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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, July 17, 2013
6:30 p.m.

BEFORE:

- JAMES CRYAN, Vice Chairman
- DEMETRIO ARENCIBIA, P.E., P.P. County Engineer
- RENEE BETTINGER, Commissioner
- MICHAEL HOLLOWAY, Commissioner
- HON. DOREEN DiDOMENICO, Freeholder
- ALAIN GOMEZ, Alternate Commissioner
- RUSHABH MEHTA, Commissioner
- BETANIA PERALTA, Commissioner
- HON. ANTHONY ROMANO, Freeholder

ALSO PRESENT:

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

1 VICE CHAIRMAN CRYAN: I would like to
2 call this meeting of the Hudson County Planning
3 Board, July 17, 2013 to order.

4 Jack, has this meeting been properly
5 advertised?

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

12 VICE CHAIRMAN CRYAN: May I have a
13 roll call, please?

14 MS. FERRARA: Let the record reflect
15 that Commissioner Choffo was unable to attend and
16 Commissioner Cryan will serve as chair.

17 Roll call, Commissioner Arencibia.

18 COMMISSIONER ARENCIBIA: Here.

19 MS. FERRARA: Commissioner Bettinger.

20 COMMISSIONER BETTINGER: Here.

21 MS. FERRARA: Commissioner
22 DiDomenico.

23 FREEHOLDER DiDOMENICO: Here.

24 MS. FERRARA: Commissioner Gomez.

25 COMMISSIONER GOMEZ: Here.

1 MS. FERRARA: Commissioner Holloway.

2 COMMISSIONER HOLLOWAY: Here.

3 MS. FERRARA: Commissioner Mehta is
4 here. Commissioner Ng, absent. Commissioner
5 Peralta.

6 COMMISSIONER PERALTA: Here.

7 MS. FERRARA: Commissioner Romano,
8 absent. Chair, we have a quorum.

9 VICE CHAIRMAN CRYAN: Stand and
10 salute the flag.

11 (Flag Salute.)

12 VICE CHAIRMAN CRYAN: Have all the
13 Commissioners received the June Meeting Minutes?

14 MS. FERRARA: Yes.

15 VICE CHAIRMAN CRYAN: Motion?

16 MS. FERRARA: On the motion to accept
17 the Minutes of June 19th by Commissioner Gomez.
18 Second by Commissioner Bettinger.

19 Commissioner Arencibia.

20 COMMISSIONER ARENCIBIA: Aye.

21 MS. FERRARA: Commissioner Bettinger.

22 COMMISSIONER BETTINGER: Aye.

23 MS. FERRARA: Commissioner
24 DiDomenico.

25 FREEHOLDER DiDOMENICO: Yes.

1 MS. FERRARA: Commissioner Gomez.

2 COMMISSIONER GOMEZ: Aye.

3 MS. FERRARA: Commissioner Holloway.

4 COMMISSIONER HOLLOWAY: Aye.

5 MS. FERRARA: Commissioner Mehta.

6 COMMISSIONER MEHTA: Abstained.

7 MS. FERRARA: Commissioner Peralta.

8 COMMISSIONER PERALTA: Aye.

9 MS. FERRARA: Chairman Cryan.

10 VICE CHAIRMAN CRYAN: Aye.

11 MS. FERRARA: The Minutes pass.

12 Chairman, the first item on the agenda is Site
13 Plans, Subdivisions and Other Matters Scheduled for
14 Public Hearing and Adoption.

15 The first application is 2013-027-SP,
16 Allen Magrini, located at 2 Journal Square, Block
17 9403, Lot 15, in Jersey City.

18 MR. HARRINGTON: Good evening, Mr.
19 Chairman, Commissioners. For the record, Charles
20 Harrington of Connell Foley on behalf of the
21 applicant. The applicant is actually an entity
22 called PHN II Associates, LLC. Mr. Magrini is a
23 representative of that entity.

24 So with that said, the application before
25 you is for approval of a new residential building

1 with some ground floor retail space on an existing
2 parking deck that I'm sure the Members are familiar
3 with. The building is commonly referred to as the
4 ADP Building in Journal Square in Jersey City. That
5 has an existing parking deck, and when that parking
6 deck --

7 VICE CHAIRMAN CRYAN: Can you speak
8 into that mic, sir?

9 MR. HARRINGTON: Is that better? So
10 when this parking deck was built 20 years ago, it
11 was built in anticipation of a second office
12 building being constructed at the rear of that
13 parking deck of approximately 500,000 square feet.
14 Since that time, obviously no development of the
15 office building has taken place, but the Journal
16 Square Redevelopment Plan was enacted by the Jersey
17 City Planning Board and City Council, and what that
18 does or what that did is it provided that you can
19 have a residential use in many areas within the
20 Journal Square area.

21 In particular, what we're proposing is to
22 build a 13-story residential building on that
23 existing parking deck. What will happen as a result
24 is some of the parking will go away. There will be
25 a net reduction of about 210 parking spaces that

1 will come from the surface parking lot where this
2 building will now be placed. The original parking
3 count was, I believe, it was 908 or something to
4 that effect, but we will have a net reduction of
5 210. Of the remaining parking spaces, 121 of those
6 spaces will be dedicated for use by the residential
7 building and the ancillary retail space.

8 So this property does front on Kennedy
9 Boulevard, which is obviously a County road. That's
10 why we're here. We're not changing any of the curb
11 cuts or ingress or egress to that parking deck. I
12 have our engineer with us tonight who could point
13 that out through his presentation. I do note that
14 we did receive preliminary site plan approval from
15 the Jersey City Planning Board in December of 2012.

16 We have met with the Planning Department
17 on two occasions, and we have received a comment
18 letter from Remington & Vernick. I believe we have
19 addressed most if not all of their change comments
20 as well as the Planning staff's comments. There is
21 one study report that they have requested with
22 regard to pedestrian impact on the sidewalks that
23 will be created as a result of additional units.
24 That is something that we have agreed to prepare and
25 study in response to their questions.

1 That's our overview, but I do want to
2 bring up Mr. Worstell so he can take you through the
3 brief technical nature of the application.

4 (The witness is sworn.)

