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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, March 20, 2013
6:30 p.m.

BEFORE:

- DANIEL CHOFFO, Chairman
- JAMES CRYAN, Vice Chairman
- DEMETRIO ARENCIBIA, PE, PP, County Engineer
- RENEE BETTINGER, Commissioner
- MICHAEL HOLLOWAY, Commissioner
- HON. DOREEN DiDOMENICO, Freeholder
- ALAIN GOMEZ, Alternate Commissioner
- RUSHABH MEHTA, Commissioner
- KENNEDY NG, Alternate Commissioner
- BETANIA PERALTA, Commissioner

ALSO PRESENT:

- MASSIEL M. FERRARA, P.E., AICP; SECRETARY
- PAUL D. CRAY, P.E., P.P., CME
- JOHN J. CURLEY, ESQ., Board Attorney
- FRANCESCA GIARRATANA, Assistant Planner
- MARIO TRIDENTE, Inspector

Job No. NJ1616063

1 CHAIRMAN CHOFFO: Good evening,
2 everyone. Before I call the meeting to order, I
3 just want to apologize ahead of time. I'm fighting
4 a cold, and I'm coughing a lot. Please forgive me.

5 I would like to call the meeting to order
6 for the Hudson County Planing Board for this
7 evening, Wednesday, March 20, 2013. Let the record
8 reflect the time is 6:40 p.m.

9 Mr. Curley, has this meeting been properly
10 advertised?

11 MR. CURLEY: Yes, the meeting has
12 been properly advertised in accordance with the Open
13 Public Meetings Acts and the Star Ledger and the
14 Jersey Journal. Notice of the meeting was posted
15 with the County Clerk and the Clerk of the
16 Freeholders as well.

17 CHAIRMAN CHOFFO: Massiel, roll call.

18 MS. FERRARA: Commissioner Arencibia.

19 COMMISSIONER ARENCIBIA: Here.

20 MS. FERRARA: Commissioner Bettinger.

21 COMMISSIONER BETTINGER: Here.

22 MS. FERRARA: Commissioner Cryan.

23 COMMISSIONER CRYAN: Here.

24 MS. FERRARA: Commissioner

25 DiDomenico.

1 FREEHOLDER DiDOMENICO: Here.

2 MS. FERRARA: Commissioner Gomez.

3 COMMISSIONER GOMEZ: Here.

4 MS. FERRARA: Commissioner Holloway.

5 COMMISSIONER HOLLOWAY: Here.

6 MS. FERRARA: Commissioner Mehta.

7 COMMISSIONER MEHTA: Here.

8 MS. FERRARA: Commissioner Ng.

9 COMMISSIONER NG: Here.

10 MS. FERRARA: Commissioner Peralta.

11 COMMISSIONER PERALTA: Here.

12 MS. FERRARA: Commissioner Romano,
13 absent. Chairman Choffo.

14 CHAIRMAN CHOFFO: Here.

15 MS. FERRARA: We have a quorum.

16 CHAIRMAN CHOFFO: Please stand and
17 salute the flag.

18 (Flag Salute.)

19 MS. FERRARA: Mr. Chairman, the first
20 item on the agenda is adoption of the resolution for
21 the Hudson County Planning Board Electronic
22 Participation.

23 CHAIRMAN CHOFFO: Commissioners,
24 notice that the resolution was put in our packets
25 that Mr. Curley prepared. At our last meeting we

1 discussed it.

2 MS. FERRARA: I'm sorry, Mr. Chair.
3 I apologize. The first item is actually the review
4 and adoption of the Meeting Minutes.

5 CHAIRMAN CHOFFO: Did everyone read
6 their Minutes? Does anybody have any questions? Do
7 I have a motion?

8 COMMISSIONER CRYAN: I make a motion.

9 FREEHOLDER DiDOMENICO: Second.

10 MS. FERRARA: On a motion made by
11 Commissioner Cryan. 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 Cryan.

18 COMMISSIONER CRYAN: Aye.

19 MS. FERRARA: Commissioner
20 DiDomenico.

21 FREEHOLDER DiDOMENICO: Aye.

22 MS. FERRARA: Commissioner Gomez.

23 COMMISSIONER GOMEZ: Aye.

24 MS. FERRARA: Commissioner Holloway.

25 COMMISSIONER HOLLOWAY: Aye.

1 MS. FERRARA: Commissioner Mehta.

2 COMMISSIONER MEHTA: Aye.

3 MS. FERRARA: Commissioner Ng.

4 COMMISSIONER NG: Abstained.

5 MS. FERRARA: Commissioner Peralta.

6 COMMISSIONER PERALTA: Aye.

7 MS. FERRARA: Chairman Choffo.

8 CHAIRMAN CHOFFO: I vote aye.

9 MS. FERRARA: The motion has passed.

10 CHAIRMAN CHOFFO: Thank you.

11 Everyone noticed in your packets tonight something
12 that we discussed at length at the last meeting, a
13 resolution regarding exceptions for electronic
14 digital participation of Members at meetings of the
15 Hudson County Planning Board. Jack, Mr. Curley, at
16 the meeting went into depth to explain it to the
17 Commissioner that were here. Does anybody have any
18 questions regarding this? Do I have a motion to
19 accept?

