



**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  
Carol Marsh, Commissioner  
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 special meeting on Tuesday, **February 23, 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) **Resolution:**
  - [Resolution of Approval 100-108 Paterson Avenue, Block 11, Lot 9 ,HOZ-15-2](#)
  - [Resolution of Denial 302-304 Garden Street, Block 179, Lot 42,HOZ-15-13](#)
- 5) **Board Business:**
  - ~~Annual Report of Zoning Variance Requests for 2014 and 2015~~ — Review — Carried to 4-19-16
- 6) **Board Reorganization:**
  - **Review of Appointments/Request for Qualifications:**
    - Board Attorney – *Galvin Law Firm Appointed*
    - Board Planner – *Maser Consulting Appointed*
    - Board Engineer – *H2M Architects and Engineers Appointed*
- 7) **Matters Scheduled for Public Hearing:**

**Location :** **50 Harrison Street** – - to be carried to 3-15-16

**Case:** HOZ-15-37

**Block:** 5, Lots 1-22

**Zone:** I-2

**Applicant:** JDA Hoboken Business Center LLC

**Summary:** Preliminary Non-Residential Site Plan and variance review for the proposed build out of the existing fourth floor by adding 21128 SF to the existing 3900 sf for a total of 25028 sf and add a new fifth floor of 25028 sf;

**Variances:** “D” – Use(D-1), Floor Area Ratio(D-4), Height in Feet (D-6)  
“C” – Front Yard Setback, Parking(230 v 252), Height in Stories

**Attorney:** Robert Matule Esq.

**Architect:** Nastasi Architects

**Planner:** Ken Ochab

**Decision:** Carried to 3/15/16

**Location : 339-341 Garden Street**

**Case:** HOZ-15-35

**Block:** 190, Lots 9 and 11

**Zone:** R-1

**Applicant:** 341 Garden Corp

**Summary:** Minor Site Plan and variance review for a five-story, four unit residential building;

**Variances:** “D” – Height in Feet(D-6)

“C” - Lot Coverage, Front Yard Setback, Façade Masonry

**Attorney:** Robert Matule Esq.

**Architect:** Minervini Vandermark Architects

**Planner:** Edward Kolling

**Decision:** Denied

**Revised 3/24/16**

**Next Meeting Date: March 15, 2016**

**Formal Action May Be Taken**

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