



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



Renee Bettinger, Chairwoman
Daniel Choffo, Vice-Chair
Samantha Lugo, Pro-Tempore
Hon. Jerry Walker, Freeholder
Hon. Joel Torres, Freeholder Alternate
James Cryan, Commissioner
Rushabh Mehta, Commissioner
Floyd Jeter, Commissioner
Kennedy Ng, Alternate #1
Elizabeth Hernandez, Alternate #2
Thomas Malavasi, P.E., P.P., C.M.E., County Engineer
John J. Curley, Board Attorney
Francesca Giarratana, PP, AICP, Board Secretary
Kevin Force, PP, AICP, Principal Planner
Mario Tridente, Inspector
Stephanie Lee, Assistant Planner

**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, September 18, 2018 at 6:30 p.m.** in the chambers of the Hudson County Improvement Authority conference room, located at 830 Bergen Avenue, eighth 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: July 17, 2018 & August 21, 2018**
- 5. Matters Scheduled for Public Hearing:**

A. Adoption of the Hudson County Recreational and Open Space Inventory Update

B. Memorialization of resolutions considered at last meeting:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2017-87-SP	7001 JFK Capital, LLC	7001 JFK Boulevard (Block 243, Lot 19)	North Bergen

An application to construct a convenience store with accompanying lighting, landscaping, and parking.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2018-31-SP	217 Willow LLC.	217 Willow Avenue (Block 165, Lot 9)	Hoboken

An application to construct a four-story over Design Flood Elevation building with four residential units and one commercial space.

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>
2017-46-SP	1768-1768.5 Kennedy Boulevard, LLC	1768-1768.5 Kennedy Boulevard (Block 27005, Lots 43 & 44)	Jersey City

An application to construct a three-story multi-family building with six residential units and five parking spaces. The application was adjourned at the August meeting and is carried over.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2018-04-SP	Georgette Benmoha	1601-1605 Manhattan Avenue (Block 180, Lots 18 & 19)	Union City

An application to construct a four-story, nine-unit multi-family building with 13 parking spaces.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2018-42-SP	128 JFK, LLC	128 Kennedy Boulevard (Block 335, Lot 12)	Bayonne

An application to construct a three-story, four-unit residential building with three parking spaces.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2018-44-SP	Ridge Crossing I Urban Renewal, LLC	680 Schuyler Avenue (Block 134, Lot 1)	Kearny

An application to construct a 102-unit multi-family building with two driveways.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2018-53-SP	Crestpoint Development UC, LLC	511-519 32 nd Street (Block 170, Lots 21-25, 43, & 48-50)	Union City

An application to construct a mixed-used building with 32 dwelling units, 35 parking spaces, and commercial space.

D. Applications to be Administratively Approved:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2018-54-SP	T-Mobile Northeast, LLC	1221-1233 Kennedy Boulevard a/k/a 1225 Kennedy Boulevard (Block 24, Lot 1)	Bayonne

An application to upgrade an existing rooftop wireless telecommunications facility on a County road.

E. Applications to be Exempt:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2018-47-SD	Secaucus Hotel Partners, LLC	445-455 Harmon Meadow Boulevard (Block 227, Lots 7.16, 7.17, & 7.19)	Secaucus

A subdivision application not on a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2018-48-SP	Ridge Crossing, LLC	Belleville Turnpike & Sellers Street (Block 134, Lots 6.01, 6.02, 6.03, & 6.04)	Kearny

A site plan application not on a County road.

<u>Application</u> 2018-49-SP	<u>Applicant</u> El Tolo Realty Limited Liability Company	<u>Location</u> 207 71 st Street (Block 26, Lot 16)	<u>Municipality</u> Guttenberg
----------------------------------	---	--	-----------------------------------

A site plan application not on a County road.

<u>Application</u> 2018-50-SP	<u>Applicant</u> T-Mobile Northeast LLC c/o Allyson M. Kasetta	<u>Location</u> 707 Tonnele Avenue (Block 1101, Lot 10)	<u>Municipality</u> Jersey City
----------------------------------	--	---	------------------------------------

A telecommunications application not on a County road.

<u>Application</u> 2018-52-SP/SD	<u>Applicant</u> MHP 33 Prospect Avenue Urban Renewal, LLC	<u>Location</u> 27-31, 33-39, & 41 Prospect Avenue (Block 455, Lots 1, 2, & 3)	<u>Municipality</u> Bayonne
-------------------------------------	--	--	--------------------------------

A site plan and subdivision application not on a County road.

<u>Application</u> 2018-55-SD	<u>Applicant</u> 53 Prospect, LLC	<u>Location</u> 53 Prospect Street (Block 5802, Lot 9)	<u>Municipality</u> Jersey City
----------------------------------	--------------------------------------	--	------------------------------------

A subdivision application not on a County road.

<u>Application</u> 2018-56-SP	<u>Applicant</u> 8619 Holding Co. Inc.	<u>Location</u> 8619 Bergenline Avenue (Block 384, Lots 26.02, 30.02, 32.02 & 35)	<u>Municipality</u> North Bergen
----------------------------------	---	--	-------------------------------------

A site plan application not on a County road.

- 6. Old Business:** None
- 7. New Business:** Introduction of changes to the Hudson County Land Development Regulations
- 8. Next Meeting Date:** Tuesday, October 16, 2018 at 6:30 pm.