As Amended 10

INTRODUCED BY: Peter J Cammarano
SECONDED BY: Michael Del Boro

CITY COUNCIL OF THE CITY OF HOBOKEN

RESOLUTION RESPONDING TO THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE PROPOSED REDEVELOPMENT PLAN FOR THE PUBLIC WORKS GARAGE SITE

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WHEREAS, the City Council of the City of Hoboken ("City Council") are to consider the adoption of a redevelopment plan entitled "Redevelopment Plan for the Public Works Garage Site," and dated April, 2006, prepared by the planning firm of Phillips Preiss Shapiro Associates, Inc. ("Redevelopment Plan");

WHEREAS, the City Council have reviewed the report of the Planning Board of the City of Hoboken ("the Planning Board") set forth in its resolution adopted April 17, 2006, containing its recommendations concerning the Redevelopment Plan;

WHEREAS, N.J.S.A. 40A:12A-7(e) requires the City Council to approve, disapprove or change each of the recommendations of the Planning Board by a vote of a majority of its full authorized membership, and to record in its minutes the reasons for not following the recommendations.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Hoboken as follows:

1. Except as otherwise set forth below, the City Council hereby approves of all of the recommendations of the Planning Board concerning the Redevelopment Plan.

2. (If applicable) The City Council hereby disapproves of the following recommendations of the Planning Board for the following reasons:

   a. The recommendation that the Yield Bulk Standard for Lot 1 in Section 4C of the Redevelopment Plan be revised so that the average unit size of 1,100 SF is expressed as a net figure rather a gross figure is rejected because the such a revision would further require revisions to the regulations for building coverage and building dimensions, including building height and set back requirements.

3. (If applicable) The City Council hereby changes the following recommendations of the Planning Board for the following reasons: None.

4. All of the above findings are to be reflected in the Redevelopment Plan on its consideration by City Council.

5. The City Clerk shall ensure that the minutes of the meeting at which this resolution is adopted shall contain the above responses to the recommendations of the Planning Board.

6. With regard to the Planning Board recommendation that the Council revisit the height limits set forth in the Redevelopment Plan (which recommendation is approved as per Section 1 above), the Council has reviewed this matter and has determined not to revise those height limits at this time.

Meeting: April 19, 2006

APPROVED:

Fred M. Bado
Director of Community Development

APPROVED as to form:

Joseph S. Sherman
Corporation Counsel