

JERSEY CITY HISTORIC PRESERVATION COMMISSION

GENERAL APPLICATION INSTRUCTIONS

■ WHEN AN APPLICATION IS REQUIRED:

Any work on any property within a historic district or on a landmarked building or site requires review and approval by the HPC or its Staff. Work includes any construction, alteration, minor alteration, ordinary maintenance and repair, or demolition on a landmark building, sign, building, structure, object, site or landscape feature within a designated historic district, whether or not a construction permit is required.

■ WHAT ITEMS ARE REQUIRED FOR SUBMISSION:

Application forms and application checklists can be found in a fillable PDF format on the HPC website: www.jcnj.org/historic

All applications need to be submitted with the following items:

1. A completed application form
 - a. The application form must contain the property owner's signature
2. A complete and detailed description of the proposed work to be undertaken
 - a. This can be written within the application form or sent as an attachment
3. Clear, color photographs of the front façade, showing details of the area(s) where work will be done
 - a. Photographs of adjacent properties and the side and rear façades of a building may be required for review
 - b. Staff will not accept photos from any internet streetview
4. Any historic documentation of the property that is available
 - a. This could include the 1938 Tax Photograph, any historic photos, surveys, etc.
5. Any proposals or contracts for the anticipated work with a detailed work description.
6. Application Fee
 - a. Upon review of the proposed work, an E Payment link will be sent to the applicant.
 - b. If an applicant is unable to pay electronically, staff will work to find an alternative method.
7. If the work requires a permit, all applicable forms from the Division of Zoning and the Construction Code Official's Office must to be submitted with the HPC application.
 - a. This includes (but is not limited to) a zoning review form, a construction permit application, and building tech cards, drawings, specifications, etc.

****Depending on the scope of work, additional review materials may be necessary.**

Application checklists can be found on the Historic Preservation Commission website.

If you have questions regarding required application materials, please contact HPC Staff.

■ APPLICATION SUBMISSION:

All applications need to be submitted to HPC Staff. Applications can be submitted via email to Aimee Lopez (jchpc@jcnj.org) or applicants can arrange an appointment to drop off the applications in person at our office in the Jersey City City Hall Annex at 1 Jackson Square Jersey City, NJ 07305 at the corner of Martin Luther King Jr. Boulevard and Ege Avenue. Alternatively, complete applications may be sent to the office by mail.

PLEASE NOTE: HPC Staff cannot accept applications submitted without contact information, applicant and owner's signatures, property information, a description of work, clear color photographs, etc. Applications submitted without basic 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 on the City's Data Portal. If you have questions or need assistance, please contact HPC Staff for assistance PRIOR to application submission.

IF THE PROPOSED WORK WILL BE PERFORMED ON A BUILDING IN A HISTORIC DISTRICT / AN INDIVIDUAL LANDMARK AND REQUIRES PERMITS, YOU MUST RECEIVE HPC APPROVAL PRIOR TO APPLYING FOR BUILDING PERMITS ONLINE.



**CITY OF JERSEY CITY
HISTORIC PRESERVATION COMMISSION
APPLICATION FORM "HPCA"**



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | 201-547-5010 | jchpc@jcnj.org

THIS SECTION IS FOR STAFF ONLY

Intake Date:		Fee:	
Case Number:		Redevelopment Area:	
Application Address:		Historic District:	

**1.
PROPERTY
INFORMATION**

1. Property Address:	
2. Block(s):	
3. Lot(s):	
4. Ward:	

**2.
APPLICANT
INFORMATION**

5. Applicant Name:	
6. Mailing Address:	
7. City:	
8. State:	
9. Zip Code:	
10. Phone:	
11. Email:	
12. Relationship to Owner:	

I am the applicant proposing the work referenced herein. The information herein is correct and complete to the best of my knowledge.

Signature: _____
Stephen Joseph, Esq. attorney for 225 Montgomery LLC

**3.
LAND OWNER
INFORMATION**

13. Owner Name:	
14. Mailing Address:	
15. City:	
16. State:	
17. Zip Code:	
18. Phone:	
19. Email:	

I am the owner of the application property, being familiar with the work proposed, I give my permission for same. The information entered is correct and complete to the best of my knowledge.

Signature: _____
Stephen Joseph, Esq. attorney for 225 Montgomery LLC

☐ Residential

☐ Commercial / Retail / Industrial

☐ Mixed

☐ Other _____

Number of Dwelling Units: _____

Square Footage of Commercial Use: _____

☐ Residential

☐ Commercial / Retail / Industrial

☐ Mixed

☐ Other _____

Number of Dwelling Units: _____

Square Footage of Commercial Use: _____

☐ Interior Work Only
 ☐ Construction Permits Required

☐ Exterior Work Only
 ☐ No Construction Permits Required

☐ Interior and Exterior Work

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1. APPROVALS FOR

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APPROVALS GRANTED			
CERTIFICATE OF NO EFFECT		CERTIFICATE OF APPROPRIATENESS	
<div>_____</div> <div>DIVISION DIRECTOR</div>		<div>_____</div> <div>HPC CHAIR</div>	
<div>_____</div> <div>HISTORIC PRESERVATION OFFICER</div>		<div>_____</div> <div>HPC COMMISSIONER</div>	
<div>_____</div> <div>DATE</div>	<div>_____</div> <div>EXPIRES</div>	<div>_____</div> <div>DATE</div>	<div>_____</div> <div>EXPIRES</div>

HISTORIC PRESERVATION COMMISSION APPLICATION	
NON-REFUNDABLE FEES	
CERTIFICATE OF NO EFFECT	
RESIDENTIAL	
Interior Work Only	\$10 per affected unit maximum of \$60.00
Exterior Work Only	\$20 per affected unit maximum of \$750.00
Interior and Exterior Work Filed Concurrently	\$20 per affected unit maximum of \$750.00
Sidewalk Repair/Replacement Only	\$20 per dwelling unit maximum of \$60.00
NON-RESIDENTIAL	
With Principal Building	\$40 per 1,000sf of GFA or part thereof
Without Principal Building	\$40 per 1,000sf of lot area or part thereof
Unlit Interior Window Sign Only	\$40
Sidewalk Repair/Replacement Only	\$40 for first \$25ft of frontage, +\$20 for each additional 25ft of frontage or part thereof
CERTIFICATE OF APPROPRIATENESS	
RESIDENTIAL	
New Construction on Vacant Land	\$500
All Others (1-4 Dwelling Units)	\$100
All Others (5+ Dwelling Units)	\$20 per dwelling unit to a maximum of \$1,000
NON-RESIDENTIAL	
Exterior Sign Application Only	\$100
With Principal Building	\$100 per 1,000sf of GFA or part thereof
Without Principal Building	\$100 per 1,000sf of lot area or part thereof
Outdoor Café Only	\$100
EXTENSION OF COA APPROVAL	
Residential or Non-Residential	\$200

CONTACT:

HISTORIC PRESERVATION COMMISSION
1 Jackson Square, 2nd Floor
Jersey City, NJ 07305
201.547.5010
ichpc@jcnj.org