



**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)

Established 1962

★ 57 ★

Years of Planning

- Daniel Choffo, Chairman
- Samantha Lugo, Vice-Chair
- Rushabh Mehta, Pro-Tempore
- Hon. Jerry Walker, Freeholder
- Hon. Joel Torres, Freeholder Alternate
- Renee Bettinger, Commissioner
- James Cryan, 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, March 19, 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: February 19, 2019**
- 5. Matters Scheduled for Public Hearing**

**A. Adoption of the Hudson County Planning Board Bylaws**

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

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2018-68-SD	Park Stone Management	3060 Kennedy Boulevard (Block 6401, Lot 7)	Jersey City

An application to subdivide Lot 7 into 7.01 and 7.02. Subdivision on a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2019-09-SP	Township of North Bergen	1811 Paterson Plank Road (Block 27, Lot 27)	North Bergen

A Township application to build a new park with a children's spray area, playgrounds, gazebo, and parking lot for 9 cars.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2019-10-SP	Township of North Bergen	1231 Kennedy Boulevard (Block 24, Lots 28, 29, 31, & 35.02)	North Bergen

A Township application to construct a new community center with fitness areas, classrooms, a library, offices, a computer lab, basketball court, recreational field, and parking.

**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>
2018-71-SP/SD	KMS Development Partners	89 River Street (Block 231.01, Lot 1)	Hoboken

An application to subdivide the existing parking lot and loading dock space of the Post Office to construct a 20-story, full-service hotel on the new lot in accordance with the city's Post Office Redevelopment Plan.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2018-78-SP	60 Passaic Urban Renewal, LLC c/o Russo Development, LLC	60 Passaic Avenue (Block 14, Lots 3 & 4)	Kearny

An application to construct 5 residential buildings with 268 total units as well as a clubhouse and associated amenities.

**D. Applications to be Administratively Approved:**

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2019-18-SP	T-Mobile Northeast, LLC	W. 60 <sup>th</sup> Street & JFK Boulevard (Block 500, Lot 1)	Bayonne

An application to upgrade an existing rooftop wireless telecommunication facility and install a new back-up generator on the ground. A telecommunications application on a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2019-26-SP	T-Mobile Northeast, LLC NJ-05-328C	518-524 Kennedy Boulevard (Block 219, Lot 45)	Bayonne

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

**E. Applications to be Exempt:**

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2019-08-SP	T-Mobile Northeast, LLC	355 Danforth Avenue (Block 26801, Lot 14)	Jersey City

A telecommunications application not on a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2019-17-SP/SD	AMS Acquisitions, LLC	154 Avenue E (Blocks 234, 458, 467, Lots 8.01, 1.01, 24-26)	Bayonne

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

