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HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING

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TRANSCRIPT OF
PROCEEDINGS

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Hudson County Freeholders Chambers
Third Floor
567 Pavonia Avenue
Jersey City, New Jersey
Wednesday, March 18, 2015
6:30 p.m.

BEFORE:

- JAMES CRYAN, Chairman
- JOSEPH GLEMBOCKI, P.E., Asst. County Engineer
- RENEE BETTINGER, Commissioner
- DANIEL CHOFFO, Commissioner
- ELIZABETH HERNANDEZ, Commissioner
- KENNETH KOPACZ, Freeholder
- MICHAEL HOLLOWAY, Commissioner
- KENNEDY NG, Commissioner
- BETANIA PERALTA, Commissioner
- ANTHONY ROMANO, Commissioner

ALSO PRESENT:

- JOHN J. CURLEY, ESQ., Board Attorney
- MASSIEL M. FERRARA, PE, ACIP, Board Secretary
- BYRON A. NICHOLAS, Assistant Planner
- CHRIS ROBERTS, Assistant Planner

1 CHAIRMAN CRYAN: Call this meeting of
2 the Hudson County Planning Board to order. The time
3 is 6:40. Counsel, has this meeting been properly
4 advertised?

5 MR. CURLEY: Yes, Mr. Chairman. In
6 accordance with the Open Public Meetings Act, notice
7 of the meeting was published in the Star Ledger and
8 the Jersey Journal. Notice of the meeting was also
9 posted on the Freeholders bulletin board and the
10 County Clerk's office.

11 CHAIRMAN CRYAN: Madam Secretary,
12 roll call, please.

13 MS. FERRARA: Commissioner Arencibia,
14 absent. Commissioner Bettinger.

15 COMMISSIONER BETTINGER: Here.

16 MS. FERRARA: Commissioner Choffo.

17 COMMISSIONER CHOFFO: Here.

18 MS. FERRARA: Commissioner Glembocki.

19 COMMISSIONER GLEMBOCKI: Here.

20 MS. FERRARA: Commissioner Hernandez.

21 COMMISSIONER HERNANDEZ: Here.

22 MS. FERRARA: Commissioner Holloway,
23 absent. Commissioner Kopacz.

24 FREEHOLDER KOPACZ: Here.

25 MS. FERRARA: Commissioner Mehta,

1 absent. Commissioner Ng.

2 COMMISSIONER NG: Here.

3 MS. FERRARA: Commissioner Peralta.

4 COMMISSIONER PERALTA: Here.

5 MS. FERRARA: Commissioner Romano.

6 FREEHOLDER ROMANO: Here.

7 MS. FERRARA: And Chairman Cryan.

8 CHAIRMAN CRYAN: Here.

9 MS. FERRARA: Chairman, we have a
10 quorum.

11 CHAIRMAN CRYAN: Would you please all
12 rise and salute the flag.

13 (Flag Salute.)

14 CHAIRMAN CRYAN: You have all
15 received a copy of the meeting minutes from the
16 February 18th meeting. Has all Commissioners had an
17 opportunity to review that? Are there any questions
18 or comments or corrections? If not need, I need a
19 motion to accept.

20 MS. FERRARA: On a motion made by
21 Commissioner Bettinger. Second Commissioner
22 Peralta.

23 Commissioner Bettinger.

24 COMMISSIONER BETTINGER: Aye.

25 MS. FERRARA: Commissioner Choffo.

1 COMMISSIONER CHOFFO: Abstained.

2 MS. FERRARA: Commissioner Glembocki.

3 COMMISSIONER GLEMBOCKI: Yes.

4 MS. FERRARA: Commissioner Hernandez.

5 COMMISSIONER HERNANDEZ: Yes.

6 MS. FERRARA: Commissioner Kopacz.

7 FREEHOLDER KOPACZ: Aye.

8 MS. FERRARA: Commissioner Ng.

9 COMMISSIONER NG: Abstained.

10 MS. FERRARA: Commissioner Peralta.

11 COMMISSIONER PERALTA: Aye.

12 MS. FERRARA: Commissioner Romano.

13 FREEHOLDER ROMANO: Abstained.

14 MS. FERRARA: And Chairman Cryan.

15 CHAIRMAN CRYAN: Yes.

16 MS. FERRARA: The motion has passed.

17 Chairman, if I may, I would like to acknowledge our
18 new Commissioner, Commissioner Hernandez. She was
19 sworn in today.

20 As well as Chairman, I believe that if the
21 Commissioners read the minutes even though they were
22 not present, they can still vote for the minutes.
23 They don't necessarily have to abstain, as long as
24 they feel comfortable that they understood the
25 minutes and read them. Just going forward, it's not

1 necessary to abstain.

2 COMMISSIONER CHOFFO: I read the
3 minutes about, but I figured I would abstain.

4 FREEHOLDER ROMANO: Counsel, can you
5 see if that is right?

6 MR. CURLEY: I'll look into that.

7 FREEHOLDER ROMANO: Because we were
8 told by County Counsel, if you're not there, you
9 can't vote on it. Just letting you know.

