



**DAWN ZIMMER**  
MAYOR

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

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Elliot Greene, Vice Chairman  
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John Branciforte, Alternate #1  
Tiffanie Fisher, 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 24, 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](mailto:pcarcone@hobokennj.gov).

- 1) Meeting Called to Order
- 2) Open Public Meeting Statement
- 3) Roll Call and Flag Salute
- 4) Waivers:
- 5) Administrative Matters:
  - Carry 409 Jefferson Street, Block 60 Lot 5 to 3-31-15
  - Carry 1410 Grand Street/ 1405-1411 Adams Street to 4-28-15
- 6) Memorialization of the resolutions considered at previous meetings:
  - ~~Resolution of Denial 263 7<sup>th</sup> Street, Block 168 Lot 15~~ - held till 3/31/15
  - [Resolution of Denial 830-834 Park, Block 170 Lot 23](#)
- 7) Matters Scheduled for Public Hearing:

**Location:** 601-607 Park Avenue

**Block:** 181, Lot 1

**Applicant:** The Hudson School

**Summary:** Preliminary Site Plan review for the construction of a five-story addition to the north side of the school building to provide for classrooms, meeting rooms, office space and storage. The proposed addition to the school building will be 40' in width along Park Avenue and 69 feet in depth from the Park Avenue street line in the R-1 Residential Residential Conservation Zone;

**Variations:** "D"- Building Stories(D-6)  
"C" – Lot Coverage, Building Height, Rear Yard Setback, Façade Masonry, Curb Cut

**Attorney:** James Burke, Esq.

**Architect:** Sanchez/Armstrong Architects

**Location:** 1410 Grand Street/ 1405-1411 Adams Street - will be carried to 4-28-15

**Block:** 121 Lots 1-4, 23 &24

**Applicant:** 1410 Adams St LLC.

**Summary:** Preliminary Site Plan review for the proposed construction of a seven story mixed use building with six stories of 52 residential units over a first story containing 3,325 square feet of commercial space and 42 parking spaces in the I-1 Industrial Zone;

**Variations:** "D"- Use(D-1), Building Height and Stories(D-6)

“C”- Lot Coverage, Front Yard Setback, Side Yard Setback, Rear Yard Setback, Off-Street Parking, Roof Coverage, Façade Masonry and Non-Masonry

**Attorney:** Meryl Gonchar, Esq.  
**Architect:** Marchetto Higgins Stieve

**Location: 113-121 Monroe Street – Continued from 2-4-15**

**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; .

**Variations:** “D”- Height and Stories(D-6)  
“C”- Lot Coverage, Front Yard, Roof Coverage

**Attorney:** Robert Matule, Esq.  
**Architect:** Minervini –Vandermark Architects

**Location: 258 Eighth Street**

**Block:** 170 Lots 41

**Applicant:** 258 8<sup>th</sup> St. Hob LLC

**Summary:** Completion of a single family home now located on the site. The building will be 35.1 feet tall and consist of three residential floors over refuse/recycling in the R-1 Residential Conservation Zone; .

**Variations:** “D”- Stories(D-6)  
“C”- Lot Coverage, Front Yard Setback ,Rear Yard Setback, Roof Coverage

**Attorney:** Robert Matule, Esq.  
**Architect:** Minervini- Vandermark Architects

Revised 3/24/15

**Next Meeting Date: 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., Meryl Gonchar, Esq