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COUNTY OF HUDSON  
PLANNING BOARD

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: TRANSCRIPT  
MEETING OF THE COUNTY OF : OF  
HUDSON PLANNING BOARD : PROCEEDINGS  
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6:30 p.m.  
Wednesday, June 15, 2011  
567 Pavonia Avenue  
Jersey City, New Jersey

B E F O R E :

DANIEL CHOFFO, CHAIRMAN  
MARY AVAGLIANO, COMMISSIONER  
DEMETRIO ARENCIBIA, COMMISSIONER  
RENEE BETTINGER, COMMISSIONER  
JUDE FITZGIBBONS, COMMISSIONER  
BILL O'DEA, COMMISSIONER  
ANTHONY ROMANO, COMMISSIONER

A L S O P R E S E N T :

JOHN J. CURLEY, ESQ.  
Board Attorney  
MARIO TRIDENTE,  
Building Inspector  
Zoning Officer  
MEGAN MASSEY, AICP  
Principal Planner

Job No. NJ308683

Meeting Minutes

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1 CHAIRMAN CHOFFO: Good evening, everyone. I  
2 would like to call to order the Hudson County  
3 Planning Board meeting for Wednesday, June 15,  
4 2011.

5 Mr. Curley, has this meeting been  
6 properly advertised?

7 MR. CURLEY: Yes, it has been properly  
8 advertised and posted in accordance with the Open  
9 Public Meetings Act.

10 CHAIRMAN CHOFFO: Thank you.

11 Ms. Massey, could we have a roll call,  
12 please. Yes.

13 Commissioner Arencibia?

14 COMMISSIONER ARENCIBIA: Here.

15 MS. MASSEY: Commissioner Avagliano?

16 COMMISSIONER AVAGLIANO: Here.

17 MS. MASSEY: Commissioner Bettinger?

18 COMMISSIONER BETTINGER: Here.

19 MS. MASSEY: Commissioner DiDomenico?

20 Absent.

21 Commissioner Fitzgibbons?

22 COMMISSIONER FITZGIBBONS: Here.

23 MS. MASSEY: Commissioner Glembocki?

24 Absent.

25 Commissioner Holloway?

1 Absent.

2 Commissioner Mehta?

3 Absent.

4 Commissioner Ng?

5 Absent.

6 Commissioner O'Dea?

7 COMMISSIONER O'DEA: Here.

8 MS. MASSEY: Commissioner Romano?

9 Absent.

10 Chairman Choffo?

11 CHAIRMAN CHOFFO: Here.

12 MS. MASSEY: Mr. Chairman, we have a quorum.

13 CHAIRMAN CHOFFO: Please stand to salute the  
14 Flag.

15 (All rise to salute the Flag.)

16 MS. MASSEY: Next on the agenda is Item 4,  
17 review and adoption of meeting minutes from May 18,  
18 2011.

19 CHAIRMAN CHOFFO: Do I have a motion?

20 COMMISSIONER FITZGIBBONS: I make a motion  
21 to approve the minutes as read.

22 COMMISSIONER AVAGLIANO: Second.

23 MS. MASSEY: Mr. Chairman, on a motion made  
24 by Commissioner Fitzgibbons, seconded by  
25 Commissioner Avagliano, Commissioner Arencibia?

1 COMMISSIONER ARENCIBIA: Aye.

2 MS. MASSEY: Commissioner Avagliano?

3 COMMISSIONER AVAGLIANO: Aye.

4 MS. MASSEY: Commissioner Bettinger?

5 COMMISSIONER BETTINGER: Aye.

6 MS. MASSEY: Commissioner Fitzgibbons?

7 COMMISSIONER FITZGIBBONS: Aye.

8 MS. MASSEY: Commissioner O'Dea?

9 COMMISSIONER O'DEA: Aye.

10 MS. MASSEY: Chairman Choffo?

11 CHAIRMAN CHOFFO: Aye.

12 MS. MASSEY: The motion carries.

13 Next on the agenda is Item 5-A  
14 memorialization of applications heard at last  
15 meeting.

16 Application No. 2011-037-SP,  
17 Christopher Pianese, located at 4223-4229 Bergen  
18 Turnpike, Block 113, Lots 8 and 9 in North Bergen,  
19 New Jersey.

