



**COUNTY OF HUDSON
PLANNING BOARD**
BERGEN SQUARE CENTER
830 BERGEN AVENUE, SUITE 6A
JERSEY CITY, NEW JERSEY 07306
WWW.HUDSONCOUNTYNJ.ORG/PLANNING
(201) 217-5137 (201) 795-7856 FAX

FRANCESCA GIARRATANA, PP, AICP
PLANNING BOARD SECRETARY

STEPHANIE LEE
ASSISTANT PLANNER

KEVIN FORCE, PP, AICP
PRINCIPAL PLANNER

MARIO TRIDENTE
BUILDING INSPECTOR, ZONING OFFICER

December 18, 2019

TRANSMITTED VIA REGULAR MAIL AND EMAIL (sjoseph@cheramilaw.com)

Mr. Stephen Joseph, Esq.
Cherami Law Firm
236A Newark Avenue
Jersey City, NJ 07302

RE: HCPB Application No. 2019-16-SP/SD
STATUS: Memorialized
3373-3379 JFK Boulevard
Block 3406, Lots 17 & 18
Jersey City, NJ 07307

Dear Mr. Joseph

Please be advised that the Hudson County Planning Board conducted a public hearing regarding the above referenced application on November 26, 2019. The application was approved by the Hudson County Planning Board and a resolution memorializing the hearing was approved at the board's scheduled public meeting on December 17, 2019.

The application was approved subject to the terms and conditions set forth in the memorialized resolution. The enclosed resolution is not an approval to start construction. In addition, all building permits must be obtained from the municipal construction code official.

If you have any questions or need additional information, please feel free to call the Division of Planning during regular business hours at 201-217-5137, ext. 4445 or email Stephanie Lee at slee@hcnj.us.

Sincerely,

A handwritten signature in blue ink that reads "Stephanie Lee". The signature is written in a cursive style.

Stephanie Lee, Assistant Planner, Hudson County Division of Planning
ON BEHALF OF Francesca Giarratana, PP, AICP, Hudson County Division of Planning

cc. Daniel Choffo, Chairperson and HCPB Commissioners
John Curley Esq. HCPB Attorney
Thomas Malavasi, PE County Engineer
Mario Tridente, Hudson County Division of Planning
Francesca Giarratana, Hudson County Division of Planning
Jersey City Construction Code Official
Jersey City Zoning Officer
Jersey City Board Secretary
File: 2019-16-SP/SD

HUDSON COUNTY PLANNING BOARD RESOLUTION

CASE NUMBER: 2019-016-SP/SD

HEARING DATE: November 26, 2019

**IN THE MATTER OF THE
APPLICATION OF:** Ramzi Sawaged
392 Liberty Avenue
Jersey City, NJ 07307

PROPERTY: 3373-3379 John F. Kennedy Boulevard
Jersey City, NJ 07307

Block 3406, Lots 17 & 18

WHEREAS, Ramzi Sawaged has submitted an application for subdivision approval to consolidate 2 tax lots into a single tax lot and for site plan approval for the renovation / expansion of the existing 1-story and 2-story buildings into a single 3-story mixed-use building with ground level commercial uses (i.e., existing automotive repair facility and retail) and residential parking garage containing 3 parking spaces and the 2nd and 3rd floors containing a total of 10 residential units, and

WHEREAS, the project is a subdivision and is located directly on a County Road, John F. Kennedy Boulevard (CR 501), and therefore pursuant to and as allowed by law, jurisdiction is vested in the Hudson County Planning Board, and

WHEREAS, the application has been reviewed by the staff of the Hudson County Division of Engineering and the Division of Planning, and

WHEREAS, the Hudson County Planning Board conducted its regularly scheduled meeting of November 26, 2019 in compliance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., and

WHEREAS, appearing at the hearing on behalf of the Applicant were attorney Nicholas J. Cherami, Esq. of the law firm of the Cherami Law Firm LLC and architect Eduardo Galarza.

NOW THEREFORE BE IT RESOLVED, that the Hudson County Planning Board, based upon the testimony before the Planning Board at its meeting of November 26, 2019, the submissions of the Applicant, the recommendations of staff, and the comments made at the

public meeting and for the reasons set forth at length in the minutes of the meeting, all of which are incorporated herein by reference, hereby conditionally approves 2019-016-SP/SD, and

BE IT FURTHER RESOLVED, that the within approval is contingent upon the Applicant meeting the specific conditions which were iterated at the November 26, 2019 meeting of the Hudson County Planning Board and are contained in the record as evidenced by the transcript of the Planning Board meeting, including, but not limited to, the following:

1. The Applicant will install 1 shade tree along its property's frontage on John F. Kennedy Boulevard in accordance with the specifications contained within the Hudson County Land Development Regulations, including that said shade tree shall be native, urban tolerant with 3.5" caliper and with a two-year guarantee.

In compliance with the foregoing, the site plan and landscape plan sheets showing the location and/or details of the shade tree shall indicate that the tree grate shall meet the Hudson County standards (including that said tree grate shall be compliant with the Americans with Disabilities Act of 1990 ("ADA")) rather than those of the City of Jersey City.

In lieu of planting the additional 2 required shade trees, the Applicant will make a monetary contribution to the County Shade Tree Fund. The Applicant will provide the Hudson County Planning Board with a signed and sealed detailed analysis of its calculations by a New Jersey licensed landscape architect or engineer by which it has determined the exact amount of its County Shade Tree Fund contribution, said contribution amount to be representative of the costs per required shade tree, inclusive of materials, Americans with Disabilities Act of 1990 ("ADA") compliant tree grates and labor.


