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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 16, 2024
6:30 p.m.

B E F O R E:

- FRANCIS KENNY, Chairman
- YRAIDA APONTE-LIPSKI, Commissioner
- PAMELA LAYSON, Commissioner
- FLOYD JETER, Commissioner
- SAMANTHA LUGO, Commissioner
- JOSEPH GLEMOCKI, PE, Commissioner
- RUSHABH MEHTA, Commissioner
- KENNEDY NG, Commissioner
- ARTHUR PETTIGREW, Commissioner

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

- BYRON NICHOLAS, PP, AICP, Secretary
- MARK SERRANO, Assistant Planner
- AMANDA CURLEY, ESQ., Board Attorney
- PAUL CRAY, P.E., C.M.E.
- PETER BONDAR, P.E.

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1 CHAIRMAN KENNY: Good evening,
 2 everyone. I'd like to call to order the April 16th,
 3 2024 Hudson County Planning Board meeting. Has the
 4 meeting been properly advertised?
 5 MS. CURLEY: Yes. The meeting was
 6 properly advertised pursuant to the Open Public
 7 Meeting Act and notice of this hearing ran in the
 8 Jersey Journal on Wednesday, April 10th, 2024.
 9 CHAIRMAN KENNY: Thank you. Can we
 10 have a roll call, please?
 11 MR. NICHOLAS: Yes. Commissioner
 12 Aponte-Lipski.
 13 COMMISSIONER APONTE-LIPSKI: Here.
 14 MR. NICHOLAS: Commissioner
 15 Glembocki.
 16 COMMISSIONER GLEMBOCKI: Here.
 17 MR. NICHOLAS: Commissioner
 18 Callegari, not present. Commissioner Jeter.
 19 COMMISSIONER JETER: Present.
 20 MR. NICHOLAS: Commissioner Layson.
 21 COMMISSIONER LAYSON: Present.
 22 MR. NICHOLAS: Commissioner Lugo.
 23 COMMISSIONER LUGO: Here.
 24 MR. NICHOLAS: Commissioner Malavasi,
 25 not present. Commissioner Mehta.

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1 COMMISSIONER MEHTA: Here.
 2 MR. NICHOLAS: Commissioner Ng.
 3 COMMISSIONER NG: I'm here.
 4 MR. NICHOLAS: Commissioner
 5 Pettigrew.
 6 COMMISSIONER PETTIGREW: Here.
 7 MR. NICHOLAS: Commissioner Walker,
 8 not present. And Chairman Kenny.
 9 CHAIRMAN KENNY: Present.
 10 MR. NICHOLAS: Chairman, we have a
 11 quorum.
 12 CHAIRMAN KENNY: Thank you. Can we
 13 please stand to salute the flag?
 14 (Flag Salute.)
 15 CHAIRMAN KENNY: Commissioners, did
 16 you have an opportunity to review the minutes from
 17 our last meeting?
 18 COMMISSIONER JETER: Yes.
 19 CHAIRMAN KENNY: If so, I'd like to
 20 ask for a motion to memorialize.
 21 COMMISSIONER JETER: Motion.
 22 COMMISSIONER LUGO: Second.
 23 MR. NICHOLAS: On a motion made by
 24 Commissioner Jeter. Second by Commissioner Lugo.
 25 Commissioner Aponte-Lipski.

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1 COMMISSIONER APONTE-LIPSKI: Aye.
 2 MR. NICHOLAS: Commissioner Jeter.
 3 COMMISSIONER JETER: Aye.
 4 MR. NICHOLAS: Commissioner Lugo.
 5 COMMISSIONER LUGO: Aye.
 6 MR. NICHOLAS: Commissioner Mehta.
 7 COMMISSIONER MEHTA: Aye.
 8 MR. NICHOLAS: Commissioner
 9 Pettigrew.
 10 COMMISSIONER PETTIGREW: Aye.
 11 MR. NICHOLAS: Chairman Kenny.
 12 CHAIRMAN KENNY: Aye.
 13 MR. NICHOLAS: The motion has passed,
 14 and the meeting minutes were adopted.
 15 CHAIRMAN KENNY: Great. I think
 16 we'll turn it to you now.
 17 MR. NICHOLAS: Yes. Yes, Chairman.
 18 The next item on the agenda are matters scheduled
 19 for public hearing. We have three contracts to
 20 award. I will quickly provide an overview of the
 21 process. Okay, please turn it. Yeah, we're gonna
 22 share the screen for you to view as well, Chairman.
 23 So essentially, we have a Consultant
 24 Selection Committee that comprises of Commissioner
 25 Lugo, Commissioner Glembocki, and Planning Staff

