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, May 19, 2020
6:30 p.m.

VIA ZOOM:

SAMANTHA LUGO, Chairwoman
JOHN ALLEN, Commissioner
RENEE BETTINGER, Commissioner
DANIEL CHOFFO, Commissioner
ELIZABETH HERNANDEZ, Commissioner
FLOYD JETER, Commissioner
KENNEDY NG, Commissioner
THOMAS MALAVASI, PE, Commissioner
RUSHABH MEHTA, Commissioner
FLOYD JETER, Commissioner

ALSO PRESENT:
JENNIFER BOGDANSKI, ESQ., Board Counsel
STEPHANIE LEE, Assistant Planner
FRANCESCA GIARRANTANA, PP, AICP, Secretary
MARIO TRIDENTE, Inspector
ANTONIOS PANAGOPOULOS, PE
CHAIRWOMAN LUGO: I would like to call the May 19, 2020 Hudson County Planning Board Meeting to order. Has the meeting properly been advertised?

MS. BOGDANSKI: Yes, Madam Chairwoman. The meeting was properly noticed to Jersey Journal and the Star Ledger. It was posted on the County Clerk's bulletin board and bulletin board for the Board of Freeholders. The notices that were given specified that this is a virtual meeting in the accordance with the Open Public Meetings Act.

CHAIRWOMAN LUGO: May I have a roll call, please.

MS. GIARRATANA: Yes. Commissioner Allen.

COMMISSIONER ALLEN: Present.

MS. GIARRATANA: Commissioner Bettinger.

COMMISSIONER BETTINGER: Here.

MS. GIARRATANA: Commissioner Choffo.

COMMISSIONER CHOFFO: Present.

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

COMMISSIONER HERNANDEZ: Present.
MS. GIARRATANA: Commissioner Jeter.
COMMISSIONER JETER: Present.

MS. GIARRATANA: Commissioner Malavasi.
COMMISSIONER MALAVASI: Here.

MS. GIARRATANA: Commissioner Mehta.
COMMISSIONER MEHTA: Present.

MS. GIARRATANA: Commissioner Ng.
COMMISSIONER NG: I'm here.

MS. GIARRATANA: Commissioner Torres, not present. Commissioner Walker, not present.

Commissioner Lugo.
CHAIRWOMAN LUGO: Here.

MS. GIARRATANA: Chairwoman, we have a quorum.
CHAIRWOMAN LUGO: Let's please stand for the flag salute.
(Flag Salute.)
CHAIRWOMAN LUGO: Has everybody had the opportunity to read the minutes from our last meeting?
COMMISSIONER HERNANDEZ: Yes.
CHAIRWOMAN LUGO: Can I get a motion to approve?
COMMISSIONER NG: A motion to approve
by Kennedy in Union City.

COMMISSIONER HERNANDEZ: Second.

MS. GIARRATANA: On a motion made by Commissioner Ng, and seconded by Commissioner Hernandez.

Commissioner Allen.

COMMISSIONER ALLEN: Yes.

MS. GIARRATANA: Commissioner Bettinger.

COMMISSIONER BETTINGER: I'll abstain.

MS. GIARRATANA: Commissioner Choffo.

COMMISSIONER CHOFFO: Aye.

MS. GIARRATANA: Commissioner Hernandez.

COMMISSIONER HERNANDEZ: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: I'll abstain.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Mehta.

I'm sorry. Commissioner Mehta.

COMMISSIONER MEHTA: Aye.

MS. GIARRATANA: Commissioner Ng.
Commissioner Ng.

COMMISSIONER NG: Yes. Can you hear me?

MS. GIARRATANA: Yes. Thank you.

Commissioner Lugo.

CHAIRWOMAN LUGO: Aye.

MS. GIARRATANA: The motion has passed and the minute have been adopted. The next item on the agenda are matters scheduled for public hearing. First is the Letter A, Memorialization of Resolutions Considered at the Previous Meeting. I would like just note, Chairwoman, that the Commissioners' voting will vary based on the application that the, you know, Commissioners were there for. We had a few Commissioners leave early and come in late; so just a note.

The first application is the Memorialization is 2019-58-SP, the applicant, Inder Singh; and the location is 3568 Kennedy Boulevard; Block 1402, Lot 57; in Jersey City.

Do I have a motion?

MS. GIARRATANA: I make a motion.

COMMISSIONER NG: Second on the motion.

