HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF
OF THE :
HUDSON COUNTY PLANNING : PROCEEDINGS
BOARD :

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OPEN SESSION

Bergen Square Center
Floor 9A
830 Bergen Avenue
Jersey City, New Jersey
Tuesday, October 16, 2018
6:30 p.m.

BEFORE:
RENEE BETTINGER, CHAIRWOMAN
DANIEL CHOFFO, Commissioner
JAMES CRYAN, Commissioner
ELIZABETH HERNANDEZ, Commissioner
RUSHABH MEHTA, Commissioner
FLOYD JETER, Commissioner
THOMAS MALAVASI, PE, PP, CME, Commissioner
KENNEDY NG, Commissioner
JOEL TORRES, Freeholder

ALSO PRESENT:
JOHN J. CURLEY, ESQ., Board Counsel
STEPHANIE LEE, Assistant Planner
FRANCESCA GIARRATANA, PP AICP, Board Secretary
ANTONIOS PANAGOPoulos, PE
MARIO TRIDENTE, Inspector

Job No. NJ2833374
CHAIRWOMAN BETTINGER: Good evening. I would like to call to order the meeting of the Hudson County Planning Board, Tuesday, October 16, 2018. Counsel, has this meeting been properly advertised?

MR. CURLEY: Yes. This meeting has been published in the Jersey Journal and the Star Ledger. In addition notice of the meeting has been placed on the County Clerk's bulletin board and the Clerk of the Freeholders.

CHAIRWOMAN BETTINGER: Thank you, Madam Secretary, may I have a roll call, please.

MS. GIARRATANA: Commissioner Choffo.

COMMISSIONER CHOFFO: Present.

MS. GIARRATANA: Commissioner Cryan, absent. Commissioner Glembocki, absent.

Commissioner Hernandez.

COMMISSIONER HERNANDEZ: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Lugo, absent. Commissioner Malavasi.

COMMISSIONER MALAVASI: Here.

MS. GIARRATANA: Commissioner Mehta.

COMMISSIONER MEHTA: Here.
MS. GIARRATANA: Commissioner Ng, absent. Commissioner Torres.

FREEHOLDER TORRES: Here.


CHAIRWOMAN BETTINGER: Here.

MS. GIARRATANA: Chairwoman, we have a quorum.

CHAIRWOMAN BETTINGER: Will everyone please rise to salute the flag.

(Flag Salute.)

CHAIRWOMAN BETTINGER: Have all the Commissioners received the minutes of September 18th?

MS. GIARRATANA: Madam Chairwoman, may I make a note about the transcript? The original version that we received from Veritext had listed Samantha Lugo in the list of Commissioners. They are sending a revised copy that will be posted on the web site and everything else. I wanted to make that note.

CHAIRWOMAN BETTINGER: It noted she was present?

MS. GIARRATANA: But she was not present.
CHAIRWOMAN BETTINGER: Do I have a motion to approve the minutes?

MS. GIARRATANA: On a motion made by Commissioner Torres. Second by Commissioner Choffo.

COMMISSIONER CHOFO: Aye.

MS. GIARRATANA: Commissioner Hernandez.

COMMISSIONER HERNANDEZ: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Mehta.

COMMISSIONER MEHTA: Abstain.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.

MS. GIARRATANA: Chairwoman Bettinger.

CHAIRWOMAN BETTINGER: I'll abstain. I was not present.

MS. GIARRATANA: The motion has passed. The next item on the agenda are matters scheduled for public hearing. The first is the
adoption of changes to the Hudson County LDR. This was a clause in reference to our parking standards. This was introduced at the last meeting. It was originally discussed at length at our Site Plan Review Committee. We sent it out for the whole Planning Board review beforehand, and we received no comments from any of the Commissioners. We really feel like that we just put in a better standard what the practice is and really outlined the Hudson County Planning Board's jurisdiction of traffic in terms of parking.

CHAIRWOMAN BETTINGER: May I have a motion?

