HUDSON COUNTY IMPROVEMENT AUTHORITY

IN THE MATTER OF
THE REGULAR MONTHLY MEETING

WEDNESDAY, APRIL 13, 2017
830 BERGEN AVENUE, 9TH FLOOR
JERSEY CITY, NEW JERSEY 07306
COMMENCING AT 5:45 P.M.

BOARD MEMBERS:

FRANK PESTANA, CHAIRMAN
JAMES DORAN, VICE CHAIRMAN
NICHOLAS GOLDSACK, TREASURER
FRANK LORENZO, SECRETARY
MARTIN T. MARTINETTI, COMMISSIONER (ABSENT)
FRED M. BADO, COMMISSIONER
JOHN PENEDA, COMMISSIONER
JEFFREY DUBLIN, COMMISSIONER
BRIAN DELABELLA, COMMISSIONER

APPEARANCES:
NORMAN M. GUERRA, CHIEF EXECUTIVE OFFICER
KURT CHERRY, EXECUTIVE DIRECTOR/CFO
WILLIAM J. NETCHERT, ESQ.
GENERAL COUNSEL TO THE BOARD

ELIZABETH RAMOS, EXECUTIVE ASSISTANT and
ACTING SECRETARY TO THE BOARD

SHARON PALMER
CERTIFIED SHORTHAND REPORTER

R.J. O'CONNELL ASSOCIATES,
P.O. BOX 277
CEDAR GROVE, NEW JERSEY 07009
(973) 239-7252
ALSO PRESENT:

AMIT JANI, VISION MEDIA
MARY-ELLEN GILPIN, HCIA
JAMES POLICASTRO, HCIA
JAY DeDOMENICO, TMA
JEFF LANIGAN

MS. RAMOS: Mr. Chairman, we have a quorum with eight board members present, one not present.

CHAIRMAN PESTANA: Thank you, Liz.

Mr. Netchert.

MR. NETCHERT: Yes, Mr. Chairman.

As you know, this is a public meeting.

Notice of this meeting was forwarded to the Jersey Journal and Star-Ledger for publication in their respective newspapers on February 24th, 2017.

Notice was also forwarded to the Clerk of the County of Hudson, the Clerk of the Hudson County Board of Freeholders for posting on their respective bulletin boards, and notice finally was posted on the bulletin board outside this meeting room in the foyer.

These notices are all in compliance with the requirements of the Open Public Meetings Act.

CHAIRMAN PESTANA: Thank you, Mr. Netchert.

At this time we'll take a motion for approval of the minutes from the March 8th meeting.

COMMISSIONER GOLDSACK: Motion.
CHAIRMAN PESTANA: At this time we'll take comments from the public on anything relating to the agenda.

Seeing none.

The public portion is now closed.

MR. GUERRA: Item four, Resolution 4-2017-4 of the Hudson County Improvement Authority authorizing payment of certain costs and expenses of the Authority for the month of April, 2017.

CHAIRMAN PESTANA: Do we have a motion to pay the bills?

COMMISSIONER DORAN: Motion.

CHAIRMAN PESTANA: Is there a second?

COMMISSIONER GOLDSACK: Second.

CHAIRMAN PESTANA: Motion by Commissioner Doran and second by Commissioner Goldsack.

MS. RAMOS: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. RAMOS: Commissioner Dellabella.

COMMISSIONER DELLABELLA: Yes.

MS. RAMOS: Commissioner Doran.

COMMISSIONER DORAN: Yes.

MS. RAMOS: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. RAMOS: Resolution 4-2017-4 passes in the affirmative, as amended, with eight board members voting yes, ore not present.

MR. GUERRA: Item number five is Resolution 4-2017-5 of the Hudson County Improvement Authority authorizing a Shared Services Agreement with the City of Jersey City and Jersey City Municipal Utilities Authority for the reconstruction and improvement of a portion of Duncan Avenue located within the City of Jersey City, County of Hudson, New Jersey.

The portion that is going to be reconstructed is the portion that runs from Routes 1 & 9 west to the river.

It's the City's intent, when the work is over, to transfer ownership over to the County, that has to do with the maintenance and the enforcement of that section.

The Shared Service Agreement again is between the Improvement Authority, Jersey City and the MUA.

The total cost for the project, and in the next resolution I'll explain what the project is, but the total cost for the project is $1,713,404.14. That's for all of the engineering design fees, construction oversight, the construction itself, permits, and all other related expenses.

The County is going to be responsible for 50 percent of that, which is $856,702.07; Jersey City is going to be responsible for 30 percent of it, which is $506,702.07; and the MUA is responsible for 20 percent of it, which is about $350,000.

All of the parties agree that if additional expenses are incurred during that period of the construction we will amend the agreement.

The matter is also being voted on tonight by the Jersey City Council.

But this is a project that -- this is that whole area right near the golf course. And if you drove, if anybody has been there, if you have ever been there, there is no sidewalk on the side of the golf course. The curbing is gone. The poles are standing there. Our walls have been hit numerous times. The other side -- the utility poles are there, and all of the utility poles are leaning in all different ways. The road itself has huge craters in it. The drainage isn't that great. And then on the side with the trucking terminals there is no curbing. There is nothing there.

So the intent is to put in -- we're also working with Public Service, who is doing a new utility, two new utility lines coming from under the river up toward the highway, and it looks like they're going to run that underground. And that underground might be where we're putting the sidewalks. So we're doing some coordination with them.