2. All sidewalk and curbing shall be installed in accordance with the Hudson County guidelines of the County Engineer, the New Jersey Department of Transportation standards (as applicable) and the requirements of the Americans with Disabilities Act of 1990 ("ADA"), including that all handicapped ramps shall be ADA compliant.
3. The Applicant shall submit a copy of its (amended) municipal land use approval to the Hudson County Planning Board.
4. The Applicant shall submit a copy of any required North Hudson Sewerage Authority connection permits / approvals to the Hudson County Planning Board.
5. The Applicant shall obtain a County Road Opening Permit from the Office of the County Engineer prior to work in the County right-of-way.
6. The Applicant will meet all of the conditions contained in the Hudson County Planning Board Planner's letters dated March 8, 2019 and November 15, 2019, all

attached hereto as **Exhibit A**, and any subsequent revisions thereto, except as they may be modified, amended or superseded by any provisions of this Resolution.

7. The Applicant will meet all of the conditions contained in the Hudson County Planning Board Engineer's letters dated April 1, 2019, July 2, 2019, October 1, 2019 and November 4, 2019, all attached hereto as **Exhibit B**, and any subsequent revisions thereto, except as they may be modified, amended or superseded by any provisions of this Resolution.

BE IT FURTHER RESOLVED, the within approval is subject to the Applicant obtaining any and all Municipal, State and other regulatory agency approvals that may be required.


Samantha Lugo
Acting Chairperson


John J. Curley, Esq.
Attorney for the Board
Approved as to Legal Form

RECORD OF HUDSON COUNTY PLANNING BOARD VOTE								
<u>PLANNING BOARD MEMBER</u>	<u>PUBLIC HEARING APPROVAL</u>				<u>RESOLUTION MEMORIALIZATION</u>			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
John Allen, Commissioner				X				
Renee Bettinger, Commissioner				X				
Joseph Glembocki, Asst. County Engineer/Alt.				X				
Elizabeth Hernandez, Commissioner Alt. #2	X				X			
Floyd Jeter, Commissioner	X							
Samantha Lugo, Vice Chairperson	X				X			
Thomas Malavasi, County Engineer	X				X			
Rushabh Mehta, Chairperson Pro Temp.				X				
Kennedy Ng, Commissioner Alt. #1				X				
Joel Torres Freeholder Alt.				X				
Jerry Walker, Freeholder				X				
Daniel Choffo, Chairperson	X							

Application approved – November 26, 2019

Approval memorialized by this Resolution – December 17, 2019



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PRINCIPAL PLANNER

MARIO TRIDENTE
BUILDING INSPECTOR, ZONING OFFICER

March 8, 2019

TRANSMITTED VIA REGULAR MAIL AND EMAIL (sjoseph@cheramilaw.com)

Mr. Stephen Joseph, Esq.
Cherami Law Firm
236A Newark Avenue
Jersey City, NJ 07302

RE: HCPB Application No. 2019-16-SP/SD
STATUS: INCOMPLETE
3373-3379 JFK Boulevard
Block 3406, Lots 17 & 18
Jersey City, NJ 07307

Dear Mr. Joseph

The County is in receipt of the following documents:

- 1) An application to consolidate lots 17 & 18 for the renovation of an existing mixed-use building, and the construction of a new 3-story building with 2 offices, 2 retail spaces, an autoshop, and 10 residential units.
- 2) 6 copies a 15-sheet plan, signed and sealed by Raul Cabato (NJ License # 21A101463700), from RA Architects, dated 1/12/2018.
- 3) A copy of the Jersey City Zoning Board of Adjustment resolution, signed by Joshua Jacobs, Chairman, Tanya Marione, Secretary, and Vincent Genevieve LaPaglia, Esq., dated 11/1/2018.
- 4) A completed Development Review Checklist
- 5) A completed Low Impact Development Checklist

General:

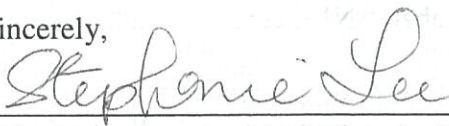
- 1) **Please submit:**
 - a) **A written statement describing the intended parking arrangement for the proposed retail businesses, autoshop, offices, and residences.**
- 2) **The applicant will be receiving comments from T&M Associates. Please adhere to all comments.**
- 3) **A franchise agreement with Hudson County is required for any encroachments within the County's right-of-way. Please confirm.**

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- 4) In accordance with the Hudson County Land Development Regulations, the applicant shall propose two green techniques. **The applicant proposes #5 Green parking for bicycle parking spaces and #17 On-Lot Treatment for an on-site catch basin. Addressed.**
- 5) In accordance with the Land Development Regulations, all applicants shall plant a native deciduous, 3.5" caliper shade tree with a two-year guarantee for every 30 feet of the County Road frontage. **The property has approximately 100 feet of linear frontage along Kennedy Boulevard which requires 3 trees. The applicant proposes 2 trees. If the physical conditions of the site do not allow for the effective planting of the required trees, the applicant shall make a cash contribution to the Hudson County Shade Tree Fund.** The contribution shall include the cost per shade tree, materials, tree grate, and labor. Please have a landscape architect provide a signed and sealed cost estimate. The tree pit standards can be found on page 66 of the Hudson County Land Development Regulations. **Please address.**
- 6) <http://www.hudsoncountynj.org/wp-content/uploads/2013/10/streettrees.pdf>
- 7) Your application will be deemed incomplete until you submit the above items. If these items are not submitted within 90 days from the date of this letter, your application will be voided and discarded. You may also be required to submit additional information identified by the Planning Board's outside consultants in any review letters in order for the application to be deemed complete.
- 8) Your application will be discussed at the Subdivision & Site Plan Review Committee Meeting on **Wednesday, April 3, 2019**. The meeting is held in the Hudson County Division of Planning's conference room at 830 Bergen Avenue, 6A, Jersey City, New Jersey 07306. **Please contact our office if you wish to attend the meeting.**
- 9) **Please provide a point-to-point response regarding the status of the aforementioned items.**

If you have any questions or need additional information, please feel free to call the Division of Planning during regular business hours at 201-217-5137, ext. 4445 or email Stephanie Lee at slee@hcnj.us.

