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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, May 20, 2025
6:30 p.m.

B E F O R E:

FRANCIS KENNY, Chairman
PAMELA LAYSON, Commissioner
VERONICA PARK, Commissioner
DR. FLOYD JETER, Vice Chairman
THOMAS MALAVASI, Commissioner
YRAIDA APONTE-LIPSKI, Commissioner
ARTHUR PETTIGREW, 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
MARIO TRIDENTE, Inspector

1 CHAIRPERSON KENNY: Okay. Good
2 evening, everyone. I'd like to call to order the
3 May 20th, 2025, Hudson County Planning Board
4 meeting. Was the meeting properly advertised?

5 MS. CURLEY: Yes. The meeting has
6 been properly advertised pursuant to the Open Public
7 Meetings Act.

8 CHAIRPERSON KENNY: Thank you. Can
9 we have a roll call, please?

10 MR. NICHOLAS: Yes, Chairman.
11 Commissioner Aponte-Lipski.

12 COMMISSIONER APONTE-LIPSKI: Here.

13 MR. NICHOLAS: Commissioner
14 Pettigrew.

15 COMMISSIONER PETTIGREW: Here.

16 MR. NICHOLAS: Commissioner
17 Glembocki; not here. Commissioner Layson.

18 COMMISSIONER LAYSON: Here.

19 MR. NICHOLAS: Commissioner Malavasi.

20 COMMISSIONER MALAVASI: Here.

21 MR. NICHOLAS: Commissioner NG. Not
22 here. Commissioner Walker. Not here. Commissioner
23 Dr. Jeter.

24 COMMISSIONER JETER: Here.

25 MR. NICHOLAS: Commissioner Lenardo;

1 not here. Commissioner Park.

2 COMMISSIONER PARK: Here.

3 MR. NICHOLAS: And Chairman Kenny.

4 CHAIRPERSON KENNY: Present.

5 MR. NICHOLAS: Chairman, we have a
6 quorum.

7 CHAIRPERSON KENNY: Thank you. Can
8 we please stand and salute the flag?

9 (Flag salute.)

10 CHAIRPERSON KENNY: Have the
11 Commissioners had the opportunity to review the
12 minutes from our last meeting? And if so, do we
13 have a motion?

14 COMMISSIONER PETTIGREW: Motion.

15 COMMISSIONER APONTE-LIPSKI: Second.

16 MR. NICHOLAS: On a motion made -- on
17 a motion made by Commissioner Pettigrew, seconded by
18 Commissioner Aponte-Lipski.

19 Commissioner Aponte-Lipski.

20 COMMISSIONER APONTE-LIPSKI: Aye.

21 MR. NICHOLAS: Commissioner
22 Pettigrew.

23 COMMISSIONER PETTIGREW: Aye.

24 MR. NICHOLAS: Commissioner Layson.

25 COMMISSIONER LAYSON: Aye.

1 MR. NICHOLAS: Commissioner Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MR. NICHOLAS: Commissioner Dr.

4 Jeter.

5 COMMISSIONER JETER: JETER: Aye.

6 MR. NICHOLAS: Commissioner Park.

7 COMMISSIONER PARK: Aye.

8 MR. NICHOLAS: And Chairman Kenny.

9 CHAIRPERSON KENNY: Aye.

10 MR. NICHOLAS: The motion has
11 passed. All right. Next on the agenda are matters
12 scheduled for public hearing. We have two items
13 which will require a presentation. The first one is
14 the public hearing for the draft county map for
15 2025, and this presentation will be given by Vinny
16 from the Office of Digital Information, which is in
17 our Planning Department. Vinny is a GIS specialist
18 with the county.

19 MR. VIERA: Hello. Yes. My name is
20 Vincent Viera. I work in the Hudson County Office
21 of Digital Information. We handle all the County's
22 GIS needs, although the web site is not very
23 relevant right now, though.

24 So I'm here to introduce the 2025 County
25 map. This is a process we undertake every five

1 years. There is language in the New Jersey County
2 Planning Act stating that the Board of County
3 Commissioners is empowered to adopt and establish an
4 official county map. So we're here today for the
5 introduction because the County Planning Board can
6 recommend that the Commissioners formally adopt it
7 during the Commissioner meeting.

8 Take a bit of a step back. I just want to
9 put up the concept that the map's been under review
10 for quite some time. Going back to January, we
11 started the process just within the County, so
12 various County departments and divisions have looked
13 over the map. And then from there, we moved to have
14 our municipalities in the County also look over the
15 map. And then after that, some external partners,
16 for example, New Jersey Department of
17 Transportation, the New Jersey Office of GIS, and
18 other agencies that might be concerned, like NJCAA,
19 the Meadowlands Commission, and the like.

