



**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

**DAWN ZIMMER**  
 MAYOR

**PLEASE TAKE NOTICE** the Zoning Board of Adjustment will hold a meeting on Tuesday, **May 17, 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 1414-1418 Willow Avenue, HOZ-15-42, Block 123 Lot 15](#)  
[Resolution of Approval 328 Jackson Street, HOZ-15-40, Block 46, Lot 19](#)

5) Matters Scheduled for Public Hearing:

**Location :** **610 Hudson Street**

**Case:** HOZ-15-41

**Block:** Block 217.01, Lot 26

**Zone:** R-1(CS)

**Applicant:** Michael Cairns & Suzanne Cummings

**Summary:** Variance review to enlarge an existing residential structure, as well as build a new accessory structure. The principal structure will also be rehabilitated and converted from a four-family building to a single-family building.

**Variiances:** "D" - Use (of cellars), Use (for accessory apartment),  
 "C" - Development on a Non-conforming lot (related to lot width and lot area), Height of Principal Structure, Height of Accessory Structure, and Lot Coverage for Accessory Structure

**Attorney:** Robert Matule, Esq.

**Architect:** Ana Sanchez

**Planner:** Ken Ochab

**Decision:** Carried to 6/21/16 and renote

**Location :** **1200 Bloomfield Street**

**Case:** HOZ-16-1

**Block:** Block 250, Lot 48

**Zone:** R-1

**Applicant:** Hawthorne Properties , LLC

**Summary:** Variance review for the proposed renovation of an existing two family residence into a

larger one family residence to include an elevator and a rear two floor addition with a balcony over the existing addition.

**Variances:** “C” - Development on a non-conforming lot (lot width, lot area), Expansion of a non-conforming structure (lot coverage, accessory structure setbacks, building depth, parking), lot coverage, façade materials, and façade glazing.

**Attorney:** James Burke, Esq.

**Architect:** Nastasi Architects

**Planner:**

**Decision:** Denied

**Location :** **522 Hudson Street**

**Case:** HOZ-15-39

**Block:** Block 216.01, Lot 27, C0005

**Zone:** R-1

**Applicant:** Bradley and Nora Kodak

**Summary:** Variance review for the proposed construction of a detached garage with one residential unit above it.

**Variances:** “D” - Use

“C” - Expansion of a Non-conforming Structure (based on density), Density, Height, Parking

**Attorney:** Robert Matule, Esq.

**Architect:** James McKneight

**Planner:** Ken Ochab

**Decision:** Approved

**Revised 5/4/16**

**Next Meeting Date: May 24, 2016**

**Formal Action May Be Taken**

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman; Robert Matule, Esq., James Burke Esq. Jim McKneight, John Nastasi, Ana Sanchez, Ken Ochab