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HUDSON COUNTY
PLANNING BOARD

RE:

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

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 18, 2023
6:30 p.m.

B E F O R E:

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

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

AMANDA CURLEY, ESQ., Board Counsel
FRANCESCA GIARRATANA, PP, AICP, Secretary
MARCELLA TRAINA, Assistant Planner
MARIO TRIDENTI, Inspector
SAM SCHROEDER, Planning Staff
PAUL CRAY, PE, PP, CME

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1 CHAIRMAN KENNY: All right. I'd like
 2 to call to order the April 18, 2023 Hudson County
 3 Planning Board meeting. Has the meeting been
 4 properly advertised?
 5 MS. CURLEY: Yes. The meeting was
 6 properly noticed pursuant to the Open Public
 7 Meetings Act.
 8 CHAIRMAN KENNY: Thank you. Can we
 9 have a roll call?
 10 MS. GIARRATANA: Commissioner Aponte-
 11 Lipski.
 12 COMMISSIONER APONTE-LIPSKI: Here.
 13 MS. GIARRATANA: Commissioner
 14 Glembocki, absent. Commissioner Jeter.
 15 COMMISSIONER JETER: Here.
 16 MS. GIARRATANA: Commissioner Layson,
 17 absent. Commissioner Lugo.
 18 COMMISSIONER LUGO: Here.
 19 MS. GIARRATANA: Commissioner
 20 Malavasi.
 21 COMMISSIONER MALAVASI: Here.
 22 MS. GIARRATANA: Commissioner Mehta.
 23 COMMISSIONER MEHTA: Here.
 24 MS. GIARRATANA: Commissioner Ng,
 25 absent. Commissioner Pettigrew, absent.

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1 Commissioner Walker, absent. And Chairman Kenny.
 2 CHAIRMAN KENNY: Present.
 3 MS. GIARRATANA: Chairman, we have a
 4 quorum.
 5 CHAIRMAN KENNY: Would everybody
 6 please stand for the Pledge of Allegiance?
 7 (Flag salute.)
 8 CHAIRMAN KENNY: Commissioners, has
 9 everyone had the opportunity to read the minutes
 10 from our last meeting, and if so, can I please have
 11 a motion?
 12 COMMISSIONER JETER: Motion.
 13 COMMISSIONER MEHTA: Second.
 14 MS. GIARRATANA: On a motion made by
 15 Commissioner Jeter, and seconded by Commissioner
 16 Mehta.
 17 Commissioner Aponte-Lipski.
 18 COMMISSIONER APONTE-LIPSKI: Aye.
 19 MS. GIARRATANA: Commissioner Jeter.
 20 COMMISSIONER JETER: Aye.
 21 MS. GIARRATANA: Commissioner
 22 Malavasi.
 23 COMMISSIONER MALAVASI: Aye.
 24 MS. GIARRATANA: Commissioner Lugo.
 25 COMMISSIONER LUGO: I abstain.

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1 MS. GIARRATANA: Commissioner Mehta.
 2 COMMISSIONER MEHTA: Aye.
 3 MS. GIARRATANA: And Chairman Kenny.
 4 CHAIRMAN KENNY: Aye.
 5 MS. GIARRATANA: The motion has
 6 passed. The minutes have been adopted.
 7 The next item on the agenda are Matters
 8 Scheduled for Public Hearing. We first have three
 9 contracts professional services contracts to be
 10 awarded one for outside counsel and two for
 11 professional engineering services. There was a
 12 review committee that consisted of Chairman Kenny,
 13 Commissioner Malavasi, Commissioner Lugo, Marchella
 14 and myself. So Marchella is going to share the
 15 scores on the screen.
 16 So before we ask for a motion for the --
 17 the award for the professional services contract for
 18 outside counsel which is first, we received two
 19 proposals, and you can see the scores there. The
 20 winning proposal was Day Pitney. Are there any
 21 questions on the other proposals, or how it's
 22 scored? Completed? If not, do I have a motion?
 23 COMMISSIONER LUGO: Motion.
 24 COMMISSIONER APONTE-LIPSKI: Second.
 25 MS. GIARRATANA: On a motion made by

