

City of Hoboken Planning Board  
94 Washington  
(201) 420-2068  
Fax (201) 239-9847

**HOBOKEN PLANNING BOARD**

**FEBUARY 7, 2006 7:00 P.M.**

**CONFERENCE ROOM CITY HALL**

**OPEN PUBLIC MEETINGS ACT NOTICE**

**Approval of minutes 1/6/06-1/8/06-1/19/06**

Please take notice the **Planning Board** will hold its Regular Meeting in the conference Room of City Hall, 94 Washington Street, Hoboken, New Jersey.

**RESOLUTIONS**

**Contract Planning Board Planner**

**Contract Planning Board Engineer**

**Contract to hire a Planner to study areas in need of Investigation**

**COMMUNICATIONS FROM CITY COUNCIL**

**RESOLUTION AUTHORIZING THE PLANNING BOARD OF THE CITY OF HOBOKEN TO CONDUCT A PRELIMINARY INVESTIGATION OF PROPOSED AREA IN NEED OF REDEVELOPMENT (SOUTHWEST AREA/PROPOSED "IT" ZONING DISTRICT) IN ACCORDANCE WITH LOCAL REVELOPMENT AND HOUSING LAW AND TO PROVIDE RECOMMENDATIONS TO THE CITY COUNCIL.**

**RESOLUTION AUTHORIZING THE PLANNING BOARD OF THE CITY OF HOBOKEN TO CONDUCT A PRELIMINARY INVESTIGATION OF PROPOSED AREA IN NEED OF REDEVELOPMENT (PUBLIC WORKS GARAGE SITE ) IN ACCORDANCE WITH LOCAL REDEVELOPMENT AND HOUSING LAW AND TO PROVIDE RECOMMENDATIONS TO THE CITY COUNCIL.**

## HEARINGS

801-831 Monroe Street  
Plan  
800-830 Madison Street  
Owner Block 88 Development, LLC  
Architect Gruzen Samton  
Attorney JohnCurley

Amended Final Site

(continuance)

410 Washington Street  
Applicant New Cingular Wireless  
Site Planner Heyer, Gruel & Associates  
Attorney Judith Babinski

Minor Site Plan/Wireless

619-633 Adams Street  
630-632 Grand Street  
Applicant 619 Adams Street LLC  
Architect Dean Marchetto  
Attorney Steven Firkser

Amended Site Plan & Final

CC: City Clerk  
Mayor  
Commissioners  
Director Fred Bado  
Board Attorney, Michael Butler  
Board Planner, Eileen Banyra  
Board Engineer, Chas Holloway  
Jersey Journal  
Hoboken Reporter  
Judith Babinski, Esq.  
Steven Firkser, Esq.  
John Curley, Esq.  
Beth Mason

**Hoboken Planning Board 2 7 06**

**HOBOKEN PLANNING BOARD SPECIAL MEETING**

**MARCH 2, 2006 7:00 P.M.**

**CONFERENCE ROOM OF CITY HALL**

**OPEN PUBLIC MEETINGS ACT NOTICE**

**PLEASE TAKE NOTICE THAT THE PLANNING BOARD OF THE CITY OF HOBOKEN WILL CONDUCT A PUBLIC HEARING ON THURSDAY, MARCH 2, 2006, IN THE CONFERENCE ROOM OF CITY HALL (GROUND FLOOR), 94 WASHINGTON STREET, HOBOKEN, NEW JERSEY TO DETERMINE WHETHER THE AREA KNOWN AND DESIGNATED ON THE TAX MAP OF THE CITY OF HOBOKEN AS BLOCK 1, LOTS 1 AND 11-14 (COMMONLY KNOWN AS THE PUBLIC WORKS GARAGE SITE) IS AN AREA IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH N.J.S.A. 40A:12A-6.**

