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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  
Monday, November 21, 2022  
5:30 p.m.

V I A Z O O M:

- SAMANTHA LUGO, Chairwoman
- DANIEL CHOFFO, Commissioner
- YRAIDA APONTE-LIPSKI, Commissioner
- FLOYD JETER, Commissioner
- FRANCIS KENNY, Commissioner
- THOMAS MALAVASI, PE, Commissioner
- PAMELA LAYSON, 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
- MARIO TRIDENTE, Inspector

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1 CHAIRWOMAN LUGO: Good evening,  
 2 everyone. I would like to call the November 21st,  
 3 2022 Hudson County Planning Board to order. Can we  
 4 have -- has the meeting been properly advertised?  
 5 MS. CURLEY: Good evening. This  
 6 meeting was properly published pursuant to the Open  
 7 Public Meetings Act, and notice of this meeting ran  
 8 in the Jersey Journal on Friday --  
 9 MS. GIARRATANA: Sorry about that.  
 10 We had a glitch over here. Sorry about that,  
 11 Chairwoman. I'm sorry.  
 12 Commissioner Aponte-Lipski.  
 13 COMMISSIONER APONTE-LIPSKI: Here.  
 14 MS. GIARRATANA: Commissioner Choffo.  
 15 COMMISSIONER CHOFFO: I'm here.  
 16 MS. GIARRATANA: Commissioner  
 17 Glembocki, absent. Commissioner Jeter.  
 18 COMMISSIONER JETER: Present.  
 19 MS. GIARRATANA: Commissioner Kenny.  
 20 COMMISSIONER KENNY: (No audible  
 21 response.)  
 22 MS. GIARRATANA: Commissioner  
 23 Malavasi.  
 24 COMMISSIONER MALAVASI: Here.  
 25 MS. GIARRATANA: Commissioner Mehta.

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1 Absent. Commissioner Ng. Absent. Commissioner  
 2 Walker. Absent. Commissioner Layson.  
 3 COMMISSIONER LAYSON: Present.  
 4 MS. GIARRATANA: Chairwoman Lugo.  
 5 CHAIRWOMAN LUGO: Present.  
 6 MS. GIARRATANA: Chairwoman, we have  
 7 a quorum.  
 8 CHAIRWOMAN LUGO: Okay. Please stand  
 9 for the flag salute.  
 10 (Flag Salute.)  
 11 CHAIRWOMAN LUGO: Commissioners, has  
 12 everyone had the opportunity to read the minutes for  
 13 from last meeting? I'm going to ask for a motion.  
 14 COMMISSIONER APONTE-LIPSKI: Motion.  
 15 COMMISSIONER JETER: Second.  
 16 MS. GIARRATANA: On a motion made by  
 17 Commissioner Aponte-Lipski, and seconded by  
 18 Commissioner Jeter.  
 19 Commissioner Aponte-Lipski.  
 20 COMMISSIONER APONTE-LIPSKI: Aye.  
 21 MS. GIARRATANA: Commissioner Choffo.  
 22 COMMISSIONER CHOFFO: I vote aye.  
 23 MS. GIARRATANA: Commissioner Jeter.  
 24 COMMISSIONER JETER: Aye.  
 25 MS. GIARRATANA: Commissioner Kenny.

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1 COMMISSIONER KENNY: Aye.  
 2 MS. GIARRATANA: CommISSIONER  
 3 Malavasi.  
 4 COMMISSIONER MALAVASI: Aye.  
 5 MS. GIARRATANA: Commissioner Layson.  
 6 COMMISSIONER LAYSON: Aye.  
 7 MS. GIARRATANA: Chairwoman Lugo.  
 8 CHAIRWOMAN LUGO: Aye.  
 9 MS. GIARRATANA: The motion has  
 10 passed. Next item on the agenda are matters  
 11 scheduled for public hearing. The first are the  
 12 adoption of changes to the fee schedule. These were  
 13 introduced at the last meeting. We didn't receive  
 14 any comments at the meeting or after. It's a slight  
 15 change to the application fee, for our antennas,  
 16 facilities, towers and poles. This was after a  
 17 discussion we had with our Law Department. They had  
 18 originally started to put together agreements, and  
 19 their annual fee that they had for the each of the  
 20 new poles was 270, and our fee schedule was 250. So  
 21 we're making this adjustment to make sure we're  
 22 uniform with what the Law Department had already  
 23 started in the agreements with the telecommunication  
 24 companies.  
 25 Do I have -- are there any questions? If

