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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 19, 2015
6:30 p.m.

BEFORE:

- RENEE BETTINGER, Chairperson
- RANDY VOINIER, P.E., Asst. County Engineer
- KENNETH KOPACZ, Freeholder
- ANTHONY ROMANO, Freeholder
- MICHAEL HOLLOWAY, Commissioner
- DANIEL CHOFFO, Commissioner
- BETINA PERALTA, Commissioner
- ELIZABETH HERNANDEZ, Commissioner

ALSO PRESENT:

- JOHN J. CURLEY, ESQ., Board Attorney
- MASSIEL M. FERRARA, PE, ACIP, Board Secretary
- BYRON A. NICHOLAS, Assistant Planner
- MARIO TRIDENTE, Inspector
- PAUL CRAY, PP, PE
- ANTONIO PANGAPOULOS, PE, CME

Job No. NJ2002370

1 CHAIRWOMAN BETTINGER: Good evening.
2 I would like to call to order the meeting of the
3 Hudson County Planning Board for Wednesday,
4 September 16 at 6:46. Counsel, has this meeting
5 been properly advertised?

6 MR. CURLEY: Yes. The meeting has
7 been advertised in accordance with the Open Public
8 Meetings Act. Notice of the meeting was published
9 in the Jersey Journal and Star Ledger. An
10 additional notice was posted on the Clerk's bulletin
11 board and the board for the County Freeholders.

12 CHAIRWOMAN BETTINGER: Madam
13 Secretary, may I have a roll call?

14 MS. FERRARA: Commissioner Choffo.

15 COMMISSIONER CHOFFO: Here.

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

18 COMMISSIONER HERNANDEZ: Here.

19 MS. FERRARA: Commissioner Holloway.

20 COMMISSIONER HOLLOWAY: Here.

21 MS. FERRARA: Commissioner Kopacz.

22 FREEHOLDER KOPACZ: Here.

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

1 COMMISSIONER PERALTA: Here.

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

4 COMMISSIONER VOINIER: Here.

5 MS. FERRARA: And Chairwoman
6 Bettinger.

7 CHAIRWOMAN BETTINGER: Here.

8 MS. FERRARA: Chairwoman, we have a
9 quorum.

10 CHAIRWOMAN BETTINGER: Please rise
11 and salute the flag.

12 (Flag Salute.)

13 CHAIRWOMAN BETTINGER: Have all of
14 the Commissioners received the minutes? Is there
15 any comments, no? Do I have a motion?

16 MS. FERRARA: On a motion made by
17 Commissioner Choffo. Second by Commissioner
18 Peralta.

19 Commissioner Choffo.

20 COMMISSIONER CHOFFO: Aye.

21 MS. FERRARA: Commissioner Hernandez.

22 COMMISSIONER HERNANDEZ: Aye.

23 MS. FERRARA: Commissioner Holloway.

24 COMMISSIONER HOLLOWAY: Abstain.

25 MS. FERRARA: Commissioner Kopacz.

1 FREEHOLDER KOPACZ: Abstain.

2 MS. FERRARA: Commissioner Peralta.

3 COMMISSIONER PERALTA: Aye.

4 MS. FERRARA: Commissioner Voinier.

5 COMMISSIONER VOINIER: Abstain.

6 MS. FERRARA: And Chairwoman

7 Bettinger.

8 CHAIRWOMAN BETTINGER: Aye.

9 MS. FERRARA: The motion has passed.

10 Next item on the agenda is Memorializations of
11 resolutions considered at the last meeting.

12 Application 2015-38-SP; Applicant, Public Service
13 Electric & Gas Company, PSE&G; located on Secaucus
14 Road, Block 101, Lots 2 and 5, in Jersey City.

15 On a motion made by Commissioner Choffo.

16 Second by Commissioner Kopacz.

17 Commissioner Choffo.

18 COMMISSIONER CHOFFO: Aye.

19 MS. FERRARA: Commissioner Glembocki,
20 not present. Commissioner Mehta, not present.

21 Commissioner Ng, not present. Commissioner Peralta.

22 COMMISSIONER PERALTA: Yes.

23 MS. FERRARA: Commissioner Cryan, not
24 present. Chairwoman Bettinger.

25 CHAIRWOMAN BETTINGER: Aye.

1 MS. FERRARA: The motion has passed.
2 Madam Chair, the next item on the agenda is Site
3 Plans, Subdivisions and Other Matters Scheduled for
4 Public Hearing. First Application, 2015-29-SP;
5 Applicant, Promenade at Bayonne; Location, Avenue A
6 and West First Street; Block 332, Lot 3; Block 360,
7 Lot 2; Block 373, Lots 1, 2, 13, 14 and 15; Block
8 390, Lots 1 and RG 67; Block 391, Lots 1 and 2;
9 Block 511, Lot 6, in Bayonne. Madam Chairwoman, we
10 have the applicant here.

11 MR. KAPLAN: Good evening. My name
12 is Jason Kaplan. I am the principal for Kaplan
13 Company. Any questions, I'll be happy to answer. I
14 have my engineer, Raul here, for the application if
15 there's any questions by the Board and
16 professionals.

17 MR. CURLEY: Is it your intention to
18 present any testimony?

19 MR. KAPLAN: There wasn't. We went
20 through the review letter, and I believe we answered
21 all the questions. I think there was -- I guess
22 it's the first phase of a larger redevelopment. I
23 don't know if there are any other questions that you
24 have. We can walk the Board through the
25 application.

1 CHAIRWOMAN BETTINGER: You need to
2 present the application to the Board. Most of us
3 were not at the Site Plan Review.

4 MR. KAPLAN: I'm sorry. My attorney
5 got stuck in traffic so I apologize.

6 CHAIRWOMAN BETTINGER: So everyone is
7 not here?

8 MR. KAPLAN: Just my attorney is not
9 here.

10 MR. CURLEY: Perhaps we should wait
11 until he gets here. Technically, you are
12 represented by counsel, and you're making the
13 application before the Board.

14 MR. KAPLAN: I can't represent
15 myself?

16 MR. CURLEY: No, because you have
17 come here to testify.

18 MR. KAPLAN: Okay.

19 CHAIRWOMAN BETTINGER: We'll hear the
20 next application, and when he arrives, you can come
21 up again.

22 MS. FERRARA: Madam Chair, the next
23 application to be heard is Application 2015-41-SP;
24 Applicant, David E. Rue School; located at 301
25 Garden Street; Block 190, Lot 1, in Hoboken.

1 MR. MATULE: Good evening,
2 Commissioners. Robert Matule, appearing on behalf
3 of the applicant. Just for the record, the
4 applicant is actually HOPES Community Action
5 Partnership. The structure of that, they now
6 operate out of the former David Rue School that you
7 referred to it as. Some of you may be familiar with
8 HOPES. They've been around Hoboken for over 25
9 years. They provide all kinds of community
10 services. They also sublet space to several charter
11 schools and daycare programs, et cetera.