Sincerely,



Stephanie Lee, Assistant Planner, Hudson County Division of Planning
ON BEHALF OF Francesca Giarratana, PP, AICP, Hudson County Division of Planning

cc. Daniel Choffo, Chairperson and HCPB Commissioners
John Curley Esq. HCPB Attorney
Thomas Malavasi, P.E County Engineer
Mario Tridente, Hudson County Division of Planning
Jersey City Construction Code Official
Jersey City Zoning Officer
Jersey City Planning Board Secretary

File: 2019-16-SP/SD

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MARIO TRIDENTE
BUILDING INSPECTOR, ZONING OFFICER

November 15, 2019

TRANSMITTED VIA REGULAR MAIL AND EMAIL (sjoseph@cheramilaw.com)

Mr. Stephen Joseph, Esq.
Cherami Law Firm
236A Newark Avenue
Jersey City, NJ 07302

RE: HCPB Application No. 2019-16-SP/SD
STATUS: COMPLETE
3373-3379 JFK Boulevard
Block 3406, Lots 17 & 18
Jersey City, NJ 07307

Dear Mr. Joseph

Please be advised that the Hudson County Planning Board's Site Plan and Subdivision Review Committee has examined the above referenced application and found it to be complete for purposes of consideration at a public hearing. The County is in receipt of the following documents:

- 1) An application to consolidate lots 17 & 18 for the renovation of an existing mixed-use building, and the construction of a new 3-story building with 2 offices, 2 retail spaces, an autoshop, and 10 residential units.
- 2) 1 copy of a 5-sheet site plan, signed and sealed by Guy Lagomarsino, P.E. (N.J. License #24GE040534), from Optimized Engineering Associates, dated 5/23/2019, last revised 10/2019.
- 3) 6 copies of a 10-sheet architectural plan, signed and sealed by Raul Cabato (NJ License # 21A101463700), from RA Architects, dated 1/12/2018.
- 4) A drainage report, signed by Guy Lagomarsino, P.E. (N.J. License #24GE040534), from Optimized Engineering Associates, dated 5/22/2019.
- 5) A traffic study, signed by Lee D. Klein, P.E., P.T.O.E. (N.J. License #24GE03710400), from Klein Traffic Consulting, LLC, dated 5/3/2019.
- 6) A response letter to the 4/1/2019 T&M Associates review letter.
- 7) A copy of the Jersey City Zoning Board of Adjustment resolution, signed by Joshua Jacobs, Chairman, Tanya Marione, Secretary, and Vincent Genevieve LaPaglia, Esq., dated 11/1/2018.
- 8) A copy of the Jersey City Zoning Board of Adjustment transcript from 10/18/2018.
- 9) A completed Development Review Checklist
- 10) A completed Low Impact Development Checklist

General:

The Site Plan Review Committee, County Engineer, and Planning staff makes the following findings and recommendations with regard to the application:

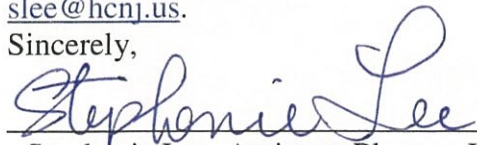
- 1) **The applicant received comments from T&M Associates on 11/4/2019. Please adhere to all comments.**
- 2) **The applicant has confirmed that there are no encroachments into the County's right-of-way.**
Adressed.
- 3) In accordance with the Hudson County Land Development Regulations, the applicant shall propose two green techniques. **The applicant proposes #5 Green Parking for bicycle parking spaces and #17 On-Lot Treatment for an on-site catch basin.**
Adressed.
- 4) In accordance with the Land Development Regulations, all applicants shall plant a native deciduous, 3.5" caliper shade tree with a two-year guarantee for every 30 feet of the County Road frontage. **The applicant has approximately 100 linear feet of frontage along Kennedy Boulevard, which requires 3 trees. The applicant proposes 1 tree. If the physical conditions of the site do not allow for the effective planting of the required trees, the applicant shall make a cash contribution to the Hudson County Shade Tree Fund.** The contribution shall include the cost per shade tree, materials, tree grate, and labor. Please have a landscape architect provide a signed and sealed cost estimate. The tree pit standards can be found on page 66 of the Hudson County Land Development Regulations.
<http://www.hudsoncountynj.org/wp-content/uploads/2013/10/streettrees.pdf>
Please address.
- 5) The proposed development is along **Kennedy Boulevard (County Road 501)**. The Hudson County Planning Board has jurisdiction over this matter pursuant to N.J.S.A. 40:27-6.6 et seq.
- 6) The application appears to be consistent with Hudson County Master Plan and Reexamination Report (Pursuant to N.J.S. 40:276.5, 45:14A-2C and N.J.A.C. 13:41-1 et seq.).
- 7) The American with Disabilities Act of 1990 (ADA) guidelines require accessible and usable public rights-of-way for individuals with disabilities. The applicant shall comply with ADA PROW guidelines as well as NJ DOT standards.
- 8) The Federal Emergency Management Agency "FEMA" promulgated a Flood Insurance Study (No. 34017CV000A) and Flood Insurance Rate Maps effective August 16, 2006. The Flood Insurance Rate Maps identify Flood Hazard Areas (a.k.a 100-year Flood Plain) within Hudson County. **The site does not appear to be located in a flood hazard area, as shown on the Hudson County Effective Flood Insurance Rating Map (EFIRM).** For more information, please visit the Hudson County FIRM Viewer Application: <http://gis.hcnj.us/firmswipe/#>

