

**MEETING OF THE HOBOKEN HISTORIC PRESERVATION
COMMISSION
Minutes – May 2, 2016**

Chairman English called the meeting to order at 6:30 P.M. He announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice has been provided by means of a notice posted outside the City Clerk's office, advertisements in the Jersey Journal, Hoboken Reporter, Bergen Record, and The City of Hoboken's web site.

All Historic Preservation Meetings are recorded.

Chairman English requested roll call

Present

Seth Abrams
Dennis English
Ellen Stewart
Susan Pregibon
James Perry
Ana Sanchez
Gretchen Druck (arrived @ 6:40)

Absent

Elaine Gold
Steven Zane

Chairman English called the first address:

Address: 60 Newark Street

Applicant's Name: W. Kodak Jewelers

Contractor's Name:

Applicant was approved to update the existing storefront and signage at this location. The storefront will be repainted Benjamin Moore navy blue (2063-10) in matt finish. Existing sign will be removed in its entirety. New sign will installed on the valance; sign will consist of pin mounted ½" cut aluminum letters reading. "W.Kodak Jeweler's" and 2 diamonds for the store logo, the store name, and business hours and phone/web site address will be placed on the lower proportion of the storefront window.

A motion was made to approve as presented by Commissioner Pregibon, and seconded by Commissioner Perry; all in favor. Yes.

Commissioner Sanchez recused herself.

Total vote: Yes - 6 Nay - 0

Chairman English called the next address:

Address: 55 Frist Street

Applicant's Names: Caneron Zon Frille

Architect Name: Stone field Engineering & design

Applicant was approved for the installation of a new awnings on the existing storefront, the two (2) awnings will be installed; one over each storefront window(s) on either side of the entrance. Each awning will be fixed, 10.4'' wide x 2'6'' high with projection 2.6''. The awnings will be Sunbrella fabric color will be black #4608 unprinted with a scalloped valance edge. Existing sign will remain unchanged on the windows and door.

A motion was made to approve as present by Commissioner and Pregibon and seconded by Commissioner Abrams. All in favor yes. Commissioner Sanchez recused herself

Total Vote: Yes – 6 Nay – 0

Chairman English called the next address:

Address: 315 Washington Street

Applicant's Name: 313 Washington Street LLC

Architect's Name: Jensen Vasil

Applicant was request to remove the existing storefronts on each side of the building, to construct on large store, the entrance door being placed in center of the store.

Commissioner Sanchez reiterated that we have to save the existing storefront and was not in favor of removing this storefront; all the other Commissioners felt the same way. At this point the applicant's Architect Mr. Vasil agrees he will communicate what the Commissioners stated to the applicant.

No motion was made at this time, and Architect Jensen Vasil agrees to return to the next HPC meeting.

Total vote: Yes – 8 Nay - 0

Address: 319 Washington Street

Applicant's Name: 319 Washington Street

Architect's Name: Nastasi Architects

Applicant was returning to the HPC with some amendments to their existing application, which was approved back in November 2015. The amendment consisted of the Washington Street elevation; the proposed façade materials remain unchanged from the previous approval. The retail storefront is modified to include two separated glass retail entrance doors centered on the first floor and full-height butt glazed glass display windows on the first and second floors. The perimeter of the glass display window is framed in limestone with a slate grey aluminum signage frieze. The Court Street elevation will amend for secondary entrance to the first floor retail/commercial space is relocated to the northern end of this façade with the façade renovation materials remains unchanged from the previous approval. Commissioners made some suggest to the Mr. Nastasi; and he agreed to return with a new proposal. No vote was taken.

Chairman English called the next address:

Address: 231 Washington Street

Applicant's Name: City Property US NJ LLC

Architect's Name: Yongho Kim

Applicant was approved for the installation of a new sign, the principal sign consist of aluminum letters 12'' high x 13'7'' wide, reading "City MD" "walk-in urgent care"; will be attached along the top-line of the existing black title with 3M VHB adhesive; tiles shall not be compromised to attach signs. Below the principal sign, to the lower right above the window, an aluminum plate, 8''x 32.75''; will be installed showing "Hackensack University Health Network" and logo. The retail entrance door will have a 15''x26'' adhesive sign reading "City MD" giving the business hours. A 20''x36'' window, adhesive on the right window will read "no appointment needed" "most insurance accepted" "open 365 days a year" "board certified physicians" and "serving adult & children". All windows; adhesive will be white letters on clear ground and windows. The side entrance door accessing the upper floors will be updated and new building and new building number "231" will be installed above the door.

A motion was made to approve by Commissioner Pregibon, and seconded by Commissioner Perry. All in favor yes.

Total vote: Yes - 7 Nay - 0

Chairman English called the next address:

Address: 52 Newark Street

Applicant's Name: JP Bagels Express

Contractor's Name:

Applicant was requesting to install a new sign; on the side of the building. Commissioner made some suggestions stating perhaps he should remove the existing awning, and replace it with a new awning with no signage on it and this will solve the problem of excessive signage. No motion was made at this time.

****** Commissioners agreed to cancel July 2016 HPC meeting. ******

A motion was made to adjourn @ 9:00 P.M. All in favor