



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN

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

WWW.HOBOKENNJ.ORG/BOARDS/PLANNING-BOARD

Gary Holtzman, Chairman
Frank Magaletta, Vice Chairman
Caleb Stratton, Commissioner
Brandy Forbes, Commissioner
Jim Doyle, Commissioner
Ann Graham, Commissioner
Caleb McKenzie, Commissioner
Ryan Peene, Commissioner
Rami Pinchevsky, Commissioner
Kelly O'Connor, 1st Alternate

PLEASE TAKE NOTICE the Planning Board will hold a Special meeting on Tuesday, **December 8, 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) Matters Scheduled for Public Hearing:

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 the I-1 Zone;

Variiances: Lot coverage, Lot Width, Front Yard Setback, Side Yard Setback, Building Height in Stories, Parking, Signage

Attorney: James Burke, Esq.

Architect: Jack Wilbern

Decision:

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; 14 additional parking spaces (total 30); modifications to the first floor lobby and concierge services configuration in I-1(W) Zone;

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

Attorney: Glenn Pantel, Esq.

Architect: Marchetto Higgins Stieve

Decision:

5) Next Regular Meeting Date: January 5, 2015

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

Formal Action May Be Taken

Revised 12/1/15

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