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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 18, 2023  
6:30 p.m.

B E F O R E:

FRANCIS KENNY, Chairman  
YRAIDA APONTE-LIPSKI, Commissioner  
FLOYD JETER, Commissioner  
SAMANTHA LUGO, Commissioner  
PAMELA LAYSON, Commissioner  
THOMAS MALAVASI, PE, Commissioner

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

BYRON NICHOLAS, PP, AICP, Secretary  
MARCELLA TRAINA, Assistant Planner  
PATRICK CONLON, ESQ.

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1 CHAIRMAN KENNY: Good evening,  
 2 everyone. I would like to call to order the  
 3 July 18th, 2020, Hudson County Planning Board  
 4 Meeting. Has the meeting been properly advertised?  
 5 MR. CONLON: Yes. We reviewed the  
 6 notice and ample notice has been provided to members  
 7 of the public.  
 8 CHAIRMAN KENNY: Thank you. May I  
 9 please have a roll call?  
 10 MR, NICHOLAS: Yes. Commissioner  
 11 Aponte-Lipski.  
 12 COMMISSIONER APONTE-LIPSKI: Here.  
 13 MR, NICHOLAS: Commissioner  
 14 Glembocki, not present. Commissioner Jeter.  
 15 COMMISSIONER JETER: Present.  
 16 MS. GIARRATANA: Commissioner Layson.  
 17 COMMISSIONER LAYSON: Present.  
 18 MR, NICHOLAS: Commissioner Lugo.  
 19 COMMISSIONER LUGO: Here.  
 20 MR, NICHOLAS: Commissioner Malavasi.  
 21 COMMISSIONER MALAVASI: Present.  
 22 MS. GIARRATANA: Commissioner Mehta,  
 23 not present. Commissioner Ng, not present.  
 24 Commissioner Pettigrew.  
 25 COMMISSIONER PETTIGREW: Here.

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1 MR, NICHOLAS: Commissioner Walker,  
 2 not present. Chairman Kenny.  
 3 CHAIRMAN KENNY: Present.  
 4 Commissioners, please stand to salute the flag.  
 5 (Flag salute.)  
 6 CHAIRMAN KENNY: Commissioners, have  
 7 you had the opportunity to to review the minutes  
 8 from the last meeting. If so, can I have a motion?  
 9 COMMISSIONER JETER: Motion.  
 10 COMMISSIONER PETTIGREW: Second.  
 11 MR, NICHOLAS: On a motion made by  
 12 Commissioner Jeter second by Commissioner Pettigrew.  
 13 Commissioner Aponte-Lipski.  
 14 COMMISSIONER APONTE-LIPSKI: Aye.  
 15 MR, NICHOLAS: Commissioner Jeter.  
 16 COMMISSIONER JETER: Aye.  
 17 MS. GIARRATANA: Commissioner Layson.  
 18 COMMISSIONER LAYSON: Aye.  
 19 MR, NICHOLAS: Commissioner Lugo.  
 20 COMMISSIONER LUGO: Aye.  
 21 MR, NICHOLAS: Commissioner Malavasi.  
 22 COMMISSIONER MALAVASI: Aye.  
 23 MS. GIARRATANA: Commissioner  
 24 Pettigrew.  
 25 COMMISSIONER PETTIGREW: Aye.

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1 MR, NICHOLAS: And Chairman Kenny.  
 2 CHAIRMAN KENNY: Aye.  
 3 MR, NICHOLAS: The minutes have been  
 4 adopted. All right. The next item on the agenda  
 5 are matters scheduled for public hearing. First we  
 6 have the memorialization of resolutions considered  
 7 at the previous meeting. The first and sole  
 8 application is Application 2022-063-SP. Our  
 9 applicant, AR Willow Property LLC; located at 1404  
 10 Willow Avenue; Block 123, Lot 16.01; in the City of  
 11 Hoboken.  
 12 It's a site plan application to construct  
 13 an eight-story mixed-use development with 52  
 14 residential units, approximately 7,444 square feet  
 15 of ground floor commercial space with outdoor  
 16 seating. Can I have a motion?  
 17 On a motion made by Commissioner Jeter.  
 18 Seconded by Commissioner Layson.  
 19 Commissioner Aponte-Lipski.  
 20 COMMISSIONER APONTE-LIPSKI: Aye.  
 21 MR, NICHOLAS: Commissioner Jeter.  
 22 COMMISSIONER JETER: Aye.  
 23 MS. GIARRATANA: Commissioner Layson.  
 24 COMMISSIONER LAYSON: Aye.  
 25 MR, NICHOLAS: Commissioner Lugo.

