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HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF
: PROCEEDINGS
:
:

Hudson County Freeholders Chambers
Third Floor
567 Pavonia Avenue
Jersey City, New Jersey
Wednesday, June 19, 2013
6:30 p.m.

BEFORE:

- DANIEL CHOFFO, Chairman
- JAMES CRYAN, Vice Chairman
- JOSEPH GLEMBOCKI, P.E., Asst. County Engineer
- MICHAEL HOLLOWAY, Commissioner
- RENEE BETTINGER, Commissioner
- ALAIN GOMEZ, Alternate Commissioner
- BETINA PERALTA, Commissioner
- HON. ANTHONY ROMANO, Freeholder

ALSO PRESENT:

- MASSIEL M. FERRARA, P.E., AICP; SECRETARY
- JENNIFER BOGDONSKI, ESQ., Board Attorney
- FRANCESCA GIARRATANA, Assistant Planner

Job No. NJ1616068

1 CHAIRMAN CHOFFO: Good evening, I
2 would like to call order the meeting of the Hudson
3 County Planning Board, June 19, 2014, 6:30 p.m. May
4 we please have the roll call -- Counselor, has the
5 meeting been properly advertised?

6 MS. BOGDONSKI: Yes, the meeting has
7 been properly advertised in accordance with the Open
8 Public Meetings Act. Notice of the meeting was
9 published in the Jersey Journal and the Star Ledger,
10 and also posted at the County Clerk's office and the
11 Clerk of the Freeholders.

12 CHAIRMAN CHOFFO: Thank you,
13 counselor. Roll call.

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

16 COMMISSIONER BETTINGER: Here.

17 MS. FERRARA: Commissioner Cryan.

18 COMMISSIONER CRYAN: Here.

19 MS. FERRARA: Commissioner
20 DiDomenico, absent. Commissioner Glembocki.

21 COMMISSIONER GLEMBOCKI: Here.

22 MS. FERRARA: Commissioner Gomez,
23 absent. Commissioner Holloway.

24 COMMISSIONER HOLLOWAY: Here.

25 MS. FERRARA: Commissioner Mehta,

1 absent. Commissioner Ng, absent. Commissioner
2 Peralta.

3 COMMISSIONER PERALTA: Here.

4 MS. FERRARA: Commissioner Romano.

5 FREEHOLDER ROMANO: Here.

6 MS. FERRARA: Chairman Choffo.

7 CHAIRMAN CHOFFO: Here.

8 MS. FERRARA: Mr. Chairman, we have a
9 quorum.

10 CHAIRMAN CHOFFO: Please stand to
11 salute the flag, please.

12 (Flag Salute.)

13 CHAIRMAN CHOFFO: Did everyone get a
14 chance to read the Minutes of the meeting from May,
15 15, 2013? Do the Commissioners have any questions?

16 COMMISSIONER BETTINGER: Chairman
17 Choffo, I would like it noted that I was present at
18 the meeting on Wednesday, May 15th.

19 CHAIRMAN CHOFFO: We'll make a note
20 of that on the record that Commissioner Bettinger
21 was at the May 15, 2013 meeting. Anything else?

22 MS. FERRARA: On the motion made by
23 Commissioner Bettinger. Second by Commissioner
24 Holloway.

25 Commissioner Bettinger.

1 COMMISSIONER BETTINGER: Yes.

2 MS. FERRARA: Commissioner Cryan.

3 COMMISSIONER CRYAN: Aye.

4 MS. FERRARA: Commissioner Glembocki.

5 COMMISSIONER GLEMBOCKI: Yes.

6 MS. FERRARA: Commissioner Holloway.

7 COMMISSIONER HOLLOWAY: Aye.

8 MS. FERRARA: Commissioner Peralta.

9 COMMISSIONER PERALTA: Aye.

10 MS. FERRARA: Commissioner Romano.

11 FREEHOLDER ROMANO: Abstain. I

12 wasn't here for that meeting.

13 MS. FERRARA: Chairman Choffo.

14 CHAIRMAN CHOFFO: Aye.

15 MS. FERRARA: The motion passed. The

16 next item on the agenda is memorialization of

17 resolutions considered at the previous meeting.