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1 Mario Tridente and Mark Serrano. They were able to
 2 score each responses to the three different RFQ
 3 services we're looking for. The first service for
 4 outside counsel retained two responses. If we could
 5 go, Mark, to the legal tab, we could do that first.
 6 There we go. Yeah, so, for outside
 7 counsel, the aggregated score did come back to
 8 award, well, to recommend the award for Day Pitney.
 9 So if there is a motion made, we can have the Board
 10 move forward with awarding Day Pitney with a
 11 contract for one year for outside counsel. At this
 12 time, I'll open it up for any questions.
 13 COMMISSIONER JETER: Yeah.
 14 MR. NICHOLAS: Yes.
 15 COMMISSIONER JETER: Did you guys do
 16 anything for diversity or any reference to that?
 17 Did you guys go out to outside counsel or send it
 18 out to most MBEs or DBEs or anything of that nature?
 19 MR. NICHOLAS: So, typically, the
 20 county does have a process where the County
 21 Administration would identify certain procurements
 22 for the DBE types of contracts, and I believe in
 23 this case, they do not go to our Office of Business
 24 Opportunity for those services. That is something
 25 we can look into, but yet typically, you know,

<p style="text-align: right;">Page 6</p> <p>1 through our Law Department and our Purchasing 2 Department, they would recommend whether or not, I 3 guess, if the service is rendered for those type of 4 businesses, if there's enough businesses that could 5 respond to it, then they would go the route of 6 through our Office of Business Opportunity to 7 identify those type of businesses. But in this 8 case, no.</p> <p>9 COMMISSIONER JETER: Because I know 10 most of the time, I deal with that, it's usually a 11 set-aside for those companies to that effect so that 12 it gives them an equal opportunity to bid on RFP, 13 RFQs, and it's always good to have at least a quote 14 from a minority vendor so that at least you can have 15 a record showing that this is fair and equitable 16 across the board.</p> <p>17 MR. NICHOLAS: Absolutely. So what 18 we could do is, and I believe this came up last 19 year, but I will definitely make sure to check our 20 procurement standards to see if the Planning Board 21 procurement has to go through that route, and if 22 not, I will recommend that we still have our Office 23 of Business Opportunity take a look at different 24 businesses that align with outside counsel as well 25 as engineering services for the Planning Board.</p>	<p style="text-align: right;">Page 8</p> <p>1 the motion has passed. We will go on to awarding 2 the contracts for engineering services. And again, 3 this is for two contracts. Usually or typically, 4 the Board would award a contract for a primary 5 engineering service, and then secondly, for the 6 second alternate engineering service, all right? 7 In this case, it went through the same 8 process with the Consultant Selection Committee. 9 And if there aren't any questions, I would request a 10 motion made by a Board Member. 11 All right. On a motion made by 12 Commissioner Lugo. Second by Commissioner Jeter. 13 Commissioner Aponte-Lipski. 14 COMMISSIONER APONTE-LIPSKI: Aye. 15 MR. NICHOLAS: Commissioner 16 Glembocki. 17 COMMISSIONER GLEMBOCKI: Yes. 18 MR. NICHOLAS: Commissioner Jeter. 19 COMMISSIONER JETER: Aye. 20 MR. NICHOLAS: Commissioner Lugo. 21 COMMISSIONER LUGO: Aye. 22 MR. NICHOLAS: Commissioner Layson. 23 COMMISSIONER LAYSON: Aye. I'm 24 sorry. 25 MR. NICHOLAS: Commissioner Mehta.</p>
