



**DAWN ZIMMER**  
MAYOR

## **CITY OF HOBOKEN**

**Hoboken Planning Board**  
**94 Washington Street**  
**Council Chambers**  
**Hoboken, New Jersey 07040**  
**WWW.HOBOKENNJ.ORG/BOARDS/PLANNING-BOARD**

Gary Holtzman, Chairman  
Frank Magaletta, Vice Chairman  
Stephen Marks, Commissioner  
Brandy Forbes, Commissioner  
Ann Graham, Commissioner  
Caleb McKenzie, Commissioner  
Gill Mosseri, Commissioner  
Rami Pinchevsky, Commissioner  
Ryan Peene, Alternate #1

**PLEASE TAKE NOTICE** the Planning Board will hold a Subdivision and Site Plan Review Committee meeting on **Wednesday, January 14, 2015 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) **Administrative Matters**
- 5) **Matters Scheduled for Review:**

**Location: 122 Willow Avenue**

**Block** 33 Lot 23

**Applicant:** Castelo Properties LLC

**Summary:** Minor Site Plan review, Conditional Use approval and variances for the expansion of a bakery operation into a retail bakery, restaurant and bar in the R-3 Residential Revitalization Zone;

**Variances:** "C" – Lot Coverage

**Attorney:** Robert Matule

**Architect:** Minervini Vandermark

- 6) **Next Regular Meeting Dates: February 3, 2015**

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