COMMISSIONER CHOFFO: I'll make a motion.

MS. GIARRATANA: On a motion made by Commissioner Choffo, and second Commissioner Torres.

Commissioner Choffo.

COMMISSIONER CHOFFO: Aye.

MS. GIARRATANA: Commissioner Hernandez.

COMMISSIONER HERNANDEZ: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner
Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Mehta.

COMMISSIONER MEHTA: Aye.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.

MS. GIARRATANA: Chairwoman Bettinger.

CHAIRWOMAN BETTINGER: Aye.

MS. GIARRATANA: The motion has passed. The next item on the agenda are memorialization of resolutions considered at the last meeting. The first application is 2017-46-SP, The applicant is 1768-1768.5, LLC; at Kennedy 1768-1768.5 Kennedy Boulevard, Block 27005, Lots 43 and 44; in Jersey City.

CHAIRWOMAN BETTINGER: Please note for the record that Commissioner Cryan just arrived.

MS. GIARRATANA: I would note before I take the vote that only Commissioner Choffo, Jeter, Malavasi and Torres can vote on this memorialization. They were present.

CHAIRWOMAN BETTINGER: Can I have a motion?

MS. GIARRATANA: On a motion made by
Commissioner Torres. Second by Commissioner Jeter.

Commissioner Choffo.

COMMISSIONER CHOFFO: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.

MS. GIARRATANA: The motion has passed. Next application is 2018-04-SP; Georgette Benmoha, LLC. The location is 1601-1605 Manhattan Avenue; Block 180, Lots 18 and 19; in Union City.

On a motion made by Commissioner Torres, and second by Commissioner Jeter.

Commissioner Choffo.

COMMISSIONER CHOFFO: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.
MS. GIARRATANA: The motion has
passed. Next item for memorialization is
Application 2018-44-SP; Ridge Crossing I Urban
Renewal, LLC; at 682-686 Schuyler Avenue; Block 134,
Lot 1; in Kearny.

On a motion made by Commissioner Torres.
Seconded by Commissioner Jeter.
Commissioner Choffo.

COMMISSIONER CHOFFO: Aye.
MS. GIARRATANA: Commissioner Jeter.
COMMISSIONER JETER: Aye.
MS. GIARRATANA: Commissioner Malavasi.
COMMISSIONER MALAVASI: Aye.
MS. GIARRATANA: Commissioner Torres.
FREEHOLDER TORRES: Yes.
MS. GIARRATANA: The motion has
passed. The final item for memorialization is
Application 2018-53-SP; Crestpoint Development UC,
LLC; at 511-519 32nd Street, Block 170, Lots 21-25,
43, and 48-50; in Union City.

On a motion made by Commissioner Torres.
Seconded by Commissioner Jeter.
Commissioner Choffo.

COMMISSIONER CHOFFO: Aye.
MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.

MS. GIARRATANA: The motion has passed. The next item on the agenda are Site Plans, Subdivisions and other matters scheduled for public hearing. Application 2018-26-SP; Lukoil North America; at 3205 Hudson Avenue Union; Block 196, Lot 1 in Union City. It's an application for a proposed bay conversion to expand an existing convenience store.

MR. KOOL: Good evening, everyone. My name is Rick Kool. I am an attorney from Bayonne, and I'm here on behalf of Lukoil North America, the applicant. The property in question is an existing gas station located at Block 196, Lot 1 in Union City. The site in question has five existing driveways, six vehicular fueling stations. There is a 1,200-square-foot building on-site that will remain. The applicant seeks to convert the existing auto repair shop into an expanded...
convenience store.

There is an existing store on the site, which is approximately a third of the current building. The application expanding the convenience store makes further use of existing surface and furthering your development checklist by using low impact development. The site plan was revised October 10, 2018, signed by John B. Anderson, consulting engineer, and Mr. Anderson is here with me tonight to provide testimony. We have also submitted an architectural plan dated October 24th, 2018; and we have submitted a traffic analysis signed by Deanna Drummond, (ph.) professional engineer senior project manager, dated August 20, 2018.

