



**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 **June 1, 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**

**II. Open Public Meeting Statement**

**III. Roll Call**

**IV. Communications**

**V. Resolutions**

1. Resolution of Adoption of the Hoboken Historic Design Guidelines & Referral of the Guidelines to the City Council for Adoption
2. Resolution Requesting the City to Pursue a Memorandum of Agreement with New Jersey Transit and the Federal Transportation Authority Concerning the Records Building

**VI. Matters Scheduled for Public Hearing:**

1. **302 Washington Street - Love Sac (Carried from 5/4/20)**

**Block/Lot:** B-202 / L-34  
**Zone:** C-2 Commercial Mixed Use / H-1 Washington Hudson Hist. Dist.  
**Applicant:** Love Sac c/o Justin Kruse  
**Presenter(s):** Lino Picinic, Architect  
**Description:** Applicant is requesting a COA for replacement of the storefront. Existing glass and aluminum storefront, fascia tile, sign band and lighting to be demolished. Proposed storefront is to have wood panel trim, new metal-frame clear glazing on the storefront, a new frosted glass transom, a new wood-panel sign band w/chamfered edges, and 3 new sign lamps. Application also includes a new sign consisting of 2" deep aluminum pan letters; white face w/SW 6942 "splashy" returns. Overall sign size 12" x 6'9.5" (6.78 SF).

2. **314 Hudson Street (Carried from 5/4/20)**

**Block/Lot:** B-214.01 / L-28  
**Zone:** R-1 Residential / H-2 Washington-Hudson Historic Dist.  
**Applicant:** David Glover  
**Presenter(s):** David Glover  
**Description:** Pending - no resubmission received by deadline.

3. **611 Hudson Street**

**Block/Lot:** B-228 / L-6  
**Zone:** R-1 Residential / H-1 Washington-Hudson Historic Dist.  
**Applicant:** Nick Petruzzelli  
**Presenter(s):** Benjamin Wine, Esq., Prime & Tuvel  
**Description:** Applicant is seeking a COA for repair and restoration of the front facade; cleaning, repair and repointing of brick, cornice replacement, painting, addition of a front stoop and restoration of the parlor floor entrance, railing and window replacement.

4. **613 Hudson Street**

**Block/Lot:** B-228 / L-6  
**Zone:** R-1 Residential / H-2 Washington-Hudson Historic Dist.  
**Applicant:** Nick Petruzzelli  
**Presenter(s):** Benjamin Wine, Esq., Prime & Tuvel  
**Description:** Applicant is seeking a COA for repair and restoration of the front facade; cleaning, repair, re-pointing of brick, painting and refurbishment of railings and window replacement.

5. **111 Washington St. - Shake Shack Sign**

**Block/Lot:** B-212 / L-2.01  
**Zone:** C-2 Commercial / H-2 Washington-Hudson Historic Dist.  
**Applicant:** Shake Shack  
**Presenter(s):** Tania Molina, CAD Signs  
**Description:** Applicant is seeking a COA for installation of a new retail sign above the storefront. Proposed sign consists of 18" brushed aluminum channel letters externally illuminated, and a burger logo.

6. **934 Washington St. - Storefront**

**Block/Lot:** B-208 / L-23  
**Zone:** C-3 Neighborhood Commercial / H-2 Washington-Hudson Hist. Dist.  
**Applicant:** Meridian Properties c/o Mario Fini  
**Presenter(s):** James McNeight, Architect  
**Description:** Applicant is seeking a COA to alter the storefront; removing the bricked up front and replacing it with a new header, sign band, and glass and aluminum storefront window and door system. Application also proposes addition of 3 gooseneck lamps.

7. **34 Newark St. - Fat Taco & Tequila Bar**

**Block/Lot:** B-223 / L-6.01  
**Zone:** C-1 Commercial / H-1 Hoboken Terminal Historic Dist.  
**Applicant:** Summerfield LLC c/o Mario Fini  
**Presenter(s):** Gerard Schubert, Architect, GJS Studio  
**Description:** Applicant is seeking a COA for replacement of the existing storefront window and door system with new retractable awning windows and new doors. Applicant is also seeking a COA for installation of a new sign consisting of Marquee-lite channel letters reading "FAT TACO, a neon agave logo and neon script reading "Tequila Bar"

**VII. New Business**

**VIII. Next HPC Regular Meeting; July 6, 2020, 6:30 p.m.**

**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.**