



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

Established 1962

★ 57 ★

Years of 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, January 15, 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: December 18, 2018
5. Matters Scheduled for Public Hearing:

A. Selection of Officers:

- i. Nomination and Selection of Board Chair
- ii. Nomination and Selection of Board Vice Chair
- iii. Nomination and Selection of Board Chair Pro-Tempore

B. Assignment of Committee Members

C. Adoption of the 2019 Hudson County Planning Board Bylaws

D. Memorialization of resolutions considered at previous meetings:

| <u>Application</u> | <u>Applicant</u> | <u>Location</u> | <u>Municipality</u> |
|--------------------|----------------------|--|---------------------|
| 2018-26-SP | Lukoil North America | 3205 Hudson Avenue (Block 196, Lot 1) | Union City |

An application for a proposed bay conversion to expand an existing convenience store.

| <u>Application</u> | <u>Applicant</u> | <u>Location</u> | <u>Municipality</u> |
|--------------------|---|--|---------------------|
| 2018-67-SP | Manhattan Avenue Capital 1300, LLC c/o NRIA, LLC | 1300 Manhattan Avenue (Block 185, Lots 1, 2, 18-27) (Block 187, Lots 1.01, 1.02, 3, 4) | Union City |

An application for amended site plan approval for a drainage connection to Manhattan Avenue, per a North Hudson Sewerage Authority requirement, for a multi-family residential development with a multi-level garage.

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

| <u>Application</u> | <u>Applicant</u> | <u>Location</u> | <u>Municipality</u> |
|--------------------|------------------|---|---------------------|
| 2018-35-SP | Nino Madia | 8707 Kennedy Boulevard (Block 367, Lot 5.01) | North Bergen |

An application to reduce the ground floor retail business, convert the existing second floor of the retail business into residential units, and construct two additional floors of dwelling units for a total of 24 apartment units.

| <u>Application</u> | <u>Applicant</u> | <u>Location</u> | <u>Municipality</u> |
|--------------------|--------------------|---|---------------------|
| 2018-64-SP | CBLA Holdings, LLC | 8500-8504 Kennedy Boulevard (Block 393, Lot 1) | North Bergen |

An application to demolish existing structures and construct a 3-story building with parking on the ground floor, a chiropractic office on the second floor, and 2 two-bedroom apartments on the third floor.

| <u>Application</u> | <u>Applicant</u> | <u>Location</u> | <u>Municipality</u> |
|--------------------|----------------------------|---|---------------------|
| 2018-76-SP | Franklin Development Group | 3316 Kennedy Boulevard (Block 3503, Lot 1) | Jersey City |

An application to demolish an existing church and rectory to construct a 5-story apartment building with 14 units and 11 on-site parking spaces.

F. Applications to be Exempt:

| <u>Application</u> | <u>Applicant</u> | <u>Location</u> | <u>Municipality</u> |
|--------------------|---|--|---------------------|
| 2018-77-SD | LEG-BP Bayonne Owner, LLC c/o Lincoln Equities Group | Peninsula at Bayonne Harbor (Block 1180, Lots 1 and 2) (Block 900, Lot 1) (Block 1000, Lot 1) | Bayonne |

A subdivision 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, February 19, 2019.