



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN

Hoboken Planning Board
94 Washington Street
Hoboken, New Jersey 07030

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PLEASE TAKE NOTICE the Planning Board will hold a Special meeting on Tuesday, **March 29, 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) Administrative Matters:

The City is planning repairs and improvements 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 Denial 118-120 Madison Street \(HOP-15-27\), Block 28 Lot 25](#)

[Resolution of Approval 718-720 Jefferson Street \(HOP-15-21\), Block 83, Lots 25-26](#)

6) Matters Scheduled for Public Hearing:

Location: 731-733 Clinton Street (HOP-15-24) - carried from 2/25/16

Block: 159 Lots 8-10

Zone - R-2

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

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

Attorney: Robert Matule, Esq.

Architect: Minervini Vandermark

Planner: Edward Kolling

Decision: Approved

Location: 133 Monroe Street (HOP-15-28)- carried from 3/1/16

Block: 28 Lot 17

Zone: R-3
Applicant: 133 Monroe LLC
Summary: Minor site plan review and variances for the proposed construction of a new five story building with two residential units over one commercial unit
Variations: Lot coverage (75% vs. 60%); building height above Design Flood Elevation (42' v. 40'); rear yard depth (20' v. 24') and development of an undersized lot (2400 sf v. 2500 sf; 80' deep v. 100')
Attorney: Robert Matule
Architect: Minervini Vandermark
Planner: Kenneth Ochab
Decision: Applicant to re-notice for 5/3/16

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 3/31/16

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