



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



Daniel Choffo, Chairman
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Stephen Marks, PP, AICP, Planning Director
Megan Massey, Principal Planner, AICP
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, September 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 August 17, 2011
5. Matters Scheduled for Public Hearing:

A. Memorialization of resolutions approved at the last meeting:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2011-052-SP	David Drumeler	Intersection of Jefferson & County Avenues (Block 30, Lot 8)	Secaucus, NJ
2011-059-SP	Deepak Amin	4522 Kennedy Boulevard (Block 263, Lot 23)	Union City, NJ
2011-064-SP	Guy Garrubbo	309 Newark Street (Block 2.1, Lots 7,8)	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>
2011-051-SP	NJ Casket Company, Inc.	1400-1404 Clinton Street (Block 122, Lots 6-8,1,23.1,24-28)	Hoboken, NJ

Applicant seeking approval to construct building consisting of 49 traditional residential units, 10 live/work units (as defined by the Hoboken Ordinance), 5,104 sq ft of commercial space (for non-profit use), and 76 parking spaces. 21,280 sq ft impervious lot coverage.

2011-055-SP	Vrasidas Golemis	Passaic Avenue and Mulock Pl. (Block 14, Lots 1-3,45.03,46,46.01,47,48)	East Newark, NJ
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Applicant seeking approval to develop the subject premises, a vacant lot, into a mixed used structure consisting primarily of 15 two bedroom units and 45 one bedroom units, with on-site parking and approximately 3000 square feet of commercial retail space. 37,325 sq ft of impervious lot coverage.

2011-062-SP Goya Foods, Inc. New County Road
(Block 1002, Lot 99b. Block 1100, Lot 52.c. Block 1001, Lot 7a. Block 1101, Lot 51.a) Jersey City, NJ

Applicant seeking approval to construct a 589,000 sq ft building of which 577,000 will be designated warehouse space. The site proposes 480 parking stalls with 66 loading spaces.

2011-067-SP Margaret Morrison LLC 124-130 Park Avenue
(Block 34, Lots 21,22,23.1 &23.2) Hoboken, NJ

Applicant proposes to construct a new five story, eleven residential unit building. Four residential floors over one floor of parking. 6,196 sq ft of impervious lot coverage with 12 parking spaces.

2011-071-SP Cinelli Iron & Metal Company 286, 302-310 Secaucus Road
(Block 62, Lots 11, 12, 13) Secaucus, NJ

Applicant seeking approval of amended site plan.

2011-072-SP John D. Hatch 190-194 County Avenue
(Block 34, Lot 9) Secaucus, NJ

Applicant seeking approval to convert an existing auto repair shop into a local veterinary practice. Approximately 9000 sq ft of impervious lot coverage.

2010-082-SP Applevue, LLC 7009 & 7101 River Road
(Block 316, Lots 1-3, 5.01) North Bergen, NJ

Applicant seeking approval to construct a 59-unit multi-family residential building. Impervious lot coverage is 47,408 sq. ft. with 116 parking spaces.

C. Application to be Administratively Approved:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2011-023-SP	New Cingular Wireless PCS LLC	3495 Kennedy Boulevard (Block 919, Lot 18A)	Jersey City, NJ
2011-040-SP	New Cingular Wireless PCS, LLC	5106 Kennedy Boulevard (Block 108, Lots 1,2)	West New York, NJ

D. Applications to be Dismissed:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2011-054-SP	Terra Brasilis	504 Frank E. Rodgers Blvd. (Block 23, Lot 6)	Harrison, NJ

E. Applications to be declared Exempt:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2011-057-SP	MetroPCS New York, LLC	7520-7526 Bergenline Avenue (Block 280, Lot 34)	North Bergen, NJ
2011-061-SP	Prasad Gurnani	19 Rock Street (Block 1883, Lot 30)	Jersey City, NJ
2011-066-SD	Newport Park in the Northeast Quadrant	700 Washington Blvd (Block 20, Lots 3.21, 3.20)	Jersey City, NJ
2011-070-SP	Harish Sachdeva	3708 JFK Boulevard (Block 897, Lot 4)	Jersey City, NJ

- 6. **Old Business:**

- 7. **New Business:**
 - a. Introduction of the Hudson County Comprehensive Economic Development Strategy 2011 Annual Update

 - b. Introduction of the Jersey City/Hoboken Subregional Transportation Study

- 8. **Next Meeting Date:** Wednesday October 19, 2011