



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, June 9, 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
 - [Resolution of Denial 109-111 Monroe Street, Block 28 Lots 5 and 6](#)
 - ~~Resolution of Approval 737 Garden, Block 194 Lot 22~~
 - [Resolution of Approval 704 Madison Street, Block 82 Lot 32](#)
 - [Resolution of Approval 1101 Grand Street, Block 156 Lots 1 and 2](#)
- 5) Administrative Matters:
- 6) Matters Scheduled for Public Hearing:

Location: 1410 Grand Street/ 1405-1411 Adams Street - continued from 4-28-15
Block: 121 Lots 1-4, 23 & 24
Applicant: 1410 Adams St LLC.
Summary: Preliminary Site Plan approval for the proposed construction of a mix-used building with 1950 square feet of commercial/retail space, 1200 square feet of children’s theatre space and 44 on-site parking spaces on the first floor together with 44 residential dwellings on the second through sixth floors in the I-1 Industrial Zone;
Variations: “D”- Use(D-1), Building Stories(D-6)
 “C”- Lot Coverage, Front Yard Setback, Side Yard Setback, Rear Yard Setback, Roof Coverage, Parking Space Size
Attorney: Meryl Gonchar, Esq.
Architect: Marchetto Higgins Stieve

Location: 502-504 Monroe Street- carried from 5-19-15
Block: 66, Lots 31 and 32
Applicant: 502 Monroe LLC
Summary: Minor Site Plan review and variations for the proposed construction of a new five- story building with four residential floors containing seven residential units over one floor of parking in the R-3 Zone;
Variations: “D”- Building Height and Stories(D-6)
 “C” – Lot Coverage, Building Height, Front Yard Setback

Attorney: Robert Matule, Esq.
Architect: Bodnar Architect & Assoc.

Location: **631 Washington Street**

Block: 217, Lots 10

Applicant: Sprint Spectrum LP c/o Law Offices of Adam Zublatt

Summary: Interpretation application to determine if proposed upgrade of a rooftop wireless telecommunications facility is exempt from site plan review

Attorney: Hadisha Gordon, Esq.

Revised 6/5/15

Next Meeting Date: June 16, 2015

Formal Action May Be Taken

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