

**Hoboken NJ  
Planning Board  
Regular Meeting  
Minutes - Thursday, June 7, 2018**

**Meeting Called to Order**

**Open Public Meeting Statement**

**Roll Call**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Mike DeFusco	Commissioner	Absent	
Brandy Forbes	Commissioner	Present	
Gary Holtzman	Commissioner	Present	
Kelly OConnor	Commissioner	Absent	
Ryan Peene	Vice Chairman	Present	
Rami Pinchevsky	Commissioner	Present	
Atif Qadir	Commissioner	Absent	
Caleb Stratton	Commissioner	Present	
Frank Magaletta	Chairman	Present	
Tom Jacobson	1st Alternate	Present	
Lea Cloud	2nd Alternate	Present	

**Administrative Review**

**I. Ordinance B-39 Review**

**AN ORDINANCE AMENDING THE NORTHWEST REDEVELOPMENT PLAN AND APPENDIX A OF  
CHAPTER 196 OF THE CODE OF THE CITY OF HOBOKEN**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Gary Holtzman, Commissioner
<b>SECONDER:</b>	Ryan Peene, Vice Chairman
<b>AYES:</b>	Forbes, Holtzman, Peene, Pinchevsky, Stratton, Magaletta, Jacobson, Cloud
<b>ABSENT:</b>	Mike DeFusco, Kelly OConnor, Atif Qadir

**II. Master Plan Reexamination/Land Use Element Supplemental Budget Request**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Gary Holtzman, Commissioner
<b>SECONDER:</b>	Ryan Peene, Vice Chairman
<b>AYES:</b>	Forbes, Holtzman, Peene, Pinchevsky, Stratton, Magaletta, Jacobson, Cloud
<b>ABSENT:</b>	Mike DeFusco, Kelly OConnor, Atif Qadir

**Resolutions:**

**18-2**

Resolution of Approval 217 Willow Ave, HOP-18-1

<b>RESULT:</b>	<b>MEMORIALIZED [UNANIMOUS]</b>
<b>MOVER:</b>	Gary Holtzman, Commissioner
<b>SECONDER:</b>	Ryan Peene, Vice Chairman
<b>AYES:</b>	Forbes, Holtzman, Peene, Pinchevsky, Stratton, Magaletta, Jacobson, Cloud
<b>ABSENT:</b>	Mike DeFusco, Kelly OConnor, Atif Qadir

**18-1**

Resolution of Approval 300 Clinton Street, HOP-17-20

<b>RESULT:</b>	<b>MEMORIALIZED [UNANIMOUS]</b>
<b>MOVER:</b>	Gary Holtzman, Commissioner
<b>SECONDER:</b>	Ryan Peene, Vice Chairman
<b>AYES:</b>	Forbes, Holtzman, Peene, Pinchevsky, Stratton, Magaletta, Jacobson, Cloud
<b>ABSENT:</b>	Mike DeFusco, Kelly OConnor, Atif Qadir

Resolution Memorializing Planning Board Review of Ordinance B-39  
Memorialize Resolution

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Ryan Peene, Vice Chairman
<b>SECONDER:</b>	Gary Holtzman, Commissioner
<b>AYES:</b>	Forbes, Holtzman, Peene, Pinchevsky, Stratton, Magaletta, Jacobson, Cloud
<b>ABSENT:</b>	Mike DeFusco, Kelly OConnor, Atif Qadir

**Matters Scheduled for Public Hearing**

I. **711 First Street, HOP-18-5**

- Block:** 11, Lots 3 and 4
- Zone:** R-3
- Applicant:** Southwest Development II LLC
- Summary:** Major Subdivision to correct lot line between lots 3 and 4
- Variances:** Preexisting nonconforming undersized lot
- Attorney:** Robert Matule, Esquire
- Surveyor:** Caulfield Associates

New hearing date on June 20 at 7:00PM. Advertise June 20 special meeting. Applicant to renotify

<b>RESULT:</b>	<b>MEETING CANCELLED</b>
	<b>Next: 6/20/2018 7:00 PM</b>

II. **1414 Willow Ave, HOP-18-4, First Review 4.11.18**

- Block:** 123 Lot 5,6,15
- Zone:** I-1

**Applicant:** Iris Advantedge, LLC  
**Summary:** Minor site Plan and variance review for proposed use of 1<sup>st</sup> and 2<sup>nd</sup> floor for the Lightbridge Academy educational child care facility  
**Variations:** Parking, Signage  
**Attorney:** James Burke  
**Architect:** J.A. Mihalik Architect LLC  
**Planner:** Kenneth Ochab

add bike racks  
 get revised traffic report from burke  
 parking requirements for day care are exempt  
 2 signs, one on clinton side wall. eliminates sign variance.  
 all variations are eliminated  
 klein - engineer  
 need to address fp issues.  
 apply to transportation dept for a loading zone  
 bike racks for employees and parents. 6 bike racks on site

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
	<b>Next: 7/10/2018 7:00 PM</b>
<b>MOVER:</b>	Gary Holtzman, Commissioner
<b>SECONDER:</b>	Brandy Forbes, Commissioner
<b>AYES:</b>	Forbes, Holtzman, Peene, Pinchevsky, Stratton, Magaletta, Jacobson, Cloud
<b>ABSENT:</b>	Mike DeFusco, Kelly OConnor, Atif Qadir

III. **318 Madison Street, HOP-18-6**

**Block:** 48, Lot 25  
**Zone:** R-3  
**Applicant:** BigMad LLC  
**Summary:** Applicant proposes to demolish the existing vacant 1 story commercial and 1 and 2 story residential property and construct a 5 story (48' 6" from grade) building with one retail unit and four residential units. The hours of operation, number of employees are yet to be determined. The property is intended for rent.  
**Variations:** 1.Section 196-16(E)4: maximum lot coverage (60% permitted; 61.88% proposed) (deviation of 47 square feet).  
 2.Section 196-33(A): retail business permitted in any residential zone if the block frontage contains at least two other retail businesses; subject block contains one other retail business.  
 3.Section 196-16(E)5(a): maximum height (40 feet above D.F.E. permitted; 43 feet above D.F.E.  
**Attorney:** Richard S. Schkolnick

**Architect:** Frank Minervini

**Planner:** Kenneth Ochab

Carried to July 10 at the request of applicant

<b>RESULT:</b>	<b>CARRIED [5 TO 3]</b>
	<b>Next: 7/10/2018 7:00 PM</b>
<b>AYES:</b>	Forbes, Pinchevsky, Stratton, Jacobson, Cloud
<b>NAYS:</b>	Gary Holtzman, Ryan Peene, Frank Magaletta
<b>ABSENT:</b>	Mike DeFusco, Kelly OConnor, Atif Qadir

**Next Meeting Date:**

**Adjournment**

The meeting was closed at 10:00 PM

**Mayor Bhalla, Councilpersons, Planning Board Commissioners, Scott Carlson Esq., Chris Nash, George Williams, Phyllis Lewis, Director Forbes, Ann Holtzman, Robert Matule Esq., James Burke Esq., Richard Schkolnick Esq., Frank Minervini, Ken Ochab**

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PATRICIA CARCONE

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Board Secretary