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

7 MR. WORSTELL: Fredrick W. Worstell,
8 W-o-r-s-t-e-l-l.

9 MR. CURLEY: Thank you.

10 MR. HARRINGTON: Mr. Worstell has
11 been qualified previously on prior occasions before
12 this Board as an expert in engineering, and I ask
13 that his qualifications be accepted, or would you
14 like to hear briefly his qualifications?

15 VICE CHAIRMAN CRYAN: Can we accept
16 his qualifications?

17 MR. CURLEY: Yes. Mr. Worstell has
18 appeared before the Board on numerous occasions.

19 MR. WORSTELL: Thank you very much.
20 So is there a microphone? Can you hear me if I
21 speak loudly. Can you hear me?

22 COMMISSIONER BETTINGER: Yes.

23 MR. WORSTELL: So briefly just to
24 orient you. This is an aerial of the Journal Square
25 site. This is the ADP Building that currently

1 exists on the property. Just to orient you, Kennedy
2 Boulevard, there is an access point to the property
3 here on the north side of the building, and there is
4 an access point through the building to the
5 below-grade parking. This is the outline of the
6 parking deck that exists four levels below the
7 actual building. There is an access point also on
8 Cottage Avenue, so there is parking here to service
9 the ADP Building on Cottage Avenue, and there are
10 loading docks on the first subterranean level on the
11 parking deck at this point.

12 Here I am referring to the site plan,
13 Location Plan C-1. There is an architectural set of
14 drawings. This shows, again, there is the existing
15 ADP Building, access points on here Kennedy, here on
16 Kennedy and then an access point on Cottage. Within
17 the proposed structure are 240 units, a 13-story
18 building located on the -- basically built on the
19 existing structure in the parking deck. It's been
20 designed to accommodate that building on the same
21 site and occupy a portion of the surface deck as it
22 relates to Kennedy Boulevard.

23 COMMISSIONER BETTINGER: In relation
24 to where the building is located, where is the
25 Loew's Theater?

1 MR. WORSTELL: The Loew's Theater is
2 to the south on Kennedy. This is the Port Authority
3 Transit Center.

4 COMMISSIONER BETTINGER: Is it on the
5 same side?

6 MR. WORSTELL: Pardon me?

7 COMMISSIONER BETTINGER: Is it on the
8 same side as the PATH?

9 MR. WORSTELL: It's on the west side
10 of Kennedy Boulevard opposite the PATH. This is
11 actually the rail leading into Penn Station on the
12 south side of the property.

13 I'm now referring to the site plan, which
14 is Sheet C-3 of the site plan. So generally, what
15 is proposed is to rebuild the surface parking lot
16 and construct a residential tower here and improve
17 the access coming from Kennedy and the pedestrian
18 space all the way around the building, and an
19 outside recreational lot for children on the east
20 side of the building. Service for the building will
21 continue to come in off of Cottage on the
22 subterranean approach to the building.

23 There will be new elevators built to
24 service the buildings coming off of the lower
25 parking decks. The actual entrance to the building

1 would be on the south side. It will operate as a
2 conventional drop off, and there is parking
3 proposed, and visitor parking on the service lot,
4 and the handicapped parking as it relates to
5 operating the ADP Building will remain in place on
6 the east side of that stretch.

7 We are proposing to interconnect the
8 existing plaza and proposing to extend out the front
9 of the building to the Boulevard and open up a large
10 area for off-site pedestrian activities and open
11 space. There will be a new -- because this has load
12 limitations on the deck, there is a barrier that
13 will be placed over the entrance to restrict the
14 size of vehicles. There is a current barrier now.
15 We will upgraded the architectural appearance of the
16 building.

17 All of this building will connect to
18 either existing services that are within the deck or
19 services that are come out and extend out to the
20 Kennedy Boulevard and tie in with Jersey City
21 drainage and sanitary sewer. Actually, it's
22 combined sewer at this location. Water and electric
23 service is supplied underground coming off of the
24 street.

25 Sheet A-5, architectural plans, parking as

1 we've talked about, it's one of the areas we've
2 covered with the Planning staff. As a result of the
3 building --

4 VICE CHAIRMAN CRYAN: Speak up,
5 please.

6 MR. WORSTELL: I'll go back to the
7 mic. Parking as a result of this development, we're
8 actually going to be decreasing parking in the
9 existing deck by some 210 cars. So actually traffic
10 related to the project are actually decreased as
11 opposed to increasing as a result of the elimination
12 of this parking, which is primarily four parking
13 decks. We provide bike storage off-street.

14 We are providing of the remaining spaces
15 in the parking deck, we're going to repurpose 120
16 spaces for use as dedicated use to the residential
17 project, which is 0.5 space per unit, which is
18 consistent with the zoning, and the project will
19 have a green roof, which is a requirement of the
20 zoning. We will provide a green roof to
21 compensate -- actually, we won't be increasing
22 runoff from the property. We will be decreasing
23 runoff by eliminating the surface parking areas that
24 will be green, and some will be retained by the
25 rooftop.

1 VICE CHAIRMAN CRYAN: Let the record
2 reflect that Commissioner Romano is present.

3 MR. WORSTELL: That describes the
4 project. I will be happy to answer any questions.

5 MR. HARRINGTON: Did you have an
6 opportunity to review Remington & Vernick's review
7 the letter date July 15th, 2013?

8 MR. WORSTELL: Yes, I have.

9 MR. HARRINGTON: Do you have any
10 issues or concerns with the comments or
11 recommendations?

12 MR. WORSTELL: No, I don't. I think
13 the only open-ended issue was, one of the concerns
14 was as we repurpose the pedestrian activities from
15 an office building to a similar building residential
16 in nature in Journal Square, we started looking at
17 whether or not provisions need to be looked at along
18 the sidewalks and crosswalks. We identified the
19 scope of work with the engineering staff, and we
20 will report on those items.

21 COMMISSIONER BETTINGER: Mr.
22 Chairman, currently, it's being used as a parking
23 lot for commuters, correct?

24 MR. WORSTELL: A portion of the lot
25 is being used for commuters. The lot was sized

1 originally to serve an office.

2 COMMISSIONER BETTINGER: What kind of
3 accommodations are being made for the commuters?
4 Where are they going to park?

5 MR. WORSTELL: There is no
6 accommodation to be made for those commuters.
7 Typically, we're looking to move those trips
8 outside. Generally, Jersey City's practice has been
9 to move those to light rail in other locations as
10 opposed to the city core, which is creating traffic
11 for the people involved.

