



HUDSON COUNTY PLANNING BOARD
HUDSON COUNTY PLAZA
257 CORNELISON AVE, 3RD FLOOR
JERSEY CITY, NEW JERSEY 07306
WWW.HUDSONCOUNTYNJ.ORG/PLANNING



Rushabh Mehta, Chairman
Renee Bettinger, Vice-Chair
Michael Holloway, Pro-Tempore
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Hon. Anthony Romano, Freeholder Alternate
Daniel Choffo, Commissioner
James Cryan, Commissioner
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Thomas Malavasi, P.E., P.P., C.M.E., County Engineer
Joseph Glembocki PE, Assistant County Engineer
John J. Curley, Board Attorney
Massiel M. Ferrara, PP, AICP, Board Secretary
Francesca Giarratana, PP, AICP
Byron A. Nicholas, Assistant Planner, AICP
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 **Monday, December 19, 2016 at 6:30 p.m.** at Hudson County Plaza 257 Cornelison Ave, 3rd Floor, Jersey City, New Jersey 07302. 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: November 14, 2016**
5. **Matters Scheduled for Public Hearing:**

- A. **Adoption of the 2015-2019 Comprehensive Economic Development Strategy (CEDS) 5-Year Plan**
- B. **Adoption of the County Planning Board Schedule of Meetings for 2017**

C. Memorialization of resolutions to be considered at last meeting:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-89-SP	One Journal Square Tower North Urban Renewal Company, LLC. One Journal Square Tower South Urban Renewal Company, LLC. One Journal Square Partners Urban Renewal Company, LLC. One Journal Square Condominium Association, Inc.	1 Journal Square (Block 9501, Lot 23)	Jersey City

An application to construct a two-tower (700 ft. and 892.7 ft.), 63,150 sq. ft. mixed use high rise with 1,725 dwelling units and 910 parking spaces.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-97-SP	Ramshandra Patel	3671 Kennedy Blvd. (Block 403, Lot 33)	Jersey City

An application to demolish an existing building and construct a multi-family home and install a curb cut and carport.

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>
2016-84-SP	7711-7815 River Road Assoc., LLC City	7711, 7801, 7809 River Road (Block 316, Lots 22.02, 23 & 24)	Jersey City

An application to construct a 6 story concrete building for the purpose of sales, storage, and servicing of classic collectible cars.

E. Applications to be Administratively Approved

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-108-SP	T-Mobile Northeast LLC. C/o Ferraro & Stamos, LLP	726-730 Hudson Street (Block 218, Lot 14, 15)	Hoboken

A telecommunication application along a County Road.

2016-110-SP	T-Mobile Northeast LLC. C/o Ferraro & Stamos, LLP	50 Journal Square (Block 10601, Lot 42)	Jersey City
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A telecommunication application along a County Road.

F. Applications to be Exempt:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-105-SP	T-Mobile Northeast LLC. C/o Ferraro & Stamos, LLP	72 Montgomery Street (Block 11606, Lot 1 Qual. T01)	Jersey City

A telecommunication application not along a County Road.

G. Notice of Action – Applications Approved or Declared Exempt at the Subdivision and Site Plan Review Committee Meeting:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-86-SP	Juan C. Mingo	789 John F. Kennedy Blvd. (Block 151, Lot 23)	Bayonne

An application to build a carport on the site residence. This will require a curbside cut along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-93-SP	Bianca Sosa	1810 John F. Kennedy Blvd. (Block 96, Lot 5)	Union City

An application to build a carport on the site residence. This will require a curbside cut along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-103-SP	Hoboken World War Vets Holding Corp. C/O James Burke, Esq.	308 Second Street (Block 43, Lot 4 & P/O 34 & P/O 35)	Hoboken

An application, not along a county road, to demolish the existing American Legion building and the construction of (1) five story mixed use building containing a new American Legion space with 6 residential units above.

6. Old Business: None

7. New Business: Introduction of the Hudson County Master Plan Re-Examination

Public Hearing and Comment on the "DRAFT" Hudson County Master Plan Re-Examination. Please take notice that on December 19, 2016 the Hudson County Planning Board will introduce a DRAFT of this plan and will establish a thirty (30) day public comment period pursuant to N.J.S.A. 40:27-4 and 13 C.F.R. § 303.7. The Hudson County Planning Board will hold a public hearing at 6:30 pm on Tuesday, February 21, 2017 in the chambers of the Hudson County Improvement Authority conference room, located at 830 Bergen Avenue, 9th Floor, in Jersey City, NJ. The DRAFT Plan may be viewed on Hudson County's internet website <http://www.hudsoncountynj.org/planning>. Written comments may be submitted by e-mail to fgiarratana@hcnj.us. For additional information please call the Hudson County Division of Planning at (201) 217-5137.

8. Next Meeting Date: Wednesday, January 18, 2017 at 6:30pm.