MEHTA: Just to remind  
21 me, it's on the corner of Churchill and Railroad,  
22 right?

23 MR. CURLEY: I believe so, yes.

24 CHAIRMAN CHOFFO: Anything else,  
25 John?

1 MR. CURLEY: Nothing else.

2 MS. FERRARA: Under new business, I  
3 have the acceptance of the 2013 Open Space  
4 Reexamination Report. I believe last month the  
5 report was introduced. I believe Ms. Massey went  
6 into detail about what was in the report, and we did  
7 have a 2005 report, which we have spent the last  
8 year updating, and it's deliverable, and we would  
9 like the Planning Board to endorse it so that we can  
10 recommend the addendum to our master plan.

11 MR. CURLEY: We need a motion from  
12 our Commissioners.

13 CHAIRMAN CHOFFO: Anybody want to  
14 make a motion to accept the Open Space Examination  
15 Report? Do I have a second?

16 MS. FERRARA: On a motion made by  
17 Commissioner Cryan. Seconded by Commissioner Mehta.  
18 Commissioner Cryan.

19 COMMISSIONER CRYAN: Aye.

20 MS. FERRARA: Commissioner Glembocki.

21 COMMISSIONER GLEMBOCKI: Yes.

22 MS. FERRARA: Commissioner Gomez.

23 COMMISSIONER GOMEZ: Aye.

24 MS. FERRARA: Commissioner Holloway.

25 COMMISSIONER HOLLOWAY: Yes.

1 MS. FERRARA: Commissioner Mehta.

2 COMMISSIONER MEHTA: Aye.

3 MS. FERRARA: Commissioner Peralta.

4 COMMISSIONER PERALTA: Aye.

5 MS. FERRARA: Commissioner Romano.

6 FREEHOLDER ROMANO: Aye.

7 MS. FERRARA: Chairman Choffo.

8 CHAIRMAN CHOFFO: Aye.

9 MS. FERRARA: The motion has passed.

10 The last item that I have under new business, we  
11 have sent earlier, and you probably didn't get a  
12 chance to review it, but the County did partner with  
13 the North Jersey Transportation Planning Authority  
14 to conduct the bus rapid transit study between  
15 Bayonne, Greenville and Journal Square. The study  
16 has been completed, and it's on our web site. We  
17 sent you a link because it's on the web site. We  
18 wanted to introduce it tonight, and at some point  
19 during the next meeting or the November meeting, we  
20 will ask for an endorsement. No action needs to be  
21 taken today. I just wanted to introduce it and  
22 inform the Board that the report has been completed  
23 and is available.

24 MS. GIARRATANA: It was just this  
25 morning that it was sent, this morning.

1 MS. FERRARA: There is no action  
2 taken. It's an informational item. This study is  
3 meant to look at traditional bus service manned by  
4 New Jersey Transit and private providers and look at  
5 the different routes between Bayonne and Journal  
6 Square to see if there is a way to delineate areas  
7 and routes that can support rapid bus transit, which  
8 means that the buses would not have that many local  
9 stops.

10 The study was just about feasibility. The  
11 actual stops and the actual routes haven't been  
12 defined. That is something that all municipalities  
13 along New Jersey Transit will need to discuss at a  
14 later date. I have no other items.

15 CHAIRMAN CHOFFO: Motion to adjourn.

16 COMMISSIONER HOLLOWAY: Mr. Chairman,  
17 I noticed that we approved an application maybe  
18 three or four months ago. I don't know the address.  
19 It is on Kennedy Boulevard on the border of Bayonne  
20 and Jersey City, and I think that they were supposed  
21 to be putting in a gas station. I have to ride past  
22 it. It looks like they're putting in a car wash.

23 MS. GIARRATANA: Commissioner, I  
24 actually saw that same sign. It does look like  
25 that, but it looks like it might have been for the

1 car wash that's few sites down, and they just have a  
2 big sign there. I guess I saw thought the same  
3 thing though.

4 MS. FERRARA: Commissioner, we  
5 approved the site for a gas station. It was a gas  
6 station and mini-mart store, but they share an  
7 access driveway with the car wash.

8 COMMISSIONER HOLLOWAY: Okay. Got  
9 it.

10 CHAIRMAN CHOFFO: Motion to adjourn.

11 COMMISSIONER CRYAN: Motion.

12 COMMISSIONER GLEMBOCKI: Second.

13 CHAIRMAN CHOFFO: Thank you.

14 (Whereupon the proceeding is then  
15 concluded at 3:47 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, September 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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