



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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Diane Fitzmyer Murphy, Commissioner
John Branciforte, Alternate #1
Tiffanie Fisser, Alternate #2
Owen McAnuff, Alternate #3
Frank DeGrim, Alternate #4

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a regular meeting on **Tuesday, March 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) Waivers:
 - 1427-1429 Grand St, Block 122 Lots 14-15
 - 259 First St, Block, Block 22, Lots 5.01, 5.02 and 6
- 5) Memorialization of the resolutions considered at previous meetings:
 - [Resolution of Approval 808 Washington, Block 207 Lot 25](#)
 - [Resolution of Denial 722-30 Jefferson, Block 83 Lots 20-24](#)
- 6) Matters Scheduled for Public Hearing:

Location: 502-510 Madison Street

Block: 67 Lots 28,29,30,31 & 32

Applicant: 502 Madsion Street, LLC

Summary: Preliminary Residential Site Plan review for the construction of a five- story, eighteen-unit residential building with 35 parking spaces on the ground floor in the R-3 Residential Revitizalization Zone;

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

Attorney: John J. Curley Esq.

Architect: Urban Design Workshop Architecture

Location: 301 Garden Street

Block: 190 Lot 1

Applicant: HOPES Community Action Partnership, Inc.

Summary: Minor Site Plan review for the proposed construction of a four story addition to the school in the court yard area located at the northern end of the property along Garden Street and roof upgrades. The addition will measure approximately 30 feet in width by 64 feet in depth and will be 48 feet in height in the R-1 Residential Conservation Zone;

Variances: "D"- Expansion of a Nonconforming Use(D-2), Building Height and Stories(D-6)
"C"- Lot Coverage, Front Yard Setback, Roof Coverage, Expansion of a Nonconforming structure

Attorney: Robert Matule, Esq.

Architect: Minervini-Vandermark Architects

Location: **61-63 Fourteenth Street**

Block: 245, Lots 6-7

Applicant: Green Lantern, LLC

Summary: Minor Site Plan review for the proposed expansion of an existing commercial building to create a three story three unit mixed-use residential/commercial building over a one story restaurant with a mezzanine in the R-1 Residential Conservation Zone;

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

"C" – Lot Coverage, Front and Rear Setbacks, Roof Coverage

Attorney: Robert Matule, Esq.

Architect: Minervini- Vandermark Architects

Next Meeting Dates: March 24, 2015 and March 31, 2015

Formal Action May Be Taken

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