



DEPARTMENT OF PLANNING & BUSINESS OPPORTUNITY
DIVISION OF PLANNING
BERGEN SQUARE CENTER
830 BERGEN AVENUE, SUITE 6A
JERSEY CITY, NEW JERSEY 07306

Established 1962
★ 63 ★
Years of Planning

CRAIG GUY
COUNTY EXECUTIVE

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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, December 16, 2025 at 6:30 p.m.** in the chambers of the Hudson County Improvement Authority's Office located at Bergen Square Center, 830 Bergen Avenue, Fl. 8B, 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: November 2, 2025
5. Matters Scheduled for Public Hearing

A. Adoption of the Hudson County Planning Board Schedule of Meetings for 2026

B. Memorialization of Resolutions Considered at Previous Meeting:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-023-SP	Heritage Village at Hoboken LLC	1033 Willow Avenue (Block 172, Lot 17)	Hoboken

A site plan application to construct a six-story residential building

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-045-SP	38 Jackson, LLC	38 Jackson Street (Block 6, Lot 1-29)	Hoboken

A site plan application to construct a ten-story mixed-use building

C. Site Plans (SP), Subdivisions (SD), and Other Matters Scheduled for Public Hearing:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-019-SP	Journal Square Tower LLC	2958 John F. Kennedy Blvd (Block 7903, Lot 1)	Jersey City

A site plan application to construct a fifty-six-story residential building

D. Applications to be Exempt:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-059-SP	MCR 54 Rt 440 JC LLC	NJSH Route 440 & NJSH Route 185 (Block 30305, Lot 2)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-060-SP	New York SMSA Limited Partnership d/b/a Verizon Wireless	401 Jackson St (Block 57, Lot 1)	Hoboken

A telecommunication application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-061-SP	Grove Street Partners LLC	659 Grove St (Block 6002, Lot 8)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-062-SP	Grove Street Partners LLC	650 Grove St (Block 6101, Lot 2)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-065-SP	Morton Place Plaza LLC	46 Morton St (Block 20902, Lot 77)	Jersey City

A site plan application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-067-SP	CEVG 310 JV LLC	310 Washington St (Block 73.74, Lot 2)	Jersey City

A site plan application not along a county road.

E. Applications to be Dismissed without Prejudice:

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-031-SP	NASA Realty LLC	9200 Kennedy Blvd (Block 396.01, Lot 2)	North Bergen

A site plan application to construct a six story residential building

6. Old Business: None

7. New Business: None

8. Next Meeting Date: Tuesday, January 20, 2026 at 6:30 p.m.