



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
Hon. Kenneth Kopacz, Freeholder
Hon. Anthony Romano, Freeholder Alternate
Daniel Choffo, Commissioner
James Cryan, Commissioner
Kennedy Ng, Alternate #1
Elizabeth Hernandez, Alternate #2
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
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 Wednesday, May 18, 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: April 20, 2016**
- 5. Matters Scheduled for Public Hearing:**

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

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2015-77-SP	JFK Condo Developers, LLC.	5711 John F. Kennedy Blvd. (Block 195, Lots 68 & 60B)	North Bergen

An application to construct a 128-unit multi-family residential complex consisting of two five-story buildings.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-10-SP	Hornrock Properties Harrison, LLC.	1 Harrison Avenue (Block 66, Lot 1)	Harrison

An application to construct a 257 unit multi-family residential building with a total of 268 parking spaces.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-12-SP	Hackensack Plank Road Developers, LLC	209-211 Hackensack Plank Road (Block 30, Lot 10)	Weehawken

An application to construct a 5-story building for 8 residential units with 10 parking spaces.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-13-SP	100 Paterson Realty	100-108 Paterson Avenue (Block 11, Lot 9)	Hoboken

An application to construct a 5-story building with 1 retail unit at grade, 8 residential units above and 8 parking spaces.

<u>Application</u> 2016-15-SP	<u>Applicant</u> Diamond Tech Group, LLC.	<u>Location</u> 512 Paterson Plank Road (Block 503, Lot 21)	<u>Municipality</u> Jersey City
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An application to convert an existing recording studio into a restaurant and lounge.

<u>Application</u> 2016-18-SP	<u>Applicant</u> Green Lantern, LLC.	<u>Location</u> 61-63 Fourteenth Street (Block 245, Lot 6 and 7)	<u>Municipality</u> Hoboken
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An application to construct a 3-story building over a one story restaurant.

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

<u>Application</u> 2015-75-SP	<u>Applicant</u> Seabra Brothers II	<u>Location</u> 178-210 Schuyler Avenue (Block 252, Lot 2.01)	<u>Municipality</u> Kearny
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An application to construct a 4,524 sq. ft. addition of an existing building for warehouse space.

<u>Application</u> 2016-20-SP	<u>Applicant</u> Hudson Gas & Auto Service, Inc.	<u>Location</u> 3200 John F. Kennedy Blvd. (Block 204, Lots 1, 34-38)	<u>Municipality</u> Union City
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An application to renovate an existing gas station to existing repair bays and convenient store.

<u>Application</u> 2016-23-SP	<u>Applicant</u> James Buonavolonta	<u>Location</u> 8-12 Paterson Avenue (Block 15, Lots 2, 3 & 4)	<u>Municipality</u> Hoboken
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An application to construct a 5-story mixed-use building with a 930 sq. ft. commercial space and 12 residential units.

<u>Application</u> 2016-25-SP	<u>Applicant</u> The Ishay Group	<u>Location</u> 3463 John F. Kennedy Blvd (Block 2603, Lot 51)	<u>Municipality</u> Jersey City
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An application to convert an office/retail building to a retail/residential building with 14 residential units.

C. Application(s) to be Dismissed:

<u>Application</u> 2016-11-SP	<u>Applicant</u> 341 Garden Corp c/o John Heidenry	<u>Location</u> 339-341 Garden Street (Block 190, Lot 9 & 10)	<u>Municipality</u> Hoboken
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An application to construct a 4 story building with 5 residential units.

D. Applications to be Exempt:

<u>Application</u> 2016-26-SP	<u>Applicant</u> 975 Broadway Owner, LLC.	<u>Location</u> 957 Broadway (Block 77, Lots 16-24)	<u>Municipality</u> Bayonne
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A major site plan application not along a County Road.

<u>Application</u> 2016-31-SD	<u>Applicant</u> The City of Bayonne	<u>Location</u> E. 5 th Street; Access Rd. (Block 476.01, Lots 9 & 10)	<u>Municipality</u> Bayonne
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A major subdivision application not along a County Road.

Application
2016-32-SD

Applicant
The City of Bayonne

Location
Peninsula at Bayonne Harbor
Bayonne Bay District
(Block 830, Lot 1)

Municipality
Bayonne

A major subdivision application not along a County Road.

Application
2016-33-SP

Applicant
Public Service Electric & Gas
Company (PSE&G) c/o
Raymond Tripodi

Location
135 and 147 Duffield Avenue
(Block 7402, Lots 21 & 22)

Municipality
Jersey City

A major site plan application not along a County Road.

6. Old Business:

None

7. New Business:

A. Introduction of the County Planning Board Bylaws Amendment

B. Revised 2016 Hudson County Planning Board Schedule of Meetings

8. Next Meeting Date:

***Tentative Wednesday, June 15, 2016 at 6:30pm.**