

CITY OF HOBOKEN  
ZONING BOARD OF ADJUSTMENT  
HOZ-17-18

- - - - - X  
303 Park Avenue : January 16, 2018  
Block: 179, Lot 2 : 7:25 p.m.  
Applicant: Michael Julian :  
Zone: R-1 :  
Variance Review :  
- - - - - X

Held At: 94 Washington Street  
Hoboken, New Jersey

B E F O R E:

- Chairman James Aibel
- Vice Chair John Branciforte
- Commissioner Antonio Grana
- Commissioner Carol Marsh
- Commissioner Owen McAnuff
- Commissioner Diane Fitzmyer Murphy
- Commissioner Dan Weaver
- Commissioner Steven Firestone
- Commissioner Cory Johnson

A L S O P R E S E N T:

BANISCH ASSOCIATES, INC.  
BY: Frank Banisch, PP  
Board Planner

BOSWELL ENGINEERING  
BY: Christopher Nash, PE  
Board Engineer

Patricia Carcone, Board Secretary

PHYLLIS T. LEWIS  
CERTIFIED COURT REPORTER  
CERTIFIED REALTIME COURT REPORTER  
(732) 735-4522

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4                   Jackson, New Jersey 08527  
5                   (732) 364-3011  
6                   Attorney for the Board.

7                   NICHOLAS J. CHERAMI, ESQUIRE  
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9                   Jersey City, New Jersey 07302  
10                  (201) 413-9000  
11                  Attorney for the Applicant.

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1                   CHAIRMAN AIBEL: Mr. Cherami, 303 Park  
2 Avenue.

3                   MR. CHERAMI: Yes.

4                   CHAIRMAN AIBEL: Thank you.

5                   MR. CHERAMI: Nicholas Cherami,  
6 appearing for the applicant, Michael Julian, on 303  
7 Park Avenue.

8                   At this time, while my client had  
9 submitted an engineering report to the Board, which  
10 may need to be tidied up a little, at this time we  
11 are looking for an adjournment to the next scheduled  
12 meeting with preservation of notices.

13                  MR. GALVIN: And a waiver of time,  
14 right?

15                  MR. CHERAMI: And a waiver of time,  
16 yes.

17                  MR. GALVIN: Pat, when is the next date  
18 that we have?

19                  MS. CARCONE: All right. February  
20 20th, we have three projects cued up.

21                  MR. GALVIN: How are they time-wise?

22                  MS. CARCONE: How are they time-wise?

23                  They are November and December  
24 submissions, and so we are pretty good on those  
25 guys. Do you want to put this ahead of them?

1 I don't have the exact --

2 CHAIRMAN AIBEL: I may be getting a  
3 little ahead of us here, Pat, but I am not entirely  
4 positive that we are going to get through the  
5 Charter School application this evening.

6 Is there any appetite for a Special  
7 Meeting in February that we could put Mr. Cherami's  
8 application on for?

9 MS. CARCONE: It would be February  
10 27th, and speak to the meeting being cancelled next  
11 week --

12 CHAIRMAN AIBEL: Yes.

13 MS. CARCONE: -- the meeting that was  
14 scheduled for next Tuesday, the applicant at 313  
15 Willow asked for an adjournment to March, so we do  
16 not have a meeting next week.

17 CHAIRMAN AIBEL: Good.

18 MR. GALVIN: So we could.

19 MS. CARCONE: We could.

20 COMMISSIONER GRANA: We could.

21 MR. GALVIN: We could, and this would  
22 be the way to go. Move this to next week.

23 CHAIRMAN AIBEL: Do you have anything  
24 else ready to go?

25 MS. CARCONE: We have nothing scheduled

1 for next week.

2 MR. GALVIN: And then this case here,  
3 if it is not finished, can go over there, too. That  
4 would help our agenda.

5 You want to take time off when it is  
6 June and July.

7 (Laughter)

8 CHAIRMAN AIBEL: What do you think, an  
9 hour?

10 MR. CHERAMI: Yes.

11 MR. GALVIN: But the only thing, you  
12 have to turn it around in a week, then your engineer  
13 and our engineer have got to meet quick because I  
14 think that there is a big gap between what we think  
15 we need and what we are getting.

