



**HUDSON COUNTY PLANNING BOARD
HUDSON COUNTY PLAZA
567 PAVONIA AVE.
3RD FLOOR FREEHOLDERS CHAMBERS
JERSEY CITY, NEW JERSEY 07306**



Daniel Choffo, Chairman
Renee Bettinger, Vice Chairwoman
Jude Fitzgibbons, Chair Pro Tempore
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Hon. Doreen DiDomenico, Freeholder
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Stephen Marks, PP, AICP, Planning Director
Megan Massey, PP, AICP, Principal Planner
Daniela Ciammaruconi, 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, December 21, 2011 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 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:
 - October 5, 2011
 - October 19, 2011
 - October 26, 2011
 - November 14, 2011
5. Matters Scheduled for Public Hearing:

A. Public hearing for the Hoboken/Jersey City Connectivity Study

B. Resolution memorializing the adoption of the Hudson County Comprehensive Economic Development Strategy 2011 Annual Update as an Amendment to the Hudson County Master Plan

C. Memorialization of resolutions considered at the last meeting:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2011-024-SP/SD	Riverpark at Harrison II, LLC	Intersection of 1 st and Bergen Street (Blocks 71, 72, Lots 1.01, 32, 33)	Harrison, NJ
2011-053-SP	Raj Patel	734 County Avenue (Block 99, Lot 4)	Secaucus, NJ
2011-082-SP	Osborne Capital, LLC	232-276 Passaic Avenue (Block 15, Lot 8.02)	Kearny, NJ
2011-069-SP	Shipyard Associates, L.P.	1501 Shipyard Lane (Block 264.2, Lot 1)	Hoboken, NJ

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>
2011-080-SP	Fraternity Meadows LLC	4000-10000 Riverside Station Blvd (Block 5.03, Lot 3.05)	Secaucus, NJ

Applicant seeking approval to construct four story residential building that includes 588 residential units & parking garage (1,039 parking spaces). Proposed building is a phase of the larger Xchange at Secaucus Junction Transit Village project. 336, 949 sq ft of impervious lot coverage with 1039 parking spaces.

2011-081-SP	7-Eleven, Inc.	897-903 Schuyler Avenue (Block 132, Lot 15, 16)	Kearny, NJ
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Applicant requesting approval to demolish existing building and construct a 2,899 sq. ft. building for a 7-11 convenience store.

2011-083-SP	Township of Guttenberg	7608 River Road (Block 44; 438, Lots 2, 3; 1, 1.02)	Guttenberg, NJ North Bergen, NJ
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Applicant seeking approval to construct a new park at an existing waterfront site on the border of Guttenberg and North Bergen.

2011-087-SP	Mark Gialluca	7704 River Road (Block 438, Lots 3, 5, 11.01)	North Bergen, NJ
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Applicant, on behalf of Palisades Medical Center, seeking approval to replace existing medical office building with new 28,500 sq ft medical office building with ground level and deck parking. 424,137 sq ft of impervious lot coverage with 824 parking spaces.

2011-090-SP	NGP Properties, LLC and JGP Properties, LLC	2229-2237 Kennedy Boulevard (Block 46, Lots 1,109,116, 120)	North Bergen, NJ
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Applicant seeking approval for approximately 13,879 sq ft of retail use on the site.

E. Applications to be declared Exempt:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2011-085-SD	Jersey City Housing Authority	563 Montgomery Street (Block 2116, Lot P)	Jersey City, NJ
2011-086-SP	St. Bridget's Senior Residence Urban Renewal, LLC	370-372 Montgomery St. (Block 40.1, Block 14)	Jersey City, NJ
2011-088-SP	New Cingular Wireless PCS, LLC	596-600 Palisades Avenue (Block 788, Lot 8)	Jersey City, NJ
2011-092-SP	Grand LHN I Urban Renewal, LLC	175 Marin Boulevard (Block 60.15, Lot 1)	Jersey City, NJ

6. **Old Business:**

7. **New Business:**

8. **Next Meeting Date:** January 18, 2012