18 Starting with 2013-140-SP, Mirasol Enterprises, LLC,

19 located at 100 Passaic Avenue, Block 15, Lot 1 in

20 Kearny.

21 MS. FERRARA: Commissioner Arencibia,

22 not present.

23 CHAIRMAN CHOFFO: We need to make a

24 motion.

25 MS. FERRARA: On the motion made by

1 Commissioner Cryan. Seconded by Commissioner
2 Bettinger.

3 MS. FERRARA: Commissioner Arencibia,
4 not present.

5 MS. FERRARA: Commissioner Cryan.

6 COMMISSIONER CRYAN: Aye.

7 MS. FERRARA: Commissioner
8 DiDomenico, not present. Commissioner Gomez, not
9 present. Commissioner Holloway.

10 COMMISSIONER HOLLOWAY: Aye.

11 MS. FERRARA: Chairman Choffo.

12 CHAIRMAN CHOFFO: I vote aye.

13 MS. FERRARA: The motion has passed.

14 CHAIRMAN CHOFFO: You didn't include
15 Commissioner Bettinger on the vote.

16 MS. FERRARA: We changed the voting
17 procedure that only Members that were present --

18 CHAIRMAN CHOFFO: She was present.

19 MS. FERRARA: That's right.

20 Commissioner Bettinger.

21 COMMISSIONER BETTINGER: Aye.

22 MS. FERRARA: The next application is
23 2013-020-SD/SP, John Cali, located at 1040 Kennedy
24 Boulevard, Block 87, Lots 1-4, 19 & 5.02, located in
25 Bayonne.

1 CHAIRMAN CHOFFO: Do I have a motion?

2 COMMISSIONER HOLLOWAY: Motion.

3 CHAIRMAN CHOFFO: Do I have a second?

4 MS. FERRARA: On a motion made by

5 Commissioner Holloway. Second by Commissioner

6 Cryan.

7 MS. FERRARA: Commissioner Arencibia,

8 not present. Commissioner Bettinger.

9 COMMISSIONER BETTINGER: Aye.

10 MS. FERRARA: Commissioner Cryan.

11 COMMISSIONER CRYAN: Aye.

12 MS. FERRARA: Commissioner

13 DiDomenico, not present. Commissioner Gomez, not

14 present. Commissioner Holloway.

15 COMMISSIONER HOLLOWAY: Aye.

16 MS. FERRARA: Commissioner Mehta, not

17 present. Chairman Choffo.

18 CHAIRMAN CHOFFO: Aye.

19 MS. FERRARA: The motion has passed.

20 The last resolution to be memorialized is

21 2012-028-SP, Community Health Care Associates, LLC,

22 located 1825 Kennedy Boulevard, Block 255.01, Lot 6,

23 in Jersey City.

24 On a motion made by Commissioner

25 Bettinger. Second by Commissioner Holloway.

1 Commissioner Arencibia, not present.

2 Commissioner Bettinger.

3 COMMISSIONER BETTINGER: Aye.

4 MS. FERRARA: Commissioner Cryan.

5 COMMISSIONER CRYAN: Aye.

6 MS. FERRARA: Commissioner

7 DiDomenico, not present. Commissioner Gomez, not

8 present. Commissioner Holloway.

9 COMMISSIONER HOLLOWAY: Aye.

10 MS. FERRARA: Commissioner Mehta, not

11 present. Chairman Choffo.

12 CHAIRMAN CHOFFO: Aye.

13 MS. FERRARA: The next item on the
14 agenda is Site Plans, Subdivisions and other matters
15 scheduled for public hearing and adoption.

16 The first application, the only
17 application, 2013-027, Allen Magrini, located at 2
18 Journal Square, Block 9403, Lot 16, in Jersey City.

19 MR. MICELI: Mr. Chairman,
20 Commissioners, Michael Miceli from the law firm of
21 Connell Foley, here to request an adjournment
22 without prejudice to the July 17th meeting of the
23 Board.

