

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*****July 15, 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, July 15, 2014 at 7:00PM** in the Conference Room (*basement*) of City Hall at 94 Washington Street, Hoboken, NJ 07030.

<u>RESOLUTIONS</u>
618 Madison – Minor Site Plan with Variances 155 3rd Street - Minor Site Plan and Variances 307 Newark Street – Preliminary Site Plan and Variances
<u>HEARINGS</u>
Location: 8-10-12 Paterson –Preliminary Site Plan and Variances – Carried from 7/24/14 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 – Carried from 7/24/14 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

Location:40 WillowCourt - Variances

Block: 158.02 Lot 4

Applicant: US Masters Residential Property/USA) Fund

Summary: Existing building, variance required to add a roof deck in the R-1 residential Zone;

Variances:“C” – Roof Coverage

Attorney: Robert Matule

Architect: Thomas J. Mesuk, Architects,LLC

REVIEW OF WAIVER REQUESTS

Location: 14 Paterson Ave - Minor Site Plan with Variances

Block: 15 Lot 1

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 July 22, 2014

Next regular meeting date August 19, 2014

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