



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 **Monday, November 14, 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: October 19, 2016**
- 5. Matters Scheduled for Public Hearing:**

A. Adoption of the 2016 Land Development Regulations.

B. Adoption of the County Bylaws Amendment to: Revise Naming of Site Plan and Subdivision Review Committee and Approval/Denial or Exemption of Major Subdivision Applications not Abutting A County Road and All Minor Subdivision Applications Except those Abutting a County Road which Create New Streets by Site Plan and Subdivision Review Committee;

And

Approval /Denial or Exemption of Major Site Plan Applications Not Abutting a County Road, Minor Site Plan Applications Not Abutting A County Road, and Residential Minor Site Plan Applications Abutting a County Road if Less than 5 Dwelling Units and 3 or Less Off-Street Parking Spaces by Site Plan and Subdivision Review Committee.

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

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-51-SP	1122 53 rd Street Urban Renewal, LLC.	5203 John F. Kennedy Blvd. (Block 193, Lots 29.01)	North Bergen

An application to construct a 6-story self-storage facility.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-62-SP	Rohit Gaur and Suman Lata	1706 & 1904 Paterson Plank Road (Block 40, Lots 3.03 and 3.031)	North Bergen

An application to construct a 5-story hotel with 135 hotel rooms and 135 parking spaces.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-85-SP	David Ishay	38 West 39 Street (Block 2603, Lot 51)	Jersey City

An application to convert an office/retail to retail/residential to include 2,350 sq. ft. of retail and 14 residential units.

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>
2016-89-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.

E. Applications to be Exempt:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-92-SP	Verizon Wireless Jersey City 34	17-19 Division Street (Block 9806, Lot 6.01)	Jersey City

A telecommunication application not along a County Road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-95-SP	T-Mobile Northeast LLC. C/o Ferraro & Stamos, LLP	599 Grove Street (Block 7105, Lot 12)	Jersey City

A telecommunication application not along a County Road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-96-SP	Verizon Wireless Jersey City 32	397-399 Central Avenue (Block 2804, Lot 27, 28, 29, 30)	Jersey City

A telecommunication application not along a County Road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-98-SP	New York SMSA Limited Partnership d/b/a Verizon	397-399 Central Avenue (Block 10, Lot 2)	Jersey City

A telecommunication application not along a County Road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2016-101-SD	Jersey City Redevelopment Agency C/o David Donnelly	52 Aetna Street (Block 15801, Lot 3, 4)	Jersey City

A major subdivision application not along a County Road to create a right of way.

<u>Application</u> 2016-106-SP	<u>Applicant</u> MidAtlantic Engineering Partners C/o William J. Parkhill II	<u>Location</u> 445 Ocean Avenue (Block 25804, Lots 17-23)	<u>Municipality</u> Jersey City
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A major site plan application to construct a 5-story multi use building for 64 affordable housing units.

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

<u>Application</u> 2016-90-SP	<u>Applicant</u> Reid Wepler	<u>Location</u> 160 East 22 nd Street (Block 464.01, Lot 2.01, 2.02)	<u>Municipality</u> Jersey City
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A minor subdivision application to redevelop site and construct a 17,550 sq. ft. two-story self-storage facility with two full movement driveways, associated parking, drainage, lighting, and landscaping improvements.

<u>Application</u> 2016-102-SP	<u>Applicant</u> CMC Construction Group, LLC	<u>Location</u> 2-6 Elizabeth Street (Block 97025, Lot 4,5)	<u>Municipality</u> Jersey City
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A minor subdivision application not along a County Road.

- 6. **Old Business:** None
- 7. **New Business:** None
- 8. **Next Meeting Date:** *Monday, December 19, 2016 at 6:30pm.