



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, April 13, 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: 901-903 Hudson Street(HOP-15-29) – 2nd review- incomplete 1/3/16

No new materials – applicant will request to be rescheduled

Block: 238 Lot 1

Zone: R-1(H)(CPT)

Applicant: Road LLC

Summary: Minor subdivision resulting in the property being subdivided into two lots , with one building located on each of the proposed lots. No expansion or alterations of the existing buildings is proposed.

Variiances: Lot size, lot width, lot coverage, side yard setback

Attorney: Robert Matule

Architect: N/A

Planner: Edward Kolling

Decision:

Location: 713-715 Monroe Street- 3rd review- incomplete 3/9/16

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 variiances for the proposed construction of a new four-story building with seven residential units on four floors over one floor of parking(5 spaces);

Variiances: Building Height, Roof Coverage

Attorney: James Burke, Esq.

Architect: Marchetto Higgins Stieve

Planner: N/A

Decision:

Location: 462 Newark Street- 2nd review- incomplete 3/9/16

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- 2nd review- incomplete 3/9/16

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:

Location: 115-131 Grand Street

Case: HOP-16-9

Block: 32 Lots 8-16

Zone: R-3

Applicant: Chanti 3 LLC

Summary: Preliminary Site Plan Approval and variances for the proposed construction of a five story residential building containing 32 residential dwelling over ground floor parking for 34 vehicles and 800 square feet of retail space

Variations: Lot coverage(63.3% v 60%), Height(40.5 ft. above DFE v 40ft.), Rear Yard(0 ft. v. 21ft. on lot 16)

Attorney: Robert Matule, Esq.

Architect: Minervini –Vandermark Architects

Planner: Kenneth Ochab

Decision:

6) Next Meeting Date: May 4, 2016

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

Formal Action May Be Taken

3/2/16

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