



CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Lower Level Conference Room
Hoboken, New Jersey 07040
WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD

James Aibel, Chairman
Elliot Greene, Vice Chairman
Phil Cohen, Commissioner
Mike DeFusco, Commissioner
Antonio Grana, Commissioner
Carol Marsh, Commissioner
Diane Fitzmyer Murphy, Commissioner
John Branciforte, Alternate #1
Tiffanie Fissher, Alternate #2
Owen McAnuff, Alternate #3

DAWN ZIMMER
MAYOR

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a regular meeting on **Tuesday, January 20, 2015 at 7:00 PM** 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 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) Administrative Matters and Waivers

New Appointments are Sworn In:

Commissioner Mike DeFusco – Term - January 20, 2015 – December 31, 2018
Commissioner Carol Marsh – Term - January 20, 2015 – December 31, 2018

Reorganization of the Zoning Board of Adjustment:

Nomination and Election of Officers for 2015:

- Chairman
- Vice Chairman
- Secretary

Approval of 2015 Meeting Schedule

Designation of Jersey Journal as Official Newspaper

5) Memorialization of the resolutions considered at previous meetings:

- a. [914-930 Monroe Resolution of Denial](#)
- b. [14 Paterson Resolution of Approval](#)
- c. [155 3rd Street Resolution of Approval](#)
- d. [115-131 Grand St Resolution of Denial](#)

6) Matters Scheduled for Public Hearing:

Location: 720 Clinton Street (Continuation from 12-9-14)

Block 152 Lots 3.01 and 3.02

Applicant: Wonderlofts LLC

Summary: Preliminary Site Plan review and variances for the rehabilitation and expansion of the existing industrial structure and conversion to residential land use; project includes 121 residential units where 57 units are permitted and commercial space in the R-2 Residential Stabilization Zone;

Variances: "D"-Use(D-1), Density(D-4), Height and Stories(D-6)

“C” – Lot Coverage, Front Yard, Roof Coverage,
Permitted Service Area for Commercial Use

Attorney: Robert Matule
Architect: Minervini Vandermark

Location: 830-834 Park Avenue

Block 170 Lot 23-25

Applicant: Gene Super

Summary: Proposed construction of a new four story residential structure over ground parking totaling five stories with 8 residential dwelling units and 12 parking spaces in the R-1 Residential Conservation Zone; The first floor parking area is proposed to provide 100% lot coverage; the upper residential floors propose 60% coverage.

Variations: “D”- Height and Stories(D-6)
“C”- Lot Coverage, Front Yard, Rear Yard, Roof Coverage

Attorney: Robert Matule, Esq.
Architect: Marchetto Higgins Stieve

Location: 808 Washington Street

Block 207 Lot 25

Applicant: Martin Vitale

Summary: Applicant proposes to legalize the fifth unit in an existing five unit multi family building . The building will not be enlarged in any way and all improvements will be to the façade and within the building in the R-1 Residential Conservation Zone and the R-1(H) Historic Overlay Zone;

Variations: “D”- Density(D-4)
Attorney: Stephen R. Spector, Esq.
Architect: JCA Group

7. Other Administrative Matters

Review of Appointments/Request for Qualifications:

- Board Attorney
- Board Planner
- Board Engineer

Next Meeting Date: January 27, 2015

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