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1 Commissioner Lugo and seconded by Commissioner
 2 Aponte-Lipski.
 3 Commissioner Aponte-Lipski.
 4 COMMISSIONER APONTE-LIPSKI: Aye.
 5 MS. GIARRATANA: Commissioner Jeter.
 6 COMMISSIONER JETER: Aye.
 7 MS. GIARRATANA: Commissioner Lugo.
 8 COMMISSIONER LUGO: Aye.
 9 MS. GIARRATANA: Commissioner
 10 Malavasi.
 11 COMMISSIONER MALAVASI: Aye.
 12 MS. GIARRATANA: Commissioner Mehta.
 13 COMMISSIONER MEHTA: Aye.
 14 MS. GIARRATANA: And Chairman Kenny.
 15 CHAIRMAN KENNY: Aye.
 16 MS. GIARRATANA: The motion has
 17 passed. The next Item B and C is the award of
 18 professional services contract for professional
 19 engineering services and for alternate. So again,
 20 it was the same reviewing committee. We received
 21 four proposals. And our primary engineering
 22 consultant was for -- that receive the highest score
 23 was T & M Associates. And are there any questions?
 24 COMMISSIONER MEHTA: Who was the
 25 winner there?

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1 MS. GIARRATANA: T & M Associates.
 2 COMMISSIONER MEHTA: So T & M gets
 3 the primary contract and the secondary is Remington.
 4 MS. GIARRATANA: Remington & Vernick,
 5 yeah.
 6 COMMISSIONER JETER: I have one
 7 question. Do you -- do we look for like diversity
 8 vendors as well, or is it just open to everyone? Is
 9 there a set aside?
 10 MS. GIARRATANA: We don't have a set
 11 aside for our contracts, yeah. We have the awards
 12 going through the Planning Board. It's not through
 13 the County Commissioner Board.
 14 COMMISSIONER JETER: Yeah.
 15 MS. GIARRATANA: Yeah.
 16 COMMISSIONER JETER: So we don't
 17 really -- any time information is sent, do we look
 18 for diverse vendors, or it just gets awarded open?
 19 MS. GIARRATANA: It's a general call,
 20 yes.
 21 COMMISSIONER MALAVASI: What we --
 22 what we do in government, we try and do something
 23 like that. Sometimes you have submit to the Office
 24 of Minority Business to see if they have any vendors
 25 that fit the criteria to give them the opportunity

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1 to bid on it, and we do have set asides for other
 2 things, but they work with us to notify any
 3 minorities around here that wants to do it -- wants
 4 to submit a bid.
 5 COMMISSIONER JETER: I mean the City
 6 has got a big push. I thought it's something that
 7 should be just noted.
 8 MS. GIARRATANA: Absolutely. Next
 9 year, next year definitely.
 10 COMMISSIONER MEHTA: I make a motion
 11 for the engineer. And whoever Commissioner Malavasi
 12 likes, I mean, he's going to work with them, and
 13 that's all that matters. So whatever he thinks; if
 14 he wants to send the proposal to T & M --
 15 COMMISSIONER JETER: Second.
 16 MS. GIARRATANA: On a motion by
 17 Commissioner Mehta and seconded by Commissioner
 18 Jeter.
 19 Commissioner Aponte-Lipski.
 20 COMMISSIONER APONTE-LIPSKI: I will
 21 say that I have to trust, you know, the Planning
 22 Board's people going through this reacquisition, and
 23 that's why I see your point in bringing small
 24 business into it, that's a great idea. I vote aye.
 25 MS. GIARRATANA: Commissioner Jeter.

