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HUDSON COUNTY  
PLANNING BOARD

RE:

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

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O P E N S E S S I O N

Bergen Square Center  
Floor 9A  
830 Bergen Avenue  
Jersey City, New Jersey  
Tuesday, April 19, 2022  
5:30 p.m.

V I A Z O O M:

SAMANTHA LUGO, Chairwoman  
RUSHABH MEHTA, Commissioner  
YRAIDA APONTE-LIPSKI, Commissioner  
FRANCES KENNY, Commissioner  
FLOYD JETER, Commissioner  
THOMAS MALAVASI, PE, Commissioner

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

JENNIFER BOGDANSKI, ESQ., Board Counsel  
FRANCESCA GIARRATANA, PP, AICP, Secretary  
MARCELLA TRAINA, Assistant Planner  
PAUL D. CRAY, PE, PP, CME  
GREGORY GITTO, PE

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1 CHAIRWOMAN LUGO: I would like to  
 2 call the April 19th Planning Board meeting to order.  
 3 Has the meeting been properly advertised?  
 4 MS. BOGDANSKI: Yes, Madam  
 5 Chairwoman. The meeting was properly noticed to the  
 6 Jersey Journal and the Star Ledger. And it was also  
 7 noticed by posting on the County Clerk's Bulletin  
 8 Board and the Bulletin Board for the County  
 9 Commissioners, and the notice specified that this  
 10 would be a virtual meeting in accordance with the  
 11 Open Public Meetings Act.  
 12 CHAIRWOMAN LUGO: Thank you. Can we  
 13 have a roll call, please?  
 14 MS. GIARRATANA: Yes. Commissioner  
 15 Allen, absent. Commissioner Aponte-Lipski, absent.  
 16 Commissioner Choffo, absent. Commissioner  
 17 Glembocki. Absent. Commissioner Jeter.  
 18 COMMISSIONER JETER: Present.  
 19 MS. GIARRATANA: Commissioner Kenny.  
 20 COMMISSIONER KENNY: Here.  
 21 MS. GIARRATANA: Commissioner  
 22 Malavasi.  
 23 COMMISSIONER MALAVASI: Here.  
 24 MS. GIARRATANA: Commissioner Mehta.  
 25 COMMISSIONER MEHTA: Here.

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1 MS. GIARRATANA: Commissioner Ng,  
 2 absent. Commissioner Walker, absent. And  
 3 Chairwoman Lugo.  
 4 CHAIRWOMAN LUGO: Here.  
 5 MS. GIARRATANA: Chairwoman, we have  
 6 a quorum.  
 7 CHAIRWOMAN LUGO: Will everyone  
 8 please stand for the flag salute.  
 9 (Flag salute.)  
 10 CHAIRWOMAN LUGO: Commissioners, has  
 11 everyone had the opportunity to read the minutes  
 12 from our last meeting, and if so can I have a  
 13 motion, please?  
 14 COMMISSIONER MEHTA: Motion.  
 15 MS. GIARRATANA: Is there a second?  
 16 COMMISSIONER MALAVASI: Second.  
 17 MS. GIARRATANA: On a motion made by  
 18 Commissioner Mehta, and seconded by Commissioner  
 19 Malavasi.  
 20 Commissioner Jeter.  
 21 COMMISSIONER JETER: Yes.  
 22 MS. GIARRATANA: Commissioner Kenny.  
 23 COMMISSIONER KENNY: Aye.  
 24 MS. GIARRATANA: Commissioner  
 25 Malavasi.

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1 COMMISSIONER MALAVASI: Aye.  
 2 MS. GIARRATANA: Commissioner Mehta.  
 3 COMMISSIONER MEHTA: Aye.  
 4 MS. GIARRATANA: Chairwoman Lugo.  
 5 CHAIRWOMAN LUGO: Aye.  
 6 MS. GIARRATANA: The motion has  
 7 passed, and the minutes have been adopted. The next  
 8 item on the agenda are matters scheduled for public  
 9 hearing. We have three professional services  
 10 contracts to award. I'm going to start with the  
 11 award for engineering services. We have two of  
 12 them. We have the primary consulting engineer and  
 13 then the alternative consulting engineer.  
 14 First some background for the Board. We  
 15 had the scoring committee. We had four individuals,  
 16 Commissioner Tom Malavasi, Commissioner Kenny, and  
 17 Chairwoman Lugo, as well as Marchella Traina, the  
 18 planner.  
 19 The top score was T & M Associates, who is  
 20 currently our consulting engineer as well, and  
 21 Marchella is going to share the screen with this  
 22 Board so everyone could see. Commissioners, do you  
 23 have any questions? If not, do I have a motion to  
 24 award the contract to T & M?  
 25 On a motion made by Chairwoman Lugo and

