



## **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

**DAWN ZIMMER**  
MAYOR

**PLEASE TAKE NOTICE** the Planning Board will hold a Subdivision and Site Plan Review Committee meeting on **Wednesday, April 8, 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) Matters Scheduled for Review:

**Location: 327 Adams Street**

**Block** 51 Lot 14  
**Applicant:** 327 Adams Street Condominium Association, Inc  
**Summary:** Application for variance from Flood Damage Prevention Ordinance(Chapter 104)to reconstruct a five story, nine unit residential condominium which was damaged by fire on 12/9/13 in the same configuration as it existed prior to the fire in the R-2 Zone;  
**Attorney:** James F. Dronzek Esq. c/o Chasam Leyner Lamp  
**Architect:** Alan Feld

**Location: 420 Adams Street**

**Block** 60 Lot 15  
**Applicant:** Al Croce  
**Summary:** Conditional Use Approval for 1070 square feet of commercial office space in the R-2 Zone;  
**Attorney:** Nicholas J. Cherami, Esq  
**Architect:** Devino Architects

**Location: 259 First Street/258 Newark Street**

**Block** 22 Lots 5.01,5.02 , 6  
**Applicant:** Arte e Vino.. Saluti, LLC  
**Summary:** Conditional User Approval for an Art Studio as Pinot's Palette franchise in the R-1 Zone;  
**Attorney:** Robert Matule Esq.  
**Architect:** John Nastasi

**Location: 732 Washington Street**

**Block** 206 Lot 28

**Applicant:** Tri-Pita Inc.  
**Summary:** Conditional Use Approval for a Pita Restaurant with eight seats and a sidewalk café in the R-1 Zone;  
**Attorney:** Robert Matule Esq.  
**Architect:** William G. Severino

**6) Next Regular Meeting Dates: May 5, 2015**

DRAFT

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