

**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\*\*\*\*\*SEPTEMBER 20, 2011**  
**7:00PM CONFERENCE ROOM OF CITY HALL**  
**OPEN PUBLIC MEETINGS ACT NOTICE**

**201-239-6650**

**PLEASE TAKE NOTICE** the Zoning Board of Adjustment will hold its regular meeting on Tuesday, September 20, 2011 at 7:00PM in the Conference Room (*basement*) of City Hall at 94 Washington Street, Hoboken, NJ 07030.

**RESOLUTIONS**

714 Jefferson Street/ *Minor Site Plan-w-C & D Variances*

1405 Clinton Street/ *Amended Preliminary & Final Site Plan*

504 Hudson Street/ *Expansion of Nonconforming Structure-w-D Variance*

**OTHER MATTERS**

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

**HEARINGS**

**920 Castle Point Terrace**

**Applicant:** Louis & Marisa Picardo

**Attorney:** John P. Michaelski

**Architect:** Russell L. Bodnar

**C Variance**

**CONTINUES >>>**

**HEARINGS CONTINUES**

**259 First Street** (Carried from August 16<sup>th</sup>'s Meeting-w-No Further Notice Required)

**Applicant:** 259 First Street, LLC

**Preliminary Site Plan & Conditional Use**

**Attorney:** Robert Matule

**C & D Variances**

**Architect:** Nastasi Architects

**89 Garden Street**

**C & D Variances**

**Applicant:** John Heidenry, Peter Slifirski

**Attorney:** Robert Matule

**Architect:** Minervini-Vandermark

**506 Garden Street**

**Variances**

**Applicant:** Citiscap Development, LLC

**Attorney:** Robert Matule

**Architect:** Minervini-Vandermark

**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; Robert Matule, Esq.; John P. Michaelski, Esq.; Minervini-Vandermark; JERSEY JOURNAL; HOBOKEN REPORTER & City of Hoboken Website.

