



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN

**Hoboken Planning Board
Special Meeting, Rue School
301 Garden Street
Hoboken, New Jersey 07030**

WWW.HOBOKENNJ.ORG/BOARDS/PLANNING-BOARD

Gary Holtzman, Chairman
Frank Magaletta, Vice Chairman
Caleb Stratton, Commissioner
Brandy Forbes, Commissioner
Jim Doyle, Commissioner
Ann Graham, Commissioner
Caleb McKenzie, Commissioner
Ryan Peene, Commissioner
Rami Pinchevsky, Commissioner

PLEASE TAKE NOTICE the Planning Board will hold a special meeting on **Wednesday, October 28, 2015 at 7:00PM** in the Rue School Gymnasium, 301 Garden 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 Office 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.

- 1) Meeting Called to Order
- 2) Open Public Meeting Statement
- 3) Roll Call
- 4) Administrative Matters
- 4) Resolutions
- 5) Matters Scheduled for Public Hearing:

Location: [109-111 Monroe Street \(carried from 10-6-15\)](#)

Case: HOP-15-10

Block: 28, Lots 5 and 6

Applicant: Monroe Street Management LLC

Summary: Minor Site Plan review and variances for the proposed construction of a new four- story building with seven residential on four floors over one floor of parking in the R-3 Zone;

Variations: ~~“C” –Lot Coverage~~—application amended to remove lot coverage variance

Attorney: Robert Matule, Esq.

Architect: Bodnar Architect & Assoc.

Decision: Approved

Location: [502-504 Monroe Street \(carried from 10-6-15\)](#)

Case: HOP-15-13

Block: 66, Lots 31 and 32

Applicant: 502 Monroe LLC

Summary: Minor Site Plan review and variances for the proposed construction of a new four - story building with seven residential units on four floors over one floor of parking in the R-3 Zone;

Variations: “C” –Lot Coverage

Attorney: Robert Matule, Esq.

Architect: Bodnar Architect & Assoc.

Decision: Approved

Location: [61-63 Fourteenth Street](#)

Case: 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;

Variances: Lot Coverage, Expansion of a Non-Conforming Structure on a Non-Confirming Lot

Attorney: Robert Matule, Esq.

Architect: Minervini- Vandermark Architects

Decision: Approved

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
Revised 10/29/15

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