



**HUDSON COUNTY PLANNING BOARD**  
**BERGEN SQUARE CENTER**  
**830 BERGEN AVENUE, FL. 9A**  
**JERSEY CITY, NEW JERSEY 07306**  
[www.hudsoncountyNJ.org/planning](http://www.hudsoncountyNJ.org/planning)



- Daniel Choffo, Chairman
- Samantha Lugo, Vice-Chair
- Rushabh Mehta, Pro-Tempore
- Hon. Jerry Walker, Freeholder
- Hon. Joel Torres, Freeholder Alternate
- Renee Bettinger, Commissioner
- John Allen, 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, December 17, 2019 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: November 26, 2019**
- 5. Matters Scheduled for Public Hearing**

**A. Adoption of the County Planning Board Schedule of Meetings for 2020**

**B. Memorialization of resolutions considered at last meeting:**

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2019-16-SP/SD	Ramzi Sawaged	3373-3379 Kennedy Boulevard (Block 3406, Lots 17 & 18)	Jersey City

An application to consolidate two lots into one and renovate the existing buildings to create a single 3-story building with 2 offices, 2 retail spaces, and 10 residential units. The existing auto shop on the first floor will remain.

**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>
2018-41-SP	Kuenzle Realty, LLC	3804 32 <sup>nd</sup> Street (Block 261, Lot 3)	Union City

An application to create a 5-space parking lot for the adjacent business.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2019-68-SP	John & Maryan, LLC	3437 Kennedy Boulevard (Block 2602, Lot 25)	Jersey City

An application to construct a 6-story building with 60 units, 30 car parking spaces, 36 bike spaces, and a CitiBike station.

**D. Applications to be Exempt:**

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2019-81-SP	26 Oakland Avenue, LLC	26 Oakland Avenue (Block 8202, 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>
2019-86-SD	228 Sherman Avenue, LLC	284 Sherman Avenue (Block 1604, Lot 38)	Jersey City

A subdivision application not along a county road.

- 6. Old Business:                               None**
- 7. New Business:                               None**
- 8. Next Meeting Date:                       Tuesday, January 21, 2020 at 6:30 pm**