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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, July 19, 2022  
5:30 p.m.

V I A Z O O M:

RUSHABH MEHTA, Vice Chairman  
YRAIDA APONTE-LIPSKI, Commissioner  
FLOYD JETER, Commissioner  
FRANCIS KENNY, Commissioner  
KENNEDY NG, Commissioner  
THOMAS MALAVASI, PE, Commissioner

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

AMANDA M. CURLEY, ESQ., Board Counsel  
FRANCESCA GIARRATANA, PP, AICP, Secretary  
MARCELLA TRAINA, Assistant Planner

1 VICE CHAIRMAN MEHTA: Let's call the  
2 Hudson County Planning Board Meeting to order. Is  
3 the meeting properly advertised?

4 MS. CURLEY: Yes. This meeting was  
5 property noticed pursuant to the Open Public  
6 Meetings Act and ran in the Jersey Journal on the  
7 July 14, 2022.

8 VICE CHAIRMAN MEHTA: All right. Can  
9 we take the roll call, please.

10 MS. GIARRATANA: Yes. Commissioner  
11 Aponte-Lipski.

12 COMMISSIONER APONTE-LIPSKI: Here.

13 MS. GIARRATANA: Commissioner Choffo,  
14 absent. Commissioner Glembocki, absent.  
15 Commissioner Jeter.

16 COMMISSIONER JETER: Present.

17 MS. GIARRATANA: Commissioner Kenny.

18 COMMISSIONER KENNY: Present.

19 MS. GIARRATANA: Commissioner  
20 Malavasi.

21 COMMISSIONER MALAVASI: Here.

22 MS. GIARRATANA: Commissioner Mehta.

23 COMMISSIONER MEHTA: Here.

24 MS. GIARRATANA: Commissioner Ng.

25 COMMISSIONER NG: I'm here.

1 MS. GIARRATANA: Commission Walker,  
2 absent. And Chairwoman Lugo, absent.

3 Vice Chair, we have a quorum.

4 VICE CHAIRMAN MEHTA: Thank you.  
5 Let's everybody rise for the flag salute.

6 (Flag Salute.)

7 VICE CHAIRMAN MEHTA: Next item on  
8 the agenda, please.

9 MS. GIARRATANA: Sure. The Item 4 on  
10 the agenda is review and adoption of the meeting  
11 minutes from June 21st, 2022.

12 COMMISSIONER MEHTA: Do I have any  
13 motion?

14 MS. GIARRATANA: On a motion made by  
15 Commissioner Malavasi and seconded by Commissioner  
16 Aponte-Lipski.

17 Commissioner Aponte-Lipski.

18 COMMISSIONER APONTE-LIPSKI: Aye.

19 MS. GIARRATANA: Commissioner Jeter.

20 COMMISSIONER JETER: Aye.

21 MS. GIARRATANA: Commissioner Kenny.

22 COMMISSIONER KENNY: I was not  
23 present at the last meeting.

24 MS. GIARRATANA: Would you like to  
25 abstain?

1 COMMISSIONER KENNY: Abstain.

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: Abstain. I wasn't  
9 present.

10 MS. GIARRATANA: Okay. So we only  
11 have four votes for the adoption of the minutes, so  
12 these will be carried to the next meeting for  
13 adoption.

14 The next item on the agenda is the  
15 Adoption of the Land Development Regulation Changes.  
16 This was discussed at the previous meeting. We are  
17 looking to codify and clarify in our LDR approvals  
18 in terms of municipal and County, and make sure  
19 they're in line in MLUL and the County Planning Act.  
20 There were no comments on the draft changes that  
21 were sent out. Were there are any other questions?  
22 If not, do I have a motion.

23 COMMISSIONER NG: I have a motion.

24 MS. GIARRATANA: Do I have a second?

25 COMMISSIONER APONTE-LIPSKI: Second.

1 MS. GIARRATANA: On a motion made by  
2 Commissioner Ng, and seconded by Commissioner  
3 Aponte-Lipski.

4 Commissioner Aponte-Lipski.

5 COMMISSIONER APONTE-LIPSKI: Aye.

6 MS. GIARRATANA: Commissioner Jeter.

7 COMMISSIONER JETER: Aye.

8 MS. GIARRATANA: Commissioner Kenny.

9 COMMISSIONER KENNY: Aye.

10 COMMISSIONER MEHTA: Commissioner  
11 Malavasi.

12 COMMISSIONER MALAVASI: Aye.

13 MS. GIARRATANA: Commissioner Mehta.

14 COMMISSIONER MEHTA: Aye.

15 MS. GIARRATANA: Commissioner Ng.

16 COMMISSIONER NG: Aye.

17 MS. GIARRATANA: We have six votes  
18 for the adoption, so they have officially been  
19 adopted. The next item on the agenda is  
20 memorialization of resolutions considered previous  
21 meeting. There were two. The first application is  
22 2021-054-SP; Russo Acquisitions, LLC; at 926  
23 Harrison Avenue; Block 276, Lot 3; in Kearny.