We received a letter from the Board dated October 5, 2018, and we have addressed the items contained in the letter. We submitted plans in the hopes they be permitted in the zone. The applicant did not require any variances at the local level. There are only really two issues based on the plan that I have seen. The only nonconformities on the site pertain to one per minimum rear yard setback. Based upon recommendations from the County Board, we have increased the maximum lot coverage on the site,
98.3 percent. Mr. Anderson is ready to provide testimony on the site plan for the changes.

(The witness is sworn.)

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

MR. ANDERSON: Sure. My name is John, middle initial B for Barry, Anderson, A-n-d-e-r-s-o-n.

MR. KOOL: Thank you. Mr. Anderson, would you briefly discuss your qualifications?

MR. ANDERSON: Sure. I'm a graduate of Villa Nova University with a bachelor's of engineering. I am licensed in the state of Pennsylvania also the state of New Jersey, practicing in the state of New Jersey as a licensed engineer for over 14 years. I've done a significant amount of petroleum work with respect fueling stations, convenience stores and such, throughout New Jersey, Pennsylvania, New York, Maryland, Delaware, Virginia.

MR. KOOL: I ask the Board to accept Mr. Anderson as an expert.

CHAIRWOMAN BETTINGER: On behalf of the Board, your credentials are accepted.

MR. KOOL: Mr. Anderson, would just
walk through the site plan?

    MR. ANDERSON: Sure. I know it's kind of small and a little bit far away. I can also bring it a little bit closer.

    MR. CURLEY: Can we have that marked as A-1?

    MR. ANDERSON: Sure. That's an existing Lukoil gas station. It has an auto repair bay use within it. There are two bays for auto repair. That portion of the building consists of about 60 percent of the building, and 40 percent was for the bathrooms, office, also a convenience store and a little food bar associated with the existing building. As our attorney mentioned, the building is comprised of about 1,240 square feet.

    Our proposal is not to expand from the exterior but just interior modification to convert the two bays for services into an expanded convenience store. There is an existing fueling canopy on-site. There's six fueling positions, three dispensers, and they're located centrally to the triangle. You can see on our rendering we represented automobiles in the darker gray shaded vehicles. The dispensers are located two along 30th Street and one along 32nd Street.
This is a very, very small site. It's comprised of about 11,200 square feet. It's triangular in nature. It borders on 30th and 32nd Street and Hudson Avenue. There are two access points along 30th Street, none along Hudson and three existing along 32nd Street. We're not proposing any changes to the access. The removal of the auto repair use will take what I will call two uses, one fueling -- I'm sorry. It will take three uses down to two, auto fueling, repair and convenience down to just auto fuel and convenience.

So we feel it is going to be a reduction in some of the conflicting movements that exist on-site and previously existed on-site to clean up the area as well by removal of the auto repair of the vehicles that were staged along the point and along Hudson Avenue and the 32nd Street corner, and they were several that were staged on 30th Street. It will clean up the actual site significantly and allow for better viewing and access throughout the facility.

Our proposal is not only just to expand the convenience but also provided parking space designated striping on the front, on the side, on the corner of Hudson and 32nd Street, to provide
five designated parking spaces. There are no
designated parking spaces today. I will note there
is parking along 32nd Street. Again, we're not
doing any modification to the street access or any
improvements along 30th, Hudson or 32nd, so any
parking on the street is not going to be affected.
Our proposal is also to add the required seven
street trees along 32nd Street, and we're also
proposing a planting area. That's our first green
technique. Our second green technique is to provide
additional bicycle parking.

Some comments that were raised from the
staff level concerning turning movements, trip
generation, so forth, the increase of the
convenience store will slightly increase the amount
of traffic that will utilize the site. However, in
the trip-gen letter, it indicated it was just a
slight increase. It will only be about 15 to 20
trips during that a.m. and p.m. peak hours. And
also from the truck turning and delivery standpoint,
Lukoil had contacted the distributors, and the trash
pickup will be scheduled during off-peak hours, and
I will only get into the truck delivery only with
specific questions concerning it.