20 COMMISSIONER BETTINGER: I make a
21 motion to accept.

22 MS. FERRARA: On a motion made by
23 Commissioner Bettinger. Second by Commissioner
24 Peralta.

25 Commissioner Arencibia.

1 COMMISSIONER ARENCIBIA: Abstain.
2 MS. FERRARA: Commissioner Bettinger.
3 COMMISSIONER BETTINGER: Aye.
4 MS. FERRARA: Commissioner Cryan.
5 COMMISSIONER CRYAN: Aye.
6 MS. FERRARA: Commissioner
7 DiDomenico.
8 FREEHOLDER DiDOMENICO: Aye.
9 MS. FERRARA: Commissioner Gomez.
10 COMMISSIONER GOMEZ: Aye.
11 MS. FERRARA: Commissioner Holloway.
12 COMMISSIONER HOLLOWAY: Aye.
13 MS. FERRARA: Commissioner Mehta.
14 COMMISSIONER MEHTA: Aye.
15 MS. FERRARA: Commissioner Ng.
16 COMMISSIONER NG: Aye.
17 MS. FERRARA: Commissioner Peralta.
18 COMMISSIONER PERALTA: Aye.
19 MS. FERRARA: Chairman Choffo.
20 CHAIRMAN CHOFFO: Aye.
21 MS. FERRARA: The motion has passed.

22 The next item on the agenda is memorialization of
23 resolutions considered at the previous meeting. I
24 will be calling each one of these individually, one
25 by one.

1 CHAIRMAN CHOFFO: Okay. So we're
2 going to make a motion to accept?

3 MS. FERRARA: Each individual one.
4 So the first one is 2012-073-SP, Red Bridge Homes,
5 located at 310-312 Park Avenue, Block 166, Lots 33,
6 41 and 33.2 in Hoboken.

7 CHAIRMAN CHOFFO: Do I have a motion?

8 COMMISSIONER HOLLOWAY: I make a
9 motion.

10 MS. FERRARA: Mr. Chairman, I just
11 want to remind the Board that I will only call the
12 Members who were present at the previous meeting and
13 who voted and heard this application.

14 Commissioner Bettinger.

15 COMMISSIONER BETTINGER: Aye.

16 MS. FERRARA: Commissioner Cryan.

17 COMMISSIONER CRYAN: Aye.

18 MS. FERRARA: Commissioner

19 DiDomenico.

20 FREEHOLDER DiDOMENICO: Aye.

21 MS. FERRARA: Commissioner Gomez.

22 COMMISSIONER GOMEZ: Aye.

23 MS. FERRARA: Commissioner Holloway.

24 COMMISSIONER HOLLOWAY: Aye.

25 MS. FERRARA: Commissioner Mehta.

1 COMMISSIONER MEHTA: Aye.

2 MS. FERRARA: Commissioner Peralta.

3 COMMISSIONER PERALTA: Aye.

4 MS. FERRARA: Commissioner Romano,
5 not present. Chairman Choffo.

6 CHAIRMAN CHOFFO: I vote aye.

7 MS. FERRARA: The motion has passed.

8 The next resolution to be memorialized is
9 2013-001-SD, Fraternity Meadows, LLC, located at
10 4,000-10,000 Riverside Station Boulevard, Block 5.03
11 and Lot 3.05, in Secaucus.

12 CHAIRMAN CHOFFO: Do I have a motion?

13 MS. FERRARA: On a motion made by
14 Commissioner Mehta. Second by Commissioner
15 DiDomenico.

16 Commissioner Bettinger.

17 COMMISSIONER BETTINGER: Aye.

18 MS. FERRARA: Commissioner Cryan.

19 COMMISSIONER CRYAN: Aye.

20 MS. FERRARA: Commissioner
21 DiDomenico.

22 FREEHOLDER DiDOMENICO: Aye.

23 MS. FERRARA: Commissioner Gomez.

24 COMMISSIONER GOMEZ: Aye.

25 MS. FERRARA: Commissioner Holloway.

1 COMMISSIONER HOLLOWAY: Aye.

2 MS. FERRARA: Commissioner Mehta.

3 COMMISSIONER MEHTA: Aye.

4 MS. FERRARA: Commissioner Peralta.

5 COMMISSIONER PERALTA: Aye.

6 MS. FERRARA: Commissioner Romano,
7 not present. Chairman Choffo.

8 CHAIRMAN CHOFFO: I vote aye.

9 MS. FERRARA: The motion has passed.

10 The next resolution to be memorialized is
11 2013-005-SP, HTMB Properties, LLC, located at 319
12 Willow Avenue, Block 166, Lot 9.02, in Hoboken.