10 MR. CURLEY: I know you can vote on
11 an application after having read the transcript.

12 MS. FERRARA: We will look into it
13 and get back to you.

14 FREEHOLDER ROMANO: Thank you.

15 MS. FERRARA: The next item on the
16 agenda is adoption of the County Bylaw Amendment of
17 the Subdivision and Site Plan Review Application
18 Form by the Planning Director. The description of
19 the both amendments, A and B, are in your binder.
20 Amendments were submitted to the Board. They were
21 introduced at last months' meeting as well as
22 discussed at the Site Plan Review Committee meeting.
23 Do any Commissioners have any questions about the
24 amendment?

25 On a motion made by Commissioner Choffo,

1 second by Commissioner Romano.

2 Commissioner Bettinger.

3 COMMISSIONER BETTINGER: Aye.

4 MS. FERRARA: Commissioner Choffo.

5 COMMISSIONER CHOFFO: Aye.

6 MS. FERRARA: Commissioner Glembocki.

7 COMMISSIONER GLEMBOCKI: Yes.

8 MS. FERRARA: Commissioner Hernandez.

9 COMMISSIONER HERNANDEZ: Aye.

10 MS. FERRARA: Commissioner Kopacz.

11 FREEHOLDER KOPACZ: Yes.

12 MS. FERRARA: Commissioner Ng.

13 COMMISSIONER NG: Abstained.

14 MS. FERRARA: Commissioner Peralta.

15 COMMISSIONER PERALTA: Aye.

16 MS. FERRARA: Commissioner Romano.

17 FREEHOLDER ROMANO: Aye.

18 MS. FERRARA: And Chairman Cryan.

19 CHAIRMAN CRYAN: Aye.

20 MS. FERRARA: The motion has passed.

21 Second amendment to be adopted is Adoption of the
22 Bylaws Amendment to Approve/Deny or Exempt All Minor
23 Subdivision Applications by the Subdivision and Site
24 Plan Review Committee and Approval/Deny or Exempt
25 Minor Site Plan Applications not abutting a County

1 Road by the Subdivision and Site Plan Review
2 Committee.

3 On a motion made by Commissioner Choffo.

4 Second by Commissioner Bettinger.

5 Commissioner Bettinger.

6 COMMISSIONER BETTINGER: Aye.

7 MS. FERRARA: Commissioner Choffo.

8 COMMISSIONER CHOFFO: Aye.

9 MS. FERRARA: Commissioner Glembocki.

10 COMMISSIONER GLEMBOCKI: Yes.

11 MS. FERRARA: Commissioner Hernandez.

12 COMMISSIONER HERNANDEZ: I'll

13 abstain.

14 MS. FERRARA: Commissioner Kopacz.

15 FREEHOLDER KOPACZ: Yes.

16 MS. FERRARA: Commissioner Ng.

17 COMMISSIONER NG: Abstained.

18 MS. FERRARA: Commissioner Peralta.

19 COMMISSIONER PERALTA: Aye.

20 MS. FERRARA: Commissioner Romano.

21 FREEHOLDER ROMANO: Aye.

22 MS. FERRARA: And Chairman Cryan.

23 CHAIRMAN CRYAN: Aye.

24 MS. FERRARA: The motion has passed.

25 Chairman, the next item on the agenda is the

1 Memorialization of Resolutions considered at the
2 last meeting. Application 2014-072-SP; Applicant,
3 Advance at Harrison, LLC; located at Harrison Block
4 A Hotel Waterfront Redevelopment Area, block 138.01,
5 Lot 1, in Harrison.

6 I just want to remind the Board, I'm only
7 going to call the Commissioners that were present at
8 the last meeting and voted for the application.

9 Commissioner Arencibia, not present.
10 Commissioner Bettinger.

11 COMMISSIONER BETTINGER: Aye.

12 MS. FERRARA: Commissioner Holloway,
13 not present. Commissioner Kopacz.

14 FREEHOLDER KOPACZ: Yes.

15 MS. FERRARA: Commissioner Mehta, not
16 present. Commissioner Peralta.

17 COMMISSIONER PERALTA: Aye.

18 MS. FERRARA: And Chairman Cryan.

19 CHAIRMAN CRYAN: Aye.

20 MS. FERRARA: The motion has passed.

21 Next item on the agenda is Applications to be
22 dismissed. Application 2014-076-SP; Ishay Group,
23 LLC, located at 3464 John F. Kennedy Boulevard,
24 Block 2603, Lot 51, in Jersey City.

