



**Ravinder S. Bhalla**  
Mayor

**CITY OF HOBOKEN**  
**ZONING BOARD OF ADJUSTMENT**

**94 Washington Street**  
**Hoboken, NJ 07030**

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Cory Johnson, 2nd Alternate  
Carol Marsh, 3rd Alternate  
Steven Smolyn, 4th Alternate

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold a Regular Meeting on **Tuesday, February 19, 2019 at 7:00 PM** in the Ground Floor Conference Room of City Hall at 94 Washington Street, Hoboken, NJ. 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 201-420-2000 x 3004 or email [pccarcone@hobokennj.gov](mailto:pcarcone@hobokennj.gov)

**1) Meeting Called to Order**

**2) Open Public Meeting Statement**

**3) Flag Salute**

**4) Roll Call**

**5) Resolution**

**I) 1413-1415 Adams Street / 1412 Grand Street, HOZ-18-12**

**II) 303 Madison Street , HOZ-18-16**

**6) Hearings**

**I) 1427 Grand Street, HOZ-18-18**

**Block:** 122 Lot 14

**Zone:** I-1

**Applicant:** 1427 Grand LLC

**Summary:** New six story mixed use building consisting of four stories of office space over two stories of commercial space.

**Variances:**

Applicant is requesting variances for use (commercial in industrial zone) lot coverage (99.4% on first floor; 75% on floors 2-5 and 67.8% on floor 6 v. 65%); height in stories (6 v. 4); front yard setback (0' v. 10'); side yard set back (0'/1.5' 1st-5th flr; 5' 6th flr v. 10' on north side; 0' 1st flr; 0'/20' 2nd-6th flr v. 10' on south side); rear yard (0' on 1st flr; 0'/60' 2nd-6th flr v. 20'); parking (0 spaces v. 44 spaces); lower roof deck in front yard (Fifteenth St.) with 0 ft setback when 3 ft is required.

**Attorney:** Robert Matule  
**Architect:** Minervini Vandermark  
**Planner:** Edward Kolling

**II) 261 7Th Street, HOZ-18-10, Continued from November 20, 2018, Carry to March 19, 2019**

**Block:** 168 Lot 16  
**Zone:** R-1  
**Applicant:** 261 Seventh Street, LLC  
**Summary:** The proposed development of this site consists of the construction of a four-story building containing a one-family residential unit. The proposed building height will be 40 feet DFE and the building coverage is to retain the 86% existing coverage on the site on the first floor. No off street parking is proposed. A lower roof deck is proposed at the rear of the second floor and a green roof and roof deck is also proposed. A second lower green roof is proposed in the front of the fourth floor resulting in a front yard setback of 13 feet for this floor. Five bedrooms are proposed in the building all on the upper floors. A front stoop is provided to access the first floor residential space. The result will be to reduce the density on the site to one residential unit and increase the floor space for family occupancy.  
**Variances:** Expansion of a non-conforming structure, Front and Rear Yard Setback, Lot Coverage,  
**Attorney:** James Burke  
**Architect:** Jensen Vasil  
**Planner:** Ken Ochab

**7) Administrative:**

- I) 100-108 Paterson, HOZ-15-2**
- II) 301 Garden , ZBA-15-53**
- III) 720 Clinton Street, HOZ-16-3**
- IV) 1016 Hudson Street, HOZ-18-9, Request to Withdraw**
- V) Rules of Procedure 2019**

**8) Waiver Review**

**I) 722-724 Adams, HOZ-19-1**  
**Block:** 84, Lots 18-19  
**Zone:** R-2  
**Applicant:** Tonya Kaushik  
**Summary:** Rear deck

**Variances:** Lot coverage, rear yard setback  
**Attorney:** Bianca Pereiras, Esq.  
**Architect:** Manual Pereiras  
**Planner:** None listed on application

**9) Next Meeting Date:**

**10) Adjournment**

**CC: Mayor Bhalla, Councilpersons, Board Commissioners, Director Brown, Ann Holtzman, Robert Matule Esq., James Burke Esq., Dennis Galvin, Chris Nash, Frank Banisch; Bianca Pereiras, Esq., Frank Marciano, Esq.**

Last Revised 02/14/19