13 CHAIRMAN CHOFFO: Do I have a motion?

14 MS. FERRARA: On a motion made by
15 Commissioner Cryan. Second by Commissioner
16 Bettinger.

17 Commissioner Bettinger.

18 COMMISSIONER BETTINGER: Aye.

19 MS. FERRARA: Commissioner Cryan.

20 COMMISSIONER CRYAN: Aye.

21 MS. FERRARA: Commissioner
22 DiDomenico.

23 FREEHOLDER DiDOMENICO: Aye.

24 MS. FERRARA: Commissioner Gomez.

25 COMMISSIONER GOMEZ: Aye.

1 MS. FERRARA: Commissioner Holloway.

2 COMMISSIONER HOLLOWAY: Aye.

3 MS. FERRARA: Commissioner Mehta.

4 COMMISSIONER MEHTA: Aye.

5 MS. FERRARA: Commissioner Peralta.

6 COMMISSIONER PERALTA: Aye.

7 MS. FERRARA: Commissioner Romano,
8 not present. Chairman Choffo.

9 CHAIRMAN CHOFFO: I vote aye.

10 MS. FERRARA: The motion has passed.

11 The last resolution to be memorialized is
12 2013-006-SP, Alexis Romano, located at 660 First
13 Street, Block 26, Lot 4, in Hoboken.

14 CHAIRMAN CHOFFO: Do I have a motion?

15 MS. FERRARA: On a motion made by
16 Commissioner Cryan. Second by Commissioner
17 DiDomenico.

18 Commissioner Bettinger.

19 COMMISSIONER BETTINGER: Aye.

20 MS. FERRARA: Commissioner Cryan.

21 COMMISSIONER CRYAN: Aye.

22 MS. FERRARA: Commissioner
23 DiDomenico.

24 FREEHOLDER DiDOMENICO: Aye.

25 MS. FERRARA: Commissioner Gomez.

1 COMMISSIONER GOMEZ: Aye.

2 MS. FERRARA: Commissioner Holloway.

3 COMMISSIONER HOLLOWAY: Aye.

4 MS. FERRARA: Commissioner Mehta.

5 COMMISSIONER MEHTA: Aye.

6 MS. FERRARA: Commissioner Peralta.

7 COMMISSIONER PERALTA: Aye.

8 MS. FERRARA: Commissioner Romano,
9 not present. Chairman Choffo.

10 CHAIRMAN CHOFFO: I vote aye.

11 MS. FERRARA: The motion has passed.

12 The next item on the agenda is Site Plans,
13 Subdivisions and other matters scheduled for Public
14 Hearing. Application 2013-008-SP, applicant, P.S.
15 and M. Tennaro, located at 134 Park Avenue, Block
16 34, Lot 19, in Hoboken.

17 Mr. Chairman, in your packets, the
18 Planning Staff has prepared a report on the
19 application. It should have a brief overview and
20 should have all of the basic information on the
21 application. If you want more detailed information,
22 please refer to the staff review letters from the
23 Planning Board Staff and Remington & Vernick.

24 MR. KAPPOCK: Mr. Chairman, my name
25 is Brian Kappock, and Commissioners. We are here

1 tonight on an application for a two-unit building,
2 which has four stories in Hoboken on Park Avenue.
3 The applicant has already obtained a variance
4 approval from the City of Hoboken. I have with me
5 tonight the architect which would like to be our
6 first witness before the Board.

7 MR. STIEVE: Yes, hello. My name
8 is Bruce Stieve with the firm, Marchetto, Higgins,
9 Stieve in Hoboken.

10 (The witness is sworn.)

11 MR. CURLEY: Thank you. Would you
12 state your name and spell your last?

13 MR. STIEVE: Bruce Stieve.

14 MR. KAPPOCK: Mr. Chairman, do you
15 want the witness to be qualified as an expert?

16 CHAIRMAN CHOFFO: Please, if you
17 don't mind.

18 MR. KAPPOCK: Mr. Stieve, would you
19 please present your credentials to the Board?

20 MR. STIEVE: Yes, I have a masters
21 architecture from Savannah College of Art Design,
22 School of Building Design, and licensed to practice
23 in the state of New Jersey since 1996. I'm a
24 partner with the firm, Marchetto, Higgins, Stieve.
25 Dean Marchetto is the principal of the firm. I've

1 been working with him for 16 years, doing projects
2 like this throughout Hudson County and New Jersey.
3 I'm also chairman of the zoning board of my town.