<p style="text-align: right;">Page 7</p> <p>1 Any more questions? If not, I would 2 recommend for a motion. 3 On a Commissioner Jeter -- Pettigrew. 4 Second by Commissioner Jeter. 5 Commissioner Aponte-Lipski. 6 COMMISSIONER APONTE-LIPSKI: Aye. 7 MR. NICHOLAS: Commissioner 8 Glembocki. 9 COMMISSIONER GLEMBOCKI: Yes. 10 MR. NICHOLAS: Commissioner Jeter. 11 COMMISSIONER JETER: Aye. 12 MR. NICHOLAS: Commissioner Layson. 13 COMMISSIONER LAYSON: Aye. 14 MR. NICHOLAS: Commissioner Lugo. 15 COMMISSIONER LUGO: Aye. 16 MR. NICHOLAS: Commissioner Mehta. 17 COMMISSIONER MEHTA: Aye. 18 MR. NICHOLAS: Commissioner Ng. 19 COMMISSIONER NG: Aye. 20 MR. NICHOLAS: Commissioner 21 Pettigrew. 22 COMMISSIONER PETTIGREW: Aye. 23 MR. NICHOLAS: And Chairman Kenny. 24 CHAIRMAN KENNY: Aye. 25 MR. NICHOLAS: All right, Chairman,</p>	<p style="text-align: right;">Page 9</p> <p>1 COMMISSIONER MEHTA: Aye. 2 MR. NICHOLAS: Commissioner Ng. 3 COMMISSIONER NG: Aye. 4 MR. NICHOLAS: Commissioner 5 Pettigrew. 6 COMMISSIONER PETTIGREW: Aye. 7 MR. NICHOLAS: And Chairman Kenny. 8 CHAIRMAN KENNY: Aye. 9 MR. NICHOLAS: The motion has passed. 10 And just to clarify, that was for the primary 11 professional engineering service, which is awarded 12 to RVE, Remington Vernick Engineers. All right? 13 MR. CRAY: Thank you for the 14 confidence for another year to serve this Board. 15 It's a pleasure, and I enjoy working with the 16 Planning Department and Engineering Department as 17 well. Thank you. 18 MR. BONDAR: Likewise, thank you. 19 Oh, is it for Paul? I didn't think it was for me. 20 Okay. I mean, I second that motion. Thank you, 21 too. I'm going to echo Paul. 22 MR. NICHOLAS: And then, lastly, for 23 the alternate professional engineering service, the 24 committee, as I mentioned before, does recommend, 25 based off of the aggregate score, for T & M to be</p>

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1 awarded the contract. So if there are no questions,
 2 again, I will request a motion made by a Board
 3 Member.
 4 COMMISSIONER PETTIGREW: Motion.
 5 MR. NICHOLAS: All right. On a
 6 motion made by Commissioner Pettigrew. Seconded by
 7 Commissioner Jeter.
 8 Commissioner Aponte-Lipski.
 9 COMMISSIONER APONTE-LIPSKI: Aye.
 10 MR. NICHOLAS: Commissioner
 11 Glembocki.
 12 COMMISSIONER GLEMBOCKI: Yes.
 13 MR. NICHOLAS: Commissioner Jeter.
 14 COMMISSIONER JETER: Aye.
 15 MR. NICHOLAS: Commissioner Layson.
 16 COMMISSIONER LAYSON: Aye.
 17 MR. NICHOLAS: Commissioner Lugo.
 18 COMMISSIONER LUGO: Aye.
 19 MR. NICHOLAS: Commissioner Mehta.
 20 COMMISSIONER MEHTA: Aye.
 21 MR. NICHOLAS: Commissioner Ng.
 22 COMMISSIONER NG: Aye.
 23 MR. NICHOLAS: Commissioner
 24 Pettigrew.
 25 COMMISSIONER PETTIGREW: Aye.

