



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, March 17, 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: January 20, 2026
5. Matters Scheduled for Public Hearing

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

| <u>Application</u> | <u>Applicant</u> | <u>Location</u>                                   | <u>Municipality</u> |
|--------------------|------------------|---|---------------------|
| 2025-035-SP        | YM Kennedy LLC   | 1727 John F Kennedy Blvd<br>(Block 28001, Lot 20) | Jersey City         |

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

| <u>Application</u> | <u>Applicant</u>    | <u>Location</u>                         | <u>Municipality</u> |
|--------------------|---------------------|---|---------------------|
| 2025-049-SP        | H&A Developers, LLC | 2704 Kennedy Blvd<br>(Block 156, Lot 2) | Union City          |

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

**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> |
|--------------------|----------------------------------|---|---------------------|
| 2025-063-SP        | Kennedy Blvd<br>Acquisitions LLC | 2861 John F Kennedy Blvd<br>(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<br>(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.

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

| <u>Application</u> | <u>Applicant</u>    | <u>Location</u>                                   | <u>Municipality</u> |
|--------------------|---------------------|---|---------------------|
| 2025-069-SP        | Miguel Quintela Jr. | 894-896 John F Kennedy Blvd<br>(Block 125, Lot 5) | Bayonne             |

A telecommunications application along a county road.

**D. Applications to be Exempt:**

| <u>Application</u> | <u>Applicant</u> | <u>Location</u>                        | <u>Municipality</u> |
|--------------------|------------------|--|---------------------|
| 2025-070-SP        | Omar Amin        | 25 Lembeck Ave<br>(Block 1435, Lot 14) | Jersey City         |

A site plan application not along a county road.

| <u>Application</u> | <u>Applicant</u>          | <u>Location</u>                           | <u>Municipality</u> |
|--------------------|---------------------------|---|---------------------|
| 2025-074-SD        | 129 Sanford Avenue<br>LLC | 129 Sanford Ave<br>(Block 279, Lot 14.01) | Kearny              |

A subdivision application not along a county road.

| <u>Application</u> | <u>Applicant</u>          | <u>Location</u>                           | <u>Municipality</u> |
|--------------------|---------------------------|---|---------------------|
| 2025-075-SP        | 129 Sanford Avenue<br>LLC | 129 Sanford Ave<br>(Block 279, Lot 14.01) | Kearny              |

A site plan application not along a county road.

| <u>Application</u> | <u>Applicant</u> | <u>Location</u>                           | <u>Municipality</u> |
|--------------------|------------------|---|---------------------|
| 2026-007-SP        | CEVG 310 JC LLC  | 310 Washington St<br>(Block 11614, Lot 1) | Jersey City         |

A site plan application not along a county road.

| <u>Application</u> | <u>Applicant</u> | <u>Location</u>                                 | <u>Municipality</u> |
|--------------------|------------------|---|---------------------|
| 2026-011-SP        | HMGL LLC         | 450 Harmon Meadow Blvd<br>(Block 227.01, Lot 2) | Secaucus            |

A site plan application not along a county road.

**6. Old Business:           None**

**7. New Business:           None**

**8. Next Meeting Date: Tuesday, April 21, 2026 at 6:30 p.m.**