- 9) The applicant shall comply with all conditions and requirements of County Planning Board Approval and make all recommended improvements prior to issuance of the Certificate of Occupancy, or "C.O." by the Construction Code Official. If the site already has a C.O. then the applicant has 30 days from the completion of the construction to meet conditions or finalize improvements. Failure to comply with conditions, requirements or improvements may result in the revocation of the permits by the County of Hudson; a request by the County to revoke the Certificate of Occupancy; Forfeiture of any performance bonds or escrow deposits; and/or, appropriate court action by the Planning Board or Governing Body.
- 10) The applicant shall furnish an "as built" set of site plans upon completion of the project.
- 11) State law requires that anyone planning to excavate call for a free mark out of facilities at least three business days before any project digging. The Board of Public Utilities has established rigorous standards for the mark out of underground facilities and aggressive pursuit of violators of the law. Anyone who fails to call for a mark out and damages underground facilities can be liable for the cost of repair and civil penalties. For more information you can visit the New Jersey One-Call web site at www.nj1-call.org or call 1-800-272-1000.
- 12) Please be advised that curbs and sidewalks must adhere to the Hudson County Land Development Regulations and NJ DOT Specifications. To ensure compliance with these standards, the applicant shall arrange for an inspection with the Hudson County Site Inspector prior to pouring of curbs and sidewalks. Please call Site Inspector Mario Tridente at (201)-217-5137 extension 6 to arrange for an inspection.

The matter is scheduled for public hearing at a regular meeting of the Hudson County Planning Board at 6:30 pm on **Tuesday, November 26, 2019** at **Bergen Square Center, 830 Bergen Avenue Fl. 8, Jersey City, New Jersey 07306**. Your presence or that of an attorney or legal representative is required, together with an engineer or architect. You must bring plans (preferably mounted) for presentation of your project.

If you have any questions or need additional information, please feel free to call the Division of Planning during regular business hours at 201-217-5137 ext. 4445, or email Stephanie Lee at slee@hcnj.us.

Sincerely,



Stephanie Lee, Assistant Planner, Hudson County Division of Planning
ON BEHALF OF Francesca Giarratana, PP, AICP, Hudson County Division of Planning

cc. Daniel Choffo, Chairperson and HCPB Commissioners
John Curley Esq. HCPB Attorney
Thomas Malavasi, P.E County Engineer
Mario Tridente, Hudson County Division of Planning
Jersey City Construction Code Official
Jersey City Zoning Officer
Jersey City Planning Board Secretary
File: 2019-16-SP/SD

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HUPE-R2124

November 4, 2019

Francesca Giarratana, P.P., AICP, Director of Planning
Hudson County Division of Planning
Bergen Square Center
830 Bergen Avenue, Fl. 6A
Jersey City, New Jersey 07306

**Re: 3374-3379 JFK
3374-3379 JFK Boulevard, Jersey City
Block 3406, Lots 17 & 18
#2019-16-SP
Fourth Engineering Review**

Dear Ms. Giarratana:

We have reviewed the above referenced application. The applicant has submitted the following:

- Architectural Plans entitled “3373-3379 John F. Kennedy Boulevard, Jersey City, New Jersey, Block: 3406, Lots: 17 & 18,” consisting of seven (7) sheets, as prepared by RA Design & Consultants LLP, dated January 12, 2018 **and last revised on September 20, 2019.**
- Engineering Site Plans entitled “Preliminary & Final Major Site Plan, Proposed New two Story Residential on Top New Commercial Store and Existing Car Mechanic Shop,” consisting of eight (8) sheets, as prepared by Optimized Engineering Associates, dated May 2018 **and last revised November 4, 2019.**
- Final Report Drainage Investigation entitled “Drainage Investigation for Stormwater Control,” consisting of forty-three (43) sheets, as prepared by Optimized Engineering Associates, dated May 22, 2019.
- A Storm System Management & Maintenance Plan entitled “Operation & Maintenance Plan,” consisting of three (3) sheets, as prepared by Optimized Engineering Associates, dated June 3, 2018.
- Parking Availability and Traffic Impact Study entitled “Traffic Engineering Evaluation, Proposed 10 Residential Units with Auto Repair, Office, and Retail Uses,” consisting of five (5) sheets, as prepared by Klein Traffic Consulting LLC, dated May 3, 2019.
- Application and associated information.

The overall site consists of roughly 5,162 SF with approximately 110 feet of frontage on JFK Boulevard (CR 501) and approximately 80 feet of frontage on Zabriskie Street, a one-way westbound roadway. The applicant is proposing a renovation and addition to the existing mixed-use property. The existing 1-story and 2-story buildings will be renovated to create a single 3 story building with two offices, two retail spaces, and maintain the existing auto shop on the first floor. The second and third floors will include ten (10) residential units. The applicant is also proposing to replace all curb and sidewalk fronting the site.



HUPE-R2124

November 4, 2019

Re: 3374-3379 JFK
3374-3379 JFK Boulevard, Jersey City
Block 3406, Lots 17 & 18
#2019-16-SP
Fourth Engineering Review

We have reviewed the application package and submit the following comments for the Board's consideration. Our comments are limited to impacts on the County right-of way, traffic and drainage.

