



Emily Jabbour
Mayor

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

Nadine Anderson, Class 1
Casey Wolf, Class II
Steven Firestone, Class III
Joan Allman, Commissioner
Lea Cloud, Commissioner
James Doyle, Commissioner
Frank Magaletta, Commissioner
Tom Jacobson, Commissioner
Greg Overberg, Commissioner
Martin Anderson, Alternate 1
Laura Miani, Alternate 2

HOBOKEN PLANNING BOARD
PUBLIC NOTICE MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Meeting of the Hoboken Planning Board on June 4, 2026 at 7:00 PM at Hoboken City Hall, 94 Washington Street, Hoboken , NJ 07030 in the lower level conference room.

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 meeting. You can find more information at <https://www.hobokennj.gov/municipal-boards/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/Board/1017-Planning-Board>.

A. Call to Order

B. Open Public Meeting Statement

C. Matters Scheduled for Public Hearing:

1. **1417 Adams Street, HOP-25-8, Continued from 12/8/2025, 1/21/2026 , 2/10/2026 , 3/3/2026 and 5/5/2026**

Block: 232, Lots 7-13 and 18
Zone: North End Redevelopment
Applicant: AR Adams Investor LLC
Summary: Proposed mixed-use 9 story building with 117 residential units, 3 retail/commercial spaces and 7 parking spaces

Variances: None listed on application
Attorney: W. Nevins McCann
Architect: MVMK
Planner: None listed on application

2. **96 River Street, HOP-26-3**

Block: 223, Lot 9
Zone: C-1
Applicant: Gerrino Inc.
Summary: Proposal to construct a retractable enclosure above the existing outdoor rooftop dining space to allow for covered seating during inclement weather
Variances: Bulk variances are requested from the C-1 District Standards for the continuation of an existing non-conforming lot coverage
Attorney: Prime and Tuvel
Architect: Jensen C. Vasil
Planner: Mallory Clark

D. Next Meeting Date June 9, 2026

The above is a tentative agenda and as such is subject to change.
Formal Action May Be Taken
Last Revised 5/22/26

E. Public Comment

F. Adjournment

CC:Mayor Jabbour,Councilpersons, Board Commissioners, Director Brown, Ann Holtzman, Norberto Hernandez, George Williams , Nylema Nabbie, Terry Tiernan, Anne Marie Rizzuto