But basically, we're viewing this as a
betterment to the site. It's going to clean up the
actual property significantly. I think it has
already reduced a lot of the conflicting turning
movement on-site today, and I think it's a
betterment to this actual property.

MR. KOOL: You also have some
photographs that were before and the proposed after.

MR. ANDERSON: I just have a before. I think that it's already been converted. We
inadvertently went ahead. We received building
permits that didn't indicate we needed permits from
the County of Hudson. So Lukoil went ahead with the
conversion. So if you've driven by the site, you'll
see it's already been done. So we're kind of coming
before the Hudson County Planning Division after the
fact to make the good and cleanup that any type of
permits that were required.

I can show you some before what the
building looked like, and I can show you a rendering
what it looks like today.

CHAIRWOMAN BETTINGER: You have
already started the project before you came?

MR. ANDERSON: Unfortunately, yes. We were issued building permits, and during the
construction, we were notified that we needed to
come before the County Planning Board, so that's what we're here for today.

CHAIRWOMAN BETTINGER: The City of Union City did not inform you that you needed to come before the County Planning Board?

MR. ANDERSON: No.

MR. TRIDENTE: Madam Chair, point of clarification. Back on May 28th, I had some correspondence with Mr. Pagano, telling them that they needed to come before the Board. This is before they were complete. They were in the process. I notified the construction department of Union City. They kind of fell through the cracks. They tightened up their process. So for three months there was a disconnect. Mr. Anderson came in between that disconnect. He wasn't the original engineer of record. He came after another engineer who was the point of contact, which left the firm.

So being he confirmed that there was a disconnected from our office, and the reason why they're here now, once they came back, they still hadn't been completed. It took a couple phone calls with Mr. Pagano.

MR. KOOL: One small qualification, we had complied with and included in our site plan,
we have essentially agreed to address the traffic
issues. We're doing it through the course of
investigation into the traffic issues.

COMMISSIONER CHOFFO: Madam Chair, do
you have the copy of the T & M Associates letter
July 25th? So the July 25th letter, page 2 and 3,
traffic and parking, so in using traffic patterns on
the development site, turning templates have been
provided for the fueling tankers to show the path of
tricks currently traveling through the site, and
turning templates show the truck crossing through
the fueling station and parking spaces. During
deliveries to the convenience store, it is assumed
that parking will be blocked. Testimony shall be
provided regarding the type and hours of delivery
for the fuel, convenience store and trash pickup on
the site at off-peak hours?

MR. ANDERSON: We can commit all of
the deliveries will be during off peak hours. It's
a 24-hour facility, so deliveries can be coordinated
with the various vendors that it would be during
off-peak hours. Peak hours is from six a.m. to nine
a.m. It would be before that, and the concern would
be removed and we can schedule it after the morning
peak during Monday through Friday.
Fueling delivery, when the truck enters the site and puts the product within the underground tank, that is controlled, and that can be controlled, that it would be between off-peak hours. There may be an instance once or twice a month where it may occur during peak hours, but every attempt will be made that it will be prevented.

COMMISSIONER CHOFFO: For the convenience store, will someone coming in be blocked in by a tanker on their way to work?

MR. ANDERSON: Typically what happens is the tanker trucks are notifying the actual managers who work in the store, so the store person, whoever is on duty will come out and block off parking spaces for cars. They're notified ahead of time basically when the distribution sends out the trucks.

COMMISSIONER CHOFFO: It doesn't benefit the applicant to block parking spots.

CHAIRWOMAN BETTINGER: How many parking spots? Did you say five?