MS. GIARRATANA: I'm sorry. Can I
have the motion made by Commissioner Ng?
Commissioner Hernandez, you weren't there for this application.

COMMISSIONER NG: I have a motion.

This is Kennedy.

MS. GIARRATANA: And a second?

COMMISSIONER MEHTA: Let me second.

MS. GIARRATANA: Thank you. On a motion made by Commissioner Ng. Seconded by Commissioner Mehta.

Commissioner Allen.

COMMISSIONER ALLEN: Yes.

MS. GIARRATANA: Commissioner Choffo.

COMMISSIONER CHOFFO: I vote aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Mehta.

Commissioner Mehta is on?

COMMISSIONER MEHTA: Aye.

MS. GIARRATANA: Commissioner Ng.

COMMISSIONER NG: Yes.

MS. GIARRATANA: Commissioner Lugo.

CHAIRWOMAN LUGO: Aye.

MS. GIARRATANA: The motion has
passed. The next application is 2020-012-SP; 3060 JFK, LLC, at 3060 Kennedy Boulevard; Block 6401, Lots 7.01 and 7.02; in Jersey City. Do I have a motion?

COMMISSIONER NG: Motion by Kennedy.

COMMISSIONER ALLEN: Second by Allen.

MS. GIARRATANA: On a motion made by Commissioner Ng, and seconded by Commissioner Allen.

COMMISSIONER ALLEN: Yes.

MS. GIARRATANA: Commissioner Malavasi. Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Mehta.

COMMISSIONER MEHTA: Aye.

MS. GIARRATANA: Commissioner Ng.

COMMISSIONER NG: I say yes.

MS. GIARRATANA: Commissioner Lugo.

CHAIRWOMAN LUGO: Aye.

MS. GIARRATANA: Thank you. The next item on the agenda is 2020-004-SP; Fraternity Meadows, LLC, at Brianna Lane; Block 5.02, Lot 3.04; in Secaucus.

Do I have a motion? Do I have a motion?

COMMISSIONER NG: Motion by Kennedy.
MS. GIARRATANA: Do I have a second?

COMMISSIONER ALLEN: Second by Allen.

MS. GIARRATANA: I'm sorry, Commissioner. You were not present for that application, so you can't vote on it. It was Commissioners Hernandez, Malavasi, Ng, Walker and Lugo.

COMMISSIONER HERNANDEZ: I'll second the motion.

MS. GIARRATANA: Thank you. On a motion made by Commissioner Ng and seconded by Commissioner Hernandez.

COMMISSIONER HERNANDEZ: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Ng.

COMMISSIONER NG: I say yes.

MS. GIARRATANA: Commissioner Walker, not present. Commissioner Lugo.

CHAIRWOMAN LUGO: Aye.

MS. GIARRATANA: Thank you. The motion has passed. The next item on the agenda are the Site Plans, Subdivisions and other matters.
scheduled for public hearing. The first application is 2019-70-SP; the applicant, 1811 Kennedy Boulevard, LLC; at 1811 Kennedy Boulevard; Block 25501, Lot 15; in Jersey City. It's an application to construct a four-story, mixed-use building with two medical offices, and six residential units.

MR. JOSEPH: Good evening, everyone. Stephen Joseph for the applicant. Like it was said, this is a four-story building, mixed use, medical space on the ground floor. This application might look a little bit familiar to you. There was a very similar application. It was four stories and had no medical space that this Board approved in May of 2018. It was then denied by the City. We revised the plans to include the medical space. That was the comment from the city. That was approved by Jersey City on July 11th, 2019, and now we're here before you.

We have two experts tonight. One is our architect, Raul; and Eric is our engineer. So Raul, why don't you take it away and get sworn in.

MR. CABATO: Hi. Good evening. My name is Raul Cabato. I'm the architect who worked on today's project.

MS. BOGDANSKI: I'll swear you in
(The witness is sworn.)

MS. BOGDANSKI: Okay. And if you could spell your first and last name, and state the name of your firm for the record, please.

MR. CABATO: Sure. Raul Cabato. R-a-u-l; C-a-b-a-t-o. I'm a partner at RA Design and Consultants in Jersey City.

MR. JOSEPH: Raul, you're a licensed architect in the state of New Jersey?

MR. CABATO: Yes, I am.

MR. JOSEPH: And you've appeared before this Board and other municipal boards?

MR. CABATO: Yes, I have.

