



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07030
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Frank DeGrim, Alternate #4

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a meeting on Tuesday, **April 26, 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) Resolutions

Resolution of Approval 50 Harrison Street, Block 5 Lots 1-22, HOP-15-37

- 5) Administrative

Request for Extension for Minor Site Plan Approval granted July 17, 2007 for 70 Monroe, Block 15 Lot 27

- 6) Matters Scheduled for Public Hearing:

Location : **507 River Street and 525 River Street, Hoboken** – *continued from 3/22/16*

Case: HOZ-15- 31

Block: Block 234, Lot 1 ,portion of Block 257, Lots 2 and 3 (the “Property”), Block 258 Lot 1 and a portion of Block 259, Lot 2 (the “Griffith Lot”)

Zone: Higher Education Subdistrict (R-1(E)) Zone

Applicant: Stevens Institute of Technology a/k/a The Trustees of the Stevens Institute of Technology

Summary: Amended preliminary and final major site plan approval with bulk variance relief and use variance relief, if deemed required, and for an extension of the approval previously granted by the Board until December 31, 2020. The Board previously granted amended preliminary major site plan, final site plan and preliminary and final major subdivision approval with use, conditional use and bulk variance to permit the realignment of the portion of Fifth Street nearest to Sinatra Drive, the realignment of Sinatra Drive and construction of (i) a parking garage containing a total of 436 off-street spaces (the “Garage”) (ii) an academic building (Center for Engineering and Science Innovation) of 48,188 square feet to "wrap around" the garage. Applicant now seeks amended preliminary and final major site plan approval to permit the construction of the Garage as the first phase or Section A of the project prior to the completion of the rest of the project and for certain modifications to the Garage. Applicant also seeks approval to clarify or amend certain conditions of the prior approval relating to provisions for public parking.

Variances: “D” – (1) a use variance pursuant to N.J.S.A. 40:55D-70d(1) or N.J.S.A. 40:55D-70d(3) for the use of the Parking Garage as a "major parking facility" (2) a use variance pursuant

to N.J.S.A. 40:55D-70d(1) or N.J.S.A. 40:55D-70d(3) for the use of the Parking Garage as a "public parking facility" where such use is not permitted or does not meet all of the conditional use requirements pertaining to "public parking facilities" (3) a use or bulk variance to allow Applicant to construct the Garage on Block 234, Lot 1, which could be construed to be the third principal building on the lot whereas only one principal building is permitted on a lot under the Ordinance.

“C” - (1) maximum lot coverage greater than permitted; (2) side yard setback less than required or not equal to the requirement; (3) vertical demarcations on the Garage facade that do not meet the Ordinance requirement; (4) minimum open space ratio less than required; and (5) area/size of signage greater than permitted

Attorney: Jason Tuvel Esq.
Architect: Wallace Roberts & Todd, LLC
Engineer: Langan Engineering
Decision:

Revised 4/8/16

Next Meeting Date: May 17, 2016

Formal Action May Be Taken

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