



**HUDSON COUNTY PLANNING BOARD  
HUDSON COUNTY ANNEX  
567 PAVONIA AVE.  
3<sup>RD</sup> FLOOR FREEHOLDERS CHAMBERS  
JERSEY CITY, NEW JERSEY 07306**



Renee Bettinger, Chairwoman  
Michael Holloway, Vice Chair  
Demetrio Arencibia, PE, PP, County Engineer  
Mary Avagliano, Commissioner  
Daniel Choffo, Commissioner  
James Cryan, Commissioner  
Hon. Doreen DiDomenico, Freeholder  
Joseph Glembocki, PE, Asst. County Engineer  
Alain Gomez, Commissioner Alternate #2  
Rushabh Mehta, Commissioner  
Kennedy Ng, Commissioner Alternate #1  
Hon. Anthony Romano, Freeholder Vice Chair  
John J. Curley, Board Attorney  
Massiel M. Ferrara, PP, AICP, Planning Director  
Megan Massey, PP, AICP, Principal Planner  
Daniela Ciammaruconi, LEED-GA, Planning Aide  
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 19, 2012 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 15, 2012
5. Matters Scheduled for Public Hearing:

**A. Memorialization of resolutions considered at the last meeting:**

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2012-030-SP	Jaqueline and Jose Cantu	957 Boulevard East (Block 60, Lot 31.02)	Weehawken, NJ
2012-032-SP	City of Hoboken	1600 Park Ave & Hoboken Cove - Phase 1 (Blocks 256(H), 11(W), Lots 1-7 (H), 1, 2 (W))	Hoboken, NJ

**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>
2012-034-SP	John Apello	1445-1453 Union Turnpike (Block 79, Lots 1.01, 1.02, 2)	North Bergen, NJ
Applicant requesting approval for expansion of tow truck operations on acquired lots.			
2012-036-SP	1404 Grand LLC	1404-1406 Grand Street (Block 121, Lots 25, 26)	Hoboken, NJ
Applicant requesting approval to construct a six story residential building with ten dwelling units and ten on site parking spaces.			
2012-041-SP	St. Abanoub & St. Antony Church	1325-1335 Kennedy Boulevard (Block 7, Lot 4)	Bayonne, NJ
Applicant requesting approval for construction of church building (basement, mezzanine, phase I main floor). 157 parking spaces.			
2012-042-SP	Red Bridge Homes Corp.	154 Newark Street (Block 187, Lot 14)	Hoboken, NJ

Applicant requesting approval for the demolition of existing nonconforming three family structure and the construction of a new two family dwelling.

**An Equal Opportunity Employer**

**C. Applications to be Dismissed:**

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2012-023-SP	George and Eric Gutierrez	3211-3215 Kennedy Boulevard (Block 260.02, Lots 23,27,28,30)	Union City, NJ
2012-024-SP	Flavor, O.F.D., Inc.	8801-8809 River Road, 8801 River Road (Block 440, Lots 10-16)	North Bergen, NJ
2012-025-SP	Rocio Menchaca	699 Schuyler Avenue (Block 171, Lot 32)	Kearny, NJ

**D. Applications to be declared Exempt:**

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2012-039-SD	50 Regent Street, LLC	333 Grand Street (aka 325 Grand Street) (Block 14002, Lot 1)	Jersey City, NJ
2012-040-SP	New York SMSA Limited Partnership	238 5th Street (Block 11204, Lot 9)	Jersey City, NJ
2012-043-SD	Marbella Tower Associates South, LLC	425 Washington Boulevard (Block 11603, Lots 44, 45)	Jersey City, NJ
2012-044-SP	Frank Cappa	453 Communipaw Avenue (Block 2040, Lot C12, C9)	Jersey City, NJ

**6. Old Business:**

**7. New Business:** Discussion and clarification of the Hudson County Planning Board voting procedures.

**8. Next Meeting Date:** October 17, 2012