20 CHAIRMAN CHOFFO: Do I have a motion?

21 COMMISSIONER BETTINGER: I will make a  
22 motion to approve.

23 COMMISSIONER ARENCIBIA: Second.

24 MS. MASSEY: Mr. Chairman, on a motion to  
25 approve introduced by Commissioner Bettinger and

1 seconded by Commissioner Arencibia, Commissioner  
2 Arencibia?

3 COMMISSIONER ARENCIBIA: Aye.

4 MS. MASSEY: Commissioner Avagliano?

5 COMMISSIONER AVAGLIANO: Aye.

6 MS. MASSEY: Commissioner Bettinger?

7 COMMISSIONER BETTINGER: Aye.

8 MS. MASSEY: Commissioner Fitzgibbons is not  
9 present right now.

10 Commissioner O'Dea?

11 COMMISSIONER O'DEA: Yes.

12 MS. MASSEY: For the record I would like to  
13 say that Commissioner Romano is present.

14 Commissioner Romano?

15 COMMISSIONER ROMANO: Aye.

16 MS. MASSEY: And Chairman Choffo.

17 CHAIRMAN CHOFFO: I vote aye.

18 MS. MASSEY: The motion passed.

19 The next section on the agenda is 5-B,  
20 site plans, subdivision, and other matters  
21 scheduled for public hearing.

22 Application 2010-82-SP, Appleview,  
23 LLC, located at 7009 and 7101 River Road, Block  
24 316, Lots 1 through 3 and 5.01 in North Bergen, New  
25 Jersey.

1 Chairman Choffo, we received a letter  
2 requesting an adjournment to next month's meeting.  
3 I would like to read into the record the letter.

4 CHAIRMAN CHOFFO: Go ahead.

5 MS. MASSEY: Coming from Alampi and De Maris  
6 on June 7, 2011.

7 Dear Mr. Marks: As you are aware this  
8 office represents Applevew, LLC, with regard to  
9 the above matter which is listed for hearing before  
10 the Hudson County Planning Board on June 15, 2011.

11 We hereby request an adjournment of  
12 this date to the next meeting date on July 20, 2011  
13 since we are submitting a planning report and wish  
14 to have the Board's professionals review these  
15 reports when they are filed.

16 Please advise and confirm this date in  
17 writing.

18 If you have any questions, contact us  
19 in writing.

20 Thank you for your courtesy in this  
21 matter.

22 And we also received the required  
23 letter from the North Bergen attorney.

24 CHAIRMAN CHOFFO: Do I have a motion?

25 COMMISSIONER BETTINGER: I will make a

1 motion.

2 COMMISSIONER ROMANO: Second.

3 MS. MASSEY: Mr. Chairman, on a motion  
4 introduced by Commissioner Bettinger and seconded  
5 by Commissioner Romano, Commissioner Arencibia?

6 COMMISSIONER ARENCIBIA: Aye.

7 MS. MASSEY: Commissioner Avagliano?

8 COMMISSIONER AVAGLIANO: Aye.

9 MS. MASSEY: Commissioner Bettinger?

10 COMMISSIONER BETTINGER: Aye.

11 MS. MASSEY: Commissioner Fitzgibbons?

12 COMMISSIONER FITZGIBBONS: Aye.

13 MS. MASSEY: Commissioner O'Dea?

14 COMMISSIONER O'DEA: Aye.

15 MS. MASSEY: Commissioner Romano?

16 COMMISSIONER ROMANO: Aye.

17 MS. MASSEY: Chairman Choffo?

18 CHAIRMAN CHOFFO: I vote aye.

19 MS. MASSEY: Motion approved.

20 Next section on the agenda is Section  
21 5-C, applications to be declared exempt.

22 Application 2011-047-SP, New Cingular  
23 Wireless PCS, LLC, located at 6700 River Road,  
24 Block 167, Lot 2 in West New York, New Jersey.

