



DAWN ZIMMER
MAYOR

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

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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, July 14, 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:**
- 5) **Memorialization of the resolutions considered at previous meetings:**

- [Resolution of Approval 356 Third St, Block 52 Lot 26](#)
- [Resolution of Interpretation 631 Washington, Block 217 Lot 10](#)

6) **Matters Scheduled for Public Hearing:**

Location: 136 Park Ave - approved

Block 34 Lot 18

Applicant: 136 Park Ave L.P

Summary: Review the amendment authorized by the Zoning Officer to the original approvals granted on June 18, 2013 to eliminate the accessory "Nanny" apartment in the proposed four story one family residential dwelling.

Attorney : Robert Matule, Esq.

Architect: James McNeight

Location: 118-120 Madison – carried to 8/18/15

Block 28 Lot 25

Applicant: TST Madison LLC

Summary: Review one of the conditions of approval for the conversion of the existing three story industrial building at 118-120 Madison St. (Block 28, Lots 25 & 26) into a five story six residential unit building with seven ground floor parking spaces. The condition provided that the Applicant could not demolish more than fifty (50%) percent of the existing building.

Attorney : Robert Matule, Esq.

Architect: Minervini Vandermark

Location: 525 Jackson Street- denied

Block 66 Lot 13

Applicant: 525 Jackson Street Developers LLC

Summary: Minor Site Plan review for the proposed construction of a new four-story, four unit residential structure over ground level parking(two spaces) in the R-3 Zone
Variations: “D”- Density(D-1), Building Stories(D-6)
“C” – Lot Coverage, Building Height, Front Yard Setback, Façade Masonry, Off Street Parking/ Curb Cut
Attorney: Robert Matule, Esq.
Architect: James McKneight

Location: 901 Bloomfield Street- carried to 8/11/15

Block 208 Lot 1
Applicant: 901 Bloomfield St LLC
Summary: Minor Site Plan review for the proposed development of the reuse of the existing church building with six residential units . The exterior walls of the building will remain intact, and the roof will be reconstructed and expanded in the R-1 Zone
Variations: “D”- Building Height and Stories(D-6)
“C” – Roof Coverage, Façade Fenestration
Attorney: Robert Matule, Esq.
Architect: Marchetto Higgins Stieve

Revised 7/7/15

Next Meeting Date: July 21, 2015

Formal Action May Be Taken

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