With that said, it looks like they're going to put the utility poles on the north side of Duncan Avenue, which actually that's where they feed right now. So right now you got all these wires crossing and there is nothing on the side of
the golf course. So it's going to clean up that whole stretch. And then Duncan Avenue is going to be repaved. And then on the trucking side they're going to put what is called a depressed curb because some of the cars do park there during the day. And it will improve the whole appearance. Jersey City is on board with this. We have been looking to do this for sometime, not only the Improvement Authority, but the County. So it looks like everybody is on the same page and we're finally going to move to do this.

So what I would recommend is you're permitting us to enter into a contract with Jersey City and the Jersey City MUA.

CHAIRMAN PEISTANA: Can we vote on them both together?

MR. GUERRA: The next one is to award the contract.

CHAIRMAN PEISTANA: Can we?

MR. GUERRA: Yes.

CHAIRMAN PEISTANA: Then let's do that and then we can vote on them both together.

COMMISSIONER DUBLIN: I have a question.

MR. GUERRA: Sure.

and the poles are being moved, we're putting up a guardrail that's the whole length of Duncan Avenue, and it's going to be a higher guardrail to prevent any truck that's backing, making a K-turn or a U-turn from hitting our wall.

COMMISSIONER DUBLIN: And we can solve that parking problem.

MR. GUERRA: Yes, no parking on the sidewalk. Yes. The rail is right up against the curb.

COMMISSIONER LORENZO: I have a question. You spoke about Public Service. If they're coming in, they should do the work before we actually --

MR. GUERRA: Oh, yes. We have been coordinating that with them, Frank, especially with the utility poles and the relocations, so we have been working with them. I want to say for six months. Originally they were going to run overhead lines, and originally they didn't think they could move the poles to the other side.

These are two 69 KV very high voltage lines coming out of the river, and they have to be on special poles, and those poles would have beer. 90 feet tall, as tall as our netting poles. And we really preferred for them to be on the other side. And then their engineering came back with they can't run over buildings, so now they're back to doing it underground, which we prefer.

So those two cables they have to run separately from all the other lines on the poles and they have to be underground. They're going to be underground, and they're going to be around where our sidewalk is. So we're doing coordination. They're going to have to put those banks in first. And then they're going to set the other poles on the other side.

The one thing we're thinking of too is we do the regrading, we do that surface rough pavement, and when they're out of there then we come in and put the final coat on. But they know all this work has to be done before we put our final coating on. So we've been working with Jersey City Engineers, Tom Malavasi from the County Engineering Department. So we've had good coordination between us, our engineers and Public Service.

COMMISSIONER LORENZO: Thank you.

COMMISSIONER DUBLIN: I'm the County going to take over the plowing?
MR. GUERRA: Yeah. Well, it becomes a
ty County road, so they're going to have to sweep it.
We're going to post signs. Plowing, yes. Well,
you know what, it works for them too because their
garage is right at the enc.
COMMISSIONER DUBLIN: Right, right.
MR. GUERRA: So it should be a
no-brainer. So you won't have to ---
Mr. Starnato that he doesn't have to worry about
the dead end of Duncan Avenue.
CHAIRMAN PESTANA: Should we go over
item six and then we'll have both of them?
MR. GUERRA: I'm sorry.
CHAIRMAN PESTANA: Does anybody have
any other questions?
(No response)
MR. GUERRA: Item number six is
Resolution 4-2017-6 of the Hudson County
Improvement Authority authoring the award of a
contract for the reconstruction and improvement of
a portion of Duncan Avenue located within the City
of Jersey City, County of Hudson, New Jersey.
We had accepted bids on February 28th
for the improvements. It is approximately 2,400
linear feet of pavement that would be done on

Duncan Avenue from again Routes 1 & 9 west to the
river.

Five bids were accepted. And after a
technical and legal review of the documents it had
been determined that the bid submitted by JTG
Construction Company from Newark, New Jersey has
been deemed the lowest responsible bid. The bid
was in the amount of $1,349,425. That's the base
bid.
We also asked for an alternate bid. We
thought that while we were getting bids for paving
--- when we built the golf course the parking lot
itself, that used to be the construction yard
during the construction of the golf course, we
cleaned it up, but we never really paved it. So
there is a lot of low spots, there is a lot of
ponding of water, there is a lot of cracks. So we
put in an alternate to see what it would cost to
have that repaved. That's $118,734 which is a
good number after PS&S did the evaluation.
We spoke to the County, and through the
county's parks department budget they're going to
cover the cost of that, and then the County itself
is going to cover our 50 percent of that
$1,349,425. But in addition to that, that other
number I mentioned in the earlier resolution,
that's the all it costs with all the engineering
and the construction oversight.

So the improvements again, it's the
resurfacing of Duncan Avenue, its sidewalks,
curbing, guardrail and the depressed curb on the
north side. Again, we're working with Public
Service on those surface lines. And all these
will -- both projects will be coordinated to
minimize the impact on the businesses and our golf
course.

And so our recommendation is to award
the contract to JTG Construction, Inc. in the
total amount of $1,468,159 and that includes that
alternate bid.

We also checked with the County
Engineer, because we never heard of this company,
we checked with Tom Malavasi. Tom was the
engineer I believe in Maplewood and they did work
in Maplewood, and he said they were a pretty
decent company.

COMMISSIONER GOLDSACK: I think they
did work in Secaucus.
MR. GUERRA: Oh, did they?
COMMISSIONER GOLDSACK: Yes.

