

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment

DAWN ZIMMER
Mayor



Commissioners
Chairman James Aibel
Vice Chairman Elliot Greene
Phil Cohen
Mike DeFusco
Antonio Grana
Diane Fitzmyer Murphy
Alternates
1st John Branciforte
2nd Tiffanie Fisher
3rd Owen McAnuff
4th Richard Tremitedi

HOBOKEN ZONING BOARD OF ADJUSTMENT
REGULAR MEETING***June 17, 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 regular meeting on **Tuesday, June 17, 2014 at 7:00PM** in the Conference Room (*basement*) of City Hall at 94 Washington Street, Hoboken, NJ 07030.

RESOLUTIONS:

[Resolution Affirming Decision of Zoning Officer 522 Hudson, Block 216.01 Lot 27](#)
[Resolution of Denial 14 Paterson, Block 15 Lot 1](#)
[Resolution of Denial 1312-1318 Adams , Block 113 Lot 23](#)

HEARINGS

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

Block: 112 Lot 1-32

Continued from 5/20/14

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

Location: 307 Newark Street – Preliminary Site Plan and Variances

Block: 2.1 Lot 7 & 8 **Continued from 5/13/14**

Applicant: Gold Coast Parking LLC

Summary: Use variance for an eight story building with 14 residential units(4 floors) in the I-2 Industrial Mixed Use zone where residential is not a permitted use; Parking Garage for 213 vehicles(4 floors) which is a conditional use;

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

Attorney : Robert Matule

Architect: Nastasi Architects

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 special meeting date June 24, 2014

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