



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
Ryan Peene, Commissioner
Rami Pinchevsky, Commissioner
Kelly O'Connor, 1st Alternate

PLEASE TAKE NOTICE the Planning Board will hold a Regular meeting on Tuesday, **December 1, 2015 at 7:00PM** in the Conference Room (basement) 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 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) Resolutions:

[Resolution of Approval 109-111 Monroe Street, HOP-15-10, Block 28, Lots 5 - 6](#)

[Resolution of Approval 502-504 Monroe Street, HOP-15-13, Block 66, Lots 31-32](#)

[Resolution of Approval 61-63 Fourteenth Street, HOP-15-14, Block 245, Lots 6-7](#)

- 5) Matters Scheduled for Public Hearing:

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

Block: 28 Lots 7-11

Applicant: Monroe 113 Realty LLC

Summary: Minor Site Plan review and variances 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

Decision: **Approved**

Location: [306- 308 Park Avenue \(HOP-15-16\), carried from 11-10-15](#)

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

Planner: Ken Ochab

Decision: **Approved**

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;

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

Attorney: Robert Matule, Esq.

Architect: Minervini- Vandermark Architects

Planner: Edward Kolling

Decision: **Carried to 1/5/16**

6) Next Regular Meeting Date: December 8, 2015

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

Formal Action May Be Taken

Revised 11/18/15

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