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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, January 19, 2021
5:30 p.m.

V I A Z O O M:

SAMANTHA LUGO, Chairwoman
YRAIDA APONTE-LIPSKI, County Commissioner
DANIEL CHOFFO, Commissioner
FLOYD JETER, Commissioner
FRANCES KENNY, Commissioner
THOMAS MALAVASI, PE, Commissioner
RUSHABH MEHTA, Commissioner

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

JOHN J. CURLEY, ESQ., Board Counsel
FRANCESCA GIARRATANA, PP, AICP, Secretary
ANTONIOS PANAGOPOULOS, PE
PAUL CRAY, PE
MARCELLA TRAINA, Assistant Planner

1 CHAIRWOMAN LUGO: I would like to
2 welcome everybody to the January 19th Planning Board
3 meeting, and I would like to call it to order. Has
4 the meeting been properly advertised?

5 MR. CURLEY: Yes. The meeting has
6 been properly noticed in accordance with the Open
7 Public Meetings Act. Notice of the meeting was sent
8 to the Jersey Journal and the Star Ledger. It was
9 also posted with the County Clerk and with the Clerk
10 of the Board of Commissioners.

11 CHAIRWOMAN LUGO: Thank you,
12 Mr. Curley. I haven't heard your voice in a really
13 long time. It's nice to hear it. May we have a
14 roll call, please.

15 MS. GIARRATANA: Yes. Commissioner
16 Allen.

17 COMMISSIONER ALLEN: Here.

18 MS. GIARRATANA: Commissioner Choffo.

19 COMMISSIONER CHOFFO: I'm here.
20 Commissioner Glembocki. Absent. Commissioner
21 Jeter.

22 COMMISSIONER JETER: Present.

23 MS. GIARRATANA: Commissioner Kenny.

24 COMMISSIONER KENNY: Present.

25 MS. GIARRATANA: Commissioner

1 Malavasi.

2 COMMISSIONER MALAVASI: Here.

3 MS. GIARRATANA: Commissioner Mehta.

4 COMMISSIONER MEHTA: Here.

5 MS. GIARRATANA: Commissioner Ng.

6 COMMISSIONER NG: I'm here.

7 MS. GIARRATANA: Commissioner

8 Aponte-Lipski, absent. Commissioner Walker, absent.

9 And Chairwoman Lugo.

10 CHAIRWOMAN LUGO: Here.

11 MS. GIARRATANA: Chairwoman, we have
12 a quorum.

13 CHAIRWOMAN LUGO: Can we please stand
14 for the flag salute.

15 (Flag salute.)

16 COMMISSIONER CHOFFO: We have to use
17 my flag in the background.

18 MS. GIARRATANA: Chairwoman, the
19 minutes.

20 CHAIRWOMAN LUGO: Yes, I'm sorry. I
21 wanted to know if everyone had a chance to read the
22 minutes from December?

23 All right.

24 COMMISSIONER MALAVASI: I'll make a
25 motion to approve the minutes.

1 MS. GIARRATANA: On a motion made by
2 Commissioner Malavasi, and seconded by Commissioner
3 Jeter.

4 Commissioner Allen.

5 COMMISSIONER ALLEN: Yes.

6 MS. GIARRATANA: Commissioner Choffo.

7 COMMISSIONER CHOFFO: Aye.

8 MS. GIARRATANA: Commissioner Jeter.

9 COMMISSIONER JETER: Yes.

10 MS. GIARRATANA: Commissioner Kenny.

11 COMMISSIONER KENNY: Aye.

12 MS. GIARRATANA: Commissioner

13 Malavasi.

14 COMMISSIONER MALAVASI: Aye.

15 MS. GIARRATANA: Commissioner Mehta.

16 COMMISSIONER MEHTA: Aye.

17 MS. GIARRATANA: Commissioner Ng.

18 COMMISSIONER NG: Aye.

19 MS. GIARRATANA: And Chairwoman Lugo.

20 CHAIRWOMAN LUGO: Aye.

21 MS. GIARRATANA: Thank you. I
22 believe now, Jack, the meeting gets turned over to
23 you for the nomination process?

24 MR. CURLEY: Yes.

25 MS. GIARRATANA: Okay. And if you

1 don't mind, Jack, just remind the Commissioner of
2 the process, when we're opening for the nominations;
3 when they're actually vote on the nominations.

4 MR. CURLEY: Okay. We're going to
5 opening the nominations for the position of
6 Chairperson. Are there any nominees?

7 COMMISSIONER CHOFFO: I make a motion
8 to nominate Samantha Lugo as Chairwoman.

9 COMMISSIONER MEHTA: I second the
10 motion.

11 MR. CURLEY: Are there any other
12 persons nominated?

13 COMMISSIONER CHOFFO: I make a motion
14 to close nominations.

15 COMMISSIONER NG: Second.

16 MR. CURLEY: In all favor?

17 (The Board unanimously votes in favor
18 of closing nomination.)