CHAIRMAN PESTANA: Does anybody have
any questions?
COMMISSIONER LORENZO: When is this
approximately supposed to start?
MR. GUERRA: Well, once you vote on
this we're going to have a pre-construction
meeting and give them the notice to proceed.
We want to sit with Public Service
again. We had one conversation with them. We had
one meeting to talk about Public Service. It
wasn't quite a kickoff meeting. But just in case
we need for them to say come in and do curbing or
do the sidewalk and then come back and do
something else, they have no problem doing that if
they had to come back 30, 45, 60 days later.
So again, it's all about the
coordination, but we would like to start as soon
as possible to get this done.
COMMISSIONER LORENZO: Excuse me. Are
they going --
MR. GUERRA: It's not going to take
that long.
COMMISSIONER LORENZO: Are they going
into the highway.
MR. GUERRA: No. It actually stops, if
1 you have driven through there lately. When the
2 MUA did their big sewer project, they did the four
3 corners, now you will see that they have
4 handicapped drops in there and then a section of
5 that was paved right to Stockton Street. Stockton
6 Street is that little jug handle that you go in.
7 COMMISSIONER LORENZO: Right.
8 MR. GUERRA: So we're going to right up
9 to that, because the other area has been done
10 already.
11 COMMISSIONER GOLDSACK: Is there any
12 costs incurred from Public Service with them
13 moving the --
14 MR. GUERRA: No, and only because --
15 for us to pay for their poles, is that what you
16 are referring to?
17 CHAIRMAN PESTANA: They usually charge
18 you to relocate the poles.
19 MR. GUERRA: Yes, but we're not asking
20 them to. They need us. They want to come down on
21 our sidewalk where our sidewalk is going near the
22 wall. That's what we're talking about. The
23 street is wider than it should be, so we might
24 kick the curb out a little bit and give them more
25 room, but then they have to take their poles and

1 move them. So that's going to be on their dime.
2 There is a couple of things that maybe
3 we'll trade off. There is one pole that they're
4 going to put on our side closer to the
5 Prosecutor's Office, because when the lines come
6 across they are underground, they go through a
7 manhole, and then they come up the pole, across
8 Duncan with another pole, go back down, and then
9 run the length of Duncan Avenue. And from there
10 they go across to the other area of Jersey City.
11 There it's all overhead. So it's a big project
12 that Public Service has going on over there.
13 CHAIRMAN PESTANA: Are there any other
14 questions?
15 COMMISSIONER DUBLIN: Yes. Where
16 Avenue A has I guess a pump or something down
17 there, are you guys going to do any improvements?
18 MR. GUERRA: Yes. At the very end,
19 Jeff --
20 COMMISSIONER DUBLIN: Yes.
21 MR. GUERRA: -- we have a guardrail
22 going right across. You remember when the rabbi
23 ran into the river.
24 COMMISSIONER DUBLIN: Yes.
25 MR. GUERRA: There is some. I want to

1 say there is like New Jersey Barriers or something
2 there now, but there will be a regular guardrail
3 there.
4 COMMISSIONER DUBLIN: Okay.
5 MR. GUERRA: There is a section there
6 that's concrete. We're not disturbing that. It's
7 just going to be pavement.
8 COMMISSIONER DUBLIN: Okay.
9 MR. GUERRA: So there is a guardrail
10 that will be at the end.
11 CHAIRMAN PESTANA: Anybody else have
12 any questions?
13 (No response)
14 CHAIRMAN PESTANA: Do we have a motion
15 for Resolutions Five and Six?
16 COMMISSIONER DORAN: Motion to approve.
17 CHAIRMAN PESTANA: Motion by
18 Commissioner Doran.
19 Is there a second?
20 COMMISSIONER LORENZO: Second.
21 CHAIRMAN PESTANA: Second by
22 Commissioner Lorenzo.
23 MS. RAMOS: Commissioner Bado.
24 COMMISSIONER BADO: Yes.
25 MS. RAMOS: Commissioner Dellabella.
MR. GUERRA: It made Channel 4 and
4 it.
5 We have been in contact, and they have
6 been in contact with us, and that raised a lot of
7 flags with the New Jersey DEP because complaints
8 had gone in to them from Owens Corning, Public
9 Service.
10 PDM is a very, when it's dry, has a
11 very fine thin layer on top, and when there are
12 excessive winds it really kicks up. So we
13 developed a short-term plan and a long-term plan
14 because using their couple of water trucks that
15 just trickle the water -- this site is so big it's
16 very difficult to manage.
17 So we looked at the adjacent property,
18 we understood that they had a six-inch water line,
19 so the thought was to tap into that line, put our
20 own meter, run 1,500 feet of pipe across our
21 slurry wall onto Koppers, and then Clean Earth's
22 leasing these off-road tanker trucks that hold
23 anywhere from 4,000 to 8,000 gallons of water, and
24 they have cannons on them. It's not the trickle
25 affect, it's cannons, especially to protect that

area near Owens Corning and the front near Public
2 Service.
3 So with that said, we were ready to tap
4 into that line and use this company that's noted
5 in that resolution. But when we had gone out
6 there, and we really started to evaluate this, in
7 the hot box, that's where the main water comes
8 into the site, and there is a meter on it, the
9 thought was to tap -- it's very difficult. It's
10 not a lot of room. It's very challenging to do,
11 not to mention costly, but probably even more
12 costly than we thought here.
13 So now we started to look at another
14 alternative where there is a two-inch line coming
15 off of the driveway going into Koppers that we're
16 currently using for the water trucks, but that
17 two-inch line would take forever to fill up one of
18 these tankers.
19 So with that said, we found an old pit
20 with water in it, but in that pit there is a gate
21 and there is the water line, that six-inch line.
22 So the thought is to tap into that line, put our
23 own hot box, bring it up, run the pipe through the
24 tunnel, which is a shorter distance than where we
25 were looking before, and then Clean Earth, with