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1 not, do I have a motion?  
 2 COMMISSIONER APONTE-LIPSKI: Motion.  
 3 COMMISSIONER MALAVASI: I'll second  
 4 it.  
 5 MS. GIARRATANA: On a motion made by  
 6 Commissioner Aponte-Lipski, and seconded by  
 7 Commissioner Choffo.  
 8 Commissioner Aponte-Lipski.  
 9 COMMISSIONER APONTE-LIPSKI: Aye.  
 10 MS. GIARRATANA: Commissioner Choffo.  
 11 COMMISSIONER CHOFFO: Aye.  
 12 MS. GIARRATANA: Commissioner Jeter.  
 13 COMMISSIONER JETER: Aye.  
 14 MS. GIARRATANA: Commissioner Kenny.  
 15 COMMISSIONER KENNY: Aye.  
 16 MS. GIARRATANA: Commissioner  
 17 Malavasi.  
 18 COMMISSIONER MALAVASI: Aye.  
 19 MS. GIARRATANA: Commissioner Layson.  
 20 COMMISSIONER LAYSON: Aye.  
 21 MS. GIARRATANA: Chairwoman Lugo.  
 22 Chairwoman Lugo?  
 23 CHAIRWOMAN LUGO: Aye.  
 24 MS. GIARRATANA: Thank you. The  
 25 motion has passed. The next item on the agenda are

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1 Memorialization of Resolutions Considered at  
2 Previous Meeting. The first is 2021-068-SP; Journal  
3 Square Tower LLC; at 2958 Kennedy Boulevard; Block  
4 7903, Lot 1.01 and 4; in Jersey City.  
5 Can I have a motion?  
6 MS. GIARRATANA: On a motion made by  
7 Commissioner Aponte-Lipski, and seconded by  
8 Commissioner Jeter.  
9 Commissioner Aponte-Lipski.  
10 COMMISSIONER APONTE-LIPSKI: Aye.  
11 MS. GIARRATANA: Commissioner Choffo  
12 -- oh, I'm sorry. My apologies. Commissioner  
13 Jeter.  
14 COMMISSIONER JETER: Aye.  
15 MS. GIARRATANA: Commissioner Kenny.  
16 COMMISSIONER KENNY: Aye.  
17 MS. GIARRATANA: CommISSIONER  
18 Malavasi.  
19 COMMISSIONER MALAVASI: Aye.  
20 MS. GIARRATANA: Commissioner Layson.  
21 COMMISSIONER LAYSON: Sorry. Aye.  
22 MS. GIARRATANA: Chairwoman Lugo.  
23 CHAIRWOMAN LUGO: Aye.  
24 MS. GIARRATANA: The motion has  
25 passed. The next application is 2022-047-SP; the

