



**DAWN ZIMMER**  
MAYOR

## **CITY OF HOBOKEN**

**Hoboken Planning Board**  
**94 Washington Street Lower**  
**Level Conference Room**  
**Hoboken, New Jersey 07040**

**WWW.HOBOKENNJ.ORG/BOARDS/PLANNING-BOARD**

Gary Holtzman, Chairman  
Frank Magaletta, Vice Chairman  
Stephen Marks, Commissioner  
Brandy Forbes, Commissioner  
Ravi Bhalla, Commissioner  
Ann Graham, Commissioner  
Gill Mosseri, Commissioner  
Rami Pinchevsky, Commissioner  
Daniel Weaver, Commissioner  
Sasha Conroy, Alternate #1  
Caleb McKenzie, Alternate #2

**PLEASE TAKE NOTICE** the Planning Board will hold a Regular meeting on **Tuesday, October 7, 2014 at 7:00PM** in the lower level conference room 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 Offices 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](mailto:pcarcone@hobokennj.gov).

**1) Meeting Called to Order**

**2) Open Public Meeting Statement**

**3) Roll Call**

**4) Administrative Matters**

- Review of the following ordinance referred to the Planning Board by City Council pursuant to N.J.S.A. 40:55D-26 for review and determination of whether the ordinance(s) are consistent with the Master Plan. An ordinance Amending the Northwest Redevelopment Plan and Appendix A of Chapter 196 of the code of the City of Hoboken(Z-309).
- Review of the designation of an Area in Need of Rehabilitation for the Neumann Leathers area.

**5) Resolutions**

- [Resolution amending the Northwest Redevelopment Plan and Appendix A of Chapter 196 of the code of the City of Hoboken\(Z-309\).](#)
- [Resolution recommending designating a certain property in the City of Hoboken as an Area in Need of Rehabilitation\(Commonly known as the Neumann Leathers Area\).](#)

**6) Matters Scheduled for Public Hearing:**

**Location: 705 Clinton Street**

**Block:** 159 Lot 3.01

**Applicant:** 705 Clinton St, LP

**Summary:** Minor Site Plan review and variances for the construction of a new three story residential building over parking;project includes 3 units in the R-2 Residential Stabilization Zone;

**Variances:** "C" – Lot Coverage, Roof Coverage

**Attorney:** Robert Matule

**Architect:** Minervini Vandermark

**6) Next Regular Meeting Date: November 6, 2014**

The above is a tentative agenda and as such is subject to change. Formal Action may be taken

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Robert Matule Esq., Ann Holtzman;