12 COMMISSIONER BETTINGER: Are there
13 other parking facilities for the commuters that are
14 parking?

15 MR. WORSTELL: There are parking
16 facilities at Liberty Science Center.

17 COMMISSIONER BETTINGER: I'm talking
18 about Journal Square.

19 MR. WORSTELL: Journal Square, there
20 are other facilities that may or may not be used for
21 commuter parking. There will be a decrease in
22 parking within the area as a result of this project.

23 MR. HARRINGTON: As we noted earlier,
24 the original construction of the parking deck was an
25 additional office building of approximately 500,000

1 square feet. So that was always the vision to take
2 up that space, probably more space than we're taking
3 up as part of this residential development. So a
4 decrease in the 210 parking spaces was envisioned at
5 the very minimum to accommodate the existing office
6 building and put a new office building of 500,000
7 square feet.

8 COMMISSIONER BETTINGER: Are these
9 units going to be condominium or rentals?

10 MR. WORSTELL: Rental.

11 COMMISSIONER MEHTA: Mr. Chair, I
12 have the same question regarding the parking.
13 Currently, the building is used as an office
14 building deck?

15 MR. WORSTELL: That's correct.

16 COMMISSIONER MEHTA: It will be
17 continued to be used as an office building?

18 MR. WORSTELL: That's correct.

19 COMMISSIONER MEHTA: So out of 908,
20 we are reducing to 210 parking spaces. Out of that
21 you are going to get 120 units' parking space for
22 the residents?

23 MR. WORSTELL: That's correct.

24 COMMISSIONER MEHTA: So that means
25 you're using the total parking space, 330 spaces.

1 MR. WORSTELL: We are. We are
2 reducing, if you will look at the parking that is
3 related to just office use, I think Mr. Harrington
4 mentioned, the plan always has been to reduce the
5 parking in the facility when the second building was
6 built. The reduction that's taking place in the
7 parking is as a result of the surface area of the
8 grade being now occupied by the residential building
9 as well as the structures and the foundations added
10 for the additional building access of the lower
11 decks.

12 That 210 office spaces that we are
13 decreasing in the deck were always contemplated and
14 being lost as a net. We are actually still -- you
15 would normally park an office building at a higher
16 ratio. Because the intent of Jersey City's master
17 plan for the area is to generally move people out of
18 the car and into mass transit and bring residential
19 into the area, this plan is consistent with what
20 they're doing in the master plan in Journal Square.

21 So we would have always lost 210 spaces
22 out of the 908. We would have had a demand if the
23 existing parking within the deck related to the new
24 office use. We're going to have a reduced demand to
25 the residential versus the office use. Overall, if

1 you look at the project, we're actually preserving
2 more of the parking within the area than the
3 previously authorized office use would have. I
4 think I answered your questions.

5 COMMISSIONER MEHTA: Out of currently
6 908 parking spaces, out of this, how much parking do
7 you have statistically used for office purpose or
8 used by the commuters? Because I know you can
9 permit the commuter parking, and you need that the
10 parking. You can't get it back. My question is, my
11 concern with that rather than a question, is that
12 after reducing 210 parking spaces, you have for the
13 residential use. So we would define 120 parking
14 spaces for the residential facilities. I don't know
15 that those parking spaces will be enough as
16 previously permitted. It will be used by the office
17 building.

18 MR. WORSTELL: I did not go through
19 and do a separate analysis of the office building
20 parking ratio, and I may have that information. Let
21 me just check. We have 272,000 square feet, which
22 would require in the present ADP Building, and the
23 zoning requires a half a space per thousand square
24 feet. So it would be approximately 136 spaces is
25 what is a requirement of the zoning to be provided

1 for the ADP Building. At this point we're providing
2 577 spaces. Clearly, we're exceeding what is
3 required by zoning.

4 VICE CHAIRMAN CRYAN: Mr. Cray.

5 MR. CRAY: The referenced review
6 letter of July 15th is actually the second review
7 letter for this application. After the first letter
8 was issued, we met with the applicant's team and the
9 result was the letter. The main item left is a
10 pedestrian study that I'll come back to. The other
11 comments are more of a plan and were detail based
12 and were relatively minor, and typically would be a
13 condition of approval.

14 We agree with the fact that there's less
15 capacity in the parking deck and there's less trip
16 generation for this facility, and the focus became
17 more on pedestrian in that the behavior, so to
18 speak, will be different in that residential use
19 versus office. We worked through things such as
20 this project's consistency with the Jersey City
21 Redevelopment Plan and kind of a related element of
22 Jersey City's circulation element, which was kind of
23 done around the same time, and they both were
24 related to each. The County was on the project
25 committee for that within the last decade.

1 This project as they mentioned is
2 consistent with the circulation element. Now,
3 because the Journal Square area is going to change
4 in that there is a significant amount of residential
5 units are going to come to this area, this is 240,
6 it's almost this first step in something that will
7 evolve over a decade or so, and there are things
8 that may be needed from a pedestrian perspective
9 because pedestrians will have more significance than
10 the vehicles.

11 What is that relation? It's going to have
12 to play out over time as Jersey City's redevelopment
13 plan comes to fruition, and County will have a role
14 in that especially because JFK Boulevard is the
15 County's right-of-way. There's nothing identified
16 in the redevelopment plan of a circulation element
17 that's knowable that we found that we can require
18 the applicant. Some of this is going to have to
19 evolve.

20 After meeting and going over prior
21 studies, and it was agreed that, Okay, we can't
22 force something long-term that's not knowable yet,
23 but let's drop back to the short term. Is there
24 something that can be done, retiming of the signal
25 or some other wayfaring signage that would help the

1 circulation in the short term, even though later on
2 that might be superseded by something more
3 significant, a pedestrian bridge or something major
4 that would be related to this application? It would
5 be related to the fact that there's going to be more
6 than tenfold additional residential with what Jersey
7 City has planned.

8 So the study that we agreed upon is
9 limited to looking at the current pedestrian
10 traffic, traffic, the pedestrian activity with this
11 facility, the two adjacent traffic signals, Pavonia
12 and Cottage, and see if anything can be done within
13 the scale of this project. I just give you that
14 background only because when you look at the Jersey
15 City Redevelopment Plan, and you look at their
16 master plan circulation elements, which is quite
17 extensive because of the nature of the area and
18 Jersey City's intent to go to a pedestrian friendly
19 environment, we wanted to make sure that this
20 project was consistent with it. It is.

