



**DAWN ZIMMER**  
MAYOR

**CITY OF HOBOKEN**  
**Hoboken Zoning Board of Adjustment**  
**94 Washington Street**  
**Hoboken, New Jersey 07030**  
[WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD](http://WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD)

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Cory Johnson, Alternate #3  
Frank DeGrim, Alternate #4

**PLEASE TAKE NOTICE** the Zoning Board of Adjustment will hold a regular meeting on Tuesday, **July 19, 2016 at 7:00 PM** in the Conference Room (basement) 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 201-239-6650 or email [pcarcone@hobokennj.gov](mailto:pcarcone@hobokennj.gov).

- 1) Meeting Called to Order
- 2) Open Public Meeting Statement
- 3) Roll Call and Flag Salute
- 4) Administrative:

The application of Fit Foundry LLC, 1414-1418 Willow Ave , Block 123 Lot 15, HOZ-15-42, to open a personal fitness studio on the third floor at the property at 1414 Willow Avenue was approved by the Zoning Board on May 17, 2016. As part of that approval the Applicant was proposing mens and womens showers. The applicant would like to eliminate the showers and just have mens and womens locker rooms.

5) Resolutions:

~~Resolution of Denial 1200 Bloomfield Street, Block 250, Lot 48, HOZ-16-1~~ moved to August 16, 2016  
[Resolution of Approval 1410 Grand St, 1405-11 Adams St, Block 121, Lots 1,2,3,4,23,24,HOZ-16-3](#)  
[Resolution of Approval 207 Bloomfield St, Block 210, Lot 4, HOZ-16-8](#)

6) Matters Scheduled for Public Hearing:

**Location :** 610 Hudson Street

**Case:** HOZ-15-41

**Block:** Block 217.01, Lot 26

**Zone:** R-1(CS)

**Applicant:** Michael Cairns & Suzanne Cummings

**Summary:** Variance review to enlarge an existing residential structure, as well as build a new accessory structure. The principal structure will also be rehabilitated and converted from a four-family building to a single-family building.

**Variances:** "D" - Use (of cellars), Use (for accessory apartment),  
"C" - Development on a Non-conforming lot (related to lot width and lot area), Height of Principal Structure, Height of Accessory Structure and Lower Roof Deck location (front of building)

**Attorney:** Robert Matule, Esq.

**Architect:** Ana Sanchez

**Planner:** Ken Ochab

**Decision:** Approved

**Location :** 511 Washington Ave – carried from 6-21-16

**Case:** HOZ-16-6

**Block:** Block 216, Lot7

**Zone:** R-1(CS)(H)

**Applicant:** 511 Washington St LLC

**Summary:** Variance review for the proposed construction of a two story accessory apartment above a garage on Court Street

**Variances:** “D” - Use (D-1)for Accessory Apartment – conditional use without conditions, Density(D-5)(5 residential units v 3 permitted).  
“C” - Accessory Building Height( 3 story v. 2 permitted), Accessory Lot Coverage (28.62% v. 20% permitted), Minimum Distance between buildings(18.5 ft v. 20 ft permitted), Parking (1 permitted, 2 proposed)

**Attorney:** Robert Matule, Esq.

**Architect:** James McKneight

**Planner:** Ken Ochab

**Decision:** Denied

Revised 7/26/16

**Next Meeting Date: August 16, 2016**

**Formal Action May Be Taken**

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman; Robert Matule Esq., Meryl Gonchar, Esq.; James Burke Esq.