12 This application is to add a four-story
13 addition on the north end of the building. There is
14 a rendering of it there on the board. Primarily,
15 it's going to add some additional classrooms as well
16 as administrative offices and an ADA compliant
17 elevator, which they don't have in the old school
18 now, and they want to tie into the old school. This
19 will become a new entranceway. As part this they're
20 also redoing the entire roof above the old building
21 and the new building to create an outdoor recreation
22 area, which will be behind fencing and shrubbery,
23 and then a bunch of solar panels up there.

24 I have the architect here if you want
25 specific testimony about the project. It's been

1 approved by Hoboken. One of the conditions in the
2 review letter is that we make a contribution for the
3 four street trees because we can't put them in front
4 of the building because of the drop-offs. I believe
5 we submitted a cost estimate of \$1.152.50 for that.
6 We would be happy to provide it. The other comments
7 from the engineer are pretty straightforward. We
8 can address them if the Board Members want specific
9 testimony, and I have Mr. Melia from Mr. Minervini's
10 office here if there are any specific questions.

11 MS. FERRARA: In terms of the County
12 on the application, the application has agreed to
13 make a contribution. I believe there is also a
14 franchise agreement --

15 MR. MATULE: Right. I believe we
16 submitted surveys for the disposition for that.

17 MS. FERRARA: And the applicant also
18 has met a green technique, there will be a green
19 roof treatment, and in terms of the review letter
20 from the Planning Division, all issues have been
21 addressed.

22 CHAIRWOMAN BETTINGER: Any comments
23 from our engineer?

24 MR. PANGAPOULOS: Just a question.
25 Can you provide testimony regarding the amount of

1 new students and employees that you expect?

2 MR. MATULE: I can have Mr. Melia
3 sworn.

4 (The witness is sworn.)

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

7 MR. MELIA: First name, Adrian,
8 A-d-r-i-a-n; last name, Melia, M-e-l-i-a.

9 MR. MATULE: Thank you. He's
10 testified here before and been accepted as an
11 architect by the Board. Did you hear the question,
12 how many employees and students?

13 MR. MELIA: Yeah. The answer is 45
14 students and 25 staff are there currently already
15 housed in the existing structure. It's just
16 additional space for them.

17 MR. PANGAPOULOS: You're expanding
18 to allow comfortable --

19 MR. MELIA: More room, yeah. They're
20 on top of each other because it's temporary offices
21 right now. They lost their location in Hurricane
22 Sandy, and they're temporarily housed in the
23 existing building, and the addition is just to
24 accommodate them properly.

25 MR. PANGAPOULOS: Is the change

1 going to need more parking on the street?

2 CHAIRWOMAN BETTINGER: Please use the
3 mic.

4 MR. PANGAOPOULOS: Is the change
5 going to require additional parking for the site?

6 MR. MELIA: As it stands, these
7 people are already on the site. So it's going to go
8 forward the way it has been.

9 MR. PANGAOPOULOS: Thank you.

10 CHAIRWOMAN BETTINGER: Any questions?

11 MR. TRIDENTI: Madam Chair, I have
12 one question. I have a cost estimate for a shade
13 tree for \$152.50, but that's for one shade tree, so
14 is it the total should be 1,500 and change?

15 MR. MELIA: We understand that as per
16 the report, we will have required for the frontage
17 that we -- there are trees existing on the site we
18 are providing. There is a shortfall of three. So
19 that estimate is we will provide three times that
20 amount.

21 MR. TRIDENTI: Okay. Thank you.

22 CHAIRWOMAN BETTINGER: Did you say
23 that there is going to be recreation on top of the
24 building?

25 MR. MATULE: The entire roof -- not

1 the entire, a large portion of the roof is going to
2 be redone with rubber surface. I can have the
3 architect go over it with you, but it's going to
4 create a whole outdoor playground up there because
5 there's nowhere to do it.

6 CHAIRWOMAN BETTINGER: That is the
7 playground now?

8 MR. MATULE: Well, it's really a
9 parking lot and kind of a service entrance now. I
10 guess they use it for recess. But it's going to
11 create a whole playground up there. It's going to
12 be surrounded by I think a seven- or eight-foot-high
13 fence with plantings around it in terms of safety.

14 CHAIRWOMAN BETTINGER: It's going to
15 go around the building?

16 MR. MATULE: Right. I can have
17 Adrian address it. There is going to be fencing,
18 and then plants on the outside of the fencing to
19 screen.

20 MS. FERRARA: I believe the rendering
21 is not part of the application. Do you mind marking
22 it?

23 MR. CURLEY: Mark it A-1, 9/16/15.
24 Thank you.

25 CHAIRWOMAN BETTINGER: Any other

1 comments?

2 COMMISSIONER HERNANDEZ: What are you
3 planning to add?

4 MR. MELIA: There is three new
5 classrooms.

6 COMMISSIONER HERNANDEZ: What is the
7 maximum capacity of the classrooms for the students?

8 MR. MELIA: It's 30 square foot per
9 student so the maximum capacity, each classroom is
10 900 square feet, is 30. So the maximum capacity is
11 90 total, but they won't have any more than the 45
12 that they are using.

13 COMMISSIONER HERNANDEZ: Thank you.

14 CHAIRWOMAN BETTINGER: Any other
15 comments?

16 MS. FERRARA: On a motion made by
17 Commissioner Choffo. Second by Commissioner
18 Holloway.

19 Commissioner Choffo.

20 COMMISSIONER CHOFFO: Aye.

21 MS. FERRARA: Commissioner Hernandez.

22 COMMISSIONER HERNANDEZ: Aye.

23 MS. FERRARA: Commissioner Holloway.

24 COMMISSIONER HOLLOWAY: Aye.

25 MS. FERRARA: Commissioner Peralta.

1 COMMISSIONER PERALTA: Aye.

2 MS. FERRARA: Commissioner Voinier.

3 COMMISSIONER VOINIER: Aye.

4 MS. FERRARA: And Madam Chairwoman.

5 CHAIRWOMAN BETTINGER: Aye.

6 MR. MATULE: Thank you very much.

7 CHAIRWOMAN BETTINGER: We'll move
8 onto the next application.

9 MS. FERRARA: The next application to
10 be heard is 2015-48-SP; 6818 Guttenberg, LLC;
11 located at 6807-6819 JFK Boulevard East; Block 38,
12 Lot 4; in Guttenberg.

13 MR. SINISI: Good evening, Madam
14 Chairwoman and Members of the Board, Board staff.
15 My names is Steve Sinisi. I represent the applicant
16 in this matter, 6819 Guttenberg, LLC, and as your
17 agenda describes quite accurately, we're here in
18 connection with a conversion of the Palisades
19 Nursing Center property, which was a one-hundred-bed
20 nursing facility, and instead, we received approval
21 by voice vote unanimously, I don't have their
22 resolution here, from the Guttenberg Zoning Board of
23 Adjustment for a 15-story, 170-unit multifamily
24 residential dwelling.