Site Plan

1. The Applicant is proposing to replace the existing curb and sidewalk fronting the site as part of this application. **No further comment.**
2. The plans should clearly show the limits of base repair associated with the new curb. A two-foot (2') wide asphalt repair strip shall be provided. **Comment addressed.**
3. The proposed grading spot elevations for the proposed sidewalk improvements exceed the allowable 2% cross slope. The plans shall be revised to provide additional proposed grade elevations for an ADA compliant sidewalk. These elevations shall reflect a maximum cross-slope of 2%. **Comment Addressed.**
4. Proposed grading for the ADA ramps at the corner of JFK and Zabriskie Street shall be provided to show compliant 4'x4' landings. Should the ramps on the opposite corners of these ramps be non-compliant, they shall also be replaced as part of this project to provide a fully compliant ADA route. Grading shall be provided to show compliance. **Comment Addressed.**
5. Depressed curb for the ADA ramps shall be flush with the pavement. **Comment addressed.**
6. ADA Ramp details shall show a 2% 4'x4' landing. Details shall also be provided for the driveway apron in order to show ADA-compliance; details shall show a 2% maximum cross-slope on sidewalks and the walkway portion of the driveways. **Comment Addressed.**
7. It is unclear on the landscaping plan as to where proposed street trees, if any, will be installed. All existing and proposed street trees shall be clearly shown on the plans. The Landscaping and site plans shall be revised to show this. We defer to the Hudson County Division of Planning regarding the tree requirements for the site. **Comment addressed.**
8. The tree planting detail shall provide an ADA-compliant street grate. **Detail has not been provided.**

Traffic & Parking

1. The Applicant should show existing and proposed parking on the plans along both JFK Boulevard and Zabriskie Street. **Not provided.**
2. The Site plans show a parking garage with three (3) parking spaces with access on Zabriskie St. and 2 parking spaces under the proposed overhang where the existing service station is located on Kennedy Boulevard. It is unclear how the parking spaces are to be used. The Architectural plans show doors to the parking garage from the service station, so it is assumed that no parking is proposed for the new residential units. The Applicant shall provide testimony regarding the site parking for the residential and business uses. **Applicant has indicated that parking spaces are for residential**



Re: 3374-3379 JFK
3374-3379 JFK Boulevard, Jersey City
Block 3406, Lots 17 & 18
#2019-16-SP
Fourth Engineering Review

occupant use. The access from the service station area to the parking garage has been removed to remove direct access.

3. No traffic impact study has been submitted as part of this application. The Applicant shall provide a traffic impact statement to show how the proposed improvements will affect peak hour trips as well as how the deficiency of on-site parking will affect on-street parking. **Comment addressed. The increase in dwelling units will create a negligible increase in peak-hour traffic.**
4. A parking availability study should be prepared to show the availability of parking for the 10 new residential units, offices and retail units. **Comment addressed. The parking assessment was done at various peak hours in the day and show that there were a minimum of six on-street parking spaces during the peak parking hours, which should, in addition to the garage parking, be adequate for the proposed use.**
5. If the parking spaces are for residential use, the Applicant should discuss whether or not apartment tenants will have assigned parking spaces. Additionally, the Applicant should discuss the parking needs of the first-floor office/retail spaces and how the proposed parking spaces accommodate these needs. **The Applicant has indicated that all parking spaces provided in the parking garage are for residential occupant's use only. The Applicant should discuss whether or not apartment tenants will have assigned parking spaces.**
6. The plans show two parking spaces to be located within the site near the Auto Shop. A note on the plans states that these are "proposed parking spaces for use during off-hours." The applicant shall provide testimony regarding the nature of these parking spaces. It is unclear if these parking spaces will be strictly reserved for tenants or if the Auto Shop will use the spaces as a storage/staging area for their vehicles as is the current use. **Comment Addressed. The spaces in front of the service station have been removed.**

Drainage & Utilities

1. The proposed area of disturbance will not exceed 1 acre and there will not be more than ¼ acre of new impervious area; therefore, the project is not considered a "major development" as defined by N.J.A.C. 7:8 and is not subject to the NJDEP Stormwater Management II Requirements, the Hudson County Stormwater Management Design Standards. **No further comment.**
2. Drainage plans have been prepared and show a detention system with an overflow control structure that outlets the stormwater into the combined sewer system on Zabriskie Street. The Applicant shall obtain all required approvals from the North Hudson Sewerage Authority for the connection. **This shall be a condition of approval.**
3. The plans show that stormwater and sanitary sewer connections will be made on Zabriskie Street, however, the connection points are not shown on the plans. The plans should be updated to provide the connection locations. **Comment addressed.**
4. The Applicant should confirm whether they will be using the existing water, electric, etc. utilities and if not, the new services shall be shown on the plans. If existing utilities are



HUPE-R2124

November 4, 2019

Re: 3374-3379 JFK
3374-3379 JFK Boulevard, Jersey City
Block 3406, Lots 17 & 18
#2019-16-SP
Fourth Engineering Review

to be used, the Applicant shall provide sizing information to confirm that the increased use will be able to be handled by the existing utilities. **Comment addressed. Existing utilities shall be used.**

5. Limits of trenching associated with all utility connections shall be clearly indicated on the plans. **Comment Addressed.**
6. A drainage report shall be provided for the proposed drainage improvements. **Comment addressed.**
7. A Storm System Management & Maintenance Plan shall be provided for the proposed storm water system. **Comment addressed.**
8. The drainage connection from the site's proposed drainage structure is proposed to be connected on Zabriskie Street and does not affect the County's right-of-way. **No further action required.**

