



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07040
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James Aibel, Chairman
Elliot Greene, Vice Chairman
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Diane Fitzmyer Murphy, Commissioner
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, May 12, 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:
- 5) Memorialization of the resolutions considered at previous meetings:
 - [Resolution of Denial 61-63 Fourteenth Street, Block 245 Lots 6 & 7](#)
 - [Resolution of Approval 600 Harrison Street, Block 71 Lot 1](#)

6) Matters Scheduled for Public Hearing:

Location: 704 Madison Street- carried from 4-28-15

Block: 82 Lots 32

Applicant: 704 Madison LLC

Summary: Proposed construction of a new five story two unit residential building in the R-1 Zone;

Variances: "D"- Stories(D-6)

"C"- Height in Feet, Lot Coverage, Front Yard Setback, Roof Coverage, Façade Masonry

Attorney: Robert Matule, Esq.

Architect: Minervini- Vandermark Architects

Location: 726-732 Grand Street

Block: 85 Lots 14, 15.05-15.08

Applicant: FGAM LLC

Summary: Preliminary Site Plan review for the proposed construction of a new five story 24 unit residential building over parking with two corner retail spaces in the R-2 Zone; .

Variances: "D"- Height and Stories(D-6)

"C"- Lot Coverage, Front Yard Setback, Roof Coverage

Attorney: Robert Matule, Esq.

Architect: Minervini- Vandermark Architects

Location: 1101 Grand Street

Block: 156 Lots 1 & 2

Applicant: Studio L LLC

Summary: Final Site Plan approval (preliminary approval and variances approved June 20, 2006) for a new five story 16 unit residential building with 14 parking spaces and 1133 square feet of retail in the R-2 Zone;

Attorney: Robert Matule, Esq.

Architect: Lee Levine Architects PC

Revised 5/7/15

Next Meeting Date: May 19, 2015

Formal Action May Be Taken

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