MR. ANDERSON: We're proposing to stripe five. There are three angled parking spaces along the front of the store. That's what your engineer indicated. The truck comes out of the
middle entrance and stage in this location. That's what happens today, regardless of the modifications to the store. The tanks are located between the actual building and the fueling dispensers today. So the truck enters in and stages here and unloads product. We understand that with increase in the convenience store and the repair facility obviously controls their lot and where the cars go, we are showing parking here, but there may be a conflict. But the people that are working in the store can control that.

CHAIRWOMAN BETTINGER: Will there be any handicapped spots?

MR. ANDERSON: There are handicapped stripes on the side of the building. There's a handicap ramp located on the side that complies with ADA.

CHAIRWOMAN BETTINGER: Any other questions?

MR. PANAGOPOULOS: Yes, Madam Chair, just real quick, I think you touched on it a little bit, but if you talk a little bit more about preconstruction and post-construction operation, any changes? You just said that's how the gas tanker comes in. That's not changing. What about
deliveries?

MR. ANDERSON: So trash removal, there's a designated trash enclosure at the corner of the property between Hudson and 32nd Street on our property, and that will be through a commercial hauler. That's controlled based on their account that it will be done during off-peak hours.

MR. PANAGOPOULOS: Are there any changes? In that scenario, the operation isn't changing?

MR. ANDERSON: The operation of the deliveries is not changing. That's is correct. They get deliveries today, and deliveries in the future will be by the same vendors, and again, we'll control them during off-peak hours. But it's the same delivery trucks delivering to the existing store today as it is tomorrow. It's just the same size truck delivering more product to the store.

MR. PANAGOPOULOS: And if you could talk a little bit more about the increase of trips to the site and passerby trips.

MR. ANDERSON: So we hired a traffic engineer to do a comparison between the before and after. With the increase in the convenience store, there's an increase in trips. They're anticipating
that the a.m. and p.m. peaks are about 22 trips in the a.m. increase, and 29 in the p.m. peak, and 27 on Saturday. However, 50 percent of that trip generation is already on the road today, so they're anticipating that will be an actual estimated increase of 15 to 20 trips during the a.m. and p.m. respectively. So 15 in the a.m. and 20 the p.m. They're also saying due to the fact that this is a significantly urban area, some of those trips ITE doesn't differentiate between vehicular trips and pedestrian trips. We're saying there should be a little bit of a reduction due to the fact that a lot people utilizing the store will come from the immediate area, pedestrian and people walking or biking to the store.

MR. PANAGOPoulos: Thank you.

COMMISSIONER MEHTA: Madam Chairwoman, just one quick question. So your current testimony you're going from sixty percent repairs to hundred percent 24-hour convenience store?

MR. ANDERSON: Sixty percent is if we look at the existing floor plan of the building, 60 percent or 780 square feet is comprised of the two bays. The rest of the building is a restroom.
facility, a manager's office and convenience. So the now floor plan still has the restroom facilities, the manager's office and convenience. The bays are going. It's an expansion of the existing building from a convenience store standpoint by about 50 percent. That consists of a large reach-in cooler; preprepared, prepackaged foods. There is no food prep on site. You have coffee, sinks, things of that nature. It is all prepackaged foods. To answer your question, it's a 60-percent increase of the convenience store and the rest of the store into the service bay areas.

COMMISSIONER MEHTA: Another question, if you are converting the repair bays into the convenience store, are there any EPA issues?

MR. ANDERSON: What happens in cases like this, if there is any underground concrete vault that may have contained hydraulic fluid, oil and so forth, all of that gets removed and taken off-site. So they do an actual floor replacement. The entire concrete floor service was all removed and replaced. Any type of contaminant in soil, all of that is removed and has gotten removed and taken off site. I don't know specifics of that. I could find that out if it's a concern, but it's taken care
of through licensed contractors and moved to a
facility to handle this type of thing. I don't know
if there was any on-site.

COMMISSIONER MEHTA: Just for the
record if you have anything from DEP, just send it
to the Planning Board for their records.

MR. ANDERSON: I will definitely
reach out to the engineer who was in charge of that
and send it off to the Planning Board.

