



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN

**Hoboken Planning Board
94 Washington Street Lower
Level Conference Room
Hoboken, New Jersey 07030**

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Gary Holtzman, Chairman
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Caleb McKenzie, Commissioner
Ryan Peene, Commissioner
Rami Pinchevsky, Commissioner
Tom Jacobson, 1st Alternate
Kelly OConnor, 2nd Alternate

PLEASE TAKE NOTICE the Planning Board will hold a Special meeting on Wednesday, **January 27, 2016 at 7:00PM** in the Council Chambers of City Hall at 94 Washington Street, Hoboken, NJ 07030. A copy of said applications and related documents are on file with and may be inspected by all interested parties in the Planning and Zoning Boards Office at Hoboken City Hall, located at 94 Washington Street, Hoboken, New Jersey 07030, between 9:00 a.m. and 4:00 p.m., Monday through Friday. For additional information or assistance, please contact the Board Secretary, Patricia Carcone, at 201-239-6650 or email pcarcone@hobokennj.gov.

- 1) Meeting Called to Order
- 2) Open Public Meeting Statement
- 3) Roll Call
- 4) Resolution:

[Amended Resolution of Approval 536 Washington Street Block 204, Lot 24.02, Application No. HOP-15-6](#)

4) Matters Scheduled for Public Hearing:

Location: 1423-1431 Hudson Street, aka as Hoboken Cove Building D and Section 4 (HOP-15-23)-

carried from 12/8/15 & 1/5/16

Block: 264 Lot 3.01

Applicant: Hoboken Cove LLC C/O Toll Brothers

Summary: Amendment to approved site plan (99 residential units, 16 parking spaces and retail) for revisions to: the architectural façade and massing; grading and floor elevation; rooftop area amenities and green landscaping; increased retail area dimensions; 14 additional parking spaces (total 30); modifications to the first floor lobby and concierge services configuration in I-1(W) Zone;

Variances: Rear Yard Setback, Roof Coverage, Location of Lower Roof Decks in Front Yard

Attorney: Glenn Pantel, Esq.

Architect: Marchetto Higgins Stieve

Decision: Continued on 3/1/16

5) Next Regular Meeting Date: February 2, 2016

The above is a tentative agenda and as such is subject to change.

Formal Action May Be Taken

Revised 1/11/16

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, Glen Pantel Esq.