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1 MR. NICHOLAS: And Chairman Kenny.
 2 CHAIRMAN KENNY: Aye.
 3 MR. NICHOLAS: Chairman, the motion
 4 has passed, and the alternate professional
 5 engineering service award has been granted to T & M.
 6 All right. So next on the agenda is the
 7 memorialization of resolutions considered at the
 8 previous meeting. We have two applications to be
 9 memorialized.
 10 The first application is 2023-044-SP;
 11 Applicant 3447 Kennedy Boulevard, JCNJ, LLC; located
 12 at 3447 John F. Kennedy Boulevard; Block 2602, Lot
 13 19 in Jersey City. It's a site plan application to
 14 construct a four-story, four-unit residential
 15 building.
 16 COMMISSIONER MEHTA: Motion.
 17 COMMISSIONER LUGO: Second.
 18 MR. NICHOLAS: All right. On a
 19 motion made by Commissioner Mehta. Seconded by
 20 Commissioner Lugo.
 21 Commissioner Aponte-Lipski.
 22 COMMISSIONER APONTE-LIPSKI: Aye.
 23 MR. NICHOLAS: Commissioner
 24 Glembocki.
 25 COMMISSIONER GLEMBOCKI: Yes.

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1 MR. NICHOLAS: Commissioner Jeter.
 2 COMMISSIONER JETER: Aye.
 3 MR. NICHOLAS: Commissioner Layson.
 4 COMMISSIONER LAYSON: Abstain.
 5 MR. NICHOLAS: Commissioner Lugo.
 6 COMMISSIONER LUGO: Aye.
 7 MR. NICHOLAS: Commissioner Mehta.
 8 COMMISSIONER MEHTA: Aye.
 9 MR. NICHOLAS: Commissioner Ng.
 10 COMMISSIONER NG: Aye.
 11 MR. NICHOLAS: Commissioner
 12 Pettigrew.
 13 COMMISSIONER PETTIGREW: Aye.
 14 MR. NICHOLAS: And Chairman Kenny.
 15 CHAIRMAN KENNY: Aye.
 16 MR. NICHOLAS: Chairman, the motion
 17 has passed. And the second application to be
 18 memorialized is 2024-017-SP; Applicant DVL, Inc.
 19 Located at 196-230 Passaic Avenue; Block 15, Lot
 20 8.01 in Kearny, the town of Kearny. It's a site
 21 plan application for an amended site plan approval
 22 for previously approved green technique. May I have
 23 a motion?
 24 COMMISSIONER PETTIGREW: Motion.
 25 MR. NICHOLAS: I've seen Commissioner

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1 Pettigrew's mouth move first, so I'll just say that.
 2 On a motion made by Commissioner Pettigrew. Second
 3 by Commissioner Jeter.
 4 Commissioner Aponte-Lipski.
 5 COMMISSIONER APONTE-LIPSKI: Aye.
 6 MR. NICHOLAS: Commissioner
 7 Glembocki.
 8 COMMISSIONER GLEMBOCKI: Yes.
 9 MR. NICHOLAS: Commissioner Jeter.
 10 COMMISSIONER JETER: Aye.
 11 MR. NICHOLAS: Commissioner Layson.
 12 COMMISSIONER LAYSON: Abstain.
 13 MR. NICHOLAS: Commissioner Lugo.
 14 COMMISSIONER LUGO: Aye.
 15 MR. NICHOLAS: Commissioner Mehta.
 16 COMMISSIONER MEHTA: Aye.
 17 MR. NICHOLAS: Commissioner Ng.
 18 COMMISSIONER NG: Aye.
 19 MR. NICHOLAS: Commissioner
 20 Pettigrew.
 21 COMMISSIONER PETTIGREW: Aye.
 22 MR. NICHOLAS: And Chairman Kenny.
 23 CHAIRMAN KENNY: Aye.
 24 MR. NICHOLAS: Chairman, the motion
 25 has passed.