Miscellaneous

1. The Applicant should discuss how trash pickup will be addressed. Per the Jersey City Approval Resolution, a refuse area shall be shown on the plans. Plans shall be revised accordingly. **The Applicant proposes curbside collection, testimony to be provided.**
2. No County concrete curb detail has been provided. This should be included on the plans. **Comment addressed.**
3. A portion of the existing curb is painted yellow to indicate 'No Parking'. The new curb in these locations shall be painted yellow to match. Details and/or shall be included to indicate this. **Comment addressed.**
4. The "pavement section and repair strip detail" shall be revised to show 10" Dense Graded Aggregate subbase, 8" HMA Base Course, and 2" HMA Surface Course. **Comment Addressed.**
5. The applicant shall ensure that all County design standards are met within the County right-of-way, along JFK Boulevard. **Continuing comment.**
6. Prior to County Road Opening Permit application, the applicant shall submit a point by point response to the most current County Division of Planning and County Planning Board Engineer review letters, and all approval resolution conditions. The letter is to be accompanied by all required revised plans and other documentation. **Continuing comment.**
7. The Applicant should provide copies of all permits and municipal approvals to the County. There are various municipal, County and State permits required for the project. **Continuing comment.**
8. If the County Planning Board approval is granted for this application, the Applicant will be required to obtain a County Road Opening Permit from the office of the County Engineer prior to work within the right-of-way. **Continuing comment.**
9. The Applicant shall obtain approval from North Hudson Sewerage Authority for the connections into their system. The approval shall be provided to the County for their records. **Continuing comment.**



HUPE-R2124

November 4, 2019

Re: 3374-3379 JFK
3374-3379 JFK Boulevard, Jersey City
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Fourth Engineering Review

If you have any questions or require additional information, please call.

Very truly yours,
T&M ASSOCIATES


ANTONIOS PANAGOPOULOS, P.E., C.M.E.
CONSULTING ENGINEER

AP

cc: Stephanie Lee, Hudson County Division of Planning, slee@ucnj.us
Jennifer J. Bogdanski, Esq, Board Attorney, jbogdanski@curlaw.com
Stephen Joseph, Esq, Applicant's Attorney, sjoseph@cheramilaw.com
Raul Cabato, Applicant's Architect, raul@radcllp.com
Guy Lagomarsino, Applicant's Engineer guy@oea-corp.com

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YOUR GOALS. OUR MISSION.

HUPE-R2124

July 2, 2019

Francesca Giarratana, P.P., AICP, Director of Planning
Hudson County Division of Planning
Bergen Square Center
830 Bergen Avenue, Fl. 6A
Jersey City, New Jersey 07306

**Re: 3374-3379 JFK
3374-3379 JFK Boulevard, Jersey City
Block 3406, Lots 17 & 18
#2019-16-SP
Second Engineering Review**

Dear Ms. Giarratana:

We have reviewed the above referenced application. The applicant has submitted the following:

- Architectural Plans entitled “3373-3379 John F. Kennedy Boulevard, Jersey City, New Jersey, Block: 3406, Lots: 17 & 18,” consisting of seven (7) sheets, as prepared by RA Design & Consultants LLP, dated January 12, 2018.
- Engineering Site Plans entitled “Preliminary & Final Major Site Plan, Proposed New two Story Residential on Top New Commercial Store and Existing Car Mechanic Shop,” consisting of eight (8) sheets, as prepared by Optimized Engineering Associates, dated May 2018 and last revised May 23, 2019.
- **Final Report Drainage Investigation entitled “Drainage Investigation for Stormwater Control,” consisting of forty-three (43) sheets, as prepared by Optimized Engineering Associates, dated May 22, 2019.**
- **A Storm System Management & Maintenance Plan entitled “Operation & Maintenance Plan,” consisting of three (3) sheets, as prepared by Optimized Engineering Associates, dated June 3, 2018.**
- **Parking Availability and Traffic Impact Study entitled “Traffic Engineering Evaluation, Proposed 10 Residential Units with Auto Repair, Office, and Retail Uses,” consisting of five (5) sheets, as prepared by Klein Traffic Consulting LLC, dated May 3, 2019.**
- Application and associated information.

The overall site consists of roughly 5,162 SF with approximately 110 feet of frontage on JFK Boulevard (CR 501) and approximately 80 feet of frontage on Zabriskie Street, a one-way westbound roadway. The applicant is proposing a renovation and addition to the existing mixed-use property. The existing 1-story and 2-story buildings will be renovated to create a single 3 story building with two offices, two retail spaces, and maintain the existing auto shop on the first floor.



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The second and third floors will include ten (10) residential units. The applicant is also proposing to replace all curb and sidewalk fronting the site.

We have reviewed the application package and submit the following comments for the Board's consideration. Our comments are limited to impacts on the County right-of way, traffic and drainage.

Site Plan

1. The Applicant is proposing to replace the existing curb and sidewalk fronting the site as part of this application. **No further comment.**
2. The plans should clearly show the limits of base repair associated with the new curb. A two-foot (2') wide asphalt repair strip shall be provided. **Comment addressed.**
3. The proposed grading spot elevations for the proposed sidewalk improvements exceed the allowable 2% cross slope. The plans shall be revised to provide additional proposed grade elevations for an ADA compliant sidewalk. These elevations shall reflect a maximum cross-slope of 2%. **Not addressed. The proposed grading on the sidewalks exceeds the allowable 2%.**
4. Proposed grading for the ADA ramps at the corner of JFK and Zabriskie Street shall be provided to show compliant 4'x4' landings. Should the ramps on the opposite corners of these ramps be non-compliant, they shall also be replaced as part of this project to provide a fully compliant ADA route. Grading shall be provided to show compliance. **Adequate grading not provided to show that ADA compliant grades will be constructed.**
5. Depressed curb for the ADA ramps shall be flush with the pavement. **Comment addressed.**
6. ADA Ramp details shall show a 2% 4'x4' landing. Details shall also be provided for the driveway apron in order to show ADA-compliance; details shall show a 2% maximum cross-slope on sidewalks and the walkway portion of the driveways. **Not addressed. Grading to show ADA compliant ramps shall be provided.**
7. It is unclear on the landscaping plan as to where proposed street trees, if any, will be installed. All existing and proposed street trees shall be clearly shown on the plans. The Landscaping and site plans shall be revised to show this. We defer to the Hudson County Division of Planning regarding the tree requirements for the site. **Comment addressed.**
8. The tree planting detail shall provide an ADA-compliant street grate. **Per the Applicant's response letter, they intend to install a tree guard, however, due to the location of the proposed trees, an ADA-compliant street grate is required. We defer to the Hudson County Planning Division.**



