



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 Special Meeting of the Hoboken Planning Board on August 11, 2026 at 7:30 PM at Hoboken City Hall, 94 Washington Street, Hoboken , NJ 07030 in the lower level conference room.

Any questions can be directed to the Interim Hoboken Planning Board Secretary main line during business hours at 201-420-2000 x 1704 or via email at jgiorgianni@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.iqm2.com/Citizens/Board/1017-Planning-Board>.

- A. Call to Order**
- B. Open Public Meeting Statement**
- C. Ordinance Review**

1. J-54 Ordinance Amending Chapter 196 to Include Bird-Friendly Building Design & Construction Requirements
2. J-55 - Ordinance Amending Chapter 196 Zoning: Article Xv to Clarify Certain Duties of the Zoning Officer
3. J-56 Ordinance Amending Chapter 196 Zoning to Create Standards for the Placement of Utility Meters and Mechanical Equipment
4. J-63 an Ordinance of the City of Hoboken Amending Chapters 36, 177 and 196 of the City Code Incorporate the Intoxicating Hemp Law. Permit Cannabis Manufacturing in the I-1 and I-2 Industrial Zones and Updating Certain Administrative Procedures

D. Resolutions

1. 96 River Street, HOP-26-3
2. Stevens Davis Hall, HOP-24-15
3. **J-54 Bird Glass**
4. **J-55 Zoning Officer Duties**
5. **J-56 Utility Meters**
6. **J-63 Cannabis/Hemp**

E. Matters Scheduled for Public Hearing:

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:	Thomas Hartigan
Architect:	Antonio Aiello
Planner:	Samuel Bellamy

F. Next Meeting Date September 1, 2026

The above is a tentative agenda and as such is subject to change.
Formal Action May Be Taken
Last Revised 7/24/26

G. Adjournment

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