

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 Metsch, Alternate

PUBLIC NOTICE & AGENDA

JANUARY 4, 2017

6:30 P.M

Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Wednesday January 4, 2017 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 November 7 & December 5, 2016**
- 4. Correspondence**
- 5. Committee Report – For Willow Terrace**

**Open Reorganization of Historic Commissioners:
Nomination for Chair:**

Nomination for Vice Chair

HEARINGS:

Address: 418 Washington Street

Applicant: Fast Food Holdings LLC Trading as Grubbs Take-Away

Block/Lot 203/1-

Zone: R-1 Residential District (H) - Historic

For: Exterior renovation storefront, & installation of new signage

Recommendation shall be made to the Planning Board

Zoning Office & Construction Offices

Address: 409 Washington Street
Applicant: Bluestone Lane Coffee/ Michael Fahey
Architect:
Block/Lot: 215/5
Zone R-1 Residential (H)
For: Certificate of Appropriateness Paint lower portion of the façade and
Recovering the existing awning,
Remove existing window and replace with bi-folding door

Address: 20 Hudson Place
Applicant: Mario Fini
Architect:
Block/Lot: 231. 02/
Zoning: (CBD Central Business District/ (H) Historic District
For: Requesting Certificate of Appropriateness: New signage to be
Placed on the façade of the building
Recommendation to the Zoning Office & Construction Office

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

NEXT HISTORIC COMMISSION MEETING DATE; February 6,2017

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes for January 4, 2017

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 was been provided by means of notice posted outside the City Clerk's Office as well as advertisement in the Jersey Journal, Hoboken Reporter and the City of Hoboken's website.

All Historic Preservation Meetings are recorded.

Chairman English requested roll call:

Present:

Dennis English
Ana Sanchez
Ellen Stewart
Susan Pregibon
Steven Zane
Martin Anderson
James Perry
Gretchen Druck
Seth Abrams
Jonathan Metsch
John Miller (Attorney of the HPC board)

Absent

At this time Secretary to the board announced that it is the time of year when the Hoboken Historic Commission has its reorganization. A request for nominations for the Chair of the Hoboken Historic Preservation Commission was made.

A nomination for Ana Sanchez was made by Commissioner Anderson and seconded by Commissioner English:

A nomination for Steve Zane was made by Commissioner Pregibon and seconded by Commissioner Abrams.

Roll Call vote for Commissioner Sanchez: Commissioner English - Yes, Commissioner Abrams - Nay, Commissioner Druck - Yes, Commissioner Perry - Nay, Commissioner Zane - Nay, Commissioner Sanchez -Yes, Commissioner Stewart - Yes. Commissioner Pregibon - Nay, Commissioner Anderson - Yes.

Total vote: Yes-5/Nays-4

Roll call vote for Commissioner Zane: Commissioner Pregibon - Yes, Commissioner Perry - Yes, Commissioner Anderson - Nay, Commissioner Druck - Nay, Commissioner Abrams - Yes, Commissioner English - Nay, Commissioner Stewart - Nay, Commissioner Sanchez - Nay, Commissioner Zane - Yes.

Total vote: Yes - 4 / Nays - 5

A request was made for Vice Chair: Motion was made by Commissioner Zane for Commissioner Pregibon and Seconded by Commissioner Abrams. At this time Commissioner Druck stated that no other Commissioners were nominated, the secretary stated would you like to nominate someone and she stated "No".

Roll Call vote for Commissioner Pregibon: Commissioner Zane - Yes, Commissioner Pregibon - Yes, Commissioner English - Yes, Commissioner Perry - Yes, Commissioner Abrams - Yes, Commissioner Sanchez - Yes, Commissioner Stewart - Yes, Commissioner Anderson - Yes. Commissioner Druck yes;

Total vote: Yes – 9 / Nay - 0

Vote was also taken for the Secretary to the Historic Board: Commissioner Pregibon made motion for Joan Anastasio and seconded by Commissioner Zane, all in favor yes.

Chairperson Sanchez called the first address:

Address: 418 Washington Street

Applicant Name: Fast Food Holdings LLC Trading as Grubbs Take-Away

Contractor's Name: None to Date

Applicant was approved for the existing storefront and entry door to remain, the existing brick to remain, maybe cleaned and re-pointed. – “Roll-down security gate will be removed in their entirety.” Will be installing a new sign over storefront to read (Grubbs Take Away) letter measurement will be 12 inches, the backboard of this sign will be aluminum panel, back anodized finish. Lighting: Will be placing six (6) new gooseneck lamps.

A motion was made by Commissioner Pregibon and seconded by Commissioner Zane; all in favor yes.

Total vote: Yes – 9 / Nay – 0

Chairperson Sanchez called the next address:

Address: 20 Hudson Place

Applicant's Name: Mario Fini

Contractor's Name: Julie

Attorney's Name: Dan Pearlman

Applicant was approved for the update of this retail signs for the new pizza restaurant on the ground floor. New wall sign will be installed above the existing awning, script letters to read “venti” will be a maximum of 24 inches tall for the (T) letters reading wood stone “pizza & pasta” below will be a maximum of 8 inches tall; overall width will be 8ft. Letter color will be red on their face and halo lit with low- lumen, soft/cool white LED. A second triangle shaped projecting sign will be installed on façade to the left (south) side of the storefront, bottom of sign shall be located not more than 8 ft. above the sidewalk grade. This sign shall project 12’’ from the wall and be no more than 3’6’’high. Each face of the sign shall have vertical red neon letters reading “pizza”.

A motion was made to approve as presented by Commissioner Anderson and seconded by Commissioner Abrams; all in favor yes.

Total vote: Yes – 9 / Nay – 0

Chairperson Sanchez called the next address:

Address: 736 Washington Street

Applicant's Name: Milano Imports

Contractor's Name: Ray Guzman

Will be installing on the existing structure on the second floor on aluminum panels; size will be 93.75’’ long and 22’’ wide. This sign will read (Milano) the letter (M) will be 12 inches, with the other letters measuring about 10 inches, color of the backboard will be black with the letter color will be white and red. The words (Designer Imports) will measure about 3 inches, color will be white.

A motion was made to approve as presented by Commissioner English and seconded by Commissioner Zane; all in favor yes.