4 CHAIRMAN CHOFFO: That doesn't carry
5 any weight here.

6 MR. KAPPOCK: Mr. Chairman, I would
7 ask that he be qualified.

8 CHAIRMAN CHOFFO: Yes.

9 MR. KAPPOCK: Mr. Stieve, can you
10 present to the Board the application of Mr. Tennaro
11 and what the application involves for the two-unit
12 home?

13 MR. STIEVE: Yes, I can. I have some
14 exhibits. These were the exhibits that we used to
15 present to Hoboken. They are marked as exhibits.

16 CHAIRMAN CHOFFO: Mr. Stieve, do me a
17 favor and try to speak into microphone because we
18 have background noise up here.

19 MR. STIEVE: Sure. I have the
20 exhibits that we used to present to Hoboken. I'm
21 presenting those to you tonight as well.

22 MR. CURLEY: If you can refer to them
23 by their markings on the exhibits, that would be
24 adequate.

25 MR. STIEVE: Okay. The first exhibit

1 is A-1. They are site photos of the existing site
2 and the existing conditions. The subject property
3 is pictured in the top photograph. In Hoboken, this
4 is what we would call an atypical block. Most
5 Hoboken blocks, the buildings front on the street
6 right-of-way. This one small section of Park
7 Avenue, in the past, the buildings were constructed
8 in the back of the lot, and the entire front yard of
9 the lot was used for parking.

10 This photograph that you see at the top
11 shows the site. There is a series of small wooden
12 structures set back on the site. We're talking
13 about the one that's located in the center of these
14 two buildings, and to the left of this site is a
15 recently constructed four-story apartment building.
16 This actually shows a little better. The bottom
17 photograph shows the newly constructed building on
18 the left side of the photograph. On right side of
19 the photograph is another building that is built to
20 the front, and you can see how far back these
21 building sit from the street frontage.

22 The current development trend on this
23 block, there have been fires that have happened
24 recently in these wood-framed structures, and that's
25 one of the reason why this building was constructed.

1 The redevelopment trend on this block is to move the
2 buildings to the front of the block so that it's
3 more consistent with the street frontages that exist
4 in Hoboken.

5 The next exhibit that I'll present is A-2,
6 and it's basically a rendered block elevation and a
7 rendered site plan of the site. The top rendering
8 shows, and the building that we're proposing is in
9 color. It is a four-story residential building that
10 has parking and entry on the ground floor, and there
11 is three floors of residential above that. The
12 reason why it's parking and entrance on the ground
13 floor is we're located in the flood zone, so we
14 don't have any habitable space on that ground floor.
15 It's all raised above base flood elevation.

16 In addition to that, our client uses a
17 scooter for access and maneuverability, and one of
18 the reasons that we received a couple of variances
19 on the project, one for was parking on site which is
20 not normally in this zone, however, there was an
21 existing curb cut in place, there was parking on the
22 site previously, and our client needs to be able to
23 park in the building to access his home. In
24 addition to that, we have provided an elevator in
25 building so that he has access to all the floors in

1 the building, and that's one of the reasons why
2 there is parking on this project.

3 The bottom plan shows the site, and again,
4 what it shows, it shows the building existing. The
5 existing building was constructed in the rear of the
6 site, which would be to the left of the page. You
7 can see that the building has been moved forward so
8 that it now sits on the street frontage at the rear
9 of the property, which currently houses the
10 building, the building will be demolished, and the
11 rear yard landscaped with natural vegetation. There
12 will be trees and lawn planted back there and a
13 small patio, as well as a fire escape and entrance
14 to that rear yard.

15 The next exhibit that I will show you is
16 the actual plans. These are the plans that were
17 submitted for zoning. On the front is a location
18 map that basically shows where the project is
19 located on Park Avenue. You can see that it's at
20 the northern end of the block. To the south you'll
21 see that there is the new building that was
22 constructed that occupied four lots, and you can see
23 that that building has been moved to the front of
24 the lot. The corner building exists on the front of
25 the lot line. You can see the proposed building

1 we're presenting is moved forward on the lot.

