



DAWN ZIMMER
MAYOR

CITY OF HOBOKEN
Hoboken Zoning Board of Adjustment
94 Washington Street
Hoboken, New Jersey 07030
WWW.HOBOKENNJ.ORG/BOARDS/ZONING-BOARD

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John Branciforte, Commissioner
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Dan Weaver, Commissioner
Antonio Grana, Alternate #1
Steven Firestone, Alternate #2
Cory Johnson, Alternate #3
Jonathan Otto, Alternate #4

PLEASE TAKE NOTICE the Zoning Board of Adjustment will hold special meeting on **Tuesday, April 18, 2017 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.

- 1) **Meeting Called to Order**
- 2) **Open Public Meeting Statement**
- 3) **Flag Salute**
- 4) **Resolutions:**

~~Resolution of Approval 601 Jefferson Street, HOZ 16-23, Block 77 Lot 1~~ rescheduled to April 25, 2017

- 5) **Administrative Matters:**
 - 2016 Annual Report
 - Demolition Regulations

- 6) **Waiver Review**

- 7) **Matters Scheduled for Public Hearing:**

Location: 313-315 Washington Street, continued from 3/21/17

Case: HOZ-17-1

Block: Block 214, 6

Zone: CBD (H) (CS)

Applicant: 313 Washington Street Apartments LLC

Summary: Minor Site plan and variance review to renovate existing four story mixed use building to combine the two retail spaces into one retail; renovate the existing six residential units and add an accessory apartment on Court Street for a total of seven residential units

Variances:

No. Accessory apartment on Court Street requires a d-1 variance as a conditional use with no conditions set out in the conditional use conditions section of the ordinance. Proposing 100% lot coverage on ground floor where 60% is permitted and 65% exists. Proposing a zero foot rear yard on ground floor where 20 feet is required; also zero feet on ground floor and 14.75 feet on floors two and three where 20 feet between principal and accessory building is required. Also requesting parking variance for two parking spaces required for the seven residential units.

Attorney: Robert Matule, Esq

Architect: Nastasi Architects

Planner: Ken Ochab

Decision:

Location: 107-111 Washington Street

Case: HOZ-16-22

Block: Block 212, Lot 2 and 3

Zone: CBD

Applicant: 101-105 Washington Street LLC

Summary: Preliminary Site Plan and variance review for proposed new six story(including cellar) mixed use building with 7960 sf of retail space, 14 residential units on floors two through five and two parking spaces in rear of building off of Court Street

Variations: "C" - Lot coverage, Parking , Façade Materials, Retail in cellar
"D" – Density

Attorney: Robert Matule

Architect: Nastasi Architects

Planner: Ken Ochab

Notes:

8) **Next Meeting Date:** April 25, 2017

Formal Action May Be Taken

Last Revised 4/13/17

Cc: Mayor Zimmer, City Clerk, Commissioners, Councilpersons, Director Brandy Forbes, Ann Holtzman, Robert Matule Esq., Ken Ochab, Nastasi Architects