MR. JOSEPH: All right. So Raul, if you want to start the screen share, make sure everybody can see it, and then we'll run through the plans.

MR. CABATO: Okay. Sheet Z100.

We're proposing a four-story, 11,100-square-foot building with a medical office use on the ground floor, and six dwelling units on the second through fourth floors. The proposed structure should be built -- built to the west property line for approximately 38 feet, which is the side, and it's
setback three-feet-one from that point on. The
38-foot distance was determined based on the window
location on the adjacent building. There is going
to be three-foot, eight-inches setback from this
property line. This is going to be used as an
egress. We're also proposing a new street tree to
be planted in front of the building.

Sheet A-101 shows the first floor plan as
well as a typical second through fourth floor plan.
On the first floor level shall be the building's
lobby as well as garbage room and circulating rooms.
Parking for three bikes have been provided on this
level, which is to the interior stair wall next to
the elevator. These are the medical offices at this
level.

Upstairs, we have two apartments. The
front units shall be the two-bedroom unit with two
full bathrooms and laundry appliances. It's
approximately 914 square feet. The rear unit will
also be two-bedroom apartments with full bathrooms,
and will have its own laundry appliances. The unit
1,238 square feet. The rear units have a balcony
that will open into the rear yard. Sheet A-102
shows that there is a common roof deck that's open
for the occupants of the building. That pretty much
is my presentation.

MR. JOSEPH: So Raul, I just wanted to ask you about any encroachments into the right-of-way. The way the plans are designed now, the cornices, is anything encroaching into the County's right-of-way?

MR. CABATO: Well, we hope it's not to encroach. We don't plan on encroaching. As a matter of fact, when we designed the cornice, we didn't want to go to beyond the -- I'm sorry. The property line.

MR. JOSEPH: And the applicants understand that if there is some type of encroachment, the surveys would be done, and if there is an encroachment, and you would need a franchise with the County?

MR. CABATO: Yes.

MR. JOSEPH: Okay. So if nobody has any questions for Raul, I would like to bring up Eric the engineer to talk very briefly about the plans' engineering standards.

MR. TRIDENTE: Madam Chair, I have a question for the architect.

CHAIRWOMAN LUGO: Yes.

MR. TRIDENTE: Could you please go
back to the tree pit detail? What I see there, it just -- it doesn't appear to have an ADA-compliant tree grate?

MR. CABATO: If that's the case that's an error. The tree pit is in the County right-of-way. We have to comply the standards concerning tree pit size, type and of course, the ADA-compliant tree grates. That's certainly something that we can correct the tree detail to be complaint with all County standards.

MR. TRIDENTE: Okay. So just to make a note for the record that the applicant is going to put in ADA-compliant tree grate for this project.

MR. CABATO: Yes, sir.

MR. TRIDENTE: Thank you. No further questions.

CHAIRWOMAN LUGO: Anyone else?

COMMISSIONER NG: Yes. I have a question. Kennedy. Can you hear me?

CHAIRWOMAN LUGO: Yes.

COMMISSIONER NG: The parking spaces are on Kennedy Boulevard?

MR. CABATO: There is no parking proposed for this project.

COMMISSIONER NG: So I saw on the
side there's a couple of cars to the left of the main entrance. That's why I was asking you.

MR. CABATO: No. We're not proposing any parking. It's built to the property line on this side, and we have an alley on this side.

COMMISSIONER NG: All right.

COMMISSIONER HERNANDEZ: That alley, will belong to the new building? Because I know that alley is very congested over there.

MR. CABATO: This alley belongs to our client, and the reason why it's a three-foot, eight-inch-wide is because we're going to be using it as a means of egress to the street. This alley is going to be used as an egress for the building. For some of the rear units, there is going to be a stair. Let me show you the plan. There is a stairway here that exits onto the alleyway, which leads directly to the street.

MR. JOSEPH: Raul, that is to comply with building code and fire code for rear egress?

MR. CABATO: That's correct.

MR. JOSEPH: That's not the primary -- that's not the only means of egress?

MR. CABATO: That's correct. There is also the front stair.
COMMISSIONER MALAVASI: Madam Chair,
I have a question.

CHAIRWOMAN LUGO: Yes, go ahead.

COMMISSIONER MEHTA: With the medical
offices, how big are the offices? And another thing
is on one of the pictures on the side, how big and
wide side?