2 On page A-2 is the ground floor plan. In
3 this you can see that garage access will be from
4 Park Avenue. There is an existing curb cut that
5 will remain. They'll be parking for two cars within
6 the building. There is a storage area and rear yard
7 access to the rear of the project. You can see the
8 elevator location for accessibility as well as an
9 entrance hall and a stair that connects to the
10 upstairs unit. There is also a series of detail
11 regarding pavement, curbing and sidewalk placement.

12 Sheet A-3 shows typical floor plans. The
13 second floor plan is actually a one-bedroom with a
14 den apartment, and it will be used as a rental unit
15 for the building, and then the third floor plan is
16 the first living floor in which our client is going
17 to have his home. On that floor is the dining room,
18 living room suite and kitchen, and then there's
19 access to a rear yard from the fire escape.

20 The fourth floor has the bedroom level in
21 that. There is a bedroom at the front of the house,
22 a bedroom at the rear of the house and a den in the
23 center. You can see there is elevator access at
24 this level, and there is a roof plan that shows the
25 elevator goes up so that our client can have access

1 to the roof for maintenance purposes.

2 Drawing A-5 is a block elevation so you
3 can see how the building fits in with the street
4 frontage. There is also a front and rear elevation,
5 and there is facade calculations, which is a
6 requirement of the City of Hoboken. The building
7 has been designed to reflect the traditional
8 architecture in the City of Hoboken. It has a
9 brownstone look. It will have a copper bay window.
10 It will be faced in a brick veneer. There will be a
11 brownstone base to the building so that it, again,
12 it reflects the character and style and the
13 architecture you typically find in Hoboken.

14 The last exhibit I have is a quick sketch
15 rendering of the building, and from this you can see
16 the new construction to the left of the rendering,
17 the proposed project that's rendered in color in the
18 center. This rendering gives the flavor of the
19 architecture and the brownstone, the brick and the
20 copper bay window.

21 CHAIRMAN CHOFFO: Can you read what
22 exhibit that is for the record?

23 MR. STIEVE: Yes, that is Exhibit
24 A-3. That's a brief overview of the approval. I
25 can read the variances that were granted if you

1 would like from the City of Hoboken. We're looking
2 to replace the sidewalk and curbing. The grades
3 will match the existing grades on either side of it.
4 The curb cut is an existing curb cut that will be
5 reconstructed. We are proposing to plant a street
6 tree on the site at the sidewalk in front of the
7 house.

8 CHAIRMAN CHOFFO: You're meeting all
9 the green techniques?

10 MR. STIEVE: Yes, we are. We
11 received the comment letters in our application. We
12 are proposing -- first of all, we're taking what was
13 in essence a hundred percent lot coverage that is
14 covered by the existing residence, and it was paved
15 parking in front of the building, and we're
16 improving that by providing a landscaped rear yard
17 and vegetation. So we're reducing the amount of
18 covered area. We're also going to be adding storage
19 for bikes in the garage. So we're meeting that one
20 and creating parking.

21 CHAIRMAN CHOFFO: Any Commissioner
22 have any questions?

23 COMMISSIONER ARENCIBIA: Mr.
24 Chairman, maybe we can ask the engineer for his
25 comments.

1 MR. CRAY: Referencing the Remington
2 Vernick letter of March 18th, the plans already
3 complied with most of the content with pavement
4 detail, sidewalk and whatnot, and they're complying
5 with those. The one questions about the flood zone,
6 that appears to have been answered. I see that
7 you're above the base flood elevation, being that
8 the lowest floor is not inhabitable. There was some
9 distance above that. Have you taken consideration
10 of the advisory base floor elevations which were
11 recently issued?

12 MR. STIEVE: Yes, we're currently in
13 the process of applying to the DEP. We have to
14 apply for a waiver for this project in the flood
15 zone. What we're proposing to do in that
16 application to the DEP is we're proposing to, A,
17 that the building will be designed to withstand all
18 of the hydrostatic pressures and water elements up
19 to Elevation 13, which is the new advised base flood
20 elevation.

21 In addition to that, in our application,
22 we are proposing that there be flood gates or flood
23 enclosures installed to that highest base flood
24 elevation 13, and those are basically a mechanical
25 system that the owner would install in the event of

1 a projected flood if it occurs, and they would slide
2 it into a gasketed system at each of the openings in
3 that flood zone level. For instance, the front door
4 would have a track, and there would be gates that
5 slide into that track, and they would be gasketed
6 gates that would seal out a majority of the water in
7 the event of a flooding. That would also happen at
8 the rear door and the garage door, and this is a
9 system that's used quite often in these kind of
10 flood-prone locations. We've submitted details and
11 a letter to the DEP, and we're seeking a waiver for
12 construction.