20 So now, I can go over a summary of the
21 changes since the last edition of the map. One of
22 the major substantial changes to actual features on
23 the map is an updated street grid. So this includes
24 a reconfiguration of the Fish House Road approach to
25 the new bridge. Fish House Road is a County road,

1 so that's something we worked out with engineering,
2 making sure we got that -- those limits right.

3 The map includes the addition of the New
4 Jersey State's new road, which connects Secaucus
5 Road and County Road and runs parallel to Route 1
6 and 9. We've updated the Lincoln Park Roadway
7 symbol to reflect its status as individually
8 numbered county roads for the official list of
9 county roads in the 2022 County Road Ordinance. And
10 it includes various newly constructed local streets
11 as part of like new housing developments, for
12 example, such as one in Bayonne, one in Jersey
13 City. Or several, really. And the changes to the
14 map should reflect all reconfigurations of roadways.

15 And then aside from that, the only other
16 real substantial changes of features on the maps is
17 that we looked over and updated our County buildings
18 layer. So we wanted to accurately label the new
19 Frank J. Joseph Guarini Complex. We updated the
20 Meadowview Campus to more accurately reflect what
21 the county actually owned. We updated the Hudson
22 County Correctional Center and added the Naval
23 Reserve Center as well.

24 Aside from that, the map has some
25 aesthetic changes to it. We changed a lot of the

1 colors, and we tried to enhance usability for people
2 that we came to consider, like power users of the
3 map, while still making it look presentable. So we
4 wanted to add in like the list of County roads,
5 because a lot of county employees do actually use
6 the map, and it's considered helpful, so we have a
7 county road index in there.

8 We're still trying to make it so that the
9 map didn't become too busy, and that, like, if a
10 member from the public were to see it, they wouldn't
11 be overly bogged down with this type of
12 technicality. Otherwise, aside from what I've just
13 laid out, I'd be happy to answer any questions about
14 the map or its development. So, yeah.

15 MR. NICHOLAS: Chairman, before we
16 get into questions, I just want to note this is an
17 introduction to the county map. The Board is
18 expected to vote to recommend for adoption to the
19 Hudson County Board of Commissioners; all right?
20 And for the record, my apologies, Vinny, I'm used to
21 calling you Vinny, but his name is Vincent Viera.

22 CHAIRPERSON KENNY: Okay. Do we have
23 any questions from the Commissioners?

24 COMMISSIONER PARK: Yeah. I have a
25 question. So is there a universal code of color for

1 county maps? For example, like we have across the
2 country; right? Green represents something, brown
3 represents something. Is there a system that's in
4 place, and would we follow that?

5 MR. VIERA: There really isn't. And
6 you would think that there would be, especially for
7 something like roads. But even if you look at like
8 New Jersey State products, like within -- across
9 different departments at the state level, there
10 isn't really a consistent symbology for like what
11 should be what color.

12 Though I will say, we've largely kept the
13 color scheme the same from the previous county map,
14 slightly adjusted a little bit. Mostly -- not
15 because of any like technicality or recommendations,
16 but mostly so that people who are used to looking at
17 those colors on the previous County map, it wouldn't
18 be jarring to go to the new one and be confused that
19 something may have changed. So we want to keep that
20 consistency.

21 COMMISSIONER PARK: Okay. Second
22 question, I think, is my only other question. You
23 added streets based on construction that's happened
24 in Bayonne and Jersey City. Does it need to have
25 been completed within the -- like, in order for it

1 to make it there? In order to make it into the map?

2 MR. VIERA: Yeah. Basically, yes.
3 With sort of the caveat that we wanted to include
4 roads that would be expected to be open by the time
5 we expect the map to go to print. So kind of -- so
6 -- like for example, like when I added this state
7 road, the new road, it wasn't technically open to
8 the public yet, but we -- based on advice, figured
9 that by the time the map would actually put to
10 print, it would be a mistake to not include it.
11 Yeah.

12 COMMISSIONER PARK: Thank you.

13 CHAIRPERSON KENNY: Any other
14 questions?

15 COMMISSIONER APONTE-LIPSKI: I just
16 have one final one, Vincent. When you say a little
17 bit too busy, and I agree with that, so how you
18 could just try to color something without getting
19 too busy, you know?

20 MR. VIERA: Right. Yeah. It's --
21 it's a very dense map.

22 COMMISSIONER APONTE-LIPSKI: I know.

23 MR. VIERA: And it is a reference
24 map, so you do want to include as many features as
25 you can to orient people or to have information that

1 might be valuable to someone using it. And Hudson
2 County itself is a very dense County.

