



**HUDSON COUNTY PLANNING BOARD
HUDSON COUNTY ANNEX
567 PAVONIA AVENUE
3RD FLOOR FREEHOLDERS CHAMBERS
JERSEY CITY, NEW JERSEY 07306
WWW.HUDSONCOUNTYNJ.ORG/PLANNING**



James Cryan, Chairman
Rushabh Mehta, Vice-Chair
Renee Bettinger, Pro-Tempore
Hon. Kenneth Kopacz, Freeholder
Hon. Anthony Romano, Freeholder Alternate
Daniel Choffo, Commissioner
Michael Holloway, Commissioner
Betania Peralta, Commissioner
Kennedy Ng, Alternate #1
Elizabeth Hernandez, Alternate #2
Joseph Glembocki PE, Acting County Engineer
Randy Voinier PE, Acting Assistant County Engineer
John J. Curley, Board Attorney
Massiel M. Ferrara, PP, AICP, Board Secretary
Megan Massey, PP, AICP, Principal Planner
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, October 21, 2015 at 6:30 p.m. in the Freeholders Chambers on the 3rd Floor located at 567 Pavonia Ave, Jersey City, NJ. 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: September 16, 2015**
- 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>
2015-41-SP	David E. Rue School	301 Garden Street (Block 190, Lot 1)	Hoboken

Applicant is proposing a 4-story addition and roof upgrades to existing 4 story school. Playground proposed on roof level.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2015-48-SP	6818 Guttenberg, LLC	6807-6819 JFK Boulevard East (Block 38, Lot 4)	Guttenberg

Replacing a 2-story, 108 bed nursing facility with a 15-story, 170 unit multi-family residential building with underground parking.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2015-50-SP	Realty Express LaBarbera	737 Garden Street (Block 194, Lot 22)	Hoboken

Proposed 4-story building with 2 residential units. Small rain garden at front of property.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2015-56-SP	ABS Laboratory	711 Hudson Street (Block 235, Lot 1)	Hoboken

Addition of 3,886 sq ft. of space to the existing Laboratory; placement of small detention system and ADA improvements.

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

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2015-29-SD	Promenade at Bayonne	Avenue A and West 1 st Street (Block 332, Lot 3; Block 360, Lot 2; Block 373, Lots 1, 2, 13, 14, &15; Block 390, Lots 1 and RG 67; Block 391, Lots 1 & 2; Block 511, Lot 6)	Bayonne

Multi-phase redevelopment of remediated and capped Chevron Texaco parcel. Development consists of 300 units and 512 parking spaces.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2015-39-SP	Riverview Development, LLC.	8200 River Road (Block 438, Lots 4A, 4B and Lot 1)	North Bergen

An application to construct three 11-story towers with a total of 233 multi-dwelling units and 517 parking spaces.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2015-46-SP	Jason Appello	1427 Union Turnpike (Block 6.012, Lot 79)	North Bergen

An application to construct a single-family house with the installation of a curb cut.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2015-57-SP	7-Eleven, Inc.	2380 John F. Kennedy Blvd. (Block 184.04, Lots 1 & 34)	Jersey City

An application to reconstruct an existing building into a 7-Eleven convenience store with 11 parking spaces.

C. Applications to be Exempt:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2015-68-SP	1407 27th Street North Bergen, LLC.	1407 27th Street (Block 52, Lots 100 & 16.01)	North Bergen

A major site plan application to construct a 5-story building consisting of 4 residential stories over ground level parking

D. Notice of Action - Applications Declared Exempt at Subdivision and Site Plan Review Committee Meeting:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2015-66-SD	180 Baldwin Avenue LLC. c/o Argent Ventures	180 Baldwin Avenue (Block 10901, Lots 64, 65, 66 and 67)	Jersey City

A minor subdivision application to subdivide four (4) lots into two (2) lots.

- 6. **Old Business:** None
- 7. **New Business:** Update to the Hudson County Land Development Regulations
- 8. **Next Meeting Date:** *Monday, November 16, 2015 at 6:30pm.