



**HUDSON COUNTY PLANNING BOARD  
HUDSON COUNTY ANNEX  
567 PAVONIA AVENUE  
3<sup>RD</sup> FLOOR FREEHOLDERS CHAMBERS  
JERSEY CITY, NEW JERSEY 07306  
[WWW.HUDSONCOUNTYNJ.ORG/PLANNING](http://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, September 16, 2015 at 6:30 p.m. in the Freeholders Chambers on the 3<sup>rd</sup> 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 the Meadowview Campus, 595 County Avenue, Building 1, Floor 2, in Secaucus, NJ. 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: August 19, 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>
2015-38-SP	Public Service Electric & Gas Company (PSE&G)	Secaucus Road (Block 101, Lots 2 & 5)	Jersey City

An application to construct foundations, piles, and structural steel supports for electrical equipment.

**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 <sup>st</sup> 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>
2015-41-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> 2015-48-SP	<u>Applicant</u> 6818 Guttenberg, LLC	<u>Location</u> 6807-6819 JFK Boulevard East (Block 38, Lot 4)	<u>Municipality</u> Guttenberg
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Replacing a 2-story, 108 bed nursing facility with a 15-story, 170 unit multi-family residential building with underground parking.

<u>Application</u> 2015-50-SP	<u>Applicant</u> Realty Express LaBarbera	<u>Location</u> 737 Garden Street (Block 194, Lot 22)	<u>Municipality</u> Hoboken
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Proposed 4-story building with 2 residential units. Small rain garden at front of property.

<u>Application</u> 2015-56-SP	<u>Applicant</u> ABS Laboratory	<u>Location</u> 711 Hudson Street (Block 235, Lot 1)	<u>Municipality</u> Hoboken
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Addition of 3,886 sq ft. of space to the existing Laboratory; placement of small detention system and ADA improvements.

**C. Applications to be Exempt:**

<u>Application</u> 2015-63-SP	<u>Applicant</u> NYNYNJ0372	<u>Location</u> 627 Washington Street (Block 217, Lot 8)	<u>Municipality</u> Hoboken
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A telecommunication application to relocate 2 existing antennas, replace 2 antennas and existing equipment.

<u>Application</u> 2015-59-SD/SP	<u>Applicant</u> Van Vorst Street	<u>Location</u> 191 Sussex St and 193-197-213 Van Vorst St. (Block 14205, Lot(s) 14.01,14.02,15, 16,17.01,18)	<u>Municipality</u> Jersey City
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A minor subdivision application to subdivide two lots into three lots. Proposed construction of a two-phase mixed-use project, consisting of two buildings up to 15 stories in height, 408 units, 14,542 sq. ft. of retail, 252 parking spaces.

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

<u>Application</u> 2015-60-SP	<u>Applicant</u> Groundwater Extraction System & Treatment Plant	<u>Location</u> 250 E. 22 <sup>nd</sup> Street (Block 480, Lot 1; Block 481, Lot 3 Block 506, Lot 2; Block 503, Lot 9)	<u>Municipality</u> Bayonne
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A construction of a groundwater treatment plant within an existing petroleum refinery.

<u>Application</u> 2015-61-SD	<u>Applicant</u> 26 Logan Avenue	<u>Location</u> 26 Logan Avenue (Block 10402, Lot 13)	<u>Municipality</u> Jersey City
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A minor subdivision of one lot into three lots.

<u>Application</u> 2015-62-SD	<u>Applicant</u> 140-148 Logan Avenue JC LLC	<u>Location</u> 140 Logan Avenue (Block 10202, Lot 3)	<u>Municipality</u> Jersey City
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A minor subdivision of three lots into five lots.

- 6. **Old Business:** None
- 7. **New Business:** None
- 8. **Next Meeting Date:** Wednesday, October 21, 2015 at 6:30pm.