COMMISSIONER MALAVASI: Thank you,
Madam Chair. We addressed the issue of the
customers parked when the tanker comes. That's
fine. If you block it, they won't get trapped. But
as I look at your truck templates when the operator
gets the call, that first bay on the bottom needs to
be coned off because as much as I am concern about
getting on the site, I can't have a tanker truck
queuing on my street on 32nd Street, because there's
someone at the pump. So when they cone the spaces,
also have them cone off that one bay to get the
truck, you know -- once the truck is on-site, the
County road is fine. That's an internal issue. I
need to make sure you tell your operators to get
that off the County road. You can't have a tanker
duck just sitting there. Cone that off as well.
MR. KOOL: The operator can do that.

MS. GIARRATANA: Chairwoman, I'll just mention that the green techniques as they highlighted, they're adding native landscaping, so there's a reduction of impervious coverage, and they will be installing a bike rack, and the shade tree requirements, they're fulfilling.

MR. TRIDENTE: Do you have any idea when the trees will be planted?

MR. ANDERSON: I thought I read in Planning Board requirements that it will be done within a 30-day period. I know that Mr. Pagano has already set that up with the contractor. So I know there's a permit that's require to obtain through the County.

MR. TRIDENTE: Go to the County engineer's office, and we ask you to adhere to the County treatment.

MR. ANDERSON: We have detail on the tree planting. We have scheduled the exact detail.

MR. TRIDENTE: The tree grades have to be ADA compliant.

CHAIRWOMAN BETTINGER: Please note for the record Commissioner Kennedy Ng arrived.

MR. PANAGOPOULOS: To follow-up on
that, if the Board would allow it, to have them go in to do this work before they get the memorialization because the planting season is coming to a close pretty quickly. They've done everything else.

MR. ANDERSON: I will file for the permit to open the street up tomorrow.

MR. PANAGOPoulos: Just go to the County engineer's office. They have already started the process.

CHAIRWOMAN BETTINGER: Do I have a motion to approve?

MS. GIARRATANA: On a motion made by Commissioner Jeter, and seconded by Commissioner Choffo.

Commissioner Choffo.

COMMISSIONER CHOFFO: Aye.

MS. GIARRATANA: Commissioner Hernandez.

COMMISSIONER HERNANDEZ: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.
MS. GIARRATANA: Commissioner Mehta.

COMMISSIONER MEHTA: Aye.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.

MS. GIARRATANA: Chairwoman Bettinger.

CHAIRWOMAN BETTINGER: I vote aye.

However, in the future you need to come before us before you work on County roads to get the proper permits from this Planning Board.

MR. KOOL: Thank you.

MS. GIARRATANA: Commissioner Cryan.

COMMISSIONER CRYAN: Aye.

MS. GIARRATANA: The motion has passed. The next item on the agenda is Application 2018-42-SP; the applicant, 128 JFK, LLC; 128 Kennedy Boulevard; Block 335, Lot 12; in Bayonne. It's an application to construct a three-story, four-unit residential building with three parking spaces. This is an application was Adjourned at the September meeting and was carried over, and we received confirmation from the City of Bayonne, their license administrator, that they had no issue with it being carried over.

CHAIRWOMAN BETTINGER: Before you
start, please note for the record Commissioner Choffo had to leave.

MR. ZUCKER: Good evening, Chairwoman and Commissioners, my name is John Zucker, attorney for the applicant, 128 JFK, LLC. This is an application in an R-2 zone to build a four-unit residential structure. This is a section on the Boulevard in Bayonne from 4th Street to 5th Street. We went before the zoning board in Bayonne and received approval in March of this year, and we made the application adjourn. I have the planner on the project to answer any questions you may have.

(The witness is sworn.)

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

MR. SAMBADE: Al Sambade, S-a-m-b-a-d-e.

MR. ZUCKER: Mr. Sambade, just state your credentials.

