



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07040
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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 special meeting on **Tuesday, March 31, 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:
 - 506 Jefferson Street (C & D Variances)
 - 75-77 Madison Street(Minor Site Plan and C & D Variances)
- 5) Memorialization of the resolutions considered at previous meetings:
 - ~~Resolution of Denial 263 7th Street, Block 168 Lot 15~~
 - [Resolution of Approval 301 Garden Street, Block 190, Lot 1](#)

6) Matters Scheduled for Public Hearing:

Location: 409 Jefferson Street – carried from 2/17/15 and 3/24/15
Block: 60 Lot 5
Applicant: 409 Jefferson St , LLC
Summary: Minor Site Plan review for the proposed construction of a new four story mixed use with four residential dwelling units in the R-2 Residential Zone;
Variations: “D”- Density (D-4), Building Height and Stories(D-6)
“C” – Lot Coverage, Front Yard Setback, Façade Materials
Attorney: Robert Matule ,Esq.
Architect: James McNeight

Location: 502-510 Madison Street – continued from 3/17/14
Block: 67 Lots 28,29,30,31 & 32
Applicant: 502 Madsion Street, LLC
Summary: Preliminary Residential Site Plan review for the proposed construction of a five- story, eighteen-unit residential building with 35 parking spaces on the ground floor in the R-3 Residential Zone;
Variations: “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: 108-110 Jefferson Street
Block: 29, Lots 29 & 30

Applicant: 108 Jefferson , LLC
Summary: Minor Site Plan review for the proposed construction of a new five-story, four unit residential building with seven parking spaces on the ground floor in the R-3 Residential Zone;
Variations: "D"- Building Height and Stories(D-6)
"C" – Lot Coverage,Front Yard Setback, Roof Coverage
Attorney: Robert Matule, Esq.
Architect: Minervini- Vandermark Architects

Location: 525 Jackson Street

Block: 66, Lot 13
Applicant: 525 Jackson Street Developers LLC
Summary: Minor Site Plan review for the proposed construction of a new five-story, four unit residential building with five parking spaces on the ground floor in the R-3 Residential Zone;
Variations: "D"- Density(D-4), Building Stories(D-6)
"C" – Height, Lot Coverage,Front and Rear Setbacks, Façade Masonry, Off Street Parking
Attorney: Robert Matule, Esq.
Architect: James McNeight

Revised 3/30/15

Next Meeting Dates: April 7, 2015

Formal Action May Be Taken

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