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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, March 18, 2025
6:30 p.m.

B E F O R E:

FRANCIS KENNY, Chairman
PAMELA LAYSON, Commissioner
VERONICA PARK, Commissioner
ANTHONY LENARDO, Commissioner
THOMAS MALAVASI, Commissioner
YRAIDA APONTE-LIPSKI, Commissioner

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

BYRON NICHOLAS, PP, AICP, Secretary
DOMINIQUE TURNBULL, Assistant Planner
AMANDA CURLEY, ESQ., Board Attorney

1 CHAIRMAN KENNY: Good evening,
2 everyone. I'd like to call to order the March 18th,
3 2025 Hudson County Planning Board meeting. Has the
4 meeting been properly advertised?

5 MS. CURLEY: Good evening. Yes. The
6 meeting has been properly advertised for students to
7 be open to the public meetings act. Just by way of
8 background, we did the annual notice that ran in the
9 Observer and the Star Ledger, but then we're also
10 publishing each individual meeting. And again, we
11 published in the Star Ledger and Observer.

12 CHAIRMAN KENNY: Thank you. Can we
13 have a roll call, please?

14 MR. NICHOLAS: Yes, Chairman.
15 Commissioner Aponte-Lipski.

16 COMMISSIONER APONTE-LIPSKI: Here.

17 MS. CURLEY: Commissioner Glembocki,
18 absent. Commissioner Pettigrew, absent.
19 Commissioner Layson.

20 COMMISSIONER LAYSON: Here.

21 MR. NICHOLAS: Commissioner Malavasi.

22 COMMISSIONER MALAVASI: Here.

23 MR. NICHOLAS: Commissioner Ng, not
24 here. Commissioner Walker, not here. Commissioner
25 Lenardo.

1 COMMISSIONER LENARDO: Here.

2 MR. NICHOLAS: Commissioner Park.

3 COMMISSIONER PARK: Here.

4 MR. NICHOLAS: And Commissioner Dr.
5 Jeter, not here. And Chairman Kenny.

6 CHAIRMAN KENNY: Present.

7 MR. NICHOLAS: Chairman, we have a
8 quorum.

9 CHAIRMAN KENNY: Thank you. Can we
10 please stand to salute the flag?

11 (Flag salute.)

12 CHAIRMAN KENNY: Commissioners, have
13 you had the opportunity to review the minutes from
14 the last meeting? And if so, can we have a motion
15 for adoption?

16 COMMISSIONER MALAVASI: I'll make a
17 motion.

18 COMMISSIONER LAYSON: Second.

19 MR. NICHOLAS: On a motion made by
20 Commissioner Malavasi, seconded by Commissioner
21 Layson.

22 Commissioner Aponte-Lipski.

23 COMMISSIONER APONTE-LIPSKI: Aye.

24 MS. CURLEY: Commissioner Layson.

25 COMMISSIONER LAYSON: Aye.

1 MR. NICHOLAS: Commissioner Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MR. NICHOLAS: Commissioner Lenardo.

4 COMMISSIONER LENARDO: Aye.

5 MR. NICHOLAS: Commissioner Park.

6 COMMISSIONER PARK: Aye.

7 MR. NICHOLAS: And Chairman Kenny.

8 CHAIRMAN KENNY: Abstain, I wasn't
9 here for the prior meeting.

10 MR. NICHOLAS: Chairman, the meeting
11 minutes have been adopted. Next on the agenda are
12 matters scheduled for public hearing. The next two
13 items are contracts to be awarded for engineering
14 services and legal services.

15 The first item is the awards of two
16 professional service contracts for engineering
17 services, one as a primary and a second on retainer,
18 in the event the primary has a conflict. I'm going
19 to ask for Assistant Planner Dominique to pull up
20 the scores. And Board Members, I'm just going to
21 briefly go over the methodology of the scoring.