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Traffic & Parking

1. The Applicant should show existing and proposed parking on the plans along both JFK Boulevard and Zabriskie Street. **Not provided.**
2. The Site plans show a parking garage with three (3) parking spaces with access on Zabriskie St. and 2 parking spaces under the proposed overhang where the existing service station is located on Kennedy Boulevard. It is unclear how the parking spaces are to be used. The Architectural plans show doors to the parking garage from the service station, so it is assumed that no parking is proposed for the new residential units. The Applicant shall provide testimony regarding the site parking for the residential and business uses. **Applicant has indicated that parking spaces are for residential occupant use. The access from the service station area to the parking garage shall not be directly accessible to one-another. Plans should be revised and testimony to be provided.**
3. No traffic impact study has been submitted as part of this application. The Applicant shall provide a traffic impact statement to show how the proposed improvements will affect peak hour trips as well as how the deficiency of on-site parking will affect on-street parking. **Comment addressed. The increase in dwelling units will create a negligible increase in peak-hour traffic.**
4. A parking availability study should be prepared to show the availability of parking for the 10 new residential units, offices and retail units. **Comment addressed. The parking assessment was done at various peak hours in the day and show that there were a minimum of six on-street parking spaces during the peak parking hours, which should, in addition to the garage parking, be adequate for the proposed use.**
5. If the parking spaces are for residential use, the Applicant should discuss whether or not apartment tenants will have assigned parking spaces. Additionally, the Applicant should discuss the parking needs of the first-floor office/retail spaces and how the proposed parking spaces accommodate these needs. **The Applicant has indicated that all parking spaces provided in the parking garage are for residential occupant's use only. The Applicant should discuss whether or not apartment tenants will have assigned parking spaces.**
6. The plans show two parking spaces to be located within the site near the Auto Shop. A note on the plans states that these are "proposed parking spaces for use during off-hours." The applicant shall provide testimony regarding the nature of these parking spaces. It is unclear if these parking spaces will be strictly reserved for tenants or if the Auto Shop will use the spaces as a storage/staging area for their vehicles as is the current use. **The Applicant has indicated that the 2 spaces will be available to occupants during business "off hours" (6 p.m. to 8 a.m.). During business hours, the spaces shall be used as storage/staging areas for the Auto Shop as it is currently used. Testimony to be provided.**



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Drainage & Utilities

1. The proposed area of disturbance will not exceed 1 acre and there will not be more than $\frac{1}{4}$ acre of new impervious area; therefore, the project is not considered a "major development" as defined by N.J.A.C. 7:8 and is not subject to the NJDEP Stormwater Management II Requirements, the Hudson County Stormwater Management Design Standards. **No further comment.**
2. Drainage plans have been prepared and show a detention system with an overflow control structure that outlets the stormwater into the combined sewer system on Zabriskie Street. The Applicant shall obtain all required approvals from the North Hudson Sewerage Authority for the connection. **Continuing comment.**
3. The plans show that stormwater and sanitary sewer connections will be made on Zabriskie Street, however, the connection points are not shown on the plans. The plans should be updated to provide the connection locations. **Comment addressed.**
4. The Applicant should confirm whether they will be using the existing water, electric, etc. utilities and if not, the new services shall be shown on the plans. If existing utilities are to be used, the Applicant shall provide sizing information to confirm that the increased use will be able to be handled by the existing utilities. **Comment addressed. Existing utilities shall be used.**
5. Limits of trenching associated with all utility connections shall be clearly indicated on the plans. **Not included on plans.**
6. A drainage report shall be provided for the proposed drainage improvements. **Comment addressed.**
7. A Storm System Management & Maintenance Plan shall be provided for the proposed storm water system. **Comment addressed.**
8. **The drainage connection from the site's proposed drainage structure is proposed to be connected on Zabriskie Street and does not affect the County's right-of-way.**

Miscellaneous

1. The Applicant should discuss how trash pickup will be addressed. Per the Jersey City Approval Resolution, a refuse area shall be shown on the plans. Plans shall be revised accordingly. **The Applicant proposes curbside collection, testimony to be provided.**
2. No County concrete curb detail has been provided. This should be included on the plans. **Comment addressed.**
3. A portion of the existing curb is painted yellow to indicate 'No Parking'. The new curb in these locations shall be painted yellow to match. Details and/or shall be included to indicate this. **Comment addressed.**
4. The "pavement section and repair strip detail" shall be revised to show 10" Dense Graded Aggregate subbase, 8" HMA Base Course, and 2" HMA Surface Course. **Not included. Detail shall be revised.**



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5. The applicant shall ensure that all County design standards are met within the County right-of-way, along JFK Boulevard. **Continuing comment.**
6. Prior to County Road Opening Permit application, the applicant shall submit a point by point response to the most current County Division of Planning and County Planning Board Engineer review letters, and all approval resolution conditions. The letter is to be accompanied by all required revised plans and other documentation. **Continuing comment.**
7. The Applicant should provide copies of all permits and municipal approvals to the County. There are various municipal, County and State permits required for the project. **Continuing comment.**
8. If the County Planning Board approval is granted for this application, the Applicant will be required to obtain a County Road Opening Permit from the office of the County Engineer prior to work within the right-of-way. **Continuing comment.**
9. The Applicant shall obtain approval from North Hudson Sewerage Authority for the connections into their system. The approval shall be provided to the County for their records. **Continuing comment.**

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April 1, 2019

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Hudson County Division of Planning
Bergen Square Center
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Jersey City, New Jersey 07306

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2. The plans should clearly show the limits of base repair associated with the new curb. A two-foot (2') wide asphalt repair strip shall be provided.
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4. Proposed grading for the ADA ramps at the corner of JFK and Zabriskie Street shall be provided to show compliant 4'x4' landings. Should the ramps on the opposite corners of these ramps be non-compliant, they shall also be replaced as part of this project to provide a fully compliant ADA route. Grading shall be provided to show compliance.
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6. ADA Ramp details shall show a 2% 4'x4' landing. Details shall also be provided for the driveway apron in order to show ADA-compliance; details shall show a 2% maximum cross-slope on sidewalks and the walkway portion of the driveways.
7. It is unclear on the landscaping plan as to where proposed street trees, if any, will be installed. All existing and proposed street trees shall be clearly shown on the plans. The Landscaping and site plans shall be revised to show this. We defer to the Hudson County Division of Planning regarding the tree requirements for the site.
8. The tree planting detail shall provide an ADA-compliant street grate.

