



**HUDSON COUNTY PLANNING BOARD
BERGEN SQUARE CENTER
830 BERGEN AVENUE, FL. 9A
JERSEY CITY, NEW JERSEY 07306
WWW.HUDSONCOUNTYNJ.ORG/PLANNING**



Renee Bettinger, Chairperson
Michael Holloway, Vice-Chair
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Hon. Anthony Romano, Freeholder Alternate
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Samantha Lugo, Commissioner
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Randall Voinier PE, Assistant County Engineer
John J. Curley, Board Attorney
Massiel M. Ferrara, PP, AICP, Board Secretary
Francesca Giarratana, PP, AICP, Principal Planner
Byron A. Nicholas, AICP, Assistant Planner
Kevin Force, 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, February 21, 2017 at 6:30 p.m.** in the chambers of the Hudson County Improvement Authority conference room, located at 830 Bergen Avenue, eight floor, in 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: January 17, 2017
5. Matters Scheduled for Public Hearing:

A. Adoption of the Hudson County Master Plan Re-Examination

B. Memorialization of resolutions to be considered at last meeting:

<u>Application</u> 2016-83-SP	<u>Applicant</u> 717 Equities, LLC.	<u>Location</u> 717-719 Kennedy Boulevard (Block 169, Lots 25 & 26)	<u>Municipality</u> Bayonne
<u>Application</u> 2016-88-SD/SP	<u>Applicant</u> M. & J. Taffaro, Inc.	<u>Location</u> 5101-5115 Kennedy Boulevard (Block 193, Lots 5.01, 5.02 & 7)	<u>Municipality</u> North Bergen

C. Site Plans (SP), Subdivisions (SD) and other matters scheduled for public hearing:

<u>Application</u> 2016-94-SP	<u>Applicant</u> 113 Passaic Avenue Urban Renewal, LLC.	<u>Location</u> 113 Passaic Avenue (Block 1, Lot 12)	<u>Municipality</u> Kearny
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An application to construct a 280 unit multi-family residential building with 369 parking spaces.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-100-SP	PSEG Fossil LLC. c/o Mark Strickland, Director FEA	118 No. Hackensack Avenue (Block 298, Lots 19.01)	Kearny

A site plan application to construct a permanent, non-habitable tent at the existing PSEG Kearny Generating Station.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-107-SP	462 Newark Street LLC. c/o James Daniels, Esq.	462 Newark Street (Block 7, Lot 2)	Hoboken

A site plan application to construct a 5-story mixed-use building.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-109-SP	304 Garden Street LLC. c/o Seth Martin	302-304 Garden Street (Block 179, Lot 42)	Hoboken

A site plan application to construct a 3 1/2-story mixed-use building.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-111-SP	Sassoon Properties, Inc. c/o Sasvic Holdings, LLC.	2973 Kennedy Boulevard (Block 9402, Lots 15, 16 and 17)	Jersey City

A site plan application to construct a new 20 story mixed-use high rise building containing 79 residential units.

D. Application(s) to be Dismissed:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-87-SP	Rossen Terrace Inc. c/o RCR Management LLC.	8900 JFK Boulevard East (Block 435, Lot 4)	North Bergen

An application to expand an existing parking lot.

E. Applications to be Administratively Approved:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2017-10-SP	New Cingular Wireless PCS, LLC. AT&T	410 Palisade Avenue (Block 190, Lot 31)	Union City

A telecommunication application along a County Road.

F. Applications to be Exempt:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-116-SP	New York SMSA Limited Partnership d/b/a Verizon Wireless	399 Somerset Street (Block 117.01, Lot 1.06)	Harrison

A telecommunication application not along a County Road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2017-04-SP	T-Mobile Northeast LLC. c/o Ferraro & Stamos, LLP	335 67 th Street (Block 15, Lot 8)	West New York

A telecommunication application not along a County Road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2017-07-SP	Metro PCS New York, LLC.	1422 Grand Street (Block 121, Los 14, 15, 16 & 17)	Hoboken

A telecommunication application not along a County Road.

<u>Application</u> 2017-08-SP	<u>Applicant</u> New York SMSA Limited Partnership d/b/a Verizon Wireless	<u>Location</u> 5609 Jefferson Street (Block 124, Lot 5)	<u>Municipality</u> West New York
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A telecommunication application not along a County Road.

<u>Application</u> 2017-09-SP	<u>Applicant</u> New York SMSA Limited Partnership d/b/a Verizon Wireless	<u>Location</u> 3-5 Avenue at Port Imperial (Block 169.01, Lot 7.10)	<u>Municipality</u> West New York
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A telecommunication application not along a County Road.

G. Notice of Action – Applications Approved or Declared Exempt at the Subdivision and Site Plan Review Committee Meeting:

<u>Application</u> 2016-99-SP	<u>Applicant</u> Jos & Ant, LLC.	<u>Location</u> 7221 John F. Kennedy Blvd. (Block 259, Lot 70)	<u>Municipality</u> North Bergen
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An application to convert an existing warehouse into a 3 bedroom dwelling unit.

<u>Application</u> 2017-06-SP	<u>Applicant</u> Morris Canal Incentives Urban Renewal, LLC.	<u>Location</u> 100 Monitor Street (Block 15802) (Lots 1, 2, 38, 39, 40 & 41)	<u>Municipality</u> Jersey City
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A major site plan application not along a County Road.

<u>Application</u> 2017-05-SD	<u>Applicant</u> Hartz Mountain Industries, Inc.	<u>Location</u> 800 Harbor Boulevard (Block 34.03 Lots 2.03, 4.01, 4.21, (4.27 & 4.28)	<u>Municipality</u> Weehawken
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A major subdivision application not along a County Road.

<u>Application</u> 2017-11-SD	<u>Applicant</u> Buck, Seifert & Jost, Inc.	<u>Location</u> 5900 Tonnelle Avenue (Block 185, Lot 3)	<u>Municipality</u> North Bergen
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A minor subdivision application not along a County Road.

- 6. **Old Business:** None
- 7. **New Business:** None
- 8. **Next Meeting Date:** **Tuesday, March 21, 2017 at 6:30pm.**