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November 17, 2022

Historic Preservation Officer
Jersey City Planning Department
1 Jackson Square, 2nd Floor
Jersey City, NJ 07305

Re: Determination of Significance
Block 23802, Lot 1.01
Congregation B'nai Jacob
176 West Side Avenue, Jersey City, NJ

Dear Sir or Madam:

Please be advised I represent 176 Westside Avenue Development, LLC in connection with a pending application to the Jersey City Planning Board to develop the above property. Towards that end please find or otherwise be advised as follows:

1. Determination of Significance Instruction Form
2. Current Color Photos of the exterior of the existing building at the property
3. My check for \$100 payable to the City of Jersey City
4. The property is occupied by a one story red brick and stucco building used as a house of worship for Congregation B'nai Jacob. In addition to the building, the property also contains an adjacent at grade parking lot in poor condition. A review of the title binder and Phase I Audit (to be provided upon request) indicates that the current structures were constructed in 1963. Other than religious artifacts within the building that the Seller wishes to donate to other religious organizations, there are no known significant architectural or historic features concerning the building or site.

Thank you for your attention to this matter. Please do not hesitate to contact me if you have any questions.

Respectfully submitted,

Gordon Gemma

Property Address: _____
Date Submitted: _____
Applicant No. DS21- _____
Box is for Staff Use Only



Phone: 201.547.5010
Fax: 201.547.4323

Determination of Significance Instructions

At present, the Historic Preservation Officer reviews all applications for demolition throughout the City in order to establish if the building or structure contains historic, cultural, and/or architectural significance. If a property owner, prospective buyer, or interested party wishes, they may request a Determination of Significance **prior** to filing a demolition application. **You do not need to own the property to request a Determination of Significance.** This review is conducted in compliance with Chapter 105 of the City Code entitled *Building Demolition*. There will be a \$100 fee due, payable to the City of Jersey City.

For review of the demolition request, please submit to this office the following:

1. Current color photographs of the exterior of the building, showing details if any.
(Google Streetview does not count as a photograph)
2. A photocopy of the 1938 tax assessment card: both front and back.

HPC Staff will review these requests on a first in / first out basis and provide a report to the applicant regarding the historic, cultural, and/or architectural significance of the property, as determined by the standards set forth in Chapter 105 of the City Code entitled *Building Demolition*.

If HPC Staff determines that the property does not contain historic, cultural, and/or architectural significance and the applicant wishes to demolish the property, they may file a Demolition Permit Application at their convenience.

Please fill out the information below and include this sheet with the required documentation.

Property Address: 176 West Side Avenue

Block: 23801 and 24701 Lot: 1 and 1 Ward: B

Name & Contact Number: Gordon Gemma, Atty, 973.975-7826

Email: gngemma@yahoo.com



