



**DAWN ZIMMER**  
MAYOR

## **CITY OF HOBOKEN**

**Hoboken Planning Board**  
**94 Washington Street Lower**  
**Level Conference Room**  
**Hoboken, New Jersey 07030**

[WWW.HOBOKENNJ.ORG/BOARDS/PLANNING-BOARD](http://WWW.HOBOKENNJ.ORG/BOARDS/PLANNING-BOARD)

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Tom Jaconson, 1<sup>st</sup> Alternate  
Kelly OConnor, 2<sup>nd</sup> Alternate

**PLEASE TAKE NOTICE** the Planning Board will hold a Subdivision and Site Plan Review Committee meeting on **Wednesday, January 13, 2016 at 7:00PM** in the Council Chambers of City Hall at 94 Washington Street, Hoboken, NJ 07030. A copy of said applications and related documents are on file with and may be inspected by all interested parties in the Planning and Zoning Boards, Offices at Hoboken City Hall, located at 94 Washington Street, Hoboken, New Jersey 07030, between 9:00 a.m. and 4:00 p.m., Monday through Friday. For additional information or assistance, please contact the Board Secretary, Patricia Carcone, at 201-239-6650 or email [pcarcone@hobokennj.gov](mailto:pcarcone@hobokennj.gov).

- 1) Meeting Called to Order
- 2) Open Public Meeting Statement
- 3) Roll Call
- 4) Matters Scheduled for Review:

**Location:** 722-730 Jefferson Street(HOP-15-25)- 2<sup>nd</sup> review

**Block:** 83 Lots 20-24

**Zone:** R-2

**Applicant:** 722 Jefferson Street LLC

**Summary:** Preliminary Site Plan review for the proposed construction of a new 5 story(4/1) residential building with 16 units and 21 parking spaces ;

**Variations:** Lot Coverage, Rear Yard Setback, and Rear Wall Distance

**Attorney:** Robert Matule, Esq.

**Architect:** Minervini Vandermark

**Planner:** Edward Kolling

**Decision:**

**Location:** 133 Monroe Street(HOP-15-28)

**Block:** 28 Lot 17

**Zone:** R-3

**Applicant:** 133 Monroe LLC

**Summary:** Minor site plan review and variations for the proposed construction of a new four story residential building with three duplex units.

**Variations:** Height, Lot Coverage, Rear Yard Setback, Lot Area, Lot Depth

**Attorney:** Robert Matule

**Architect:** Minervini Vandermark

**Planner:** Kenneth Ochab

**Decision:**

**Location:** 901-903 Hudson Street(HOP-15-29)

**Block:** 238 Lot 1

**Zone:** R-1(H)(CPT)

**Applicant:** Road LLC  
**Summary:** Minor subdivision resulting in the property being subdivided into two lots , with one building located on each of the proposed lots. No expansion or alterations of the existing buildings is proposed.  
**Variiances:** Lot size, lot width, lot coverage, side yard setback  
**Attorney:** Robert Matule  
**Architect:** N/A  
**Planner:** Edward Kolling  
**Decision:**

**6) Next Regular Meeting Date: February 2, 2015**

The above is a tentative agenda and as such is subject to change.

Formal Action May Be Taken  
12/30/15

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, Robert Matule, Esq.,