



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

Established 1962
★ 59 ★
Years of Planning

Samantha Lugo, Chairwoman
Rushabh Mehta, Vice-Chair
Hon. Jerry Walker, County Commissioner
Hon. Yraida Aponte-Lipski, County Commissioner Alternate
John Allen, Commissioner
Daniel Choffo, Commissioner
Floyd Jeter, Commissioner
Francis Kenny, Commissioner
Kennedy Ng, Alternate #1
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
Marcella Traina, Assistant Planner

PUBLIC NOTICE
HUDSON COUNTY PLANNING BOARD

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., due to the State of Emergency regarding COVID-19, the regular Hudson County Planning Board meetings for the year 2021 shall be conducted at 5:30 p.m. via the Zoom virtual meeting service. "Zoom Cloud Meetings" is the name of the app. Please download the app on a computer or mobile device and use the following Meeting ID: 828 6239 9813. Alternatively, members of the public can visit the following link and join the meeting via Video Conference: <https://us02web.zoom.us/j/82862399813?pwd=WmFMS0wwWk5DOg9YR2ZBRlRkxblNCdz09>. Members of the public can also join by telephone by dialing 1 929 205 6099 and entering the Meeting ID number 828 6239 9813.

Please take notice that the next regular meeting of the Hudson County Planning Board has been scheduled for **Monday, November 22nd, 2021 at 5:30 p.m.**

Topic: Hudson County Planning Board meeting
Time: Nov 22, 2021 05:30 PM Eastern Time (US and Canada)
Join Zoom Meeting
<https://us02web.zoom.us/j/82862399813?pwd=WmFMS0wwWk5DOg9YR2ZBRlRkxblNCdz09>

Meeting ID: 828 6239 9813
Passcode: 283451
One tap mobile
+13126266799,,82862399813# US (Chicago)
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Dial by your location
+1 312 626 6799 US (Chicago)
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+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)

Meeting ID: 828 6239 9813
Find your local number: <https://us02web.zoom.us/u/kc7RMMTHS>

1. Meeting Called to Order
2. Open Public Meeting Statement
3. Roll Call and Flag Salute
4. Review and Adoption of Meeting Minutes from: October 19, 2021
5. Matters Scheduled for Public Hearing:

A. Adoption of Changes to the Land Development Regulations - Penhorn Creek Contribution Fund

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

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2021-032-SP	Singh Realty LLC	3294 Kennedy Blvd (Block 4301, Lot 45)	Jersey City

A site plan application to convert an existing 2-story commercial space into a 4-unit residential over ground floor commercial space with a 2nd story rear addition.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2021-041-SPSD	Adam A Enterprise, LLC	1207-1211 John F. Kennedy Boulevard (Block 24, Lot 2)	Bayonne

A site plan application to construct a 7-story multi-family improvement with 42 units and 44 parking spaces and a subdivision application to convert two lots into one.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2021-047-SP	Apex Real Estate, LLC	4401 Bergen Turnpike (Block 102, Lot 60.01)	North Bergen

A site plan application to add a two floor addition to an existing deli, adding 3 one family apartments and converting the deli to a laundromat.

C. Applications to be Exempt:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2021-048-SP	B9 Lincoln Highway Owner, LLC	100-140 Lincoln Highway (Block 294, Lot 19)	Kearny

A site plan application not along a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2021-049-SP	Woodmont Properties	West 52nd Street (Block 37, Lot 1)	Bayonne

A site plan application not along a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2021-052-SP	165 Ocean Ave RE Associates, LLC.	165 Ocean Avenue (Block 29305, Lots 18, 19)	Jersey City

A site plan application not along a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2021-055-SD	John & Maryan, LLC	273-279 Columbia Avenue (Block 603, Lots 39, 40)	Jersey City

A subdivision application not along a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2021-056-SD	Scitech Scity LLC	115 Jersey City Boulevard, 65 Phillip Street, 101 Phillip Street, Oliver Street (Block 21504, Lots 4.01, 5)	Jersey City

A subdivision application not along a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2021-057-SP	Scitech Scity LLC	115 Jersey City Boulevard, 65 Phillip Street, 101 Phillip Street, Oliver Street (Block 21504, Lots 4.01, 5)	Jersey City

A site plan application not along a County road.

- 6. **Old Business:**
- 7. **New Business:**

None.
Introduction of the Hackensack Riverfront Plan

8. Next Meeting Date:

Tuesday, December 21, 2021 at 5:30 p.m.