

ZONING

*196 Attachment 5*

**City of Hoboken**

**Appendix D  
Post Office Redevelopment Plan**

RESOLUTION MEMORIALIZING REVIEW AND RECOMMENDATIONS TO CITY  
COUNCIL REGARDING AN ORDINANCE ADOPTING THE “HOBOKEN POST OFFICE  
REDEVELOPMENT PLAN”  
DATED MARCH 27, 2017 (Z-486)

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq. (the “LRHL”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment; and

WHEREAS, in accordance with the LRHL, the Municipal Council of the City of Hoboken (the “City Council”) adopted a Resolution on October 17, 2012, designating the Post Office Rehabilitation Area, known and designated on the Tax Map of the City of Hoboken as the Property in and around Block 231.01, Lot, which is generally composed of the public right-of-way of Newark Street from and including the intersection with River Street to the end of Newark Street approximately 250 feet east of River Street; and the portion of the public right-of-way of River Street from and including the intersection with Newark Street to and including the intersection with First Street, as an area in need of rehabilitation; and

WHEREAS, City Council, after extensive consultation with the community, the property owner and other parties, a draft Hoboken Post Office Redevelopment Plan, dated March 27, 2017 (the “Plan”) was prepared by Maser Consulting Planning Associates, in cooperation with the Mayor and City Council, acting through the Director of Community and Economic Development; and

WHEREAS, by Resolution adopted April 5, 2017, the City Council referred the proposed Plan to the City of Hoboken Planning Board (the “Board”) in accordance with the provisions of the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-7(e) for the purpose of obtaining a report of the Board as to whether the Plan is substantially consistent with the Municipal Master Plan or is designed to effectuate the Master Plan, and for any recommendation deemed appropriate by the Board concerning the proposed Hoboken Post Office Plan; and

WHEREAS, at the Board’s regular meeting of April 12, 2017, the Board conducted a review of the Hoboken Post Office Redevelopment Plan, dated March 27, 2017, and found it to be substantially consistent with the City of Hoboken Master Plan or is designed to effectuate the Master Plan, and recommends that the Plan be adopted by the City of Hoboken.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Hoboken, in the County of Hudson and State of New Jersey, on the 12th day of April, 2017, upon a motion made by Gary Holtzman and seconded by Ryan Peene that the Board has reviewed the Hoboken Post Office Redevelopment Plan, dated March 27, 2017, and found it to

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be substantially consistent with the City of Hoboken Master Plan or is designed to effectuate the Master Plan, and therefore recommends the adoption of the Hoboken Post Office Redevelopment Plan, dated March 27, 2017; however the Board recommends that the Council consider:

1. Recovering the City's right of way on the north east and south side of the building;
2. Requiring the redeveloper to provide the building's parking needs from private parking facilities only and should not be permitted to make use of any of the City's parking assets including its garages and lots;
3. Improving access to Pier "A" park via first and Newark streets to improve pedestrian access and should consider requiring a well designed circulation plan; and
4. Determining the potential impacts on pier A and pier C park with specific attention to a shadow study.