



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 Subdivision and Site Plan Review Committee meeting on **Wednesday, March 9, 2016 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: **306- 308 Park Avenue**

Case: HOP-15-16

Block: 166, Lots 34.01 & 34.02

Zone: R-1

Applicant: Fig Tree Development LLC

Summary: **Approved by PB 1/5/16. Review request by applicant to replace brick façade.**

Minor Site Plan review and variances for the proposed conversion of a mixed use six family building into four residential condominium units;

Variances: Lot Coverage, Height

Attorney: Robert Matule, Esq.

Architect: Jensen C. Vasil

Decision:

Location: **1000 Jefferson Street – 2nd review**

Case: HOP-15-26

Block: 99, Lot 1

Zone : NW Redevelopment Zone

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

Variances: None

Attorney: Gary T. Hall, Esq.

Architect: Tim Geitz

Planner: N/A

Decision:

Location: **713-715 Monroe Street- 2nd review**

Case: HOP-16-2
Block: 82, Lots 7 and 8
Zone: R-3
Applicant: 713-5 Monroe Street LLC
Summary: Minor Site Plan review and variances for the proposed construction of a new four-story building with seven residential units on four floors over one floor of parking(5 spaces);
Variations: Building Height, Roof Coverage
Attorney: James Burke, Esq.
Architect: Marchetto Higgins Stieve
Planner: N/A
Decision:

Location: **86.88.90 Jefferson Street**

Case: HOP-16-3
Block: 17, Lots 31,32,33
Zone: R-3
Applicant: 88 JEFFERSON ST. LLC
Summary: Minor Site Plan review and variances for the proposed construction of a new five-story building with eight residential units on four floors over one floor of parking(10 spaces);
Variations: Building Height
Attorney: Robert Matule, Esq
Architect: Minervini Vandermark
Planner: N/A
Decision:

Location: **527-529 Monroe Street**

Case: HOP-16-5
Block: 67, Lots 14 and 15
Zone: R-3
Applicant: 527 Monroe Street LLC
Summary: Minor Site Plan review and variances for the proposed construction of a new four-story building with eight residential units on four floors over one floor of parking(10 spaces);
Variations: Lot Coverage, Rear Yard Setback
Attorney: Robert Matule, Esq
Architect: Minervini Vandermark
Planner: Edward Kolling
Decision:

Location: 462 Newark Street

Case: HOP-16-6

Block: 18, Lot 2

Zone: R-3

Applicant: 462 Newark Street, LLC

Summary: Minor Site Plan review and variances for the proposed construction of a new five-story building with four residential units on four residential floors over one story commercial space to be occupied by the existing commercial tenant(Dominos Pizza)

Variations: Lot coverage, rear yard depth and rear wall depth

Attorney: Robert Matule, Esq

Architect: James McKeight

Planner: Edward Kolling

Decision:

Location: 118-120 Madison Street

Case: HOP-16-7

Block: 28 Lot 25-26

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 four dwelling units on floors 2-5 and a parking garage on the 1st floor containing five parking spaces

Variations: Height, Facade

Attorney: John J. Curley, Esq.

Architect: Minervini –Vandermark Architects

Planner: Edward Kolling

Decision:

6) Next Meeting Date: March 29, 2016

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

Formal Action May Be Taken

2/26/16

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, Robert Matule, Esq., James Burke Esq., John Curley Esq, Tim Geitz , Gary T. Hall Esq.