13 MR. CRAY: Thank you. So it appears
14 that in taking that into consideration, your
15 footprint is fixed, and you wouldn't have a need to
16 precipitate a franchise to go into the County
17 right-of-way. You're a distance behind it. It
18 appears that that footprint is set back?

19 MR. STIEVE: That's correct. We are
20 set five feet back from the front property line.

21 MR. CRAY: The last question I have
22 is I do not know of the applicant has selected a
23 builder yet. In some cases we want to make it,
24 that's a construction phase thing, but we at least
25 make it known what they have to do to avoid

1 disturbing the traffic on Park Avenue, at least
2 within the realm of standards of Hoboken. Has a
3 builder been selected?

4 MR. STIEVE: Not at this point.

5 MR. CRAY: My comment speaks for
6 itself. They need to have a plan in place before
7 they start. If it's an experienced contractor in an
8 urban environment, it would be the best so that they
9 don't approach it in an awkward fashion.

10 MR. STIEVE: The contractors that we
11 have been speaking with now are Hoboken-based
12 contractors, who have experience in Hoboken and
13 working with the County.

14 MR. CRAY: Thank you. I have no
15 further comment.

16 CHAIRMAN CHOFFO: I would like to
17 thank Mr. Kappock for submitting the resolution of
18 approval from the Hoboken Zoning Board.

19 MR. KAPPOCK: You're welcome. I was
20 asked to do that, but I have no problem complying.

21 CHAIRMAN CHOFFO: Any questions?

22 COMMISSIONER MEHTA: I think I heard
23 something about a fire. Is that how come you're
24 rebuilding?

25 MR. STIEVE: No, not on this site,

1 but the site where the new building was constructed.
2 There was a fire to the south of this site, not on
3 this site, but it started the redevelopment on this
4 block. Basically what happened was, most of the
5 block was built at the rear of the fire. The houses
6 were set back, and there was parking in front. When
7 that fire started, it was a significant fire that
8 involved four lots. The developer purchased that
9 property, and they built their building out on the
10 street frontage. That's where it started the trend
11 of building in that gap in the block so that all the
12 new development is being built to the property line.

13 COMMISSIONER MEHTA: Now, I see that
14 the buildings will have no space because you are
15 filling in the gap?

16 MR. STIEVE: That's correct. The
17 building will be built to comply with all the New
18 Jersey codes and the City of Hoboken building
19 requirements. So both sides of the property will be
20 noncombustible, and most likely, there will be a
21 concrete block so that fire can't transfer.

22 COMMISSIONER MEHTA: Just another
23 question, the two parking spaces, the applicant will
24 use both parking spaces?

25 MR. STIEVE: That's correct. The

1 owner will use both of the parking spaces. He needs
2 both of those space to function with his family.

3 COMMISSIONER MEHTA: Thank you.

4 COMMISSIONER BETTINGER: Mr.
5 Chairman, in regards to the parking, will the cars
6 be backing in or backing out? Is there room in the
7 parking garage to turn around?

8 MR. STIEVE: There is no room in the
9 parking garage to turn around. In Hoboken, there's
10 typically a thing called a visual pedestrian warning
11 device that needs to be put on the outside of the
12 building. This building will have that. Basically,
13 it's a strobe that flashes in the event that the
14 garage door opens.

15 In addition, in our discussions with
16 Hoboken, the City of Hoboken, the building was
17 pushed back five feet from the property line with
18 fencing to provide another form of protection for
19 people walking by and pedestrians walking by. So
20 we've taken measures to mitigate the impact of
21 traffic crossing the site.

22 COMMISSIONER BETTINGER: That was my
23 concern. Thank you.

24 CHAIRMAN CHOFFO: Mr. Tridente.

25 MR. TRIDENTE: Mr. Chairman, I would

1 like to remind the applicant, for them to receive
2 their certificate of occupancy, they must come back
3 to this Board and receive a final inspection with
4 this Board to make sure that they complied with the
5 resolution that has been put forth tonight.