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1 seconded by Commissioner Mehta.  
 2 Commissioner Jeter.  
 3 COMMISSIONER JETER: Yes.  
 4 MS. GIARRATANA: Commissioner Kenny.  
 5 COMMISSIONER KENNY: Aye.  
 6 MS. GIARRATANA: Commissioner  
 7 Malavasi.  
 8 COMMISSIONER MALAVASI: Aye.  
 9 MS. GIARRATANA: Commissioner Mehta.  
 10 COMMISSIONER MEHTA: Aye.  
 11 MS. GIARRATANA: Chairwoman Lugo.  
 12 CHAIRWOMAN LUGO: Aye.  
 13 MS. GIARRATANA: The motion has  
 14 passed, and the contract will be awarded.  
 15 MR. GITTO: Thank you, everybody.  
 16 CHAIRWOMAN LUGO: Congratulations.  
 17 MS. GIARRATANA: Thank you, Greg.  
 18 MR. GITTO: Thank you.  
 19 MS. GIARRATANA: The next item on the  
 20 agenda is the award for the alternate engineering  
 21 consultant, and as you saw the scores there, that's  
 22 for the other proposal, and the firm that scored the  
 23 highest is Remington Vernick Engineers, and just for  
 24 the Board's clarification, we did only receive the  
 25 two proposals. Are there any questions about the

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1 engineer award? If not do, I have a motion?  
 2 On a motion made by Commissioner Jeter and  
 3 seconded by Commissioner Mehta.  
 4 Commissioner Jeter.  
 5 COMMISSIONER JETER: Aye.  
 6 MS. GIARRATANA: Commissioner Kenny.  
 7 COMMISSIONER KENNY: Aye.  
 8 MS. GIARRATANA: Commissioner  
 9 Malavasi.  
 10 COMMISSIONER MALAVASI: Aye.  
 11 MS. GIARRATANA: Commissioner Mehta.  
 12 COMMISSIONER MEHTA: Aye.  
 13 MS. GIARRATANA: And Chairwoman Lugo.  
 14 CHAIRWOMAN LUGO: Aye.  
 15 MS. GIARRATANA: The motion has  
 16 passed, and the contract will be awarded to  
 17 Remington and Vernick.  
 18 MR. CRAY: Thank you.  
 19 MS. GIARRATANA: Thank you, Paul.  
 20 Okay. The next item on the agenda is award for  
 21 professional services contract for outside counsel.  
 22 Again, we had the scoring committee, four  
 23 individuals, Commissioner Malavasi, Commissioner  
 24 Kenny, Chairwoman Lugo and planner Marchella Traina.  
 25 We received four proposals, and the scores are up on

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1 the screen for everybody to review. As you can see,  
 2 the firm with the highest score was Wilentz, Goldman  
 3 & Spitzer. Do any of the Commissioners have any  
 4 questions?  
 5 COMMISSIONER MALAVASI: I'll make a  
 6 motion to have Wilentz, Goldman & Spitzer as our  
 7 counsel.  
 8 CHAIRWOMAN LUGO: Do I have a second?  
 9 COMMISSIONER MEHTA: Second.  
 10 MS. GIARRATANA: On a motion made by  
 11 Commissioner Malavasi and seconded by Commissioner  
 12 Mehta.  
 13 Commissioner Jeter.  
 14 COMMISSIONER JETER: Aye.  
 15 MS. GIARRATANA: Commissioner Kenny.  
 16 COMMISSIONER KENNY: Aye.  
 17 MS. GIARRATANA: Commissioner  
 18 Malavasi.  
 19 COMMISSIONER MALAVASI: Aye.  
 20 MS. GIARRATANA: Commissioner Mehta.  
 21 COMMISSIONER MEHTA: Aye.  
 22 MS. GIARRATANA: And Chairwoman Lugo.  
 23 CHAIRWOMAN LUGO: Aye.  
 24 MS. GIARRATANA: Thank you so much.  
 25 I believe we have a representative from the firm on

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1 the line.  
 2 MS. CURLEY: Hello. My name is  
 3 Amanda Curley. I'm happy to be working with you.  
 4 MS. GIARRATANA: Thank you so much,  
 5 Amanda.  
 6 CHAIRWOMAN LUGO: Congratulations.  
 7 MS. GIARRATANA: Okay. So we have no  
 8 applications to be heard, so we'll go ahead and do  
 9 the memorializations of the resolutions considered  
 10 at the previous meeting. There were two.  
 11 Application 2021-064-SP; Target  
 12 Corporation, the location was 196-230 Passaic  
 13 Avenue; Block 15, Lot 8.01; in Kearny.  
 14 Is there a motion?  
 15 On a motion made by Commissioner Mehta and  
 16 seconded by Commissioner Jeter.  
 17 Commissioner Jeter.  
 18 COMMISSIONER JETER: Yes.  
 19 MS. GIARRATANA: Commissioner Kenny.  
 20 COMMISSIONER KENNY: Aye.  
 21 MS. GIARRATANA: Commissioner  
 22 Malavasi.  
 23 COMMISSIONER MALAVASI: Aye.  
 24 MS. GIARRATANA: Commissioner Mehta.  
 25 COMMISSIONER MEHTA: Aye.

