



CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07040

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DAWN ZIMMER
 MAYOR

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a special meeting on **Tuesday, May 26, 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) Memorialization of the resolutions considered at previous meetings
- 5) Administrative Matters:

- Discuss North Hudson Sewage Authority approvals required for final approval of 600 Harrison Street, Block 72 Lot 1
- Discuss resolution condition concerning percent of allowed demolition at 118 Madison St, Block 28 Lot 25

6) Matters Scheduled for Public Hearing:

Location: 601-607 Park Avenue – continued from 4-21-15

Block: 181, Lot 1

Applicant: The Hudson School

Summary: Preliminary Site Plan review for the construction of a five- story addition to the north side of the school building to provide for classrooms, meeting rooms, office space and storage. The proposed addition to the school building will be 40’ in width along Park Avenue and 69 feet in depth from the Park Avenue street line in the R-1 Zone;

Variances: “D”- Building Stories(D-6)

“C” – Lot Coverage, Building Height, Rear Yard Setback, Façade Masonry, Curb Cut

Attorney: James Burke, Esq.

Architect: Sanchez/Armstrong Architects

Location: 113-121 Monroe Street – carried from 3-24-15 (continued from 2-4-15)

Block: 28 Lots 7-11

Applicant: Monroe 113 Realty LLC

Summary: Preliminary Site Plan review and variances for the proposed construction of a new 5 story residential building with 12 dwelling units in the R-3 Zone; .

Variances: “D”- Height and Stories(D-6)

“C”- Lot Coverage, Front Yard, Roof Coverage

Attorney: Robert Matule, Esq.

Architect: Minervini –Vandermark Architects

Location: **110 Park Avenue**

Block: 34 Lot 30

Applicant: 110 Park Avenue LLC

Summary: Renovate the existing four story , three family building into a four story over basement two family building in the R-1 Zone;

Variances: "C"- Height, Front Yard, Rear Yard, Roof Coverage

Attorney: Robert Matule, Esq.

Architect: Jensen C. Vasil

Location: **356 Third Street**

Block: 52 Lot 36

Applicant: Maria Gallione

Summary: Remove existing garage and one story rear addition and construct a new three story rear addition and a new one story garage with a loft above in the R-1 Zone;

Variances: "C"- Rear Yard

Attorney: Robert Matule, Esq.

Architect: Ana Sanchez Architects, LLC

Revised 5/21/15

Next Meeting Date: June 9, 2015

Formal Action May Be Taken

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