22 Essentially, the Scoring Committee
23 consisted of three individuals, the County Engineer
24 and Board Member Thomas Malavasi, Deputy Director of
25 Planning and Business Opportunity, and also former

1 Board Secretary Francesca Giarratana and myself,
2 Board Secretary, Byron Nicholas. For the
3 engineering scores, we've had nine RFP responses.
4 One was deemed disqualified because they actually
5 meant to submit, I believe, to an on-call
6 engineering services through engineering department.
7 That's separate from Planning Board.

8 So the aggregate scores that the scoring
9 committee have developed have determined that Neglia
10 has scored -- Neglia Engineering has scored the
11 highest with 233 points as a primary contract. And
12 then following very closely, T & M with 232 scores
13 as a secondary contract. And each sheet has the
14 scores breakdown. We could get into the details if
15 you guys want, but are there any questions? I just
16 placed, actually, the aggregate scores for each on
17 the bottom. Any questions?

18 COMMISSIONER MALAVASI: Just a
19 question, at least in the way the agenda's written.
20 It says the second would be on retainer. We're not
21 actually paying them a retainer. It's just as
22 needed, and they only would charge the escrow,
23 correct?

24 MR. NICHOLAS: Yeah, correct. All
25 right. If there's no more questions, I would ask

1 for the Board to make a motion for approval.

2 COMMISSIONER MALAVASI: I'll make a
3 motion. Do you want two motions or do you want one?

4 MR. NICHOLAS: We can do one each.

5 COMMISSIONER MALAVASI: So I'll say
6 Neglia is the primary and T & M as the secondary,
7 the alternative or secondary.

8 MR. NICHOLAS: Okay. Is there a
9 second?

10 CHAIRMAN KENNY: Second.

11 MR. NICHOLAS: All right. On a
12 motion made by Commissioner Malavasi, seconded by
13 Chairman Kenny.

14 Commissioner Aponte-Lipski.

15 COMMISSIONER APONTE-LIPSKI: Aye.

16 MS. CURLEY: Commissioner Layson.

17 COMMISSIONER LAYSON: Aye.

18 MR. NICHOLAS: Commissioner Malavasi.

19 COMMISSIONER MALAVASI: Aye.

20 MR. NICHOLAS: Commissioner Lenardo.

21 COMMISSIONER LENARDO: Aye.

22 MR. NICHOLAS: Commissioner Park.

23 COMMISSIONER PARK: Aye.

24 MR. NICHOLAS: And Chairman Kenny.

25 CHAIRMAN KENNY: Aye.

1 COMMISSIONER MALAVASI: Just one
2 procedural question. What's happening with the
3 existing applications?

4 MR. NICHOLAS: So currently T & M and
5 RVE both have pending applications, I want to say,
6 right?

7 MS. CURLEY: Right now it's just
8 T & M.

9 MR. NICHOLAS: Just T & M? Not RVE?
10 Not exceeding. Right, so they'll complete that
11 application review and we'll go into the next round.
12 All right. Item A has been passed.

13 Next is Item B, which is awards of two
14 professional service contracts for outside counsel
15 legal services. One is primary and the second,
16 again, in the event the primary has a conflict, the
17 secondary will jump in. And very similarly, we've
18 had the Scoring Committee, again, consisting of
19 actually just two folks, myself and Francesca
20 Giarratana.

21 We did only have two consulting firms. One
22 was Souder Law Firm and the other one was Day
23 Pitney. Unfortunately, Souder, I believe that's how
24 you pronounce it, I'm sorry, Souder has been
25 disqualified because they have not met the minimum

1 requirements. On the RFQ, there is a clause or
2 statement that mentions that the respondent needs to
3 have a minimum of, if you could just scroll up, I
4 believe it's up there. Oh, if you go to the second
5 one there. Yeah, for the law firms, you needed a
6 minimum of 55, and unfortunately, they have not met
7 that minimum. And Day Pitney has a score of 75, I
8 want to say. I'm sorry, of 147, excuse me.