25 You may remember either the address or the

1 site and this discussion of the conversion project
2 from my last appearance, which was back in January,
3 when we were before the Board with a prior
4 application, essentially for the same thing but
5 different dimensional issues in terms of height and
6 number of units.

7 We received approval from all of you in
8 January of 2015, but as I cautioned you, and as the
9 attorney is aware, I called him after the meeting as
10 well as mentioned on the record that we would be
11 revising the plans, and therefore, would undoubtedly
12 be back because the project took on a different
13 look, had a different height as well as a different
14 number of units. We were approved as I said
15 unanimously.

16 We have met with your site plan team, and
17 thank you for those opportunities to discuss the
18 review correspondence that we received, and
19 Mr. Peter Korzen to my left standing rather close to
20 the tripod with his work product on it, is in fact
21 prepared to go over in great detail, although I most
22 respectfully don't think it's necessary because
23 Mr. Korzen, when he's placed under oath, will tell
24 you that we're prepared to incorporate the
25 recommendations that are embodied in your review

1 correspondence, and as that lofty legal scholar,
2 Marvin Gaye, once said, let's get it on. We're
3 ready go to. We're frankly just waiting for
4 Guttenberg to release or to send to us the
5 resolution. Apparently, it's going to rival War and
6 Peace in terms of its length, so it's taking quite
7 some time to get to my office. We were approved in
8 June. So here we wait for that resolution, and I
9 don't know what conditions it contains, but it was
10 approved unanimously.

11 May I ask that Mr. Korzen be sworn.

12 (The witness is sworn.)

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

15 MR. KORZEN: Peter Korzen; spelling,
16 K-o-r-z-e-n.

17 MR. CURLEY: Mr. Korzen, did you
18 testify before this Board at the earlier meeting on
19 this project?

20 MR. KORZEN: I did.

21 MR. SINISI: Mr. Korzen, you're a New
22 Jersey licensed civil engineer?

23 MR. KORZEN: Yes.

24 MR. SINISI: And your license is in
25 good standing as you stand before the Board here

1 this evening?

2 MR. KORZEN: Yes, it is.

3 MR. SINISI: And you worked with the
4 Hudson County Planning Board staff in terms of
5 identifying their issues and recommendations,
6 actually attended a meeting with our traffic
7 engineer, I believe, and discussed it thoroughly; is
8 that correct?

9 MR. KORZEN: Yes, we did.

10 MR. SINISI: What is the applicant's
11 position with respect to the review correspondence
12 of the Board staff and whether it will comply or not
13 with all of the recommendations?

14 MR. KORZEN: Yes. We have reviewed
15 the review correspondence and the planning letter
16 from the Hudson County Planning Board, and we're
17 willing to comply with all of the issues.

18 MR. SINISI: And as you stand here
19 before the Board, you know of nothing because you
20 haven't received the resolution from Guttenberg,
21 that would conflict with anything in the review
22 correspondence; is that correct?

23 MR. KORZEN: That's correct.

24 MR. SINISI: I have, unless you want
25 him to go through the each and every detail of your

1 review correspondence, I'm prepared to submit my
2 experts to any questions that you have. Otherwise,
3 I will ask you to consider as you did once before in
4 January in favor of a vote on this application.

5 CHAIRWOMAN BETTINGER: Do we have any
6 comments?

7 COMMISSIONER CHOFFO: Mr. Sinisi, do
8 you recall, even though you don't have the actual
9 resolution, do you recall any of the recommendations
10 that Guttenberg voiced at the prior meeting?

11 MR. SINISI: Sir, I'm 67, and
12 probably would be a candidate for the Palisades
13 Nursing Center that we're taking down, so when you
14 ask me whether I recall each and every item, no.
15 But we certainly have as far as what might be issues
16 that bear on the location of the property, on the
17 County road and driveway concerns, I think one of
18 the issues had to do with the truck templates and
19 radius for their movements. We can go over that
20 with you. Conditions --

21 COMMISSIONER CHOFFO: Anything
22 pertaining to traffic, any traffic and drainage, do
23 you recall anything?

24 MR. SINISI: Yes, yes, go ahead,
25 Peter.

1 MR. KORZEN: Yes. We met earlier,
2 both the County and the town, about how we're going
3 to address some of our improvements for this
4 project. There's a combined sewer that runs across
5 the front of the site on JFK Boulevard, and
6 previously at the last hearing, we described in
7 detail what is going on a block away.

8 What we're proposing to do is do some
9 stormwater improvement at 70th Street and JFK
10 Boulevard East, take the stormwater that's going
11 into the combined sewer, separate it out and bring
12 that to a bypass pipe, which goes down to the river,
13 thereby decreasing the clogging issue that's
14 happening at 68th Street and JFK Boulevard East. So
15 those improvement will more than offset the small
16 amount of impervious surface that we're going to
17 create as a result of this project.

18 MR. SINISI: Anything else?

19 MR. KORZEN: I think that was the
20 main issue. We do have what's called a sinkhole or
21 a mushroom chamber at JFK Boulevard East that we
22 have to contend with something that's going to be
23 done during demolition, and we're going to do some
24 investigation to see what can be done to plug that
25 up, but we have preliminary reports.

1 CHAIRWOMAN BETTINGER: A mushroom
2 chamber?

3 MR. KORZEN: I believe it's a chamber
4 where they actually used to grow mushrooms probably
5 back in the early 20th Century.

6 MR. SINISI: We devoted about an hour
7 and a half before the Guttenberg Zoning Board on
8 just that issue. I certainly came up to speed on
9 the kind of mushrooms that were growing in the
10 chamber.

11 MR. KORZEN: But it's extensive under
12 the roadway. A very small amount actually is
13 located on our site, and it's a shaft approximately
14 15 feet deep, probably 12 to 18 inches in diameter,
15 that one of the conditions is we have to plug that
16 up, and we also have to have some type of an access
17 on our site in case the town or County wants to gain
18 further access.

19 MR. SINISI: How about parking and
20 traffic supply?

21 MR. KORZEN: Well, we have a traffic
22 expert to talk about that. I don't recall anything
23 in detail. But one change I should mention with
24 this new site plan, it's gone down from 156 parking
25 spaces to 195 right now on our size requirements,

1 and previously we had a match of one parking space
2 per unit.

3 MR. SINISI: I can't hear you.

4 COMMISSIONER HERNANDEZ: How many
5 parking spaces are you going to put there?

6 MR. SINISI: 195, which meets RSIS
7 standards and exceeds the local parking requirement,
8 which I think is 156.

9 MR. KORZEN: I believe.

10 CHAIRWOMAN BETTINGER: Are there any
11 curb cuts on Boulevard East?

12 MR. KORZEN: The driveway, that
13 hasn't changed from the last application.

14 CHAIRWOMAN BETTINGER: We haven't
15 seen it since as you said, since January.

16 MR. KORZEN: And so for the record,
17 I'm referring to the plan in your packet. It's the
18 layout and dimension plan, Sheet 3 of 9, and it's
19 last revised March 30th, 2015, and that driveway
20 curb cut leads down to the lowest parking level.
21 There's four parking levels. That goes down to
22 what's termed the southern level that's located on
23 the south side of the site on JFK Boulevard.

