



**Ravinder S. Bhalla**  
Mayor

**CITY OF HOBOKEN**  
**ZONING BOARD OF ADJUSTMENT**  
94 Washington Street  
Hoboken, NJ 07030

James Aibel, Commissioner  
John Branciforte, Commissioner  
Ann Graham, Commissioner  
Antonio Grana, Commissioner  
Owen McAnuff, Commissioner  
Diane Fitzmeyer-Murphy, Commissioner  
Dan Weaver, Commissioner  
Steven Firestone, 1st Alternate  
Nicola Maganuco, 2nd Alternate  
Carol Marsh, 3rd Alternate  
Steven Smolyn, 4th Alternate

**HOBOKEN ZONING BOARD OF ADJUSTMENT**  
**PUBLIC NOTICE VIRTUAL MEETING**

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Meeting of the Hoboken Zoning Board of Adjustment on May 26, 2020 at 7:00 pm.

**ADVISORIES**

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

Any questions can be directed to the City Board Secretary main line during business hours at 201-420-2000 x 3004 or via email at [pcarcone@hobokennj.gov](mailto:pcarcone@hobokennj.gov).

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting or a special scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

**VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS**

The Hoboken Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

If you wish to **participate** during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://zoom.us/j/91041318081>
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 929 205 6099 or +1 312 626 6799 and web id: 910 4131 8081

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us.test/>.

Any questions can be directed to the Hoboken Planning Board main line during business hours at 201-420-2000 x 3004 or via email at [pconcone@hobokennj.gov](mailto:pconcone@hobokennj.gov). Staff will **not** be available by phone or in the office during the virtual meeting. You can find more information available <http://hobokennj.iqm2.com/Citizens/Board/1014-Zoning-Board-of-Adjustment> .

### **ACCESS DIGITAL PLANS AND APPLICATION MATERIALS**

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review at [http://hobokennj.iqm2.com/Citizens/Detail\\_Meeting.aspx?ID=1988](http://hobokennj.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1988).

**A) Meeting Called to Order**

**B) Open Public Meeting Statement**

**C) Flag Salute**

**D) Roll Call**

**Roll Call**

**E) Waiver Review:**

**1) 154 2nd Street, HOZ-20-7**

**Block:** 189 Lot 44

**Zone:** R-1

**Applicant:** 239 STANHOPE LLC

**Summary:** The proposed project would construct a third floor (fourth story) addition to the structure, setback from the front façade. A roof deck would be located in the setback area. The addition would contain a new master bedroom and ensuite bathroom. The lower roof deck would be accessible from the master bedroom.

**Variations:** Bulk variations are requested from the R-1 District Standards for the expansion of the pre-existing nonconforming home, nonconforming lot, lot coverage, height in stories and rear yard. Additionally, bulk variations are requested for the roof deck on the lower roof in front and percentage of building façade materials.

**Attorney:** James Burke, Esq.

**Architect:** Studio One Architects

**Planner:** Edward Kolling

**F) Hearing:**

**1) 1427 Grand Street , HOZ-20-6**

**Block:** 122 Lot 14 & 15

**Zone:** I-1

**Applicant:** 1427 Grand, LLC

**Summary:** Final Site Plan for new six story mixed use building consisting of four stories of office space over two stories of commercial space.

**Variations:** Application subject to variance relief received as part of Preliminary Major Site Plan Approval memorialized on May 21, 2019.

**Attorney:** Jason Tuvel Esq.

**Architect:** Minervini Vandermark

**Planner:** Dresdner Robin

**G) Administrative Review:**

**1) 2018 ZBA Annual Report**

**2) 2019 ZBA Annual Report**

**H) Next Meeting Date: June 16, 2020**

**I) Adjournment**

**CC: Mayor Bhalla, Councilpersons, Board Commissioners, Director Brown, Ann Holtzman, Dennis Galvin, Chris Nash, Frank Banisch, Phyllis Lewis, Jason Tuvel Esq, James Burke Esq.**