MR. CABATO: Okay. To answer the
first question, the front unit, this is the first
commercial medical office, we have it listed as 574
square feet. The rear medical office is a little
bigger. It's 1,128 square feet. As far as the side
-- let me see. We intend to comply with the zoning
requirements. I don't have to calculate for the
side, and this is side. We do intend to comply with
zoning requirements in terms of the maximum size for
the side. I don't have the dimensions for it right
now.

COMMISSIONER MEHTA: You can meet the
requirement. That's fine. Your building is going
to be built to the property line. It will be a much
bigger property.

MR. CABATO: Yes, sir. Of course,
yes. That's noted. Okay.

COMMISSIONER MALAVASI: Tom Malavasi.
I have a question, just a couple questions.

CHAIRWOMAN LUGO: Go ahead.

COMMISSIONER MALAVASI: Thank you. I see in your zoning chart, you've got a variance for the parking for the building. You're not providing any. I see that. Is this in the Jersey City Redevelopment Zone, and it does not require parking, or did you get a variance for the parking for the residential units as well?

MR. CABATO: We did get a variance for the parking. Agreed.

COMMISSIONER MALAVASI: I'm sorry. Go ahead.

MR. JOSEPH: So there is no residential permitted in the zone, so there is no parking requirements for the residential. If you apply R-1 standards, it's zero or one-for-one parking, but it's not really an apples-to-apples comparison because residential is not permitted.

COMMISSIONER MALAVASI: Okay. Which means you should have applied the RSIS standard, which required a variance. I just want to put on the records that this is another property in Jersey City that deviates. It's not in the redevelopment zone, and has no parking again. So I just want to
put that on the record. Now, I guess since you're eliminating the driveway cut, how many spaces are you creating in front of your apartment?

MR. JOSEPH: The existing -- the existing curb cut is 37 feet. That is all of the building.

MR. CABATO: We are creating one space because we're eliminating the curb cut.

COMMISSIONER MALAVASI: I see. And I can't for some reason, can't go back. You're going to go back to the County road design standards coming out of the road for the curb cut?

MR. CABATO: Correct.

COMMISSIONER MALAVASI: I want to let you know, we may be awarding a contract in a couple of weeks to pave JFK Boulevard. So any disturbance you have to repave to the center line in each direction so I'm assuming sooner you get your permits in, the better.

MR. JOSEPH: Understood. Thank you.

COMMISSIONER MALAVASI: Thank you.

MR. JOSEPH: Okay. If there is no further questions, I would like to --

MR. PANAGOPoulos: I'm sure your engineer will be talking about parking a little
more?

MR. JOSEPH: Our engineering testimony is limited. This was previously approved by this Board with eight residential units, and it was approved by Jersey City without any parking.

MR. PANAGOPoulos: This is a different application. Okay. Can you discuss how the difference -- currently, the site is being used as a parking lot? I know it's not legal spaces, but it's definitely being used for a parking lot. Do you know how many spots are in the current lot?

MR. JOSEPH: So you're correct. It's currently being used that way. The previous owner to the property sold this lot to my client. My client has not authorized any parking here, but he hasn't done anything to enforce his rights.

MR. PANAGOPoulos: They're not actual spaces. It's not big enough to be an actual parking lot. It's a narrow lot. That said, you have parking for say, ten cars?

MR. JOSEPH: Yeah. They park sideways. It's utilized by the pharmacy next door. If this was all one lot, which it was in the past, but since it was sold to my client, and you can see on the site plan, it's a very strange shape. It's a
narrow lot.

MR. PANAGOPOULOS: What I'm getting at is what is the pharmacy going to use for parking now?

MR. JOSEPH: I don't know.

MR. PANAGOPOULOS: So you have a negative ten parking right now, plus the negative impact of the new use for parking. So you're potentially, if I go by RSIS, you're looking at negative impact of say 20 cars, I'm guessing? I'm just putting it on the record like Tom's comments.

MR. JOSEPH: I understand. You know, it's not the first time I've heard these sorts of comments especially with applications in Jersey City. So I one hundred percent understand where it's coming from. I would argue that it's because it's not legal parking now, the negative impact shouldn't be counted towards it. I do understand your comment.

MR. PANAGOPOULOS: Who can talk about deliveries and move in and move out procedures and trash recycling?

MR. JOSEPH: Raul can speak to sort of the maintenance plan for the building, the flow of it, the layout of how the situation would work.
So Raul, why don't we start with the
trash, where that is being stored?

