



**DAWN ZIMMER**  
MAYOR

## **CITY OF HOBOKEN**

**Hoboken Planning Board**  
**94 Washington Street**  
**Lower Level Conference Room**  
**Hoboken, New Jersey 07040**

**WWW.HOBOKENNJ.ORG/BOARDS/PLANNING-BOARD**

Gary Holtzman, Chairman  
Frank Magaletta, Vice Chairman  
Stephen Marks, 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 Regular meeting on Tuesday, **February 3, 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) **Administrative Matters**

### **Location: 800-822 Monroe Street Block 87 Lot 1.01**

- The board is providing an opportunity to Applied Monroe Lender, LLC to discuss jurisdiction and completeness issues with the full Planning board . The two questions to be answered are (1) Is Applied Monroe Lender, LLC a valid redeveloper with the right to make an application for development for this property? and (2) whether the applicant has fully satisfied the checklist and is entitled to a hearing provided it is a bonafide applicant?

### **Ordinance Z-230**

- Review of the following ordinance referred to the Planning Board by City Council pursuant to N.J.S.A 40:55D-26 for review and determination of whether the ordinance is consistent with the Master Plan. An ordinance amending Chapter 44 to make notice procedures compliant with state law and update Chapter 44 Appendices and Forms.

### **5) Resolution**

- Resolution to Amend Chapter 44 to make notice procedures compliant with state law and update Chapter 44 Appendices and Forms

### **6) Hearing**

#### **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;

**Variations** "C" – Lot Coverage

**Attorney:** Robert Matule

**Architect:** Minervini Vandermark

**7) Next Regular Meeting Date: March 3, 2015**

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

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