these big trucks, could just snap hookup into
1 that, and then go ahead and do it.
2 So I'm tabling this because this was
3 this company that Key Environmental uses all the
4 time, is most familiar with the Standard site and
5 the Koppers site, but we want to table this
6 because we will revisit where we're going to
7 locate this and how we're going to do this.
8 So we're considering this because the
9 State is involved, everybody is involved, and we
10 know we're going to have another whole day session
11 or later and it's going to raise its head again.
12 So if we have to do this under some emergency
13 basis, we'll do it and then ratify it at the next
14 meeting. So hopefully this coming week we'll have
15 our plan and try to execute it.
16 In addition to that, and you will hear
17 us talk about this at the next meeting, the long
18 term plan, after sitting with our LSRP, is to put
19 a liner down on eighty acres of the site and put
20 four to six inches of stone, quarry stone, and
21 cover the whole site. Once we do that we actually
22 can amend the plan, and that stone could be
23 considered the final cap. And then when Morris
24 comes in to do the development, the plan would

just have to be amended to do their development.
1 only because this is going to continue -- and even
2 with the water trucks, I mean they are big trucks,
3 they carry a lot of water, we're still going to
4 have some issues. So most of your sites that are
5 remediated today, that's what you see on them,
6 crushed stone, and you don't have to worry about
7 the wind and the blowing.
8 COMMISSIONER DORAN: They put out a
9 vapor barrier.
10 MR. GUERRA: A demarcation to separate
11 it and then put the stone. We're looking at four
12 inches, but we're talking to somebody today that
13 is suggesting six inches, because when you spread
14 that what it does are the clents on the dozer are
15 about two inches and it really starts to dig into
16 that liner. So we'll just be talking and
17 developing that plan this week. But that's what
18 we told the State. The State sent us a letter and
19 we responded to them.
20 COMMISSIONER DORAN: So the site is
21 considered remediated?
22 MR. GUERRA: The site itself is, yes.
23 That's why it wasn't on that list you saw in the
24 paper the other day.
MR. NETCHERT: The point of the conversation is that as a result of the last dust storm condition the threats from Owens Corning, the Channel 4 coverage, and the DEP's visit to us indicating that they need to do something, we need to do this quicker than we would normally do it. So both of these decisions are going to be made on an emergency basis. We'll make our best efforts to find the right deal and then we're going to give them the go-ahead and we'll bring it back to you for approval once we know about it.

COMMISSIONER DORAN: Could we make it, could we make it at least to say we give you permission to do it with a voice vote —

MR. GUERRA: We could do that.

COMMISSIONER DORAN: -- or e-mail.

MR. NETCHERT: If you want to.

MR. GUERRA: Sure.

COMMISSIONER DORAN: I make a motion to make it an e-mail vote.

MR. GUERRA: That's a good idea.

CHAIRMAN PESTANA: That's fine.

MR. GUERRA: And by then we'll have it all laid out. It will probably be two different calls, one will be for the short term solution,

which is to put in this hot box and the water line, and then the other will be the plan to actually put the stone down, which is going to be costly, but not as costly as it could have been if we used the original capping, which was going to be topsoil and seeding. That was estimated at about $3 million. This is probably -- the cost of the stone is about $20 a ton right out of a quarry, and then the cost for spreading I think came to like $2.50 a ton and then the liner based on the tonnage I think it was projected about a million, maybe a million to 1.2 million I think.

So we'll know what that number is.

More than 80 percent of the site is covered. The only piece that won't be covered is that leasehold area where Clean Earth is still there. Now they have a pile of PDM piled up, once they take the plant away they spread that and they are done. And they are out of there in September.

COMMISSIONER DORAN: What happens to the rainwater when you put the —

MR. GUERRA: Well, it goes into the stone and into the liner. The stone will be -- it's not going to be where it's, what do they call it, the quarry process, where once it's wet you run it, it's like vines. It's not quite like that. I think it's loose.

COMMISSIONER DORAN: The barrier itself, it that permeable?

MR. NETCHERT: The barrier is permeable --

COMMISSIONER DORAN: It is. Okay.

MR. NETCHERT: -- so the water will run through it.

COMMISSIONER DORAN: Right. Okay.

MR. NETCHERT: And the permeability standards that we have been mandated to comply with have been complied with out there.

We don't really have a problem. In fact, we would be better off if we had a problem with water runoff because the land would stay wetter longer and we wouldn't have the dust as quickly as we get it, but we got it. And with a couple of straight days of hot sun we're going to have the same issues.

The State has been more than fair with us. All they asked us to do is respond to them with an emergency plan that we plan to put in place, and we have done that already.

MR. GUERRA: They have been reasonable.

They understand the issues. We're trying to control the site. I mean our site alone is about -- we keep saying 138 buildable acres, but it's even probably greater than that. It's a big site to control with a couple of trucks that just drop water.

MR. NETCHERT: Not to get into too much detail, but further complicating that is the decisions that we make regarding the stone then have to be looked at as how that decision impacts the contract that we have with the purchaser of the land, and we have got to coordinate that with them, and who knows how or what, but it has to be worked out with them. It's not what they were expecting to get. They also understand that we really have no option but to deal with this.

