



CITY OF JERSEY CITY
Steven M. Fulop, Mayor

Board of Alcoholic Beverage Control

Darrell Laval, Chairman
Rachel Sieg, Commissioner
Carl S. Czaplinski Jr., Commissioner

Jonathan Rektstad Esq., Board Attorney
Sergeant David Calton, ABC Enforcement
Rachael Riccio, Board Secretary

Maynard Woodson
Division Director

Division of Commerce
4 Jackson Square
Jersey City, New Jersey 07305
Telephone # 201-547-5139

AGENDA

Meeting of the Municipal Board of Alcoholic Beverage Control of the City of Jersey City held, Tuesday, November 15, 2022 at 5:00 p.m., in the Board Room, at the Melissa Holloway Building, 4 Jackson Square, Jersey City, New Jersey in accordance with the Open Public Meetings Act known as the SUNSHINE BILL.

The following matters are to be filed with the board:

PERSON-TO-PERSON & PLACE-TO-PLACE TRANSFER

From:
#0906-33-056-004
Zap's Corporation
t/a Zap's
153 Oakland Avenue
Deborah Zapoluch - Sole Owner 100%

To:
Hecho F&B 1 LLC
t/a Madre
333 Newark Avenue
Alexander Mendelsohn - Manager 40%
Louis Alvarez - Manager 40%
Julio Cesar De La Rosa - Member 10%
Marcelino Figueiras - Member 10%

Approved
Denied

PERSON-TO-PERSON TRANSFER

From:
#0906-33-406-004
Harborside Hospitality Corporation
No Trade Name On File
In-Pocket / No Sited Premises
Harborside Hospitality Corporation - 100%
(See attached organizational chart)

To:
JMD3 LLC
No Trade Name On File
In-Pocket / No Sited Premises
Justin Buzzio - Member 33.3%
Matthew Moschella - Member 33.3%
Drew Buzzio - Member 33.3%

Approved
Denied

PERSON-TO-PERSON TRANSFER

From:
#0906-36-541-003
Hyatt Corporation
t/a Hyatt Regency Jersey City
2 Exchange Place
Hyatt Corporation Publicly Traded 100%
(See organizational chart attached)

To:
MH Jersey City Operator LLC
t/a Hyatt Regency Jersey City
2 Exchange Place
MH Jersey City Operator LLC – 100%
(See organizational chart attached)
Effective Date of Transfer November 30, 2022

Approved
Denied

EXTENSION-OF-LICENSE TRANSFER

From:
#0906-36-539-003
JC Grandview Hotel LLC
t/a Club Hotel & Suites By Doubletree
455 Washington Blvd.
Hartz Mountain Industries Inc. – Member 50%
Waterfront Hotel Associates LLC – Member 50%
Peter Mangin – Member 50%
Frank Guarini – Member 50%
Hartz Mountain Industries NJ LLC
(owns 100% of Hartz Mountain Industries Inc.)
The Hartz Group
(owns 100% of Hartz Mountain Industries-NJ LLC)
The Leonard N. Stern Trust
(owns 100% of Hartz Group)
(See organizational chart attached)

To:
Court Appointed Receiver
Trigild IVL LLC
No Trade Name On File
455 Washington Blvd.
Ian V. Lagowitz – Manager 50%
Christopher W. Neilson – Manager 50%

Approved
Denied

** Resolution selecting the dates and times for the regular meetings of the City of Jersey City Board of Alcoholic Beverage Control for year 2023 (see attached) **

Approved
Denied



Board of Alcoholic Beverage Control

Darrell Laval, Chairman
Carl S. Czapliski, Jr., Commissioner
Rachel B. Sieg, Commissioner

CITY OF JERSEY CITY

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Sgt. David Calton, ABC Enforcement Unit
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Division Director

Division of Commerce
4 Jackson Square
Jersey City, New Jersey 07305
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ANNUAL NOTICE

City of Jersey City Board of Alcoholic Beverage Control

RESOLUTION FIXING THE DATES AND TIMES FOR THE REGULAR MEETING OF THE CITY OF JERSEY CITY BOARD OF ALCOHOLIC BEVERAGE CONTROL FOR THE YEAR 2023

BOARD OFFERED AND MOVED ADOPTION OF THE FOLLOWING
RESOLUTION:

WHEREAS, the provisions of Chapter 231 of the laws of 1975 of the Open Public Meetings Act (otherwise known as the Sunshine Law) were enacted to insure the right of all citizens to have advanced notice of and to attend all meetings of public bodies at which any business affecting the public is discussed or acted upon; and

WHEREAS, all meetings of all public bodies wherein formal action, decisions or discussions relating to the public business may take place are required to be publicly announced and scheduled with adequate posting and advance notice of the time, date, location and to the extent known, the purpose of the agenda of each meeting (N.J.S.A.10:4-6, et.seq.)

NOW THEREFORE, BE IT RESOLVED:

- (a) The Board shall hold one regular meeting on the third Tuesday of each month at 5:00 P.M., unless otherwise designated. There shall be no meeting held in the month of August.
- (b) The aforesaid regular meetings shall be held at the time set forth herein or as near to the times set forth as practicable.
- (c) All regular and special meetings of the Board shall be held in the Melissa Holloway Building, 4 Jackson Square a/k/a 39 Kearney Avenue, Jersey City, New Jersey.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the Board fixes the following dates and times for the regular meetings for the year 2023:

January 17, 2023	July 18, 2023
February 21, 2023	August (No Meeting)
March 21, 2023	September 19, 2023
April 18, 2023	October 17, 2023
May 16, 2023	November 21, 2023
June 20, 2023	December 19, 2023

By Order of the City of Jersey City Board of Alcoholic Beverage Control

Darrell Laval
Board Chairman

Rachael Riccio
Board Secretary

Approved and Adopted on November 15, 2022