



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

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**DAWN ZIMMER**  
MAYOR

**PLEASE TAKE NOTICE** the Zoning Board of Adjustment will hold a regular meeting on **Tuesday, September 15, 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](mailto: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  
[Resolution Affirming Resolution of Approval 118-120 Madison, Block 28, Lots 25 & 26](#)
- 5) Administrative Matters
  - Withdraw 726-732 Grand Street, Block 14 and 15.05-15.08
  - Withdraw 727-733 Clinton Street, Block 159 Lots 8-10
  - Withdraw 721 Clinton Street, Block 159 Lot 7
  - Withdraw 217 Willow Avenue, Block 165 Lot 9
- 6) Matters Scheduled for Public Hearing:

**Location:** [100-108 Paterson Ave- carried from 7/21/15](#)  
**Block:** 11 Lot 9  
**Applicant:** 100 Paterson Realty, LLC  
**Summary:** Minor Site Plan review 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;  
**Variances:** "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

**Location:** [1427-1429 Grand Street](#)  
**Block:** 122 Lots 14 and 15  
**Applicant:** 1427 Grand LLC  
**Summary:** Preliminary Site Plan review and variances for the proposed construction a new six story building consisting of five residential floors containing fourteen residential units over ground floor parking for ten vehicles plus a retail space in the I-1 Zone;  
**Variances:** "D"- Use(D-1), Building Height (D-6)

“C” – Lot Coverage, Front, Side and Rear Yard Setbacks, Parking, Roof Coverage, Façade Materials

**Attorney:** Robert Matule, Esq.  
**Architect:** Minervini Vandermark

**Location:** [302 Garden Street](#)

**Block:** 179 Lot 42

**Applicant:** 304 Garden Street LLC

**Summary:** Appeal of Administrative Decision of the Zoning Office Revoking the First Certificate of Zoning Compliance and Minor Site Plan approval and variances for the proposed renovation of the existing ground floor commercial space (100% lot coverage) and existing second and third floor residential spaces and add a new fourth floor residential in the R-1 Zone;

**Variations:** “D”- Density (D-5)  
“C” – Lot Coverage, Front Yard Setback, Roof Coverage

**Attorney:** Robert Matule, Esq.  
**Architect:** Minervini Vandermark

**Last Revised 9/15/15**

**Next Meeting Date: September 30, 2015 - Special Meeting Stevens Gateway**

**Formal Action May Be Taken**

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