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HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF
OF THE :
HUDSON COUNTY PLANNING : PROCEEDINGS
BOARD :
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O P E N S E S S I O N
Bergen Square Center
Floor 9A
830 Bergen Avenue
Jersey City, New Jersey
Tuesday, March 16, 2021
5:30 p.m.

V I A Z O O M:

SAMANTHA LUGO, Chairwoman
DANIEL CHOFFO, Commissioner
FLOYD JETER, Commissioner
FRANCES KENNY, Commissioner
THOMAS MALAVASI, PE, Commissioner

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

JENNIFER BOGDANSKI, ESQ., Board Counsel
FRANCESCA GIARRATANA, PP, AICP, Secretary
MARCELLA TRAINA, Assistant Planner

1 CHAIRWOMAN LUGO: Good evening,
2 everyone. I would like to call the March 16th, 2021
3 Hudson County Planning Board to order. Has the
4 meeting been properly advertised?

5 MS. BOGDANSKI: Yes, Madam
6 Chairwoman. The meeting has been noticed in the
7 Jersey Journal and the Star Ledger, and it was also
8 noticed by posting on the County Clerk -- County
9 Clerk bulletin board, and the bulletin board of the
10 Board of Commissioners, and the notices specify that
11 this is supposed to be a virtual meeting.

12 CHAIRWOMAN LUGO: Thank you. May I
13 have a roll call, please?

14 MS. GIARRATANA: Yes, Madam
15 Chairwoman. Commissioner Allen, absent.
16 Commissioner Choffo.

17 COMMISSIONER CHOFFO: Present.

18 MS. GIARRATANA: Commissioner Jeter.

19 COMMISSIONER JETER: Present.

20 MS. GIARRATANA: Commissioner Kenny.

21 COMMISSIONER KENNY: Present.

22 MS. GIARRATANA: Commissioner
23 Malavasi.

24 COMMISSIONER MALAVASI: Here.

25 MS. GIARRATANA: Commissioner Mehta,

1 absent. Commissioner Ng, absent. Commissioner
2 Aponte-Lipski, absent. Commissioner Walker, absent
3 Chairwoman Lugo.

4 CHAIRWOMAN LUGO: Present.

5 MS. GIARRATANA: Chairwoman, we have
6 a quorum.

7 CHAIRWOMAN LUGO: Can we please stand
8 for the flag salute.

9 (Flag salute.)

10 CHAIRWOMAN LUGO: Has everyone had a
11 chance to look at the minutes of our last meeting?
12 If so, I need a motion.

13 COMMISSIONER CHOFFO: I'll make a
14 motion to approve.

15 CHAIRWOMAN LUGO: Those minutes were
16 from December -- from December?

17 MS. GIARRATANA: They're from
18 January.

19 CHAIRWOMAN LUGO: January. I'm
20 sorry. Someone make a motion.

21 COMMISSIONER CHOFFO: I already made
22 a motion.

23 MS. GIARRATANA: Motion by
24 Commissioner Choffo and seconded by Commissioner
25 Jeter.

1 Commissioner Choffo.

2 COMMISSIONER CHOFFO: Aye.

3 MS. GIARRATANA: Commissioner Jeter.

4 COMMISSIONER JETER: Aye.

5 MS. GIARRATANA: Commissioner Kenny.

6 COMMISSIONER KENNY: Aye.

7 MS. GIARRATANA: Commissioner

8 Malavasi.

9 COMMISSIONER MALAVASI: Aye.

10 MS. GIARRATANA: And Chairwoman Lugo.

11 CHAIRWOMAN LUGO: Aye.

12 MS. GIARRATANA: The motion has
13 passed. The minutes have been adopted.

14 The next item on the agenda are matters
15 scheduled for public hearing. We do not have any
16 items to be memorialized, and new matters scheduled
17 for public hearing, there are two applications to be
18 exempt.

19 The first is 2021-005-SD; New Hope Urban
20 Renewal, LP; this is at 209 Monticello Avenue; Block
21 16703; Lot 13; in Jersey City.

22 The second is Application 2021-006-SD;
23 North Bergen Housing Authority; 6800 Columbia
24 Avenue; Block 238, Lot 22; in North Bergen.

25 Do I have a motion.

1 COMMISSIONER MALAVASI: I'll make a
2 motion.

3 MS. GIARRATANA: Motion by
4 Commissioner Malavasi and seconded by Commissioner
5 Choffo; is that correct?

6 COMMISSIONER CHOFFO: Yes.

7 MS. GIARRATANA: Okay. Thank you.
8 Commissioner Choffo.

9 COMMISSIONER CHOFFO: I vote aye.

10 MS. GIARRATANA: Commissioner Jeter.

11 COMMISSIONER JETER: Aye.

12 MS. GIARRATANA: Commissioner Kenny.

13 COMMISSIONER KENNY: Aye.

14 MS. GIARRATANA: Commissioner
15 Malavasi.

16 COMMISSIONER MALAVASI: Aye.

17 MS. GIARRATANA: And Chairwoman Lugo.

18 CHAIRWOMAN LUGO: Aye.

19 MS. GIARRATANA: The motion has
20 passed.

21 CHAIRWOMAN LUGO: Thank you.

22 MS. GIARRATANA: We have one item
23 that we have it under old business, we introduced it
24 and had to make some changes before we were able to
25 fully adopt it. Again, this is the bylaws to

1 include changes for electronic participation, and it
2 sets the rules for engagement from the public, and
3 the aside to that was to codify how we've been
4 running the meetings since COVID started, and also
5 allowing for electronic participation with video
6 once we have in-person meetings again; electronic
7 participation mostly from the public. So I will
8 prepare a memo on it detailing any changes, and I
9 will go ahead and send that out again to everyone,
10 and in order to get that adopted with a two-thirds
11 majority at the next meeting.

12 We have no other business, and our next
13 meeting date is Tuesday April 20th at 5:30.

14 CHAIRWOMAN LUGO: Thank you. All
15 right, Commissioners, do I have a motion to adjourn?

16 COMMISSIONER MALAVASI: Does the
17 members of the public -- is there public
18 participation, Francesca, or not?

19 MS. GIARRATANA: He left.

20 COMMISSIONER MALAVASI: Oh, he left?

21 MS. GIARRATANA: Yes.

22 COMMISSIONER MALAVASI: Oh, maybe he
23 was at the wrong meeting. In that case I'll make a
24 motion to adjourn.

25 COMMISSIONER KENNY: I'll second

1 that.

2 CHAIRWOMAN LUGO: Okay. All in
3 favor. Any opposed?

4 All right. Then we are adjourned.

5 (Whereupon the proceeding is then
6 concluded at 5:44 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 an Regular Meeting
of the Hudson County Planning Board, held on
Tuesday, March 16, 2021; 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 2/4/22

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