3 COMMISSIONER APONTE-LIPSKI: It is.

4 MR. VIERA: So it definitely poses a
5 lot of challenges. And just to give you an example
6 of some area where this could come into conflict,
7 one of the comments we received over the time period
8 -- not from the public, but from internal and even
9 external too, is a suggestion to include trails,
10 both in parks, and also greenways, and waterfront
11 walkways, and the like.

12 And sort of just an example of something
13 that would be great to have, I agree, but at the
14 level of detail the maps already have, adding in
15 some type of detail like that could make it even
16 more hard to read.

17 COMMISSIONER APONTE-LIPSKI: Yes. I
18 agree. Thank you.

19 CHAIRPERSON KENNY: Any other
20 questions?

21 MR. NICHOLAS: Chairman and
22 Commissioners, if I may? Just two other comments.
23 One, as I've eluded to, this is just an
24 introduction, so there will be no vote tonight. And
25 then secondly, more so to your point, Commissioner

1 Aponte-Lipski, the map will be available online.
2 So typically, the public and county staff as well
3 will have access to it online, and we can zoom in
4 that way, which is helpful.

5 COMMISSIONER APONTE-LIPSKI: Yes.

6 MR. NICHOLAS: And I know in the
7 past, we have had printouts, and that used to be the
8 way we moved forward with it. And we still will
9 have printouts; right, Vinny?

10 MR. VIERA: The prints can be made
11 available to whoever may want one to -- either for
12 review purposes or when the map gets finalized as
13 well. Just for you to have if you would like. The
14 draft watermark wouldn't be on it at that point. So
15 if you wanted to wait for the final version of the
16 map, that's, you know, totally your prerogative if
17 you'd like.

18 Something I should also cover, just as a
19 technicality, is that for last month's meeting, more
20 than three weeks in advance of that meeting, we
21 posted online. A notice saying that the official
22 public comment period for the map would begin, at
23 that point, three months before April meeting. So
24 that was in March 24th or so. Last month's meeting
25 had to be canceled.

1 So we issued a second posting public
2 hearing notice saying that the public comment period
3 had been extended to this date. And that the
4 official public hearing for the map would be today,
5 this meeting. So technically, the map has already
6 been available for public comment for over a month.
7 The map being online. And also, I can be contacted
8 by e-mail to provide a print copy of the map for
9 review, too.

10 MS. CURLEY: And I actually reviewed
11 those notices when I was looking for tonight's
12 meeting, so I saw them on the registry of public
13 notices.

14 MR. VIERA: Great.

15 MS. CURLEY: So they did publish,
16 including the note that has this meeting due to the
17 fact that April was canceled.

18 MR. VIERA: Yeah. Excellent.

19 CHAIRPERSON KENNY: Thank you very
20 much.

21 MR. NICHOLAS: Thank you, Vinny. All
22 right, Commissioners. So next, as I've mentioned,
23 we have the adoption of the proposed amendments to
24 the Hudson County Land Development Regulations. As
25 you all are aware, we have introduced minor

1 amendments since, I believe, the January meeting.
2 January or February meeting.

3 I'm not going to go into detail, but I do
4 have a very brief slide deck that I could really
5 just briefly go through. If you guys have any
6 questions, just let me know. Yeah. Perhaps
7 Dominique can -- you can control it. Yeah. You can
8 go to the next slide.

9 So again, some of these changes are
10 related to updates from our County Commissioner
11 Board, which have adopted two ordinances. One is in
12 regards to a shade tree ordinance that is very
13 specific and geared towards the Planning Division's
14 role to the Parks Department. And secondly, the
15 vision action plan, which serves as ordinance that
16 was adopted. And the idea is that you want to have
17 consistency throughout those ordinances and the
18 plans with the Land Development Regulations; okay?

19 So the first one, very simple. In the
20 stormwater requirements section in our LDR, we have
21 -- in the LDR section, rather, No. 11, we have a
22 maintenance plan we're requiring, but it omits the
23 operations manual. However, in the Development
24 Review Checklist, there is an item on No. 66 that
25 asks for a maintenance and operations manual.

1 So we just want to have -- add and include
2 language in the body of the LDR to reflect what's in
3 the Development Review Checklist, which is the
4 operations manual so. And as we go through these,
5 it's about like six slides, you'll see highlighted
6 texts, and those texts are the ones that we're
7 recommending to add in that LDR; okay?

8 So you can go to the next slide. In the
9 definitions section of the LDR, we're proposing to
10 add county tree, county street tree, and
11 unsanctioned tree removal. This -- these
12 definitions are currently, again, in the ordinance
13 for the shade tree -- the Shade Tree Ordinance,
14 rather, that reflects again the division's role. So
15 we want to be consistent with that ordinance in the
16 LDR.

