



**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  
Phil Cohen, Commissioner  
Mike DeFusco, Commissioner  
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, May 19, 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:
- 5) Matters Scheduled for Public Hearing:

**Location: 259 First Street/256-258 Newark Street – carried from 4-21-15**

**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: 502-504 Monroe Street- carried from 4-21-15**

**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;

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

"C" – Lot Coverage, Building Height, Front Yard Setback

**Attorney:** Robert Matule, Esq.

**Architect:** Bodnar Architect & Assoc.

**Location: 1410 Grand Street/ 1405-1411 Adams Street - continued from 4-28-15**

**Block:** 121 Lots 1-4, 23 & 24

**Applicant:** 1410 Adams St LLC.

**Summary:** Preliminary Site Plan approval for the proposed construction of a mix-used building with 1950 square feet of commercial/retail space, 1200 square feet of children's theatre space and 44 on-site parking spaces on the first floor together with 44 residential dwellings on the second through sixth floors in the I-1 Industrial Zone;

**Variations:** "D"- Use(D-1), Building Stories(D-6)

"C"- Lot Coverage, Front Yard Setback, Side Yard Setback, Rear Yard Setback, Roof Coverage, Parking Space Size

**Attorney:** Meryl Gonchar, Esq.  
**Architect:** Marchetto Higgins Stieve

Revised 5/8/15

**Next Meeting Date: May 26, 2015**

**Formal Action May Be Taken**

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