Total vote: Yes – 9 / Nay - 0

Chairperson Sanchez called the next address:

Address: 1106 Washington Street

Applicant's Name: Singleton Galmann

Contractor's Name: Ray-Guzman

Will be replacing the existing sign over the storefront, this sign will read (Singleton Galmann Realty) ¼” thick letter & headpiece, with stainless steel pin mounted to substrate; total measurement shall be 20” wide x 69” long, this sign will be ½” thick Vicom (P.V.C exterior grade painted Ben Moore 636 green.

Will be placing the business logo on the south side of the storefront, this logo will measurements will be 13.25 inches and will be painted green and white.

A motion was made by Commissioner Anderson to approve as presented and seconded by Commissioner Zane; all in favor yes.

Commissioner Stewart recused herself

Total vote: 8 Yes/ 0- Nay's

Chairperson Sanchez called the next address:

Applicant's address: 614 Hudson Street

Applicant's Name: Matt & Diana Thomas

Architect's Name: Jensen Vasil

Applicant was approved for the repair and re-pointing of the existing front façade of this building. A motion was made to approve as presented, by Commissioners Anderson and seconded by Commissioner Metsch; all in favor yes. Commissioner Pregibon recused herself.

Total 9-Yes /0 Nays

Commissioners discussed 518 Washington Street with Ray Guzman, Commissioners made some suggestions about this property. No vote was taken

******The application for 409 Washington Street was on tonight's agenda, but did not attend; this Application will be placed on the February 6, 2017 agenda. ******

A motion was made @ 8:00 P.M. to adjourn. All in favor yes.

CITY OF HOBOKEN HISTORIC PRESERVATION COMMISSION



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Susan Pregibon, Vice Chair
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Ellen Stewart, Commissioner
Seth Abrams, Commissioner
Gretchen Druck, Commissioner
Steven Zane, Commissioner
James Perry, Commissioner
Dennis English, Commissioner
Jonathan Metsch, Alternate
, Alternate

Revised on 2/2/16

PUBLIC NOTICE & AGENDA **FEBRUARY, 6, 2017** **6:30 P.M**

Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Monday February 6, 2017 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 November 7: December 5, 2016 and January 4, 2017**
- 4. Correspondence**
- 5. New Business: Historic Preservation Commissioners will review the new By-laws**
- 6. Chairperson Sanchez wills creation of committees**
- 7. Demolition Hearing schedule for February 16, 2017**

HEARINGS:

Address: 409 Washington Street
Applicant: Bluestone Lane Coffee/ Michael Fahey (Carried from 12/5/16)
Architect: Fahey Design build/LTI Construction Corp
Block/Lot: 215/5
Zone R-1 Residential (H) (RETURNING
For: Certificate of Appropriateness Paint lower portion of the façade and
Recovering the existing awning
Recommendation shall be made to Zoning Office & Construction Offices

Address: 100 Hudson Street
Applicant: Michael Contaldi (Hansel N Griddle)
Contractor: Speed Pro Imaging
Block/Lot: 212.1 /1 Returning
Zoning: (CBD Central Business District/ (H) Historic District
For: Requesting Certificate of Appropriateness: New signage to be
Placed on the façade of the building
Recommendation to the Zoning Office & Construction Office

Address: 114 Washington Street
Applicant: Marciano Stanco –Popular Community Bank
Contractor: Magnum Opus Architecture
Block /Lot: 200/28 (Did not show up for this meeting E-mailed the agenda)
Zone CBD Central Business / Historic District
For: Existing black metal façade panels to be removed & replaced from the,
Storefront, Signage, new lighting
Recommendations shall be made, to the Zoning & Construction Office.

Address: 328 Hudson Street/329 Court Street
Applicant: Keith Lustman
Architect: Nastasi Approved
Block/Lot: 217.01/24
Zone R-1 Residential
For: Restoration of existing front façade to original brick and brownstone
Recommendations shall be made to the Zoning & Construction Office

Address: 320 Hudson Street/321 Court Street
Applicant: Michael Tattoli
Architect: ICOM Ignatius Approved vote 5/yes/ 4/no
Block/Lot: 214.01/25
Zone: R-1 Residential (H) (SC)
For: Installation of new garage/ on Court Street
Recommendations shall be made to the Zoning & Construction Office.

Address: 92 River Street
Applicant's Name: Maridian Properties
Architect's Name: James McNeight Returning
Block/Lot: 231/01
Zone: CBD- (Central Business District)
For: Removing the existing façade, and restoring the façade
Recommendations shall be made to the Zoning & Construction Office

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

NEXT HISTORIC COMMISSION MEETING DATE; March 6, 2017

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes – FEBRUARY 6, 2017

Chairperson Sanchez called the meeting to order at 6:30 P.M. She 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 website. All Historic Preservation Commission meeting are recorded.

Chairperson Sanchez requested roll call

Present

Martin Anderson
Ellen Stewart
Ana Sanchez
Seth Abrams
Jim Perry
Dennis English
Steven Zane
Gretchen Druck

Absent

Susan Pregibon
Jonathan Metsch –

Administrative Officer Ann Holtzman was present at the beginning of the meeting
Chairperson Sanchez and Commissioners had a discussed about HPC Outline:

1. Forming Committees:
 - a. Education and Community Outreach Committee
 - b. Site Inventory & Survey Committee
 - c. Administrative Committee

Adding diagram for applicants to indicate square footage of storefront and proposed sign size (which in most cases should be no more than 10% of area of the first floor frontage, not to exceed 100 square feet.)

Adding check box to state whether the application complies with the guidelines or is requesting a waiver.
Developing a system by which applications that fully comply can be reviewed by a subcommittee and not require a hearing.

1. A simple, straightforward sign that complies with the guidelines
 - A. Would Ann be able to sit in on this portion of the meeting? (This may not be needed every month but I think it would be helpful for Ann to gauge where the HPC is. I apologize for requesting more of your time since I understand how stretched your department is.)
 - B. New Demolition Ordinance. Sue brought this up and I agree this is critical. How are we reviewing these requests? What guidelines are we following? ...
 - C. What are considered "Best Practices" for the HPC? How do we implement these?
2. In-House Half Day "Retreat" for HPC
 - A. Meeting to review Guidelines, to begin with The Secretary of the Interior's Standards for the Treatment of Historic Properties.
 - B. Review HPC by-laws
 - C. Further HPC training

All Commissioners agreed to volunteer for a committee.

