



A TRADITION OF LEGAL EXCELLENCE SINCE 1938

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Charles J. Harrington, III
Partner

August 9, 2021

Via: E-mail and Regular Mail Delivery

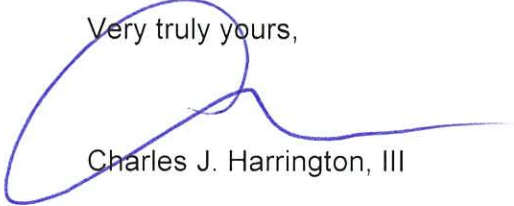
Tanya Marione, PP, AICP
Division of City Planning
1 Jackson Square (a/k/a 360 MLK Dr.)
Jersey City, New Jersey 07305

**Re: Clarification Letter
Determination of Significance dated July 19, 2021
574-588 Marin Boulevard, Jersey City , New Jersey
Block: 7201, Lot 1 ("Property")**

Dear Ms. Marione:

The purpose of this letter is to follow up as to the Determination of Significance letter dated July 19, 2021 (the "DOS"; see enclosed copy) that was issued to Anthony Hodge dated July 19, 2021 with regard to the existing building on the above referenced Property (the "Building"). In that regard, there have been subsequent e-mails with you and your office to clarify the DOS, which are attached hereto, and the applicability of the DOS to the Building. In short, consistent with the Time of Application Rule (N.J.S.A. 40:55D-10.5), this confirms that the demolition laws in place at the time of the Site Plan Approval for the Property pursuant to P17-025 (the "Development Approval") apply to the Building and Property (see attached e-mail from Director Marione dated July 16, 2021 to Maggie O'Neill). The Building could be demolished at the time of the Development Approval. Consequently, this DOS is not applicable to the Building and it can be demolished, unless the property owner significantly alters the existing Development Approval, or if the Development Approval was to expire. I note that this Development Approval was approved without any variances or deviations, and accordingly is valid as of this date.

Very truly yours,



Charles J. Harrington, III

CJH

cc: Michael Mecca, *via e-mail only cgm*
Maggie O'Neill, Senior Historic Specialist, *via e-mail only cgm*
Anthony Hodge, *via e-mail only cgm*

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Determination of Significance at Applicant's Request

DATE: July 19, 2021

TO: Anthony Hodge, Applicant

FROM: Rachel Craft, Hunter Research, Inc.

Maggie O'Neill, Senior Historic Preservation Specialist *mon*

SUBJECT: 574-588 Marin Boulevard, Block 7201, Lot 1, Ward E
Historically Block 186, Lot A
DS21-067

After assessing the primary building at **574-588 Marin Boulevard, Block 7201, Lot 1, Ward E; Historically Block 186, Lot A**, the building possesses historical and architectural significance and integrity and should not be demolished in accordance with the provisions set forth in § 105 of the Jersey City Municipal Code.

The 1938 Tax Assessor's card from the City of Jersey City did not provide a date of construction, though the *Phase One New Jersey Historical Sites Inventory Survey of the City of Jersey City Inventory* of 1985 dates the building to 1914. This date is confirmed by cartographic and stylistic evidence. The property first appears as a complex of six brick and concrete factory buildings belonging to the National Carbon Company on the G.M. Hopkins Co. *Plat Book of Jersey City and Bayonne, Hudson Co., N.J.* of 1919. The largest of these buildings, and the subject of the survey of 1985 and this Determination of Significance, occupies the western side of the lot. The *Phase One Inventory* (1985) described the building as a four- to five-story, rectangular-plan, flat-roof, International Warehouse-style, building with entrances on its long sides; eleven bays fronting Marin Boulevard (then Henderson Street), and five bays fronting 13th and 14th streets. Large, multi-paned windows were housed under plaster lintels between plain, brick pilasters separating the bays. The building's "large amount of window spaces between supporting piers g[ave] great interior illumination." The survey also noted that "[t]he absences of entablature or ornament and the stark rectilinear character are typical of the commercial structures" such as this. Other buildings on the lot, a garage, boiler and small concrete storage house, were also noted. In relation to its historical significance, the 1985 survey noted that this building was "a relatively early example of the International (Warehouse) style," and that its "sturdy structure and the architectural merit of the building are striking." The building was identified as possibly eligible for listing on the National Register of Historic Places.

574-588 Marin Boulevard is a four- to five-story, 11-bay, reinforced-concrete frame, brick-veneered "daylight" factory, referring specifically to the framing to create large window bays allowing in natural light to aid workers carry out industrial processes. Though nearly all of its window openings have been filled with concrete blocks and the east elevation has an incompatible addition (present in 1985), a few of its original multi-light, metal-frame industrial windows remain. The brick pilasters, stark rectilinear character and absence of architectural ornamentation noted in 1985 are clearly evident. The building's setting remains industrial in character, although somewhat diminished by new commercial development and demolition.

The building is historically associated with the National Carbon Company, which was formed in 1886 in Cleveland. The firm grew into a nationally significant manufacturer, known initially for the first practical electric street lamps, and by the early 1900s for its pioneering work in the development of batteries eventually sold under the Ever Ready brand. During World War I, at the time its facility opened in Jersey City at a prime shipping point on New York harbor, National Carbon Company was one of the world's leading suppliers of carbon-filtered gas masks, which proved crucial to saving soldiers' lives.