17 I do want to be -- I do want to point and
18 be mindful that this -- these definitions are
19 specifically to existing trees and trees that are
20 installed, so that it aligns with existing trees
21 that doesn't go through the Planning Board process;
22 all right. So -- especially when it comes to
23 unsanctioned trees -- unsanctioned, excuse me, tree
24 removal. We want to make sure and be clear that
25 that's prohibited under county code. And this

1 applies to new developments and existing
2 developments; all right?

3 And before we go ahead, I also want to add
4 that, in our low-impact development checklist, we
5 want to add two -- a couple questions -- two
6 questions, rather. One, how many county street
7 trees will be planted? That's just changing the
8 language from regular street trees to specified
9 county street trees. And then secondly, how many
10 trees -- that's a typo. How many county street
11 trees are there in total after installing the
12 proposed trees?

13 So we do want an inventory. I believe I
14 mentioned it before, but our office is conducting a
15 shade tree inventory of county trees. So it would
16 be helpful to have an inventory of new trees that
17 come online. So as applicants fill out the
18 low-impact development checklist, they can help and
19 assist us with identifying those trees; all right?

20 CHAIRPERSON KENNY: I have a
21 question. So presuming this goes through, will
22 people who have current applications pending right
23 now will their applications have to be amended to
24 answer these questions?

25 MR. NICHOLAS: That's a good

1 question. And I would defer to Amanda on that,
2 partly.

3 MS. CURLEY: So the county planning
4 app is by statute. But for instances where it
5 doesn't, we look the MLUL. And pursuant to the
6 Municipal Land Use Law, if you have a complete
7 application prior to a change, you're entitled to be
8 the prior rules and regulations. So I would say
9 after we pass this, anything --

10 CHAIRPERSON KENNY: It's not
11 retroactive?

12 MS. CURLEY: Usually, no.

13 CHAIRPERSON KENNY: From this
14 perspective?

15 MS. CURLEY: This perspective --
16 under the MLUL, it's never retroactive.

17 COMMISSIONER MALAVASI: You're
18 grandfathered.

19 MS. CURLEY: Yeah. Essentially,
20 you're grandfathered so.

21 CHAIRPERSON KENNY: But I just meant
22 for somebody who has an application currently
23 pending that hasn't been before us yet.

24 MS. CURLEY: So I would say if their
25 application has been deemed complete, they would be

1 subject to the prior rules. If their application
2 has not been deemed complete, they would be subject
3 to the new rules. That's how it works at the MLUL,
4 at least.

5 COMMISSIONER PARK: Not being deemed
6 complete, meaning it's not live? Or the actual
7 application has to be complete?

8 MS. CURLEY: So under the MLUL, you
9 have to be deemed complete by the municipal
10 officer. It's a little bit different there. I can
11 certainly look into that, or we can see what we've
12 done in prior years, which I would probably
13 recommend. So we might want to just do a little
14 internal research to see how we previously handled
15 it.

16 Because again, this is not from the County
17 Planning Act. This is from the MLUL, so there is no
18 really hard and fast rule. But generally, splitting
19 -- one is silent, we sometimes look to -- so for
20 example, the Planning County Act has nothing about
21 prorated share contributions. We borrow that from
22 the MLUL. So it would be similar to that. So I
23 would recommend that we look into what we did
24 previously, and like, how we determined what is
25 complete and not complete under the bylaws and

1 regulations of process.

2 CHAIRPERSON KENNY: Yeah, I agree. I
3 just think that we need to make sure that for each
4 applicant that has a pending, we're on the same page
5 for all applicants. This way, we don't have any
6 issues.

7 MS. CURLEY: I agree.

8 CHAIRPERSON KENNY: You know? If
9 we're going to reply prospectively moving forward
10 versus retroactively, we just need to make sure that
11 we know, you know, what we're going to do for each
12 of them.

13 MS. CURLEY: Yeah.

14 MR. NICHOLAS: Yes. Sounds good.

15 COMMISSIONER APONTE-LIPSKI: So let
16 me see if I understood what you were trying to say.
17 If they completed the application before the rules
18 changed, so they would be grandfathered in.

19 CHAIRPERSON KENNY: Grandfathered in.

20 COMMISSIONER APONTE-LIPSKI: And then
21 the applicant, even though they started the process,
22 that only applies to new regulation?

23 MS. CURLEY: Yeah. I think a good
24 example would be if -- an application we're hearing
25 next month would not be subject to the rules.

