



**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](http://WWW.HOBOKENNJ.ORG/BOARDS/PLANNING-BOARD)

Gary Holtzman, 2015 Chairman  
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Tom Jacobson, 1st Alternate  
Kelly OConnor, 2nd Alternate

**PLEASE TAKE NOTICE** the Planning Board will hold a Regular meeting on Tuesday, **March 1, 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](mailto:pcarcone@hobokennj.gov).

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

The City is planning repairs and improvement to the Midtown Firehouse located at 801 Clinton St. The building is listed on the state and national register of historic sites and the project is considered a capital improvement which necessitates Planning Board review.

5) Resolutions:

Resolution of Approval 502-510 Madison Street (HOP-15-19), Block 67 Lots 28,29,30,31 & 32

Resolution of Approval 721 Clinton Ave (HOP-15-20), Block 159, Lot 7

Resolution of Denial 118-120 Madison Street (HOP-15-27), Block 28 Lot 25

6) Matters Scheduled for Public Hearing:

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

*continued from 1-27-16*

**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;

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

**Attorney:** Glenn Pantel, Esq.

**Architect:** Marchetto Higgins Stieve

**Decision:**

**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:**

**Location: 133 Monroe Street(HOP-15-28)**

**Block:** 28 Lot 17

**Zone:** R-3

**Applicant:** 133 Monroe LLC

**Summary:** Minor site plan review and variations for the proposed construction of a new four story residential building with three duplex units.

**Variations:** Height, Lot Coverage, Rear Yard Setback, Lot Area, Lot Depth

**Attorney:** Robert Matule

**Architect:** Minervini Vandermark

**Planner:** Kenneth Ochab

**Decision:**

**7) Next Regular Meeting Date: April 5, 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. , Glenn Pantel Esq.