



COUNTY OF HUDSON
DEPARTMENT OF PLANNING & BUSINESS OPPORTUNITY
DIVISION OF PLANNING
BERGEN SQUARE CENTER
830 BERGEN AVENUE, SUITE 6A
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September 22, 2025

TRANSMITTED VIA EMAIL (jamie@cecininilaw.com)

Peter Cecinini, Esq.
1081 Avenue C
Bayonne, NJ 07002

RE: HCPB Application No. 2025-037-JD
Status: Jurisdictional Determination
1224 Kennedy Blvd
Block 25; Lot 8
Bayonne, NJ 07002

Dear Applicant,

Please be advised that the Hudson County Division of Planning has examined the above referenced application and determined it does not require Hudson County Planning Board approval. All comments from the County Engineer were addressed. The following submissions were reviewed.

- a. **An Application for the change of use from an existing pharmacy to also include a deli.**
- b. **A set of Plans dated 05/30/25 prepared by Stephen M. Kawalek, RA, PP NJ# 21AI016837 from Kawalek + Kawalek Architects, LLC.**
- c. **A Narrative Statement of Applicant prepared by Cecinini Law Group**

The proposed development is along **John F Kennedy Blvd.** The Hudson County Planning Board has jurisdiction over this matter pursuant to N.J.S.A. 40:27-6.6 et seq.

Thank you for your immediate attention to this matter. If you have any questions or need additional information, please feel free to call the Division of Planning during regular business hours at 201-217-5137 ext. 4445, or email Dominique Turnbull at dturnbull@hcnj.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Dominique Turnbull", is written over a horizontal line.

Dominique Turnbull, Assistant Planner, Hudson County Division of Planning
ON BEHALF OF Byron Nicholas, PP, AICP, Hudson County Division of Planning

Files: 2025-037-JD