



CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07030

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DAWN ZIMMER
 MAYOR

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a special meeting on **Tuesday, November 17, 2015 at 6:30 PM** at the Multi Service Center at 124 Grand 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

Withdraw Appeal of Administrative Decision 810 Park Ave , Block 170 Lot 35

5) Resolutions

[Resolution of Denial 1427-149 Grand Street , Block 122 Lots 14 -15 , Case HOZ-15-8](#)

~~[Resolution of Approval 901 Bloomfield Street, Block 208 Lot 1, Case HOZ-15-5](#)~~ rescheduled for 11-30-15

[Resolution of Approval 263 7th Street, Block 168 Lot 15, Case HOZ-14-50](#)

~~[Resolution of Approval 506 Jefferson Street , Block 68, Lot 29 , Case HOZ-15-7](#)~~ rescheduled for 11-30-15

6) Matters Scheduled for Public Hearing:

Location: [Stevens Institute of Technology Academic Gateway Center](#)
[- continued from 2-24-15, 4-14-15, 6-16-15, 7-28-15, 9-30-15](#)

Case: HOZ-14-27

Block: 227, Lot 1 Block 228, Lots 1 and 16

Applicant: Stevens Institute of Technology

Summary: Preliminary and Final Site Plan and variances application for the proposed construction of a new “Academic Gateway Center” complex to consist of two classroom/laboratory buildings encompassing 90,383 square feet of gross floor area, to be connected by a two-story bridge over Sixth Street in the R-1 Residential Conservation and R-1(E) Higher Education Sub-Districts;

Variations: “D”- Use (D-1), Building Height in Feet and Stories (D-6)
 “C” – Lot Coverage, Front and Rear Setbacks, Façade Materials & Fenestration, Building Separation

Attorney: Jason R. Tuvel

Architect: Wallace Robers and Todd, LLC

Decision: Approved

Location: [710 Hudson Street](#)

Case: HOZ-15-23

Block: 218, Lot 21

Summary: Variance review for the proposed construction of a fourth story addition to the existing residential building and solar panels on the roof in the R-1 Zone;
Variations: Development on a non-conforming lot (lot area, lot depth), Expansion of a non-conforming structure (density, front yard, rear yard, lot coverage, building depth), Lot Depth, Building Height (feet), Rear Yard, Building Depth, Roof Coverage
Attorney: James Burke Esq.
Architect: Jensen Vasil
Decision: Carried to 11/30/15

Location : 75-77 Madison Street

Case: HOZ-15-9
Block: 17, Lots 13 and 1421
Summary: Minor Site Plan and variance review of a five-story building containing eight residential units over the ground floor parking(5) spaces in the R-3 Zone;
Variations: “D” – Density (D-5)
“C” - Lot Coverage, Building Height, Façade Masonry
Attorney: Robert Matule Esq.
Architect: Minervini Vandermark Architects
Decision: Carried to 11/30/15

Revised 11/18/15

Next Meeting Date: November 30, 2015

Formal Action May Be Taken

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