Chairperson Sanchez called the first address:

Address: 409 Washington Street
Applicant: Bluestone Lane Coffee/ Michael Fahey (Carried from 12/5/16)
Architect: Fahey Design build/LTI Construction Corp
Block/Lot: 215/5
Zone: R-1 Residential (H)

Applicant was approved for the renovation to the existing storefront. The existing windows will be replaced with new inoperable 8-pane wood-frame windows. Store entrance door will also be replaced with a new wood-frame and glass door. Additional decorative wood moldings will be added around the windows and door. New decorative wood crown molding will be installed across the full width of the building at the top of the 1st floor (1 foot below 2nd floor windowsills). A new wood sign band with border molding will be installed below crown. A new sign panel, approx. 16 inches x 9 feet w/7 inch letters reading "BLUESTONE LANE" will be installed on the sign band. A new retractable canvas awning will also be installed. Approx. 17 feet wide/printed valance, 5 inch letters will read "BLUESTONE LANE COFFEE" Paint colors are still to be decided at the next HPC meeting on March 6, 2017.

A motion was made by Commissioner Anderson, to approve the storefront, signage and awning, applicant agreed to return with new color options, this motion was seconded by Commissioner Abrams.

All in favor - Yes

Total vote: Yes – 8 / Nay - 0

Chairperson Sanchez called the next address:

Address: 100 Hudson Street Carried from 2/6/17 did not submitted new drawings
Applicant: Michael Contaldi (Hansel N Griddle)
Contractor: Speed Pro Imaging
Block/Lot: 212.1 /1
Zoning: CBD Central Business District/ (H) Historic District

Applicant was requesting to install 2 blade signs and one sign over the entrance door. Commissioners had some concerns about this. Will be excessive signage and are not with keeping with sign ordinance. At this point of the meeting Commissioners made some suggestions and requested that the applicant apply with new format. This application was carried to a later date.

Chairperson Sanchez called the next address:

Address: 328 Hudson Street
Applicant's Names: Nastasi
Architect's Names: Nastasi

Applicant was approved for the complete renovation of existing single family building.

Will be restoring the existing brick façade and wood cornice on Hudson Street, and will be installing new windows throughout & one new front door. Applicant will construct a new 3 story rear addition which will not be visible from either Hudson Street or Fourth Street.

Replace front door with existing 6'-8" front door with 7'-0" door, eliminate sidelight, relocate door left
Replacing existing (8) windows to be replaced in place with dark bronze colored, aluminum clad double hung windows with no dividing muntins. Repair and repaint existing wood cornice replace it with same type if necessary.

Applicant will remove exiting 40' deep garage facing Court Street and replace it with 20' deep garage. Applicant will construct a new accessory apartment over garage. There will be common face brick on upper façade, cast stone on ground floor façade, and a residential entry door for the 329 Court Street tenant. Aluminum-clad casement windows with transoms above the windows.

Two courses saw tooth brick will be placed below the cornice.

A motion was made to approve as present by Commissioner English, and seconded by Commissioner Zane.

All in favor – Yes

Total vote: Yes - 8 / Nay - 0

Chairperson Sanchez Called the next address:

Address: 320 Hudson Street/321 Court Street
Applicant: Michael Tattoli
Architect: ICOM Ignatius Caramia
Block/ Zone: R-1 Residential (H) (SC)
Lot: 214.01/25

Applicant was approved to install a garage door, new rolling door for carport & repairs will be made to the existing masonry wall at the rear yard /Court Street. The new roll up door will be galvanized steel; the residential entrance door will remain.

A motion was made to approve as presented by Commissioner Zane and seconded by Commissioner English.

Roll call vote: Commissioner English - Yes, Commissioner Abrams - Yes, Commissioner Zane -Yes, Commissioner Anderson -Yes, Commissioner Druck Nay, Commissioner Stewart – Nay, Commissioner Perry - Nay, Commissioner Sanchez - Yes.

Total vote: Yes – 5 / Nays - 3

Chairperson Sanchez called the next address:

Address: 92 River Street
Applicant: Mario Fini
Architect: James McNeight

Applicant was requesting to replace the existing façade of the building; and install new signage. Applicant agreed to return at a later date with a complete presentation. No vote was taken at this time.

A motion was made to adjourn at 9:15 P.M.

CITY OF HOBOKEN

HISTORIC PRESERVATION COMMISSION



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Seth Abrams, Commissioner
Gretchen Druck, Commissioner
Steven Zane, Commissioner
James Perry, Commissioner
Dennis English, Commissioner
Jonathan Metsch, Alternate
, Alternate

PUBLIC NOTICE & AGENDA

MARCH 6, 2017

6:30 P.M

Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Monday March 6, 2017 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 November 7: December 5, 2016 and January 4, 2017
4. Correspondence
5. New Business:

HEARINGS:

Address: 409 Washington Street Carrie
Applicant: Bluestone Lane Coffee/ Michael Fahey (Carried from 12/5/16)
Architect: Fahey Design build/LTI Construction Corp
Block/Lot: 215/5
Zone R-1 Residential (H)
For: Certificate of Appropriateness Paint/carried from 2/6/17 amendment to
Paint colors
Recovering the existing awning
Recommendation shall be made to Zoning Office & Construction Offices

Address: 114 Washington Street
Applicant: Marciano Stanco –Popular Community Bank
Contractor: Magnum Opus Architecture

Block /Lot: 200/28
Zone CBD Central Business / Historic District
For: Existing black metal façade panels to be removed & replaced from the, Storefront, Signage, new lighting.
Recommendations shall be made, to the Zoning & Construction Office.

Address: 319 Washington Street
Applicant: Peter Loconte
Architect: Nastasi
Block/Lot: 217.01/24
Zone R-1 Residential
For: Amendment to existing approved application from May 2016
Recommendations shall be made to the Zoning & Construction Office

Address: 419 Madison Street
Applicant: Tyler @Hoboken LLC
Architect: Hampton Hill
Block/Lot: 59/9
Zone R-2 Residential
For: Demolition of the existing (4) family building and construction of (4) story (2) family dwelling.
Recommendation shall be made to Zoning Office & Construction Offices

Address: 92 River Street
Applicant's Name: Maridian Properties
Architect's Name: James McNeight
Block/Lot: 231/01
Zone CBD- (Central Business District)
For: Removing the existing façade, and restoring the façade
Recommendations shall be made to the Zoning & Construction Office

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

NEXT HISTORIC COMMISSION MEETING DATE; APRIL 3, 2017

MEETING OF THE HOBOKEN HISTORIC PRESERVATION COMMISSION
Minutes – March 6, 2017

Chairperson Sanchez called the meeting to order at 7:00 P.M (6:30 PM?). She 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 and The City of Hoboken's web site.