**CC: Mayor  
City Clerk  
Commissioners of Planning Board  
Commissioners of Zoning Board  
Fred Bado, Director  
Board Engineers  
Board Attorneys  
Board Planners  
Jersey Journal  
Hoboken Reporter  
Jersey City, City Clerk**

Amended 3/1/06

## **HOBOKEN PLANNING BOARD MEETING**

**March 7, 2006      7:00 P.M.**

### **CONFERENCE ROOM OF CITY HALL**

The **Hoboken Planning Board** will hold its meeting on **Tuesday, March 7, 2006** in the Conference Room of City Hall 94 Washington Street, Hoboken, N.J. 07030

**Approval of Minutes:** December 20, 2005, January 3, 2006, January 12, 2006

### **RESOLUTIONS**

**Contract:** E.F. B. Associates LLC

**Contract:** Birdsall Engineering

801-831 Monroe Street                      Amended Final Site Plan  
800-830 Madison Street

410 Washington Street                      Minor Site Plan/Wireless

619-633 Adams Street                      Amended Site Plan/Final  
630-632 Grand Street

Connors School                              Renovation Project

Awarding Contract to conduct Preliminary Investigation of proposed area in need of Redevelopment

### **HEARINGS**

**1101-1125 Hudson Street**                      Extention of Time

**1200-1222 Clinton Street**                      Extention of Time

**105 13<sup>th</sup> Street**                              Minor Site Plan/Wireless

**Applicant:** 105 13<sup>th</sup> Street

**Site Planner:** MTM Design Group, Inc.  
**Attorney:** Gregory J Czura

**82 Monroe Street**

Minor Site Plan (c Variance)

**Applicant:** Orren Grushkin  
**Architect:** Minervini-Vandermark  
**Attorney:** Robert Matule

**AND ANY OTHER SUCH MATTERS THAT MAY COME BEFORE THE BOARD**

**CC: Mayor**  
**City Clerk**  
**Commissioners**  
**Director, Fred Bado**  
**Board Attorney, Michael Butler, Esq**  
**Board Planner, Eileen Banyra**  
**Board Engineer, Chas Holloway**  
**Jersey Journal**  
**Hoboken Reporter]**  
**Gregory J. Czura, Esq.**  
**Robert Matule, Esq.**

**HOBOKEN PLANNING BOARD MEETING**

**April 4, 2006 7:00 P.M.**

**CONFERENCE ROOM OF CITY HALL**

**Approval of Minutes:** February 7, 2006

The **Hoboken Planning Board** will hold its meeting on **Tuesday, April 4, 2006** in the Conference Room of City Hall, 94 Washington Street, Hoboken, N.J. 07030

**RESOLUTIONS:**

<b><u>105 13<sup>th</sup> Street</u></b>	Minor Site Plan/Wireless
<b><u>82 Monroe Street</u></b>	Minor Site Plan (c Variance)
<b><u>1101-1125 Hudson Street</u></b>	Extention of time

**DISCUSSIONS:**

<b><u>801-831 Monroe Street</u></b>	Facade discussion
<b><u>800-830 Madison Street</u></b>	
<b><u>1200-1222 Clinton Street</u></b>	Extention of time

**AND ANY OTHER SUCH MATTERS THAT MAY COME BEFORE THE BOARD**

**CC: Mayor**  
**City Clerk**  
**Commissioners**  
**Director, Fred Bado**  
**Board Attorney, Michael Butler, Esq**  
**Board Planner, Eileen Banyra**  
**Board Engineer, Chas Holloway**  
**Jersey Journal**  
**Hoboken Reporter]**  
**Gregory J. Czura, Esq.**  
**Robert Matule, Esq.**  
**John Curley, Esq**

**SPECIAL PLANNING BOARD MEETING**

**APRIL 17, 2006 7:00 P.M.**

**CONFERENCE ROOM OF CITY HALL**

**OPEN PUBLIC MEETING ACT NOTICE**

**There will be a Special Meeting held on Monday, April 17, 2006 in the Conference Room of City Hall 94 Washington Street, Hoboken, N.J. 07030.**

