



CITY OF HOBOKEN

**Hoboken Zoning Board of Adjustment
94 Washington Street
Lower Level Conference Room
Hoboken, New Jersey 07040**

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Richard Tremitedi, Alternate #4

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a regular meeting on **Tuesday, August 19, 2014 at 7:00PM** 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 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. 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) Review and Adoption of Minutes
- 5) Matters Scheduled for Public Hearing

A. Memorialization of resolutions considered at previous meetings:

8-10-12 Paterson Avenue (Block 15, Lots 2-4)
926 Garden Street (Block 184, Lot 31)
40 Willow Court (Block 158.02 Lot 4)
712 Jefferson Street (Block 83 Lot 29)
421 Jefferson Street (Block 60, Lot 11.1)

B. Matters Scheduled for Public Hearing:

Location: 29 Willow – Carried from 7/22/14

Block: 158 Lot 9
Applicant: Michael Insignares
Summary: Existing building, variances required to add an addition to both the second and third floors in the R-1 Residential Zone;
Variances: “C” – Lot Coverage, Front Yard Setback, Rear Yard Setback, Expansion of a Non-Conforming Structure
Attorney: Robert Matule
Architect: Cesar F. Padilla

Location: 74 Madison- Carried from 7/22/14

Block: 16 Lot 32
Applicant: Ann O'Brien
Summary: Minor Site Plan review and variances for the construction of a new four story residential building where three residential stories are permitted ;project includes 4 units in the R-3 Residential Revitalization Zone;
Variances: “D” – Density (D-4), Height and Stories(D-6)
“C” – Front Yard Setback, Lot Coverage, Roof Coverage
Attorney: Robert Matule
Architect: Minervini Vandermark

Location: 120-122 Park Ave

Block 34 Lots 24 and 25

Applicant: RB Holdings 2 Corp

Summary: Minor Site Plan review and variances for the construction of a new five story residential building where three residential stories are permitted ;project includes 4 units in the R-1 Residential Zone;

Variances: "D" – Density (D-4), Height and Stories(D-6)
"C" – Front Yard Setback, Lot Coverage, Parking, Facade

Attorney: Robert Matule

Architect Minervini Vandermark

6. Old Business

7. New Business

8. Next Meeting Date: August 26, 2014

