



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 July 21, 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/92524295546>
- 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: 925 2429 5546

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 pconrone@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=1991

- A) Meeting Called to Order**
- B) Open Public Meeting Statement**
- C) Flag Salute**
- D) Roll Call**

Roll Call

E) Resolutions:

1) 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

2) 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

3) 1414-1418 Grand Street, HOZ-19-11

Block: 121, Lot 19
Zone: I-1
Applicant: Rufus & Drefus LLC d/b/a/ Camp Bow Wow
Summary:

The proposed project (Camp Bow Wow) involves a fit out of the ground floor commercial space for a “doggy day care” facility. The facility will provide day and overnight care; ancillary services including basic grooming (e.g. bathing), retail and pick-up/drop-off services. The approximately 6,015 square feet of ground floor space will be divided into a walled off lobby and reception area off Grand Street, with areas for the dogs to the rear. A new approximately 945 square foot mezzanine will be constructed in the northwest corner for offices and staff break areas. The lobby/reception area off Grand Street, will provide space for dogs to be checked-in and a retail area selling such items as leashes, collars, accessories, toys or food. Behind the lobby will be approximately 60 “cabins” for dogs and three indoor play areas, a grooming area, and prep area for meals for the dogs.

Variations: D1(Use)
Attorney: Donald M. Pepe, Esq.
Architect: ~~Jay Schoneman~~ Richard (Ben) Paszkiet
Planner: Edward Kolling

F) Hearings

1) 11 Willow Court , HOZ-20-3, Continued from 6/16/2020 and 6/23/2020

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.
Variations: Expansion of a non-confirming structure, Lot Coverage, Rear Yard Setback
Attorney: Robert Cosgrove, Esq.
Architect: Jensen C. Vasil
Planner: None listed on application

2) 711 Monroe Street, HOZ-20-5

Block: 82, Lot 6
Zone: R-3
Applicant: Mr. Reginald Menos
Summary: The proposed project would reconfigure the interior layout within the existing footprint of the building. Proposed renovations will result in a reduction in the number of bedrooms, from a 5- bedroom with master to a 3-bedroom with master. Minimal changes are proposed to the existing efficiency unit on the second floor, with the loss of one closet. On the 4th floor, a new balcony will be added to the rear façade.

The open light court will be incorporated into the building and a new staircase will be added to the roof which will be developed with a deck, pool, hot tub and green roof.

Major improvements are proposed for the front and rear facades, with all new windows and new façade materials. The front of the building will be extended to the front property line at the 3rd and 4th floors to match the footprint of the 1st and 2nd floor below. The roof will also be extended over this area to create a “loggia” on the 3rd and 4th floors.

The floor-to-floor heights for the 2nd, 3rd, and 4th floors will be increased to a minimum of 10 feet in compliance with the Hoboken Zoning Ordinance. The height of the building will therefore also be increased approximately 3 feet, to 34 feet-2 ½ inches above the design flood elevation.

Variances:

Non-compliant for lot coverage (expansion of non conforming structure); facade materials (58.91% proposed v. 38% existing) where 75% is required/permitted; and roof coverage (41.7% green roof, 41.20% roof deck v. 50% green roof for decks over 30%).

Attorney: James Burke, Esq.
Architect: Jensen Vasil
Planner: Edward Kolling

3) 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.

Variances: Bulk variances 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 variances 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

G) Next Meeting Date: July 28, 2020

H) Adjournment

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