574-588 Marin Boulevard is an example of an important type of factory/warehouse construction from the early years of the 20th century. It has historical significance in association with the National Carbon Company. Due to

its significance and integrity, and its contributing visual character to an industrial streetscape, its demolition would negatively impact the historic, architectural and cultural character of the Northern Waterfront neighborhood and Jersey City. The building appears to be an excellent candidate for rehabilitation and reuse, especially when considering other comparative warehouse rehabilitations within Jersey City and the surrounding neighborhood.

CC: Tanya Marione, Director of City Planning
Raymond Meyer, Construction Official
Nick Taylor, Zoning Officer
HPC
File

Charles J. Harrington

From: Tanya Marione <tanyam@jcnj.org>
Sent: Thursday, July 22, 2021 12:10 PM
To: Charles J. Harrington
Subject: FW: 580 Marin - Demolition

External email: careful w/links or attachments.



Tanya R. Marione, PP, AICP
Director of City Planning
Department of [Housing, Economic Development, and Commerce](#)
1 Jackson Square
Jersey City, NJ 07305
201.547.5010

Pronoun: She/Her

PLEASE NOTE:

As of May 18, 2020, the City Planning office is open and taking applications for development. APPLICATIONS ARE ONLY BEING ACCEPTED ELECTRONICALLY – ALL APPLICATIONS SHOULD BE SUBMITTED TO : Joey-Ann Morales at jmorales@jcnj.org

Public meetings are still being held virtually until further notice. Appointments are still required for any in office visits or meetings. Please be advised that face coverings are required to be worn at all times in municipal facilities, body temperatures will be checked upon entry, and additional cleaning and sanitizing of common areas will occur on a daily basis. We have also installed a variety protective barriers in any areas with possible close contact between people.

More information about virtual meetings, applications under review, accessing plans and submitting applications can be found on the City Planning website: www.jerseycitynj.gov/planning

From: Anthony Hodge <Anthony.Hodge@meccatrucking.com>
Sent: Monday, July 19, 2021 2:00 PM
To: Maggie O'Neill <MONeill@jcnj.org>
Cc: Tanya Marione <tanyam@jcnj.org>; Aimee Lopez <ALopez@jcnj.org>
Subject: RE: 580 Marin - Demolition

CAUTION: This email originated from outside our organization. Use caution when clicking links or opening attachments.

Thank you Maggie

Anthony Hodge
General Manager

T: 201-792-5866 Ext. 109



Anthony.hodge@meccatrucking.com -
www.meccatrucking.com
580 Marin Blvd. Jersey City, NJ 07310



DISCLAIMER NOTICE: By using our services, all demurrage responsibility only passes for ONE day if we acknowledge receipt of delivery order and the order is received at least 24 hours before the last free day under normal terminal working conditions. If the order is acknowledge received and not picked up, it is the responsibility of shipper or broker to bring to our attention container remains at the pier to mitigate any further demurrage issues.

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From: Maggie O'Neill <MONEill@jcnj.org>
Sent: Monday, July 19, 2021 1:45 PM
To: Anthony Hodge <Anthony.Hodge@meccatrucking.com>
Cc: Tanya Marione <tanyam@jcnj.org>; Aimee Lopez <ALopez@jcnj.org>
Subject: FW: 580 Marin - Demolition

Hi Anthony,

Please see attached Determination of Significance. Because this determination differs from the approved site plan at this address, Tanya clarified below. If there are any questions, your attorney should reach out the planning office.

Thanks,
Maggie



Maggie O'Neill
Senior Historic Preservation Specialist
[Department of Housing, Economic Development, and Commerce](#)
[Division of City Planning](#)
1 Jackson Square
Jersey City, NJ 07305
201-547-5010 | x 5011
Pronouns: she/her

PLEASE NOTE: HPC Staff cannot accept applications submitted without contact information, applicant and owner's signatures, property information, a description of work, etc. Applications submitted without this information will not be accepted or logged in. Basic property information (such as block, lot, and historic district) can easily be found by searching your address [HERE](#). If you have questions or need assistance, please contact HPC Staff for assistance PRIOR to application submission.

HPC Staff requests that all applications, questions, and general communication be submitted via email to Maggie, Sara, Aimee, or Dan until further notice. All applications can be found on the HPC website. If it is not possible to submit an application via email, Staff will work to find an appropriate solution with each applicant. All appointments, including in person drop offs, are by appointment only. Until further notice, all public meetings will be held virtually as video conferences with public access.

The Jersey City Master Plan Vision is underway!

Please visit the website at www.jcnj.org/ourjc for more information

From: Tanya Marione <tanyam@jcnj.org>
Sent: Friday, July 16, 2021 4:21 PM
To: Maggie O'Neill <MONEill@jcnj.org>
Subject: 580 Marin - Demolition

Maggie,

The property is protected under the time of approval, meaning that it can only be held to the laws at the time it was approved. Since the application was approved in 2017, the demolition laws from that time would apply.

However, should a significant alteration be made to the approval, or if the approval becomes expired – it would then be held to the most current demolition ordinance.



Tanya R. Marione, PP, AICP

Director of City Planning

Department of [Housing, Economic Development, and Commerce](#)

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