1 However, if I submit an application tomorrow or
2 after this is passed or goes through, then I would
3 be subject to it.

4 COMMISSIONER APONTE-LIPSKI: I
5 understand.

6 COMMISSIONER PARK: So we don't have
7 any applicants that are actually in the process
8 right now?

9 MR. NICHOLAS: Yes. We can get back
10 to you on the original number.

11 COMMISSIONER PARK: Ten? I mean, it
12 seems like a manageable number.

13 MS. CURLEY: It's about ten, I would
14 say.

15 MR. NICHOLAS: All right. We can go
16 to the next slide. We can go to the next slide.
17 All right. So then, we have a very simple update,
18 again, in our Low Impact Development Checklist on
19 number 71. It reads -- the existing language reads
20 a two-year guarantee for any shade tree to be
21 installed along a county road or within 25 feet of a
22 County right-of-way.

23 We would like to add commencing after
24 issuance of a certificate of compliance from the
25 county's building inspector/zoning officer's final

1 inspections, where we're adding temporal context
2 with a time frame to when that will be instituted;
3 okay? All right. You can go to the next slide.

4 COMMISSIONER MALAVASI: Just a
5 question. When you say a two-year guarantee, do we
6 actually get a bond for it? Or we just say -- you
7 just say you guarantee it for two years? Is there a
8 financial obligation for the tree?

9 MR. TRIDENTE: Usually, when they do
10 not plant the tree or they can't do the site -- you
11 know, there's a restriction.

12 COMMISSIONER MALAVASI: Right.

13 MR. TRIDENTE: You can make a payment
14 in lieu of.

15 COMMISSIONER MALAVASI: Right. But
16 once you plan it and you're saying a two-year
17 guarantee, is that like --

18 MR. NICHOLAS: So like if the tree
19 dies --

20 COMMISSIONER MALAVASI: Is that
21 goodwill that they're going to replace it? Or do we
22 actually give a bond or a maintenance bond? Like we
23 give one, you know, on roads or site improvements.

24 MR. NICHOLAS: It's typically out of
25 goodwill. I don't think we have language in our LDR

1 requiring the bonds.

2 COMMISSIONER MALAVASI: Because
3 normally -- normally --

4 MR. TRIDENTE: Because sometimes
5 these applications they start to get approved and
6 then they come and ask for, you know, a compliance.
7 And then they're not finished with everything. So I
8 don't let them get the letter of compliance unless
9 everything is complete. So sometimes it could --
10 you know, oh, can I wait until like -- 439, they
11 waited until the year after to plant their trees
12 because of the weather conditions. So I think this
13 will protect us better.

14 COMMISSIONER MALAVASI: It might be
15 as simple as, you know, when a developer bonds with
16 the town for the site improvements, there's a
17 two-year maintenance guarantee after they're done.
18 So if we could, you know, even just, you know, make
19 sure we work with towns and say, you know -- just so
20 we're covered, our improvements are covered under
21 the maintenance. Just so the towns understand. It
22 gives us some latitude with the towns that they've
23 got a maintenance bond, trees dies, they would at
24 least have the town exercise that somehow.

25 MR. TRIDENTE: It's our property,

1 it's our tree. How would --

2 MS. CURLEY: Presumably, though, it's
3 part of their site plan approval.

4 MR. TRIDENTE: I guess so.

5 MS. CURLEY: So it's on file with the
6 town as part of their approval process. And the
7 final site plan --

8 COMMISSIONER MALAVASI: But if they
9 build a sidewalk on a county road or any kind of
10 municipal road, they have to maintain it for ten
11 years. So it's -- tree is no different than a
12 sidewalk except for the fact that it's our land.

13 MR. NICHOLAS: So do you want to
14 table this particular item?

15 COMMISSIONER MALAVASI: No. I just
16 think it's something that, going forward, just make
17 sure that we coordinate with the municipalities and
18 make sure that, you know, they're clear that -- we
19 want to make sure that our trees are covered under
20 your developer's maintenance bills.

21 MR. NICHOLAS: Okay.

22 MR. TRIDENTE: Well, usually, what I
23 would do is I would go to the construction official
24 of that town. And say, hey, listen, we have a
25 problem with this site, you know?

1 COMMISSIONER MALAVASI: Right. And
2 they should have a bond that they can use --

3 MR. TRIDENTE: I'm not aware if they
4 have a bond. I'm not sure if they have a bond with
5 the municipality.

6 MS. CURLEY: So it depends. If there
7 are no offset track improvements, there's probably
8 no bond. So it's just like say a change in
9 location, and we're going to tree in because we're
10 on a county road. That's probably not going to be
11 covered. But if it's a major development with
12 off-site improvements, there's going to be a bond.
13 So it really depends on the scope of the
14 application.

