



**DAWN ZIMMER**  
MAYOR

## **CITY OF HOBOKEN**

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

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Tom Jacobson, 1st Alternate  
Kelly OConnor, 2nd Alternate

**PLEASE TAKE NOTICE** the Planning Board will hold a Regular meeting on Tuesday, **May 3, 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 1313-1319 Jefferson Street, 1312-1318 Adams Street, Block 113, Lots 7 & 23, HOP-15-22](#)
- [Resolution of Approval 306-308 Park Avenue, Block 166, Lots 34.01 and 34.02, HOP-15-16](#)
- [Resolution of Approval 731-733 Clinton Street, Block 159, Lots 8-10, HOP-15-24](#)
- [Resolution of Approval 722-730 Jefferson Street, Block 83, Lots 20-24, HOP-15-25](#)

**5) Administrative Matters:**

- [Review Ordinance Z-412 amending Chapter 44 \(Land Use Procedures\) for consistency with the Master Plan](#)

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

**Location:** 133 Monroe Street, carried from 3/1/16 and 3/29/16(renoticed)

**Case:** HOP-15-28

**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 commercial space on the first floor and two residential units on floors 2-5

**Variances:** Lot coverage (100% on first floor and 70.75% on floors 2-5 vs. 60%); building height above Design Flood Elevation (42' v. 40'); rear yard depth on first floor (0' v. 24'); rear wall depth of first floor (80' v. 70'); set back on lower roof deck (0' v. 3'); retail space on block where two others do not exist; retail space in excess of 1000 sq. ft. of customer service area 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:** Approved

**Location: 1000 Jefferson Street**

**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  
**Variiances:** None  
**Attorney:** Gary T. Hall, Esq.  
**Architect:** Tim Geitz  
**Planner:** N/A  
**Decision:** To be continued on 5/26/16

**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:** Approved

**7) Next Regular Meeting Date: May 26, 2016**

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

Formal Action May Be Taken

Revised 5/6/16

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