21 Some things over time are going to have to
22 continue to be evaluated by both the city, of
23 course, driving the redevelopment plan, but also the
24 County as well. That's why we've asked things of
25 this applicant because we didn't want to wait until

1 the third or fourth applicant and we get from 240
2 units to 1,000 units. We have to keep looking at
3 this as more residential development comes in. What
4 we've specified here we think is fair for one of the
5 first projects of this scale with the 240 units.
6 That's why provided an approval condition that they
7 have agreed to.

8 COMMISSIONER BETTINGER: Mr. Chair,
9 living in a multifamily building, I presently live
10 in one, there are many deliveries. Where is the
11 entrance, on Kennedy Boulevard? My concern when
12 people are calling for takeout, and there are
13 deliveries and if it's on Kennedy Boulevard, there
14 will be double-parking to deliver a pizza or Chinese
15 food, and that impacts on traffic on Kennedy
16 Boulevard.

17 MR. WORSTELL: We actually do not
18 have an entry on Kennedy Boulevard. The important
19 fact is the entry will be back here within the deck
20 area. Basically, what is more of a hybrid, this
21 driveway off the street, and you have a turnaround
22 off-street with available short-term parking, and
23 this is where the deliveries would occur.
24 Deliveries come into the front desk. That is going
25 to come in off of Cottage, and which is just a

1 subsurface parking area under the present structure.

2 COMMISSIONER HOLLOWAY: Mr. Chairman,
3 what is the timing? Is this something that is going
4 to happen in the very near future or something a
5 couple years down the road?

6 MR. HARRINGTON: It's a project that
7 they're hoping to start within the year. They are
8 heavily into their diligence and the applications
9 for financing, and if financing comes through, this
10 is going to go. Thank you.

11 VICE CHAIRMAN CRYAN: Mr. Arencibia.

12 COMMISSIONER ARENCIBIA: Mr.
13 Chairman, we met at the site plan review committee.
14 As our consultant said, they agreed to provide a
15 pedestrian analysis of their development and actual
16 increased vehicular traffic. Beyond the
17 application, we need to pay attention to what is
18 coming to the Journal Square Redevelopment Area. A
19 lot of residential is coming. We need to make sure
20 none of this leads to pedestrian accidents. I think
21 this is a good project. Motion.

22 COMMISSIONER BETTINGER: Let me try
23 one more question. As far as construction, where
24 will they be entering, on Cottage Street as well?

25 MR. WORSTELL: I would expect Cottage

1 Street only because the deck itself is open. We
2 haven't worked out those stages.

3 MS. FERRARA: Mr. Chair, I just want
4 to add that the application has agreed to a
5 contribution for trees they have for the green
6 technique as far as the application. No further
7 comments.

8 VICE CHAIRMAN CRYAN: Do I have a
9 motion?

10 MS. FERRARA: On a motion made by
11 Commissioner Gomez. Second by Commissioner
12 DiDomenico.

13 Commissioner Arencibia.

14 COMMISSIONER ARENCIBIA: Aye.

15 MS. FERRARA: Commissioner Bettinger.

16 COMMISSIONER BETTINGER: Aye.

17 MS. FERRARA: Commissioner
18 DiDomenico.

19 FREEHOLDER DiDOMENICO: Yes.

20 MS. FERRARA: Commissioner Gomez.

21 COMMISSIONER GOMEZ: Aye.

22 MS. FERRARA: Commissioner Holloway.

23 COMMISSIONER HOLLOWAY: Aye.

24 MS. FERRARA: Commissioner Mehta.

25 COMMISSIONER MEHTA: Aye.

1 MS. FERRARA: Commissioner Peralta.

2 COMMISSIONER PERALTA: Aye.

3 MS. FERRARA: Commissioner Romano.

4 FREEHOLDER ROMANO: Aye.

5 MS. FERRARA: Chairman Cryan.

6 VICE CHAIRMAN CRYAN: Aye.

7 MS. FERRARA: The motion has passed.

8 FREEHOLDER ROMANO: Mr. Chairman,
9 hopefully, this is the first project finally getting
10 to Journal Square. Hopefully, you get that
11 financing.

12 MR. HARRINGTON: Thank you.

13 MS. FERRARA: The next item on the
14 agenda is 2013-033-SP, Applicant, Michael Haddad;
15 located at 1505 JFK Boulevard, Block 1250 and Lot
16 18A, in Jersey City.

17 MR. HARRINGTON: For the record
18 Charles Harrington of Connell Foley on behalf of the
19 applicant. Just as a brief summary, this property
20 is located in Jersey City. This is actually on the
21 southern part of Jersey City, probably I believe
22 it's the last lot in Jersey City just before you
23 reach Bayonne to kind of give you an idea where it
24 is.

25 It was a gas station that had a small

1 convenience store. That gas station is currently
2 closed. The proposal is to basically redevelop it,
3 have new pumps, a new canopy and a slightly larger
4 convenience store accessory to the gas station. So
5 it is on Kennedy Boulevard so we are here because
6 this Board has jurisdiction. There are curb cuts
7 along Kennedy Boulevard, and without further ado,
8 I'm going to have my engineer take you through the
9 project, and he could explain how it affects any
10 County issues.

11 (The witness is sworn.)

12 MR. CURLEY: Please state your name
13 for the record and spell your last name, sir.

14 MR. IZADMEHR: Good evening, my name
15 is Bahman Izadmehr. First name, B-a-h-m-a-n; last
16 name is spelled I-z-a-d-m-e-h-r. I am an engineer
17 at Bertin Engineering Associates, 66 Glen Avenue,
18 Glen Rock.

19 MR. HARRINGTON: Could you please
20 give the Board the benefit of your education and
21 experience?

22 MR. IZADMEHR: Sure. I have three
23 degrees in civil engineering, bachelor of science,
24 master of science, and a doctorate from the
25 University of Texas. I'm a licensed professional

1 engineer in the State of New Jersey since 19 -- I'm
2 sorry, 1990, I believe. It's been a long time. I
3 have appeared before numerous board, almost every
4 board in the state of New Jersey. I've been in New
5 York. I've been practicing civil engineering and
6 site engineering, traffic, transportation,
7 development for the last 35 years.

