



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07030
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John Branciforte, Vice Chairman
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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, **March 15, 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 75-77 Madison Block17, Lots 13 and 14, HOZ-15-9](#)
- [Resolution of Approval 76 Madison Street, Block 16, Lot 31 , ZBA-14-10](#)
- [Resolution of Approval 604-606 Bloomfield Street, Block 193, Lots 47 and 48, HOZ-15-36](#)

5) Board Business:

- Annual Report of Zoning Variance Requests for 2014 and 2015 - Review

6) Matters Scheduled for Public Hearing:

Location : American Legion Post , 308 Second Street

Case: HOZ-16- 4

Block: 43, Lot 4,34(part of) and 35(part of)

Zone: R-2

Applicant: Hoboken World War Vets Hold Corp

Summary: Minor Site Plan review for the a proposed development to create 6 dwelling units for homeless veterans and protect the American Legion from future flooding by moving their operations to the second floor. The American Legion, in partnership with Monarch Housing, Hoboken Shelter, and the City of Hoboken, was awarded six housing vouchers for homeless veterans in 2015.

Variiances: "D" – Height, Density

"C" - Lot Coverage(pre-existing), Rear Yard Setback, Parking, Façade Masonry

Attorney: James Burke

Architect: Kitchen and Associates

Decision: Approved

Location : 50 Harrison Street – carried from 2-23-16

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;
Variiances: “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: Approved

Revised 3/11/16

Next Meeting Date: March 22, 2016

Formal Action May Be Taken

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