9 But I do want to acknowledge that we did
10 not take into consideration the criteria that, if
11 you go back to Souder, for the administrative, if
12 you go all the way up, yeah. Yeah, so for all the
13 scores, we did not take into consideration the
14 administrative information requirements. So the
15 scores may seem low, but they actually do work out,
16 especially in this case, rather. For the law firms,
17 you have to have a minimum of 55. One did not. The
18 other one, Day Pitney, had a score of 147, and we do
19 recommend to the board to go forward with Day Pitney
20 for the primary. And for the secondary, because
21 they have not met the minimum, we would not
22 recommend going forward with that one. All right?

23 COMMISSIONER PARK: So I have a
24 question. So if we don't have two viable candidates
25 that qualify, what do we do? Do we try and get

1 another one, or do we only approve one?

2 MR. NICHOLAS: So I would recommend
3 that we only approve one. As it exists, we
4 currently only have one and have only had one in the
5 past. We do try to avoid conflicts of interest at
6 all times. In the case of our existing counsel,
7 there's been minimal amounts of conflicts of
8 interest, so we do feel confident moving forward
9 without a second. We can go out for another RFP, if
10 that's how the -- at least for the second contract,
11 if that's what the Board wants to do. But I don't
12 think it's necessary in this case.

13 COMMISSIONER PARK: My question is
14 more, I guess, against, like, our bylaws. Do our
15 bylaws require that there are two viable candidates
16 at least to qualify or not?

17 MR. NICHOLAS: It does not. So the
18 RFP was actually amended this go-around this year in
19 an attempt to get a second in case of conflicts of
20 interest. But the bylaws do not reflect that.

21 COMMISSIONER PARK: And we don't get
22 other counsel to apply or submit?

23 MR. NICHOLAS: Yeah, well, again, we
24 had -- we put out the RFQ. Only two had applied.
25 And one, the Souder Law Firm is not -- their

1 expertise is not in Board matters. So that's why
2 they had scored low.

3 COMMISSIONER MALAVASI: But, yeah.
4 Byron, correct me if I'm wrong, but I think in the
5 past we usually get three, four, five attorneys
6 submitting. Don't know why it was only two this
7 year.

8 MR. NICHOLAS: Yeah.

9 COMMISSIONER MALAVASI: It's up to
10 the other Members of the Board. The engineers, I
11 think we got quite a few this year. We got nine
12 when we normally get three or four. We got actually
13 quite a few. Yeah. I don't know why the attorneys
14 didn't submit.

15 MR. NICHOLAS: So I'm not sure if
16 this may be a reason, but for -- we did get a large
17 number of engineering firms because we raised the
18 rates for engineering, for the engineering
19 consulting contracts. So that may be more -- that
20 may have been more of a reason for them to apply.
21 For the law firms, for counsel, rather, it's the
22 same.

23 COMMISSIONER PARK: Are we
24 competitive for the rates?

25 MR. NICHOLAS: For the law firm? I

1 mean, can I ask the Board counsel that?

2 MS. CURLEY: Probably pretty cheap, I
3 would imagine.

4
5 COMMISSIONER PARK: Okay. Fair
6 enough. I have no problem just asking questions.

7 CHAIRMAN KENNY: No, these are great
8 questions. That is an issue with public entities in
9 general right now, I think, in terms of getting a
10 lot of --

11 MS. CURLEY: Also, most Jersey City
12 public firms will not apply because they'd be
13 conflicted out of the majority of their land use
14 work. We know the universe going to. There's a bit
15 of application because then they can't.

16 COMMISSIONER PARK: So then how do we
17 market it?

18 MR. NICHOLAS: Good question. That's
19 something, yeah, I'm willing to look more into for
20 the next round. It's a very good question. I could
21 work with perhaps Board counsel on this, unless
22 that's a conflict of interest. But we can look into
23 it.

24 COMMISSIONER MALAVASI: Yeah, our law
25 department.

1 MR. NICHOLAS: I forgot we've got a
2 law department.

3 CHAIRMAN KENNY: And ultimately I
4 think that comes down to the County Commissioners in
5 terms of the rates. I think ultimately that's --

6 COMMISSIONER PARK: It sounds like
7 there's two things. There's conflict of interest,
8 right, and there's the rates, right? So do we raise
9 the rate a little bit and or do we go a little bit
10 outside of the core demographics to search for
11 people who will?

