



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, 2015 Chairman
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Caleb McKenzie, Commissioner
Ryan Peene, Commissioner
Rami Pinchevsky, Commissioner
Tom Jacobson, 1st Alternate
Kelly OConnor, 2nd Alternate

PLEASE TAKE NOTICE the Planning Board will hold a Regular meeting on Tuesday, **February 2, 2016 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) Board Reorganization:

Review of Appointments/Request for Qualifications:

- Board Attorney – The Galvin Law Firm appointed
- Board Planner – Maser Consulting appointed
- Board Engineer – Maser Consulting appointed

5) Resolutions:

Resolution of Approval ~~726 732 Grand St, Block 85, Lots 14 15.05 15.08, HOP 15 17~~—rescheduled to 2/25/16

6) Matters Scheduled for Public Hearing:

Location: **502-510 Madison Street (HOP-15-19)** , *carried from 1/5/16*

Block: 67 Lots 28,29,30,31 & 32

Zone: R-3

Applicant: 502 Madison Street, LLC

Summary: Preliminary Site Plan review for the proposed construction of a new four story eighteen-unit residential building with eighteen parking spaces on the ground floor;

Variances: Height

Attorney: McDonald & Rodgers, LLC

Architect: Antonio Aiello, AIA

Planner: Edward Kolling

Decision: Approved

Location: **721 Clinton Ave (HOP-15-20)**, *carried from 1/5/16*

Block: 159 Lot 7

Zone: R-2

Applicant: Wonderlofts LLC

Summary: Minor Site Plan review for the proposed construction of a new five 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;

Variances: Height
Attorney: Robert Matule, Esq.
Architect: Minervini –Vandermark Architects
Planner: N/A
Decision: Approved

Location: [118-120 Madison Street\(HOP-15-27\)](#)

Block: 28 Lot 25

Zone: R-3

Applicant: TST Madison LLC

Summary: Minor Site Plan Approval and variances for the proposed construction of a five story residential building containing 6 dwelling units on floors 2-5 and a parking garage on the 1st floor containing 8 parking spaces and featuring a green roof and solar panels;

Variances: Lot Coverage, Height, Rear Yard Setback , Rear Wall Depth

Attorney: John J. Curley, Esq.

Architect: Minervini –Vandermark Architects

Planner: Edward Kolling

Decision: Denied

7) Next Regular Meeting Date: February 25, 2016

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

Formal Action May Be Taken

Revised 2/4/16

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