



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

Established 1962
★ 63 ★
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
Hon. Jerry Walker, County Commissioner
Hon. Yraida Aponte-Lipski, County Commissioner Alternate
Floyd Jeter, Vice Chair
Pamela Layson, Pro-Tempore
Thomas Malavasi, P.E., P.P., C.M.E., County Engineer
Kennedy Ng, Alternate #1
Veronica Park, Commissioner
Anthony Lenardo, 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, February 18, 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: January 21, 2025
- 5. Matters Scheduled for Public Hearing

A. Adoption of the 2025 Hudson County Planning Board Bylaws

B. Adoption of changes to the Hudson County Land Development Regulations with Proposed Amendments

C. Memorialization of Resolutions Considered at Previous Meeting:

<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	Realty 366 LLC & 118 Clinton Associates	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.

D. Site Plans (SP), Subdivisions (SD), and Other Matters Scheduled for Public Hearing:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-052-SP	3438 Kennedy Blvd LLC	3438 JFK Blvd (Block 2605, Lot 1)	Jersey City

A site plan application to construct two stories to the existing two story building.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-055-SP	Windsor Eden, LLC	601-619 Newark Street (Block 3, Lot 3)	Hoboken

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

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2024-067-SP	696-698 Real Estate LLC	696-698 JFK Blvd (Block 177, Lot 47)	Bayonne

A site plan application to demolish the existing building and construct a three story residential building.

E. Applications to be Exempt:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-002-SP	376 Summit LLC	376 Summit Ave (Block 10801, Lot 5)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-003-SP	Nova Group LLC	474-476 Broadway (Block 205, Lot 10.01)	Bayonne

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-004-SD	22-24 Bergen Ave. LLC	24 Bergen Ave (Block 24902, Lot 2.01)	Jersey City

A subdivision application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-005-SP	26 North Avenue Urban Renewal, LLC	26 North Street (Block 297, Lot 3)	Bayonne

A site plan application not along a county road.

6. Old Business: None

7. New Business: None

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