25 On a motion made by Commissioner

1 Bettinger. Second by Commissioner Peralta.

2 Commissioner Bettinger.

3 COMMISSIONER BETTINGER: Aye.

4 MS. FERRARA: Commissioner Choffo.

5 COMMISSIONER CHOFFO: Aye.

6 MS. FERRARA: Commissioner Glembocki.

7 COMMISSIONER GLEMBOCKI: Yes.

8 MS. FERRARA: Commissioner Hernandez.

9 COMMISSIONER HERNANDEZ: Yes.

10 MS. FERRARA: Commissioner Kopacz.

11 FREEHOLDER KOPACZ: Yes.

12 MS. FERRARA: Commissioner Ng.

13 COMMISSIONER NG: Abstained.

14 MS. FERRARA: Commissioner Peralta.

15 COMMISSIONER PERALTA: Aye.

16 MS. FERRARA: Commissioner Romano.

17 FREEHOLDER ROMANO: Aye.

18 MS. FERRARA: And Chairman Cryan.

19 CHAIRMAN CRYAN: Aye.

20 MS. FERRARA: The motion has passed.

21 Next item on the agenda, Applications to be
22 Administratively Approved, starting with Application
23 2015-09-SP; Applicant, Sprint Spectrum LP, located
24 at 680 John F. Kennedy Boulevard, Block 177, Lot 55,
25 in Bayonne.

1 On a motion made by Commissioner Choffo.

2 Second by Commissioner Peralta.

3 Commissioner Bettinger.

4 COMMISSIONER BETTINGER: Aye.

5 MS. FERRARA: Commissioner Choffo.

6 COMMISSIONER CHOFFO: Aye.

7 MS. FERRARA: Commissioner Glembocki.

8 COMMISSIONER GLEMBOCKI: Yes.

9 MS. FERRARA: Commissioner Hernandez.

10 COMMISSIONER HERNANDEZ: Yes.

11 MS. FERRARA: Commissioner Kopacz.

12 FREEHOLDER KOPACZ: It's

13 administratively approved because it's?

14 MS. FERRARA: Telecommunications.

15 FREEHOLDER KOPACZ: Yes.

16 MS. FERRARA: Commissioner Ng.

17 COMMISSIONER NG: Aye.

18 MS. FERRARA: Commissioner Peralta.

19 COMMISSIONER PERALTA: Aye.

20 MS. FERRARA: Commissioner Romano.

21 FREEHOLDER ROMANO: Aye.

22 MS. FERRARA: And Chairman Cryan.

23 CHAIRMAN CRYAN: Aye.

24 MS. FERRARA: The motion has passed.

25 The next item on the agenda is Applications to be

1 Exempt, starting with Application 2015-03-SP;
2 Applicant, Statue of Liberty Harbor North
3 Redevelopment Urban Renewal, LLC; located at Avenue
4 E between 7th Street and Luis Munoz Marin Boulevard,
5 Block 1590, Lot 17; Jersey City.

6 The next application is 2015-05-SP; the
7 William Warren Group, Inc., located at 319 Tonnelle
8 Avenue, Block 53.02, Lot 2, in Jersey City.

9 The last application is 2015-11-SP;
10 Eastern Concrete Materials, Inc., located at Park
11 Avenue and Tidewater Basin, Block 15801, Lot 8.01,
12 32 and 32.02 in Jersey City.

13 CHAIRMAN CRYAN: These are exempt
14 because?

15 MS. FERRARA: They're not on a County
16 road. On a motion made by Commissioner Bettinger.
17 Second by Commissioner Peralta.

18 Commissioner Bettinger.

19 COMMISSIONER BETTINGER: Aye.

20 MS. FERRARA: Commissioner Choffo.

21 COMMISSIONER CHOFFO: Aye.

22 MS. FERRARA: Commissioner Glembocki.

23 COMMISSIONER GLEMBOCKI: Yes.

24 MS. FERRARA: Commissioner Hernandez.

25 COMMISSIONER HERNANDEZ: Yes.

1 MS. FERRARA: Commissioner Kopacz.

2 FREEHOLDER KOPACZ: Yes.

3 MS. FERRARA: Commissioner Ng.

4 COMMISSIONER NG: Aye.

5 MS. FERRARA: Commissioner Peralta.

6 COMMISSIONER PERALTA: Aye.

7 MS. FERRARA: Commissioner Romano.

8 FREEHOLDER ROMANO: Aye.

9 MS. FERRARA: And Chairman Cryan.

10 CHAIRMAN CRYAN: Aye.

11 MS. FERRARA: The motion has passed.

12 Next item on the agenda is old business. The

13 Planning staff does not have any old business.

14 Next item on the agenda is new business.

15 We have no new business.

16 CHAIRMAN CRYAN: So unless there's

17 anything else, the next meeting is Wednesday,

18 April 15th at 6:30. Motion to close?

19 FREEHOLDER ROMANO: Motion.

20 COMMISSIONER BETTINGER: Second.

21 CHAIRMAN CRYAN: All in favor? The

22 meeting is closed.

23 (Whereupon the proceeding is then

24 concluded at 6:53 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
Wednesday, March 18, 2015; 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 2/4/17