



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, 2015 Chairman
Frank Magaletta, 2015 Vice Chairman
Caleb Stratton, Commissioner
Brandy Forbes, Commissioner
Jim Doyle, Commissioner
Ann Graham, Commissioner
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 Regular meeting on Tuesday, **January 5, 2016 at 7:00PM** in the Conference Room (basement) 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) Board Reorganization:

New Appointments are Sworn In:

- Commissioner Class I (Mayor's Designee) - Term of Mayor – Caleb Stratton
- Commissioner Class II January 5, 2016 – December 31, 2016 – Brandy Forbes
- Commissioner Class III (Council Appointee) January 5, 2016 – December 31, 2016 – Jim Doyle
- Commissioner Class IV January 5, 2016 – December 31, 2019 – Gary Holtzman
- Commissioner Class IV January 5, 2016 – December 31, 2019 – Rami Pinchevsky
- 1st Alternate January 5, 2016 – December 31, 2016 – Tom Jacobson
- 2nd Alternate January 5, 2016 – December 31, 2017 – Kelly OConnor

Nomination and Election of Officers for 2016:

- Nominate Acting Chair
- Chairman
- Vice Chairman
- Secretary
- Appointment of Various committees

Approval of 2016 Meeting Schedule

Designation of Jersey Journal as Official Newspaper

Review of Appointments/Request for Qualifications:

- Board Attorney
- Board Planner
- Board Engineer

5) Resolutions:

- [Resolution of Approval 113-121 Monroe Street \(HOP-15-18\), Block 28 Lots 7-11](#)
- [Resolution of Approval 306- 308 Park Avenue \(HOP-15-16\)Block 166, Lots 34.01 & 34.02](#)
- [Resolution of Approval 1313-19 Jefferson Street & 1312-1318 Adams Street \(HOP-15-22\) Block 113 Lots 7 and 23](#)
- [Resolution of Denial 713-715 Monroe Street\(HOP-15-11\), Block 82 Lots 7 & 8](#)

6) Matters Scheduled for Public Hearing:

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

This matter is on the 1/5/16 agenda for the purpose of carrying the matter to a special meeting on 1/27/16.

No hearing will take place for this matter on 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;

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

Attorney: Glenn Pantel, Esq.

Architect: Marchetto Higgins Stieve

Decision: Carried to 1/27/16

Location: 726-732 Grand Street(HOP-15-17)- carried from 12/1/15

Block: 85, Lots 14 15.05-15.08

Applicant: FGAM LLC

Summary: Preliminary Site Plan review for the proposed construction of four residential floors containing 28 residential units over one floor of parking containing 36 parking spaces and four retail spaces under 1000 square feet in the in the R-2 Zone;

Variations: Height, Lot Coverage, Front Yard Setback , Roof Coverage

Attorney: Robert Matule, Esq.

Architect: Minervini- Vandermark Architects

Planner: Edward Kolling

Decision: Approved

Location: 502-510 Madison Street (HOP-15-19)

Block: 67 Lots 28,29,30,31 & 32

Applicant: 502 Madison Street, LLC

Summary: Minor Site Plan review for the proposed construction of a new four story eighteen-unit residential building with eighteen parking spaces on the ground floor in the R-3 Zone;

Variations: Height

Attorney: McDonald & Rodgers, LLC

Architect: Antonio Aiello, AIA
Planner: Edward Kolling
Decision: Carried to 2/2/16

Location: [721 Clinton Ave\(HOP-15-20\)](#)

Block: 159 Lot 7

Applicant: Wonderlofts LLC

Summary: Minor Site Plan review for the proposed construction of a new four story mixed use building with six 100% affordable residential rental units to serve as offsite affordable units for the project previously approved at 720 Clinton Street in the R-2 Zone;

Variances: None

Attorney: Robert Matule, Esq.

Architect: Minervini –Vandermark Architects

Planner: N/A

Decision: Carried to 2/2/16

7) Next Meeting Date: January 27, 2016

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

Formal Action May Be Taken

Revised 1/15/16

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, Robert Matule Esq., Glen Pantel Esq., Diane Fainberg; John McDonald Esq.