8 VICE CHAIRMAN CRYAN: Have you
9 appeared before our Board before?

10 MR. IZADMEHR: I don't remember.
11 Probably not.

12 VICE CHAIRMAN CRYAN: We accept him.
13 Any objections?

14 COMMISSIONER HOLLOWAY: Mr. Chair.
15 Demetrio, what was this piece of property in front
16 of, what bank?

17 COMMISSIONER ARENCIBIA: It's a gas
18 station.

19 COMMISSIONER HOLLOWAY: I know it's
20 an old gas station. I remember it. That's it, just
21 for the record. I'm sorry. Go ahead.

22 MR. IZADMEHR: Commissioner, you're
23 right. Our firm represented the prior property
24 owner, and he purchased the property I believe from
25 Shell Oil Company, and he came before this Board

1 seven or eight years ago and got approval for a bank
2 with a drive-through, and my client purchased the
3 property from him, and now he wants to restore it
4 back to its old operation.

5 COMMISSIONER HOLLOWAY: Thank you.
6 Go ahead.

7 MR. IZADMEHR: Well, the property is
8 basically on the border of Jersey City and Bayonne.
9 It fronts on 63rd Street in Bayonne, and JFK
10 Boulevard in Jersey City is the County road. So as
11 it was mentioned, we are planning to restore the gas
12 station by replacing the underground storage tanks
13 and installing new pumps, pump islands and a new
14 canopy. We are also planning to remove the existing
15 convenience store, which is on the north side of the
16 property and have a bigger convenience store on the
17 northwest corner of the property.

18 Their access from JFK, which is two
19 driveways, both right direction only. That will
20 remain the same, but we are proposing to change the
21 direction making them a pair of entrances and exits.
22 So you can enter the property from the first
23 driveway as you are approaching the intersection,
24 and you would only exit from the second driveway,
25 the one nearest to the intersection.

1 The driveways off of 63rd Road will remain
2 the same. Again, we are also narrowing them a
3 little bit just to create a safer passage for
4 pedestrians. There is heavy activity between the
5 intersection at the McDonald's, which is about two
6 properties west of the site. And also we are
7 proposing new sidewalks at 63rd, and a lot more
8 landscaping than exists at the site. The drainage
9 will be about the same, even though we are reducing
10 the areas by five or 600 square feet by creating a
11 landscaping island, which we indicated on this color
12 rendering which is in your packet. In the drawing,
13 D-2, as you can see the areas are shown in green.
14 We will be planting in this corner island, and
15 everything else will be planted, shrubs and annuals.

16 We are also installing a bike rack at the
17 corner here behind the trash enclosure. We are also
18 installing new sidewalks for those walking to the
19 store and from the store. So basically this is a
20 description of what we're planning to do on the
21 site.

22 COMMISSIONER HOLLOWAY: Mr. Chairman,
23 just a few questions. First one is the entrance and
24 exit from the Kennedy Boulevard, the first one would
25 be going up, and the second one, are you designing

1 the exit where if the person misses the first one,
2 they can't get into the second one? Because I can
3 see there's a utility box there. Right now you
4 actually turn into that lot. It's designed where
5 you just can't go in there.

6 MR. IZADMEHR: The driveways, we are
7 altering the shapes. There were discussions in the
8 meeting, and they were in favor of making it a
9 one-way pair so that the first driveway is an
10 entrance only, and the second driveway would be exit
11 only. But to be honest, it would be nice to keep
12 them both two-ways so that if you miss the first
13 driveway, there still is a second driveway to enter,
14 and also if the traffic is queued at the traffic
15 light on JFK Boulevard, you could use the first
16 driveway to exit the site in case of traffic because
17 the second driveway would be very close to the stop
18 bar.

19 COMMISSIONER GOMEZ: You can't turn
20 into the exit if they miss the first one because of
21 the utility box. We tried to go into the lot. I
22 have a picture showing there's a utility box on the
23 exit and entrance.

24 MR. IZADMEHR: This is a utility box
25 about ten feet before the driveway, about seven or

1 eight feet before the driveway. It is behind.

2 COMMISSIONER GOMEZ: If you want to
3 take a look at this.

4 MR. HARRINGTON: I believe there was
5 a discussion about that at the review committee
6 meeting. That's on the sidewalk. We didn't know if
7 it was State-owned or controlled it or the County
8 because there was a discussion about removing it
9 because it doesn't serve any purpose.

10 MR. IZADMEHR: The only thing you are
11 talking about is the controller box which is between
12 the two driveways, behind the sidewalks, which an
13 active one.

14 COMMISSIONER HOLLOWAY: It's a
15 control box. The way that it is now, somebody could
16 pull in there and clip that box.

17 MR. IZADMEHR: Sort of, yes. There's
18 a curb. They should not go over that.

19 COMMISSIONER GOMEZ: Did we find out
20 who the owner of the box is?

21 MR. IZADMEHR: I was told it belongs
22 to the New Jersey Department of Transportation,
23 because it's also a State highway. I mean that's at
24 least what I was told by the County. I have left a
25 message with the North Jersey operation to see if we

1 could remove it or if they could remove it, but I
2 haven't heard back.

3 COMMISSIONER ARENCIBIA: Mr.
4 Chairman, it is an active traffic signal controller.
5 It is active.

6 MR. IZADMEHR: I'm not really sure
7 because it looks to be old foundation for the
8 controller box.

9 COMMISSIONER ARENCIBIA: There is a
10 box, and there is a meter cap for the box next to
11 that.

12 MR. IZADMEHR: Yeah, but I believe
13 that meter cabinet is active, but not the foundation
14 for the old controller box because the controller
15 box was northerly by about 20 feet. There was a
16 request by the County for us to remove the box. We
17 said we would check into it. We have placed a call
18 to New Jersey DOT to see if we can, and if they want
19 us to remove it, we can remove it during the
20 construction on the site. That foundation, I guess
21 we can at least flush it with the sidewalk so it
22 won't be a tripping hazard.

23 FREEHOLDER ROMANO: Just inform
24 Massiel what you're going to do.

25 COMMISSIONER GOMEZ: The second

1 question, Mr. Chairman, is the drainage on the
2 entrance coming from Kennedy Boulevard, is that
3 still going to be replaced?

