



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07040
WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD

James Aibel, Chairman
Elliot Greene, Vice Chairman
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Mike DeFusco, Commissioner
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Diane Fitzmyer Murphy, Commissioner
John Branciforte, Alternate #1
Tiffanie Fisser, Alternate #2
Owen McAnuff, Alternate #3

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a special meeting on **Tuesday, February 24, 2015 at 7:00 PM** in the **Multi Service Center at 124 Grand 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) Waivers
 - 901 Bloomfield(Minor Site plan, C& D Variances)
 - 166 6th(C Variances)
- 5) Memorialization of the resolutions considered at previous meetings
 - [720 Clinton Street, Block 152 Lots 3.01 and 3.02](#)
- 6) Matters Scheduled for Public Hearing:

Location: 409 Jefferson Street – Carried from 2-17-15

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;

Variances: "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: 263 7th Street

Block: 168 Lot 15

Applicant: Richard Alashaian

Summary: Proposed construction of a new three story residential structure with one residential dwelling unit in the R-1 Residential Conservation Zone;

Variances: "D"- Stories(D-6)
"C"- Lot Area, Lot Width, Lot Depth, Lot Coverage, Front Yard, Rear Yard

Attorney: James Burke

Architect: Nastasi Architects

Location: Stevens Institute of Technology Academic Gateway Center

Block: 227, Lot 1 Block 228, Lots 1 and 16

Applicant: Stevens Institute of Technology

Summary: Preliminary and Final Site Plan Application for the proposed construction of a new "Academic Gateway Center" complex to consist of two classroom/laboratory buildings encompassing 90,383 square feet of gross floor area, to be connected by a two-story bridge over Sixth Street in the R-1 Residential Conservation and R1-(E)Higher Education Sub-District;

Variations: "D"- Use(D-1), Building Height and Stories(D-6)
"C" – Lot Coverage,Front and Rear Setbacks, Façade Materials & Fenestration, Building Separation
Attorney: Jason R. Tuvel
Architect: Wallace Robers and Todd, LLC

Next Meeting Date: March 17, 2015

Formal Action May Be Taken

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

Revised 2-18-15