



**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 special meeting on **Tuesday, April 7, 2015 at 7:00 PM** at 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) Matters Scheduled for Public Hearing:

**Location: 600 Harrison Street**

**Block:** 72, Lot 1

**Applicant:** 600 Harrison LLC

**Summary:** Amended Preliminary and Final Site review for a seven story (6 residential floors /1 parking) 78 foot high building with 46 residential units , 545 sq. feet of retail space , and 32 parking spaces approved on 2/19/09 in the R-3 Zone;

**Variations:** "C" – Façade Masonry and Non-Masonry , Roof Coverage

**Attorney:** Robert Matule, Esq.

**Architect:** Nastasi Architects

**Location: 61-63 Fourteenth Street – carried from 3/17/15**

**Block:** 245, Lots 6-7

**Applicant:** Green Lantern, LLC

**Summary:** Minor Site Plan review for the proposed expansion of an existing commercial building to create a three story three unit mixed-use residential/commercial building over a one story restaurant with a mezzanine in the R-1 Zone;

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

"C" – Lot Coverage, Front and Rear Setbacks, Roof Coverage, Customer Service Area

**Attorney:** Robert Matule, Esq.

**Architect:** Minervini- Vandermark Architects

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

**Block:** 22, Lots 5.10, 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

**Next Meeting Date: April 14, 2015 at the Multi Service Center**

**Formal Action May Be Taken**

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