All Historic Preservation Meetings are recorded.

Chairperson Sanchez requested roll call:

Present

Ana Sanchez
Susan Pregibon
James Perry
Steven Zane
Seth Abrams
Ellen Stewart
Jonathan Metsch
John Miller (Counsel for the HPC)

Absent

Dennis English
Martin Anderson
Gretchen Druck

The minutes for November 7, 2016, December 6, 2016, and January 4, 2017 HPC meeting were corrected and a motion was made to approve by Commissioner Perry and seconded by Commissioner Pregibon.

All in favor - Yes

Total vote: Yes - 7 / Nay - 0

At this point in the meeting Chairperson Sanchez requested a motion to amend tonight's agenda, moving 90-92 River Street to just prior to 419 Madison Street.

A motion was made to amend the agenda by Commissioner Pregibon and seconded by Commissioner Abrams. All in favor.

Chairperson Sanchez started to form the committees:

Education and Community Outreach Committee

Seth Abrams, Gretchen Druck, and Dennis English.

Site Inventory & Survey Committee:

Susan Pregibon, Ellen Stewart, and Marty Anderson.

Administrative Committee

James Perry, Steve Zane and Jonathan Metsch.

Chairperson Sanchez will be a part of all committees.

Chairperson Sanchez called the first applicant

Address: 409 Washington Street
Applicant: Bluestone Lane Coffee/ Michael Fahey (Carried from 2/6/17)
Architect: Fahey Design build/LTI Construction Corp
Block/Lot: 215/5
Zone: R-1 Residential (H)

Applicant was appearing before the HPC for the approval of colors for the façade of the building facing Washington Street including the storefront. Will be repainting the existing cornice of the building; color will be HC-167 Puritan gray - windows, sills, lintels, and storefront will be painted HC-164 puritan gray; face of the building will be painted misty gray 2124-60. Will be installing a new awning, with Sunbruella fabric color will be starry night blue. *For the colors, HC-154 for the cornice, HC-164 for the sills, 2124-60 for the brick, and Starry Night/2067-20 for the awning.*

A motion was made to approve as presented by Commission Zane and seconded by Commissioner Perry.

Roll call vote: Commissioner Perry -Yes, Commissioner Sanchez - Yes, Commissioner Stewart - Yes, Commissioner Zane - Yes, Commissioner Abrams - Yes, and Commission Pregibon - Yes. Commissioner Metsch recused himself.

Total vote: Yes - 6 / Nay - 0

Vice Chairperson Pregibon called the next address:

Address: 114 Washington Street
Applicant: Marciano Stanco -Popular Community Bank
Architect: Magnum Opus Architecture
Block /Lot: 200/28
Zone: CBD Central Business / Historic District

Chairperson Sanchez and Commissioner Abrams recused themselves.

Applicant was requesting the approval to remove the existing black metal façade panels and have them replaced with new metal panels. Colors requested were silver, grey and white. At this point of the meeting Commissioners made some suggestions about the proposed colors and had some concerns about where the ATM would be placed. The architect for this project agreed to return for the next HPC meeting.

A motion was made to carry this application by Commissioner Pregibon and seconded by Commissioner Stewart. All in favor - Yes

Total vote: Yes - 5 / Nay - 0

Chairperson Sanchez called the next address:

Address: 319 Washington Street
Applicant: Peter Loconte
Architect: Nastasi
Block/Lot: 217.01/24
Zone: R-1 Residential

This applicant returned to the HPC with an amendment to the existing application which was approved in May 2016. This amendment includes a reconfiguration of the first floor storefront and also a reconfiguration of the Court Street façade to combine the two doors originally proposed into one combined entrance/egress.

A motion was made to approve as presented by Commissioner Pregibon and seconded by Commissioner Zane.

All in favor - Yes

Roll call vote: Commissioner Perry - Yes, Commissioner Zane –Yes, Commissioner Pregibon – Yes, Commissioner Abrams - Yes, Commissioner Metsch - Yes, Commissioner Stewart - Yes, Commissioner Sanchez - Yes. Commissioner Anderson - absent. Commissioner Druck- absent. Commissioner English – absent.

Total vote: Yes – 7 / Nay - 0

Chairperson Sanchez called the next address:

Address: 90-92 River Street
Applicant's Name: Maridian Properties
Architect's Name: James McNeight

This application was approved for the current “Reign” nightclub which occupies the entire facility. The new tenant wants to have two separate entities for the following:

- 1) Wild Moose Saloon, a one story corner bar at 90 River Street.
- 2) Birch, a two story event space at 92 River Street.

Deconstruction (Demolition information:

- A) Demolish existing aluminum honeycomb façade on the second story of 90 River Street.

- B) Remove existing precast concrete panels for 92 River Street façade.
- C) Remove the existing cedar siding from the second story pilasters on either end of 92 River Street façade.
- D) Remove existing cement board shiplap siding from first floor of 92 River Street.

Applicant was approved to paint the existing cement board shiplap siding on the Newark Street side which is 300 sq. ft. & River Street 600 sq. ft.; will be repairing and repainting the existing "brick face" stucco after the honeycomb is removed on Newark & River Streets. Will be installing new limestone stucco on the first floor of 92 River Street.; will be installing new light aluminum sheathing to upper story of the 92 River Street which will measure 170 sq. ft. ; Installation of eleven new exterior lighting fixtures next to existing doors. Paint colors will be Benjamin Moore Alexandria Beige and Van Buren brown.

Applicant will remove all existing signage

Signage to be installed on façade of Wild Moose Saloon (90 River Street): on the Newark Street side of the building will be placing new sign next to entrance door; this sign will be painted on the exterior of the building and will read (Mike's Wild Moose Saloon) this will measure 6'x5'=30 sq. ft.. Letter colors will be white on a black background in a circle shape. Will be placing the same type sign on the 2nd floor of the building facing River Street. Style will be circle shape, measurement 6'x 5'=30 sq. ft., letters size will be 5 inches and colors white with a black background.

Signage for Birch (92 River Street): will be placing (2) signs on the River Street side of the building, each sign will be placed over the entrance doors, each sign will measure 2''x6'' x4'= 20 sq. ft. and will read "Birch". Letters will be 12 inches high at the most, and "Hoboken" will be about 7 inches high. Color will be bronze relief on metal with stainless steel background.