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1 applicant was Charles Ackerman; at 8801 Kennedy  
2 Boulevard; Block 397, Lot 17; in North Bergen.  
3 Do I have a motion?  
4 On a motion made by Commissioner Kenny and  
5 the second was Commissioner --  
6 CHAIRWOMAN LUGO: Chairwoman Lugo.  
7 On a motion made by Commissioner Kenny and seconded  
8 by Chairwoman Lugo.  
9 Commissioner Aponte-Lipski.  
10 COMMISSIONER APONTE-LIPSKI: Aye.  
11 MS. GIARRATANA: Commissioner Jeter.  
12 COMMISSIONER JETER: Aye.  
13 MS. GIARRATANA: Commissioner Kenny.  
14 COMMISSIONER KENNY: Aye.  
15 MS. GIARRATANA: Commissioner  
16 Malavasi.  
17 COMMISSIONER MALAVASI: Aye.  
18 MS. GIARRATANA: Commissioner Layson.  
19 COMMISSIONER LAYSON: Aye.  
20 MS. GIARRATANA: Chairwoman Lugo.  
21 CHAIRWOMAN LUGO: Aye.  
22 MS. GIARRATANA: The next item on the  
23 agenda are applications to be exempt. The first is  
24 2022-057-SD; the applicant KRE Real Estate Group; at  
25 808 Pavonia Avenue Block 9404, Lot 34; in Jersey

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1 City. A subdivision application not along a County  
2 road.  
3 Application 20 --  
4 CHAIRWOMAN LUGO: I'm sorry. I'm  
5 sorry to interrupt you. I'm just confused. Maybe I  
6 didn't get an updated agenda. So the site plan at  
7 38 Jackson?  
8 MS. GIARRATANA: Yeah, sorry about.  
9 We had to make a change. We had issued it, and then  
10 we made a change the same day because they weren't  
11 prepared to be heard.  
12 CHAIRWOMAN LUGO: Oh, okay.  
13 MS. GIARRATANA: Yeah, no. It's all  
14 right. So we have actually have no application to  
15 heard.  
16 CHAIRWOMAN LUGO: Oh, okay.  
17 MS. GIARRATANA: So we'll just go  
18 through the exempts and one dismissal.  
19 CHAIRWOMAN LUGO: Okay. Go ahead.  
20 MS. GIARRATANA: The next application  
21 is 2022-059-SP; Bridge Point Bayonne LLC; at 63-67  
22 Hook Road; Block 416, Lot 3; in Bayonne. It's a  
23 site plan application not along a County road.  
24 Application 2022-061-SP; 1888 Studio, LLC;  
25 at North Bay 1st street to 3rd Street; Block 332,

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1 Lot 3; in Bayonne. A site plan application not along  
2 a County road.  
3 Do I have a motion?  
4 COMMISSIONER JETER: Motion.  
5 COMMISSIONER CHOFFO: Second.  
6 MS. GIARRATANA: On a motion made by  
7 Commissioner Jeter, and seconded by Commissioner  
8 Choffo.  
9 Commissioner Aponte-Lipski.  
10 COMMISSIONER APONTE-LIPSKI: Aye.  
11 MS. GIARRATANA: Commissioner Choffo.  
12 COMMISSIONER CHOFFO: I vote aye.  
13 MS. GIARRATANA: Commissioner Jeter.  
14 COMMISSIONER JETER: Aye.  
15 MS. GIARRATANA: Commissioner Kenny.  
16 COMMISSIONER KENNY: Aye.  
17 MS. GIARRATANA: Commissioner  
18 Malavasi.  
19 COMMISSIONER MALAVASI: Aye.  
20 MS. GIARRATANA: Commissioner Layson.  
21 COMMISSIONER LAYSON: Aye.  
22 MS. GIARRATANA: Chairwoman Lugo.  
23 CHAIRWOMAN LUGO: Aye.  
24 MS. GIARRATANA: The next application  
25 is an Applications to be Dismissed without

