



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

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DIVISION CHIEF

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Floyd Jeter, Pro-Tempore  
Pamela Layson, Commissioner  
Thomas Malavasi, P.E., P.P., C.M.E., County Engineer  
Kennedy Ng, Alternate #1  
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, January 21, 2025 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: October 15th, 2024**
- 5. Matters Scheduled for Public Hearing**

**A. Selection of Officers:**

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

**B. Assignment of Committee Members**

**C. Adoption of the Hudson County Planning Board Schedule of Meetings for 2025**

**D. Memorialization of Resolutions Considered at Previous Meeting:**

<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.

**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>
2024-035-SP	United Ford LLC	400 County Avenue (Block 60, Lot 3)	Secaucus

A site plan application to demolish an existing one-story building and renovate the existing site.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-060-SP	Prime Tuvel & Miceli	61 Jackson Street (Block 14, Lot 1)	Hoboken

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

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-053-SP	55 Passaic Urban Renewal, LLC	55 Passaic Avenue (Block 1, Lot 8.02)	Kearny

A site plan application to construct eleven two-three story residential buildings.

**F. Applications to be Exempt:**

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-050-SP	26 Bell LLC	206 Van Vorst St (Block 14203, Lot 30)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-054-SP	BRP Cove Pointe, LLC	80 Kellogg Street (Block 21901.01, Lot 6)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-063-SP	Veronica Chmiel, Esq.	13 Jewett Ave (Block 16802, Lot 33)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-059-SP	Pulte Homes of NJ Limited Partnership	200 Chapel Avenue (Block 27503, Lot 15)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-068-SP	Liberty Harbor North Partners LLC	20 South Cove (Block 15907, Lot 3)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-070-SP	City of Jersey City	595 Newark Avenue (Block 532.1, Lot 1)	Jersey City

A subdivision application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-065-SP	Newport Associates Development Company	River Dr (Block 7302, Lot 3.11-3.12)	Jersey City

A subdivision application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-066-SP	NEQ 8a LLC	River Dr (Block 7302, Lot 3.18)	Jersey City

A subdivision application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-071-SP	Bayonne Luxury Waterwalk, LLC	219 W 5 <sup>th</sup> Street (Block 301.01, Lot 1)	Bayonne

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-073-SP	VRPLP Services L.L.C.	Harborside Place (Block 11603, Lot 19.01)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-074-SP	SRI WSA 301 Washington LLC	301 Washington Street (Block 214, Lot 1.01-1.04)	Hoboken

A site plan application not along a county road.

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

**7. New Business:**                      **Introduction to Proposed changes to the Land  
Development Regulations**

**8. Next Meeting Date:**                      **Tuesday, February 18 at 6:30 p.m.**