A motion was made to approve by Commissioner Pregibon, with the amendments to remove the sign over the top of the storefront and seconded by Commissioner Zane

All in favor - Yes

Roll call vote: Commissioner Perry - Yes, Commissioner Zane -Yes, Commissioner Pregibon - Yes, Commissioner Abrams - Yes, Commissioner Metsch - Yes, Commissioner Stewart - Yes, Commissioner Sanchez - Yes. Commissioner Anderson - absent. Commissioner Druck- absent.

Total vote: Yes - 7 / Nay - 0

Chairperson Sanchez called the next address:

Address: 419 Madison Street
Applicant's Name: Tyler LLC
Attorney Name: Angel Lynch Esq.
Engineer's Name: Mr. Contractor
Architect's Name: Ms. Bhajaj

The applicant is seeking approval to permit the demolition of the existing 3,340 square foot structure on the property. The attorney for the applicant was requesting the approval permitting the demolition of the existing structure on the property in order to construct a 7,025 square foot four story two family residential building in its place. Testimony was taken from the Applicant Engineer - Mr. Contractor. Mr. Contractor stated that he inspected the existing building on the property several times. His inspection consisted of all floors of the structure as well as the roof and the first floor is uneven with approximately 2-1/2 inch dip in the first floor unit. He also testified that it appears that settlement has occurred on the foundation on the left side of the building with irregularities and deficiencies as to slope are more egregious on the roof.

Ms. Bhajaj testified that soil tests will be performed upon demolition of the existing building. Ms. Bhajaj stated that the side walls of the existing building are not tied into the walls of the adjacent building. She also stated that the new construction will conform to prevailing construction on the street and the new building will be more in the line with the character neighborhood. She added that the property is located in a flood zone and the applicant will comply with all FEMA requirements as to the construction of the new building.

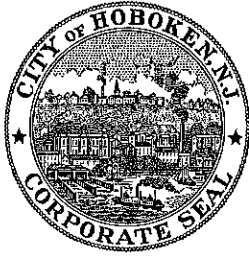
The Commission concludes that the building proposed for demolition on the property is of little or no historic, architectural or aesthetic significance. The building slopes and has settled rendering portions unusable. The Commission further concluded that the removal of the existing building and construction of a new four-story residential structure will enhance the ambiance of neighborhood.

A motion was made to approve as presented by Commissioner Pregibon and seconded by Commissioner Zane.

Roll call vote: Commissioner Zane yes , Commissioner Perry- Yes, Commissioner Pregibon- Yes, Commissioner Abrams- Yes, Commissioner Metsch- Yes, Commissioner Stewart- Yes, Commissioner Sanchez- Yes.

CITY OF HOBOKEN

HISTORIC PRESERVATION COMMISSION



DAWN M. ZIMMER
Mayor

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Susan Pregibon, Vice Chair
Martin Anderson, Commissioner
Ellen Stewart, Commissioner
Seth Abrams, Commissioner
Gretchen Druck, Commissioner
Steven Zane, Commissioner
James Perry, Commissioner
Dennis English, Commissioner
Jonathan Metsch, Alternate
, Alternate

PUBLIC NOTICE & AGENDA

April 3, 2017
6:30 P.M

Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Monday April 3, 2017 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 Feb 6, 2017**
- 4. Correspondence:**
- 5. New Business:**

The NJDEP would like to request that we present at the April 3rd, 2017 Hoboken Historic Preservation Commission meeting the following:

The NJDEP, as the lead agency for the Hudson River Project: Resist, Delay, Store, Discharge" (the Project), is in the process of preparing a Programmatic Agreement (PA) to address likely adverse effects to historic properties as a result of the implementation of the Project. In accordance with 36CFR800.14(2)(I) of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), we had invited identified interested parties to participate in the development of the project's PA to address the project's adverse effects to historic properties. The City of Hoboken has accepted the invitation to become a consulting party to this PA. The City has requested that the NJDEP brief the Hoboken Historic Preservation Commission on components of the PA, the process that will be followed when an adverse impact is identified and the steps that will occur to resolve the adverse impact.

- * Basis for development of the RBD Hudson River Programmatic Agreement

- * Architectural Impacts - Consultation process related to the Hoboken Historic District
- * Archeological Impacts – Consultation process related to archeologically Sensitive areas
- * Consulting party role

Resolutions: 718 Adams Street and 419 Madison Street

HEARINGS:

Address: 100 Hudson Street Carried from 2/6/17 did not submitted new drawings
Applicant: Michael Contila (Hansel N Griddle
Contractor: Speed Pro Imaging
Block/Lot: 212.1 /1
Zoning: (CBD Central Business District/ (H) Historic District
For: Requesting Certificate of Appropriateness: for new signage to be placed on the façade of the building (Carried from 2/6/17 HPC meeting)
 Recommendations to the Zoning Office & Construction Office

Address: 530 Washington Street
Applicant: Joseph Song
Contractor: Sign Depot
Block/Lot: 204/26
Zoning: R-1 Residential (H) Historic District
For: Requesting Certificate of Appropriateness, to recover the existing awning
 Recommendations shall be made to the Zoning & Construction office

Address: 203 Washington Street
Applicant: Michael Landi
Contractor: Mashal Signs
Block / Lot: 213/1
Zoning: (CBC) Central Business District (H) Historic District
For: Requesting Certificate of Appropriateness to install a new sign over existing storefront. Recommendations shall be made to the Zoning & Construction office.

Address: 114 Washington Street (Carried from 3/6/17
Applicant: Marciano Stanco –Popular Community Bank
Architect: Magnum Opus Architecture
Block /Lot: 200/28
Zone CBD Central Business / Historic District
For: Existing black metal façade panels to be removed & replaced from the existing storefront; and the installation of new Signage, and lighting.
 Recommendations shall be made, to the Zoning & Construction Office.

Address: 335 Park Avenue
Applicant: Jensen C. Vasil
Architect Jensen Vasil Architect PC

Zone R-1 Residential

For: Rehabilitation of existing front façade including raising window openings;
Existing lintels and sills and brick to be reused
Recommendation shall be made to Zoning Office & Construction Offices

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

NEXT HISTORIC COMMISSION MEETING DATE; May 1, 2017

MEETING OF THE HOBOKEN HISTORIC PRESERVATION
COMMISSION
Minutes for April 3, 2017

Chairperson Sanchez called the meeting to order at 6:30 P.M. She announced that this is an open Public Meeting of the Hoboken Historic Preservation Commission and that adequate public notice had been provided by means of notice posted outside the City Clerk's Office, advertisement in the Jersey Journal, Hoboken Reporter, and the City of Hoboken's website. All Historic Preservation Meetings are recorded.

