



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

[WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD](http://WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD) Diane Fitzmyer Murphy, Commissioner

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 Elliot Greene, Vice Chairman  
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**DAWN ZIMMER**  
 MAYOR

**PLEASE TAKE NOTICE** the Zoning Board of Adjustment will hold a regular meeting on Tuesday, **December 15, 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
- 6) Matters Scheduled for Public Hearing:

**Location:** [100-108 Paterson Ave- carried from 7/21/15 . 9/15/15 and 10/27/15](#)

**Case** HOZ-15-2

**Block:** 11 Lot 9

**Applicant:** 100 Paterson Realty, LLC

**Summary:** Minor Site Plan review and variances 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;

**Variances:** "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

**Planner:** Edward Kolling

**Decision:**

**Location:** [302 Garden Street- carried from 11/30/15](#)

**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;

**Variances:** "D"- Density (D-5)  
 "C" – Lot Coverage, Front Yard Setback, Roof Coverage

**Attorney:** Robert Matule, Esq.  
**Architect:** Minervini Vandermark  
**Planner :** Ken Ochab  
**Decision:**

**Location :** ***75-77 Madison Street- carried from 11/17/15 and 11/30/15***

**Case:** HOZ-15-9

**Block:** 17, Lots 13 and 14

**Applicant:** SMITH-GEORGE LLC

**Summary:** Minor Site Plan and variance review for a five-story building containing eight residential units over the ground floor parking(5) spaces in the R-3 Zone;

**Variances:** “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

**Revised 12/7/15**

**Next Meeting Date: December 22, 2015**

**Formal Action May Be Taken**

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