15 MR. TRIDENTE: So it'll vary
16 application by application.

17 MS. CURLEY: Very much.

18 MR. NICHOLAS: So I would propose
19 that if the Board do decide to approve the full LDR
20 amendments, we can have a condition of approval to
21 work on this particular language; all right? For
22 this item. Okay. All right.

23 So as I believe I have presented on this
24 in the past, just an FYI, again, the County's
25 Commission Board have adopted the street tree

1 ordinance. And again, it's specific to the
2 planning role. And this was adopted back in March
3 2025. And as you can see, the first two definitions
4 at least, do highlight and show county tree and
5 county street tree. And lower down, it does have
6 unsanctioned tree removal as a definition; all
7 right? So just to show you guys how it's aligned
8 with this item, the ordinance is aligned with the --
9 including the definition in the LDR; okay?

10 All right. And then with some stormwater
11 requirement consistency, we would like to add,
12 again, three clauses in the street tree section.
13 The first one -- and you can just focus on the
14 highlighted text. The unsanctioned behaviors that
15 negatively affect County street trees that's a
16 section in the ordinance I just referenced.

17 And essentially, we want to add that
18 language in the LDR. So again, as the trees are
19 installed, those trees and the property owner will
20 have to adhere to the County's ordinance regarding
21 unsanctioned tree removals; okay? So that's what
22 this particular clause is about.

23 The second one, we have on page 81,
24 language that reads, each tree at the time of
25 installation, having a clear trunk height of at

1 least six feet and a minimum caliper of 2.5 inches.
2 We want to add, must be measured at the diameter,
3 breast height, DBH of 4.5 feet from the ground.
4 And that's to standardize the approach of
5 measurements so that we don't have different tree
6 measurements in which some trees may be smaller than
7 other trees; all right?

8 And then lastly, to comply with NJDEP MS 4
9 permit. We want to -- it's simply recommend. We
10 don't want to require it. But we do want to
11 recommend applicants to submit latitude and
12 longitude geographic references for each stormwater
13 management infrastructure technique and count tree
14 locations. As well as we want to include or have
15 language specific to the tree species, the DBH that
16 I just mentioned, the tree pit type, and dimensions.

17 And as you can see in the sentence that
18 followed, we would not require or -- we definitely
19 wouldn't require it, but we wouldn't recommend it
20 for smaller-scale applications. This is essentially
21 for huge developers that have the capacity to have
22 the team to do geo-coding and geo-referencing as it
23 relates to, you know, this type of request; all
24 right?

25 And for smaller applications, we do intend

1 to work with our ODI staff to collect more -- well,
2 smaller -- from smaller applicants and smaller
3 developers' information that we could do in-house;
4 all right? So we don't want to rely on them for
5 that, if that makes sense. Okay. Any questions so
6 far?

7 All right. And then we can go to the next
8 slide. And then -- yeah. So again, we've -- the
9 County Commissioners Board has passed the vision
10 role action plan and we want to add, on page 53 of
11 our LDR, language that supports the -- that supports
12 the vision action plan.

13 And it would read, all proposed
14 right-of-way improvements, wherever feasible, shall
15 adhere to the goals and objectives outlined in the
16 county's vision action plan. All proposed safety
17 county measure techniques and designs must be
18 reviewed by the Planning Department and approved by
19 the County Engineer. This may be the first time,
20 Tom, you're looking at the -- at least the last
21 sentence. The second sentence. So I definitely
22 defer to you if -- you know, if anything needs to be
23 changed.

24 But the idea -- and you know, you guys may
25 be wondering where is this coming from. In the

1 action plan, there is specific language -- and there
2 is a specific action item, rather, that aims to
3 incorporate vision zero elements and techniques into
4 the LDR and Planning Board process. So this is one
5 of the first steps in us doing that; all right? And
6 that's on page 33 of the action plan.

7 COMMISSIONER MALAVASI: Yeah. I
8 don't see this being any different than what we do
9 now, you know? All right-of-way improvements are
10 approved here by the Board where I sit. And then
11 there are further approvals, like for intersections,
12 which are already approved by my department. So you
13 know, we'll incorporate visions here on all those
14 things. So, yeah. I don't think this really
15 changes anything, it just really clarifies it for
16 the developers to understand.

17 MR. NICHOLAS: Right. Correct. And
18 then I think the last slide. Yeah. Lastly, a very
19 archaic language that we have in the fee schedule.
20 We have churches. We just want to change that to
21 religious institutions. I believe I've mentioned
22 that before, too. All right. And I believe that's
23 the last slide. I just want to -- yeah. There it
24 is. I just want to make sure.

