



**DAWN ZIMMER**  
MAYOR

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

James Aibel, Chairman  
Elliot Greene, Vice Chairman  
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Antonio Grana, Commissioner  
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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, April 21, 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) Memorialization of the resolutions considered at previous meetings:**

Resolutions to be memorialized on 4-28-15

- Resolution of Approval 258 Eighth Street, Block 170 Lot 41
- Resolution of Approval 108-100 Jefferson Street, Block 29 Lots 29-30
- Resolution of Denial 409 Jefferson Street, Block 60 Lot 5

**5) Matters Scheduled for Public Hearing:**

**Location:** 601-607 Park Avenue – continued from 3-24-15

**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 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:** 259 First Street/256-258 Newark Street

**Block:** 22, Lots 5.01, 5.02 & 6

**Applicant:** 259 1<sup>st</sup> St LLC

**Summary:** Final site plan approval for preliminary site plan, conditional use and variance approval on 9/20/11 for a mixed use development in the R-1 Zone.

**Attorney:** Robert Matule, Esq.

**Architect:** Nastasi Architects

**Location:** 109-111 Monroe Street

**Block:** 28, Lots 5 and 6  
**Applicant:** Monroe Street Management LLC  
**Summary:** Minor Site Plan review and variances for the proposed construction of a new five- story building with four residential floors containing seven residential units over one floor of parking in the R-3 Zone;  
**Variances:** "D"- Building Height and Stories(D-6  
"C" – Lot Coverage, Building Height, Front Yard Setback, Roof Coverage  
**Attorney:** Robert Matule, Esq.  
**Architect:** Bodnar Architect & Assoc.

**Location: 502-504 Monroe Street**

**Block:** 66, Lots 31 and 32  
**Applicant:** 502 Monroe LLC  
**Summary:** Minor Site Plan review and variances for the proposed construction of a new five- story building with four residential floors containing seven residential units over one floor of parking in the R-3 Zone;  
**Variances:** "D"- Building Height and Stories(D-6)  
"C" – Lot Coverage, Building Height, Front Yard Setback  
**Attorney:** Robert Matule, Esq.  
**Architect:** Bodnar Architect & Assoc.

Revised 4/21/15

**Next Meeting Date: April 28, 2015**

Formal Action May Be Taken

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