MR. SAMBADE: Commissioners, I am the principal of DAL Design Services. I have been in the business for 32 years now. I'm a registered architect, licensed in the state of New Jersey, and licensed professional planner in the state of New Jersey. I have appeared before local planning and
zoning boards and county planning boards. Prior to this when I was much younger, I worked for municipal government as a municipal engineer.

CHAIRWOMAN BETTINGER: Your qualifications are accepted.

MR. SAMBADE: Thank you.

Commissioners, this is a modest application. The property is very odd-shaped, very shallow, only 28 feet to 50 feet in depth, and it is located in the R-2 zone, which is one or two-family homes. The argument we made before the Bayonne Board of Adjustment is we couldn't fit a two-family home on this property. So we made presentation for the use variance and the bulk variance for the building with three parking spaces on JFK Boulevard.

The latest plan, Commissioners and Mr. Panagopoulos, we've abated the kind of cross path as an exit, but I believe that we've addressed the reports of the Board. We addressed all the requirements of the County regulations, and if I can go through and clear this up, the letter of September 4th, just address some of the comments and requests for information. So Mr. Panagopoulos suggests that we discuss how the parking spaces would be assigned and the need for an ADA, if we
need an ADA space.

The spaces will be assigned I presume on a first come, first serve basis. If there is not a handicapped family in the building, that space will not be formally assigned. In the future once a handicapped tenant comes in, that space will have to be vacated so the handicapped person can utilize it. The driveway curb cut will eliminate one space on Kennedy Boulevard. We show that, and in my experience there is sufficient availability in this part of Bayonne. Our office is located not far from this site. The parking availability on this stretch of Kennedy Boulevard is readily available at almost all times of day. So I hope if there is not an issue with parking. That is the presentation I also made to the zoning board and they tended to agree.

We provided on the amended plan the sight triangle. This was submitted after we contacted Mr. Panagopoulos. We spoke about the detail. It's revised on the plans. There is one comment we addressed is in this as well, that the County standards require driveways to make turns so you don't have to back out onto the County road. In this situation, we have a 2,300 square foot lot. It's wide and very, very shallow to be able to make
those sort of maneuvers certainly within the
property before we head out onto the county
right-of-way, and obviously, we are not able to
comply with that.

Mr. Panagopoulos wishes for us to address
clean trash. This will be picked up curbside and placed
by building management. There are no encroachments
on the County's right-of-way, and we agree that
moving forward we will apply for the road opening
permits. We will submit a point-by-point indication
how we have addressed those comments. I think the
expert reports and the Board's Planner indicated
that we have addressed it. I think the sight
triangle has been addressed. Thank you.

MR. PANAGOPOULOS: Mr. Sambade has
addressed my comments in the letter. One thing that
he did not, when you're doing the sewer repair, that
there be one hatch not two hatches. You are
connecting to sanitary and storm sewer, so it's one
hatch, not individual hatches.

MR. SAMBADE: Do you want me to show
that?

MR. PANAGOPOULOS: I would like you
to put a hatch. That's it.

CHAIRWOMAN BETTINGER: Commissioner
Malavasi.

COMMISSIONER MALAVASI: Yes, I have two questions. I'm looking at your driveway. There is a driveway and sidewalk, and you're showing that. I want to confirm that that will be a different color than the rest of the sidewalks to differentiate when folks are backing, they'll have a visual line.

MR. SAMBADE: In addition, it may not be shown on the plan, but at the edges of the garage door, they'll be a compass mirror so you get some better visibility as you're backing out.

COMMISSIONER MALAVASI: The only other question, I'm looking at your sheet -- I don't have the sheet number on my copy, but your sheet is showing three cars parked under the building. Just I'm not really clear on where the handicapped person or whoever will be there can get out of their vehicle in the hashed area. I'm not quite sure how they will get out. It almost looks like incoming traffic. What will be your accessible route to get out of that hashed area?

MR. SAMBADE: On the architectural plan, the first floor plan that's the layout, and we had a connection between the parking area and the
main building stair as well as a small elevator.