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2 And next on the agenda are Applications to be
3 Exempt. The first application is application
4 2024-009-SP; Applicant 423 Madison, LLC. Located at
5 423 Madison Street; Block 59, Lot 11; in the City of
6 Hoboken. It's a site plan application, not along a
7 County road. May I have a motion?
8 COMMISSIONER MEHTA: Motion.
9 MR. NICHOLAS: On a motion made by
10 Commissioner Mehta. Second by Commissioner Lugo I
11 was saying.
12 COMMISSIONER PETTIGREW: No, I'm
13 sorry. Yeah, yeah, it was Lugo.
14 MR. NICHOLAS: Commissioner
15 Pettigrew, I was saying.
16 Commissioner Aponte-Lipski.
17 COMMISSIONER APONTE-LIPSKI: Aye.
18 MR. NICHOLAS: Commissioner
19 Glembocki.
20 COMMISSIONER GLEMBOCKI: Yes.
21 MR. NICHOLAS: Commissioner Jeter.
22 COMMISSIONER JETER: Aye.
23 MR. NICHOLAS: Commissioner Layson.
24 COMMISSIONER LAYSON: Aye.
25 MR. NICHOLAS: Commissioner Lugo.

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1 COMMISSIONER LUGO: Aye.
2 MR. NICHOLAS: Commissioner Mehta.
3 COMMISSIONER MEHTA: Aye.
4 MR. NICHOLAS: Commissioner Ng.
5 COMMISSIONER NG: Aye.
6 MR. NICHOLAS: Commissioner
7 Pettigrew.
8 COMMISSIONER PETTIGREW: Aye.
9 MR. NICHOLAS: And Chairman Kenny.
10 CHAIRMAN KENNY: Aye.
11 MR. NICHOLAS: The motion has passed.
12 The last application to be Exempt is Application
13 2024-024SP; Applicant L2A Land Design LLC. Located
14 at 914-930 Monroe Street; Block 92, Lot 1.02; in the
15 city of Hoboken. It's a site plan application, not
16 along a County road.
17 May I have a motion?
18 COMMISSIONER PETTIGREW: Motion.
19 COMMISSIONER MEHTA: Second.
20 MR. NICHOLAS: On a motion made by
21 Commissioner Pettigrew. Seconded by Commissioner
22 Mehta.
23 Commissioner Aponte-Lipski.
24 COMMISSIONER APONTE-LIPSKI: Aye.
25 MR. NICHOLAS: Commissioner

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1 Glembocki.
2 COMMISSIONER GLEMBOCKI: Yes.
3 MR. NICHOLAS: Commissioner Jeter.
4 COMMISSIONER JETER: Aye.
5 MR. NICHOLAS: Commissioner Layson.
6 COMMISSIONER LAYSON: Aye.
7 MR. NICHOLAS: Commissioner Lugo.
8 COMMISSIONER LUGO: Aye.
9 MR. NICHOLAS: Commissioner Mehta.
10 COMMISSIONER MEHTA: Aye.
11 MR. NICHOLAS: Commissioner Ng.
12 COMMISSIONER NG: Aye.
13 MR. NICHOLAS: Commissioner
14 Pettigrew.
15 COMMISSIONER PETTIGREW: Aye.
16 MR. NICHOLAS: And Chairman Kenny.
17 CHAIRMAN KENNY: Aye.
18 MR. NICHOLAS: The motion has passed.
19 Board Members, there is no old business to discuss,
20 as well as new business, unless anyone have any item
21 to bring to our attention. No? Okay.
22 And the next meeting date will be Tuesday,
23 May 21st at 6.30 p.m.
24 CHAIRMAN KENNY: Can we have a motion
25 to adjourn?


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1 (Unanimous Motion.)
2 MR. NICHOLAS: Meeting adjourned.
3 Thank you. Thank you, Chairman Kenny.
4 CHAIRMAN KENNY: Thanks, everyone.
5 Have a good one.
6 (Whereupon the proceeding is then
7 concluded at 6:47 p.m.)
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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 Planning Board, held on Tuesday, April 16, 2024; and that this is a correct transcript of the same.


SHARI CATHEY, CCR, RPR
A NOTARY PUBLIC of the
State of New Jersey
I.D. No. 2283786
Commission Expires 2/4/27

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