



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN

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

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Gary Holtzman, Chairman
Frank Magaletta, Vice Chairman
Caleb Stratton, Commissioner
Brandy Forbes, Commissioner
Jim Doyle, Commissioner
Ann Graham, Commissioner
Caleb McKenzie, 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, October 14, 2015 at 7:00PM** in 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

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

Location: [**61-63 Fourteenth Street \(HOP-15-14\)**](#)

Block: 245, Lots 6-7

Applicant: Green Lantern LLC

Summary: Minor Site Plan review and variances for the proposed expansion of an existing commercial building to create a four story, mixed-use residential/commercial building with three residential units over a one story bar and restaurant in the R-1 Zone;

Variations: Lot Coverage

Attorney: Robert Matule, Esq.

Architect: Minervini- Vandermark Architects

Location: [**306- 308 Park Avenue \(HOP-15-16\)**](#)

Block: 166, Lots 34.01 & 34.02

Applicant: Fig Tree Development LLC

Summary: Minor Site Plan review and variances for the proposed conversion of a mixed use six family building into four residential condominium units in the R-1 Zone;

Variations: Lot Coverage, Height

Attorney: Robert Matule, Esq.

Architect: Jensen C. Vasil

Location: [**726-732 Grand Street \(HOP-15-17\)**](#)

Block: 85, Lots 14 15.05-15.08

Applicant: FGAM LLC

Summary: Preliminary Site Plan review for the proposed construction of four residential floors containing 28 residential units over one floor of parking containing 36 parking spaces and four retail spaces under 1000 square feet in the in the R-2 Zone;

Variations: Height, Lot Coverage, Front Yard Setback , Roof Coverage

Attorney: Robert Matule, Esq.

Architect: Minervini- Vandermark Architects

Location: [113-121 Monroe Street \(HOP-15-18\)](#)

Block: 28 Lots 7-11

Applicant: Monroe 113 Realty LLC

Summary: Minor Site Plan review and variations for the proposed construction of a new four story building with parking and two retail spaces on the ground floor and eight duplex residential units on the two upper floors in the R-3 Zone;

Variations: Lot Coverage, Retail

Attorney: Robert Matule, Esq.

Architect: Minervini –Vandermark Architects

Location: [502-510 Madison Street \(HOP-15-19\)](#)

Block: 67 Lots 28,29,30,31 & 32

Applicant: 502 Madison Street, LLC

Summary: Minor Site Plan review for the proposed construction of a new four story eighteen-unit residential building with eighteen parking spaces on the ground floor in the R-3 Zone;

Variations: Height

Attorney: McDonald & Rodgers, LLC

Architect: Antonio Aiello, AIA

6) Next Regular Meeting Date: November 10, 2015

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

Formal Action May Be Taken

10/9/15

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