



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07030
WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD

James Aibel, Chairman
John Branciforte, Vice Chairman
Phil Cohen, Commissioner
Antonio Grana, Commissioner
Carol Marsh, Commissioner
Owen McAnuff, Commissioner
Diane Fitzmyer Murphy, Commissioner
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, **April 19, 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) Administrative Matters:

Withdraw 333 Park Avenue, Block 179 Lot 16, HOZ-15-21

Withdraw 302 Garden Street Appeal, Block 179 Lot 42, HOZ-15-29

5) Resolutions:

[Resolution of Denial for 339-341 Garden Street, Block 190 Lots 9-11, HOZ-15-35](#)

[Resolution of Approval for American Legion Post \(308 Second St.\), Block 43 Lot 4, HOZ-16-5](#)

6) Board Business:

Annual Report of Zoning Variance Requests for 2014 and 2015 - *no vote, board members to submit recommendations to board planner*

7) Matters Scheduled for Public Hearing:

Location: 302 Garden Street- carried from 1/19/16

Case: HOZ-15-29

Block 179 Lot 42

Zone: R-1

Applicant: 304 Garden Street LLC

Summary: Appeal of Administrative Decision of the Zoning Office Revoking the First Certificate of Zoning Compliance

Attorney: Robert Matule, Esq.

Architect: Minervini Vandermark

Planner: Ken Ochab

Decision: Withdrawn

Location: 1414-1418 Willow Ave

Case: HOZ-15-42

Block 123 Lot 15

Zone: I-1
Applicant: FIT Foundry LLC
Summary: Fitness training facility for groups up to 15 persons
Variations: “D” – Use (D-1)
“C” - Parking
Attorney: Robert Matule, Esq.
Architect: Minervini Vandermark
Planner : Ken Ochab
Decision: Approved

Location: 328 Jackson Street

Case: HOZ-15-40
Block 46 Lot 19
Zone: R-3
Applicant: 328-330 Jackson Street, LLC
Summary: Minor Site plan and variance review or a new four story residential unit building
Variations: “D” – Density 4 dwelling units v. 2
“C” - Lot coverage (85.6% vs. 60%), Rear Yard Depth (11’v. 21.3’), Expansion on a non-conforming lot (24.67’ x 71’ vs 25’ x 100’)
Attorney: Robert Matule, Esq.
Architect: Minervini Vandermark
Planner : Ken Ochab
Decision: Approved

Revised 4/21/16

Next Meeting Date: April 26, 2016

Formal Action May Be Taken

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