



COUNTY OF HUDSON
DEPARTMENT OF PLANNING & BUSINESS OPPORTUNITY
DIVISION OF PLANNING
BERGEN SQUARE CENTER
830 BERGEN AVENUE, SUITE 6A
JERSEY CITY, NEW JERSEY 07306



CRAIG GUY
COUNTY EXECUTIVE

SHARHONDA WALKER
DIRECTOR

FRANCESCA GIARRATANA, PP, AICP
DEPUTY DIRECTOR

BRYON NICHOLAS, PP, AICP
DIVISION CHIEF

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COUNTYPLANNING@HCNJ.US
(201) 217-5137

HUDSON COUNTY PLANNING BOARD

TO:

Francis Kenny, Chairman
Rushabh Mehta, Vice-Chair
Hon. Yraida Aponte-Lipski, County Commissioner Alternate
Floyd Jeter, Pro-Tempore
Bernard Callegari, Alternate #2
Pamela Layson, Commissioner
Samantha Lugo, Commissioner
Thomas Malavasi, P.E., P.P., C.M.E., County Engineer
Kennedy Ng, Alternate #1
Arthur Pettigrew, Commissioner
Hon. Jerry Walker, County Commissioner
Amanda Curley, Esq., Board Attorney
Kevin Force, PP, AICP, Principal Planner
Byron Nicholas, PP, AICP, Board Secretary
Mario Tridente, Inspector

CANCELLED

FROM: Dominique Turnbull, Assistant Planner

DATE: December 13, 2024

RE: Meeting Notice

Please take note that the next regular meeting of the Hudson County Planning Board has been scheduled for ***Tuesday, December 17th at 6:30 p.m.** in the chambers of the Hudson County Improvement Authority's Office located at Bergen Square Center, 830 Bergen Avenue, Fl. 8B, Jersey City, NJ 07306. If you have any questions or cannot attend, please contact me at (201) 217-5137.

C. ShaRhonda Walker, Director of Planning and Business Opportunity



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Established 1962
★ 62 ★
Years of Planning

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Samantha Lugo, Commissioner
Thomas Malavasi, P.E., P.P., C.M.E., County Engineer
Kennedy Ng, Alternate #1
Arthur Pettigrew, Commissioner
Amanda Curley, Esq., Board Attorney
Kevin Force, PP, AICP, Supervising Planner
Byron Nicholas, PP, AICP, Board Secretary
Dominique Turnbull, Assistant Planner
Mario Tridente, Inspector

PUBLIC NOTICE
HUDSON COUNTY PLANNING BOARD

Please take notice that the next regular meeting of the Hudson County Planning Board has been scheduled for **Tuesday, December 17th 2024 at 6:30 p.m.** in the chambers of the Hudson County Improvement Authority's Office located at Bergen Square Center, 830 Bergen Avenue, Fl. 8B, Jersey City, NJ 07306. Documents are available for public inspection during regular business hours (9:00 am to 5:00 pm) in the offices of the Hudson County Division of Planning, located at Bergen Square Center, 830 Bergen Avenue, Fl. 6A, Jersey City, NJ 07306. For additional information or assistance please call (201) 217-5137.

- 1. Meeting Called to Order**
- 2. Open Public Meeting Statement**
- 3. Roll Call and Flag Salute**
- 4. Review and Adoption of Meeting Minutes from: October 15th, 2024**

5. Matters Scheduled for Public Hearing

A. Adoption of the Hudson County Planning Board Schedule of Meetings for 2025

B. Memorialization of Resolutions Considered at Previous Meeting:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-029-SP	214 Hudson Street, LLC	214 Hudson Street (Block 213.01, Lot 6)	Hoboken

A site plan application to renovate both existing buildings and to construct an additional story to the existing 3-story building.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-043-SP	United Ford LLC	211 County Avenue (Block 30, Lot 10)	Secaucus

A site plan application to renovate an existing warehouse to an automotive dealership.

C. Site Plans (SP), Subdivisions (SD), and Other Matters Scheduled for Public Hearing:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-035-SP	United Ford LLC	400 County Avenue (Block 60, Lot 3)	Secaucus

A site plan application to demolish an existing one-story building and renovate the existing site.

D. Applications to be Exempt:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-050-SP	26 Bell LLC	206 Van Vorst St (Block 14203, Lot 30)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-054-SP	BRP Cove Pointe, LLC	80 Kellogg Street (Block 21901.01, Lot 6)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-063-SP	Veronica Chmiel, Esq.	13 Jewett Ave (Block 16802, Lot 33)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-059-SP	Pulte Homes of NJ Limited Partnership	200 Chapel Avenue (Block 27503, Lot 15)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
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2024-068-SP

Liberty Harbor North
Partners LLC

20 South Cove
(Block 15907, Lot 3)

Jersey City

A site plan application not along a county road.

Application

2024-070-SP

Applicant

City of Jersey City

Location

595 Newark Avenue
(Block 532.1, Lot 1)

Municipality

Jersey City

A subdivision application not along a county road.

6. Old Business: **None**

7. New Business: **Introduction to Proposed changes to the Land
Development Regulations**

8. Next Meeting Date: **Tuesday, January 21 at 6:30 p.m.**

CANCELLED