24 CHAIRWOMAN BETTINGER: Do you have
25 any comments?

1 MS. FERRARA: Madam Chair, the
2 application through our review letter in terms of
3 the Planning review letter, the applicant has
4 satisfied two green techniques. There's green
5 parking and storage for 18 bikes, as well as
6 underground stormwater retention, and Mr. Korzen
7 said they are going to do a combine sewer
8 separation. So in terms of drainage, the County is
9 satisfied with the changes to the improvements for
10 drainage.

11 The applicant has submitted a check for
12 their shade tree contribution. The applicant will
13 be required to do a franchise agreement. They are
14 encroaching the County right-of-way, and the
15 applicant is correct about the mushroom cave. The
16 County does want access, as well as the County would
17 like to have a representative of our engineering
18 department on-site during the construction.

19 MR. SINISI: Understood and agreed.

20 MS. FERRARA: The applicant during
21 the Site Plan Review Committee did submit a turning
22 template for the underground parking. They have
23 submitted that. I'm going to defer to T & M in
24 terms of their review.

25 MR. PANGAPOULOS: We have not, I

1 haven't seen the turning template yet. I need to
2 see that I guess as part of the resolution
3 compliance. But otherwise, the comments in our
4 letter were addressed during testimony with drainage
5 and traffic.

6 COMMISSIONER CHOFFO: When did you
7 submit the traffic?

8 MR. KORZEN: That was e-mailed to
9 Massiel. I believe I e-mailed it to you also. It
10 was e-mailed on September 10th, the day after we
11 appeared. What this exhibit is, it's called a truck
12 turning diagram, and it's dated September 9th of
13 2015.

14 MS. FERRARA: Madam Chair, it's in
15 your package. It's the last page of the site plan.

16 MR. KORZEN: I'm not sure if I should
17 mark this A-1.

18 MR. SINISI: It's in their packet.

19 MR. PANGAPOULOS: I will review it
20 as part of resolution compliance.

21 MR. SINISI: I can bring up ever so
22 briefly, the abridged version tonight, our traffic
23 engineer, just to basically put on the record how we
24 are configured, and then you will have a complete
25 record.

1 (The witness is sworn.)

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

4 MR. PEREGOY: My name is Craig
5 Perigoy, P-e-r-i-g-o-y.

6 MR. SINISI: Craig, you're licensed
7 as an engineer in the state of New Jersey?

8 MR. PEREGOY: I am.

9 MR. SINISI: License in good standing
10 as you appeared here before the Board?

11 MR. PEREGOY: It is, indeed.

12 MR. SINISI: You have testified here
13 many times, have you not?

14 MR. PEREGOY: Yes, I have.

15 MR. SINISI: Since you're younger, do
16 you have a better recollection than the rest of the
17 project, whether or not the Zoning Board of
18 Guttenberg imposed any conditions that the Board
19 would be interesting in considering before it moved
20 forward on this application regarding ingress,
21 egress, site circulation as they impact the County
22 roadway network?

23 MR. PEREGOY: No. There were no
24 conditions in terms of traffic and access. They ask
25 us to go out to the intersection because a Cuban

1 restaurant opened up the street.

2 MR. SINISI: And you so testified
3 that there was no adverse significant impact on the
4 basis of the operations, not only in the proposed
5 facility that you anticipated, but in connection
6 with the existing conditions; is that correct?

7 MR. PEREGOY: Yes, correct.

8 MR. KORZEN: And it's your testimony
9 tonight as it goes before the Board that there is no
10 substantial detriment that you envisioned if this
11 project is approved here at the County level?

12 MR. PEREGOY: No.

13 MR. SINISI: No adverse impact to the
14 ingress-egress circulation at the site and the
15 surrounding area if this project is approved?

16 MR. PEREGOY: No.

17 MR. SINISI: No further questions.

18 CHAIRWOMAN BETTINGER: Just out of
19 curiosity, I would like to know are these rentals or
20 condos?

21 MR. SINISI: Rentals.

22 CHAIRWOMAN BETTINGER: Any other
23 comments.

24 MS. FERRARA: Madam Chair, one last
25 thing that I want to ask the applicant, the

1 applicant will provide a pedestrian plan under
2 construction?

3 MR. SINISI: I believe that was
4 contemplated. We will be working very closely with
5 the local engineer, the municipal engineer, to
6 develop a preconstruction protocol for the
7 construction activities that are anticipated. I
8 would assume that would be part of it, but
9 certainly, we would not have an objection to it.

10 MS. FERRARA: I have no further
11 comments.

12 CHAIRWOMAN BETTINGER: Anything from
13 our Engineering Department?

14 COMMISSIONER VOINIER: Just one. The
15 parking spaces that you have on-site, they're
16 reserved parking spaces, are they not?

17 MR. PEREGOY: Yes, they're going to
18 be assigned.

19 COMMISSIONER VOINIER: Do you have
20 any extras for guest parking?

21 MR. PEREGOY: There is none
22 specifically assigned guest parking. There is going
23 to be an overage of parking spaces used for guests,
24 and the management will make them available. It
25 will be available for guests.

1 COMMISSIONER VOINIER: Most of the
2 guests will be relying on on-site or mass transit?

3 MR. SINISI: I think one of the
4 features of this project is it's designed to induce
5 or heralded to induce utilization in tenancies by
6 those who utilize mass transit, and we have as you
7 have heard in his testimony, 195 parking space.
8 That was under significant scrutiny before the
9 zoning board insofar as they were seeking
10 confirmation as to how management would deal
11 internally with the parking spaces on various levels
12 of parking. So those bases were covered, including
13 the issue of whether there were compact spaces, and
14 whether they would be sufficient for this project.

15 CHAIRWOMAN BETTINGER: In this
16 building will there be several people moving in at a
17 time? What are the accommodations for moving in?

18 MR. PEREGOY: We do have a loading
19 area. The moving trucks can schedule to move-in so
20 we have a window of time.

21 CHAIRWOMAN BETTINGER: That's right
22 off the Boulevard East?

23 MR. PEREGOY: No. It's off of 69th
24 Street, yes.

25 MR. TRIDENTI: Madam Chair, I have a

1 question for Mr. Korzen. I have a cost estimate
2 here for three shade trees, but our requirements are
3 for the cost estimate submitted by a licensed
4 landscape architect. That is one discrepancy here,
5 your cost estimate, and Debra Cardon is the
6 architect of record for landscaping? Would you
7 please have her submit us a cost estimate for the
8 shade trees, and just a point of clarification. We
9 have an estimate, but we don't have a check.

10 MR. SINISI: Oh, I apologize. That
11 will be addressed by the applicant through its
12 professionals. We'll get that out to you. Any
13 other comments?

