



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, May 11, 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: 462 Newark Street- 3rd 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(Domino's Pizza)

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

Attorney: Robert Matule, Esq

Architect: James McKeight

Planner: Edward Kolling

Decision:

Location: 71-73 Monroe Street (HOP-16-10)

Case: HOP-16-10

Block: 16, Lot 5 & 6

Zone: R-3

Applicant: 71 Monroe Associates

Summary: Minor Site Plan review and variances for the proposed construction of a new five-story building with seven residential units on four residential floors over one story of parking (6 spaces)

Variations: Lot coverage, Height, Rear Yard setback

Attorney: Robert Matule, Esq

Architect: Bodnar Architects

Planner: Ken Ochab

Decision:

Location: **807-809 Castle Point Terrace (Stevens Institute)**

Case: HOP-16-11

Block: 236, Lots 3 and 4.02

Zone: R-1(E)

Applicant: Trustees of Stevens Institute of Technology

Summary: Preliminary and Final Site Plan and variance review to construct a three (3) story modular "swing space" building which will contain approximately 15,450 square feet of office and classroom space, and is intended to operate as "swing space" to replace the academic space lost following the demolition of the Lieb building and to replace other campus facilities undergoing renovation or replacement after the opening of the Academic Gateway Building. The proposed building will be between Jonas Hall, Humphreys Hall and Pond House, where a parking lot currently exists.

Variances: Lot coverage, Minimum space between buildings, Open space ratio, Parking, Side yard setback

Attorney: Jason Tuvel, Esq.

Architect: Elkin/Sobolta & Associates

Planner: None

Decision:

6) Next Meeting Date: May 26, 2016

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

Formal Action May Be Taken

4/28/16

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Zoning Officer Ann Holtzman, Board Attorney Dennis Galvin, Board Planner Dave Roberts, Board Engineer Andy Hipolit, Robert Matule, Esq., Jason Tuvel Esq.,