

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
SPECIAL MEETING***June 24, 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, June 24, 2014 at 7:00PM** in the Conference Room (*basement*) of City Hall at 94 Washington Street, Hoboken, NJ 07030.

HEARINGS

Location: 307 Newark Street – Preliminary Site Plan and Variances

Block: 2.1 Lot 7 & 8 **Continued from 6/17/14**

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

Location:618 Madison – Minor Site Plan with Variances

Block: 75 Lot 23

Applicant: 618 Madison St. HOB LLC

Summary: Variances for the construction of a new four story residential building where three stories are permitted in the R-3 Residential Revitalization Zone;

Variances: “D” – Density (D-4), Stories(D-6)
 “C” – Lot Coverage, Front Yard Setback, Masonry Façade

Attorney: Robert Matule

Architect: James S. McNeight, PC

Location: 155 3rd Street - Minor Site Plan and Variances

Block: 189 Lot 25

Applicant: 155 Third Street, LLC

Summary: Existing retail/deli requires variances for the expansion of retail facility to add a dining area on the second floor and an addition for office space on the third floor in the R-1 Residential Zone;

Variances: "D" – Conditional Use(D-3)
"C" – Rear Yard Depth

Attorney: James Burke

Architect: Minervini-Vandermark Architecture

Location: 8-10-12 Paterson –Preliminary Site Plan and Variances

Block: 15 Lots 2-4

Applicant: James and Frances Buonavolonta

Summary: Variances for construction of a new four story residential building over parking where three residential stories are permitted; project includes 12 units, commercial space and thirteen parking spaces in the R-3 Residential Revitalization Zone;

Variances: "D" – Height & Stories(D-6)
"C" – Lot Coverage, Front Yard Setback, Rear Yard Depth, Rear Wall Depth

Attorney: Robert Matule

Architect: Minervini-Vandermark Architecture

Location:926 Garden Street - Minor Site Plan with Variances

Block: 184 Lot 31

Applicant: 926 Garden LLC

Summary: Existing building, variance required to add an additional floor(fourth) where three stores are permitted in the R-1 residential Zone;

Variances: "D" – Height(D-6)
"C" – Expansion of a Non-Conforming Structure

Attorney: Robert Matule

Architect: Minervini -Vandermark Architecture

Review of Waiver Requests

Location: 14 Paterson Ave - Minor Site Plan with Variances

Block: 15 Lot 1

43. Cost estimates and proposed construction and maintenance bonds and construction time schedules related to building construction for any required improvements not proposed to be completed before the issuance of a certificate of occupancy.

44. Plans for any off-tract improvements, including cost estimates and calculations of the share to be borne by the developer

45. Copies of approvals of other government agencies as may be required or an affidavit indicating that application has been made to such agencies, i.e. NJDEP, Hudson county Planning, North Hudson Sewerage, etc.

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 July 15, 2014

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