4 MR. IZADMEHR: Yes. That is
5 basically an active french drain. It's going to
6 stay the same. That was rebuilt either by the prior
7 owner or by the County.

8 COMMISSIONER HOLLOWAY: Thank you.

9 MR. IZADMEHR: You're welcome.

10 COMMISSIONER MEHTA: Mr. Chairman,
11 going with the point of view, this second foundation
12 outside of the entrance, why don't you just keep it?
13 If somebody missed the first entry, they can come
14 from the 63rd Street, and they can come inside.
15 That entrance is very close to the traffic light.
16 It would be just keep that exit and entrance only.

17 MR. IZADMEHR: That's what we have.
18 We have it an entrance only.

19 COMMISSIONER MEHTA: Let's keep it
20 put that way.

21 MR. IZADMEHR: My suggestion is they
22 come to this straight.

23 COMMISSIONER MEHTA: I understand
24 about going straight, but if he wants to go into the
25 gas station, he will go to the 63rd Street and come

1 back.

2 MR. HARRINGTON: That was our
3 proposal at the technical review meeting to have
4 both driveways enter and exit, but your consulting
5 engineer basically said no. We want to have one
6 entrance and one exit, which is what we are
7 referring to now.

8 MR. IZADMEHR: I agree with you,
9 Commissioner. I was talking about the northerly
10 driveway. I was saying to the traffic on JFK going
11 south, and basically if the driveway is blocked,
12 they can use the first driveway to exit. I agree
13 with you about this. If they miss this one, they
14 can always turn around and get in from 63rd.

15 COMMISSIONER MEHTA: I don't see any
16 problem keeping both driveways on Kennedy, keep them
17 open.

18 MR. IZADMEHR: I agree.

19 VICE CHAIRMAN CRYAN: Jackie, do you
20 have a comment?

21 MS. FLOR: Yes, I do have some.
22 Mr. Chairman, I guess my first comment was the
23 testimony of the applicant was that they were going
24 to narrow slightly the entrance and exit on Kennedy,
25 but then when they answered the question, they said

1 they aren't changing, so I want to know which one it
2 is.

3 MR. IZADMEHR: We looked at narrowing
4 both driveways on JFK. It's not doable because
5 there are two reasons. One, for a tanker to get in
6 the first driveway, we are going to narrow because
7 of that as we had shown on the vehicle pathway, and
8 secondly, the sidewalks, driveways are almost brand
9 new. They were recently done. We don't want to
10 alter the operation. They've been like this forever
11 since the site was developed as a gas station. So
12 as part of the agreement with the committee, we said
13 we would make this exit only and entrance only
14 driveway.

15 MS. FLOR: I just want to clarify the
16 testimony. When you testified you said in order to
17 improve pedestrian movement, you were going narrow
18 them.

19 MR. IZADMEHR: No, no, no. That was
20 on 63rd Street. We narrow them basically because
21 site is a driveway. We put an island in the middle,
22 and we narrowed to the driveways, and also we are
23 proposing a sidewalk on 63rd to improve passage
24 through the intersection, especially since the
25 McDonald's is the second or third property to the

1 west.

2 MS. FLOR: Mr. Chairman, the only
3 thing was the tree that was mentioned in the
4 testimony that's not on the plan, if that tree is
5 included, it can't be in the corner because that's
6 going to be in the site triangle. Just make sure
7 that wherever the tree is located that it's outside
8 of any sight triangle because the planter that he
9 was pointing to would be in the sight triangle.

10 MR. HARRINGTON: Just to add at the
11 technical review meeting, in talking about street
12 trees, we agreed that we're going to see what
13 locations work, if any, and if not, we'll make a
14 contribution.

15 MR. IZADMEHR: And we have submitted
16 an estimate.

17 MS. FLOR: Just make sure that it
18 doesn't go in the sight triangle.

19 COMMISSIONER ARENCIBIA: I don't see
20 how you would put a tree on the site. Where would
21 you put it?

22 MR. IZADMEHR: Maybe here in the
23 island all the way in the back. Again, those trees
24 will be on the site but not in the public
25 right-of-way.

1 COMMISSIONER ARENCIBIA: Is that a
2 large enough area for a tree?

3 MR. IZADMEHR: That's about nine feet
4 by eighteen.

5 COMMISSIONER ARENCIBIA: Oh, okay.

6 MR. IZADMEHR: That's the island,
7 okay? And there is also a small tree in this
8 island, and we will keep it and relocate it. We
9 will stay out of that sight triangle.

10 MS. FLOR: Mr. Chairman, the turning
11 template indicated that the deliveries can only
12 occur from the southbound traffic. So that needs to
13 be a condition of approval. That's Comment No. 3 in
14 our letter. Does the applicant accept that as a
15 condition?

16 MR. IZADMEHR: We will accept it.
17 That's way I was told that the tankers used to
18 deliver gasoline to the site.

19 MS. FLOR: There already agreed to
20 provide the sidewalk on 63rd, and then that's really
21 all of our comments. One other thing, the site
22 visit revealed and it was discussed at the SRC
23 meeting as well that there's a tripping hazard. I
24 think there was some confusion what was going to be
25 removed. I think the applicant, since they don't

1 have the picture in front them, thinks that we're
2 talking about box which clearly is for the traffic
3 signal. That can't be removed. The item that was
4 discussed at the SRC is a raised slab in the
5 sidewalk area, that's what.

6 MR. IZADMEHR: The foundation, the
7 old foundation of the traffic controller cabinet.

8 MS. FLOR: Just for clarification
9 because I think that the Board is looking at the
10 picture and seeing this. This can't be removed.
11 This is for the traffic signal. What he's speaking
12 of, just for clarification is in the second picture
13 on the ground, and you can't even see it in the
14 picture, but there is a raised slab. That's what
15 he's looking to try to remove.

16 VICE CHAIRMAN CRYAN: Thank you.

17 COMMISSIONER GOMEZ: Between the car
18 wash and the gas station. That little wall, did you
19 decide to close it off so you don't have cars going
20 over the property?

21 MR. IZADMEHR: We saw from the
22 memorandum we received from the Jersey City zoning
23 officer, we discussed it with the City, and they
24 would like to keep that easement clear of any
25 obstruction. So we decided to leave it as seen in

1 the committee meeting.

