

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment

DAWN ZIMMER
Mayor



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4th Richard Tremitedi

HOBOKEN ZONING BOARD OF ADJUSTMENT
SPECIAL MEETING***May 20, 2014**
7:00PM CONFERENCE ROOM OF CITY HALL
OPEN PUBLIC MEETINGS ACT NOTICE

201-239-6650

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a special meeting on **Tuesday, May 20, 2014 at 7:00PM** in the Conference Room (*basement*) of City Hall at 94 Washington Street, Hoboken, NJ 07030.

RESOLUTIONS

[Resolution of Approval 1426-1428 Willow Avenue, Block 123 Lot 13](#)

[Resolution of Denial 212 Eighth Street, Block 183 Lot 2](#)

HEARINGS

Location: 1300-1330 Jefferson Street – Preliminary Site Plan and Variances

Block: 112 Lot 1-32

Applicant: Just Block 112 LLC

Summary: Use, Height and Floor Area Ratio variances for the construction of a residential, mixed-use building in the I-1 zone. The request is to construct 296 residential units in two towers, where residential use and the height proposed are not permitted. The total height & stories are 159 ft. and 13 stories respectively with the residential use constructed over a commercial/parking base of 54,000 sq. ft. with parking for 454 vehicles. The project intends to utilize portions of the existing warehouse and add vertically to that structure.

Variances: “D” – Use (D-1), Floor Area Ratio (D-4) and Height & Stories (D-6)

“C” – Lot Coverage, Front Yard Setback and Roof Coverage

Attorney : Robert Matule

Architect: Minervini Vandermark

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 Boards 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.

Next regular meeting date June 17, 2014

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