MR. GUERRA: And they understand that if they were ready to close tomorrow, they would have the same issues we're having.

MR. NETCHERT: Right.

MR. GUERRA: That stuff will blow whoever the owner is. So we're all working together on this.

COMMISSIONER DORAN: Okay.
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<td>1. CHAIRMAN PESTANA: So we have a motion by Commissioner Doran to allow for an e-mail vote, right?</td>
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<td>2. COMMISSIONER DORAN: Yes.</td>
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<td>3. CHAIRMAN PESTANA: Is there a second?</td>
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<td>4. COMMISSIONER GOLDSACK: Second.</td>
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<td>5. CHAIRMAN PESTANA: Second by Commissioner Goldsack.</td>
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<td>6. MS. RAMOS: Commissioner Bado.</td>
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<td>7. COMMISSIONER BADO: Yes.</td>
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<td>8. MS. RAMOS: Commissioner Dellabella.</td>
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<td>9. COMMISSIONER DELBELLA: Yes.</td>
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<td>10. MS. RAMOS: Commissioner Doran.</td>
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<td>11. COMMISSIONER DORAN: Yes.</td>
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<td>12. MS. RAMOS: Commissioner Dublin.</td>
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<td>13. COMMISSIONER DUBLIN: Yes.</td>
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<td>14. MS. RAMOS: Commissioner Goldsack.</td>
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<td>15. COMMISSIONER GOLDSACK: Yes.</td>
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<td>16. MS. RAMOS: Commissioner Lorenzo.</td>
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<td>17. COMMISSIONER LORENZO: Yes.</td>
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<td>18. MS. RAMOS: Commissioner Peneda.</td>
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<td>19. COMMISSIONER PENEDA: Yes.</td>
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<td>20. MS. RAMOS: Chairman Pestana.</td>
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<td>21. CHAIRMAN PESTANA: Yes.</td>
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<td>22. MS. RAMOS: So --</td>
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<td>23. It was just a timing issue, so we'll probably have this back on the agenda next month.</td>
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<td>25. I'll ask Mary-Ellen just to summarize that a little bit. This is something that we do every year.</td>
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<td>26. MS. GILPIN: We do it every year. And this year the grant amount was $22,000 less than last year's amount because last year we had a big amount in there for the used motor oil tanks, and that was $50,000. The amount that we can spend on our program actually increases. So we're able to continue all of the programs that we have been doing, the shredding, the compost bins, Earth Day, household hazardous waste, some of that expensive.</td>
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<td>27. We're also looking to add a new program in the fall where we collect used clothing, actually textiles, not just clothing, and that program would be in conjunction with the shredding days instead of during the compost bins. In the spring we'll do a textile collection.</td>
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<td>1. MR. NETCHERT: There is no number.</td>
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<td>2. MS. RAMOS: There is no number, right, so it is eight board members approving the motion.</td>
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<td>3. MR. NETCHERT: Right. Motion to approve an emergency basis the award of the two contracts by either e-mail or verbal vote is carried.</td>
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<td>4. Norman will be in touch as soon as he knows something. We thought we knew something when we put this on.</td>
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<td>5. MR. GUERRA: When we went inside that hot box it's very small. You can't even put a wrench in there.</td>
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<td>6. COMMISSIONER DUBLIN: So the e-mail vote will be based on the resolution that we have now?</td>
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<td>7. MR. GUERRA: No, no. It's probably going to be all new. We'll put a plan together, we'll circulate it, and then we'll do a phone vote.</td>
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<td>8. COMMISSIONER DUBLIN: Okay.</td>
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<td>9. MR. GUERRA: Item eight is also tabled. I believe that was the request of the vendor or the State.</td>
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<td>10. MS. GILPIN: Actually it was the State.</td>
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<td>11. We're trying to do all these little things that will hopefully add up to get our MSW recycling rate a little bit higher. The State has made it very clear that they expect all of the counties to get their numbers a little bit higher.</td>
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<td>12. They are willing to work with us on this, so that is why they're now looking to have everybody do a good portion of their REA grants for education and outreach programs. So we have already been doing that, so we have been in a good spot with that, but our numbers still need to go up.</td>
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<td>13. COMMISSIONER DUBLIN: I have a question.</td>
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<td>15. COMMISSIONER DUBLIN: With the different municipalities in the county who have these commercial spots, they have these vendors digging up their recycling and their garbage. Are they reporting the recycling tonnage?</td>
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<td>16. MS. GILPIN: Yes.</td>
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<td>17. COMMISSIONER DUBLIN: Are they true numbers from a lot of these --</td>
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<td>18. MS. GILPIN: Hopefully they are. And that's a totally different grant program completely.</td>
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COMMISSIONER DUBLIN: Okay.

MS. GILPIN: But hopefully they are.
And we have been watching them. We're trying to
get more people to report. We have been working
very closely with all of the towns to get better
numbers reporting because we have always felt that
the problem is not so much that there is not
compliance with recycling, but the reporting is
lax.

MR. GUERRA: Mary-Ellen, aren't they
required, those haulers with the private stops, to
report that tonnage to the municipalities?

MS. GILPIN: They are. They are
required to report it, but a lot of them don't.

MR. GUERRA: Oh, right.

MS. GILPIN: Yes.

MR. GUERRA: So that's something
collectively that the town can do in addition to
us.