Chairperson Sanchez requested roll call:

Roll Call:

Present:

Ana Sanchez
Susan Pregibon
Steven Zane
James Perry
Ellen Stewart
Dennis English
Gretchen Druck
Jonathan Metsch
Ellen Stewart
Seth Abrams
John Miller (Attorney for the board)

Absent:

At this portion of the meeting Chairperson Sanchez announced that we will have presentation from the NJDEP. As the lead agency for the Hudson River Project: "Resist, Delay, Store, Discharge" (the Project), the NJDEP is in the process of preparing a Programmatic Agreement (PA) to address likely adverse effects to historic properties as a result of the implementation of the Project. In accordance with 36CFR800.14 (2) (i) of Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), they invited identified interested parties to participate in the development of the project's PA to address the project's adverse effects to historic properties. The City of Hoboken has accepted the invitation to become a consulting party to this PA. The City has requested that the NJDEP brief the Hoboken Historic Preservation Commission on components of the PA, the process that will be followed when an adverse impact is identified, and the steps that will occur to resolve the adverse impact.

The NJDEP discussed the following:

Basis for development of the RBD Hudson River Programmatic Agreement

Architectural Impacts - Consultation process related to the Hoboken Historic District

Archeological Impacts - Consultation process related to archeologically sensitive areas

Consulting party role

Chairperson Sanchez called the first address:

Address: 100 Hudson Street

Applicant: Michael Contaldi (Hansel 'n Griddle)

Contractor: Speed Pro Imaging

Applicant was approved to install a total of 3 signs.

One of the signs will be above the door and will read Hansel 'n Griddle. This sign will measure 6 feet long x 12 inches high and will consist of an aluminum panel with ½ inch raised acrylic letters. This sign must not be illuminated.

Applicant will also be installing 2 round signs. One will be placed on the First Street side of the building and will be 30 inches in diameter. The other will be placed on the Hudson Street side of the building and will be 24 inches in diameter. Each sign will read Hansel 'n Griddle. These signs must also be non-illuminated with ½ inch raise (plexi) glass letters with a 2½ inch thick circular frame. All signs will have a green background with orange letters and borders outlined in black. **

A motion was made by Commissioner Anderson to approve with signs being non-illuminated and seconded by Commissioner English.

Roll call vote: Commissioner English - Yes, Commissioner Anderson - Yes, Commissioner Perry - Yes, Commissioner Zane - Yes, Commissioner Metsch - Yes, Commissioner Stewart - Yes, Commissioner Pregibon - Yes, Chairperson Sanchez – Yes, Commissioner Druck – yes; Commissioner Abrams –yes;

Total vote: Yes - 9 / Nay – 0

Chairperson Sanchez called the next address:

Address: 530 Washington Street

Applicant: Joseph Song

Contractor: Sign Depot

Applicant was requesting; *to remove the sign and put in an awning*; this awning will also include signage. The Contractor did not have enough information to approve this application. The Commissioners made some suggestions and requested he return with more detailed drawings. He will be returning for the next HPC meeting. Commissioners requested the following from the applicant:

1. Repair the front step going into the store.
2. Remove unauthorized advertising which falls under the heading of excessive signage and must be removed immediately. Also should remove neon "open" sign.
3. Must remove safety gate from the storefront windows.

No vote was taken at this time.

Chairperson Sanchez called the next address:

Address: 203 Washington Street

Applicant: Michael Landi

Contractor: Mashal Signs

This applicant was also requesting to installing a new sign over the existing storefront. Applicant was requesting paint colors that were not acceptable to the Commissioners. He also was requested to return at a later time, with new colors and more information about the renovation to this storefront.

No vote was taken at this time.

Chairperson Sanchez called the next address:

Address: 114 Washington Street

Applicant: Marciano Stanco –Popular Community Bank

Architect: Magnum Opus Architecture

Applicant was approved for two phases.....

Phase 1 will be to first perform some exploratory demolition for the storefront façade which will determine the existing architectural elements of the original building so the Applicant can reuse as much as possible.

Phase 2 will be the following:

- 1) Remove the existing black metal façade panels to expose existing bricks. The storefront will be finished with a composite material that has the feel and appearance of wood (such as Azek) and it shall be painted the color submitted to HPC which is a kind of slate blue (PPG the Voice of Color, PPG-17.03 Hacienda Talavera) that will match the existing trim of the entire building.
- 2) Remove the existing sign box above the storefront to expose the existing brick.
- 3) Remove the existing aluminum & glass windows in the storefront and replace with new spandrel glass.
- 4) Remove the existing double door entrance.
- 5) Clean the existing brick to satisfactory level.
- 6) Install halo-lit lettering for each letter of the sign and for the logo. The sign will be made of wood acrylic, PVC. The letters will be brushed aluminum with LED backlighting with halo effect. This sign will read "Popular Community Bank". Letters will be 10.5 inches high and dark blue. The logo will be 20 7/8 inches high and red.

This application was approved with the condition that if cast iron columns are exposed during the exploratory demolition the applicant/architect must contact the HPC office.

A motion was made to approve with the requested conditions, by Commissioner English and second by Commissioner Zane.

Roll call vote: Commissioner Pregibon - Yes, Commissioner Zane – Yes, Commission Perry – Yes, Commissioner English – Yes, Commissioner Stewart -Yes, Commissioner Druck – Nay, Commissioner Anderson – Nay, and Commissioner Metsch - Yes. Commissioners Sanchez and Abrams recused themselves.

Total vote: Yes - 6 / Nay - 2

Vice Chairperson Pregibon called the next address:

Address: 335 Park Avenue

Applicant's Name: Jensen Vasil

Owner's Name: Lauren and Maille O'Hanlon

Applicant's Attorney: none

Architect's Name: Jensen Vasil

Engineer's Name: Omar Elsharif

The applicant is seeking an approval to permit the partial demolition of a four-story residential building. Specifically, the Applicant proposes to raise the window openings and force the floors up for the existing building. The subject property has 50 feet of frontage along the easterly side of Park Avenue between Third and Fourth Streets. The Property is situated in the R-1 Residential District, as are the adjacent properties which appear to contain single-family residential uses. The property currently contains a four-story frame dwelling near the lot frontage. The only demolition proposed involves the raising of the existing windows and the existing floors within the building. No structural demolition is proposed.