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1 prejudice. The application is 2022-027-SP. The  
 2 applicant is 2408 Development, LLC; at 2408 Paterson  
 3 Plank; Block 50, Lot 6.01; in North Bergen. It's a  
 4 site plan application to construct a multi-family  
 5 apartment building with 77 residential units and 107  
 6 parking spaces.  
 7 This is a procedural dismissal. They've  
 8 just reached their time line of days. We'll just be  
 9 resetting the clock on them when they submit  
 10 additional materials. Do I have a motion?  
 11 COMMISSIONER CHOFFO: Motion.  
 12 COMMISSIONER JETER: Second.  
 13 MS. GIARRATANA: On a motion made by  
 14 Commissioner Choffo and seconded by Commissioner  
 15 Jeter.  
 16 Commissioner Aponte-Lipski.  
 17 COMMISSIONER APONTE-LIPSKI: Aye.  
 18 MS. GIARRATANA: Commissioner Choffo.  
 19 COMMISSIONER CHOFFO: Aye.  
 20 MS. GIARRATANA: Commissioner Jeter.  
 21 COMMISSIONER JETER: Aye.  
 22 MS. GIARRATANA: Commissioner Kenny.  
 23 COMMISSIONER KENNY: Aye.  
 24 MS. GIARRATANA: Commissioner  
 25 Malavasi.


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1 COMMISSIONER MALAVASI: Aye.  
 2 MS. GIARRATANA: Commissioner Layson.  
 3 COMMISSIONER LAYSON: Aye.  
 4 MS. GIARRATANA: Chairwoman Lugo.  
 5 CHAIRWOMAN LUGO: Aye.  
 6 MS. GIARRATANA: The next item is old  
 7 business. We have none. For new business, I'll  
 8 just let the Commissioners know, we've drafted the  
 9 dates for the 2023 meetings. They're all the same  
 10 as much as they possibly could be. First Tuesday  
 11 for Site Plan/Subdivision Review Committee meetings  
 12 and the third Tuesday for the actual Planning Board  
 13 meeting with one exception. So we'll send those  
 14 around for you to take a look at them, and hopefully  
 15 adopt them at the next meeting.  
 16 And the next meeting date is Tuesday,  
 17 December 20th, at 5:30.  
 18 CHAIRWOMAN LUGO: Before we adjourn,  
 19 I would just like to congratulate Commissioner Jeter  
 20 for becoming a doctor. He's now Dr. Jeter.  
 21 Congratulations, Commissioner.  
 22 (Applause.)  
 23 COMMISSIONER JETER: Thank you very  
 24 much.  
 25 CHAIRWOMAN LUGO: We're so proud of