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1 MS. GIARRATANA: And Chairwoman Lugo.  
 2 CHAIRWOMAN LUGO: Aye.  
 3 MS. GIARRATANA: Thank you. And the  
 4 motion has passed. The next application was  
 5 2022-069-SD; Accordia Harrison Urban Renewal at  
 6 Frank E. Rodgers Boulevard; Block 133, Lot 1.04; in  
 7 Harrison.  
 8 Do I have a motion?  
 9 On a motion made by Commissioner Jeter,  
 10 and seconded by Chairwoman Lugo.  
 11 Commissioner Jeter.  
 12 COMMISSIONER JETER: Yes.  
 13 MS. GIARRATANA: Commissioner Kenny.  
 14 COMMISSIONER KENNY: Aye.  
 15 MS. GIARRATANA: Commissioner  
 16 Malavasi.  
 17 COMMISSIONER MALAVASI: Aye.  
 18 MS. GIARRATANA: Commissioner Mehta.  
 19 COMMISSIONER MEHTA: Aye.  
 20 MS. GIARRATANA: And Chairwoman Lugo.  
 21 CHAIRWOMAN LUGO: Aye.  
 22 MS. GIARRATANA: Thank you. The next  
 23 items are applications to be exempt. There are four  
 24 of them. First is Application 2022-011-SP; the  
 25 applicant, 651 Tonnele Avenue LLC; at 595 Tonnele

<p style="text-align: right;">Page 10</p> <p>1 Avenue Block 1901, Lot 3; in Jersey City. A site  2 plan application not along a County road.  3 Application 2022-012-SD; Monroe  4 Investments, LLC; at 21 Highland Avenue; Block 1835,  5 Lot 10; in Jersey City. It's a subdivision  6 application not along a County road.  7 Application 2022-015-SP; the applicant,  8 Yum &amp; Chill WEN Holdings, LLC; it's at 245 12th  9 Street; Block 287, Lot 1; in Jersey City. It's a  10 site plan application not along a County road.  11 Application 2022-016-SD; Port Liberte  12 Apartments LLC; at Chapel Avenue; Block 27503, Lot  13 13; in Jersey City. It's a subdivision application  14 not along a County road.  15 Do I have a motion?  16 On a motion made by Commissioner Mehta and  17 second by Commissioner Jeter.  18 Commissioner Jeter.  19 COMMISSIONER JETER: Yes.  20 MS. GIARRATANA: Commissioner Kenny.  21 COMMISSIONER KENNY: Aye.  22 MS. GIARRATANA: Commissioner  23 Malavasi.  24 COMMISSIONER MALAVASI: Aye.  25 MS. GIARRATANA: Commissioner Mehta.</p>	<p style="text-align: right;">Page 12</p> <p>1 MS. GIARRATANA: All right. So our  2 next meeting date is Tuesday, May 17th at 5:30.  3 Thank you so much, everyone.  4 CHAIRWOMAN LUGO: Thank you. Do I  5 have a motion to adjourn?  6 COMMISSIONER MEHTA: Motion.  7 COMMISSIONER JETER: Second.  8 CHAIRWOMAN LUGO: All in favor.  9 (Whereupon the proceeding is then  10 concluded at 5:47 p.m.)  11  12  13  14  15  16  17  18  19  20  21  22  23  24  25</p>
<p style="text-align: right;">Page 11</p> <p>1 COMMISSIONER MEHTA: Aye.  2 MS. GIARRATANA: And Chairwoman Lugo.  3 CHAIRWOMAN LUGO: Aye.  4 MS. GIARRATANA: The motion passed.  5 The next item on the agenda is old business. I just  6 want to bring up that our Land Development  7 Regulations as a whole, all of the changes that have  8 been made in the past year and in some cases two or  9 three infrastructure -- infrastructure requirements  10 and a few other items that the Board had already  11 approved was also adopted by the Board of County  12 Commissioners. So we'll be going by this whole new  13 land development regulation document that will be on  14 the web site and also tweak a little out in the  15 letter to the applicants. So we'll do that with new  16 applications.  17 And also I would just like to thank  18 Jennifer Bogdanski, who is on the line for  19 everything over the decade maybe that Jack's  20 Curley's firm has done for our Board, and so we  21 really appreciate it.  22 CHAIRWOMAN LUGO: We'll miss you,  23 Jen.  24 MS. BOGDANSKI: Thank you. It's been  25 wonderful working with you all.</p>	<p style="text-align: right;">Page 13</p> <p>1 CERTIFICATION  2  3 I, SHARI CATHEY, CCR, RPR, License No.  4 30XI00234700, and Notary Public of the State of New  5 Jersey, hereby certify that the proceedings herein  6 are from the notes taken by me of an Regular Caucus  7 Meeting of the Hudson County Planning Board, held on  8 Tuesday, April 17, 2022; and that this is a correct  9 transcript of the same.  10  11  12   13 SHARI CATHEY, CCR, RPR  14 A NOTARY PUBLIC of the  15 State of New Jersey  16 I.D. No. 2283786  17 Commission Expires 2/4/27  18  19  20  21  22  23  24  25</p>

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