



DEPARTMENT OF PLANNING & BUSINESS OPPORTUNITY  
DIVISION OF PLANNING  
BERGEN SQUARE CENTER  
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COUNTY EXECUTIVE

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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  
Amanda 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=WmFMS0wwWk5DOG9YR2ZBRlkxblNCdz09>. 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 **Tuesday, May 17, 2022 at 5:30 p.m.**

Topic: April Planning Board Meeting  
Time: Tuesday, May 17, 2022 at 5:30 p.m. Eastern Time (US and Canada)

Join Zoom Meeting:  
<https://us02web.zoom.us/j/82862399813?pwd=WmFMS0wwWk5DOG9YR2ZBRlkxblNCdz09>

Meeting ID: 828 6239 9813.  
Passcode: 283451.

Dial by your location:  
+1 929 205 6099 US (New York).

1. Meeting Called to Order
2. Open Public Meeting Statement
3. Roll Call and Flag Salute
4. Review and Adoption of Meeting Minutes from: April 19, 2022
5. Matters Scheduled for Public Hearing

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

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2022-014-SP	Story Dispensary of Hoboken LLC	51-53 14 <sup>th</sup> Street (Block 245, Lot 10)	Hoboken

A site plan application to renovate an existing mixed-use building to operate an adult-use cannabis retail establishment.

**B. Applications to be Exempt:**

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2022-010-SP	T-Mobile Northeast, LLC	313-315 Pine St. (Block 17505, Lot 6.01)	Jersey City

A telecommunications application not along a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2022-019-SD	Parcel 1-3 at Port Imperial, LLC	100 Port Imperial Boulevard (Block 64.01, Lot 3.03)	Weehawken

A subdivision application not along a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2022-022-SP	Coles Jersey Development Co., LLC	286 and 298 Coles St. (Block 6003, Lot 1, 2.02, 2.03)	Jersey City

A site plan application not along a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2022-023-SP	Coles Jersey Development Co., LLC	305 Coles Street (Block 6004, 6005, Lot 1.01)	Jersey City

A site plan application not along a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2022-025-SD	Bayonne Partners Urban Renewal LLC	Memorial Boulevard (Block 6083004, 6005, Lot 1.05)	Bayonne

A subdivision application not along a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2022-026-SP	Ekrem Bermek	148 E. 5 <sup>th</sup> St. (Block 359, Lot 7)	Bayonne

A site plan application not along a County road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2022-028-SP	179 Pine Realty LLC	179 Pine Street (Block 20201, Lot 90.02)	Jersey City

A site plan application not along a County road.

6. **Old Business:** **None.**
7. **New Business:** **None.**
8. **Next Meeting Date:** **Tuesday, June 21, 2022 at 5:30 p.m.**