24 Do I have a motion?

25 On a motion made by Commissioner Jeter and

1 seconded by Commissioner Mehta.

2 Commissioner Aponte-Lipski.

3 COMMISSIONER APONTE-LIPSKI: Aye.

4 MS. GIARRATANA: Commissioner Jeter.

5 COMMISSIONER JETER: Aye.

6 COMMISSIONER MEHTA: Commissioner

7 Malavasi.

8 COMMISSIONER MALAVASI: Aye.

9 MS. GIARRATANA: Commissioner Mehta.

10 COMMISSIONER MEHTA: Aye.

11 MS. GIARRATANA: The motion has

12 passed. The next item on the agenda was

13 2022-009-SP. It was WATS Partners, LLC; at 1075

14 Secaucus Road; Block 101, Lot 1.01, in Jersey City.

15 Do I have a motion?

16 COMMISSIONER NG: Motion by Kennedy.

17 MS. GIARRATANA: I'm sorry,

18 Commissioner, since you weren't present at the

19 meeting.

20 COMMISSIONER NG: Oh, okay. No

21 problem.

22 MS. GIARRATANA: Thank you though.

23 On a motion made by Commissioner Jeter and seconded

24 by Commissioner Malavasi.

25 Commissioner Aponte-Lipski.

1 COMMISSIONER APONTE-LIPSKI: Aye.

2 I'm sorry.

3 MS. GIARRATANA: Commissioner Jeter.

4 COMMISSIONER JETER: Aye.

5 COMMISSIONER MEHTA: Commissioner  
6 Malavasi.

7 COMMISSIONER MALAVASI: Aye.

8 MS. GIARRATANA: Commissioner Mehta.

9 COMMISSIONER MEHTA: Aye.

10 MS. GIARRATANA: The motion has  
11 passed. The next item on the agenda are  
12 applications to be exempt. There are in four of  
13 them. 2022-034-SP; the applicant, 859 Communipaw  
14 Development, LLC; 859 Communipaw; Block 18206, Lots  
15 8 through 10; in Jersey City.

16 A site plan application not along a County  
17 road.

18 Application 2022-035-SP; the Applicant  
19 869 Communipaw Development LLC; at 869 Communipaw  
20 Avenue; Block 18206, Lot 5.01, in Jersey City.

21 A site plan application not along a County  
22 road.

23 Application 2022-035-SP; the Applicant 869  
24 Communipaw Development LLC; 869 Communipaw Avenue;  
25 Block 18206, Lot 5.01; in Jersey City.

1           A site plan application not along a County  
2 road.

3           Application 2022-043-SP; 407 Washington  
4 Street, LLC; 407 Washington Street; at Block 215,  
5 Lot 4; in Hoboken.

6           A site plan application not along a County  
7 road.

8           Application 2022-044-SP; the applicant,  
9 CoreSite NY3; 2 Emerson Lane; Block 57, Lot 5; in  
10 Secaucus.

11          A site plan application not along a County  
12 road.

13          Do I have a motion?

14                 COMMISSIONER JETER: Motion.

15                 MS. GIARRATANA: Second?

16                 COMMISSIONER KENNY: Second.

17                 MS. GIARRATANA: On a motion made by  
18 Commissioner Jeter and second by Commissioner Kenny.

19                 Commissioner Aponte-Lipski.

20                 COMMISSIONER APONTE-LIPSKI: Aye.

21                 MS. GIARRATANA: Commissioner Jeter.

22                 COMMISSIONER JETER: Aye.

23                 MS. GIARRATANA: Commissioner Kenny.

24                 COMMISSIONER KENNY: Aye.

25                 COMMISSIONER MEHTA: Commissioner



1 Malavasi.

2 COMMISSIONER MALAVASI: Aye.

3 MS. GIARRATANA: Commissioner Mehta.

4 COMMISSIONER MEHTA: Aye.

5 MS. GIARRATANA: Commissioner Ng.

6 COMMISSIONER NG: Aye.

7 MS. GIARRATANA: The next item on the  
8 agenda is old business. There is none. Item No. 7  
9 is new business. There is none. And the next  
10 meeting date is Tuesday, August 16, 2022 at 5:30.

11 VICE CHAIRMAN MEHTA: Motion to  
12 adjourn?

13 COMMISSIONER NG: Motion.

14 COMMISSIONER APONTE-LIPSKI: Second.

15 MS. GIARRATANA: All in favor?

16 (Whereupon the proceeding is then  
17 concluded at 5:41 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 Tuesday, July 19, 2022; 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 2/4/27

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