



**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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**DAWN ZIMMER**  
MAYOR

**PLEASE TAKE NOTICE** the Zoning Board of Adjustment will hold a special meeting on Tuesday, **December 22, 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](mailto:pcarcone@hobokennj.gov).

- 1) **Meeting Called to Order**
- 2) **Open Public Meeting Statement**
- 3) **Roll Call and Flag Salute**
- 4) **Administrative Matters**

Withdraw 725 Park Avenue, Block 182 Lot 18

5) **Resolution:**

Resolution of Approval 901 Bloomfield, Block 208 Lot 1

Resolution of Approval 1420 Willow, Block 123 Lots 2-12 & 14

Resolution of Approval 26 Willow Court, Block 158.01 Lot 4

6) **Matters Scheduled for Public Hearing:**

**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:** Charles Hydt

**Decision:** Approved

**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:** Denied

**Location : 536 Bloomfield Street**

**Case:** HOZ-15-30

**Block:** 192, Lot 24

**Applicant:** 155 6th Realty LLC

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

**Variances:** "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:** Charles Hydt

**Decision:** Approved

**Revised 12/23/15**

**Next Meeting Date: January 19, 2015**

**Formal Action May Be Taken**

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