



DAWN ZIMMER  
MAYOR

**CITY OF HOBOKEN**  
**Hoboken Zoning Board of Adjustment**  
**94 Washington Street**  
**Hoboken, New Jersey 07040**  
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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 27, 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) Resolutions

Resolution of Denial 1427 -149 Grand Street , Block 122 Lots 14-15 , Case HOZ-15-8

5) Matters Scheduled for Public Hearing:

**Location:** 1420 Willow Avenue, continued from 8-18-15

**Case:** HOZ-15-17

**Block:** 123, Lots 7,8,9,10,11,12 and 14

**Applicant:** 1420 Willow Hoboken LLC

**Summary:** Preliminary and Final Site Plan Site Plan review to permit additional stories to be added to two (2) existing vacant industrial buildings. Applicant proposes to maintain the footprint of the buildings, to combine the two buildings into one, to redesign and upgrade the exterior and facades and to increase the height of the combined building to 3-stories and approximately 48 feet above average grade. Applicant proposes to increase the total floor area from approximately 27,357 square feet to approximately 45,388 square feet, of which approximately 16,000 sq. ft. is proposed to be occupied by a rock climbing gym with the balance of the building to be used for retail and other commercial uses in the I-1 Zone

**Variations:** "D"- Use(D-1)

"C" – Lot Coverage, Front Yard Setback, Side Yard Setback, Rear Yard Setback, Lot Width, Off Street Loading Dimension, Parkng, Expansion of a Non Conforming Structure

**Attorney:** Meryl Gonchar, Esq.

**Architect:** Marchetto Higgins Stieve

**Location:** 100-108 Paterson Ave- carried from 7-21-15 and 9-15-15

**Case:** HOZ-15-2

**Block:** 11 Lot 9

**Applicant:** 100 Paterson Realty, LLC

**Summary:** Minor Site Plan review and variations for the proposed construction a new five story building consisting of four residential floors containing eight residential units over

ground floor parking for twelve vehicles plus a 1000 square foot retail space at premises in the R-3 Zone;

**Variations:** “D”- Density(D-3), Building Height (D-6)  
“C” – Lot Coverage, Rear Yard Setback, Rear Wall Depth , Roof Coverage, Retail(a retail use where no others currently exist on the block).

**Attorney:** Robert Matule, Esq.

**Architect:** Minervini Vandermark

**Location:** [302 Garden Street](#) , *carried from 9-15-15*

**Case:** HOZ-15-13

**Block** 179 Lot 42

**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 variations 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 in the R-1 Zone;

**Variations:** “D”- Density (D-5)  
“C” – Lot Coverage, Front Yard Setback, Roof Coverage

**Attorney:** Robert Matule, Esq.

**Architect:** Minervini Vandermark

**Location:** [506 Jefferson Street](#)

**Case:** HOZ-15-7

**Block :** 68 Lot 29

**Applicant:** 506 Jefferson LLC

**Summary:** Proposed construction of a new four story two family residential building containing two duplex dwelling units in the R-2 Zone;

**Variations:** “C” – Lot Coverage, Height in Feet

**Attorney:** Robert Matule, Esq.

**Architect:** Jensen C. Vasil

**Revised 10/19/15**

**Next Meeting Date: November 17, 2015**

**Formal Action May Be Taken**

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