

V A N D O R + V A N D O R

Steven Castle
M. R.

DRAFT DESIGNATION OF
EXPANDED SOUTHERN HOBOKEN HISTORIC DISTRICT
TO INCLUDE ~~WEST~~ ^{EAST} SIDE OF HUDSON STREET FOURTH TO FOURTEENTH ST.

WHEREAS the municipal master planning process is governed by the provisions of the New Jersey Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D and the purposes of the MLUL include, among other things, the promotion of the conservation of historic sites and districts; and

WHEREAS an Historic Preservation Plan Element, while an optional component of a municipal Master Plan, is essentially a prerequisite for designation and regulation of historic sites or districts in a zoning ordinance; and

WHEREAS N.J.S.A. 40:55D-65.1 states that a municipality may designate and regulate historic sites or historic districts and provide design criteria and related guidelines in its zoning ordinance with the proviso that designations of historic sites and historic districts after July 1, 1994 must be based on identifications in the Historic Preservation Plan Element of the municipal Master Plan; and

WHEREAS a municipal Master Plan was adopted on April 28, 2004 by the Hoboken Planning Board which Plan provides a detailed Historic Preservation Plan Element (HPPE); and

WHEREAS the HPPE recommended, among other things, to expand locally regulated historic districts to the maximum and stated that in 1991, by the opinion of the State Historic Preservation Officer (SHPO), several possible new historic districts were found eligible for the National Register of Historic Places one of which SHPO called the "Central Hoboken District" which includes the entire west side of Hudson Street between Fourth and Fourteenth Street; and

WHEREAS the City Council now wishes to expand the Southern Hoboken Historic District to include the part of the suggested Central Hoboken Historic District that lies along the west side of Hudson Street between Fourth and Fourteenth Streets;

NOW THEREFORE BE IT RESOLVED that the "Southern Hoboken Historic District" be expanded by local designation to be subject to the jurisdiction of the Hoboken Historic Preservation Commission with the boundaries described in the ordinance amending Chapter 36 (Historic District Commission) of the City Code.