MR. CABATO: So I think the intent is
to have curbside pickup. The garbage room as you
can see is on this side of the building, right next
to the alley, so the plan is to have it brought out
I guess to the sidewalk for curbside pickup.

MR. PANAGOPOULOS: Just a thought,
would it be easier to put a door there so you're not
going into the hallway with the garbage and then
back out?

MR. CABATO: Yes. Unfortunately they
have -- it's something we can work on, but right now
we have indicated here is electric meters, and that's
the reason why.

MR. PANAGOPOULOS: Got it. Got it.

So the general flow how this would work, the
procedures which would obviously be put in writing
by your client, it's going to be a rental property,
I believe, but if you can see the hallways, the
width of the hallways. I'm less concerned about how
you maneuver inside. You know, are you going to
look to reserve parking in the front on certain
days. I don't know. You're not going to
double-park there, right?
MR. JOSEPH: No. My client does not plan on violating any traffic rules. I know on other building my client has, they reserve spaces where there is not -- they reserve an elevator for the day, whoever is moving in and moving out. It's a self-managed company, and all the buildings they own, they manage their own buildings, and they're pretty efficient about it.

MR. PANAGOPoulos: So you're giving the -- the management will take out any required permits to block off parking during any move in or move out days?

MR. JOSEPH: Correct.

MR. PANAGOPoulos: Thank you. I think that's all I have.

CHAIRWOMAN LUGO: Any other questions?

COMMISSIONER HERNANDEZ: I don't have any questions.

COMMISSIONER BETTINGER: My only concern, I'm Renee Bettinger, if there is going to be a backup of parking on Kennedy Boulevard with the pharmacy. This is no parking for the pharmacy now?

MR. JOSEPH: There no legal parking for the pharmacy right now, no.
COMMISSIONER BETTINGER: So they've been using your property to park, I'm assuming?

MR. JOSEPH: They've been using my client's property to park. Based on what I can see, it appears that way. I don't have firsthand knowledge of that, but I am assuming that. I think you can make that assumption. My client has not enforced his rights to stop them from doing that. It's not currently a legal situation.

COMMISSIONER BETTINGER: Okay.

COMMISSIONER NG: That's why I asked you that question about the parking. I saw the location, and for me, I thought it was a parking lot on the property. It's an alley between the pharmacy and the property. I believe if that is going to be parking, they shouldn't have any ties. They should know that they cannot park there.

MR. JOSEPH: Maybe I'm misinterpreting what you're saying. When you're looking at the picture, almost that entire empty space where the cars are, that's where the building is going to go. There is not going to be any room for the cars to go. And right now, my client, he has not put any signs up to stop it.

MR. PANAGOPoulos: That parking lot
will be the building?

        MR. JOSEPH: Correct.

COMMISSIONER NG: Now we're building between two properties?

        MR. JOSEPH: Yes. It's a paved lot right now, and then there will be a three-foot alley in between the pharmacy and the building.

COMMISSIONER NG: On the right of the building, it's being used as a parking lot, yes?

        MR. JOSEPH: It's -- correct. It's being used as a parking lot by the neighbor.

COMMISSIONER NG: It is very dangerous, knowing that parking with no signs or nothing. I can't see how they can do that.

        MR. PANAGOPOULOS: This parking lot will not be there after the construction is done.

COMMISSIONER BETTINGER: I have a question, Chairwoman. How much space will be between the other building, the opposite of the pharmacy? There's an alleyway. There's a three-foot alleyway between the pharmacy and the new building that's being constructed. But the existing on the left -- yes, that one. What is the space between that?

        MR. CABATO: So as I mentioned
approximately 38 feet from this lot, from this point. Our building will be built to the property line, and because of these windows here, we're setting back three-feet, one-inch, and that's going all the way back to the back of the property. We left room because there's a window adjacent to the properties.

COMMISSIONER BETTINGER: And would you have windows on each side of your building?

MR. CABATO: Yes, we will. There is windows on both sides of the building.

COMMISSIONER BETTINGER: Thank you.

COMMISSIONER CHOFFO: Madam Chair, I have a question. Did Jersey City have any concerns granting this application?

MR. JOSEPH: So the prior application was denied. That's when we had a full residential building. Their chief concern was if it had medical space. Medical space is fairly limited in Jersey City. So they want us to resubmit an application containing medical space on the ground floor and residential units above. That application they approved.