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1 COMMISSIONER LUGO: Abstain.  
 2 MR, NICHOLAS: Commissioner Malavasi.  
 3 COMMISSIONER MALAVASI: Aye.  
 4 MS. GIARRATANA: Commissioner  
 5 Pettigrew.  
 6 COMMISSIONER PETTIGREW: Aye.  
 7 MR, NICHOLAS: And Chairman Kenny.  
 8 CHAIRMAN KENNY: Aye.  
 9 MR, NICHOLAS: Chairman, the motion  
 10 has passed. All right. Our next item on the agenda  
 11 is applications to be dismissed without prejudice.  
 12 The sole application is Application No. 2023-008-SP,  
 13 Applicant, 80 Journal Square Partners LLC; located  
 14 at 2895 John F. Kennedy Boulevard; Block 9403, Lot  
 15 16.01; in the City of Jersey City.  
 16 It's a site plan application to construct  
 17 a 28-story mixed-use development over an existing  
 18 two-story CH Martin retail store.  
 19 As I mentioned previously before, this  
 20 applicant did not adhere to the 90-day requirement  
 21 regarding posting, so we will move to a dismissal.  
 22 However, they have submitted items that will  
 23 continue on a new application number, post-dismissal  
 24 without prejudice.  
 25 CHAIRMAN KENNY: Okay. Can I have a

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1 motion to dismiss without prejudice, please?  
 2 COMMISSIONER JETER: Motion.  
 3 COMMISSIONER LUGO: Second.  
 4 MR, NICHOLAS: On a motion made by  
 5 Commissioner Jeter. Second by Commissioner Lugo.  
 6 Commissioner Aponte-Lipski.  
 7 COMMISSIONER APONTE-LIPSKI: Aye.  
 8 MR, NICHOLAS: Commissioner Jeter.  
 9 COMMISSIONER JETER: Aye.  
 10 MS. GIARRATANA: Commissioner Layson.  
 11 COMMISSIONER LAYSON: Aye.  
 12 MR, NICHOLAS: Commissioner Lugo.  
 13 COMMISSIONER LUGO: Aye.  
 14 MR, NICHOLAS: Commissioner Malavasi.  
 15 COMMISSIONER MALAVASI: Aye.  
 16 MS. GIARRATANA: Commissioner  
 17 Pettigrew.  
 18 COMMISSIONER PETTIGREW: Aye.  
 19 MR, NICHOLAS: Chairman Kenny.  
 20 CHAIRMAN KENNY: Aye.  
 21 MR, NICHOLAS: Chairman, the motion  
 22 was approved. All right. Next on the agenda are  
 23 applications to be exempt. We had two applications.  
 24 I'll read them both before we move for a motion.  
 25 The first application is 2023-032-SP;


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1 Applicant MCR; 54 Route 440 JC, LLC; Located NJSH  
 2 Route 440 & NJ -- I believe it's State Route 185;  
 3 Block 30305, Lot 2; in the City of Jersey City.  
 4 It's A site plan application not along a County  
 5 road.  
 6 And secondly, we have Application No.  
 7 2023-033-SPSD; 417 Communipaw Oz, LLC; located 417  
 8 Communipaw Avenue; Block 18901, Lot 23; in the city  
 9 of Jersey City. It's a site plan and subdivision  
 10 application not along a County road.  
 11 CHAIRMAN KENNY: Can I a motion?  
 12 COMMISSIONER PETTIGREW: Motion.  
 13 COMMISSIONER JETER: Second.  
 14 MR, NICHOLAS: On a motion made by  
 15 Commissioner Pettigrew. Second by Commissioner  
 16 Jeter.  
 17 Commissioner Aponte-Lipski.  
 18 COMMISSIONER APONTE-LIPSKI: Aye.  
 19 MR, NICHOLAS: Commissioner Jeter.  
 20 COMMISSIONER JETER: Aye.  
 21 MS. GIARRATANA: Commissioner Layson.  
 22 COMMISSIONER LAYSON: Aye.  
 23 MR, NICHOLAS: Commissioner Lugo.  
 24 COMMISSIONER LUGO: Aye.  
 25 MR, NICHOLAS: Commissioner Malavasi.

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1 COMMISSIONER MALAVASI: Aye.  
 2 MS. GIARRATANA: Commissioner  
 3 Pettigrew.  
 4 COMMISSIONER PETTIGREW: Aye.  
 5 MR, NICHOLAS: Chairman Kenny.  
 6 CHAIRMAN KENNY: Aye.  
 7 MR, NICHOLAS: Chairman, the motion  
 8 was approved. Next on the agenda is old business.  
 9 We do not have any old business items to discuss at  
 10 this time. Afterwards or next is new business, and  
 11 we don't have any new business to discuss at this  
 12 time. So we'll move towards the next meeting date  
 13 which is Tuesday, August 15th, at 6:30 p.m. Thank  
 14 you very much.  
 15 CHAIRMAN KENNY: If there is no  
 16 comments or questions from any of the Commissioners  
 17 I propose that we move to adjourn the meeting.  
 18 Could I have a motion?  
 19 COMMISSIONER JETER: Motion.  
 20 COMMISSIONER PETTIGREW: Motion.  
 21 (Whereupon the proceeding is then  
 22 concluded at 6:38 p.m.)  
 23  
 24  
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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, July 18, 2023; and that this is a correct  
 9 transcript of the same.  
 10  
 11  
 12   
 13 SHARI CATHEY, CCR, RPR  
 14 A NOTARY PUBLIC of the  
 15 State of New Jersey  
 16 I.D. No. 2283786  
 17 Commission Expires 2/4/27  
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