12 COMMISSIONER MALAVASI: I mean, the
13 advantage is, at least for this Board, is we don't
14 pay anything. It's all paid out of escrow. So the
15 rates are a little bit less of a concern to us as a
16 Board. Just one thing, if we decide to readvertise,
17 just a thought is if you're --

18 MS. CURLEY: Some things they have
19 charged you, if anything. I would say a double, two
20 rates. You have a rate for applicants and a rate
21 for the County, perhaps, to save the County some
22 money, and the contract does have a maximum amount
23 of money you could get from the County.

24 COMMISSIONER MALAVASI: Not that we
25 don't want to do it, but the problem with

1 re-advertising is we would be re-advertising for a
2 conflict attorney, which might be difficult, you
3 know, because everybody submitting now thinks they
4 got a shot. This is a huge amount of money. They
5 have a shot at the full Board attorney as the
6 conflict attorney. It may not be a solution. I'm
7 just throwing that out there.

8 COMMISSIONER PARK: I don't think --
9 I'm not necessarily recommending moving forward.
10 I'm just trying to understand the process and think
11 about suggestions for the future.

12 MS. CURLEY: I would happily take
13 recommendations for conflict. I always need
14 conflict. So if people know attorneys who would be
15 interested, I'm happy to reach out in the event I do
16 have a conflict. It has occurred. I think it
17 occurred two or three weeks ago, and it can
18 sometimes be difficult to find someone to just cover
19 a night.

20 COMMISSIONER PARK: Are you part of
21 -- are you this attorney?

22 MS. CURLEY: Yeah.

23 COMMISSIONER PARK: So it's nothing
24 about you.

25 MS. CURLEY: Don't worry. I am not

1 taking any offense. So currently what happens is I
2 have to find someone to cover if there's a conflict.
3 And sometimes they don't want to cover the whole
4 night or they only want to cover one thing. And it
5 can be difficult to find someone.

6 COMMISSIONER PARK: Okay. Well,
7 maybe I can help find you a conflict.

8 MS. CURLEY: Thank you. Yes, that
9 would be helpful.

10 COMMISSIONER PARK: Thank you for
11 sticking around.

12 MR. NICHOLAS: So if there's no other
13 questions, again, related to this previous question,
14 we can look into different mechanisms to encourage
15 law firms to apply for our Board counsel.

16 COMMISSIONER PARK: Maybe we should
17 just raise the rate.

18 MR. NICHOLAS: That's perhaps one
19 thing we can look into. All right. Any other
20 questions?

21 MS. CURLEY: You locked me in. I'm
22 grandfathered in.

23 MR. NICHOLAS: All right. If there's
24 no other questions, would any Commissioner like to
25 make a motion and second to award Day Pitney the

1 primary contract.

2 CHAIRMAN KENNY: Motion.

3 COMMISSIONER APONTE-LIPSKI: Second.

4 MR. NICHOLAS: On a motion made by
5 Chairman Kenny. Seconded by Commissioner
6 Aponte-Lipski.

7 All right. Commissioner Aponte-Lipski?

8 COMMISSIONER APONTE-LIPSKI: Aye.

9 MS. CURLEY: Commissioner Layson.

10 COMMISSIONER LAYSON: Aye.

11 MR. NICHOLAS: Commissioner Malavasi.

12 COMMISSIONER MALAVASI: Aye.

13 MR. NICHOLAS: Commissioner Lenardo.

14 COMMISSIONER LENARDO: Aye.

15 MR. NICHOLAS: Commissioner Park.

16 COMMISSIONER PARK: Aye.

17 MR. NICHOLAS: And Chairman Kenny.

18 CHAIRMAN KENNY: Aye.

19 MR. NICHOLAS: Chairman, the item has
20 passed.

21 MS. CURLEY: Thank you. I'm looking
22 forward to another year with you all.

23 MR. NICHOLAS: All right. So next on
24 the agenda are memorializations of resolutions
25 considered at the previous meeting. The first item

1 is application 2024-052-SP. Applicant 3438 Kennedy
2 Boulevard, LLC; located at 3438 JFK Boulevard, Block
3 2605, Lot 1, in the CITY of Jersey City. It's a
4 site plan application to construct two stories to
5 the existing two-story building, so an addition to
6 that two-story building.