2 COMMISSIONER MEHTA: I have a
3 question. Do you need clearance from the DEP?

4 MR. HARRINGTON: Yes.

5 COMMISSIONER MEHTA: Are there any
6 issues for the tanker?

7 MR. IZADMEHR: No. My client has
8 basically -- well, the former owner I should say,
9 has done all remediation work and has submitted a
10 letter of no further action to the new owner.

11 VICE CHAIRMAN CRYAN: Any other
12 questions?

13 MS. FERRARA: Mr. Chairman, to
14 Commissioner Gomez's question, could the applicant
15 provide that letter to the Board?

16 MR. IZADMEHR: The letter of no
17 further action?

18 MS. FERRARA: I have the letter of no
19 further action, about what you received from the
20 Jersey City Zoning Board.

21 MR. IZADMEHR: I did already.

22 MR. HARRINGTON: I have a copy of the
23 e-mail from Mr. Taylor. I can provide that now.

24 MS. FERRARA: Thank you. On a motion
25 made by Commissioner Holloway. Second by

1 Commissioner Bettinger.

2 Commissioner Arencibia.

3 COMMISSIONER ARENCIBIA: Aye.

4 MS. FERRARA: Commissioner Bettinger.

5 COMMISSIONER BETTINGER: Aye.

6 MS. FERRARA: Commissioner

7 DiDomenico.

8 FREEHOLDER DiDOMENICO: Yes.

9 MS. FERRARA: Commissioner Gomez.

10 COMMISSIONER GOMEZ: Aye.

11 MS. FERRARA: Commissioner Holloway.

12 COMMISSIONER HOLLOWAY: Before I
13 vote, I want to make a comment. This property has
14 been an eyesore in that area for such a long time.
15 I remember. Hopefully, this project goes forward,
16 not like the bank. I vote aye.

17 MS. FERRARA: Commissioner Mehta.

18 COMMISSIONER MEHTA: Aye.

19 MS. FERRARA: Commissioner Peralta.

20 COMMISSIONER PERALTA: Aye.

21 MS. FERRARA: Commissioner Romano.

22 FREEHOLDER ROMANO: Aye.

23 MS. FERRARA: Chairman Cryan.

24 VICE CHAIRMAN CRYAN: Aye.

25 MS. FERRARA: The motion had passed.

1 MR. HARRINGTON: Thank you.

2 MS. FERRARA: Next application to be
3 heard is 2013-038-SP, Hook & Ladder No. 1, Town of
4 Secaucus; located at 272 County Avenue; Block 42,
5 Lot 12 and 13 in Secaucus.

6 MR. VANDERMARK: Good evening,
7 everyone. Many apologies. The town administrator
8 and attorney, David Drumeler, couldn't make it this
9 evening. Therefore, I'll be flying solo. Architect
10 of record, Anthony Vandermark.

11 (The witness is sworn.)

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

14 MR. VANDERMARK: Anthony C.
15 Vandermark; V as in Victor, A-n-d-e-r-m-a-r-k, Jr.
16 If the Board would like, I could give my
17 credentials.

18 VICE CHAIRMAN CRYAN: You have come
19 before us, correct?

20 MR. VANDERMARK: Yes, I have.

21 VICE CHAIRMAN CRYAN: Any objections?

22 MR. VANDERMARK: Terrific. Good
23 evening. Once again, this is an expansion and a
24 renovation to the Washington Hook & Ladder Company
25 No. 1, in Secaucus, located on the northeast corner

1 of County Avenue and Lincoln Avenue. We are
2 proposing an addition and a renovation to an
3 existing 10656-square-foot site. I'll step over
4 here for the Board.

5 The footprint area right here, we have an
6 existing 2,650 square foot footprint area for the
7 Washington Hook & Ladder Company. It's a two-story
8 structure. It's approximately 90 years old. It's
9 old and antiquated, and it's time to actually
10 renovate and modernize for the ever-expanding area
11 here on County Avenue. I'm sure a lot of you are
12 aware that there's the Exchange at the Secaucus
13 Junction. They are expanded so people are actually
14 moving to this part of Secaucus as opposed to the
15 other areas, which have been quite stagnant.

16 Back in 2006 or 2007, the municipality
17 actually purchased the property here that the new
18 addition is on. There was an old fireman that had
19 since passed away that wanted the property to go to
20 the firehouse and the municipality. The
21 municipality actually purchased this property back
22 in 2006, demolished the house in 2007, in the
23 process -- they have been planning for this addition
24 and expansion for the better part of six years. We
25 finally have the funding, and we're moving forward

1 with the project.

2 The footprint area of the new addition is
3 2,795 square feet combined area. This is also two
4 stories. Combined area, the whole project is 9,706.
5 The total overall height, again, two stories, 39
6 feet, not a major impact on the height of the
7 existing neighborhood. Here again, the colored
8 diagram, northeast corner of Lincoln Avenue is here.
9 County Avenue is here. A lot of you probably know
10 the parking lot of PSE&G is located right here in
11 the west. This is Jefferson Avenue, and this is
12 south along County Avenue.

13 A few things of note, they have an
14 existing pump truck, recently purchased, barely fits
15 in the existing firehouse. The nose of the truck is
16 right up against the front garage door. That's why
17 the expansion was needed. Again, we've added two
18 apparatus bays within the new addition, one of them
19 to fit the existing pump truck that barely fits in
20 the old firehouse.

21 Also, with the addition we created an
22 expanded curb cut here. So one of the things or
23 comments that came up in the engineering review was,
24 yes, we have a 72-foot-wide curb cut that fronts on
25 County Avenue. There's an existing curb cut here on

1 the vacant parcel. There's also an existing curb
2 cut on the firehouse. So it will be very convenient
3 because all three of these trucks may have to vacate
4 at the same time. That's basically from end to end
5 of the property line that we have a curb cut.

6 So the logistics of what happens when
7 there's a fire, there is a fire call. Firemen
8 actually rush to the fire station. Now they will be
9 parking on Lincoln Avenue, which there's always
10 parking. Inside they have an indicator button that
11 they go ahead and hit, and there's five traffic
12 lights that actually stop traffic on County Avenue.
13 You have one here in the north and one here at the
14 PSE&G parking lot, one at Lincoln, one at Jefferson,
15 and also one south at County. So they hit the stop
16 button, all traffic stops at that point.

