



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 Monday, **November 30, 2015 at 7:00 PM** in the Conference Room (basement) of City Hall at 94 Washington Street, Hoboken, NJ. 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
- 5) Resolutions

~~Resolution of Approval 901 Bloomfield Street, HOZ-15-5, Block 208 Lot 1 Scheduled for 12-15-15~~
[Resolution of Approval 506 Jefferson Street, HOZ-15-7, Block 68, Lot 29](#)

Matters Scheduled for Public Hearing:

Location: [1420 Willow Avenue](#), continued from 8-18-15 and 10-27-15
PUBLIC COMMENT CLOSED – HEARING IS FOR CLOSING ARGUMENT FROM APPLICANTS ATTORNEY AND BOARD DELIBERATIONS ONLY

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
Variances: “D”- Use (D-1)
 “C” – Lot Coverage, Front Yard Setback, Size Yard Setback, Rear Yard Setback, Lot Width, Off Street Loading Dimension, Parking, Expansion of a Non-Conforming Structure
Attorney: Meryl Gonchar, Esq.
Architect: Marchetto Higgins Stieve
Planner: Edward Kolling
Decision: **Approved**

Location: 26 Willow Terrace – carried from 10-20-15 and 10-27-15

Case: ZBA-15-20
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
Variations: "C" – Lot Coverage, Rear Yard Depth, Expansion of a Non-Conforming Structure on a Non-Conforming lot
Attorney: Robert Matule, Esq.
Architect: Jensen Vasil
Planner: Ken Ochab
Decision: **Approved**

~~Location: 302 Garden Street, to be carried to 12/15/15~~

~~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 variances 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~~
~~Planner :~~ ~~Ken Ochab~~
~~Decision:~~ **Carried to 12-15-15**

Location: 710 Hudson Street – carried from 11-17-15

Case: HOZ-15-23
Block: 218, Lot 21
Applicant: John Khadem
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
Planner: Jill Hartman
Decision: **Denied**

Location : 75-77 Madison Street- carried from 11-17-15

Case: HOZ-15-9
Block: 17, Lots 13 and 14
Applicant: SMITH-GEORGE LLC
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
Planner: Ken Ochab
Decision: **Carried to 12/15/15**

Location : 618 Adams Street

Case: HOZ-15-12

Block: 77, Lot 23

Applicant: John Sivo

Summary: Variance review to erect three 10' x 25' decks on floors 2, 3, and 4 at the rear of the building in the R-2 Zone;

Variations: “C” - Lot Coverage (70% vs 60% allowed)

Attorney: James Burke, Esq.

Architect: Janine Glatt

Planner: None

Decision: **Carried to 12/22/15**

Location : 703 Bloomfield Street

Case: HOZ-15-32

Block: 206, Lot 2

Applicant: Heimbuch, Gerald P

Summary: Variance review for proposed third floor addition to an existing single family residence (372 sf) and 62 square foot deck in the R-1 Zone;

Variations: Development on a Non-Conforming Lot (lot area, lot depth), Expansion of a Non-Conforming Structure (lot coverage, rear yard, floor-to-floor height), Rear Yard Setback, Façade Materials, Upper roof deck setback.

Attorney: Nick Cherami, Esq.

Architect: Osvaldo Martinez

Planner: None

Decision: **Carried to 12/22/15**

Location : 536 Bloomfield Street

Case: HOZ-15-30

Block: 192, Lots 24

Applicant: 155 6th Realty LLC

Summary: Review for a proposed arts use to include classes and shows in the R-2 Zone;

Variations: “D” – Conditional Use exceeding maximum service area of 1000 feet and the space is comprised of first and second floors.

Attorney: James Burke, Esq.

Architect: Minervini Vandermark

Planner: None

Decision: **Carried to 12/22/15**

Revised 12/1/15

Next Meeting Date: December 15, 2015

Formal Action May Be Taken

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