**RESOLUTION COMPRISING THE REPORT AND RECOMMENDATIONS  
OF THE PLANNING BOARD TO THE CITY COUNCIL  
ON THE PROPOSED REDEVELOPMENT PLAN  
FOR THE PUBLIC WORKS GARAGE SITE**

Mayor  
City Clerk  
Director Fred Bado  
Commissioners  
Law Department  
Andrew J. Provence  
Hoboken Reporter  
Jersey Journal

**HOBOKEN PLANNING BOARD MEETING**

**MAY 2, 2006            7:00 P.M.**

**CONFERENCE ROOM OF CITY HALL**

**OPEN PUBLIC MEETINGS ACT NOTICE**

The **Hoboken Planning Board** will hold its meeting on **Tuesday, May 2, 2006** in the Conference Room of City Hall, 94 Washington Street, Hoboken, N.J. 07030

**OPEN PUBLIC MEETINGS ACT NOTICE**

Approval of minutes 2/9/06– 3/9/06

**CORRESPONDENCE**

Letter Approving Deminimus Change  
Owner Applied Companies

Ferry Stop  
Approved by S.S.P.R.

**RESOLUTIONS**

P.T. MAXWELL

Extension of time

1200 – 1222 Grand Street

Extension of time

82 Monroe Street

**RESOLUTION**

**PLANNING BOARD OF THE CITY OF HOBOKEN TO CONDUCT A  
PRELIMINARY INVESTIGATION AND PUBLIC HEARING TO DETERMINE  
WHETHER, THE WESTERN EDGE AREA OF THE CITY IS AN AREA IN  
NEED OF REDEVELOPMENT**

**ADOPTION OF MUNICIPAL STORMWATER MANAGEMENT PLAN  
FOR THE CITY OF HOBOKEN**

**HEARINGS**

**924 – 926 Jefferson Street**

Applicant: Oak Estates LLC

Architect: Minervini & Vandermark

Attorney: Robert Matule

**Preliminary Site Plan**

**AND ANY OTHER SUCH MATTER THAT MAY COME BEFORE THE BOARD**

Cc: Mayor  
City Clerk  
Director Fred Bado  
Board Attorney Michael Butler  
Board Planner Eileen Banyra, P.P  
Board Engineer Chas Holloway, P.E.  
Hoboken Reporter  
Jersey Journal  
Ann Brown P.E.  
Robert Matule, Esq.  
Beth Mason  
Diane Fainberg  
John Curley, Esq.

**HOBOKEN PLANNING BOARD MEETING**

**JULY 5, 2006**

**7:00 P.M.**

**CONFERENCE ROOM CITY HALL**

**OPEN PUBLIC MEETINGS ACT NOTICE**

Please take notice the Hoboken Planning Board will hold its regular meeting on Wednesday, July 5, 2006 in the Conference room of City Hall, 94 Washington Street, Hoboken New Jersey 07030.

**CORRESPONDENCE FROM CITY COUNCIL**

**RESOLUTION AUTHORIZING THE PLANNING BOARD OF THE CITY OF HOBOKEN TO CONDUCT A PRELIMINARY INVESTIGATION OF A PROPOSED AREA IN NEED OF REDEVELOPMENT (NoHo) IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW AND TO PROVIDE RECOMMENDATIONS TO THE CITY COUNCIL.**

**Planning Board Attorney Contract**

**RESOLUTIONS**

**924 - 926 Jefferson Street**

**Preliminary site plan approval**

**Storm Water Management Plan**

**HEARINGS**

**800 Jackson Street**

**Final site plan**

Applicant: Metro Stop Enterprises Urban Renewal, LLC

Architect: Dean Marchetto

Attorney: James J. Burke & Associates, LLC

**1120 Washington Street**

**Conditional Use**

Applicant: Woo Hut Corporation

Architect: James McNeight  
Attorney Robert Matule

**1500 Bloomfield Street**

Applicant: Toll Brothers, Inc  
Architect: Beyer Blinder Belle  
Attorney: Glenn S. Pantel

