



DAWN ZIMMER
MAYOR

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

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, November 18, 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) 1137 Garden Street, Block 249 Lot 16
 - b) 211 Bloomfield Street, Block 210 Lot 11
 - c) 316 Park Avenue, Block 166 Lot 31
- 6) Administrative Matters & Waivers
- 7) Matters Scheduled for Public Hearing:

Location: 914-930 Monroe Street – Continued from 9-30-14

Blocks 92,93,97 and 101

Applicant: Monroe Properties LLC

Summary: Preliminary Site Plan Review and Variances for the construction of two new mixed use buildings with 39,710 square feet of retail space, 24,515 square feet of office space, 515 residential units, 531 parking spaces in the I-1 Industrial Zone;

Variances: "D" – Use(D-1), Height and Stories(D-6)
"C" – Front Yard Setback, Side Yard, Rear Yard, Parking

Attorney: Robert Matule

Architect: Marchetto Higgins Stieve

8. Next Meeting Dates: December 16, 2014

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