



CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07040

WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD Diane Fitzmyer Murphy, Commissioner

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DAWN ZIMMER
 MAYOR

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a regular meeting on **Tuesday, July 21, 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
- 5) Administrative Matters

Withdraw 213 Adams Street, Block 41 Lot 7

Withdraw 241 Garden St, Block 189, Lot 20

6) Matters Scheduled for Public Hearing:

Location: 502-504 Monroe Street, carried from 4-21-15 and 5-19-15- denied

Block: 66, Lots 31 and 32

Applicant: 502 Monroe LLC

Summary: Minor Site Plan review and variances 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, Front Yard Setback, Roof Coverage

Attorney: Robert Matule, Esq.

Architect: Bodnar Architect & Assoc.

Location: 1714 Willow Ave, carried from 6-23-15 – approved with conditions

Block: 146 Lot 2

Applicant: Climb-n-Play LLC

Summary: Use variance to have an indoor rock climbing facility (commercial recreation) in an industrial zone where such a use is not permitted and a variance to replace the existing 40 square foot roof sign with two roof signs of 32.31 square feet in the I-1 Zone;

Variations: "D"- Use (D-1), Signage

Attorney: Robert Matule, Esq.

Architect: Lee Levine Architects

Location: 905 Hudson Street- carried to 7-28-15

Block: 146 Lot 2

Applicant: Anna Mae Cashin

Summary: Variances for the proposed construction of a backyard deck behind their existing premise in the R-1(H)(CPT)
Variations: "C" - Rear Yard Setback, Expansion of a Non-Conforming Structure
Attorney: Owner
Architect: C.J. Stone Architect

Location: 100-108 Paterson Ave- carried to 9/15/15

Block: 11 Lot 9

Applicant: 100 Paterson Realty, LLC

Summary: Minor Site Plan approval and variances for the proposed construction a new five story building consisting of four residential floors containing eight residential units over ground floor parking for twelve vehicles plus a 1000 square foot retail space at premises in the R-3 Zone;

Variations: "D"- Density(D-3), Building Height (D-6)
"C" – Lot Coverage, Rear Yard Setback, Rear Wall Depth , Roof Coverage, Retail(a retail use where no others currently exist on the block).

Attorney: Robert Matule, Esq.

Architect: Minervini Vandermark

Revised 7/22/15

Next Meeting Date: July 28, 2015

Formal Action May Be Taken

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