The applicant is the Architect for the property owner and has been authorized to submit this application. Testimony was taken from Applicant, Jensen Vasil, who stated that he inspected the existing building several times; his inspection consisted of all floors of the structure, as well as the roof. Mr. Vasil stated that the existing bottom floor is unusable. He testified that the building has a painted brick front and the brick and the overall building are in good condition. He also stated that the existing floors have settled over the years and now are 2-3 steps below the grade of the adjacent buildings. That is why the applicant is seeking to strip the lintels and window sills, install a new wood composite 3.5 foot high cornice and remove the existing paint from the brick front. Mr. Vasil discussed Architectural Plan HPC-3. He testified that the façade shall remain unchanged. He added that the cornice will be of a harder composite material than that of the proposed lintels and sills. He further stated that the existing brick lintels and sills will be stripped and saved for future use. Mr. Vasil testified that the existing brick front will remain on the building.

Mr. Vasil stated that the proposed new floor heights will not match the floor heights of the adjacent southerly structure because the ordinance only permits a 10 foot maximum height between floors. He added that the first floor alone is 13 feet above sea level.

Several members of the public spoke in favor of this application.

The Historic Commissioners conclude that the building proposed for partial demolition on the property has no historic, architectural and aesthetic significance. The Commissioners also find that the proposed partial demolition is necessary to enhance the aesthetics of the site and also to raise the building further above sea level.

A motion was made by Commissioners English and seconded by Commissioner Perry to approve as presented.

Roll Call: Commissioner English - Yes, Commissioner Perry - Yes, Commissioner Abrams - Yes, Commissioner Zane - Yes, Commissioner Stewart - Yes, Commissioner Druck - Yes, Commissioner Anderson - Yes, Commissioner Metsch - Yes, and Commissioner Pregibon - Yes.
Chairperson Sanchez recused herself.

Total Vote: Yes - 9 / Nay - 0

A motion was made to adjourn at 9:30 P.M

CITY OF HOBOKEN

HISTORIC PRESERVATION COMMISSION



DAWN M. ZIMMER
Mayor

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

PUBLIC NOTICE & AGENDA

May 1, 2017
6:30 P.M

Please be advised, that the Hoboken Historic Preservation Commission will hold its regular meeting on Monday May 1, 2017 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. New Business:**

Resolutions: 718 Adams Street and 335 Park Avenue

HEARINGS:

Address: 530 Washington Street
Applicant: Joseph Song
Contractor: Sign Depot
Block/Lot: 204/26
Zoning: R-1 Residential (H) Historic District
For: Requesting Certificate of Appropriateness, to recover the existing awning
Recommendations shall be made to the Zoning & Construction office

Address: 306 Hudson Street
Applicant: Steven McFarland
Architect: James McNeight
Block/Lot: 214.1/32
Zoning: (CBD Central Business District/ (H) Historic District

For: requesting to construct new 5 story brick building
Recommendations to the Zoning Board, Zoning & Construction office

Address: 803 & 805 Washington Street
Applicant: Brw United Holdings
Architect: James McNeight
BLK/Lot: 219/2 & 3
Zoning: R-1 Residential (H) Historic District
For: Will façade will be refurbished with installation of new windows
Recommendations shall be made to the Zoning & Construction office

Address: 214 Washington Street
Applicant: Bijou Properties
Architect: Nastasi
Block / Lot: 2013/1
Zoning: (CBC) Central Business District (H) Historic District
For: Requesting Certificate of Appropriateness of demolition of existing
Storefront façade,
Existing storefront. Recommendations shall be made to the Zoning &
Construction office.

Address: 69 Jefferson Street
Applicant: Red Bridge
Architect
Zone R-2 Residential
For: Rehabilitation of existing front façade including raising window openings;
Existing lintels and sills and brick to be reused
Recommendation shall be made to Zoning Office & Construction Offices

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

NEXT HISTORIC COMMISSION MEETING DATE; June 5, 2017

Hoboken Historic Preservation Commission
Meeting Minutes
(MAY 1, 2017)

After a brief caucus, the meeting was called to order at 6:45 P.M. by Chairperson Sanchez. She announced that this is an open public meeting of the Hoboken Historic Preservation Commission and that adequate public notice had been provided by means, of notices posted outside the City Clerk's Office and advertisements in the Jersey Journal, Hoboken Reporter, and the City of Hoboken's Web Site. All Historic Preservation meetings are recorded.

Roll Call:

Present:

Ana Sanchez
Susan Prebigon
Martin Anderson
James Perry
Steven Zane
Ellen Stewart
Dennis English
Gretchen Druck arrived @7:10 p.m.
Jonathan Metsch
John Miller Attorney

Absent:

Seth Abrams

Chairperson Sanchez requested a motion to adopt the new HPC by-laws.
A motion was made by Commissioner Prebigon as presented and seconded by Commissioner Anderson.

Roll call vote: Commissioner Prebigon - Yes, Commissioner Perry - Yes, Commissioner English - Yes, Commissioner Zane - Yes, Commissioner Sanchez - Yes, Commissioner Anderson - Yes, Commissioner Metsch - Yes, Commissioner Druck - Yes.

Total Vote: Yes - 9 / Nays - 0

Minutes for HPC meeting for April 3 and May 1 2017 a motion was made to approve with correction by Commissioner Pregibon and seconded by Commissioner Anderson. All in favor yes.

Resolutions:

718 Adams Street - A motion was made to approve by Commissioner Zane and seconded by Commissioner Perry. All in favor. yes

335 Park Avenue - A motion was made to approve by Commissioner Preigon and seconded by Commissioner English. All in favor.

Chairperson Sanchez called the first address:

Address: 530 Washington Street
Applicant: Joseph Song
Contractor: Sign Depot
Block/Lot: 204/26

Applicant was approved for the recovering the existing awning frame, with Sunbrella fabric color will be true brown, will be placing signage on the awning, it will read (Viva La Mails) letters will measure 12

inches, color of letters will blue note 86bg43/321, will be placing the store address on the awning valance which will measure 5 inches. This awning will also project 26 inches. Business hours will be placed odoor.

Conditions: 1) Must remove unauthorized advertising which falls under the heading of excessive signage and must be removed immediately. 2) Must remove safety gate from the storefront.

A motion was made to approve with conditions by Commissioner English and seconded by Commissioner Anderson.