6 CHAIRMAN CHOFFO: Can I have a
7 motion?

8 MS. FERRARA: On a motion made by
9 Commissioner Cryan. Second by Commissioner Mehta.

10 Commissioner Arencibia.

11 COMMISSIONER ARENCIBIA: Aye.

12 MS. FERRARA: Commissioner Bettinger.

13 COMMISSIONER BETTINGER: Aye.

14 MS. FERRARA: Commissioner Cryan.

15 COMMISSIONER CRYAN: Aye.

16 MS. FERRARA: Commissioner

17 DiDomenico.

18 FREEHOLDER DiDOMENICO: Aye.

19 MS. FERRARA: Commissioner Gomez.

20 COMMISSIONER GOMEZ: Aye.

21 MS. FERRARA: Commissioner Holloway.

22 COMMISSIONER HOLLOWAY: Aye.

23 MS. FERRARA: Commissioner Mehta.

24 COMMISSIONER MEHTA: Aye.

25 MS. FERRARA: Commissioner Ng.

1 COMMISSIONER NG: Aye.

2 MS. FERRARA: Commissioner Peralta.

3 COMMISSIONER PERALTA: Aye.

4 MS. FERRARA: Chairman Choffo.

5 CHAIRMAN CHOFFO: I vote aye. Good
6 luck.

7 MR. KAPPOCK: Thank you very much.

8 MS. FERRARA: The next item on the
9 agenda is applications to be dismissed. Application
10 2013-003-SP, Applicant 6233 Kennedy Boulevard, LLC,
11 located at 6231-6235 Kennedy Boulevard, Block 204,
12 Lot 11, in North Bergen.

13 CHAIRMAN CHOFFO: Do I have a motion
14 to dismiss this application?

15 MS. FERRARA: On a motion made by
16 Commissioner Bettinger. Second by Commissioner
17 Peralta.

18 Commissioner Arencibia.

19 COMMISSIONER ARENCIBIA: Aye.

20 MS. FERRARA: Commissioner Bettinger.

21 COMMISSIONER BETTINGER: Aye.

22 MS. FERRARA: Commissioner Cryan.

23 COMMISSIONER CRYAN: Aye.

24 MS. FERRARA: Commissioner

25 DiDomenico.

1 FREEHOLDER DiDOMENICO: Aye.

2 MS. FERRARA: Commissioner Gomez.

3 COMMISSIONER GOMEZ: Aye.

4 MS. FERRARA: Commissioner Holloway.

5 COMMISSIONER HOLLOWAY: Aye.

6 MS. FERRARA: Commissioner Mehta.

7 COMMISSIONER MEHTA: Aye.

8 MS. FERRARA: Commissioner Ng.

9 COMMISSIONER NG: Aye.

10 MS. FERRARA: Commissioner Peralta.

11 COMMISSIONER PERALTA: Aye.

12 MS. FERRARA: Chairman Choffo.

13 CHAIRMAN CHOFFO: I vote aye.

14 MS. FERRARA: The motion has passed.

15 CHAIRMAN CHOFFO: I have a question.

16 Why is this being dismissed?

17 MR. CURLEY: This was a case where
18 the applicant was not ready to proceed, and the
19 Board granted a resolution to extend time, but made
20 it conditional upon receiving municipal approval
21 within five business days. That approval was not
22 timely received.

23 MS. FERRARA: Mr. Chairman, the next
24 item on the agenda is Hudson County -- under new
25 business is Hudson County 2013 Smart Growth Award

1 Nominations. I'll turn it over to Ms. Massey to
2 discuss it.

3 MS. MASSEY: So in your packet you'll
4 find a draft write-up for the 2013 Smart Growth
5 Awards along with an evaluation sheet. You will see
6 an Excel spreadsheet. We are pleased to announce
7 the annual Smart Growth Awards. The Division of
8 Planning compiles a list of all of the approved
9 applications in 2012. We reviewed them based on
10 site selection, design and used a number of sources
11 to rate and create a matrix, which include the
12 American Planning Association, U.S. Green Building,
13 NJ Future and Smart Growth America.

14 So we looked at site selection, preserving
15 existing resources, promoting energy-efficient
16 techniques and looking at sites that are walkable
17 and promoting public transportation. This year we
18 are recommending that the gold award go to 1415 Park
19 Avenue in Hoboken. The project, if you remember, is
20 a 12-story LEED Gold mixed-use building, and it
21 contains 212 residential units. It's mixed-use with
22 retail space. It has a charter school, and it
23 includes robotic parking. The project includes an
24 11,000 square foot green roof, which will absorb
25 most of the rainwater. Whatever is not absorbed

1 will go into the detention basin on site.

2 I'm not sure. Do you want me to go
3 through the entire list?

4 MS. FERRARA: I think we're just
5 introducing the nominations, and then the next
6 meeting we will finalize and adopt the nominations.

7 MS. MASSEY: Next, we nominated for
8 the silver award for Smart Growth is Riverbend at
9 Harrison. It went before the Board in 2012, the
10 small section of a five-story residential building,
11 with 296 units and is located at 900 Frank E.
12 Rodgers Boulevard. The Riverbend project as a whole
13 contains mixed-use elements. It's close to the Red
14 Bull Stadium as well as public transportation. The
15 entire redevelopment plan includes 800,000 square
16 feet of retail space, over 1,900 units, a
17 supermarket, hotel and conference center and 1.5
18 million square feet of office space.

