Renee Bettinger, Chairwoman
Daniel Choffo, Vice-Chair
Samantha Lugo, Pro-Tempore
Hon. Jerry Walker, Freeholder
Hon. Joel Torres, Freeholder Alternate
James Cryan, Commissioner
Rushabh Mehta, Commissioner
Floyd Jeter, Commissioner
Kennedy Ng, Alternate #1
Elizabeth Hernandez, Alternate #2
Thomas Malavasi, P.E., P.P., C.M.E., County Engineer
John J. Curley, Board Attorney
Francesca Giarratana, PP, AICP, Board Secretary
Kevin Force, PP, AICP, Principal Planner
Mario Tridente, Inspector
Stephanie Lee, Assistant Planner

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, September 18, 2018 at 6:30 p.m.** in the chambers of the Hudson County Improvement Authority conference room, located at 830 Bergen Avenue, eighth floor, in 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: July 17, 2018 & August 21, 2018
5. Matters Scheduled for Public Hearing:

A. Adoption of the Hudson County Recreational and Open Space Inventory Update

B. Memorialization of resolutions considered at last meeting:

<table>
<thead>
<tr>
<th>Application</th>
<th>Applicant</th>
<th>Location</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017-87-SP</td>
<td>7001 JFK Capital, LLC</td>
<td>7001 JFK Boulevard</td>
<td>North Bergen</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Block 243, Lot 19)</td>
<td></td>
</tr>
</tbody>
</table>

An application to construct a convenience store with accompanying lighting, landscaping, and parking.

<table>
<thead>
<tr>
<th>Application</th>
<th>Applicant</th>
<th>Location</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-31-SP</td>
<td>217 Willow LLC.</td>
<td>217 Willow Avenue</td>
<td>Hoboken</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Block 165, Lot 9)</td>
<td></td>
</tr>
</tbody>
</table>

An application to construct a four-story over Design Flood Elevation building with four residential units and one commercial space.
C. Site Plans (SP), Subdivisions (SD) and other matters scheduled for public hearing:

<table>
<thead>
<tr>
<th>Application</th>
<th>Applicant</th>
<th>Location</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017-46-SP</td>
<td>1768-1768.5 Kennedy Boulevard, LLC</td>
<td>1768-1768.5 Kennedy Boulevard (Block 27005, Lots 43 &amp; 44)</td>
<td>Jersey City</td>
</tr>
</tbody>
</table>

An application to construct a three-story multi-family building with six residential units and five parking spaces. The application was adjourned at the August meeting and is carried over.

<table>
<thead>
<tr>
<th>Application</th>
<th>Applicant</th>
<th>Location</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-04-SP</td>
<td>Georgette Benmoha</td>
<td>1601-1605 Manhattan Avenue (Block 180, Lots 18 &amp; 19)</td>
<td>Union City</td>
</tr>
</tbody>
</table>

An application to construct a four-story, nine-unit multi-family building with 13 parking spaces.

<table>
<thead>
<tr>
<th>Application</th>
<th>Applicant</th>
<th>Location</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-42-SP</td>
<td>128 JFK, LLC</td>
<td>128 Kennedy Boulevard (Block 335, Lot 12)</td>
<td>Bayonne</td>
</tr>
</tbody>
</table>

An application to construct a three-story, four-unit residential building with three parking spaces.

<table>
<thead>
<tr>
<th>Application</th>
<th>Applicant</th>
<th>Location</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-44-SP</td>
<td>Ridge Crossing I Urban Renewal, LLC</td>
<td>680 Schuyler Avenue (Block 134, Lot 1)</td>
<td>Kearny</td>
</tr>
</tbody>
</table>

An application to construct a 102-unit multi-family building with two driveways.

<table>
<thead>
<tr>
<th>Application</th>
<th>Applicant</th>
<th>Location</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-53-SP</td>
<td>Crestpoint Development UC, LLC</td>
<td>511-519 32nd Street (Block 170, Lots 21-25, 43, &amp; 48-50)</td>
<td>Union City</td>
</tr>
</tbody>
</table>

An application to construct a mixed-used building with 32 dwelling units, 35 parking spaces, and commercial space.

D. Applications to be Administratively Approved:

<table>
<thead>
<tr>
<th>Application</th>
<th>Applicant</th>
<th>Location</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-54-SP</td>
<td>T-Mobile Northeast, LLC</td>
<td>1221-1233 Kennedy Boulevard a/k/a 1225 Kennedy Boulevard (Block 24, Lot 1)</td>
<td>Bayonne</td>
</tr>
</tbody>
</table>

An application to upgrade an existing rooftop wireless telecommunications facility on a County road.

E. Applications to be Exempt:

<table>
<thead>
<tr>
<th>Application</th>
<th>Applicant</th>
<th>Location</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-47-SD</td>
<td>Secaucus Hotel Partners, LLC</td>
<td>445-455 Harmon Meadow Boulevard (Block 227, Lots 7.16, 7.17, &amp; 7.19)</td>
<td>Secaucus</td>
</tr>
</tbody>
</table>

A subdivision application not on a County road.

<table>
<thead>
<tr>
<th>Application</th>
<th>Applicant</th>
<th>Location</th>
<th>Municipality</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018-48-SP</td>
<td>Ridge Crossing, LLC</td>
<td>Belleville Turnpike &amp; Sellers Street (Block 134, Lots 6.01, 6.02, 6.03, &amp; 6.04)</td>
<td>Kearny</td>
</tr>
</tbody>
</table>

A site plan application not on a County road.
6. **Old Business:** None

7. **New Business:** Introduction of changes to the Hudson County Land Development Regulations

8. **Next Meeting Date:** Tuesday, October 16, 2018 at 6:30 pm.