

**CITY OF HOBOKEN**  
**Hoboken Zoning Board of Adjustment**

**DAWN ZIMMER**  
Mayor



**Chairperson**  
Morris Fusco  
**Vice Chairman**  
James Aibel  
**Commissioners**  
Joseph Crimmins  
Dominick Lisa  
Nancy Pincus  
Phil Cohen  
Michael DeFusco  
**Alternates**  
1<sup>st</sup> John Branciforte  
2<sup>nd</sup> Irene Smith  
3<sup>rd</sup> Elliot H. Greene  
4<sup>th</sup> Richard Tremittedi

**AGENDA**

**HOBOKEN ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING\*\*\*\*\*AUGUST 16, 2011**  
**7:00PM CONFERENCE ROOM OF CITY HALL**  
**OPEN PUBLIC MEETINGS ACT NOTICE**

**201-420-2068**

**PLEASE TAKE NOTICE** the Zoning Board of Adjustment will hold its regular meeting on Tuesday, August 16, 2011 at 7:00PM in the Conference Room (*basement*) of City Hall at 94 Washington Street, Hoboken, NJ 07030.

**RESOLUTIONS**

734-738 Willow Avenue/ *Preliminary Site Plan*

90 Garden Street/ *Expansion of Non-conforming structure, C Variance*

1415 Park Avenue/ *Amended Preliminary Site Plan, C & D Variances*

**OTHER MATTERS**

*Any other business that may come before the board.*

**HEARINGS**

**714 Jefferson Street**

**Applicant:** Chris Linton

**Attorney:** Robert Matule

**Architect:** Minervini-Vandermark

*(Continuation from July 19<sup>th</sup>'s Meeting)*

*Minor Site Plan*

*C & D Variances*

**CONTINUES >>>**

**HEARINGS** *CONTINUES*

**1405 Clinton Street**

**Applicant:** 1405 Clinton LLC

**Attorney:** Robert Matule

**Architect:** Minervini-Vandermark

*Amended Preliminary & Final Site Plan*

**259 First Street**

**Applicant:** 259 First Street, LLC

**Attorney:** Robert Matule

**Architect:** Nastasi Architects

*Preliminary Site Plan & Conditional Use  
C & D Variances*

**504 Hudson Street**

**Applicant:** Dean & Erin Bellissimo

**Attorney:** Robert Matule

**Architect:** John James

*Expansion of Nonconforming Structure  
D Variance*

**Cc:** *Mayor Dawn Zimmer; City Clerk; Director Brandy Forbes; Dennis Galvin, Esq.-Board Attorney; Elizabeth Vandor-Board Planner; Jeffrey Marsden-Board Engineer; Commissioners; Council Members; Brian Kappock, Esq.; Robert Matule, Esq.; Dean Marchetto; Minervini-Vandermark; JERSEY JOURNAL; HOBOKEN REPORTER & City of Hoboken Website.*