**Amended Final Site Plan**

**AND ANY OTHER SUCH MATTER THAT MAY COME BEFORE THE BOARD**

Cc: Mayor  
City Clerk  
Director Fred Bado  
Board Attorney Michael Butler  
Board Planner Eileen Banyra, P.P  
Board Engineer Chas Holloway, P.E.  
Hoboken Reporter  
Jersey Journal  
Ann Brown P.E.  
Glen S. Pantel  
Robert Matule, Esq.  
James McNeight  
James Burke, Esq.

AMENDED 7/26/06

**HOBOKEN PLANNING BOARD MEETING**

**AUGUST 1, 2006**

**7:00 P.M.**

**CONFERENCE ROOM CITY HALL**

**OPEN PUBLIC MEETINGS ACT NOTICE**

Please take notice the Hoboken Planning Board will hold its regular meeting on Tuesday, August 1, 2006 in the Conference room of City Hall, 94 Washington Street Hoboken, N.J. 07030.

**Approval of Minutes: June 8, 2006**

**CORRESPONDENCE FROM CITY COUNCIL**

RESOLUTION AUTHORIZING THE PLANNING BOARD OF THE CITY OF HOBOKEN TO CONDUCT A PRELIMINARY INVESTIGATION OF PROPOSED AREA IN NEED OF REDEVELOPMENT (HOBOKEN TRAIN TERMINAL AND YARD) IN ACCORDANCE WITH LOCAL REDEVELOPMENT AND HOUSING LAW AND TO PROVIDE RECOMMENDATIONS TO THE COUNCIL.

**RESOLUTION**

Awarding contract for professional Services to conduct a preliminary investigation of proposed area in need of redevelopment (Hoboken Train Terminal and Yard)

**CORRESPONDENCE**

Planning Board Attorney Contract

**RESOLUTIONS**

800 Jackson Street  
1500 Bloomfield Street

Final Site Plan Approval  
Amended Final Site Plan

**HEARINGS**

**1120 Washington Street**  
Owner: Woo Hut Corp

Minor Site Plan

Attorney: Robert Matule  
Architect: James McNeight

**1320-22 Adams/1321 – 1331 Jefferson Street** Final Site Plan Approval  
**451-57-14<sup>th</sup> Street**

Owner: Michael Gorman  
Attorney: Venino & Venino Esqs.  
Architect: Harsen & Johns

**AND ANY OTHER SUCH MATTER THAT MAY COME BEFORE THE BOARD**

Cc: Mayor  
City Clerk  
Director Fred Bado  
Board Attorney Michael Butler  
Board Planner Eileen Banyra, P.P  
Board Engineer Chas Holloway, P.E.  
Hoboken Reporter  
Jersey Journal  
Ann Brown P.E.  
Robert Matule, Esq.  
Venino & Venino, Esqs.  
James McNeight

August106pb

**HOBOKEN PLANNING BOARD MEETING**

**SEPTEMBER 5, 2006**

**7:00 P.M.**

**CONFERENCE ROOM CITY HALL**

**OPEN PUBLIC MEETINGS ACT NOTICE**

Please take notice the Hoboken Planning Board will hold its regular meeting on Tuesday, September 5, 2006 in the Conference room of City Hall, 94 Washington Street, Hoboken, N.J. 07030.

**Approval of Minutes: July 5, 2006 – July 13, 2006**

**RESOLUTION**

**1120 Washington Street**

Minor Site Plan

**1320-22 Adams/1321 – 1331 Jefferson Street**  
**451-57-14<sup>th</sup> Street**

Final Site Plan Approval

**HEARINGS**

**75 Jackson Street**

Applicant: Omnipoint Communications

Minor Site Plan

Architect: Pennoni Associates Inc

Attorney: Gregory J. Czura, Esq.