7 CHAIRMAN KENNY: Motion?

8 COMMISSIONER MALAVASI: I'll make the
9 motion.

10 MR. NICHOLAS: All right. On a
11 motion made by Chairman Kenny.

12 CHAIRMAN KENNY: No, Commissioner
13 Malavasi.

14 MR. NICHOLAS: Oh, I'm sorry. On a
15 motion made by Commissioner Malavasi, seconded by
16 Commissioner Aponte-Lipski?

17 COMMISSIONER APONTE-LIPSKI: Yeah.

18 MR. NICHOLAS: Okay. Sorry, I
19 couldn't hear over there.

20 COMMISSIONER APONTE-LIPSKI: It's
21 okay.

22 MR. NICHOLAS: All right.
23 Commissioner Aponte-Lipski?

24 COMMISSIONER APONTE-LIPSKI: Aye.

25 MS. CURLEY: Commissioner Layson.

1 COMMISSIONER LAYSON: Aye.

2 MR. NICHOLAS: Commissioner Malavasi.

3 COMMISSIONER MALAVASI: Aye.

4 MR. NICHOLAS: Commissioner Lenardo.

5 COMMISSIONER LENARDO: Aye.

6 MR. NICHOLAS: Commissioner Park.

7 COMMISSIONER PARK: Aye.

8 MR. NICHOLAS: And Chairman Kenny.

9 CHAIRMAN KENNY: Aye.

10 MR. NICHOLAS: Chairman, the motion
11 has passed. All right. Next to be memorialized is
12 Application 2024-055-SP. Applicant Windsor Eden,
13 LLC, located at 601-619 Newark Street, Block 3, Lot
14 3, in the City of Hoboken. It's a site plan
15 application to construct a seven-story mixed-use
16 building.

17 COMMISSIONER LENARDO: I'll make a
18 motion?

19 COMMISSIONER LAYSON: Second.

20 MR. NICHOLAS: On motion made by
21 Commissioner Lenardo. Seconded by Commissioner
22 Layson?

23 Commissioner Aponte-Lipski.

24 COMMISSIONER APONTE-LIPSKI: Aye.

25 MS. CURLEY: Commissioner Layson.

1 COMMISSIONER LAYSON: Aye.

2 MR. NICHOLAS: Commissioner Malavasi.

3 COMMISSIONER MALAVASI: Aye.

4 MR. NICHOLAS: Commissioner Lenardo.

5 COMMISSIONER LENARDO: Aye.

6 MR. NICHOLAS: Commissioner Park.

7 COMMISSIONER PARK: Aye.

8 MR. NICHOLAS: And Chairman Kenny.

9 CHAIRMAN KENNY: Aye.

10 MR. NICHOLAS: All right. The motion
11 has passed. And lastly for memorializations is
12 2024-067-SP. Applicant 696-698 Real Estate, LLC;
13 located at 696-698 JFK Boulevard; Block 177, Lot 47;
14 in the city of Bayonne. It's a site plan
15 application to demolish the existing building and
16 construct a three-story residential building.

17 CHAIRMAN KENNY: Do we have a motion?

18 COMMISSIONER PARK: Motion.

19 COMMISSIONER LAYSON: Second.

20 MR. NICHOLAS: On a motion made by
21 Commissioner Park, seconded by Commissioner Layson.

22 Commissioner Aponte-Lipski.

23 COMMISSIONER APONTE-LIPSKI: Aye.

24 MS. CURLEY: Commissioner Layson.

25 COMMISSIONER LAYSON: Aye.

1 MR. NICHOLAS: Commissioner Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MR. NICHOLAS: Commissioner Lenardo.

4 COMMISSIONER LENARDO: Aye.

5 MR. NICHOLAS: Commissioner Park.

6 COMMISSIONER PARK: Aye.

7 MR. NICHOLAS: And Chairman Kenny.

8 CHAIRMAN KENNY: Aye.

9 MR. NICHOLAS: All right. The motion
10 has passed. All right. Next on the agenda is one
11 application to be exempt. It is application number
12 2025-007-SP. Applicant, T-Mobile Northeast, LLC;
13 located at 319 Grand Avenue, Block 21802, Lot 9.01,
14 in the City of Jersey City. It's a
15 telecommunication application, not along the County
16 road.

