



# **CITY OF HOBOKEN**

**Hoboken Zoning Board of Adjustment  
94 Washington Street  
Lower Level Conference Room  
Hoboken, New Jersey 07040**

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**PLEASE TAKE NOTICE** the Zoning Board of Adjustment will hold a regular meeting on **Tuesday, October 21, 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:
  - a. 6-17-14, 6-24-14, 7-15-14, 7-22-14, 8-19-14
- 5) Memorialization of resolutions considered at previous meetings:
  - a. [Resolution of Approval 501 Washington Street, Block 216 Lots 1 and 2.1](#)
  - b. [Resolution of Denial 704 Madison, Block 82 Lot 32](#)
- 6) Administrative Matters & Waivers
- 7) Matters Scheduled for Public Hearing:

**Location: 316 Park Ave(Continuation from 10-14-14)**

**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)

**Attorney:** Robert Matule

**Architect:** Minervini-Vandermark

**Location: 720 Clinton Street (Continuation from 9-23-13)**

**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

**8. Next Meeting Date: November 18, 2014**

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