



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07040
WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD

James Aibel, Chairman
 Elliot Greene, Vice Chairman
 Phil Cohen, Commissioner
 Mike DeFusco, Commissioner
 Antonio Grana, Commissioner
 Carol Marsh, Commissioner
 Diane Fitzmyer Murphy, Commissioner
 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 special meeting on **Tuesday, June 23, 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) Administrative Matters:
 - Withdraw 74-76 Washington Street, Block 198 Lot 14.01
 - Withdraw 166 6th Street, Block 193 Lot 3
- 5) Memorialization of the resolutions considered at previous meetings:
 - [Resolution of Approval 110 Park Ave, Block 34 Lot 30](#)
 - ~~Resolution of Approval 356 Third St, Block 52 Lot 26~~
 - [Amend Resolution of Approval 301 Garden Street, Block 190, Lot 1](#)
- 6) Matters Scheduled for Public Hearing:

Location: 726-732 Grand Street- continued from 5-12-15 – applicant to refile amended plans
Block: 85 Lots 14, 15.05-15.08
Applicant: FGAM LLC
Summary: Preliminary Site Plan review for the proposed construction of a new five story 24 unit residential building over parking with two corner retail spaces in the R-2 Zone; .
Variations: “D”- Height and Stories(D-6)
 “C”- Lot Coverage, Front Yard Setback , Roof Coverage
Attorney: Robert Matule, Esq.
Architect: Minervini- Vandermark Architects

Location: 113-121 Monroe Street – carried from 3-24-15 & 5-26-15 (continued from 2-4-15)- application withdrawn
Block: 28 Lots 7-11
Applicant: Monroe 113 Realty LLC
Summary: Preliminary Site Plan review and variations for the proposed construction of a new 5 story residential building with 12 dwelling units in the R-3 Zone; .
Variations: “D”- Height and Stories(D-6)
 “C”- Lot Coverage, Front Yard, Roof Coverage
Attorney: Robert Matule, Esq.
Architect: Minervini –Vandermark Architects

Location: 1714 Willow Ave- - *carry the application to 7/21/15 with notice*
Block: 146 Lot 2
Applicant: Climb-n-Play LLC
Summary: Variances for the proposed adaptation of an existing 2-story industrial structure for use as an indoor rock gym(commercial recreation). The 11,267 square foot structure will be developed in two phases and will include 6 surface parking lots in the I-1 Zone;
Variances: "D"- Use(D-1)
Attorney: Robert Matule, Esq.
Architect: Lee Levine Architects

Revised 6/23/15

Next Meeting Date: July 14, 2015

Formal Action May Be Taken

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