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1 you.  
 2 COMMISSIONER APONTE-LIPSKI: Motion.  
 3 CHAIRWOMAN LUGO: Happy Thanksgiving,  
 4 everybody.  
 5 (Whereupon the proceeding is then  
 6 concluded at 5:47 p.m.)  
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1 CERTIFICATION  
 2  
 3 I, SHARI CATHEY, CCR, RPR, License No.  
 4 30XI00234700, and Notary Public of the State of New  
 5 Jersey, hereby certify that the proceedings herein  
 6 are from the notes taken by me of a Regular Meeting  
 7 of the Hudson County Planning Board, held on  
 8 Tuesday, November 21, 2022; and that this is a  
 9 correct transcript of the same.  
 10  
 11  
 12  
 13   
 14 SHARI CATHEY, CCR, RPR  
 15 A NOTARY PUBLIC of the  
 16 State of New Jersey  
 17 I.D. No. 2283786  
 18 Commission Expires 2/4/27  
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<b>1</b>	<b>4</b>	<b>agreements</b> 4:18 4:23	<b>b</b>
<b>1.01</b> 6:4 <b>107</b> 10:5 <b>17</b> 7:2 <b>1888</b> 8:24 <b>1st</b> 8:25	<b>4</b> 6:4 <b>416</b> 8:22	<b>ahead</b> 8:19 <b>aicp</b> 1:20 <b>amanda</b> 1:19 <b>annual</b> 4:19 <b>antennas</b> 4:15 <b>apartment</b> 10:5 <b>apologies</b> 6:12 <b>aponte</b> 1:13 2:12 2:13 3:14,17,19 3:20 5:2,6,8,9 6:7,9,10 7:9,10 9:9,10 10:16,17 12:2	<b>bay</b> 8:25 <b>bayonne</b> 8:21,22 9:1 <b>becoming</b> 11:20 <b>bergen</b> 1:7,8 7:2 10:3 <b>block</b> 6:3 7:2,25 8:22,25 10:3 <b>board</b> 1:1,4,19 2:3 11:12 13:7 <b>boulevard</b> 6:3 7:2 <b>bridge</b> 8:21 <b>building</b> 10:5 <b>business</b> 11:7,7
<b>2</b>	<b>5</b>	<b>applicant</b> 7:1,24 10:2	<b>c</b>
<b>2/4/27</b> 13:15 <b>20</b> 8:3 <b>2021-068</b> 6:2 <b>2022</b> 1:9 2:3 13:8 <b>2022-027</b> 10:1 <b>2022-047</b> 6:25 <b>2022-057</b> 7:24 <b>2022-059</b> 8:21 <b>2022-061</b> 8:24 <b>2023</b> 11:9 <b>20th</b> 11:17 <b>21</b> 1:9 13:8 <b>21st</b> 2:2 <b>2283786</b> 13:14 <b>2408</b> 10:2,2 <b>250</b> 4:20 <b>270</b> 4:20 <b>2958</b> 6:3	<b>50</b> 10:3 <b>5:30</b> 1:9 11:17 <b>5:47</b> 12:6	<b>application</b> 4:15 6:25 8:1,3,14,20 8:23,24 9:1,24 10:1,4 <b>applications</b> 7:23 9:25 <b>assistant</b> 1:21 <b>audible</b> 2:20 <b>avenue</b> 1:8 7:25 <b>aye</b> 3:20,22,24 4:1,4,6,8 5:9,11 5:13,15,18,20,23 6:10,14,16,19,21 6:23 7:10,12,14 7:17,19,21 9:10 9:12,14,16,19,21 9:23 10:17,19,21 10:23 11:1,3,5	<b>c</b> 13:1,1 <b>call</b> 2:2 <b>cathey</b> 13:3,13 <b>ccr</b> 13:3,13 <b>center</b> 1:7 <b>certify</b> 13:5 <b>chairwoman</b> 1:12 2:1,11 3:4,5 3:6,8,11 4:7,8 5:21,22,23 6:22 6:23 7:6,6,8,20 7:21 8:4,12,16 8:19 9:22,23 11:4,5,18,25 12:3 <b>change</b> 4:15 8:9 8:10 <b>changes</b> 4:12 <b>charles</b> 7:1
<b>3</b>	<b>6</b>	<b>applause</b> 11:22	
<b>3</b> 8:22 9:1 <b>30xi00234700</b> 13:4 <b>332</b> 8:25 <b>34</b> 7:25 <b>38</b> 8:7 <b>397</b> 7:2 <b>3rd</b> 8:25	<b>6.01</b> 10:3 <b>63-67</b> 8:21	<b>applicant</b> 7:1,24 10:2	
	<b>7</b>	<b>application</b> 4:15 6:25 8:1,3,14,20 8:23,24 9:1,24 10:1,4	
	<b>8</b>	<b>applications</b> 7:23 9:25	
	<b>9</b>	<b>assistant</b> 1:21	
	<b>a</b>	<b>audible</b> 2:20	
	<b>808</b> 7:25 <b>830</b> 1:8 <b>8801</b> 7:1	<b>avenue</b> 1:8 7:25	
	<b>absent</b> 2:17 3:1,1 3:2	<b>aye</b> 3:20,22,24 4:1,4,6,8 5:9,11 5:13,15,18,20,23 6:10,14,16,19,21 6:23 7:10,12,14 7:17,19,21 9:10 9:12,14,16,19,21 9:23 10:17,19,21 10:23 11:1,3,5	
	<b>ackerman</b> 7:1 <b>act</b> 2:7 <b>actual</b> 11:12 <b>additional</b> 10:10 <b>adjourn</b> 11:18 <b>adjustment</b> 4:21 <b>adopt</b> 11:15 <b>adoption</b> 4:12 <b>advertised</b> 2:4 <b>agenda</b> 4:10 5:25 7:23 8:6	<b>assistant</b> 1:21	

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