17 MR. CURLEY: Mr. Vandermark, if those
18 were not submitted in advance, just mark it A-1 on
19 the rendering. If you using another one, just mark
20 it A-2.

21 MR. VANDERMARK: This is A-1. Now
22 I'll show the black-and-white, which is part of your
23 packages. We've created better site views with the
24 new addition. A pump truck going north would just
25 pull out, a quick turn. There is no K movements.

1 It will be wide turns. Again, three minutes the
2 traffic is stopped both to the north and south and
3 also on Jefferson Avenue to the west. It's worked
4 for them in the past. We're not changing the
5 signaling system, however, it's certainly being
6 improved with greater turning radius in the new
7 addition.

8 A few improvement to the site the County
9 looks for as far as green elements. We are
10 proposing six new trees as part of the property.
11 The property has no trees. It has no landscaping,
12 quite barren. Go back to the Exhibit A-1, we are
13 adding two trees here to the north, and four new
14 trees to the southeast portion of the property.
15 Right now, this is all asphalt. We are choosing to
16 actually landscape and provide some green area.
17 Also, around the perimeter is going to be used for
18 different functions for the firehouse.

19 The second improvement, we are adding a
20 very large stormwater retention system underneath
21 the existing addition, very important to stop the
22 flow should there be a 25-year storm event. Water
23 collects into the retention system. We're not going
24 out to the County sewerage area. We are actually
25 draining to Lincoln Avenue, which is the Town of

1 Secaucus storm sewer. So again, we're not impacting
2 the County storm sewer.

3 Going back inside the building, we have
4 the existing firehouse, which is on A-1. We're
5 adding a one-story vestibule, a foyer addition, a
6 new ADA compliant elevator. We are adding two new
7 apparatus bays as outlined. This will have a patio
8 for the firemen to have functions, and a monument
9 made out to the fireman who basically sold the
10 property to the Town of Secaucus.

11 The second floor is a lot more functional
12 firehouse than it ever had, the office suite, we
13 have gang toilets and shower areas on the second
14 floor as well as a large classroom slash
15 multipurpose space on the second floor, again, for
16 the learning center. The second floor has a balcony
17 so when there are functions, this assembly area can
18 spill out to the second floor balcony and service
19 the area.

20 Aesthetically -- this as been marked as
21 A-2. It's not part of your package. Preexisting
22 Washington Hook & Ladder Company No. 1, we are
23 restoring the existing brick facade, repointing the
24 initial two-story, and side facade on Lincoln
25 Avenue, we're creating kind of a new entry screen

1 for ever better visibility for Apparatus Bay No. 1,
2 No. 2, and 3, using glass firehouse doors. Also
3 down here, the monument will be here. Again, much
4 needed for the municipality, and I think we kind of
5 designed the best that we could have for a very
6 tight setting.

7 COMMISSIONER ARENCIBIA: Mr.
8 Chairman, just to clarify, there is no modifications
9 necessary to the traffic signal?

10 MR. VANDERMARK: No, there is not.
11 The County just recently renovated County Avenue and
12 restriped it. We made sure that all of the striping
13 was what was going to be needed for this expansion
14 on the existing firehouse.

15 VICE CHAIRMAN CRYAN: Okay.

16 MS. FLOR: Mr. Chairman, I think they
17 need a variance for the length of the curb cut.
18 Other than that, I have no other comment. They have
19 met the green infrastructure. I think they were
20 going to testify to the green infrastructure.

21 MR. VANDERMARK: Again, we are adding
22 multiple landscaping elements, six new trees and
23 also a retention system.

24 MS. FERRARA: Mr. Chair, they have
25 met the two techniques. We typically ask for if

1 they cannot do a shade tree on the County road to
2 contribute, but in light of this instance, they need
3 the active driveways to function at the firehouse.
4 I believe that we should grant this project a waiver
5 and allow that the on-site landscaping to the site
6 as a contribution to the shade tree.

7 MR. VANDERMARK: If I might add, we
8 are, of course, replacing all the sidewalks on
9 County Avenue and also Lincoln and some curbing on
10 County Avenue as well.

11 FREEHOLDER ROMANO: Take care of the
12 police department as well.

13 MS. FERRARA: On a motion made by
14 Commissioner Romano. Second by Commissioner Gomez.
15 Commissioner Arencibia.

16 COMMISSIONER ARENCIBIA: Aye.

17 MS. FERRARA: Commissioner Bettinger.

18 COMMISSIONER BETTINGER: Aye.

19 MS. FERRARA: Commissioner
20 DiDomenico.

21 FREEHOLDER DiDOMENICO: Yes.

22 MS. FERRARA: Commissioner Gomez.

23 COMMISSIONER GOMEZ: Yes.

24 MS. FERRARA: Commissioner Holloway.

25 COMMISSIONER HOLLOWAY: Aye.

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 Cryan.

8 VICE CHAIRMAN CRYAN: Aye.

9 MS. FERRARA: The motion passes.

10 MR. VANDERMARK: Thank you very much.

11 MS. FERRARA: Mr. Chairman, the next
12 item on the agenda is old business. I do not have
13 any old business.

14 COMMISSIONER BETTINGER: Have we
15 reached out to former Commissioner Avagliano?

16 MS. FERRARA: We want to do
17 something. We have reached out for Commissioner
18 Avagliano. We will try to reach out to her again.

19 COMMISSIONER BETTINGER: I recently
20 spoke to her. She said no one has reached out to
21 her.

22 MS. FERRARA: I believe we did reach
23 out to her at the end of June to see if she wants to
24 come in for July. We intend to reach out to her.

25 COMMISSIONER BETTINGER: We should by

1 September plan for that as a gesture from the Board.

2 MS. FERRARA: We have every intention
3 to try to have that.

4 COMMISSIONER BETTINGER: Thank you.

5 MS. FERRARA: Mr. Chair, the next
6 item is new business. The Board Secretary has no
7 new business. I have no new business. The next
8 meeting date is August 21st, 2013.

9 VICE CHAIRMAN CRYAN: Thank you.
10 Motion to close.

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

13 COMMISSIONER HOLLOWAY: Second.

14 VICE CHAIRMAN CRYAN: All in favor.

15 (Whereupon the proceeding is then
16 concluded at 7:47 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, July 17, 2013; 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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