COMMISSIONER CHOFFO: Did Jersey City have any major issues about lack of parking?
MR. JOSEPH: No.

COMMISSIONER CHOFFO: That's all I have, Madam Chair.

CHAIRWOMAN LUGO: Any other questions?

COMMISSIONER MEHTA: Can you go over with the medical offices, you'll have kind of traffic to the residential building, correct?

MR. JOSEPH: Correct.

COMMISSIONER MEHTA: The medical office, what kind of doctor?

MR. JOSEPH: My client is going to be losing some money on the ground floor medical spaces. It was approved for two medical offices on the ground floor. That's how it's getting built out, and that's how he has to use it pursuant to the approval.

COMMISSIONER MEHTA: In Jersey City, they approved with condition that you build medical office, right?

MR. JOSEPH: Correct. It's not general commercial space. It's specifically medical offices on the ground floor. That was according to the Jersey City board.

COMMISSIONER MEHTA: Okay. Thank
CHAIRWOMAN LUGO: Anyone else? You have another witness?

MR. JOSEPH: Yes. I have Eric. He's our engineer.

(The witness is sworn.)

MS. BOGDANSKI: If you can spell your the first and last name, and state the name of your firm for our record, please.

MR. HOUGH: My name is Eric, E-r-i-c; Hough, H-o-u-g-h, and I work at Bertin Engineering, B-e-r-t-i-n, out of Glen Rock, New Jersey.

MR. JOSEPH: Okay. Eric, you're a licensed engineer in the state of New Jersey?

MR. HOUGH: I am.

MR. JOSEPH: You have appeared before boards in the past?

MR. HOUGH: Yes.

MR. JOSEPH: Okay. The only question that I have for you, that we have received several review letters from the County and their professionals, and you reviewed those letters and we're complying with all of those comments, correct?

A. Yes.

MR. JOSEPH: Okay. The public
right-of-way, we're complying with all ADA standards?

MR. HOUGH: Yes, and actually we do have a detail of the tree street, and it is noted to be ADA-compliant. We're still going to correct those on the architectural plan. I know one concern always is that we contract with someone who had looked at the engineering plans and look at the architectural plans. So the plans will be made to match the correct standards.

MR. JOSEPH: Does anybody have any questions for the engineer?

COMMISSIONER MALAVASI: One question, I'm sorry. You've got -- you just agreed to be consistent with the architectural and engineering plans with the tree pit. Just so we're all on the same page, you're going to correct it. The architectural showed a five-by-ten tree pit, which is the Jersey City standard, which we've agreed to comply with, but your engineering plan shows the tree grates which we require, so we would ask that it be the five-by-ten tree pit with the grate. So each detail on the property, it should be a five-by-ten with the handicapped accessible tree grates.
MR. HOUGH: We can update our plans.

MR. JOSEPH: The applicant agrees.

MR. PANAGOPoulos: I have a question.

How is the drainage being handled for the site?

MR. HOUGH: Well, the current site is actually is impervious coverage, and we're therefore, we're reducing the site runoff. So we have a -- we have proposed to collect the roof runoff, and connect to the existing 18-inch sewer main. It was what Jersey City approved.

MR. PANAGOPoulos: And as Mr. Malavasi mentioned earlier, the County is looking to pave JFK Boulevard in the near future, so it's recommended you get in there before that, otherwise you have to adhere to all the standards. And I believe you received JCMUA approval for the connections?

MR. HOUGH: I didn't personally go to the Jersey City MUA, but I know it's being coordinated.

MR. PANAGOPoulos: Okay. Can someone discuss that real quick? Did you get approval, or are you still working on that?

MR. JOSEPH: The last that I saw, we had a review letter from MUA. I did not see we have
a final approval yet.

    MR. PANAGOPoulos: So you're going to
work on that as part of your condition, right?

    MR. JOSEPH: Correct.

    MR. PANAGOPoulos: That's all I have.

Thank you.

    MR. JOSEPH: Thank you. And that
would conclude our direct testimony.

    CHAIRWOMAN LUGO: Does anyone else
have any questions? Okay.

    MR. TRIDENTE: Madam Chair, I just
want to remind the applicant that before they go for
their final CO, that they need to contact our office
for the site inspection so a letter of compliance
could be issued so they can go forward to zoning for
their final and their TCO.

    MR. JOSEPH: Thank you. Noted.

    CHAIRWOMAN LUGO: Anyone else? If
there is no other questions or comments, is anyone
interested in making a motion at this time?