COMMISSIONER MALAVASI: So if you're parked, and if you get out of the striped area, there is a dot there. It looks like an open area.

MR. SAMBADE: That is open. That actually is bollards so the car doesn't drive.

COMMISSIONER MALAVASI: And you go through the door and take the stairs to the elevator. Thank you. I'm okay.

COMMISSIONER MEHTA: So architectural plan, you have two two-bedroom apartments and two one-bedroom apartments?

MR. SAMBADE: I believe so. Bear with me. Two and two.

COMMISSIONER MEHTA: I see the elevator goes to the second floor only?

MR. SAMBADE: The residential elevator goes to Apartment 202, and provides accessibility. That is the handicapped accessibility.

MS. GIARRATANA: Madam Chairwoman, the applicant has fulfill the green techniques, where they have facilities on the ground floor, and they are fulfilling the shade tree requirement. They only have to plant one tree. They're actually
planting two. They get that credit for that additional tree.

CHAIRWOMAN BETTINGER: Thank you.

MR. TRIDENTE: No comment.

CHAIRWOMAN BETTINGER: Any other comments? Do I have a motion?

MS. GIARRATANA: On a motion made Commissioner Cryan. Seconded by Commissioner Mehta. Commissioner Choffo is absent.

Commissioner Cryan.

COMMISSIONER CRYAN: Aye.

MS. GIARRATANA: Commissioner Hernandez.

COMMISSIONER HERNANDEZ: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Mehta.

COMMISSIONER MEHTA: Aye.

MS. GIARRATANA: Commissioner Ng.

COMMISSIONER NG: Aye.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.
MS. GIARRATANA: Chairwoman Bettinger.

CHAIRWOMAN BETTINGER: Aye.

MS. GIARRATANA: The next item on the agenda are applications to be exempt. The first application is 2018-57-SP; the applicant, Equinix, Inc., 275 Hartz Way; Block 22, Lot 2; 755 & 800 Secaucus Road, Block 30, Lot 4.03 and Block 23, Lot 4.02; in Secaucus. This is a site plan application not along a County road.

The next application is 2018-58-SP; T-Mobile Northeast, LLC; 143 Morgan Street; Block 13002, Lot 14; in Jersey City. It's a telecommunication application not along a County road.

The next application is 2018-60-SP/SD. The applicant is Chairman of the Board Corp., at 415-417 & 419 Monroe Street; Block 58, Lots 8, 9, 10 in Hoboken. It's a site plan and subdivision application not on a County road.

The final application is 2018-61-SD; Park Plaza Urban Renewal, LLC; at 100 Park Plaza Drive; Block 227, Lots 4.03, 4.04; in Secaucus. It's a minor subdivision application not on a County road.

CHAIRWOMAN BETTINGER: Do I have a
motion?

MS. GIARRATANA: On a motion made by Commissioner Torres, and second by Commissioner Mehta.

COMMISSIONER CRYAN: Aye.

MS. GIARRATANA: Commissioner Hernandez.

COMMISSIONER HERNANDEZ: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Mehta.

COMMISSIONER MEHTA: Aye.

MS. GIARRATANA: Commissioner Ng.

COMMISSIONER NG: Aye.

MS. GIARRATANA: Commissioner Torres.

FREEHOLDER TORRES: Yes.

MS. GIARRATANA: Chairwoman Bettinger.

CHAIRWOMAN BETTINGER: Aye.

MS. GIARRATANA: The motion has passed. Chairwoman, there is old business or new
business, and our next meeting date is Tuesday, November 20th.

CHAIRWOMAN BETTINGER: Do I have a motion to adjourn?

FREEHOLDER TORRES: Motion.

COMMISSIONER CRYAN: Motion.

CHAIRWOMAN BETTINGER: All in favor.

(Whereupon the proceeding is then concluded at 7:37 p.m.)
CERTIFICATION

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 Caucus Meeting of the Hudson County Planning Board, held on Tuesday, October 16, 2018; 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 2/4/22
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