



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07030
WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD

James Aibel, Chairman
John Branciforte, Vice Chairman
Phil Cohen, Commissioner
Antonio Grana, Commissioner
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Owen McAnuff, Commissioner
Diane Fitzmyer Murphy, Commissioner
Dan Weaver, Alternate #1
Edward McBride, Alternate #2
Cory Johnson, Alternate #3
Frank DeGrim, Alternate #4

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a regular meeting on Tuesday, **February 16, 2016 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) Resolutions:

Resolution of Approval 100-108 Paterson Avenue, Block 11, Lot 9 ,HOZ-15-2

- 5) Board Reorganization:

Review of Appointments/Request for Qualifications:

- Board Attorney
- Board Planner
- Board Engineer

- 6) Matters Scheduled for Public Hearing:

Location: 302 Garden Street- CARRIED FROM 1-19-16 TO 2-16-16 FOR PURPOSES OF PRESERVING NOTICE ONLY, HEARING WILL NOT OCCUR ON 2-16-16

Case: HOZ-15-29

Block: 179 Lot 42

Zone: R-1

Applicant: 304 Garden Street LLC

Summary: Appeal of Administrative Decision of the Zoning Office Revoking the First Certificate of Zoning Compliance ;

Attorney: Robert Matule, Esq.

Architect: Minervini Vandermark

Planner : Ken Ochab

Decision:

Location : 75-77 Madison Street- carried from 11-17-15, 11-30-15, 12-15-15 and 1-19-16

Case: HOZ-15-9

Block: 17, Lots 13 and 14

Zone: R-3

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;
Variiances: “D” – Density (D-5)
“C” - Lot Coverage, Building Height, Façade Masonry
Attorney: Robert Matule Esq.
Architect: Minervini Vandermark Architects
Planner: Ken Ochab
Decision:

Location : 76 Madison Street

Case: ZBA-14-10
Block: 16, Lot 31
Zone: R-3
Applicant: Brian Jermanok and Alana Jermanok
Summary: Proposed construction of a one-story addition atop an existing three-story structure
Variiances: “C” - expansion of a non-conforming structure (lot coverage, rear yard, building depth);
Attorney: Laura M. Fisher, Esq.
Architect: Michelle Drollette
Planner: None
Decision:

Location : 604-606 Bloomfield Street

Case: HOZ-15-36
Block: 193, Lots 47 and 48
Zone: R-1
Applicant: Demetri Sarantitis
Summary: Proposes renovatation of 606 Bloomfield so as to become a part of 604 Bloomfield to create a single family residence;
Variiances: “C” - Facade
Attorney: None
Architect: Demetri Sarantitis
Planner: None
Decision:

Revised 2/5/16

Next Meeting Date: February 23, 2016

Formal Action May Be Taken

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