16 MR. CHERAMI: Fair enough.

17 MR. GALVIN: I am not saying who is  
18 right. I'm just saying that's the gap.

19 MR. CHERAMI: Yes. I will connect them  
20 and if --

21 MR. NASH: Mr. Chairman, our offices  
22 are physically close together, five miles apart.

23 If the applicant's engineer can come to  
24 my office, I can have some other structural  
25 engineer, it's a structural engineer, to deal with

1 the issue.

2 CHAIRMAN AIBEL: Okay. I am not  
3 opposed, if that is the direction.

4 MR. GALVIN: I'm just saying I know it  
5 is nice to have a night off, but --

6 CHAIRMAN AIBEL: If you are unable to  
7 come in next week with a good solid application, my  
8 suggestion is let's push it out to the second  
9 meeting in February, and we will take the night off  
10 next week. But if you can get it to us for next  
11 week, we will get a quorum for you.

12 MR. GALVIN: Is anybody here on this  
13 case? Any member of the public here for this case,  
14 for 303 Park?

15 CHAIRMAN AIBEL: The case is 303 Park.

16 MR. GALVIN: Seeing nobody, so what we  
17 are doing is, we have never done this before, but we  
18 are carrying their notice to both next week's  
19 meeting and then to the other meeting you have.

20 MR. CHERAMI: Is it February 27th?

21 MS. CARCONE: February 27th.

22 MR. GALVIN: Right.

23 MS. CARCONE: So we are going to carry  
24 this to --

25 MR. GALVIN: We are carrying to both

1 those nights. This way if we cancel it, we are  
2 still covered.

3 MS. CARCONE: That's great. All right.

4 COMMISSIONER MARSH: So if you are a  
5 member of the public, you need to come next week.

6 MR. GALVIN: But there's nobody here on  
7 the case right now.

8 COMMISSIONER MARSH: Okay.

9 MS. CARCONE: So we are carrying it to  
10 1/23/17 and 2/27/17 --

11 CHAIRMAN AIBEL: '18.

12 MS. CARCONE: -- '18. I'm so sorry.

13 MR. GALVIN: It is almost like we are  
14 scheduling it for two nights, so you know that you  
15 have to come unless it is cancelled.

16 MS. CARCONE: Otherwise we would have  
17 to meet next week.

18 CHAIRMAN AIBEL: Do we need a motion?

19 COMMISSIONER WEAVER: Is there anything  
20 else on the Special Meeting for the 27th?

21 MR. GALVIN: There might be before the  
22 end of the night, if we don't finish the next case.

23 (Laughter)

24 CHAIRMAN AIBEL: Okay. Good.

25 COMMISSIONER WEAVER: I mean, if it

1 goes past the 23rd.

2 MS. CARCONE: If they can't get their  
3 engineering stuff together for the 23rd, we have  
4 nothing else at this time.

5 MR. GALVIN: Right, so we would push  
6 them off to the 27th.

7 MS. CARCONE: We would push them off to  
8 the 27th.

9 MR. GALVIN: Right.

10 If they get their engineering done, we  
11 can hear them.

12 MS. CARCONE: Is that good?

13 MR. CHERAMI: That's fine.

14 CHAIRMAN AIBEL: So do we need a  
15 motion?

16 MS. CARCONE: Okay.

17 COMMISSIONER GRANA: And this is 303,  
18 right?

19 CHAIRMAN AIBEL: 303.

20 MS. CARCONE: So we have a meeting next  
21 week potentially.

22 COMMISSIONER GRANA: Okay.

23 I'll motion to adjourn and move 303  
24 Park to the 23rd of January and the 27th of February  
25 with no further public notice. Applicant to waive



1 the time in which to act.

2 CHAIRMAN AIBEL: Thank you.

3 Can I have a second?

4 MR. GALVIN: Awesome.

5 VICE CHAIR BRANCIFORTE: Second.

6 MR. CHERAMI: Thank you.

7 MR. GALVIN: All in favor?

8 (All Board members answered in the  
9 affirmative)

10 MR. GALVIN: Anyone opposed?

11 Now you are okay.

12 (Laughter)

13 MR. CHERAMI: Thank you.

14 CHAIRMAN AIBEL: Thank you.

15 (The matter concluded at 7:30 p.m.)

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I, PHYLLIS T. LEWIS, a Certified Court Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the proceedings as taken stenographically by and before me at the time, place and date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel to any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

s/Phyllis T. Lewis, CCR, CRCR

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PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300  
Notary Public of the State of New Jersey  
My commission expires 11/5/2020.  
This transcript was prepared in accordance with  
NJAC 13:43-5.9.