



H O B O K E N

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 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 Subdivision and Site Plan Committee on July 14, 2026 at 7:00 PM.

Join the meeting using Zoom: <https://zoom.us/j/96414361825>

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 Meeting ID: 964 1436 1825

Any questions can be directed to the Hoboken Planning Board main line during business hours at 201-420-2000 x 17024 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 <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. Roll Call**
- D. Matters Scheduled for Completeness Review:**
 - 1. **559 First Street, HOP-26-4**

Block: 16, Lot 19
Zone: C-3
Applicant: 559 First Street SPE LLC
Summary: The project proposes the demolition of the existing building and the construction of a new 5-story, mixed-use building with ground floor commercial and 4 residential units on the upper floors.
Variances: Minimum masonry façade materials and maximum non-masonry façade materials from the Building Façade requirements per §196-27.3 of the Hoboken Zoning Ordinance
Attorney: Michael Higgins
Architect: Antonio Aiello
Planner: Samuel Bellamy

E. Next Meeting Date August 4, 2026

The above is a tentative agenda and as such is subject to change.
Formal Action May Be Taken
Last Revised 6/23/26

F. Adjournment

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