

# CITY OF HOBOKEN

## HISTORIC PRESERVATION COMMISSION



**DAWN M. ZIMMER**  
**Mayor**

**Dennis English, Chairman**  
**Elaine Gold, Vice Chair**  
Martin Anderson, Commissioner  
Susan Pregibon, Commissioner  
Ana Sanchez, Commissioner  
Seth Abrams, Commissioner  
Gretchen Druck, Commissioner  
Steven Zane, Commissioner  
James Perry, Commissioner  
Ellen Stewart, Alternate  
Jonathan Mesch, Alternate

### **PUBLIC NOTICE & AGENDA**

**November 7, 2016**

**6:30 P.M**

Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Monday November 7, 2016 at 6:30P.M in the Conference Room in the (basement) of City Hall 94 Washington Street.

- 1. Meeting Call to Order and Opening Statement (Sunshine Law)**
- 2. Roll Call**
- 3. Approval of Minutes**
- 4. Correspondence –**
- 5. Committee Report –Susan Pregibon Hudson Street Sub-committee report**

#### **HEARINGS:**

**Address:** 201 Washington Avenue  
**Applicant:** Kora & Kora  
**Contractor:** Signs by Lynn  
**Block/Lot:** 213/1  
**Zone:** CBD –Central Business District / (H) Historic District  
**For:** Requesting Certificate of Appropriateness: to recover Existing awning frame; and will be adding new Signage  
**Recommendation,** shall be made to Zoning Office & Construction Office.

**Address:** 315 Washington Street carried over from  
**Applicant:** 315 Washington Streets LLC  
**Architect:** Nastas  
**Block/Lot:** 212 / 15

**Zone:** CBD -Central Business District (H) - Historic  
**For:** Certificate of Appropriateness: Reconstruction and reconfiguration of the Existing first floor storefront facing Washington Street and the Construction (3) story addition facing Court Street, Recommendation to Zoning Office & Construction Offices

**Address** **2-10 Hudson Place**  
**Applicant:** Hoboken Holdings LP  
**Architect:**  
**Block/Lot** 230/6.01  
**Zone:** (CBD) Central Business (H) - Historic  
**For:** Installation of a 6' high black metal picket type fence.  
Recommendation shall be made to the Planning Board  
Zoning Office & Construction Offices

**Address** 310 Hudson Street/ 311 Court Streets (returning from 9/12/16  
**Applicant:** 3 Ten Hudson LLC Returning from 10/3/16  
**Architect:** Minervini & Vandermark  
**Block/Lot:** 214.01/30  
**Zone:** R-1 Residential/ (H) Historic (CS) Court Street  
**For:** Certificate of Appropriateness –proposed alterations & additions  
To become a 5 story / 3family building at 310 Hudson & new 2 story over  
Garage which will be single family, at 311 Court Street.  
Recommendation to the Zoning Board of Adjustment, Zoning Office &  
Construction

**Address:** 70 Hudson Street  
**Applicant:** Matt Rodrigue  
**Block/Lot:** 210.01/24  
**Zone:** Central Business District (CBD) (H)  
**For:** Certificate of Appropriateness for: Installation of a new signage  
In storefront windows Recommendation shall be made to the Zoning  
Office and Construction Office

**Address:** **227 Washington Street**  
**Applicant:** Quality Greens  
**Architect:** Joseph J. Smerina AIN (New York Design)  
**Block/Lot:** 213/11  
**Zone:** (CBD) Central Business District / (H) Historic  
**For:** Certificate of Appropriateness –proposed alterations to existing  
Storefront also requesting new signage installation  
Recommendation to the, Zoning Office & Construction Office

**Address:** 95 River Street  
**Applicant:** T-Mobile  
**Architect:** French & Parrello  
**Block/Lot:** 231. 02/  
**Zoning:** (CBD Central Business District/ (H) Historic District

**For:** Requesting Certificate of Appropriateness:  
Upgrade of existing Rooftop T-Mobile wireless communication  
Facility-relocation and addition of antennas.  
Recommendation to the Zoning Office & Construction Office

**Address:** 532 Washington Street

**Applicant:**

Contractor: Ray Guzman

Block/Lot 204/25

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

**For:** Certificate of Appropriateness- will be installing new signage  
Recommendation shall be submitted to the Zoning Officer & Construction  
Offices

**Address:** 91 Washington Street

**Applicant:** Wok to Walk Management

**Architect:** G141 Architecture

**Block/Lot:** 211/1.01

**Zone:** CBD Central Business District (H) Historic

**For:** Certificate of Appropriateness-, requesting to replace the existing  
Storefront, new signage  
Recommendations to the Zoning Office and Construction  
Offices

**And any other such matters, that may come before the Hoboken Historic  
Preservation Commission.**

**NEXT HISTORIC COMMISSION MEETING DATE; December 5, 2016**