19 MR. CURLEY: Any no votes? The
20 nominations are closed. The next thing is to take a
21 vote on selecting the Chairperson.

22 MS. GIARRATANA: On a motion made by
23 Commissioner Choffo and seconded by Commissioner
24 Mehta.

25 Commissioner Allen.

1 COMMISSIONER ALLEN: Aye.

2 MS. GIARRATANA: Commissioner Choffo.

3 COMMISSIONER CHOFFO: I vote aye.

4 MS. GIARRATANA: Commissioner Jeter.

5 COMMISSIONER JETER: Aye.

6 MS. GIARRATANA: Commissioner Kenny.

7 COMMISSIONER KENNY: Aye.

8 MS. GIARRATANA: Commissioner

9 Malavasi.

10 COMMISSIONER MALAVASI: Aye.

11 MS. GIARRATANA: Commissioner Mehta.

12 COMMISSIONER MEHTA: Aye.

13 MS. GIARRATANA: Commissioner Ng.

14 COMMISSIONER NG: Yes.

15 MS. GIARRATANA: And Commissioner

16 Lugo.

17 CHAIRWOMAN LUGO: Aye.

18 COMMISSIONER CHOFFO: Congratulations
19 again, Chairwoman.

20 CHAIRWOMAN LUGO: Thank you guys so
21 much. It's really an honor you to serve with you
22 guys.

23 MR. CURLEY: The next nomination in
24 the process is for Vice Chair.

25 COMMISSIONER CHOFFO: I make a motion

1 to nomination Rushabh Mehta for Vice Chair.

2 CHAIRWOMAN LUGO: I second.

3 MR. CURLEY: Are there other
4 nominations? Do we have a motion to close
5 nominations?

6 COMMISSIONER CHOFFO: I make the
7 motion.

8 COMMISSIONER NG: I second the
9 motion.

10 MR. CURLEY: All in favor.

11 (The Board unanimously votes in favor
12 of closing nomination.)

13 MR. CURLEY: Opposed? Any
14 abstentions? The nomination is closed. And now we
15 have our vote on the resolution.

16 MS. GIARRATANA: On a motion made by
17 Commissioner Choffo and seconded by Commissioner
18 Lugo.

19 Commissioner Allen.

20 COMMISSIONER ALLEN: Aye.

21 MS. GIARRATANA: Commissioner Choffo.

22 COMMISSIONER CHOFFO: Aye.

23 MS. GIARRATANA: Commissioner Jeter.

24 COMMISSIONER JETER: Aye.

25 MS. GIARRATANA: Commissioner Kenny.

1 COMMISSIONER KENNY: Aye.

2 MS. GIARRATANA: Commissioner

3 Malavasi.

4 COMMISSIONER MALAVASI: Aye.

5 MS. GIARRATANA: Commissioner Mehta.

6 COMMISSIONER MEHTA: Aye.

7 MS. GIARRATANA: Commissioner Ng.

8 COMMISSIONER NG: Yes.

9 MS. GIARRATANA: And Chairwoman Lugo.

10 CHAIRWOMAN LUGO: Aye.

11 MS. GIARRATANA: The motion has

12 passed.

13 COMMISSIONER CHOFFO:

14 Congratulations.

15 COMMISSIONER MEHTA: Thank you.

16 Thanks, everybody.

17 MR. CURLEY: The next nomination is

18 for -- what is the next position?

19 MS. GIARRATANA: It's Pro Tempore.

20 MR. CURLEY: Do we have any

21 nominations?

22 COMMISSIONER CHOFFO: I make a motion

23 to nominate Commissioner Floyd Jeter.

24 COMMISSIONER MEHTA: Second.

25 MR. CURLEY: Are there any other

1 nominations? Is there a motion to close
2 nominations?

3 COMMISSIONER CHOFFO: I make a
4 motion.

5 COMMISSIONER NG: Second.

6 MR. CURLEY: All in favor?

7 (The Board unanimously votes in favor
8 of closing nomination.)

9 MR. CURLEY: Opposed? The nomination
10 also closed. So now we have a vote for the
11 position.

12 MS. GIARRATANA: On a motion made by
13 Commissioner Choffo and seconded by Commissioner
14 Mehta for the nomination for Commissioner Jeter for
15 Chairman Pro Tempore.

