



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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Kevin Force, PP, AICP, Supervising Planner  
Byron Nicholas, PP, AICP, Board Secretary  
Dominique Turnbull, 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 **Tuesday, April 21, 2026 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: March 17, 2026
5. Matters Scheduled for Public Hearing

- A. Awards of Two (2) Professional Services Contracts for Engineering Services, one as a primary, and the second on retainer, in the event the primary has a conflict.
- B. Awards of Two (2) Professional Services Contract for Outside Counsel Legal Services, one as a primary, and the second on retainer, in the event the primary has a conflict.

**C. Memorialization of Resolutions Considered at Previous Meeting:**

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-063-SP	Kennedy Blvd Acquisitions LLC	2861 John F Kennedy Blvd (Block 10601, Lot 47)	Jersey City

A site plan application to construct a fifty-four-story mixed-use building.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2026-002-SP	SW Hoboken LLC	61 Paterson Ave (Block 12, Lot 10)	Hoboken

A site plan application to reconfigure a parking lot and outfit an existing building for a change of use from an Iron Works facility to a fitness center.

**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>
2025-046-SP	Chosen Square LLC	3085 Kennedy Blvd (Block 6304, Lot 4.02)	Jersey City

A site plan application to construct a twelve-story hotel.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2026-005-SP	YM Kennedy LLC	1721 John F Kennedy Blvd (Block 28001, Lot 23)	Jersey City

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

**E. Applications to be Administratively Approved:**

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2025-058-SP	Verizon Wireless	ROW Nearest to 1 County Rd (Block N/A, Lot N/A)	Secaucus

A telecommunications application along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2026-009-SP	Miguel Quintela Jr.	1200-1202 John F Kennedy Blvd (Block 33, Lot 2)	Bayonne

A telecommunications application along a county road.

**F. Applications to be Exempt:**

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2026-010-SD	Hoboken Western Edge LLC	1200 Madison St (Block 106, Lot 1)	Hoboken

A subdivision application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2026-014-SD	Liberty 411 LLC & 413 Liberty LLC	411 Liberty Ave (Block 2503, Lot 41)	Jersey City

A subdivision application not along a county road.

<u>Application</u>	<u>Applicant</u>	<u>Location</u>	<u>Municipality</u>
2026-019-SP	Legend Development LLC	7115 Broadway (Block 292, Lot 26)	North Bergen

A site plan application not along a county road.

**6. Old Business:           None**

**7. New Business:           Introduction of Hudson County ROSI Amendments**

**8. Next Meeting Date: Tuesday, May 19, 2026 at 6:30 p.m.**