



**DAWN ZIMMER**  
MAYOR

## **CITY OF HOBOKEN**

**Hoboken Planning Board**  
**94 Washington Street**  
**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, **July 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. Administrative Matters:**

Application of PT Maxwell, LLC for Extension of Vesting of Final Site Plan Approval for Block D in Maxwell Place on The Hudson, 1101-1125 Hudson Street (Block 261.02, Lot 1 on the City of Hoboken Tax Map)

- 5. Matters Scheduled for Public Hearing:**

**Location: 726-732 Grand Street**

**Case:** HOP-16-13

**Block:** 85, Lots 14 15.05-15.08

**Applicant:** FGAM LLC

**Summary:** Final Site Plan review for the proposed construction of four residential floors containing 28 residential units over one floor of parking containing 36 parking spaces and four retail spaces under 1000 square feet in the in the R-2 Zone;

**Attorney:** Robert Matule, Esq.

**Architect:** Minervini- Vandermark Architects

**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 mixed use building containing 25 residential dwelling and two commercial spaces over ground floor parking for 28 vehicles

**Variations:** Lot coverage(63.3% v 60%), Height(40.5 ft. above DFE v 40ft.), Rear Yard(0 ft. v. 21ft. on lot 16) , and two commercial spaces on ground floor where two others do not currently exist on same block frontage and both of which will exceed 1000 sq. ft. of customer service area

**Attorney:** Robert Matule, Esq.  
**Architect:** Minervini –Vandermark Architects  
**Planner:** Kenneth Ochab  
**Decision:**

**Location: 462 Newark Street**

**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)

**Variances:** Lot coverage, rear yard depth and rear wall depth

**Attorney:** Robert Matule, Esq

**Architect:** James McKeight

**Planner:** Edward Kolling

**Decision:**

**7) Next Meeting Date: July 13, 2016**

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

Formal Action May Be Taken

Revised 6/28/16

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, Jason Tuvel, Esq., Gary Hall Esq., John Curley Esq.