25 And the next application is

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1 2011-48-SP, 99 Hook Road, LLC, located at 99 Hook  
2 Road, Block 414, Lot 1 in Bayonne, New Jersey.

3 CHAIRMAN CHOFFO: Do I have a motion?

4 COMMISSIONER FITZGIBBONS: Motion.

5 COMMISSIONER BETTINGER: Second.

6 MS. MASSEY: On a motion made by  
7 Commissioner Fitzgibbons, seconded by Commissioner  
8 Bettinger, Commissioner Arencibia?

9 COMMISSIONER ARENCIBIA: Aye.

10 MS. MASSEY: Commissioner Avagliano?

11 COMMISSIONER AVAGLIANO: Aye.

12 MS. MASSEY: Commissioner Bettinger?

13 COMMISSIONER BETTINGER: Aye.

14 MS. MASSEY: Commissioner Fitzgibbons?

15 COMMISSIONER FITZGIBBONS: Aye.

16 MS. MASSEY: Commissioner O'Dea?

17 COMMISSIONER O'DEA: Aye.

18 MS. MASSEY: Commissioner Romano?

19 COMMISSIONER ROMANO: Aye.

20 MS. MASSEY: And Chairman Choffo.

21 CHAIRMAN CHOFFO: I vote aye.

22 MS. MASSEY: Motion approved.

23 Next on the agenda is old business.

24 Any old business?

25 COMMISSIONER ARENCIBIA: Mr. Chairman, I

1 just want to advise the Board about the Hartz  
2 Mountain application.

3 This application the Board approved I  
4 guess two months ago and -- the agreement was with  
5 the developers, an agreement that was redrafted to  
6 have Hartz Mountain be responsible for the design  
7 and construction of the improvements on Paterson  
8 Plank Road.

9 That was sent to Hartz about three or  
10 four weeks ago and the county has not heard back  
11 from them until today.

12 Demetrius Miles is the consultant from  
13 the county counsel's office that prepared the  
14 agreement, and he spoke to Mr. McGreeney from Hartz  
15 Mountain today and he advises that Hartz is in  
16 general agreement with the new agreement and that  
17 Hartz agrees to design and construct the  
18 improvements as requested by the county and they  
19 would have -- whatever comments they have on the  
20 agreement they are going to provide to the county  
21 by the end of this week, and by the end of next  
22 week they will have plans developed by an engineer  
23 for the improvements and submitted to the County  
24 Engineer's office.

25 CHAIRMAN CHOFFO: Okay.

1           COMMISSIONER ARENCIBIA: So I think we are  
2 holding off on memorializing the application, so I  
3 understand we have to advertise that by the next  
4 time that this has to be advertised.

5                     Is that the case, Mr. Curley, that for  
6 the resolution to be memorialized it has to be  
7 advertised?

8           MR. CURLEY: I believe it would be part of  
9 the agenda.

10           COMMISSIONER ARENCIBIA: So it would have to  
11 be for the next meeting to be part of the agenda.

12           COMMISSIONER ROMANO: Just for my own  
13 clarification, they can't go through with that  
14 until it is approved?

15           COMMISSIONER ARENCIBIA: The North Bergen  
16 agreement needs to be executed by the county and  
17 Hartz, so right now there is nothing signed.

18           CHAIRMAN CHOFFO: Have they been doing work  
19 there?

20           COMMISSIONER ARENCIBIA: No, there is no  
21 work. Part of the deal is the condemnation of the  
22 property has to be done.

23           CHAIRMAN CHOFFO: Any other old business?  
24 New business?

25           COMMISSIONER O'DEA: Motion to adjourn.

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1 MS. MASSEY: Just really quickly, new  
2 business, I want to let the Board know to please  
3 RSVP to Daniela by next Wednesday, June 22nd, if  
4 you would like to attend the River Keeper boat  
5 tour. The tour is along the Hackensack River. I  
6 think it leaves from Laurel Hill and the dates I  
7 think you received them in the e-mail.

