



**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 June 23, 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.

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/92407633777>

- 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 Meeting ID: 924 0763 3777

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 pcarcone@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=1990](http://hobokennj.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1990)

- 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 en-suite 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

### 2) 602 Grand Street, HOZ-20-9

**Block:** 78 , Lot 33  
**Zone:** R-2  
**Applicant:** Robert and Carissa Perrotta  
**Summary:** New 5 story , 50 foot structure with one residential dwelling and 1 parking space  
**Variations:** (196-1 SE (8A)) -MINIMUM OFF-STREET PARKING: none permitted, three existing, one proposed  
(196-27.3E(3)) - FENESTRATION: 45% glazing required, 0% existing, 37.20% proposed  
(196-14E(6)(A)(1)) - FLOOR TO CEILING HEIGHTS: 1 O' required for all stories above DFE; 12' existing; 11' on 2nd floor, 9'6" on 3rd and 4th noor, 1 O' on 5th floor proposed.  
**Attorney:** Stephen Joseph, Esq.  
**Architect:** Jensen Vasil  
**Planner:** Charles Heydt

### 3) 628 Grand Street HOZ-20-10

**Block:** 78 Lot 21  
**Zone:** R-1  
**Applicant:** 628 Grand Street LLC  
**Summary:** The Applicant proposes the renovation of an existing single-story residential building over a below-DFE garage by constructing an additional two (2) stories and converting the structure into two (2) dwelling units above a garage.  
**Variations:** 196-1S(E)(S)(a) - Building height .Maximum building height of 40 ft. above Design Flood Elevation ("DFE") is permitted and a building height of 43 ft. 11 in. above DFE is proposed.  
196-15(E)(5)(a)-Floor-to-floor height. Minimum floor-to-floor height on newly proposed stories is 10 ft. The Applicant is proposing floor-to-floor height for the three (3) newly proposed stories of 9 ft. 7 in.  
196-28.l (B)(2)(a) - Lower roof deck. A lower roof deck is only permitted

to be located in a rear or side yard and must be set back at least 3 ft. from any adjoining property line. The Applicant is proposing a lower roof deck be located on the third floor in the front of the building, extending to both side property lines.

196-27.3 - Facade area materials. Residential fenestration less than required (45% required; 15% existing; 29% proposed for new stories); Masonry less than required (75% required; 57% proposed); and Non-masonry greater than permitted (25% permitted; 43% proposed).

**Attorney:** Jason Tuvel Esq.  
**Architect:** Nastasi Architects  
**Planner:** Phillips Preiss Grygiel Leheny Hughes

#### **4) 527 Court Street HOZ-20-11**

**Block:** 216.01 Lot 21.02  
**Zone:** R-1 (CS)  
**Applicant:** Powell Bros LLC  
**Summary:** 3 floor addition to an existing 2 story, one family, one bedroom residential building. The roof of the new addition will house mechanical units and outdoor space. The Existing structure has a 1 car garage.  
**Variations:** Nonconforming Structure/Lot. Lot Coverage, Rear Yard Setback, Roof Deck Setback, Fenestration  
**Attorney:** James Burke Esq.  
**Architect:** Studio One Architects  
**Planner:** Edward Kolling

### **F) Resolutions:**

#### **1) 1427-1429 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

#### **2) Adopt 2018 Annual Report**

#### **3) Adopt 2019 Annual Report**

### **G) Hearings**

#### **1) 11 Willow Court , HOZ-20-3, Continued from 6/16/2020**

**Block:** 158 Lot 18  
**Zone:** R-1  
**Applicant:** DELOOF, DANIEL J & COURTNEY A

**Summary:** Renovate an existing two and one-half-story, one family dwelling to include a new rear addition at the second and third floors. The project will result in reduced first floor lot coverage and the addition of a rear yard.

**Variances:** Expansion of a non-conforming structure, Lot Coverage, Rear Yard Setback

**Attorney:** Robert Cosgrove, Esq.

**Architect:** Jensen C. Vasil

**Planner:** None listed on application

## 2) 119 Willow Court, HOZ-20-2

**Block:** 158.02, Lot 21

**Zone:** R-1

**Applicant:** Gary & Jill Stout

**Summary:** Existing Three (3) Story Residence proposed to be expanded. The first floor is proposed to be expanded with a one story addition to the rear lot line with roof deck **on the second floor**. Both residences on either side have been expanded to the rear lot line. One of those residences has a roof deck as well. The second floor is proposed to be extended towards the rear. The third floor shall also be extended towards the rear and the front as well. The sloped roofs will be removed and a flat roof is proposed. The second & third floor shall ~~extend slightly past the line of the adjacent residences by 5 feet.~~ **align with the adjacent residences.**

The applicant proposes to rearrange the interior space of the residence. The first floor of the home will contain the kitchen in the middle, a powder room behind the kitchen a living room in the front and a dining room between the kitchen and living room. A utility room **and laundry** shall be located at the rear. The second floor of the home will contain two (2) bedrooms, one in front and one in the rear, a full bathroom, ~~laundry room~~ and access to the roof deck above the first floor addition. The third floor of the home will contain the master bedroom, a master bedroom and a walk-in closet. On the roof level, there will be a sun tunnel, roof hatch and condensers for air conditioning units.

**Variances:** Rear Yard setback - 15 feet required, 0 feet proposed at first floor, ~~9.5~~ **14.5** feet proposed at 2nd & 3rd floors

~~Front Yard Setback - 0 feet required, 3'-7" existing at entry (existing non-conforming)~~ no variance here since this is existing non-conforming

Lot Coverage - 60% allowed, 100% Proposed

Lot Area - 2,000 SF required, 627 SF existing (existing non-conforming)

Lot Width - 20 feet required, 12.5 feet existing (existing non-conforming)

Lot Depth - 100 feet required, 50 feet existing (existing non-conforming)

Roof Deck - 3 foot setback is required, 0 feet is proposed

Glazing - 45% Required, ~~13%~~ **20%** proposed

Floor-to-floor height - 10 feet min., 8'-5" existing\proposed at 1st floor, 8'-0" existing\proposed at 2nd floor, 8'-0" proposed at 3rd floor

**Façade Materials, 75% masonry required, existing 0% masonry, proposed 0% masonry.**

**Attorney:** Brian Kappock, Esq.

**Architect:** James T. Lalli, AIA

**Planner:** Edward Kolling

**3) 18 Willow , HOZ-20-4**

**Block:** 158.01, Lot 8

**Zone:** R-1

**Applicant:** BATTONI, SEAN & CATHERINE

**Summary:** Renovation to one family home

**Variations:** Expansion of a non-confirming structure, Façade Glazing, Floor to Floor Height, Lower Roof deck setback

**Attorney:** Robert Cosgrove, Esq.

**Architect:** Jensen Vasil

**Planner:** None Listed on Application

**H) Next Meeting Date: July 21, 2020**

**I) Adjournment**

**CC: Mayor Bhalla, Councilpersons, Board Commissioners, Director Brown, Ann Holtzman, Dennis Galvin, Chris Nash, Frank Banisch**

Last Revised 06/23/20