COMMISSIONER DUBLIN: We're on a
mission to doing that direct, the other meeting
the other day --

MR. GUERRA: Yes.

COMMISSIONER DUBLIN: -- is that we
have people going around picking up recycling that
belongs to the municipalities, and so we have
trying to hamper down on that.

MS. GILPIN: And that seems to be a
little bit more rampant. It had died down for a
little while. And I don't know why people are
doing it because the market is very, very bad.

They had an ANJR meeting and they said the market
was tanking again.

MR. GUERRA: But we believe, because me
and Jeff were at the same meeting, that some of
these haulers, and I'll refer to them as the
unknown haulers, they are not the regular
companies that we're used to seeing out there, so
I had asked, and I said to Pat if you can get us
the list, some of those names, we'll have our
night guys watching too, because I think a lot of
that happens at night when they put their
recyclables out.

MS. GILPIN: Ir Guttenberg, there is a
new recycling coordinator in Guttenberg and he
called the other day and they are having the same
issue, and he was asking what they could do
because he is brand new. He is only there since
January. So he was asking what -- it's tough to
understand that once it's at the curb it's the

COMMISSIONER DUBLIN: Okay.

COMMISSIONER DORAN: So somebody is
stealing like their cardboard and cans?

MR. GUERRA: The biggest value is
cardboard.

MS. GILPIN: The only thing of value
right now is cardboard.

MR. NETCHERT: Recycling poachers.

MS. GILPIN: Yes.

MR. NETCHERT: That's what they are.

MR. GUERRA: Well, when paper was high
back in I want to say the nineties, the companies,
because I was with Jersey City and we ran the
recycling program, they would go out there in
U-Hauls. The companies. People would rent U-Haul
trucks and tomorrow morning at 7:00 people would
have their recyclables out at the curb, their
paper, and they would go and just snatch all of
the paper.

COMMISSIONER LORENZO: Wow.

MR. GUERRA: And it's a big thing with
them.

MS. GILPIN: It was big for awhile and
them it just seemed to die down.

MR. GUERRA: It depends on the market.
When it's worth a lot they are out there.

MS. GILPIN: This morning at the
Association of New Jersey Recyclers meeting they
made the announcement that the market is going
down again and that China just made a new
regulation they would not accept any mixed paper.

So once we have it - we can pick it up mixed and
they sort it, that's all right, but there is a
grade that called mixed paper and they won't
accept that any more because they are getting too
much garbage in it. And that's our only market
because there are no more mills here in the United
States. Everything goes to China and Japan.

MR. GUERRA: And when that market
really tanked all these trailers that these
recyclers thought they were sending to the piers
to ship over, they will find them in vacant lots.

You when you open those doors you're gonna find
all of -- that was what was happening in the
nineties.

COMMISSIONER DORAN: Settle a mystery
for me. Is a pizza box recyclable?

MS. GILPIN: Not really, no.

COMMISSIONER DORAN: Okay.
MS. GILPIN: No. It is just safer not
to.
MR. NETCHERT: It depends how
cheesy the pizza is.
COMMISSIONER DORAN: Pepperoni is
definitely not.
MS. GILPIN: Definitely not.
COMMISSIONER GOLDSACK: How would you
tilt it on the way over?
MS. GILPIN: If it is clean you can put
it in, but if there is any little drops of
oil or cheese or sauce, no.
COMMISSIONER DORAN: Exactly,
MS. GILPIN: No. It becomes a
contaminant and all of the people who work in the
recycling centers will be very upset with us.
COMMISSIONER DORAN: Okay. You settled
that one for me. A lot of people ask me and I
say --
MR. NETCHERT: Those people who pick up
material waste will argue that no, this is
cardboard.
COMMISSIONER DORAN: Pizza boxes are
pretty heavy.
MR. NETCHERT: It is cardboard, but

spoiled cardboard is not recyclable.
MR. GUERRA: And it tanks the load of
the clean stuff.
COMMISSIONER DUBLIN: And the price
goes down.
MR. GUERRA: Yes.
MS. GILPIN: So basically we'll be
continuing all of the things that we have been
doing with the contests and everything. So it's
another year.
COMMISSIONER DORAN: Thanks.
CHAIRMAN PESTANA: Mary-Ellen, I think
I know the answer to this.
MS. GILPIN: Okay.
CHAIRMAN PESTANA: What is the State
doing to encourage recycling?
MS. GILPIN: They actually mentioned a
couple of things today, but they were very cagey
today because today was the 30th anniversary of
the signing of the recycling, the mandatory Source
Separation and Recycling Act, so they were making
a big celebration out of it and not trying to
bring everybody down on what they really want to
do.
CHAIRMAN PESTANA: Okay.