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

17 Commissioner Choffo.

18 COMMISSIONER CHOFFO: Aye.

19 MS. FERRARA: Commissioner Hernandez.

20 COMMISSIONER HERNANDEZ: Aye.

21 MS. FERRARA: Commissioner Holloway.

22 COMMISSIONER HOLLOWAY: Aye.

23 MS. FERRARA: Commissioner Peralta.

24 COMMISSIONER PERALTA: Aye.

25 MS. FERRARA: Commissioner Voinier.

1 COMMISSIONER VOINIER: Aye.

2 MS. FERRARA: And Madam Chair.

3 CHAIRWOMAN BETTINGER: Aye.

4 MR. SINISI: Thank you, very much. I
5 appreciate your consideration. Thank you.

6 MS. FERRARA: Next application to be
7 heard is 2015-50-SP; Realty Express LaBarbera;
8 located at 737 Garden Street; Block 194, Lot 22; in
9 Hoboken.

10 MR. MATULE: Good evening again,
11 Board Members. Robert Matule, appearing on behalf
12 of the applicant, LaBarbera. This is an application
13 with respect to an existing four-family house at 737
14 Garden Street in Hoboken. It's being converted into
15 a two-family house, a triplex and a single floor
16 apartment.

17 As part of that process, and to bring it
18 into compliance with the Hoboken flood plain
19 ordinance, they're basically filling in the basement
20 level to grade and then adding a new fourth floor on
21 top of the building. So all four floors will be
22 above grade level in order to comply with the flood
23 plain ordinance that Hoboken has adopted. The
24 building will remain at four stories when it's
25 finish, it will be slightly higher than it is now.

1 We have received the review letter from
2 Remington & Vernick. I believe the architect has
3 said he could address any concerns that they have
4 there. There is going to be a new curbs and
5 sidewalks and a rain garden in the front. One of
6 the questions about the sidewalk not exceeding two
7 percent, which the architect said it will not to
8 comply with ADA. We have submitted a survey with a
9 metes and bounds description for the front stoop,
10 which is going to remain as is. It's going to be a
11 rain garden planter in the front for an easement
12 ordinance from the Freeholders.

13 Again, I have Mr. Melia here if there are
14 any questions. It's a pretty straightforward
15 two-family house.

16 CHAIRWOMAN BETTINGER: Just for the
17 record, Commissioner Freeholder Romano has arrived.

18 MR. MATULE: Would you like me to
19 bring the architect to walk you through? It's
20 pretty straightforward. Come on up here and bring
21 the rendering. We'll mark this Exhibit A-1, and
22 Exhibit A-2 is the photo board here.

23 MR. MELIA: The site is located on
24 the corner of Garden Street, just south of 8th
25 Street. It is the third building in. It's this red

1 structure here which looks to be three stories. As
2 Bob said, we're going to elevate it above the flood
3 plain, so it will be four stories above the flood
4 plain. As per the City regulations, there will be a
5 crawl space under the structure which will accept
6 flood water so it has to somewhere to go in the
7 event of a flood.

8 The rendering here, A-2, and approved by
9 the City, it's going to complement aesthetic along
10 Garden Street, a brick facade with cast stone
11 accents and stoop, which is just to replace the
12 existing stoop. We're going to be construct that so
13 that it's code-conforming. The existing stairs, the
14 tread and rise aren't conforming. There is a rain
15 garden above which is a lovely term for a planter.
16 That meets one of the County requirements for water
17 retention to store storm water.

18 The Drawing Z-2, we have a rear yard,
19 34-feet deep after the stairs, and that will be
20 covered with permeable pavers, which will allow
21 rainwater and heavy storms to dissipate.

22 The floor plan, as I mentioned the
23 basement will be approximately four feet high, going
24 from grade up to the designed floor elevation. The
25 first floor, which is elevated above the flood grade

1 would be one unit, and the upper floors will be the
2 triplex. Solar panels are proposed on the roof.
3 Going back to the back elevation, again, it's
4 approved by Hoboken. There is a material
5 calculation that you do where you're required to
6 have 75 percent of the materials on the elevation to
7 be masonry so it fits in with the adjoining
8 aesthetic.

9 CHAIRWOMAN BETTINGER: Mr. Cray, do
10 you have any comments?

11 MR. CRAY: Thank you, Madam Chair.
12 The applicant has already agreed to address the
13 letter. So what I would do is just mention a couple
14 things that I am requesting. As we mentioned, a
15 point-by-point response is helpful for the record
16 and a plus for the Planning Department for when they
17 confirm resolution compliance.

18 A lot of comments will be addressed by
19 default by you addressing the franchise agreement
20 requirements with the survey, two or three comments
21 pertain to that. Just go through that and provide a
22 point-by-point response. The rest is just
23 construction details, nothing that is germane to
24 whether the application gets approved or not, just
25 construction detail-type things.

1 I need to ask, I wasn't clear on if you
2 are replacing all of the sidewalks and curbs or if
3 you're trying to save them?

4 MR. MELIA: It's not crystal clear
5 from the drawings. We'll correct that. They are
6 being completely replaced.

7 MR. CRAY: Okay. Supply the detail.
8 Everything else would be covered by the planning
9 notes. Once you confirm the North Hudson Sewerage
10 Authority approval, if they do have a comment that
11 affects the required storage or something like that,
12 we just need to see that it doesn't affect the open
13 flow to the County right-of-way so that's documented
14 that it's less than or equal to whatever is required
15 there. We don't review the sewer design per se, but
16 we always have to know. Do you know already whether
17 they're approving the plan as is?

18 MR. MELIA: No detention required.
19 It's a renovation alteration, not a new construction
20 so they're not looking for detention.

21 MR. CRAY: Madam Chair, everything
22 else is a relatively routine plan to address. I
23 don't have any further questions or comments.

24 CHAIRWOMAN BETTINGER: Thank you,
25 Mr. Cray.

1 MS. FERRARA: Madam Chair, the
2 applicant according to the testimony has met the
3 green technique. They will need a franchise
4 agreement which they have acknowledged. They don't
5 have a 30-foot frontage for the shade tree
6 requirement. The only other thing is that the
7 application is replacing the sidewalks.

8 COMMISSIONER CHOFFO: So is the first
9 floor one unit and the next three floors secondary?

10 MR. MATULE: It's a triplex.

11 COMMISSIONER CHOFFO: How many units?

12 MR. MELIA: So the first floor is one
13 unit, and then next three floors, floor two, floor
14 three and floor four, are a triplex.

15 COMMISSIONER CHOFFO: I have one
16 other question. You're going to do a solar panel.
17 How is it going to be attached to the roof?

18 MR. MELIA: Typically, they haven't
19 advised me. When we submitted the revised drawings,
20 we'll see the detail. Usually, with wood
21 construction like this, we might do bollard
22 blocking, which are just concrete blocks to hold
23 them down, exactly. Sometimes in Hoboken we do, if
24 they're erected on an incline to get the most use
25 out of the sun, you can see them from eight blocks

1 away, so that's another reason to probably to do the
2 low-profile bollard system. You won't see them over
3 the parapet. We need to talk with the client, but
4 we'll probably to try to screen it from view would
5 be the goal.

