



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07040
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Frank DeGrim, Alternate #4

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a special meeting on **Tuesday, August 18, 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:**

Withdraw 601-607 Park Avenue(Hudson School) , Block 181 Lot 1

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

[Resolution of Denial 502-504 Monroe Street, Block 66 Lots 31 and 32](#)

[Resolution of Denial 525 Jackson Ave, Block 66 Lots 13](#)

[Resolution of Approval 1714 Willow Ave, Block 146 Lot 2](#)

[Resolution of Approval 905 Hudson Street, Block 238 Lot 2](#)

[Amended Resolution of Approval 136 Park Avenue, Block 24 Lot 18](#)

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

Location: 118-120 Madison Avenue

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: 1420 Willow Avenue

Block: 123, Lots 7,8,9,10,11,12 and 14

Applicant: 1420 Willow Hoboken LLC

Summary: Preliminary and Final Site Plan Site Plan review to permit additional stories to be added to two (2) existing vacant industrial buildings. Applicant proposes to maintain the footprint of the buildings, to combine the two buildings into one, to redesign and upgrade the exterior and facades and to increase the height of the combined building to 3-stories and approximately 48 feet above average grade. Applicant proposes to increase the total floor area from approximately 27,357 square feet to approximately 45,388 square feet, of which approximately 16,000 sq. ft. is proposed to be occupied by a rock climbing gym

with the balance of the building to be used for retail and other commercial uses in the I-1 Zone

Variations: “D”- Use(D-1)
“C” – Lot Coverage, Front Yard Setback, Side Yard Setback, Rear Yard Setback, Lot Width, Off Street Loading Dimension, Parking, Expansion of a Non Conforming Structure

Attorney: Meryl Gonchar, Esq.

Architect: Marchetto Higgins Stieve

Revised 8/12/15

Next Meeting Date: September 15, 2015

Formal Action May Be Taken

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