

**MINUTES
CITY OF JERSEY CITY
HISTORIC PRESERVATION COMMISSION**

Please be advised the following items were heard at the Regular Meeting of the Jersey City Historic Preservation Commission scheduled for MONDAY OCTOBER 24, 2022 at **6:30pm**.

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” and directing residents to quarantine and practice social distancing.

ADVISORIES

In an effort to adhere to social distancing protocols and best practices imposed by City and State authorities, the City of Jersey City has canceled all public meetings and closed nonessential services as of March 16, 2020 until further notice. As a result, this Historic Preservation Commission hearing will be held virtually as a video conference with public access.

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will make a determination and advise applicants whether they will be heard. If an applicant cannot be heard, the matter will be carried over to the next regularly scheduled meeting. The Board Chair may change the order in which the agenda items are called.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Jersey City Historic Preservation Commission is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

[JOIN VIRTUAL MEETING](#)

click link above at the scheduled date and time of this meeting

If you wish to participate during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://us02web.zoom.us/j/86856806943>

Use the “Q&A” function to send a private “Question” to the Board to reserve your chance to speak, and include only:

- Agenda Item or Case Number
- Your first and last name
- Your home address

- When you hear your name announced during the public comment portion, you may address the Commissioners regarding that specific agenda item or case.
- The Board will determine how long each commenter will speak, with a maximum amount of time limited to FIVE (5) minutes, and when your time expires your microphone will be muted.

You may also call in to access the meeting: US: +1 312 626 6799

All public users calling in must use Webinar ID: 868 5680 6943

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at jchpc@jcnj.org. Please note that HPC Staff will be unavailable via email or phone for the duration of the meeting.

1. Call to Order: **6:34**
2. Sunshine Announcement
3. Roll Call
4. Approval of Minutes –[September 12, 2022](#) **APPROVED 7-0-2 **SEE TRANSCRIPT FOR DISCUSSION**
5. Correspondence
6. Announcements
7. Open Public Comment
8. Old Business
9. New Business

A. Case: [H22-272](#)

Applicant: Jensen C. Vasil, Architect P.C., on behalf of
Michael Amorim and Diana Fernandes, Owners

Address: 322 York Street

Block/Lot: 12806/17

Zone: H – Van Vorst Park Historic District

For: Certificate of Appropriateness for the interior renovation, the construction a two story rear yard addition and terrace partially visible from Varick Street and a rooftop deck with bulkhead (not visible from the Public Right of Way) of an altered, contributing *circa* 1870 Italianate brownstone fronted rowhouse in the Van Vorst Park Historic District.

**CERTIFICATE OF APPROPRIATENESS APPROVED
WITH CONDITIONS 9-0-0**

****SEE TRANSCRIPT FOR DISCUSSION**

10. Tabled Cases

- A. Case: H16-356
 Applicant: Gary Segal, Architect for Carmen Parra, Owner
 Address: 148 Jewett Avenue
 Block/Lot: 16601/31
 Zone: West Bergen-East Lincoln Park Historic District
 For: Certificate of Appropriateness for the construction of a rear yard addition at a two and a half story Queen Anne style wood frame dwelling built *circa* 1900.
CARRIED FROM THE FEBRUARY 27, 2017 HPC MEETING; TABLED TO AN UNSPECIFIED HPC MEETING AT THE APPLICANT'S REQUEST
- B. Case: [H21-354](#)
 Applicant: Jennifer Porter, Esq. on behalf of Jones Hall Associates, LP, owner
 Address: 591 Montgomery Street (former *Jersey City Medical Center Complex*)
 Block/Lot: 13601/1
 Zone: R-4
 For: Recommendation to the Jersey City Planning Board for the subdivision of Lot 1 within the National and State Register listed former Jersey City Medical Center (JCMC) complex into two new lots containing the contributing Jones Hall constructed *circa* 1932 (Lot 1.01) and the proposed new construction of an 17-story, mixed-use building with structured parking, a healthcare facility, and 98 residential units (Lot 1.02).
RECOMMENDATION TO THE JERSEY CITY ZONING BOARD OF ADJUSTMENT
CARRIED FROM THE JANUARY 31, 2022 SPECIAL HPC MEETING TO AN UNSPECIFIED MEETING DATE AT THE REQUEST OF THE APPLICANT
- C. Case: [H20-372](#)
 Applicant: John Visconi Esq. for the French American Academy
 Owner: Parish of St. Mary
 Address: 209 Third Street/205-215 Third Street
 Block/Lot: 11301/1
 Zone: H – Harsimus Cove Historic District
 For: Certificate of Appropriateness for the installation of new, prefinished, aluminum entrance doors and transom in a wood frame to replace the existing, modern, replacement, aluminum doors installed *circa* 1970 at the primary entrances of the former *Saint Mary's High School*, originally known as the *Catholic Institute*, and currently known as the *French American Academy*, a contributing, eclectic Neo-Gothic, masonry, institutional building with Art Deco influences constructed *circa* 1915 in the *Harsimus Cove Historic District*.
CARRIED FROM THE MARCH 14, 2022 REGULAR HPC MEETING TO AN UNSPECIFIED MEETING DATE AT THE REQUEST OF THE APPLICANT
- D. Case: [H22-041](#)
 Applicant: Gaklen Ekladous on behalf of Sugartown Bakery
 Address: 437 Jersey Ave
 Block/Lot: 13905/14
 Zone: H – Van Vorst Park Historic District
 For: A Certificate of Appropriateness for the installation of a fixed-awning sign at the ground floor of 437 Jersey Ave, an altered, contributing, *circa* 1885 Neo Grec-variant mixed use building.
CARRIED FROM THE APRIL 4, 2022 REGULAR HPC MEETING TO AN UNSPECIFIED MEETING DATE AT THE REQUEST OF THE APPLICANT
- E. Case: [H20-116](#)
 Applicant: Alex Leon and Maria Leon, Owners
 Address: 11 Erie Street
 Block/Lot: 11401/22
 Zone: H – Harsimus Cove Historic District
 For: Certificate of Appropriateness for the construction of a rooftop addition that is visible from the PROW, interior renovations, and an ADA-accessible entry ramp at the ground floor at an altered, contributing, Greek Revival mixed use building in the Harsimus Cove Historic District, built *circa* 1855.
CARRIED FROM THE AUGUST 15, 2022 REGULAR HPC MEETING TO THE REGULAR HPC MEETING OF NOVEMBER 12, 2022 AT THE REQUEST OF THE APPLICANT
- F. Case: [H21-171](#)
 Applicant: Stephen Joseph, Esq. on behalf of Corine Carlson and Lindsey McKenna Carlson, Owners
 Address: 294 4th Street

Block/Lot: 11204/3
Zone: H – Harsimus Cove Historic District
For: Certificate of Appropriateness for the construction of a rooftop addition at rear yard garage that is visible from the PROW, at an altered, contributing, Greek Revival mixed use building in the Harsimus Cove Historic District, built circa 1860.
RECOMMENDATION TO THE JERSEY CITY ZONING BOARD OF ADJUSTMENT
CARRIED FROM THE OCTOBER 3, 2022 REGULAR HPC MEETING TO AN UNSPECIFIED REGULAR MEETING OF THE HPC

- 12. Introduction and Discussion of Resolutions as needed
- 12. Memorialization of Resolutions
- 13. Executive Session as needed, to discuss litigation, personnel or other matters.
- 14. Adjournment

Brian Blazak, Chair*Order of applications may be subject to change.