



**Emily Jabbour**  
Mayor

**CITY OF HOBOKEN**  
**ZONING BOARD OF ADJUSTMENT**  
94 Washington Street  
Hoboken, NJ 07030

Leonardo Acevedo, Commissioner  
David Berman, Commissioner  
Amy Faucher, Commissioner  
David Gavant, Commissioner  
Arthur Kuyan, Commissioner  
Aimee Martin, Commissioner  
Karen Platt, Commissioner  
Maureen Munroe, 1st Alternate  
Daniel Perez, 2nd Alternate  
Vernon Beckford, 3rd Alternate  
Melissa McKeon, 4th Alternate

**HOBOKEN ZONING BOARD OF ADJUSTMENT**  
**PUBLIC NOTICE MEETING**

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Meeting of the Hoboken Zoning Board of Adjustment on July 21, 2026 at 7:00 PM at Hoboken City Hall, 94 Washington Street, Hoboken, NJ 07030.

Any questions can be directed to the City Board Secretary during business hours at 201-420-2000 x 1702 or via email at pcarcone@hobokennj.gov.

The Board Chair may change the order in which the agenda items are called.

**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/Board/1014-Zoning-Board-of-Adjustment>

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

**Roll Call**

- D) Waiver Review:**

**1) 501 Madison St and 508 Fifth St HOZ-26-10**

**Block:** 68, Lots 1.01 and 1.02  
**Zone:** R-2  
**Applicant:** 501 Madison St Realty LLC

**Summary:** The applicant proposes to expand a previously approved five-story mixed-use building consisting of four dwelling units on Block 68, Lot 1.01 (501 Madison St). The expansion into Lot 1.02 (508 Fifth St) will include additional retail space and additional floor area to each of the previously approved dwelling units.

**Variances:** The project is requesting approval of a “d” variance for density, as well as bulk “c” variances for building height in feet, maximum lot coverage and minimum rear yard setback per §196-14 of the Hoboken Zoning Ordinance.

**Attorney:** Prime and Tuvel  
**Architect:** Nastasi Architects  
**Planner:** Dresdner Robin

## 2) 226 Washington Street, HOZ-26-11

**Block:** 201, Lot 13  
**Zone:** C-2 & R-1  
**Applicant:** 226 Wash Realty, LLC  
**Summary:** Applicant proposes to raze the site and to construct a new five-story with basement, mixed-use building consisting of 18 residential dwelling units above ground-floor retail space.

**Variances:** R-1 Relief Requests:

- d(5) density variance
- d(6) height variance
- bulk “c” variances: maximum lot coverage, minimum rear yard setback, location of lower roof decks, rooftop appurtenance coverage.

C-2 Relief Requests:

- d(6) height variance
- bulk “c” variances: maximum lot coverage, minimum rear yard setback, minimum commercial floor to ceiling height, location of lower roof decks, rooftop appurtenance coverage, façade wall materials, maximum roof deck coverage, and minimum parking

**Attorney:** Prime Tuvel and Miceli  
**Architect:** Nastasi Architects  
**Planner:** Dresdner Robin

## 3) 923 Garden Street, HOZ-26-12

**Block:** 196, Lot 12  
**Zone:** R-1  
**Applicant:** 923 Garden Corp  
**Summary:** The property is currently developed with a five-story multi-family dwelling structure. The applicant is proposing a new deck, stairs to the rear of the property, on the first floor

**Variances:** The project is requesting approval of bulk “c” variances for the building coverage per §196-14.4.A of the Hoboken Zoning Ordinance.

**Attorney:** Jason R. Tuvel  
**Architect:** Axis Architecture  
**Planner:** Dresdner Robin

## E) Resolutions:

**1) 701 and 709 1st Street, HOZ-26-8**

**Block:** 11, Lots 4.01, 5 & 8  
**Zone:** R-3  
**Applicant:** Onomar 701 1<sup>st</sup>. LLC  
**Summary:** Applicant seeks preliminary and final major site plan approval along with use variance (d6) and bulk variance relief. The property is currently developed with a one-story non-residential building. The applicant proposes to demolish all existing improvements on the Property and to construct a six-story mixed-use building, consisting of nine (9) dwelling units above ground-floor commercial space (Class III restaurant) measuring approximately 950 sf and 12 off-street parking spaces.

**Variations:** §196-16E(5): A maximum height of 40 feet above design flood elevation is permitted, whereas a building height of 53 feet is proposed.  
§196-16E(3): A minimum lot depth of 100 feet is required, whereas 75 feet is proposed.  
§196-16E(4): A maximum lot coverage of 60% for principal buildings is permitted, whereas 100% is proposed along the ground floor, 90% is proposed at the second through fifth floors, and 85% is proposed at the sixth floor.  
§196-16E(7): A minimum rear yard setback of the lesser of 30 feet or 30% of lot depth (22.5 feet) is required, whereas a rear yard of 0 feet is proposed at the ground floor.  
§196-31C(1)(f): The maximum area of address signs is permitted up to two square feet, whereas 3.18 square feet is proposed.  
§196-31D(3): The maximum number of signs permitted per retail or service business is one sign, whereas two signs are proposed.

**Attorney:** Prime and Tuvel  
**Architect:** Nastasi Architects  
**Planner:** Phillips Preiss Grygiel

**F) Matters Scheduled for Public Hearing:**

**1) 303-309 Park Ave, HOZ-26-9**

**Block:** 179, Lots 1 & 2  
**Zone:** R-1  
**Applicant:** 301-303 Park Avenue, LLC  
**Summary:** Applicant proposes to raze the site and to construct a four-story above DFE mixed-use residential building consisting of five (5) residential dwelling units above approximately 1,001 sq. ft. of commercial/retail space. The applicant also proposes related site improvements including landscaping, stormwater infrastructure and lighting

**Variations:** “d” variations for building height (in feet) and density, as well as bulk “c” variations for building height in stories, lot coverage, rear yard setback, and location of lower roof decks.

**Attorney:** Prime and Tuvel  
**Architect:** MVMK  
**Planner:** Dresdner Robin

**G) Closed Session to Discuss Pending Litigation**

**H) Next Meeting Date: July 28, 2026**

**I) Adjournment**

**CC: Mayor Jabbour, Councilpersons, Board Commissioners, Director Brown, Ann Holtzman,  
Joseph Castor, George Wheatle Williams, Aaron Schrager, Terry Tiernan**

Last Revised 06/29/26