



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
Frank Magaletta, Vice Chairman
Caleb Stratton, Commissioner
Brandy Forbes, Commissioner
Jim Doyle, Commissioner
Ann Graham, Commissioner
Caleb McKenzie, Commissioner
Rami Pinchevsky, Commissioner
Ryan Peene, Commissioner

PLEASE TAKE NOTICE the Planning Board will hold a Regular meeting on Tuesday, **November 10, 2015 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) Administrative Matters:

- New Appointment Sworn In: 1st Alternate Kelly O'Connor – Term – November 10, 2015 – December 31, 2016
- On November 4, 2015 the Hoboken City Council referred the proposed "Neumann Leather Redevelopment Plan" dated October 15, 2015 to the City of Hoboken Planning Board for review and recommendation in accordance with the local redevelopment and housing law, N.J.S.A 40A12A-7(e). A copy of the Neumann Leather Redevelopment Draft Plan is available on the City of Hoboken website at: <http://www.hobokennj.org/docs/communitydev/Neumann-Leathers-Redevelopment-Plan-Draft-10-15-15.pdf>
- Review proposed improvements and repairs at the uptown Fire House located at 1313 Washington Street, Block 245, Lot 2. The City is proposing to replace the roof, the roll down garage door and repairs to the building interior.

4) Resolutions

- [Resolution of Approval 631 Washington Street, Block 217, Lot 10, Case: HOP-15-12](#)
- [Resolution of Approval 627 Washington Street, Block 217, Lot 8, Case: HOP-15-15](#)
- [Resolution of Approval 117-119 Harrison Street, Block 26, Lots 11 and 12, Case HOP-15-9](#)
- Resolution memorializing the review and recommendations to City Council regarding an ordinance adopting the Neumann Leather Edge Redevelopment Plan

5) Matters Scheduled for Public Hearing:

Location: **713-715 Monroe Street**

Case: HOP-15-11

Block: 82, Lots 7 and 8

Applicant: 713-5 Monroe Street LLC

Summary: Minor Site Plan review and variances for the proposed construction of a new four-story building

with seven residential units on four floors over one floor of parking in the R-3 Zone;
Variations: "C" – Lot Coverage, Building Height, Rear Yard Setback, Roof Coverage, Facade
Attorney: James Burke, Esq.
Architect: Marchetto Higgins Stieve
Decision: Denied

Location: [306- 308 Park Avenue](#)

Case: HOP-15-16

Block: 166, Lots 34.01 & 34.02

Applicant: Fig Tree Development LLC

Summary: Minor Site Plan review and variations for the proposed conversion of a mixed use six family building into four residential condominium units in the R-1 Zone;

Variations: Lot Coverage, Height

Attorney: Robert Matule, Esq.

Architect: Jensen C. Vasil

Decision: Carried to 12/1/15

6) Next Regular Meeting Date: December 1, 2015

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

Formal Action May Be Taken

Revised 11/10/15

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, Robert Matule Esq., James Burke Esq., Hadisha Gordon, Esq., Judith A. Fairweather Esq.