



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

Dini Ajmani, Class I
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

HOBOKEN PLANNING BOARD
PUBLIC NOTICE VIRTUAL MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Meeting of the Hoboken Planning Board on the special date and time of May 5, 2020 at 7:00 pm.

ADVISORIES

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

Any questions can be directed to the City Board Secretary main line during business hours at 201-420-2000 x 3004 or via email at pcarcone@hobokennj.gov.

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting or a special scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Hoboken Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

If you wish to **participate** during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://zoom.us/j/95960601159>
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board

Chair or Secretary that you wish to speak.

- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 929 205 6099 or +1 312 626 6799 and web id: 959 6060 1159

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us.test/>.

Any questions can be directed to the Hoboken Planning Board main line during business hours at 201-420-2000 x 3004 or via email at pcarcone@hobokennj.gov. Staff will **not** be available by phone or in the office during the virtual meeting. You can find more information available at <http://hobokennj.ig2.com/Citizens/Board/1017-Planning-Board>.

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review at http://hobokennj.ig2.com/Citizens/Detail_Meeting.aspx?ID=1952.

A. Meeting Called to Order

B. Open Public Meeting Statement

C. Roll Call

D. Matters Scheduled for Public Hearing:

1. **95 Hudson Street, HOP-19-8, Continued from November 7, 2019, REQUEST TO CARRY TO JUNE 4, 2020**

Block: 223, Lot 7.01
Zone: C-1
Applicant: SBRE Realty Management

Summary: Applicant proposes to occupy 5,000 square feet of commercial space on the first floor for a state-approved medical cannabis dispensary and 3,800 square feet in the basement for storage related to that use.

Variations: None Listed on Application

Attorney: William C. Sullivan, Jr. Esq.

Architect: Robert M. Scarano, AIA

Planner: None Listed on Application

2. **410 Monroe Street, HOP-19-6**

Block: 57, Lot 19

Zone: R-3

Applicant: BDA HOBOKEN LLC

Summary: 4 story addition on to the rear of the building

Variations: Minor Site Plan, Lot Coverage,

Attorney: Riker Danzig Scherer Hyland Perretti LLP, Frank J. Vitolo Esq.

Architect: Manny Navel

Planner: Edward Kolling

E. Redevelopment Overview Class

1. Redevelopment Overview Class

F. Next Meeting Date: May 12, 2020

G. Adjournment

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