MS. GILPIN: But they're pushing for
towns, counties to do a lot more outreach to their
residents by social media. They are going to do
an app on I think they are using Recycle Coach,
and this will benefit us because we won't have to
pay for Recycle Coach any more. The State
supposedly is going to pay for it to be statewide.
They're looking at doing a lot more in giving us
advertising to promote, but they want us to do the
bulk of the work as usual. But they said they'll
support us in what we're going to do. They are
trying to keep the money going.
They are going to be making some
announcements in the next couple of weeks
especially about the e-waste bill and all the
changes with the new e-waste bill. None of that
has gone into effect yet because they haven't
written the regulation. And that's going to be a
big change because the new law covers government
and school boards that will have to have free and
convenient recycling of all their electronics. So
that's going to change a lot of stuff.
MR. GUERRA: And they are probably
talking about the organic recycling.
MS. GILPIN: They are talking about

food waste. There is a food waste bill out there.
The food waste bill that's on the table right now
will not affect us for awhile because you have to
have a market within 25 miles. There are no
markets for food waste within 25 miles of us. And
you have to generate two tons a week in order to
qualify under this bill for - to actually have to
recycle food waste. It steps down in the number
of miles away and it steps up in the -- it steps
-- the other way around. At some point within
the next couple of years it will be one ton a week
that you have to generate. So it is really only
going to affect schools and big, big businesses.
But they are looking to do it. And at some point
they want it to be residential, food waste
recycling, but I don't think that will happen
while I'm here at least.
MR. GUERRA: A lot of this is a double
edged sword. We like the tonnage of garbage
because it pays our debt service on the solid
waste system and the admin fee, but on the other
hand we want people to recycle. So when you take
the recyclables out of the waste stream, that
means our tonnage is down.
If they get into the organic stuff,
findings of the Local Finance Board made at a
meeting of said Board on March 8th, 2017 in
accordance with the provisions of N.J.S.A.
40A:5A-7 with respect to the issuance of
County-Guaranteed Pooled Notes (Local Unit Loan
Program).
Positive findings had been issued on
this matter by Local Finance Board. And I
believe, Kurt, once the Board approves it has the
certification for them to sign.
MR. CHERRY: That's correct.
MR. GUERRA: Okay.
CHAIRMAN PESTANA: Do we have a motion
on this?
COMMISSIONER LORENZO: Motion.
CHAIRMAN PESTANA: Motion by
Commissioner Lorenzo.
Is there a second?
COMMISSIONER GOLDSACK: Second.
CHAIRMAN PESTANA: Second by
Commissioner Goldsack.
MS. RAMOS: Commissioner Bado.
COMMISSIONER BADO: Yes.
MS. RAMOS: Commissioner Dellabella.
COMMISSIONER DELLABELLA: Yes.
MS. RAMOS: Commissioner Doran.
COMMISSIONER DORAN: Yes.
MS. RAMOS: Commissioner Dublin.
COMMISSIONER DUBLIN: Yes.
MS. RAMOS: Commissioner Goldsack.
COMMISSIONER GOLDSACK: Yes.
MS. RAMOS: Commissioner Lorenzo.
COMMISSIONER LORENZO: Yes.
MS. RAMOS: Commissioner Peneda.
COMMISSIONER PENEDA: Yes.
MS. RAMOS: Chairman Pestana.
CHAIRMAN PESTANA: Yes.
MS. RAMOS: Resolution 4-2017-9 passes
in the affirmative by eight board members voting
yes, one not present.
MR. GUERRA: Item eleven is Resolution
4-2017-11 of the Hudson County
Improvement Authority concerning review of the
12 (Pages 42 to 45)
Avenue near Cook Street. And they're building--
the plan includes designing a criminal and family
court as well as a parking facility.
The County owns a parcel which
currently is where they park cars. That parcel
sits over the Bergen Arches, which are two tunnels
underneath that run from the east portion of
Jersey City heading west. One of those lines is
active, one is not active.
It has been requested by the County
that we have the property surveyed and Desman, who
specializes in parking decks, believes that before
they discount that site, that we conduct a survey
and only looking at that parcel, but underneath
the parcel too sections of the arches to see if it
will support a four - Desman believes that it's
possible it will support a four level parking deck
that can house about 400 cars.
So the total cost for this survey,
which is a little more than your regular survey
because they will be down in the arches
identifying where the utilities are and what have
you and to see if some type of column grid could
be put there to support this. The total cost for
the survey is $11,270 plus a not to exceed $1,500

for out-of-pocket expenses. So we recommend the
services of Desman to provide the County for their
service.

And again, for work like this we bill
the County for it. This is done through our
Shared Service Agreement that we have with the
County.
CHAIRMAN PESTANA: Are there any
questions?

COMMISSIONER PENEDA: I'll make a
motion.

CHAIRMAN PESTANA: Motion by
Commissioner Peneda.

Is there a second?

COMMISSIONER GOLDSACK: Second.

CHAIRMAN PESTANA: Second by
Commissioner Goldsack.

MS. RAMOS: Commissioner Bado.

COMMISSIONER BADO: Yes.

MS. RAMOS: Commissioner Dellabella.

COMMISSIONER DELLABELLA: Yes.

MS. RAMOS: Commissioner Dorain.

COMMISSIONER DORAIN: Yes.

MS. RAMOS: Commissioner Dublin.

COMMISSIONER DUBLIN: Yes.

MS. RAMOS: Commissioner Goldsack.

COMMISSIONER GOLDSACK: Yes.

MS. RAMOS: Commissioner Lorenzo.

COMMISSIONER LORENZO: Yes.

MS. RAMOS: Commissioner Peneda.

COMMISSIONER PENEDA: Yes.

MS. RAMOS: Chairman Pestana.

CHAIRMAN PESTANA: Yes.

MS. RAMOS: Resolution 4-2017-11 passes
in the affirmative by eight board members voting
yes, one not present.

MR. GUERRA: Two items. One is Earth
Day coming up at Liberty State Park on
April 22nd. The race starts at 10:00, so make
sure you sign up for the race. And then the
function itself, the fair, starts right after the
race, at the end of the race, and runs until 4:00.
And then get your bicycles ready
because I believe in June we have the Stride and
Ride. That's the bike rodeo for kids. That's
going to be this year in Lincoln Park in Jersey
City.

