



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

**DAWN ZIMMER
MAYOR**

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 Fisher, Alternate #2
Owen McAnuff, Alternate #3
Richard Tremitedi, Alternate #4

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a special meeting on **Tuesday, October 14, 2014 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 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) Review and Adoption of Minutes
- 5) Memorialization of resolutions considered at previous meetings:
 - a. Resolution of Denial 704 Madison
 - b. Resolution of Approval 516 Monroe
 - c. Resolution of Approval 819 Bloomfield
- 6) Administrative Matters & Waivers
- 7) Matters Scheduled for Public Hearing:

Location: 316 Park Ave

Block 166 Lot 31

Applicant: 316 Park Corp

Summary: Review of variances for the construction of a new two family residential building with four residential stories where three stories are permitted in the R-1 Residential Zone

Variances: "D" – Stories (D-6)
"C" – Lot Coverage, Front Yard Set Back, Roof Coverage, Façade Materials

Attorney: Robert Matule

Location: 221 Bloomfield

Block 201 Lot 11

Applicant: Scott Katz

Summary: Review of variances to expand the existing non-conforming structure with a rear addition measuring 5'5" x 20'4" x 2-stories; a vertical addition of a stair/mechanical penthouse on top of the 3rd floor; and addition of roof decks on both the 2nd floor extension and a portion of the 3rd floor upper roof in the R-1 Residential Zone

Variances: "C" –Roof Coverages

Attorney: Jason Tuval

Architect Nastasi Architects

Location: 1137 Garden Street

Block 249 Lot 16

Applicant: Yann and Judith Tanini

Summary: Review of variances for the construction of a two story rear addition to expand existing non-conforming three story structure in the R-1 Residential Zone

Variations: "C" – Expansion of a Non-Conforming Structure

Attorney: James Burke

Architect Ron Hegedus

8. Next Meeting Dates: October 21, 2014 & October 28, 2014

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