Roll call vote: Commissioner Sanchez - Yes, Commissioner Pregibon - Yes, Commissioner English - Yes, Commissioner Perry - Yes, Commissioner Zane - Yes, Commissioner Anderson - Yes, Commissioner Stewart - Yes, Commissioner Druck - Yes, Commissioner Metsch - Yes.

Total vote: Yes – 9 / Nays- 0

Vice Chairperson Pregibon called the next address:

Address: 306 Hudson Street
Applicant: Steven McFarland
Architect: James McNeight
Block/Lot: 214.1/32

The Historic Preservation Commission was this application for development of a new 4 story structure to be located in the Historic District at the above property. Upon hearing testimony from the applicant and the architect, the Historic Preservation Commission makes the following comments and recommendations for the Board's consideration:

1. The existing structure is not the original building on the lot. According to the 1891 Sanborn Map the original structure on the lot was a 2.5 story frame house. The city of Hoboken tax file indicates the year built as 1301, but it is unclear if that reflects the year when the principal building was replace. It would also appear that additional updated where made to the building that further altered it over the years.
2. The existing structure was built in the Federal style, but it is the only Federal style building on block. The majority of building; along this block frontage are "Greek Revival", a few are "Italianate", and one has Moorish details.
3. Based on 1 and 2 above, it could be argued that existing structure is noncontributing to the historic character of the block.
4. The proposed new building, as shown on the plans presented to this Commission, show a building that is a mash-up of architectural styles with a combination of Greek revival, Italianate, and Federal design elements.
5. The Commission requested that Mr. McNeight amend the façade of the building to reflect a more consistent design style; with recommendations that included, among other, replacement of the double entry door with a single door entry with transom and side-lights, separation of the mullioned windows at the basement and 1st floors to retain the vertical alignment of the fenestration, and choosing a cornice that is consistent with the overall architectural style.
6. The Commission respectfully request, an opportunity to review the final design for appropriateness before it is approved by the Planning Board.
7. Because this application is to be reviewed by a higher land use board, it is outside of the Historic Preservation Commission's purview to approve or deny the application for demolition. The Commission did, discuss the proposed demolition and in the end, no consensus was reached to recommend either demolition/replacement or preservation of the existing building. A straw poll returned a 4-3 vote not to recommend demolition.

Chairperson Sanchez recuse herself,

Chairperson Sanchez called next Address.

Address: 803 & 805 Washington Street
Applicant: Brw United Holdings
Architect: James McNeight
BLK/Lot: 219/2 & 3

Applicant was approved for the renovation of this building due to fire-damaged on the fourth floor bay and roof. This renovation will consist of the installation of, new double hung Marvin clad wooden windows shall be installed throughout the buildings and will be painted Hampton Sage finish, existing metal bay windows and roof will be covered with G.A.F sienna shingles 'Aged Oak' shall be painted. The top 23'-0" of 803 Washington Street the bay shall be reconstructed to match the existing adjacent structures along with the cornice will remain brick and will be painted Benjamin Moore Hc-25 Quincy Tan. Will be restoring the terracotta emblems to its original surface. The lime stone rustification restore to surface, restored to the original surface. The original entry doors will be restored and painted to match new cladding finish. Applicant also will be power washing the face of the building.

A motion was made to approve as presented by Commissioner Pregibon and seconded by Commissioner Anderson.

Roll call vote: Commissioner Sanchez - Yes, Commissioner Pregibon - Yes, Commissioner Perry - Yes, Commissioner Zane - Yes, Commissioner Anderson - Yes, Commissioner Stewart - Yes, Commissioner Druck - Yes, Commissioner Metsch - Yes.

Total vote: Yes – 8 / Nays - 0

Commissioner English recuse himself

Chairperson Sanchez called the next address:

Address: 214 Washington Street
Applicant: Bijou Properties
Architect: Nastasi
Block/Lot: 2013/1

Application was approved for the demolition of existing storefront façade, will be replaced with new stone veneer and glass, the bulkhead & above the storefront will be Stone veneer color, will be cream white. A new glass window will be installed as well as a frame less glass entry door which will be set back approximately 24 inches from the property line.

Signage will be placed to the new glass transom, but no sign was approved at this time.

A motion was made to approve as presented by Commissioner Anderson and seconded by Commissioner English.

Roll call vote: Commissioner Sanchez -Yes, Commissioner Pregibon - Yes, Commissioner English - Yes, Commissioner Perry - Yes, Commissioner Zane - Yes, Commissioner Anderson - Yes, Commissioner Stewart - Yes, Commissioner Druck - Yes, Commissioner Metsch - Yes.

Total vote: Yes – 9 / Nays-0

Address: 69 Jefferson Street
Applicant: Red Bridge
Architect: Minervini Vandermark LLC
Zone: R-2 Residential

This applicant was approved for the demolition of a structure, the applicant was approved to permit the demolition of a two-story residential building and to replace same with a four-story residential building,

each floor will contain two (2) two family units for a total of eight (8) units. The new structure shall match the height of the adjacent brick residential structures.

The Application was approved with following conditions:

1. The demolition of the site shall take place in strict conformance with the testimony, Plans and drawings which have been submitted to the Commission with this application.
2. The Applicant shall inspect the existing floors and walls of the building to be demolished at every floor level during the course of the demolition.
3. The Applicant shall not use heavy machinery to demolish the existing building.
4. The Applicant shall conduct a soils test to be performed upon the completion of the demolition of the existing building on the property.
5. The Applicant shall use electronic vibration monitoring on the walls of the adjacent building during demolition.
6. The Applicant shall provide a certification that taxes are paid to date of approval.
7. The Applicant shall maintain the existing backyard and landscape and level the backyard after demolition of the existing building.
8. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Commission Secretary.
9. Subject to all other applicable rules, regulations, ordinances and statutes of the City of Hoboken, County of Hudson, State of New Jersey or any other jurisdiction.

A motion was made to be approved by Commissioner Anderson and seconded by Commissioner Zane.

Roll call vote: Commissioner Sanchez - Yes, Commissioner Pregibon - Yes, Commissioner English - Yes, Commissioner Perry - Yes, Commissioner Zane - Yes, Commissioner Anderson - Yes, Commissioner Stewart - Yes, Commissioner Druck - Yes, Commissioner Metsch - Yes.

Total vote: Yes - 9 / Nays-0

A motion was made to adjourn at 9:30 P.M.