Anything else?

COMMISSIONER LORENZO: No.

MR. GUERRA: You want a bike or run in

the race?

COMMISSIONER LORENZO: I have an item
that I want to bring up. I spoke to Norman and I
spoke to Netchert once before about the Hudson
County Community College. Hudson County has a
program, Hudson County Community College, where
the employees of the county go to the college and
they take a course. They don't pay if the course
is not full. Now I know the County, they pay
something to the college, but they got thousands
and thousands of employees and they go free.

I would like to see some of our
employees get the same benefits that other county
workers got.

MR. GUERRA: I didn't realize they had
that.

COMMISSIONER LORENZO: I have one other
thing. The County has thousands of employees and
we only have a few. We don't have that many
employees.

MR. GUERRA: Right.

COMMISSIONER LORENZO: But if our
employees can take advantage of that -- they're
going to be here for awhile, so it's not going to
be a big turnover.
1. That's also an incentive for them, if
2. they want to take other courses, and they pay for
3. it.
4. MR. GUERRA: Right.
5. COMMISSIONER LORENZO: So the college
6. will make money on those courses. And then if the
7. course is not full, the employees can go for free
8. just like the other county employees.
9. MR. GUERRA: Right.
10. COMMISSIONER LORENZO: I would like to
11. look into that to see if we can do something for
12. our employees.
13. MR. GUERRA: I'll check with the
14. college. I don't know if you're aware.
15. MR. NETCHERT: I'll look into it.
16. MR. GUERRA: Okay.
17. MR. NETCHERT: Here is what I can tell
18. you.
19. MR. GUERRA: Counsel --
20. MR. NETCHERT: Here is what I can tell
21. you. The County, because the County funds
22. 21 percent of the community college's budget, the
23. County has arranged with the college that in the
24. event the college has classes that are scheduled
25. and not fully occupied, if there is someone in

1. county who wishes to attend that course, they can
2. do so.
3. MR. GUERRA: Who would we have to talk
4. to?
5. MR. NETCHERT: You probably would have
6. to talk to the County --
7. MR. GUERRA: Okay.
8. MR. NETCHERT: -- to authorize us to
9. come in under their umbrella because the County is
10. paying for that.
11. MR. GUERRA: Okay.
12. MR. NETCHERT: Or you can talk to the
13. chairman of the community college and we could
14. talk about how much you would like to pay for your
15. employees.
16. MR. GUERRA: I think I'm sitting next
17. to the chairman.
18. MR. NETCHERT: I will tell you that
19. despite the fact that the County has this and
20. offers it, very few people take advantage of it
21. unfortunately.
22. COMMISSIONER LORENZO: Well then it
23. shouldn't be a problem.
24. MR. GUERRA: Right.
25. COMMISSIONER LORENZO: Even if there

1. are only two or three that take advantage, that's
2. something for them.
3. COMMISSIONER DUBLIN: Well, we know in
4. the County that some of the department directors
5. don't let their employees know about the program.
6. MR. NETCHERT: That may be the case,
7. Jeff. I don't know how it was, I don't know how
8. it was the information was disseminated.
9. COMMISSIONER DUBLIN: Yeah.
10. MR. NETCHERT: I think you're probably
11. right. It was probably through the administration
12. through the directors of the departments, and it
13. was probably the directors' responsibility to let
14. the employees know.
15. I'm not positive whether there has to
16. be a supposed nexus between the course they want:
17. to take and the job they are performing, I don't
18. know that.
19. COMMISSIONER DUBLIN: Right.
20. MR. NETCHERT: And that may be the
21. case.
22. COMMISSIONER DUBLIN: Right.
23. MR. NETCHERT: And then it may be any
24. course.
25. COMMISSIONER DUBLIN: They may be in a

1. position that they have no interest in that
2. position --
3. MR. NETCHERT: Right.
4. COMMISSIONER DUBLIN: -- but if they
5. want to go to school for something else, that
6. could be the --
7. MR. NETCHERT: Right.
8. MR. GUERRA: I'll find out who the
9. County is working with.
10. COMMISSIONER LORENZO: Okay. Thank
11. you.
12. COMMISSIONER DUBLIN: Do they have
13. commissioner course?
14. COMMISSIONER LORENZO: You can start
15. one.
16. CHAIRMAN PESTANA: Is that it?
17. (No response)
18. CHAIRMAN PESTANA: Is there a motion to
19. adjourn?
20. COMMISSIONER GOLDSACK: Motion.
21. CHAIRMAN PESTANA: Motion by
22. Commissioner Goldsack.
23. COMMISSIONER DORAN: Second.
24. CHAIRMAN PESTANA: Second by
25. Commissioner Doran.
All in favor.

COMMISSIONER BADO: Aye.
COMMISSIONER DELABELLA: Aye.
COMMISSIONER DORAN: Aye.
COMMISSIONER DUBLIN: Aye.
COMMISSIONER GOLDSACK: Aye.
COMMISSIONER LORENZO: Aye.
COMMISSIONER PENEDA: Aye.
CHAIRMAN PESTANA: Aye.

(Whereupon the meeting concludes at 6:30 p.m.)

CERTIFICATION

I, Sharon Palmer, C.C.R., License Number X100796, a Certified Court Reporter of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of my stenographic notes of the within proceedings to the best of my knowledge and ability.

Sharon Palmer, C.C.R.

Dated: April 16, 2017