



**DAWN ZIMMER**  
MAYOR

## **CITY OF HOBOKEN**

**Hoboken Planning Board**  
**94 Washington Street Lower**  
**Hoboken, New Jersey 07030**

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Kelly OConnor, 2nd Alternate

**PLEASE TAKE NOTICE** the Planning Board will hold a Regular meeting on Tuesday, **April 5, 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) Resolutions:**

- [Resolution of Approval 1423-1431 Hudson Street a/k/a Hoboken Cove Building D and Section 4, Block 264, Lot 3.01, HOP-15-23](#)

**5) Administrative Matters:**

- The City is planning the rehabilitation and improvement of Washington Street. This project is considered a capital improvement which necessitates Planning Board review.
- [306-308 Park, Block 166, Lot 34.01 & 34.02 \(HOP-15-16\)](#). This project was approved by Planning Board on 1/5/16. While performing a test removal of sections of stucco on the façade, it was discovered that underlying brick was severely deteriorated necessitating the revocation of the First Certificate of Zoning compliance. The applicant will attempt to explain why the walls are still adequate and can comply with the resolution conditions to rehab and reuse the existing façade.

**6) Matters Scheduled for Public Hearing:**

**Location:** **1313-1319 Jefferson Street & 1312-1318 Adams Street**

**Case:** HOP-16-8

**Block:** 113 Lots 7-23

**Zone:** I-1

**Applicant:** 1312 Adams Storage, LLC

**Summary:** Final Site Plan approval for a seven story self storage facility with ground floor parking.  
Preliminary Site Plan approval by Planning Board 1/5/16.

**Variations:** None

**Attorney:** Jim Burke, Esq.

**Architect:** Jack Wilbern

**Planner:** Edward Kolling

**Decision:** Approved

**Location:** **722-730 Jefferson Street- carried from 3/1/16**

**Case:** HOP-15-25

**Block:** 83 Lots 20-24

**Applicant:** 722 Jefferson Street LLC

**Zone:** R-2

**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

**Variiances:** Lot Coverage, Rear Yard Setback, and Rear Wall Distance

**Attorney:** Robert Matule, Esq.

**Architect:** Minervini Vandermark

**Planner:** Edward Kolling

**Decision:** Approved

**Location:** **319 Washington Street**

**Case:** HOP-16-1

**Block:** 214, Lot 8

**Zone:** CBD

**Applicant:** Road LLC

**Summary:** Minor Site Plan review for the proposed renovation of the existing 2nd floor residential space into commercial space and addition of two residential floors with one residential unit per floor;

**Variiances:** Expansion of a non-conforming structure(lot coverage and rear yard setback)

**Attorney:** Robert Matule

**Architect:** Nastasi Architects

**Planner:** Ken Ochab

**Decision:** Carried to 5/3/16

## **7) Next Regular Meeting Date: May 3, 2016**

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

Formal Action May Be Taken

Revised 4/8/16

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, Robert Matule Esq., James Burke, Esq; Stephen Marks; Glen Pantel, Esq.