**AND ANY OTHER SUCH MATTER THAT MAY COME BEFORE THE BOARD**

Cc: Mayor

City Clerk

Director Fred Bado

Board Attorney Michael Butler

Board Planner Eileen Banyra, P.P

Board Engineer Chas Holloway, P.E.

Hoboken Reporter

Jersey Journal

Ann Brown P.E.

Gregory Czura, Esq.

Robert Matule

**HOBOKEN PLANNING BOARD MEETING**

**OCTOBER 3, 2006**

**7:00 P.M.**

**CONFERENCE ROOM CITY HALL**

**OPEN PUBLIC MEETINGS ACT NOTICE**

Please take notice the Hoboken Planning Board will hold its regular meeting on Tuesday, October 3, 2006 in the Conference room of City Hall, 94 Washington Street Hoboken, N.J. 07030.

Approved minutes: August 1, 2006, August 10, 2006, September 5, 2006

**CORRESPONDENCE**

Correspondence pursuant to NJSA 40:55D-62 from City Council to the Planning Board regarding an Ordinance Amending Chapter 196 – Appendix A of the Zoning Ordinance Identified as Northwest Redevelopment Plan

A Resolution from the Council #05-1854 to Planning Board To Conduct a Preliminary Investigation of A Proposed Area In Need Of Redevelopment For The Neumann Leather Property and To Prepare a Redevelopment Plan in Accordance with Local Redevelopment and Housing Law Resolution

**RESOLUTIONS**

Planning Board authorizing Phillips Preiss Shapiro Associates, Inc. To Conduct a Preliminary Investigation of A Proposed Area In Need Of Redevelopment For The Neumann Leather Property and To Prepare a Redevelopment Plan in Accordance with Local Redevelopment and Housing Law

**HEARINGS**

**75 Jackson Street**

Application: Omnipoint Communications

Architect: Pennoni Associates Inc.

Attorney: Gregory J. Czura, Esp.

Minor site plan

**514 -526 Madison Street**

Application: New Cingular Wireless PCS, LLC.

Architect: Heyer Gruel & Associates

Attorney: Judith Babinski, Esq.

Minor site plan/Wireless

**200 Grand Street**

Conditional use

Application: Leo's of Hoboken  
Architect: James McNeight  
Attorney: James Burke, Esq.

**AND ANY OTHER SUCH MATTER THAT MAY COME BEFORE THE BOARD**

Cc: Mayor  
City Clerk  
Director Fred Bado  
Board Attorney Michael Butler  
Board Planner Eileen Banyra, P.P  
Board Engineer Chas Holloway, P.E.  
Hoboken Reporter  
Jersey Journal  
Ann Brown P.E.  
James Burke, Esq.  
Gregory J. Czura, Esq..  
James McNeight  
Judith Babinski, Esq.

**HOBOKEN PLANNING BOARD MEETING**

**NOVEMBER 6, 2006                      7:00 P.M.**

**CONFERENCE ROOM CITY HALL**

**OPEN PUBLIC MEETINGS ACT NOTICE**

Please take notice the Hoboken Planning Board will hold its regular meeting on Monday, November 6, 2006 in the Conference room of City Hall, 94 Washington Street, Hoboken, N .J. 07030.

**Approval of Minutes: September 14, 2006 – October 3, 2006**

**RESOLUTIONS**

75 Jackson Street  
514 – 526 Madison Street

Wireless /Minor site plan  
Wireless /Minor site plan

**HEARINGS**

**200 GRAND STREET**

Applicant: Leo's of Hoboken  
Architect: James Mc Neight  
Attorney: James Burke, Esq.

Conditional use

**1118 Washington Street**

Applicant: Kawoz - LLC  
Architect: Dewberry-Goodkind Inc.  
Attorney: Robert Matule, Esq.

