



CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Lower Level Conference Room
Hoboken, New Jersey 07040
WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD

DAWN ZIMMER
MAYOR

James Aibel, Chairman
Elliot Greene, Vice Chairman
Phil Cohen, Commissioner
Mike DeFusco, Commissioner
Antonio Grana, Commissioner
Carol Marsh, Commissioner
Diane Fitzmyer Murphy, Commissioner
John Branciforte, Alternate #1
Tiffanie Fisher, Alternate #2
Owen McAnuff, Alternate #3
Richard Tremitedi, Alternate #4

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a regular meeting on **Tuesday, September 16, 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) Memorialization of resolutions considered at previous meetings:

29 Willow Court(Block 158, Lots 9)
120-122 Park (Block 34, Lots 24 and 25)
74 Madison(Block 16, Lot 32)

- 6) Administrative Matters & Waivers
- 7) Matters Scheduled for Public Hearing:

Location: 704 Madison Street

Block 82 Lot 32

Applicant: 704 Madison LLC

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, Facade

Attorney: Robert Matule

Architect: Minervini Vandermark

Location: 516 Monroe Street

Block 66 Lot 26

Applicant: 516 Monroe Street, LLC

Summary: Minor Site Plan review and variances for the construction of a fourth floor addition to an existing three-story structure in the R-3 Residential Revitalization Zone;

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

Attorney: Robert Matule

Architect Minervini Vandermark

Location: 819 Boomfield Street

Block 207 Lot 9.2

Applicant: Michael and Lisa Mackessy

Summary: Review of variances for the construction of a 61.5 square foot deck and stairs into the rear yard which exceeds the minimum rear yard setback in the R-1 Residential Zone ;

Variations: "C" – Rear Yard Setback

Attorney: Robert Matule

Architect Jensen C. Vasil

8. Next Meeting Dates: September 23, 2014 and September 30, 2014

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