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1 COMMISSIONER JETER: Yes.
 2 MS. GIARRATANA: CommISSIONER Lugo.
 3 COMMISSIONER LUGO: Aye.
 4 MS. GIARRATANA: Commissioner
 5 Malavasi.
 6 COMMISSIONER MALAVASI: Yes.
 7 MS. GIARRATANA: Commissioner Mehta.
 8 COMMISSIONER MEHTA: Aye.
 9 MS. GIARRATANA: And Chairman Kenny.
 10 CHAIRMAN KENNY: Aye.
 11 MS. GIARRATANA: The motion has
 12 passed. We have Greg on the phone. Congrats, Greg.
 13 Are there any questions about the
 14 alternate?
 15 COMMISSIONER JETER: Motion.
 16 COMMISSIONER LUGO: Second.
 17 MS. GIARRATANA: On a motion made by
 18 Commissioner Jeter and seconded by Commissioner
 19 Lugo.
 20 Commissioner Aponte-Lipski.
 21 COMMISSIONER APONTE-LIPSKI: Aye.
 22 MS. GIARRATANA: Commissioner Jeter.
 23 COMMISSIONER JETER: Aye.
 24 MS. GIARRATANA: CommISSIONER Lugo.
 25 COMMISSIONER LUGO: Aye.

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1 MS. GIARRATANA: Commissioner
 2 Malavasi.
 3 COMMISSIONER MALAVASI: Aye.
 4 MS. GIARRATANA: Commissioner Mehta.
 5 COMMISSIONER MEHTA: Aye.
 6 MS. GIARRATANA: And Chairman Kenny.
 7 CHAIRMAN KENNY: Aye.
 8 MS. GIARRATANA: The motion has
 9 passed.
 10 MR. CRAY: Thank you.
 11 MS. GIARRATANA: Congrats, Paul. So
 12 these contracts will be valid from today's date
 13 through next year in April, and we'll start another
 14 process.
 15 The next item is the adoption of the draft
 16 Passaic River Greenway Plan that we had presented
 17 and did a public hearing on at the last meeting. We
 18 have Sam Schroeder here who worked on the plan, if
 19 there are any questions.
 20 MR. SCROEDER: Hi, everyone. The
 21 plan was in a 40-day public comment, and we did not
 22 receive any comments.
 23 CHAIRMAN KENNY: That was a great
 24 presentation.
 25 MS. GIARRATANA: And this will be

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1 technically an addendum to our master plan, so we
2 need a more than five Commissioner votes, and we
3 have six Commissioners here so we're able to vote on
4 it. Can I have amotion?
5 COMMISSIONER JETER: Motion.
6 CHAIRMAN KENNY: Second.
7 MS. GIARRATANA: On a motion made by
8 Commissioner Jeter. Seconded by Chairman Kenny.
9 Commissioner Aponte-Lipski.
10 COMMISSIONER APONTE-LIPSKI: Aye.
11 MS. GIARRATANA: Commissioner Jeter.
12 COMMISSIONER JETER: It was a great
13 presentation. Aye.
14 MS. GIARRATANA: CommIssioner Lugo.
15 COMMISSIONER LUGO: Aye.
16 MS. GIARRATANA: Commissioner
17 Malavasi.
18 COMMISSIONER MALAVASI: Yes.
19 MS. GIARRATANA: Commissioner Mehta.
20 COMMISSIONER MEHTA: Aye.
21 MS. GIARRATANA: And Chairman Kenny.
22 CHAIRMAN KENNY: Aye.
23 MS. GIARRATANA: The motion has
24 passed. The next on the agenda is the
25 Memorializations of Resolutions considered at the

