



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07040
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John Branciforte, Alternate #1
Tiffanie Fisher, Alternate #2
Owen McAnuff, Alternate #3
Frank DeGrim, Alternate #4

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a special meeting on **Tuesday, October 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) Matters Scheduled for Public Hearing:

Location: 901 Bloomfield Street- carried from 7-14-15, continued from 8-11-15

Block 208 Lot 1
Applicant: 901 Bloomfield St LLC
Summary: Minor Site Plan review for the proposed development of the reuse of the existing church building with six residential units. The exterior walls of the building will remain intact, and the roof will be reconstructed and expanded in the R-1 Zone
Variations: "D"- Building Height(D-6)
"C" – Roof Coverage, Façade Fenestration
Attorney: Robert Matule, Esq.
Architect: Marchetto Higgins Stieve

Location: 710 Clinton Street

Block 152 Lot 4
Applicant: 710 Realty LLC
Summary: Preliminary Site Plan review and variations for the proposed development of a new five story building with four residential floors containing a total of twelve residential units over one floor of in the R-2 Zone
Variations: "D"- Building Height and Floors(D-6)
"C" – Lot Coverage, Front Yard Setback, Roof Coverage
Attorney: Robert Matule, Esq.
Architect: Minervini Vandermark Architecture

Location: 263 7th Street

Block 168 Lot 15
Applicant: Richard Alashaian
Summary: Proposed construction of a new one family house in the R-1 Zone
Variations: "C" –Lot Coverage, Front Yard Setback, Rear Yard Setback(undersized lot)

Attorney: James Burke, Esq.
Architect: Nastasi Architects

Location: 26 Willow Terrace

Block 158.1 Lot 4

Applicant: Martin Vernon & Ruth O'Leary

Summary: Review for variances to construct a 124 sq. ft. second floor rear addition above an existing first floor in the R-1 Zone

Variiances: "C" – Lot Coverage, Rear Yard Depth, Expansion of a Non-Conforming Structure on a Non-Conforming lot

Attorney: Robert Matule, Esq.

Architect: Jensen Vasil

Revised 10/15/15

Next Meeting Date: October 27, 2015

Formal Action May Be Taken

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