



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 Subdivision and Site Plan Review Committee meeting on **Thursday, November 12, 2015 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.

- 1) Meeting Called to Order
- 2) Open Public Meeting Statement
- 3) Roll Call
- 4) Matters Scheduled for Review:

Location: [726-732 Grand Street\(HOP-15-17\)](#)

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;

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

Attorney: Robert Matule, Esq.

Architect: Minervini- Vandermark Architects

Decision: Complete

~~**Location:** [502-510 Madison Street \(HOP-15-19\)](#)—rescheduled for 12/9/15~~

~~**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;~~

~~**Variiances:** Height~~

~~**Attorney:** McDonald & Rodgers, LLC~~

~~**Architect:** Antonio Aiello, AIA~~

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

Block: 159 Lot 7

Applicant: Maximinano, L.P.

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
Decision: Incomplete

Location: 718-720 Jefferson Street(HOP-15-21)

Block: 83 Lot 25-26
Applicant: 718 Jefferson LLC
Summary: Minor Site Plan review for the proposed construction of a new four story mixed use building with four residential units over parking in the R-2 Zone;
Variances: Height and Facade
Attorney: Robert Matule, Esq.
Architect: Lee Levine Architects PC
Decision: Incomplete

Location: 1313-19 Jefferson Street & 1312-1318 Adams Street (HOP-15-22)

Block: 113 Lots 7 and 23
Applicant: 1312 Adams Storage, LLC
Summary: Preliminary Site Plan review for a proposed 120,000 square foot , six story , self-storage facility in in the I-1 Zone;
Variances: Lot coverage, Lot Width , Front Yard Setback, Side Yard Setback , Building Height in Stories, Parking , Signage
Attorney: James Burke, Esq.
Architect: Jack Wilbern
Decision: Complete

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

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; 15 additional parking spaces(total 31); modifications to the first floor lobby and concierge services configuration in I-1(W) Zone;
Variances: Rear Yard Setback
Attorney: Glenn Pantel, Esq.
Architect: Marchetto Higgins Stieve
Decision: Complete

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

11/16/15

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, Robert Matule, Esq, John McDonald Esq. , James Burke Esq. , Glenn Pantel Esq., Diana Fainberg