24 CHAIRMAN CHOFFO: Do you want to just
25 give the Board a reason why.

1 MR. MICELI: I think we have some
2 details to work out on traffic and some other
3 issues. We would rather work those out before we do
4 a presentation formally before the Board, and I
5 think a month will give us time to do that.

6 CHAIRMAN CHOFFO: Do we have to
7 notify Jersey City to make sure that they're willing
8 due to the time frame?

9 MS. BOGDONSKI: Yes, the applicant,
10 we would have a motion, and our motion would be
11 conditioned upon the applicant having approval from
12 the municipality back to us within ten days before
13 next the meeting saying that it's acceptable.

14 MR. MICELI: We have initiated that
15 process to my understanding. I think Mr. Harrington
16 has called on over to secure that letter.

17 CHAIRMAN CHOFFO: Do I have a motion
18 to adjourn this application to the July meeting?

19 MS. FERRARA: On a motion made by
20 Commissioner Romano. Seconded by Commissioner
21 Holloway.

22 Commissioner Bettinger.

23 COMMISSIONER BETTINGER: Aye.

24 MS. FERRARA: Commissioner Cryan.

25 COMMISSIONER CRYAN: Aye.

1 MS. FERRARA: Commissioner Glembocki.

2 COMMISSIONER GLEMBOCKI: Yes.

3 MS. FERRARA: Commissioner Holloway.

4 COMMISSIONER HOLLOWAY: Aye.

5 MS. FERRARA: Commissioner Peralta.

6 COMMISSIONER PERALTA: Aye.

7 MS. FERRARA: Commissioner Romano.

8 FREEHOLDER ROMANO: Aye.

9 MS. FERRARA: Chairman Choffo.

10 CHAIRMAN CHOFFO: Aye.

11 MS. FERRARA: The motion has passedd.

12 MR. MICELI: Thank you.

13 MS. FERRARA: The next item on the
14 the agenda is applications to be administratively
15 approved. Application 2013 --

16 CHAIRMAN CHOFFO: Excuse me let the
17 record reflect that Commissioner Alain Gomez has
18 joined the meeting.

19 MS. FERRARA: The application is
20 2013-032-SP, Applicant, World Class Wireless, LLC,
21 located at 1225 JFK Boulevard, Block 24, Lot 1.01,
22 Jersey City.

23 CHAIRMAN CHOFFO: Do I have a motion
24 to administratively approve this application?

25 MS. FERRARA: On a motion made by

1 Commissioner Bettinger. Second by Commissioner
2 Romano.

3 Commissioner Bettinger.

4 COMMISSIONER BETTINGER: Yes.

5 MS. FERRARA: Commissioner Cryan.

6 COMMISSIONER CRYAN: Aye.

7 MS. FERRARA: Commissioner Glembocki.

8 COMMISSIONER GLEMOCKI: Yes.

9 MS. FERRARA: Commissioner Gomez.

10 COMMISSIONER GOMEZ: Aye.

11 MS. FERRARA: Commissioner Holloway.

12 COMMISSIONER HOLLOWAY: Aye.

13 MS. FERRARA: Commissioner Peralta.

14 COMMISSIONER PERALTA: Aye.

15 MS. FERRARA: Commissioner Romano.

16 FREEHOLDER ROMANO: Aye.

17 MS. FERRARA: Chairman Choffo.

18 CHAIRMAN CHOFFO: Aye.

19 MS. FERRARA: The motion has passed.

20 The next item on the agenda is old business. I do
21 not have any old business.

22 CHAIRMAN CHOFFO: Do we have any old
23 business.

24 MS. FERRARA: The next item on the
25 agenda is new business. I have nothing,

1 Mr. Chairman.

2 CHAIRMAN CHOFFO: Okay. No further
3 business to present, all right. Do I have a motion
4 to adjourn?

5 FREEHOLDER ROMANO: Motion.

6 COMMISSIONER CRYAN: Second.

7 CHAIRMAN CHOFFO: All in favor.

8 (Whereupon the proceeding is then
9 concluded at 6:41 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, June 19, 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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