17 COMMISSIONER APONTE-LIPSKI: Motion.

18 COMMISSIONER LAYSON: Motion.

19 MR. NICHOLAS: On a motion made by
20 Commissioner Aponte-Lipski, seconded by Commissioner
21 Layson.

22 Commissioner Aponte-Lipski.

23 COMMISSIONER APONTE-LIPSKI: Aye.

24 MS. CURLEY: Commissioner Layson.

25 COMMISSIONER LAYSON: Aye.

1 MR. NICHOLAS: Commissioner Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MR. NICHOLAS: Commissioner Lenardo.

4 COMMISSIONER LENARDO: Aye.

5 MR. NICHOLAS: Commissioner Park.

6 COMMISSIONER PARK: Aye.

7 MR. NICHOLAS: And Chairman Kenny.

8 CHAIRMAN KENNY: Aye.

9 MR. NICHOLAS: All right. The motion
10 has passed. Chairman, I don't have any old business
11 news or information to provide, but I do have an
12 item for new business, if I may. So actually, I'll
13 ask Dominique if she can pull up the very brief
14 presentation. It's like literally five slides, six
15 slides, and the item listed on new business is part
16 of this.

17 But I do want to provide the Board with,
18 again, briefly some updates, at least within the
19 next few months, spring, summertime, we could start
20 with -- yeah, we could go to the next slide. So,
21 one, as the Board knows, we are in the process of
22 updating the Land Development Regulations. It was
23 introduced to the Planning Board back in January. I
24 did want to provide the new Commissioners an
25 opportunity to take a look at some of the new

1 changes.

2 Very briefly, some of those changes will
3 include the County's new Shade Tree Ordinance, which
4 was passed at last week's County Commissioner Board.
5 It will also include the County's Vision Zero Action
6 Plan, which is on the agenda for the County
7 Commissioner's Board meeting next week. Some of the
8 changes in the LDR will also include a fee schedule
9 change, which is changing the terminology,
10 "churches" to religious institutions, to be more
11 inclusive. And this will be on the agenda for
12 April's Board meeting.

13 If we go to the next slide. So part of
14 the Shade Tree Ordinance, I know there were some
15 talks about shade tree management earlier, but the
16 County actually, as I mentioned before, passed an
17 ordinance letting the public know about fines
18 related to damaged trees. And those fines, we are
19 able to allocate the funds to the Shade Tree Trust
20 Fund or the Shade Tree Contribution Fund. So
21 hopefully that would make our contribution fund more
22 robust, and we can do more planting throughout the
23 spring and fall seasons. We will also formally
24 introduce requests for tree plantings along County
25 right-of-way. So more information will be available

1 on the Division of Planning's website related to
2 that. And as I mentioned before, this ordinance,
3 this is actually an ordinance was approved by the
4 County Commissioner's Board on March 13th.

5 If we go to the next slide. So the Board
6 has jurisdiction in reviewing and approving the
7 County map. I do want to mention, although the
8 Planning Board approves it, the Board will also need
9 County Commissioner Board approval subsequent to the
10 Planning Board's approval. So we intend to
11 introduce a County map update for 2025, at the next
12 Planning Board meeting.

13 And just some background information,
14 based on the County Planning Act, the County map
15 should be updated, I believe, every five years. So,
16 the last one was in 2020. This one is in 2025, all
17 right? So at the next Board meeting, we'll have
18 someone from the Department of Planning's Office of
19 Digital Information to provide a very brief
20 introduction regarding some of the changes in the
21 2025 map. The next meeting will act as a Public
22 Hearing for public comment. So we may or may not
23 have people or folks from the public attend and
24 they'll be able to provide comments.

