



Ravinder S. Bhalla
Mayor

CITY OF HOBOKEN
Hoboken Historic Preservation Commission
94 Washington Street
Hoboken, New Jersey 07030

<http://hobokennj.gov/boards/historic-preservation-commission/>

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HOBOKEN HISTORIC PRESERVATION COMMISSION
PUBLIC NOTICE OF VIRTUAL MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Meeting of the Hoboken Planning Board on the regular date and time of **July 6, 2020 at 6:30 p.m.**

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” directing residents to quarantine and practice social distancing.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Hoboken Historic Preservation Commission is utilizing the Zoom meeting platform to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act. The meeting may be attended via telephone or Zoom. If you wish to **participate** during the public comment portion of an agenda item, then you must:

Join the meeting using Zoom: [<https://zoom.us/j/4219436513>](https://zoom.us/j/4219436513)

When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak.

After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permission to speak will then be granted to you and you must be sworn in before you can give comments.

The Board will determine how long each commenter may speak, and when your time expires your microphone will be muted.

You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

Those wishing to listen only to the meeting may call in to access the meeting using +1-929-205-6099 or +1-312-626-6799 and, when prompted, Meeting ID: **421 943 6513**

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to 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.

I. Call to Order

Open Public Meeting Statement

II. Roll Call

III. Communications

1. 6/1/2020 Full Meeting Transcript

IV. Resolutions

1. Resolution Denying Waiver; 509 Jefferson

V. Presentation from Hoboken Arts Council

1. Arts Council Presentation

VI. Matters Scheduled for Public Hearing

1. 302 Washington Street - Resubmission of Additional Details

Block/Lot: 202 / 34
Zone: C-2 / Historic District
Applicant: Love Sac
Presenter(s): Lino Picinic, Architect
Description: Applicant is returning with additional details as requested by the Commission to complete their application for COA for replacement of the storefront.

2. 934 Washington St. - Carried from 06/01/2020

Block/Lot: 208 / 23
Zone: C-3 / Historic
Applicant: Maridian Properties
Presenter(s): James McNeight, Architect
Description: Applicant is seeking a COA for alteration of the storefront.

3. 1039 Washington; Modification of Previous Approval

Block/Lot: 221 / 12.02
Zone: R-1 / Historic
Applicant: Sirenetta Restaurant
Presenter(s): John Nastasi, Architect
Description: Applicant is seeking an amendment to the previous approval for rehab of the storefront to paint a portion of the brick fascia.

4. 89 Hudson Street

Block/Lot: 223 / 1.01
Zone: C-1 / Historic District
Applicant: The Coffee Bean & Tea Leaf

Presenter(s): Gary Kliesch, Architect
Description: Applicant is seeking a COA to repaint the storefront and install fixed awnings above the two principal windows.

5. **235-237 Washington: Restoration and Expansion**

Block/Lot: 213 / 15.02, 16.01
Zone: C-2 / Historic District
Applicant: David Jacey
Presenter(s): Antonio Aiello, Architect
Description: Applicant is seeking a COA and referral to the Board of Adjustment for proposed restoration of the existing building façade, partial demolition of a portion of the structure on Court Street, and expansion of the building.

6. **609 Hudson Street**

Block/Lot: 228 / 4
Zone: R-1 / Historic District
Applicant: William Schmitt
Presenter(s): James McNeight, Architect
Description: Applicant is seeking a COA for repair and restoration of the façade.

7. **615 Hudson Street**

Block/Lot: 228 / 7
Zone: R-1 / Historic District
Applicant: William Schmitt
Presenter(s): James McNeight, Architect
Description: Applicant is seeking a COA for repair and restoration of the façade.

8. **509 Jefferson: Application for Demolition**

Block/Lot: 69 / 4
Zone: R-2
Applicant: Patrick Gagliardi
Presenter(s): James McNeight, Architect
Description: Applicant is seeking approval for demolition of the existing structure.

VII. New Business

1. NJ Transit Records Building Update

VIII. Next Historic Preservation Commission Regular Meeting will be held on August 3, 2020 at 6:30 p.m. via Zoom.

IX. Adjournment

The Hoboken Historic Preservation Commission may consider any other matter brought before the Commission up to and until the adjournment of the meeting, subject to compliance with the Open Public Meetings Act and Commission by-laws.