25 CHAIRPERSON KENNY: All right. So I

1 think these are great amendments and I certainly
2 understand them all. Before I put it up for a
3 motion, I just want to put on the record that I'd
4 like to request that Ms. Curley provide us with just
5 an update or some research, specifically regarding
6 the application of the new regulations to pending
7 applications.

8 MS. CURLEY: Right.

9 CHAIRPERSON KENNY: Or applicants.
10 And then, otherwise, I'd say put up a motion to
11 adopt the proposed amendments to the Hudson County
12 Land Development Regulations, just subject to the
13 conditions mentioned by Mr. Nicholas and as
14 discussed by the Board.

15 COMMISSIONER PETTIGREW: Motion.

16 COMMISSIONER JETER: Second.

17 MR. NICHOLAS: On a motion made by
18 Commissioner Pettigrew, seconded by Commissioner Dr.
19 Jeter.

20 Commissioner Aponte-Lipski.

21 COMMISSIONER APONTE-LIPSKI: Aye.

22 MR. NICHOLAS: Commissioner
23 Pettigrew.

24 COMMISSIONER PETTIGREW: Aye.

25 MR. NICHOLAS: Commissioner Layson.

1 COMMISSIONER LAYSON: Aye.

2 MR. NICHOLAS: Commissioner Malavasi.

3 COMMISSIONER MALAVASI: Aye.

4 MR. NICHOLAS: Commissioner Dr.

5 Jeter.

6 COMMISSIONER JETER: Aye.

7 MR. NICHOLAS: Commissioner Park.

8 COMMISSIONER PARK: Aye.

9 MR. NICHOLAS: And Chairman Kenny.

10 CHAIRPERSON KENNY: Aye.

11 MR. NICHOLAS: Chairman, the motion
12 has passed. All right. So next on the agenda are
13 -- well, is an item to be exempt. The application
14 is 2025-012-SD. Applicant, 29 Van Reipen, LLC.
15 Located at 29 -- 29 Van Reipen Avenue, Block 7904,
16 Lot 1, in the City of Jersey City. It's a
17 subdivision application not along a County road.

18 CHAIRPERSON KENNY: Do we have a
19 motion?

20 COMMISSIONER APONTE-LIPSKI: Motion.

21 COMMISSIONER PETTIGREW: Second.

22 MR. NICHOLAS: On a motion made by
23 Commissioner Aponte-Lipski, seconded by Commissioner
24 Pettigrew.

25 Commissioner Aponte-Lipski.

1 COMMISSIONER APONTE-LIPSKI: Aye.

2 MR. NICHOLAS: Commissioner

3 Pettigrew.

4 COMMISSIONER PETTIGREW: Aye.

5 MR. NICHOLAS: Commissioner Layson.

6 COMMISSIONER LAYSON: Aye.

7 MR. NICHOLAS: Commissioner Malavasi.

8 COMMISSIONER MALAVASI: Aye.

9 MR. NICHOLAS: Commissioner Dr.

10 Jeter.

11 COMMISSIONER JETER: Aye.

12 MR. NICHOLAS: Commissioner Park.

13 COMMISSIONER PARK: Aye.

14 MR. NICHOLAS: And Chairman Kenny.

15 CHAIRPERSON KENNY: Aye.

16 MR. NICHOLAS: The motion has
17 passed. All right. And then, lastly, we have
18 applications to be dismissed without prejudice. Do
19 we want to mention and preface the next two items,
20 that both applicants have not submitted items in our
21 -- in accordance to our 30-day time frame -- 90.
22 Excuse me. 90-day time frame. I was looking at
23 Dominique. So we do recommend to have them both --
24 have the Board, excuse me, vote to dismiss without
25 prejudice. And they are -- the applicants are more

1 than welcome to return and file a new application;
2 all right.

3 So the first application is 2024-062-DP.
4 Applicant, NASA -- well, NASA Realty, LLC; located
5 at 9200 Kennedy Boulevard, Block 396.01, Lot 2, in
6 the Township of -- in the Town, rather, of North
7 Bergen. It's a site plan application to construct a
8 six-story multi-family residential building. And if
9 the Board would like for me to -- to read out both
10 applications at once and vote on the --

11 CHAIRPERSON KENNY: Yes, yes. Go
12 ahead.

13 MR. NICHOLAS: Okay. Cool. And then
14 secondly, we have applicant 2024-069-SP. Applicant,
15 Hudson Auto Sales, Inc., located at 6508 Kennedy
16 Boulevard, Block 160, Lot 3, in the Town of West New
17 York. It's a site plan application to construct a
18 three-story commercial building for an auto
19 dealership.