6 CHAIRWOMAN BETTINGER: Do we have a
7 motion?

8 MS. FERRARA: On a motion made by
9 Commissioner Romano. Second by Commissioner
10 Holloway.

11 Commissioner Choffo.

12 COMMISSIONER CHOFFO: Aye.

13 MS. FERRARA: Commissioner Hernandez.

14 COMMISSIONER HERNANDEZ: Aye.

15 MS. FERRARA: Commissioner Holloway.

16 COMMISSIONER HOLLOWAY: Aye.

17 MS. FERRARA: Commissioner Kopacz.

18 FREEHOLDER KOPACZ: Yes.

19 MS. FERRARA: Commissioner Peralta.

20 COMMISSIONER PERALTA: Aye.

21 MS. FERRARA: Commissioner Romano.

22 FREEHOLDER ROMANO: Aye.

23 MS. FERRARA: Commissioner Voinier.

24 COMMISSIONER VOINIER: Aye.

25 MS. FERRARA: And Madam Chair.

1 CHAIRWOMAN BETTINGER: I vote aye.

2 FREEHOLDER ROMANO: Madam Chair, one
3 comment for my colleagues, I know Robert Matule is
4 at the top of his game, and the gentleman that is
5 building is a Hoboken person, and I know he went
6 through a lot of bumps in Hoboken, correct?

7 MR. MATULE: Yes.

8 FREEHOLDER ROMANO: So I know that
9 everything will be done the right way so it's
10 correct. Thank you.

11 MR. MATULE: Thank you very much.

12 MR. KAPLAN: I'm sorry. There's a
13 major accident out there. Can I carry it until next
14 month?

15 CHAIRWOMAN BETTINGER: There is
16 another application.

17 MR. KAPLAN: He said he --

18 MR. CRAY: I had the same problem.
19 You just have to get on the main streets.

20 CHAIRWOMAN BETTINGER: We have
21 another application.

22 MR. KAPLAN: Okay.

23 MS. FERRARA: Madam Chair, the next
24 application to be heard is 2015-56-SP; ABS
25 Laboratory; located at 711 Hudson Street; Block 235,

1 Lot 1, Hoboken.

2 MR. TUVEL: Good evening, Madam
3 Chair, Members of the Board. Jason Tuvel, from the
4 law firm of Gibbons PC, attorney for the applicant,
5 Stevens Institute of Technology. This an
6 application to renovate and also for a modest
7 expansion of an existing classroom building located
8 at 711 Hudson Street, Block 235, Lot 1.

9 I'll talk about the interior renovation,
10 and then I'll move to the exterior renovation. The
11 inside of the building, the applicant plans on
12 renovating some existing laboratory space to make it
13 conducive to modern technology. This building
14 actually has an interesting history to it, where
15 they used to test Naval ships and missiles and
16 things like that in there, and now they're going to
17 renovate some of the space there.

18 In addition, they're going to be adding
19 faculty office space for teachers and professors
20 that teach within each of these fields of civil
21 engineering and other forms of engineering. These
22 teachers are currently at other offices throughout
23 the campus, and this will allow them to be closer to
24 the classrooms and students that they work with.

25 The expansion of the structure is 3,886

1 square feet. There's going to be a second level
2 over the building. It complies with the City of
3 Hoboken's height requirements, and the City of
4 Hoboken's Planning Board already approved the
5 project. I forwarded the resolution onto your
6 staff.

7 On the outside of the building, moving
8 from the east side to the west side, I don't know if
9 the Board is familiar with where this building is
10 located, it's to the west side directly onto Hudson
11 Street. What the applicant plans on doing there as
12 part of the ABS Laboratory complex, there are a
13 number of things, new glass and windows for the
14 building. In addition, they're going to be putting
15 in bioswales, which is a green technology, that's
16 going have an enhanced landscaping feature on the
17 outside.

18 In addition to that, they're going to be
19 cleaning all the brick located along Hudson Street,
20 which will be a nice improvement to the area. In
21 terms of the street trees, we are removing three
22 street trees are part of this application, but as we
23 talked about with your staff at the work session, we
24 are going to be putting those along Hudson Street
25 because Stevens owns about 300 feet of frontage

1 along Hudson, so we can take those trees and replace
2 them along Hudson Street so we will do a one-to-one
3 replacement.

4 On the east side of this structure, we're
5 going to be making this area ADA compliant. There's
6 currently a ramp -- there's currently steps to get
7 into the building that's actually going to be the
8 main entrance to this structure. The east side is
9 also right alongside the Stevens baseball field, if
10 you're familiar. That side is also going to be
11 improved and become ADA compliant. That entrance is
12 going to be completely renovated with a new brick
13 facade.

14 I have Andy, as you can see here, from
15 Lapatka & Associates, to discuss the site
16 improvements along Hudson Street as well as on the
17 east side of the building. I do have our architect
18 here if there are any questions, but based on the
19 scope of this project, our engineer will be able to
20 address everything that the Board will want to hear.
21 We read T & M's review letter, and we agree with all
22 of the comments set forth be able to address those
23 conditions, so hopefully, the Board can approve the
24 project. So with that I call Andrew Missey, with
25 Lapatka & Associates.

1 (The witness is sworn.)

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

4 MR. MISSEY: Yes. Andrew Missey,
5 M-i-s-s-e-y.

6 MR. TUVEL: Mr. Missey, would you
7 briefly go over your qualifications for the Board,
8 education, licenses, et cetera?

9 MR. MISSEY: Certainly. I'm a
10 licensed engineer in state of New Jersey, with 30
11 years of experience, last 25 in Northern New Jersey.
12 Mostly, I have appeared before this Board for
13 projects in Hoboken, 1400 Quincy Street, within the
14 immediate neighborhood of the viaduct and the new
15 theater. I was also here for the theater project
16 also.

17 MR. TUVEL: I ask if the Board would
18 accept Mr. Missey as an expert in civil engineering?

19 CHAIRWOMAN BETTINGER: On behalf of
20 the Board, we accept him.

21 MR. TUVEL: Thank you. Mr. Missey,
22 can you please describe the improvements? Let's
23 start on the east side of the structure and move to
24 Hudson Street, and focusing on the drainage
25 improvements and landscaping improvements.

1 MR. MISSEY: Certainly. Just to
2 orient everybody as to what ABS Laboratory is, it is
3 94 feet of frontage which is where as you're moving
4 along Hudson Street where you see the Stevens campus
5 appear before you get to their academic buildings
6 further south on Hudson, Stevens Park, in that
7 vicinity. Immediately to the south are townhouse
8 buildings that go down to the I guess 6th Street.

9 MS. FERRARA: I don't believe that
10 the colored rendering or the colored site plans are
11 part of our file. Could you mark that as an
12 exhibit?

