



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
Kelly OConnor, 1st Alternate

PLEASE TAKE NOTICE the Planning Board will hold a Subdivision and Site Plan Review Committee meeting on **Wednesday, December 9, 2015 at 7:00PM** in the Council Chambers 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: [502-510 Madison Street \(HOP-15-19\) – 2nd review](#)

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: Complete

Location: [721 Clinton Ave\(HOP-15-20\)- 2nd review](#)

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;

Variations: None

Attorney: Robert Matule, Esq.

Architect: Minervini –Vandermark Architects

Planner: N/A

Decision: Complete

Location: [718-720 Jefferson Street\(HOP-15-21\)- 2nd review](#)

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;
Variations: Height and Facade
Attorney: Robert Matule, Esq.
Architect: Lee Levine Architects PC
Planner: Ken Ochab
Decision: Complete

Location: 731-733 Clinton Street(HOP-15-24)

Block: 159 Lot 8-10
Applicant: Wonderlofts LLC
Summary: Preliminary Major Site Plan review for the proposed construction of a new 5 story(4/1) residential building with 15 units and 18 parking spaces in the R-2 Zone;
Variations: Height, Façade, Lot Coverage and Rear Yard Setback
Attorney: Robert Matule, Esq.
Architect: Minervini Vandermark
Planner: Edward Kolling
Decision: Complete

Location: 722-730 Jefferson Street(HOP-15-25)

Block: 83 Lots 20-24
Applicant: 722 Jefferson Street LLC
Summary: Preliminary Site Plan review for the proposed construction of a new 5 story(4/1) residential building with 16 units and 21 parking spaces in the R-2 Zone;
Variations: Lot Coverage, Rear Yard Setback, and Rear Wall Distance
Attorney: Robert Matule, Esq.
Architect: Minervini Vandermark
Planner: Edward Kolling
Decision: Incomplete

Location: 1000 Jefferson Street(HOP-15-26)

Block: 99 Lot 1
Applicant: Jefferson Urbn Rnwl LP
Summary: Amended Site Plan review for the proposed construction of an amenity area on rooftop of existing 217-unit multifamily structure to serve existing residents. Proposed amenity are will include lounge and seating areas, shuffleboard area, gaming area, grilling area and fire pit in the NW Redevelopment Zone;
Variations: None
Attorney: Gary T. Hall, Esq.
Architect: Tim Geitz
Planner: N/A
Decision: Incomplete

Location: 118-120 Madison Street (HOP-15-27)

Block: 28 Lots 25-26
Applicant: TST Madison LLC

Summary: Minor Site Plan review for the proposed construction of a new 5 story residential building containing 6 dwelling units on floors 2-5 and a parking garage on the first floor with parking spaces in the R-2 Zone;

Variations: Façade, Height, Lot Coverage and Rear Yard Setback

Attorney: John Curley Esq.

Architect: Minervini Vandermark

Planner: Edward Kolling

Decision: Complete

6) 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

12/11/15

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, Robert Matule, Esq, John McDonald Esq., Gary Hall Esq., John Curley Esq.