25 During that time, it also initiates the

1 public comment period, so it should extend, I
2 believe, for 30 days, all right? And this item will
3 be on the agenda for the May Planning Board meeting
4 for the Planning Board to adopt, all right? And
5 then, again, as I mentioned before, subsequently,
6 hopefully, we'll have the County Commissioner's
7 Board adopt the County map in the June 2025 meeting,
8 all right? Any questions so far?

9 All right, we go to the next slide. So
10 the Hackensack Greenway Plan was first adopted by
11 the County Planning Board back in 2022. The
12 Division of Planning and some of the staff have been
13 working on some updates related to new construction
14 that's along -- new construction progress, rather,
15 that's along the Greenway. We want to capture
16 progress that's made for pedestrians and bicyclists
17 to have a cohesive and uninterrupted path along the
18 Hackensack River waterfront.

19 And we do intend to introduce this item to
20 the Planning Board at the April Planning Board
21 meeting, so next month's meeting. And again, I'll
22 have someone from my staff who manages this
23 particular project provide a very brief introduction
24 to the Hackensack Greenway Plan, and he and myself
25 will be able to answer any questions at that time,

1 all right? All right.

2 CHAIRMAN KENNY: That's Secaucus?

3 MR. NICHOLAS: It extends to
4 Secaucus; Secaucus, Jersey City, Bayonne, and yeah,
5 I think those are the three major ones. I may be
6 missing one.

7 All right. Oh, and I believe this is the
8 last one. So again, as I have a new business, and
9 as I have presented to the Board, I believe last
10 January, the State plan has released their
11 preliminary plan, and it's intended for counties and
12 municipalities to review and provide comments. This
13 process is called the cross-acceptance process.
14 Every County has to initiate or has to have a public
15 meeting with the Office of Planning Advocacy with
16 the state, and our public meeting for Hudson County
17 is scheduled for April 9th at the County Plaza,
18 which is 3 -- I think it's 257 Cornelison Avenue.
19 Yeah, 257 Cornelison Avenue. It's going to be in the
20 press conference room in Jersey City, and if by any
21 chance there is like a snow or any type of severe
22 weather event, we do have April 10th as a snow date
23 or a severe weather date, all right?

24 And that should be it. Any questions?

25 COMMISSIONER LENARDO: What time does

1 that meet?

2 MR. NICHOLAS: Oh, it should be, I
3 believe, at 5 o'clock p.m.

4 COMMISSIONER PARK: Are you asking
5 for Commissioners to attend?

6 MR. NICHOLAS: Oh, yeah, the more the
7 merrier. So you guys are more than welcome to
8 attend, but yeah, it would be great if you guys can
9 attend and learn more about, one, the process, the
10 information and the preliminary plan, and yeah,
11 provide any comments if necessary.

12 CHAIRMAN KENNY: Yeah, and I know
13 that was sent out in an e-mail. That could be
14 re-sent just as a reminder to the Commissioners
15 because I also think it's important that, you know,
16 we attend to the extent we're able to.

17 MR. NICHOLAS: Yes, definitely. I'll
18 be there. Sounds good, thank you. And we'll, yeah,
19 we'll send out another e-mail about it. And that's
20 all I have regarding new business matters.

21 CHAIRMAN KENNY: Thank you so much.
22 So with that, do we have a motion to adjourn?

23 COMMISSIONER APONTE-LIPSKI: Motion.

24 COMMISSIONER LENARDO: Second.

25 CHAIRMAN KENNY: Thank you, guys.

1 (Whereupon the proceeding is then
concluded at 7:00 a.m.)

2 C E R T I F I C A T I O N
3

4 I, SHARI CATHEY, CCR, RPR, License No.
5 30XI00234700, and Notary Public of the State of New
6 Jersey, hereby certify that the proceedings herein
7 are from the notes taken by me of a Regular Meeting
8 of the Hudson County Planning Board held on Tuesday,
9 March 18, 2025; and that this is a correct
10 transcript of the same.
11
12
13



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