13 MR. TUVEL: So A-1, Mr. Missey, would
14 you identify what A-1 is? Is it a colored rendering
15 of the site plan?

16 MR. MISSEY: It is a colored
17 rendering of Sheet 1 of 5 of the site plan as
18 submitted. In any case this is the industrial
19 military-style building. It is the most
20 southeasterly corner of this section of Stevens
21 campus. It has multiple uses within, but the
22 primary entrance is actually on the easterly side
23 because that's the side that faces the campus. It's
24 closest to River Street and those buildings in that
25 vicinity.

1 The Hudson Street entry point, there are
2 two stoops. It does have that stoop appearance that
3 is the repeated across Hudson Street and further to
4 the south on Hudson. It has two stoops, but they're
5 both service entries for all practical purposes
6 because that's a working building. It was a place
7 where they tested ship prototypes, model ships. It
8 is not ADA accessible. That will occur on this
9 easterly side because we're going to add a ramp
10 system.

11 There will be no expansion of the
12 footprint whatsoever. That's unusual I think. The
13 replacement, the work on the easterly side is
14 primarily what I will call a functionary annex
15 portion, become an entry point, a vestibule. The
16 balance of the space as we proceed to the larger
17 portion of the building becomes a shared laboratory
18 use, one large room and three smaller rooms. These
19 will still be along Hudson Street, these two entry
20 points will still remain service entries because of
21 this easterly entrance from the campus side will be
22 where the vestibule is, where the reception area is.

23 There are a couple pedestrian links to the
24 adjacent Rocco building, which is basically their
25 civil engineering building. That makes it more

1 feasible to go from building to building. Right now
2 you have to walk out the front door of Rocco to get
3 into ABS. There is a modest increase of impervious
4 associated with the easterly side because of the
5 ramp system. It's less than 500 square feet. There
6 are drainage inlets right now to the north of that
7 entry point and to the south as well. Both will
8 remain in use.

9 Along the westerly side, now I'm going to
10 put up another rendering. This is, I marked it A-2.
11 This is the Hudson Street Drainage Plan, Sheet 2-A
12 of 5 of the plans. What this rendering in the upper
13 right shows is that we will replace the sidewalk in
14 entirety along the Hudson Street frontage. That's
15 been requested. That's approximately 94 feet,
16 approximately 94 feet by various, but it's about
17 eight feet width there. We will repair the steps as
18 needed and railings as well.

19 There is right now is a raised curb and a
20 cast iron fence surrounding this area between the
21 two stoops. In order to do the construction, that
22 has to be removed. We wanted to repair that as
23 feasible at the time of construction, but it would
24 be replaced if that proved not to be the most
25 cost-effective way to get a serviceable fence back

1 in place. We will have this area fenced when all is
2 said and done. It will remain curbed as well.

3 We are going to locate a bioswale,
4 bio-retention swale immediately to the west --
5 immediately to the east of that curb. That curb
6 will function as a separation between the bioswale
7 and the sidewalk area, and the runoff from the
8 building's roof will be directed to both those
9 bio-retention swails and below-grade detention
10 system. So where there are no stormwater controls
11 at the present time, there will be two on proposed
12 conditions.

13 It's a system which greatly reduces the
14 quantity of runoff, and it make for better water
15 quality due to the presence to the bio-retention
16 swale. It's also a non-structural approach with the
17 use of a bio-retention swale, so that makes it a
18 green technique as well.

19 We do understand that a franchise
20 agreement is required. In this section Hudson
21 Street, Hudson Street is 80-foot right-of-way, and
22 it is almost exactly 80 feet from the facade to
23 facade. All of the stoops are within the Hudson
24 Street right-of-way as are each and every one of the
25 fenced-off areas in front of the townhouses as well

1 as Stevens.

2 MR. TUVEL: We will be replacing the
3 trees as part of this application, right?

4 MR. MISSEY: We're removing three
5 trees to do this work, and we will replace them
6 immediately in front of ABS, if that meets with the
7 County Engineer's approval and Planning and
8 Stephens. As Mr. Tuvel mentioned, we do have
9 significant frontage to the north here along the
10 rest of the Davidson Laboratory building in case one
11 of those places proved not to be suitable.

12 The curb line is not suitable here, even
13 though we have a perfectly healthy tree out there,
14 to put in the County standard tree pit, that would
15 occupy too much of the sidewalk width as we proceed
16 from the south to north. We also have a manhole
17 here, an overhead power line, and a utility pole
18 with a streetlight.

19 MR. TUVEL: So overall, the drainage
20 that currently existed will be significantly
21 improved as a result of this application; is that
22 correct?

23 MR. MISSEY: That's correct. We will
24 submit a point-by-point response memo to accompany
25 the compliance plan. I do have a letter, the review

1 letter from T & M. We do not have an objection to
2 the review letter. That makes the project better,
3 which is always good to see.

4 MR. TUVEL: I think that concludes
5 our testimony.

6 MR. MISSEY: I'll be happy to answer
7 any questions.

8 CHAIRWOMAN BETTINGER: Do we have any
9 comments from our engineer?

10 MR. PANGAOPOULOS: I really don't
11 have comments. He said they have addressed all the
12 comments that are technical. So I don't want to
13 bore everybody with that engineering stuff.

14 CHAIRWOMAN BETTINGER: Thank you.

15 MR. PANGAOPOULOS: No problem.

16 MR. TUVEL: I will say that we worked
17 really hard with your staff as well as the planning
18 board staff in the City of Hoboken. We actually got
19 compliments from the neighbors in the area. We have
20 address the landscaping as well as exterior of the
21 building. We're really happy about that. Even
22 though we're at a high point in Hoboken then it goes
23 down, we're actually doing a lot in terms of
24 retention which we think will actually help the
25 surrounding area which is also a benefit.

1 CHAIRWOMAN BETTINGER: Do you have
2 any comments?

3 MS. FERRARA: No, Madam Chair. The
4 applicant has met their green technique as well as
5 their, as well as they have agreed to a franchise
6 agreement. Just for clarity, is there one tree that
7 you're probably going to replace that tree? You're
8 going to remove that tree and replace it if it's
9 suitable. We want three street trees. If not, you
10 will plant them along Hudson but not on-site?

11 MR. TUVEL: It won't be within the
12 94-foot area. However we own continuously another
13 200-some-odd feet of frontage, so if we can't put it
14 there, we can plant along our frontage, and work
15 with your staff to find a suitable place, as well as
16 the City of Hoboken Planning Board. Some of the
17 neighbors wanted us to also replace them along
18 Hudson Street. So we have no problem doing that
19 because we have the property and ability to do that.
20 So it shouldn't be an issue.