16 Commissioner Allen.

17 COMMISSIONER ALLEN: Aye.

18 MS. GIARRATANA: Commissioner Choffo.

19 COMMISSIONER CHOFFO: I vote aye.

20 MS. GIARRATANA: Commissioner Jeter.

21 COMMISSIONER JETER: Yes.

22 MS. GIARRATANA: Commissioner Kenny.

23 COMMISSIONER KENNY: Aye.

24 MS. GIARRATANA: Commissioner

25 Malavasi.

1 COMMISSIONER MALAVASI: Aye.

2 MS. GIARRATANA: Commissioner Mehta.

3 COMMISSIONER MEHTA: Aye.

4 MS. GIARRATANA: Commissioner Ng.

5 COMMISSIONER NG: Yes.

6 MS. GIARRATANA: And Chairwoman Lugo.

7 CHAIRWOMAN LUGO: Aye.

8 MS. GIARRATANA: The motion is
9 passed.

10 CHAIRWOMAN LUGO: Congratulations.

11 MR. CURLEY: May I ask you what do
12 you have next on the agenda?

13 MS. GIARRATANA: The next item, Jack,
14 am I correct, the Chairwoman may take over the
15 meeting now?

16 MR. CURLEY: I'll be happy to let her
17 take it.

18 MS. GIARRATANA: The next item on the
19 agenda are the assignment of committee members. And
20 we technically have two committees; one is our Site
21 Plan Subdivision Committee and the other is the
22 Selection Committee for our professionals. So under
23 the Site Plan and Subdivision Committee. Jack,
24 correct me if I'm wrong, there has to be a vote on
25 this, the assignments?

1 MR. CURLEY: It's an assignment by
2 the Chairperson.

3 CHAIRWOMAN LUGO: Do I have any
4 volunteers?

5 COMMISSIONER MALAVASI: I volunteer.

6 CHAIRWOMAN LUGO: Thank you,
7 Commissioner? Do we have an alternate just in case
8 of an emergency?

9 COMMISSIONER CHOFFO: Count me in.

10 MS. GIARRATANA: Okay. Thanks, Dan.

11 MS. GIARRATANA: And Chairwoman, the
12 next was the Selection Committee, and this is for
13 the consulting engineers and our legal counsel.

14 CHAIRWOMAN LUGO: I believe I was on
15 the Selection Committee last year. I still need a
16 second volunteer?

17 MS. GIARRATANA: Yes.

18 COMMISSIONER CHOFFO: I think John
19 and I were on last year.

20 MS. GIARRATANA: Yes.

21 COMMISSIONER MALAVASI: And I was on
22 it as well, so if you need me, I'm there.

23 CHAIRWOMAN LUGO: How many we do we
24 need?

25 MS. GIARRATANA: In past, we've had

1 four, but we can leave it at four.

2 CHAIRWOMAN LUGO: Awesome. What do
3 we have? Commissioner Mehta, Commissioner Choffo,
4 Commissioner Malavasi, and do I have another
5 volunteer or do you want me to do it.

6 MS. GIARRATANA: Commissioner Allen
7 and Kenny.

8 CHAIRWOMAN LUGO: Commissioner Kenny?

9 COMMISSIONER KENNY: I'll defer to
10 Commissioner Allen.

11 CHAIRWOMAN LUGO: So the four
12 volunteers, Commissioner Mehta, Choffo, Malavasi and
13 Allen.

14 MS. GIARRATANA: Thank you, guys.

15 COMMISSIONER MALAVASI: You're
16 welcome.

17 MS. GIARRATANA: Okay. Thank you.
18 Chairwoman, the next item on the agenda is the
19 memorialization of resolutions considered at the
20 previous meeting. The application is 2020-030-SP
21 Star Home Builders, LLC; 3716 JFK Boulevard; Block
22 501, Lot; in Jersey City.

23 On a motion made by Commissioner Mehta.
24 Seconded by Commissioner Jeter.

25 Commissioner Jeter.

1 COMMISSIONER JETER: Yes.

2 MS. GIARRATANA: Commissioner Kenny.

3 COMMISSIONER KENNY: Aye.

4 MS. GIARRATANA: Commissioner
5 Malavasi.

6 COMMISSIONER MALAVASI: Aye.

7 MS. GIARRATANA: Commissioner Mehta.

8 COMMISSIONER MEHTA: Aye.

9 MS. GIARRATANA: Commissioner Ng.

10 COMMISSIONER NG: Yes.

11 MS. GIARRATANA: And Chairwoman Lugo.

12 CHAIRWOMAN LUGO: Aye.

13 MS. GIARRATANA: The motion has
14 passed. The next item on the agenda was to
15 reintroduce bylaws for 2021, like we do every year,
16 to include the change for electronic communication.
17 Hold on one second.

18 Hello, Commissioner.

19 COMMISSIONER APONTE-LIPSKI: Hi. I'm
20 sorry I'm late. Something's wrong with my computer.
21 I'm using Steve's phone right now. It's crazy.

22 MS. GIARRATANA: Thank you,
23 Commissioner. Thank you, Steve. Welcome to the
24 Board.

25 COMMISSIONER APONTE-LIPSKI: It's

1 nice to be here.

