



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 Fisser, Alternate #2
Owen McAnuff, Alternate #3

DAWN ZIMMER
MAYOR

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a regular meeting on **Tuesday, February 17, 2015 at 7:00 PM** 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 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 and Waivers
- 5) Review and Adoption of Minutes
9-16-14,9-23-14,9-30-14,10-14-14,10-21-14,11-18-14
- 6) Administrative Matters & Waivers
 - New Appointment Sworn In:
4th Alternate Frank DeGrim
 - Adopt Local Rules of the Zoning Board of Adjustment of the City of Hoboken
 - Withdraw application for 624 Hudson, Block 217.01 Lot 19
- 7) Memorialization of the resolutions considered at previous meetings: Carry to 2-24-15
 - [720 Clinton Street, Block 152 Lots 3.01 and 3.02](#)
 - [808 Washington Street, Block 207 Lot 25](#)
- 8) Matters Scheduled for Public Hearing:
 - Location: 830-834 Park Avenue – Continued from 1-20-15, Carried from 2-4-15**
 - Block:** 170 Lot 23-25
 - Applicant:** Gene Super
 - Summary:** Proposed construction of a new four story residential structure over ground parking totaling five stories with 8 residential dwelling units and 12 parking spaces in the R-1 Residential Conservation Zone; The first floor parking area is proposed to provide 100% lot coverage; the upper residential floors propose 60% coverage.
 - Variations:** "D"- Height and Stories(D-6)
"C"- Lot Coverage, Front Yard, Rear Yard, Roof Coverage
 - Attorney:** Robert Matule, Esq.
 - Architect:** Marchetto Higgins Stieve

 - Location: 409 Jefferson Street**
 - Block:** 60 Lot 5
 - Applicant:** 409 Jefferson St , LLC
 - Summary:** Proposed construction of a new four story mixed use with four residential dwelling units in the R-2 Residential Stabilization Zone;
 - Variations:** "D"- Density (D-4), Building Height and Stories(D-6)
"C" – Lot Coverage, Façade Materials, Front Yard Depth

Attorney: Robert Matule
Architect: James McNeight

Location: 604 Hudson Street

Block: 217.01 Lot 29

Applicant: B+B Properties of Hoboken, LLC

Summary: Proposed addition of an accessory apartment above the existing garage building, adding two stories to an existing one-story garage in the R-1(CS) Residential Court Street Subdistrict Zone;

Variances: "D" – Use(D-1) Two Principal Buildings on the same lot
"C" - Accessory Lot Coverage, Accessory Floors (2 vs 1)

Attorney: Robert Matule
Architect: James McNeight

Next Meeting Date: February 24, 2015

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