



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN

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

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Gary Holtzman, Chairman
Frank Magaletta, Vice Chairman
Caleb Stratton, Commissioner
Brandy Forbes, Commissioner
Jim Doyle, Commissioner
Ann Graham, Commissioner
Caleb McKenzie, Commissioner
Rami Pinchevsky, Commissioner
Ryan Peene, Alternate #1

PLEASE TAKE NOTICE the Planning Board will hold a Regular meeting on Tuesday, **July 7, 2015 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.

1) Meeting Called to Order

2) Open Public Meeting Statement

3) Roll Call

4) Administrative Matters

- PSE&G proposes a change to their site plan approval known as "Resolution of Approval, Application of PSE&G, Block 140, Lots 1-30 and Block 141, Lots 12- 19, 1622 Clinton Avenue, dated 12/3/13." PSE&G as part of their "Energy Strong" initiative desires to elevate electric process equipment at the Hoboken Substation and that this work be added to their prior approval as an internal administrative amendment.
- On June 3, 2015 the Hoboken City Council referred the proposed "Western Edge Redevelopment Plan" dated May 26, 2015 to the City of Hoboken Planning Board for review and recommendation in accordance with the local redevelopment and housing law, N.J.S.A 40A12A-7(e). A copy of the Western Edge Redevelopment Plan is available on the City of Hoboken website at: <http://www.hobokennj.org/docs/communitydev/Western-Edge-Redevelopment-Plan-Draft-for-Introduction.pdf>

5) Resolutions:

- Resolution of Approval for 420 Adams Street, Block 60 Lot 15
- Resolution memorializing the review and recommendations to City Council regarding an ordinance adopting the Western Edge Redevelopment Plan

6) Matters Scheduled for Public Hearing:

Location: 536 Washington Street

Block: 204 Lot 24.02

Applicant: Grace & Lily, Inc.

Summary: Conditional Use Approval for a tea beverage retail business in the R-1 Zone

Attorney: James Burke, Esq.

Architect: Janine Glatt

Location: 461 11th Street

Block: 100 Lot 10

Applicant: F. Pasquale Limited Partnership

Summary: Minor Site Plan review for the proposed construction of a new 79 foot in height, nine residential unit building with eleven parking spaces in the North West Redevelopment Zone
Attorney: James Burke, Esq.
Architect: John Nastasi

7) Next Regular Meeting Date: August 4, 2015

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

Formal Action May Be Taken

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, Jim Burke Esq., Noreen Merainer, Board Professionals