



Ravinder S. Bhalla
Mayor

CITY OF HOBOKEN
Hoboken Planning Board
94 Washington Street
Hoboken, New Jersey 07030

WWW.HOBOKENNJ.ORG/BOARDS/PLANNING-BOARD

James Doyle, Class I
Caleb Stratton, Class II
Tiffanie Fisher, Class III
Lea Cloud, Commissioner
Frank Magaletta, Commissioner
Kelly OConnor, Commissioner
Ryan Peene, Commissioner
Rami Pinchevsky, Commissioner
Atif Qadir, Commissioner
Tom Jacobson, 1st Alternate
Jonathan Otto, 2nd Alternate

PLEASE TAKE NOTICE the Planning Board will hold a Regular Meeting on **Tuesday, February 5, 2019 at 7:00 PM** in the Ground Floor Conference Room of City Hall at City Hall, 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 201-420-2000 x 3004 or email pcarcone@hobokennj.gov.

1. Meeting Called to Order

2. Open Public Meeting Statement

3. Roll Call

4. Board Reorganization

I. New Appointments are Sworn In:

- i. Commissioner Class IV January 1, 2019 - December 31, 2022 -Kelly OConnor

II. Review of Appointments/Request for Qualifications Board Conflict Attorney

III. Review of Appointments/Request for Qualifications Board Conflict Planner

5. Resolutions:

- I. Jersey Journal Designated Official Newspaper of Planning Board 2019
- II. 320 Bloomfield, HOP-18-10

6. Matters Scheduled for Public Hearing

I. 107-111 Washington Street, HOP-18-16

Block: 212 Lots 2 and 3
Zone: CBD
Applicant: 101-105 Washington Street LLC

Summary: Final Site Plan
Variations: None
Attorney: Robert Matule, Esq.
Architect: Nastasi Architects

II. **89 River Street, HOP-18-17, Continued from January 8, 2019**

Block: 231.01, Lot 1
Zone: CBD
Applicant: HMS Development Partners, LP
Summary: Preliminary & Final Site Plan and Subdivision Application for a New Hotel and Post Office Renovations
Variations: None
Attorney: Robert Matule, Esq.
Architect: Cooper Cary, Inc.

III. **206 Jefferson Street, HOP-17-5**

Block: 39 Lot 34.02
Zone: R-2
Applicant: Jefferson Lofts, LLC
Summary: New five story , four unit building with retail use on ground floor
Variations: Building Height, Two Retail uses on Block
Attorney: James Burke, Esq.
Architect: Minervini Vandermark
Planner: Kenneth Ochab

IV. **1014 Washington Street, HOP-18-18**

Block: 209 Lot 28
Zone: R-1
Applicant: Golden Rice Shop, Inc.
Summary: Conditional Use Approval for new restaurant
Variations: None
Attorney: James Burke, Esq.
Architect: Todd Koenig

7. **Next Meeting Date: February 13, 2019**

8. **Adjournment**

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

9. New Section