



DEPARTMENT OF PLANNING & BUSINESS OPPORTUNITY
DIVISION OF PLANNING
BERGEN SQUARE CENTER
830 BERGEN AVENUE, SUITE 6A
JERSEY CITY, NEW JERSEY 07306

Established 1962
★ 62 ★
Years of Planning

CRAIG GUY
COUNTY EXECUTIVE

WWW.HCNJ.US/PLANNING
COUNTYPLANNING@HCNJ.US
(201) 217-5137

SHARHONDA WALKER
DIRECTOR

FRANCESCA GIARRATANA, PP, AICP
DEPUTY DIRECTOR

BYRON NICHOLAS, PP, AICP
DIVISION CHIEF

Francis Kenny, Chairman
Rushabh Mehta, Vice-Chair
Hon. Jerry Walker, County Commissioner
Hon. Yraida Aponte-Lipski, County Commissioner Alternate
Floyd Jeter, Pro-Tempore
Bernard Callegari, Alternate #2
Pamela Layson, Commissioner
Samantha Lugo, Commissioner
Thomas Malavasi, P.E., P.P., C.M.E., County Engineer
Kennedy Ng, Alternate #1
Arthur Pettigrew, Commissioner
Amanda Curley, Esq., Board Attorney
Kevin Force, PP, AICP, Supervising Planner
Byron Nicholas, PP, AICP, Board Secretary
Dominique Turnbull, Assistant Planner
Mario Tridente, Inspector

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, October 15th, 2024 at 6:30 p.m.** in the chambers of the Hudson County Improvement Authority's Office located at Bergen Square Center, 830 Bergen Avenue, Fl. 8B, 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: September 17th, 2024**
5. **Matters Scheduled for Public Hearing**

A. Memorialization of Resolutions Considered at Previous Meeting:

| <u>Application</u> | <u>Applicant</u> | <u>Location</u> | <u>Municipality</u> |
|--------------------|--|---|---------------------|
| 2024-020-SP | Observer Highway Urban Renewal, LLC | 111 Observer Highway (Block 139, Lot 1.02) | Hoboken |

A site plan application to construct a 28-story mixed-use building.

| <u>Application</u> | <u>Applicant</u> | <u>Location</u> | <u>Municipality</u> |
|--------------------|----------------------|--|---------------------|
| 2024-048-SP | Torus Enterprise LLC | 1414-1422 Kennedy Blvd (Block 167, Lot 6) | Union City |

A site plan application to construct a storm water retention system.

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> |
|--------------------|------------------------|--|---------------------|
| 2024-029-SP | 214 Hudson Street, LLC | 214 Hudson Street (Block 213.01, Lot 6) | Hoboken |

A site plan application to renovate both existing buildings and to construct an additional story to the existing 3-story building.

| <u>Application</u> | <u>Applicant</u> | <u>Location</u> | <u>Municipality</u> |
|--------------------|------------------|---|---------------------|
| 2024-043-SP | United Ford LLC | 211 County Avenue (Block 30, Lot 10) | Secaucus |

A site plan application to renovate an existing warehouse to an automotive dealership.

C. Applications to be Exempt:

| <u>Application</u> | <u>Applicant</u> | <u>Location</u> | <u>Municipality</u> |
|--------------------|------------------------------|--|---------------------|
| 2024-045-SP | Harborside Plaza 4 Owner LLC | 20 Christopher Columbus Dr (Block 10, Lot 20) | Jersey City |

A site plan application not along a county road.

D. Applications to be Dismissed Without Prejudice:

| <u>Application</u> | <u>Applicant</u> | <u>Location</u> | <u>Municipality</u> |
|--------------------|------------------------|---------------------------------------|---------------------|
| 2023-058-SP | 1 Riverside Plaza, LLC | 7800 River Road (Block 438, Lot 8) | North Bergen |

A site plan application to construct a 12-story mixed use building.

- 6. Old Business:** **None**

- 7. New Business:** **None**

- 8. Next Meeting Date:** **Tuesday, November 19 at 6:30 p.m.**