2 MS. GIARRATANA: It's a pretty short
3 meeting. It was a reorg, and I was going to talk a
4 little bit about the bylaws that we need to adopt
5 annually. So usually this is a simple, you know,
6 adoption of whatever we did during the year. It's
7 just a clean version. But there is a few more
8 things to go over on electronic communication and
9 solidify our rules for virtual meetings for as long
10 as we have them, and we're looking forward to how
11 we're going to continue public participation when we
12 go back to in-person meeting. We were not able to
13 review all that with counsel. So we're looking to
14 adopt in February, and I wanted to prepared a memo
15 with bullet points for you to review, and then adopt
16 those in the following meeting.

17 COMMISSIONER APONTE-LIPSKI: Thank
18 you.

19 MS. GIARRATANA: There is no new
20 business, and next meeting is February 16th at 5:30.

21 COMMISSIONER APONTE-LIPSKI: Thank
22 you. I'm sorry about this.

23 CHAIRWOMAN LUGO: I want to let the
24 record reflect our new Commissioners are with us.
25 Thank you, everybody, who volunteered to the

1 committees, and those of you who are serving again,
2 and Commissioner Jeter, for joining our team, and I
3 think that's it.

4 I do have a few questions. Are we
5 rescheduling the training soon?

6 MS. GIARRATANA: Yes. The goal is --
7 so Jennifer is back with the family, so that's why
8 we had to push it back. We're going to try for
9 February and March. You know, the opportunity for
10 the training will be virtual. You know, it's
11 perfect timing with our new Commissioners.

12 COMMISSIONER MEHTA: Commissioner
13 Torres is there. He's leaving us, but he did a
14 great job over the past couple of years. It's nice
15 working with Commissioner Torres, and we welcome
16 Commissioner Lipski. Ms. Lipski is the
17 Commissioners from the County Commissioners.

18 MS. GIARRATANA: Thank you, Rushabh.
19 Thank you so much Joel for that joining us. We just
20 wanted to acknowledge your time and service to the
21 Board. We really appreciated how engaged you were.
22 You know, there just so happened to be a lot of
23 projects in your district while you were on the
24 Board. I know you paid careful attention to that.
25 Of course, you were a pleasure to work with, so

1 thank you.

2 COMMISSIONER CHOFFO: Joel, we
3 appreciate you for everything you've done.

4 COMMISSIONER TORRES: Thank you,
5 everyone. I appreciate it. I spent a good time
6 with you all over the past several years. I enjoyed
7 my time. I miss that Renee is not a part of it. I
8 know she's retired. But it was a pleasure working
9 with each and every one of you throughout my years
10 now on the Board. Thank you so much.

11 Thank you, Francesca and your entire
12 staff. You all are amazing, and I'll reach out to
13 you guys here and there. I appreciate with all my
14 heart what you do for our County, and just to make
15 sure you do right by our residents. So thank you so
16 much.

17 CHAIRWOMAN LUGO: Thank you.

18 COMMISSIONER ALLEN: Thanks, Joel.
19 Good luck.

20 COMMISSIONER MALAVASI: Yes. Thank
21 you very much. I appreciate your time.

22 COMMISSIONER NG: Commissioner
23 Torres, this is Kennedy. Not to belabor, it was a
24 pleasure to working with you. We have work in other
25 areas. So we'll keep in touch, okay?

1 COMMISSIONER JETER: It's nice to
2 know you, Commissioner Torres.

3 COMMISSIONER TORRES: Tom, I'm on
4 Kennedy Boulevard. I'll be calling you, buddy.

5 COMMISSIONER MALAVASI: You know,
6 where I am.

7 COMMISSIONER NG: He knows where we
8 all are, Tom.

9 COMMISSIONER MALAVASI: I'll have
10 change our phone numbers and e-mail addresses.

11 MS. GIARRATANA: All right. Again,
12 welcome, Commissioner Aponte-Lipski to the Board.

13 COMMISSIONER APONTE-LIPSKI: Thank
14 you.

15 COMMISSIONER MALAVASI: Yes, welcome.

16 COMMISSIONER APONTE-LIPSKI: Thank
17 you. Thank you. I hope we get to do a lot of good
18 things for the City and for the County.

19 MS. GIARRATANA: Definitely. Thanks
20 everybody for that joining tonight. It was just a
21 reorg. We'll start the year fresh.

22 CHAIRWOMAN LUGO: Thank you. I guess
23 we need to motion out then.

24 COMMISSIONER ALLEN: Motion out.

25 CHAIRWOMAN LUGO: Thank you,

1 everyone. Good night.

2 (Whereupon the proceeding is then
3 concluded at 5:56 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 Monthly Meeting of the Hudson County Board of Chosen Freeholders, held on Tuesday, January 19, 2021; and that this is a correct transcript of the same.



SHARI CATHEY, CCR, RPR

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Commission Expires 2/4/22

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