21 CHAIRWOMAN BETTINGER: Do I have a
22 motion?

23 MS. FERRARA: On a motion made by
24 Commissioner Romano. Second by Commissioner
25 Holloway.

1 Commissioner Choffo.

2 COMMISSIONER CHOFFO: Aye.

3 MS. FERRARA: Commissioner Hernandez.

4 COMMISSIONER HERNANDEZ: Aye.

5 MS. FERRARA: Commissioner Holloway.

6 COMMISSIONER HOLLOWAY: Aye.

7 MS. FERRARA: Commissioner Kopacz.

8 FREEHOLDER KOPACZ: Yes.

9 MS. FERRARA: Commissioner Peralta.

10 COMMISSIONER PERALTA: Aye.

11 MS. FERRARA: Commissioner Romano.

12 FREEHOLDER ROMANO: Yes.

13 MS. FERRARA: Commissioner Voinier.

14 COMMISSIONER VOINIER: Aye.

15 MS. FERRARA: And Madam Chair.

16 CHAIRWOMAN BETTINGER: I vote aye.

17 MR. TUVEL: Thank you very much.

18 CHAIRWOMAN BETTINGER: It's a

19 beautiful project. Good luck.

20 FREEHOLDER ROMANO: Again, to my
21 colleagues, the president of the university has gone
22 out of his way with regard to this project as well
23 as they've done a lot of work with the planning
24 board to come to compliance with the work they have
25 done there.

1 They stated that Davidson Laboratory was
2 home of the Navy nuclear propulsion system of the
3 USS Enterprise. But this addition is to make this
4 institution compete on the same playing field as
5 other technical universities in their group. So I
6 know that it means a lot. I think when you get
7 started, let the Board know, send a picture. I
8 think that they would be proud to know about this
9 lauded, esteemed institution.

10 MR. TUVEL: Thank you very much.
11 Have a good night.

12 MR. KAPLAN: I'm sorry, no luck.
13 He's not moving anywhere.

14 MR. CURLEY: My suggestion is that we
15 carry this one month and the next meeting. However,
16 there is a technicality with the County Planning
17 Board, that is that we are required to act within 30
18 days, and we have reached that limit. So we would
19 normally have to dismiss and require reapplication.
20 We can continue it and adjourn it for one meeting,
21 so long as the local authority that is approving the
22 project, which I assume is the Bayonne Planning
23 Board, consents to an adjournment as well.

24 So we need a letter from the planning
25 board attorney from Bayonne within ten days,

1 otherwise, we have to deem the application
2 dismissed. If it is dismissed, it can be refiled,
3 and we generally waive application fees.

4 MR. KAPLAN: Okay.

5 MR. CURLEY: Have Mr. Kates give me a
6 call. I'll go over the technical details with him.

7 MR. KAPLAN: Thank you for your
8 cooperation. I appreciate it.

9 COMMISSIONER CHOFFO: I'll make a
10 motion to adjourn to the October meeting.

11 MR. CURLEY: To adjourn to the
12 October meeting on the condition that we have
13 consent from the Bayonne Planning Board, otherwise
14 it's dismissed.

15 MR. KAPLAN: Okay. Thank you.

16 MS. FERRARA: On a motion made by
17 Commissioner Choffo. Second by Commissioner Kopacz.

18 Commissioner Choffo.

19 COMMISSIONER CHOFFO: Aye.

20 MS. FERRARA: Commissioner Hernandez.

21 COMMISSIONER HERNANDEZ: Aye.

22 MS. FERRARA: Commissioner Holloway.

23 COMMISSIONER HOLLOWAY: Aye.

24 MS. FERRARA: Commissioner Kopacz.

25 FREEHOLDER KOPACZ: Yes.

1 MS. FERRARA: Commissioner Peralta.

2 COMMISSIONER PERALTA: Yes.

3 MS. FERRARA: Commissioner Romano.

4 FREEHOLDER ROMANO: Yes.

5 MS. FERRARA: Commissioner Voinier.

6 COMMISSIONER VOINIER: Aye.

7 MS. FERRARA: And Chairwoman

8 Bettinger.

9 CHAIRWOMAN BETTINGER: Aye.

10 MS. FERRARA: The motion has passed.

11 CHAIRWOMAN BETTINGER: Thank you.

12 See you next time. Next item on the agenda.

13 MS. FERRARA: The next item on the
14 agenda is Applications to be Exempt, starting with
15 Applicant 2015-63-SP, NYNYNJ0372; located at 627
16 Washington Street; Block 217, Lot 8; in Hoboken.

17 The second application to be exempt,
18 2015-59-SD/SP; Applicant, Van Vorst Street; located
19 at 191 Sussex Street and 193-197-213 Van Vorst
20 Street, Block 14205, Lots 14.01, 14.02, 15, 16,
21 17.01 and 18.

22 On a motion made by Commissioner Choffo.
23 Second by Commissioner Romano.

24 Commissioner Choffo.

25 COMMISSIONER CHOFFO: Aye.

1 MS. FERRARA: Commissioner Hernandez.

2 COMMISSIONER HERNANDEZ: Aye.

3 MS. FERRARA: Commissioner Holloway.

4 COMMISSIONER HOLLOWAY: Aye.

5 MS. FERRARA: Commissioner Kopacz.

6 FREEHOLDER KOPACZ: Yes.

7 MS. FERRARA: Commissioner Peralta.

8 COMMISSIONER PERALTA: Yes.

9 MS. FERRARA: Commissioner Romano.

10 FREEHOLDER ROMANO: Yes.

11 MS. FERRARA: Commissioner Voinier.

12 COMMISSIONER VOINIER: Aye.

13 MS. FERRARA: And Chairwoman

14 Bettinger.

15 CHAIRWOMAN BETTINGER: Aye.

16 MS. FERRARA: The motion passed.

17 Next item on the agenda is notice of action,

18 Applications Declared Exempt at the Subdivision and

19 Site Plan Review Committee Meeting.

20 Madam Chair, there is no vote. We are
21 going to read the applications into the record.

22 First application is 2015-60-SP,

23 Groundwater Extraction System and Treatment Plant;

24 located at 250 East 22nd Street; Block 480, Lot 1;

25 Block 481, Lot 3; Block 506, Lot 2; Block 503, Lot

1 9; in Bayonne.

2 Second application, 2015-61-SD, 26 Logan
3 Avenue, located at 25 Logan Avenue; Block 10402, Lot
4 3, Jersey City.

5 And the last application is 2015-62-SD;
6 Applicant 140-148 Logan Avenue JC, LLC; located at
7 140 Logan Avenue; Block 10202, Lot 3, Jersey City.

8 The committee has already voted.

9 Madam Chair, the next item on the agenda
10 is old business.

11 CHAIRWOMAN BETTINGER: Does anyone
12 have any old business? No old business.

13 MS. FERRARA: The next item on the
14 agenda is new business.

15 CHAIRWOMAN BETTINGER: Any new
16 business?

17 MS. FERRARA: That's all I have
18 Madam Chair.

19 CHAIRWOMAN BETTINGER: Do I have a
20 motion to adjourn? The next meeting is Wednesday,
21 October 21st.

22 (Whereupon the proceeding is then
23 concluded at 7:54 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 16, 2015; and that this is a correct transcript of the same.



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

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