



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

Gregory Francese, Class II
James Doyle, Class III
Lea Cloud, Commissioner
Anne Lockwood, Commissioner
Frank Magaletta, Commissioner
Kelly OConnor, Commissioner
Jonathan Otto, Commissioner
Atif Qadir, Commissioner
Tom Jacobson, 1st Alternate
Joan Allman, 2nd Alternate

Ravinder S. Bhalla
Mayor

PLEASE TAKE NOTICE the Planning Board will hold a Subdivision & Site Plan on **Tuesday, February 11, 2020 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. Link to Planning Board Agendas, Transcripts, and Application Materials: <http://hobokennj.ig2.com/Citizens/Board/1017-Planning-Board>.

1. Meeting Called to Order

2. Open Public Meeting Statement

3. Roll Call

4. Board Reorganization:

A. New Appointment is Sworn in:

1. Commissioner Class IV - January 1, 2020 to January 23, 2023 - Jonathan Otto

5. Matters Scheduled for Completeness Review:

A. 940 Monroe Street HOP-19-16, Incomplete 1/14/2020

Block: 92 Lot 1.02

Zone: I-1

Applicant: Prime Now LLC

Summary: The Applicant is proposing improvements to existing parking areas associated with an operational distribution center. Existing paved area does not allow for easy access of vehicles up to the loading dock due to a large, raised concrete pad. Proposal is to remove the concrete pad and retaining wall and grade new paved surface from the building line down to existing property line abutting NJ Transit property. The proposed parking areas will not be open to the general public and only used for delivery service vehicles (passenger cars and trucks). The proposal also includes: landscaped screening and installation of sound walls to buffer neighboring properties; improved lighting; improved pedestrian access to loading dock door; relocation of existing generator and trash pad; and addition of parking spaces including compact spaces and ADA improvements.

Variations: Parking, Wall Height, Drive Aisle Width

Attorney: Joseph Paparo, Esq.

Engineer: Brad Bohler, PE

Planner: TBD

6. Next Meeting Date: February 11, 2020

7. Adjournment

CC: Mayor Bhalla, Councilpersons, Planning Board Commissioners, Director Brown, Ann Holtzman, Scott Carlson Esq., Chris Nash, Elliot Sachs, George Williams, Phyllis Lewis, Joseph Paparo Esq.