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1 previous meeting. Application 2022-058-SP. Kearny
2 Chicken, LLC; at 170 Harrison Avenue; Block 284, Lot
3 3.004; in Kearny.
4 Do I have a motion?
5 MS. GIARRATANA: On a motion made by
6 Commissioner Mehta, seconded by Commissioner
7 Aponte-Lipski.
8 Commissioner Aponte-Lipski.
9 COMMISSIONER APONTE-LIPSKI: Aye.
10 MS. GIARRATANA: Commissioner Jeter.
11 COMMISSIONER JETER: Aye.
12 MS. GIARRATANA: Commissioner
13 Malavasi.
14 COMMISSIONER MALAVASI: Yes.
15 MS. GIARRATANA: Commissioner Mehta.
16 COMMISSIONER MEHTA: Aye.
17 MS. GIARRATANA: And Chairman Kenny.
18 CHAIRMAN KENNY: Aye.
19 MS. GIARRATANA: The motion has
20 passed. The next application is 2023-002-SP-SD.
21 The applicant is DVL, Inc., at 197 through 230
22 Passaic Avenue, Block 15, Lot 8.01, in Kearny.
23 Do I have a motion?
24 COMMISSIONER JETER: Motion.
25 COMMISSIONER MEHTA: Second.


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1 MS. GIARRATANA: On a motion made by
2 Commissioner Jeter and seconded by Commissioner
3 Mehta.
4 Commissioner Aponte-Lipski.
5 COMMISSIONER APONTE-LIPSKI: Aye.
6 MS. GIARRATANA: Commissioner Jeter.
7 COMMISSIONER JETER: Aye.
8 MS. GIARRATANA: Commissioner
9 Malavasi.
10 COMMISSIONER MALAVASI: Yes.
11 MS. GIARRATANA: Commissioner Mehta.
12 COMMISSIONER MEHTA: Aye.
13 MS. GIARRATANA: And Chairman Kenny.
14 CHAIRMAN KENNY: Aye.
15 MS. GIARRATANA: The next item on the
16 agenda are Applications to be Exempt. There are
17 three. The first application is 2023-014-SP; Hartz
18 Mountain Industries, Inc., at 1600 Harbor Boulevard;
19 Block 34.03, Lot 4.28; in Weehawken. It's a site
20 plan application not along a County road.
21 Application 2023-015-SP; the Applicant,
22 TMW 660 Tonnele LLC Industries, Inc., at 660 Tonnele
23 Avenue; Block 2001, Lot 5; any Jersey City; and it's
24 a site plan application not along a County road.
25 Application 2023-016-SP; the Applicant,

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1 Port Imperial Ferry Corp. Industries, Inc., at 901
2 Sinatra Drive; Block 259, Lot 1; in Hoboken. It's a
3 site plan application not along a County road.
4 Do I have a motion?
5 COMMISSIONER JETER: Motion.
6 COMMISSIONER MEHTA: Second.
7 MS. GIARRATANA: On a motion made by
8 Commissioner Jeter and seconded by Commissioner
9 Mehta.
10 Commissioner Aponte-Lipski.
11 COMMISSIONER APONTE-LIPSKI: Aye.
12 MS. GIARRATANA: Commissioner Jeter.
13 COMMISSIONER JETER: Aye.
14 MS. GIARRATANA: Commissioner Lugo.
15 COMMISSIONER LUGO: Aye.
16 MS. GIARRATANA: Commissioner
17 Malavasi.
18 COMMISSIONER MALAVASI: Yes.
19 MS. GIARRATANA: Commissioner Mehta.
20 COMMISSIONER MEHTA: Aye.
21 MS. GIARRATANA: And Chairman Kenny.
22 CHAIRMAN KENNY: Aye.
23 MS. GIARRATANA: Old business, we
24 have none. New business, we have none. And then
25 the meeting date is Tuesday, May 15th at 6:30 p.m.

1 CHAIRMAN KENNY: All right. At this
 2 point can I have a motion to adjourn.
 3 COMMISSIONER LUGO: Motion.
 4 COMMISSIONER APONTE-LIPSKI: Second.
 5 (Whereupon the proceeding is then
 6 concluded at 6:45 p.m.)
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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 a Regular Meeting
 7 of the Hudson County Planning Board, held on
 8 Tuesday, April 18, 2023; 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
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