Minor site plan/  
Conditional use

**620 Monroe Street**

Applicant: Legacy Investment, LLC  
Architect: John Jay Boylan  
Attorney: Robert Matule, Esq.

Minor site plan/with  
Variances

**AND ANY OTHER SUCH MATTER THAT MAY COME BEFORE THE BOARD**

Cc: Mayor  
City Clerk  
Director Fred Bado  
Board Attorney Karen Berliner Edelman, Esq.  
Board Planner Eileen Banyra, P.P  
Board Engineer Chas Holloway, P.E.  
Hoboken Reporter  
Jersey Journal  
Ann Brown P.E.  
Robert Matule, Esq.

amended 11/15/06

**HOBOKEN PLANNING BOARD SPECIAL MEETING**

**November 20, 2006 7:00 P.M.**

**COUNCIL CHAMBER OF CITY HALL**

**OPEN PUBLIC MEETINGS ACT NOTICE**

**PLEASE TAKE NOTICE** that the Planning Board of the city of Hoboken will conduct a Special Meeting 7:00 on Monday, November 20, 2006 in the Council Chamber (1<sup>st</sup> floor), 94 Washington Street, Hoboken New Jersey.

**NOTICE OF PUBLIC HEARING  
ON THE PROPOSED DESIGNATION OF VARIOUS PROPERTIES  
ALONG THE WESTERN BOUNDARY OF THE CITY OF HOBOKEN  
BETWEEN NINTH STREET AND FOURTEENTH STREET  
(ALSO KNOWN AS THE 'WESTERN EDGE STUDY AREA')  
AS AN AREA IN NEED OF REDEVELOPMENT  
PURSUANT TO N.J.S.A. § 40A:12A-6**

**CORRESPONDENCE**

Correspondence pursuant to NJSA 40:55D-62 from City Council to the Planning Board regarding an Ordinance Amending Chapter 196 – Appendix A of the Zoning Ordinance Identified as Northwest Redevelopment Plan

**AND ANY OTHER SUCH MATTER THAT MAY COME BEFORE THE BOARD**

Cc: Mayor  
City Clerk  
Director Fred Bado  
Board Attorney, Karen Berliner Edelman, Esq  
Board Planner Eileen Banyra, P.P  
Board Engineer Chas Holloway, P.E.  
Hoboken Reporter  
Jersey Journal  
Planning Board Members

**HOBOKEN PLANNING BOARD SPECIAL MEETING**

**DECEMBER 5, 2006**

**7:00A.M.**

**CONFERENCE ROOM OF CITY HALL**

**OPEN PUBLIC MEETING ACT NOTICE**

**NOTICE OF PUBLIC HEARING  
ON THE PROPOSED DESIGNATION OF VARIOUS PROPERTIES  
COMPRISING THE HOBOKEN TRAIN TERMINAL AND YARD  
AS AN AREA IN NEED OF REDEVELOPMENT  
PURSUANT TO N.J.S.A. §40A:12A-6**

The Planning Board of the City of Hoboken will conduct a Special Meeting at 7:00 p.m. on Tuesday, December 5, 2006, in the Conference Room of City Hall (ground floor), 94 Washington Street, Hoboken, New Jersey 07030

**Block 229, Lots 1 and 2**

**Block 139, Lots 1.1, 1.2, 1.3, 2, 3 and 4**

**Is an area in need of redevelopment in accordance with N.J.S.A. 40 A:12A-6.**

**AND ANY OTHER SUCH MATTER THAT MAY COME BEFORE THE BOARD**

Cc: Mayor

City Clerk

Director Fred Bado

Board Attorney Karen Berliner Edelman, Esq.

Board Planner Eileen Banyra, P.P

Board Engineer Chas Holloway, P.E.

Hoboken Reporter

Jersey Journal

Robert Matule, Esq.

Andrew Province, Esq.