HUDSON COUNTY
PLANNING BOARD

RE:

REGULAR MEETING : TRANSCRIPT OF
OF THE :
HUDSON COUNTY PLANNING : PROCEEDINGS
BOARD :

- - - - - - - - - - - - -

OPEN SESSION
Bergen Square Center
Floor 9A
830 Bergen Avenue
Jersey City, New Jersey
Tuesday, March 16, 2021
5:30 p.m.

VIA ZOOM:

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

ALSO PRESENT:
JENNIFER BOGDANSKI, ESQ., Board Counsel
FRANCESCA GIARRATANA, PP, AICP, Secretary
MARCELLA TRAINA, Assistant Planner
CHAIRWOMAN LUGO: Good evening, everyone. I would like to call the March 16th, 2021 Hudson County Planning Board to order. Has the meeting been properly advertised?

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

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


COMMISSIONER CHOFFO: Present.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Present.

MS. GIARRATANA: Commissioner Kenny.

COMMISSIONER KENNY: Present.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Here.

MS. GIARRATANA: Commissioner Mehta,

CHAIRWOMAN LUGO: Present.

MS. GIARRATANA: Chairwoman, we have a quorum.

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

(Flag salute.)

CHAIRWOMAN LUGO: Has everyone had a chance to look at the minutes of our last meeting?

If so, I need a motion.

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

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

MS. GIARRATANA: They're from January.

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

COMMISSIONER CHOFFO: I already made a motion.

MS. GIARRATANA: Motion by Commissioner Choffo and seconded by Commissioner Jeter.
Commissioner Choffo.

COMMISSIONER CHOFFO: Aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Kenny.

COMMISSIONER KENNY: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASI: Aye.

MS. GIARRATANA: And Chairwoman Lugo.

CHAIRWOMAN LUGO: Aye.

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

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

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

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

Do I have a motion.
COMMISSIONER MALAVASIA: I'll make a motion.

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

COMMISSIONER CHOFFO: Yes.

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

COMMISSIONER CHOFFO: I vote aye.

MS. GIARRATANA: Commissioner Jeter.

COMMISSIONER JETER: Aye.

MS. GIARRATANA: Commissioner Kenny.

COMMISSIONER KENNY: Aye.

MS. GIARRATANA: Commissioner Malavasi.

COMMISSIONER MALAVASIA: Aye.

MS. GIARRATANA: And Chairwoman Lugo.

CHAIRWOMAN LUGO: Aye.

MS. GIARRATANA: The motion has passed.

CHAIRWOMAN LUGO: Thank you.

MS. GIARRATANA: We have one item that we have it under old business, we introduced it and had to make some changes before we were able to fully adopt it. Again, this is the bylaws to
include changes for electronic participation, and it
sets the rules for engagement from the public, and
the aside to that was to codify how we've been
running the meetings since COVID started, and also
allowing for electronic participation with video
once we have in-person meetings again; electronic
participation mostly from the public. So I will
prepare a memo on it detailing any changes, and I
will go ahead and send that out again to everyone,
and in order to get that adopted with a two-thirds
majority at the next meeting.

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

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

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

MS. GIARRATANA: He left.

COMMISSIONER MALAVASI: Oh, he left?

MS. GIARRATANA: Yes.

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

COMMISSIONER KENNY: I'll second
that.

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

    All right. Then we are adjourned.

    (Whereupon the proceeding is then concluded at 5:44 p.m.)
CERTIFICATION

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, 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