Traffic & Parking

1. The Applicant should show existing and proposed parking on the plans along both JFK Boulevard and Zabriskie Street.
2. The Site plans show a parking garage with three (3) parking spaces with access on Zabriskie St. and 2 parking spaces under the proposed overhang where the existing service station is located on Kennedy Boulevard. It is unclear how the parking spaces are to be used. The Architectural plans show doors to the parking garage from the service station, so it is assumed that no parking is proposed for the new residential units. The Applicant shall provide testimony regarding the site parking for the residential and business uses.
3. No traffic impact study has been submitted as part of this application. The Applicant shall provide a traffic impact statement to show how the proposed improvements will affect peak hour trips as well as how the deficiency of on-site parking will affect on-street parking.
4. A parking availability study should be prepared to show the availability of parking for the 10 new residential units, offices and retail units.
5. If the parking spaces are for residential use, the Applicant should discuss whether or not apartment tenants will have assigned parking spaces. Additionally, the Applicant should discuss the parking needs of the first-floor office/retail spaces and how the proposed parking spaces accommodate these needs.



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6. The plans show two parking spaces to be located within the site near the Auto Shop. A note on the plans states that these are “proposed parking spaces for use during off-hours.” The applicant shall provide testimony regarding the nature of these parking spaces. It is unclear if these parking spaces will be strictly reserved for tenants or if the Auto Shop will use the spaces as a storage/staging area for their vehicles as is the current use.

Drainage & Utilities

1. The proposed area of disturbance will not exceed 1 acre and there will not be more than $\frac{1}{4}$ acre of new impervious area; therefore, the project is not considered a “major development” as defined by N.J.A.C. 7:8 and is not subject to the NJDEP Stormwater Management II Requirements, the Hudson County Stormwater Management Design Standards.
2. Drainage plans have been prepared and show a detention system with an overflow control structure that outlets the stormwater into the combined sewer system on Zabriskie Street. The Applicant shall obtain all required approvals from the North Hudson Sewerage Authority for the connection.
3. The plans show that stormwater and sanitary sewer connections will be made on Zabriskie Street, however, the connection points are not shown on the plans. The plans should be updated to provide the connection locations.
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5. Limits of trenching associated with all utility connections shall be clearly indicated on the plans.
6. A drainage report shall be provided for the proposed drainage improvements.
7. A Storm System Management & Maintenance Plan shall be provided for the proposed storm water system.

Miscellaneous

1. The Applicant should discuss how trash pickup will be addressed. Per the Jersey City Approval Resolution, a refuse area shall be shown on the plans. Plans shall be revised accordingly.
2. No County concrete curb detail has been provided. This should be included on the plans.
3. A portion of the existing curb is painted yellow to indicate ‘No Parking’. The new curb in these locations shall be painted yellow to match. Details and/or shall be included to indicate this.
4. The “pavement section and repair strip detail” shall be revised to show 10” Dense Graded Aggregate subbase, 8” HMA Base Course, and 2” HMA Surface Course.
5. Typical pipe trench details shall be included for all proposed utilities.



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6. The applicant shall ensure that all County design standards are met within the County right-of-way, along JFK Boulevard.
7. Prior to County Road Opening Permit application, the applicant shall submit a point by point response to the most current County Division of Planning and County Planning Board Engineer review letters, and all approval resolution conditions. The letter is to be accompanied by all required revised plans and other documentation.
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10. The Applicant shall obtain approval from North Hudson Sewerage Authority for the connections into their system. The approval shall be provided to the County for their records.

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October 1, 2019

Francesca Giarratana, P.P., AICP, Director of Planning
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Bergen Square Center
830 Bergen Avenue, Fl. 6A
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**Re: 3374-3379 JFK
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3. The proposed grading spot elevations for the proposed sidewalk improvements exceed the allowable 2% cross slope. The plans shall be revised to provide additional proposed grade elevations for an ADA compliant sidewalk. These elevations shall reflect a maximum cross-slope of 2%. **Not addressed. The proposed grading on the sidewalks exceeds the allowable 2%. Additionally, proposed grading shall be provided at the driveway to show a 5' wide ADA compliant walkway with a maximum cross slope of 2%. The maximum slope of the remainder of the apron shall be 12.5%.**
4. Proposed grading for the ADA ramps at the corner of JFK and Zabriskie Street shall be provided to show compliant 4'x4' landings. Should the ramps on the opposite corners of these ramps be non-compliant, they shall also be replaced as part of this project to provide a fully compliant ADA route. Grading shall be provided to show compliance. **Adequate grading not provided to show that ADA compliant grades will be constructed.**
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Drainage & Utilities

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9. The Applicant shall obtain approval from North Hudson Sewerage Authority for the connections into their system. The approval shall be provided to the County for their records. **Continuing comment.**

If you have any questions or require additional information, please call.

Very truly yours,
T&M ASSOCIATES


ANTONIOS PANAGOPOULOS, P.E., C.M.E
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AP

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