



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07030
WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD

James Aibel, 2015 Chairman
John Branciforte, Commissioner
Phil Cohen, Commissioner
Antonio Grana, Commissioner
Carol Marsh, Commissioner
Owen McAnuff, Commissioner
Diane Fitzmyer Murphy, Commissioner
Dan Weaver, Alternate #1
Edward McBride, Alternate #2
Cory Johnson, Alternate #3
Frank DeGrim, Alternate #4

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a regular meeting on Tuesday, **January 19, 2016 at 7:00 PM** in the Conference Room (basement) of City Hall at 94 Washington Street, Hoboken, NJ. 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 Board 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.

- 1) Meeting Called to Order
- 2) Open Public Meeting Statement
- 3) Roll Call and Flag Salute
- 4) Board Reorganization:

New Appointments are Sworn In:

- Commissioner – January 1, 2016 - December 31, 2019 – John Branciforte
- Commissioner – January 1, 2016 - December 31, 2018 – Owen McAnuff
- 1st Alternate – January 1, 2016 - December 31, 2017 – Dan Weaver
- 2nd Alternate – January 1, 2016 – December 31, 2016 – Edward McBride
- 3rd Alternate – January 1, 2016 – December 31, 2017 - Cory Johnson

Nomination and Election of Officers for 2016:

- Nominate Acting Chair
- Chairman
- Vice Chairman
- Secretary
- Appointment of Various committees

Approval of 2016 Meeting Schedule

Designation of Jersey Journal as Official Newspaper

Review of Appointments/Request for Qualifications:

- Board Attorney
- Board Planner
- Board Engineer

5) Resolutions

- [Resolution of Denial 710 Hudson Street, Block 218 Lot 21, HOZ-15-23](#)
- [Resolution of Approval 618 Adams Street, Block 77 Lot 23, HOZ-15-12](#)
- [Resolution of Denial 703 Bloomfield Street, Block 206 Lot 2, HOZ-15-32](#)

- [Resolution of Approval 536 Bloomfield Street, Block 192, Lot 24, HOZ-15-30](#)
- [Resolution of Approval Stevens Gateway, Block 227, Lot 1 , HOZ-14-27](#)

6) Matters Scheduled for Public Hearing:

Location: **302 Garden Street- carried from 11-30-15, continued from 12-15-15**

Case: HOZ-15-13, HOZ-15-29

Block: 179 Lot 42

Zone: R-1

Applicant: 304 Garden Street LLC

Summary: Appeal of Administrative Decision of the Zoning Office Revoking the First Certificate of Zoning Compliance and Minor Site Plan approval and variances for the proposed renovation of the existing ground floor commercial space(100% lot coverage) and existing second and third floor residential spaces and add a new fourth floor residential;

Variations: “D” – Density(D-5)
 “C” - development on a non-conforming lot(for lot area and lot depth), expansion of a non-conforming structure(for retail use criteria, rear yard, and lot coverage), lot coverage

Attorney: Robert Matule, Esq.

Architect: Minervini Vandermark

Planner : Ken Ochab

Decision: **Denied**

Location : **75-77 Madison Street- carried from 11-17-15, 11-30-15 and 12-15-15**

Case: HOZ-15-9

Block: 17, Lots 13 and 14

Zone: R-3

Applicant: SMITH-GEORGE LLC

Summary: Minor Site Plan and variance review for a five-story building containing eight residential units over the ground floor parking(5) spaces;

Variations: “D” – Density (D-5)
 “C” - Lot Coverage, Building Height, Façade Masonry

Attorney: Robert Matule Esq.

Architect: Minervini Vandermark Architects

Planner: Ken Ochab

Decision: **Carried to 2/16/16**

Revised 1/14/16

Next Meeting Date: February 16, 2016

Formal Action May Be Taken

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