19 The Planning Division would like to
20 nominate for the bronze award the Eureka in Hoboken.
21 The Eureka fronts on both First and Newark Street.
22 It's the construction of a four-story building and
23 the addition of two stories on an existing two-story
24 building. It will include retail space, office
25 space and two residential dwelling units. It's a

1 redevelopment project, and it reduces the existing
2 imperious coverage. It also incorporates stormwater
3 management elements, and an interesting element is
4 that it plays homage to the silent theater that used
5 to be there many years ago.

6 We would like to nominate for the Smart
7 Growth Award for Leadership Captain Bill Sheehan.
8 We nominated him for the Peter B. Higgins III Award
9 for Smart Growth Leadership. He is the Hackensack
10 Riverkeeper. Many of you have been on his boat
11 tours. He is a lifelong resident of the area. He's
12 served the -- he's been serving as the riverkeeper
13 since 1997, as that organization's executive
14 director. He holds his master of inlet waterways
15 license from the U.S. Coast Guard. He's part of
16 many committees. He's a member of the Bergen County
17 Trust Fund Public Advisory Committee, Chair of
18 Meadowland Conservation Trust. He just has a lot of
19 pride in the Hackensack River.

20 CHAIRMAN CHOFFO: I was impressed
21 with one of his tours how proud he is.

22 MS. MASSEY: He is very proud. It's
23 true. He's great. Last but not least, the Smart
24 Growth Award we are nominating for Smart Planning
25 and Policy is the I Love Greenville Community Plan,

1 which was created by the Garden State Episcopal
2 Community Development Corporation. The plan was
3 finalized in September 2012, and it was part of the
4 neighbor revitalization tax credit program. They
5 collaborated with several nonprofit organizations.
6 It's a plan that just would like to improve the
7 quality of life in certain -- look to certain
8 standards to -- sorry.

9 There are four goals that were promoted
10 throughout the plan: Empower local residents and
11 their families; ensure economic opportunity for the
12 residents and the vitality MLK Drive, improve
13 housing quality and neighborhood amenities; and
14 create a safe place to live, work and play.

15 So this is the write-up that you can take
16 a look at, and this is an evaluation of what they
17 scored and just additional information for all of
18 the applications through 2012. We're hoping that it
19 may be good to review all of this, and then if you
20 have any other recommendations or other comments
21 with regards to who we nominated or what we chose,
22 that you can get back to us by the next Planning
23 Board meeting. Then we'll make the final
24 considerations, and then hope to have the ceremony
25 at the May meeting depending on schedules.

1 COMMISSIONER BETTINGER: Mr. Chairman,
2 I have one comment on the last one, the Smart Growth
3 Award for Smart Planning. It doesn't mention what
4 city. I know it's Jersey City, but for non-Jersey
5 City residents who may not know.

6 COMMISSIONER CRYAN: Mr. Chairman,
7 who is getting the award, the developer or the
8 builder, or the developer is getting it?

9 MS. MASSEY: For which?

10 COMMISSIONER CRYAN: For all, the
11 gold, the bronze and the silver.

12 MS. MASSEY: It would be the
13 developer; for the gold, silver and bronze would be
14 the developer.

15 COMMISSIONER CRYAN: Can you send me
16 those names? I know it's Bijou and White.

17 MS. MASSEY: I forget. I'll be able
18 to send you the names.

19 COMMISSIONER CRYAN: Thanks.

20 CHAIRMAN CHOFFO: Any other
21 questions?

22 MS. FERRARA: Mr. Chairman, this is
23 just a draft. The final will have more pictures and
24 will have locations and more detailed information.

25 CHAIRMAN CHOFFO: Make sure Jersey

1 City is mentioned.

2 MS. MASSEY: Do want me to e-mail
3 both sheets out to everyone?

4 CHAIRMAN CHOFFO: Yes, please.

5 MS. FERRARA: I have no other items
6 under new business, and I have no old business.

7 CHAIRMAN CHOFFO: Do you want to
8 discuss the class that we're supposed to take? What
9 is the total length of class time that we're
10 supposed to spend or Jack is supposed to?

11 MS. FERRARA: We're actually going to
12 close out the meeting, and we'll have the training
13 afterwards.

14 CHAIRMAN CHOFFO: I'll keep my
15 questions until after. Our next meeting is
16 April 17th. Do I have a motion to adjourn?

17 COMMISSIONER BETTINGER: I make a
18 motion to adjourn.

19 COMMISSIONER MEHTA: I second.

20 CHAIRMAN CHOFFO: All in favor, say
21 aye.

22 (Whereupon the proceeding is then
23 concluded at 7:23 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, March 20, 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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