8 CHAIRMAN CHOFFO: Can you read them out for  
9 me?

10 MS. MASSEY: The following are the dates  
11 that you can RSVP to: Tuesday, July 12, Friday  
12 July 15, Friday July 22nd, and Tuesday July 26th.

13 CHAIRMAN CHOFFO: All right.

14 What are the dates again?

15 COMMISSIONER AVAGLIANO: What are we --

16 COMMISSIONER BETTINGER: What are the dates?

17 MS. MASSEY: Those are the dates that the  
18 River Keeper can take us out.

19 CHAIRMAN CHOFFO: There was four dates.  
20 What are they again?

21 MS. MASSEY: July 12, July 15, July 22nd and  
22 July 26.

23 COMMISSIONER FITZGIBBONS: The 26th is St.  
24 Ann's Day, I won't make it.

25 CHAIRMAN CHOFFO: What day of the week is

1 the 12th?

2 MS. MASSEY: Tuesday is the 12th and Friday  
3 is the 15th.

4 CHAIRMAN CHOFFO: We are going to talk about  
5 it. That will work.

6 Can you cross check with Daniela  
7 because I don't think Commissioner Fitzgibbons got  
8 the e-mail about tonight's meeting.

9 COMMISSIONER FITZGIBBONS: I did, I never  
10 open it. It was sent out last night at 5:00.

11 CHAIRMAN CHOFFO: Just to remind everyone,  
12 everyone needs to respond to take the tour.

13 Anything else?

14 MS. MASSEY: No.

15 COMMISSIONER FITZGIBBONS: I make a motion  
16 to close.

17 COMMISSIONER ROMANO: Second.

18 CHAIRMAN CHOFFO: Thank you, everyone, for  
19 coming.

20 (Time noted: 6:47 p.m.)

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C E R T I F I C A T I O N

I, CAREYANN SHAFTAN, License Number 30X100192900,  
an official Court Reporter in and for the State of  
New Jersey, do hereby certify the foregoing to be  
a true and accurate transcript to the best of  
my knowledge and ability.

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<p><b>daniel</b> 1:9 <b>daniela</b> 11:3 12:6 <b>date</b> 6:12,12,16 <b>dates</b> 11:6,10,14,16 11:17,19 <b>day</b> 11:24,25 <b>de</b> 6:5 <b>deal</b> 10:21 <b>dear</b> 6:7 <b>declared</b> 7:21 <b>demetrio</b> 1:10 <b>demetrius</b> 9:12 <b>design</b> 9:6,17 <b>developed</b> 9:22 <b>developers</b> 9:5 <b>didomenico</b> 2:19 <b>doing</b> 10:18</p>	<p><b>g</b></p>	<p><b>k</b></p>	<p><b>o</b></p>
<p><b>e</b></p>	<p><b>h</b></p>	<p><b>keeper</b> 11:4,18 <b>know</b> 11:2 <b>knowledge</b> 13:9</p>	<p><b>ng</b> 3:4 <b>night</b> 12:10 <b>nj308683</b> 1:25 <b>north</b> 4:18 5:24 6:23 10:15 <b>noted</b> 12:20 <b>number</b> 13:5</p>
<p><b>e</b> 1:8,8,13,13 11:7 12:8 13:3 <b>engineer</b> 9:22 <b>engineer's</b> 9:24 <b>esq</b> 1:14</p>	<p><b>i</b></p>	<p><b>l</b> 1:13 <b>laurel</b> 11:6 <b>leaves</b> 11:6 <b>letter</b> 6:1,3,23 <b>license</b> 13:5 <b>listed</b> 6:9 <b>llc</b> 5:23 6:8 7:23 8:1 <b>located</b> 4:17 5:23 7:23 8:1 <b>lot</b> 7:24 8:2 <b>lots</b> 4:18 5:24</p>	<p><b>o</b> 1:8,13 13:3 <b>o'dea</b> 1:12 3:6,7 4:8 4:9 5:10,11 7:13,14 8:16,17 10:25 <b>office</b> 6:8 9:13,24 <b>officer</b> 1:17</p>
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