20 CHAIRPERSON KENNY: Can I get a
21 motion?

22 COMMISSIONER JETER: Motion.

23 COMMISSIONER PETTIGREW: Second.

24 MR. NICHOLAS: On a motion made by
25 Commissioner Dr. Jeter, seconded by Commissioner

1 Pettigrew.

2 Commissioner Aponte-Lipski.

3 COMMISSIONER APONTE-LIPSKI: Aye.

4 MR. NICHOLAS: Commissioner

5 Pettigrew.

6 COMMISSIONER PETTIGREW: Aye.

7 MR. NICHOLAS: Commissioner Layson.

8 COMMISSIONER LAYSON: Aye.

9 MR. NICHOLAS: Commissioner Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MR. NICHOLAS: Commissioner Dr.

12 Jeter.

13 COMMISSIONER JETER: Aye.

14 MR. NICHOLAS: Commissioner Park.

15 COMMISSIONER PARK: Aye.

16 MR. NICHOLAS: And Chairman Kenny.

17 CHAIRPERSON KENNY: Aye.

18 MR. NICHOLAS: All right. Chairman,
19 the motion has passed. And so for old business, I
20 do have one item, Chairman, if I may? I just wanted
21 to point out the State plan acceptance process. And
22 I do want to thank, well, one, Chairman Kenny and
23 Chairman Pettigrew for participating and attending
24 our public meeting with the State back in April, on
25 April 9th. It was a successful meeting, your

1 participation was -- was helpful for, you know, the
2 state planning process in general. Your questions
3 were helpful as well.

4 So the State has advanced for us to move
5 forward with collecting draft carts from each
6 municipality, in which we're in the process of doing
7 at the Division of Planning. The next step is to
8 form a negotiation committee. I have -- we are in
9 the process of forming it. So far, we have
10 Commissioner Aponte-Lipski, as well as Joe Waks,
11 Senior Advisor in the County Executive's Office, and
12 myself. But I do want to encourage, and really,
13 request and ask if anyone is interested in being
14 part of that committee from the Board. Typically,
15 the state had mentioned it's good to have three or
16 four representatives.

17 But if the Board wants to have another
18 representative, I think it will be great to be part
19 of that process; okay? No pressure. It's just --
20 it'll be great to have your input. All right. And
21 no new business.

22 COMMISSIONER MALAVASI: Chair, if I may? Just one
23 thing of business, just for those that don't know,
24 this is my next-to-last meeting. I have Mark
25 Kataryniak, who will be my replacement as of July

1 1st, so he will be serving on the Board. So I just
2 want to bring him and get him to meet everybody.
3 And it's been a pleasure. Been a pleasure. I'm
4 retiring as of July 1st.

5 COMMISSIONER PETTIGREW: In other
6 words, after the next meeting.

7 CHAIRPERSON KENNY: Both literally
8 and figuratively.

9 COMMISSIONER PETTIGREW: Meeting
10 after the meeting.

11 MS. CURLEY: I think a celebration --

12 COMMISSIONER APONTE-LIPSKI: That's
13 good. And I think it's well-deserved.

14 COMMISSIONER PETTIGREW: Well-
15 deserved.

16 COMMISSIONER MALAVASI: Thank you.
17 It's been a pleasure working with you guys.

18 COMMISSIONER JETER: JETER: But
19 you're irreplaceable, you know that; right? You
20 know that; right?

21 COMMISSIONER APONTE-LIPSKI: Nothing
22 personal.

23 COMMISSIONER JETER: Nothing
24 personal.

25 COMMISSIONER APONTE-LIPSKI: Well, we

1 love that. And I always -- I always brag when we
2 met because I had a meeting -- it was like a town
3 meeting in the Heights, and here he is, and I just
4 knew, like he's -- hey, I didn't know nobody. I
5 said, Oh, the engineer is here. Okay. I was more
6 excited that he was there. It's a pleasure working
7 with you.

8 CHAIRPERSON KENNY: Absolutely.

9 COMMISSIONER MALAVASI: Thank you.
10 Yes. It's been a pleasure.

11 COMMISSIONER APONTE-LIPSKI: Very
12 accessible, and you're always responding. Thank
13 you.

14 CHAIRPERSON KENNY: When's the next
15 meeting date? We should really mark that on our --

16 MR. NICHOLAS: The next meeting date
17 Tuesday, June 17th.

18 CHAIRPERSON KENNY: If we can, try
19 to, you know, do something after. Motion to
20 adjourn.

21 (Whereupon the proceeding is then
22 concluded at 7:07 p.m.)

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

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, May 20, 2025; 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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