    MS. GIARRATANA: I'm sorry. On a
motion to Commissioner Jeter, and seconded by
Commissioner Choffo.

    COMMISSIONER ALLEN: Yes.
MS. GIARRATANA: Commissioner Bettinger.

COMMISSIONER BETTINGER: Aye.

MS. GIARRATANA: Commissioner Choffo.

COMMISSIONER CHOFFO: I vote aye.

MS. GIARRATANA: Commissioner Hernandez.

COMMISSIONER HERNANDEZ: I say aye under all of the conditions.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: Commissioner Mehta.

COMMISSIONER MEHTA: Aye.

MS. GIARRATANA: Commissioner Ng.

COMMISSIONER NG: Yes, to comply with all conditions described.

MS. GIARRATANA: And Commissioner Lugo.

CHAIRWOMAN LUGO: Aye.

MS. GIARRATANA: The motion has passed.

MR. JOSEPH: Thank you, everyone.

Have a good evening.

MS. GIARRATANA: Thank you. The next
item on the agenda is Application 2019-78-SP; the
applicant, Accordia Harrison Urban Renewal, LLC; 700
Frank E. Rodgers Boulevard; Block 133, Lots 1.03 &
1.05; in Harrison. It's application to construct
two mixed-use buildings consisting of 884
residential units, retail space, a 200-room hotel,
as well as automated parking garages.

Chairwoman, earlier today the Commission
of Planning received a letter from the attorney
for -- the applicant is requesting an adjournment
for 30 days. So we would need to vote on the Board
agreeing to an adjournment, and it's an adjournment
without prejudice.

COMMISSIONER CHOFFO: I'll make a
motion to adjourn.

COMMISSIONER BETTINGER: I'll second
it.

MS. GIARRATANA: On motion made by
Commissioner Choffo and seconded by Commissioner
Bettinger.

COMMISSIONER ALLEN: Yes.

MS. GIARRATANA: Commissioner
Bettinger.

COMMISSIONER BETTINGER: Aye.
MS. GIARRATANA: 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 Ng.

COMMISSIONER NG: Aye.

MS. GIARRATANA: And Commissioner Lugo.

CHAIRWOMAN LUGO: Aye.

MS. GIARRATANA: The motion has passed, and the application has been adjourned. The next item on the agenda is applications to be exempt. There are two. The first one is Application 2020-018-SP/SD; the applicant is Plaza VII and Plaza IX; testing my Roman numerals there, associates, LLC at 242 Hudson Street and 3 Second Street; Block 11603, Lots 22 and 27; in Jersey City.
That's site plan and subdivision application not along a County road.

And then Application 2020-023-SP; the applicant, FVIOP Bayonne 25 Urban Renewal, LLC; 39-43 West 25th Street; Block 183, Lot 2; in Bayonne. It's a site plan application not along a County road.

Do I have a motion?

COMMISSIONER JETER: Motion.

COMMISSIONER HERNANDEZ: Second.

MS. GIARRATANA: On a motion made by Commissioner Jeter; seconded by Commissioner Hernandez.

Commissioner Allen.

COMMISSIONER ALLEN: Yes.

MS. GIARRATANA: Commissioner Bettinger.

COMMISSIONER BETTINGER: Aye.

MS. GIARRATANA: Commissioner Choffo.

COMMISSIONER CHOFFO: I vote aye.

MS. GIARRATANA: Commissioner Hernandez.

COMMISSIONER HERNANDEZ: I vote 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 Lugo.

CHAIRWOMAN LUGO: Aye.

MS. GIARRATANA: The motion has passed. The next item on the agenda is old business. There is none. The following item is new business. There is no formal new business, but I just wanted to put on the Commissioner's radar that internally with the Board, we're considering moving up the time of the meeting, the Planning Board meeting that will be held via Zoom, the June meeting. So we'll speak internally on that and confirm; also, for public notice to have ample time to make the public aware, and the next meeting is Tuesday, June 16, for now at 6:30.

CHAIRWOMAN LUGO: Thank you so much.

Do I have a motion to adjourn?

COMMISSIONER NG: Motion to adjourn by Kennedy.
COMMISSIONER CHOFFO: Second.

CHAIRWOMAN LUGO: All in favor.

(Whereupon the proceeding is then concluded at 7:18 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 Meeting of the Hudson County Board of Chosen Freeholders, held on Thursday, May 19, 2020; 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
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