



CITY OF HOBOKEN

Hoboken Zoning Board of Adjustment
94 Washington Street
Lower Level Conference Room
Hoboken, New Jersey 07040

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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
Owen McAnuff, Alternate #3

DAWN ZIMMER
MAYOR

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a special meeting on **Wednesday, February 4, 2015 at 7:00PM** 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) Review and Adoption of Minutes
9-16-14,9-23-14,9-30-14,10-14-14,10-21-14,11-18-14
- 5) Administrative Matters & Waivers
 - Adopt Local Rules of the Zoning Board of Adjustment of the City of Hoboken
 - Withdraw application for 624 Hudson, Block 217.01 Lot 19
- 6) Matters Scheduled for Public Hearing:

Location: 830-834 Park Avenue – Continued from 1-20-15

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.

Variances: "D"- Height and Stories(D-6)

"C"- Lot Coverage, Front Yard, Rear Yard, Roof Coverage

Attorney: Robert Matule, Esq.

Architect: Marchetto Higgins Stieve

Location: 722-730 Jefferson Street

Block: 83 Lots 20-24

Applicant: 722 Jefferson LLC

Summary: Preliminary Site Plan review and variances for the proposed construction of a new 5 story residential building with 15 dwelling units in the R-2 Residential Stabilization Zone;

Variances: "D"- Height and Stories (D-6)

"C" – Lot Coverage, Front Yard, Roof Coverage, Facade

Attorney: Robert Matule, Esq.

Architect: Minervini Vandermark

Location: 113-121 Monroe Street

Block: 28 Lots 7-11

Applicant: Monroe 113 Realty LLC

Summary: Preliminary Site Plan review and variances for the proposed construction of a new 5 story residential building with 12 dwelling units in the R-3 Residential Revitalization Zone; .

Variances: "D"- Height and Stories(D-6)
"C"- Lot Coverage, Front Yard, Roof Coverage

Attorney: Robert Matule, Esq.

Architect: Minervini Vandermark

7. Other Administrative Matters

Review of Appointments/Request for Qualifications:

- Board Planner
- Board Engineer

8. Next Meeting Date: February 17, 2015

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