

**PUBLIC NOTICE VIRTUAL MEETING
CITY OF JERSEY CITY
HISTORIC PRESERVATION COMMISSION**

Please be advised the following items will be heard at the Regular Meeting of the Jersey City Historic Preservation Commission scheduled for MONDAY FEBRUARY 6, 2023 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/86211104355>
- 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: 862 1110 4355

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
2. Sunshine Announcement
3. Roll Call
4. Approval of Minutes [Regular Meeting of December 12, 2022](#), [Regular Meeting of January 9, 2023](#)
5. Correspondence
6. Announcements
7. Open Public Comment
8. Old Business

A. Case: [H22-429](#)

Applicant: Enkela Malellari, AIA., on behalf of Shaun Vakil & Fernanda Zapata, Owners

Address: 218 Fifth Street

Block/Lot: 11304/14

Zone: H – Harsimus Cove Historic District

For: A Certificate of Appropriateness for the rehabilitation and alteration of an altered, circa 1865 wood frame three bay, Greek Revival Vernacular Variant townhouse in the Harsimus Cove Historic District with the construction of a new rear addition and a new full depth rooftop addition over the existing two and one half story building to accommodate the conversion of the present one family to a two family residence. The front façade stoneface and damaged brick will be removed and either repaired or replaced with a new brick façade with cast brown stone watertable, lintels, and sills, a new cornice, and a new masonry bluestone stoop will be constructed. New ironwork, and new wood siding at the western and northern facades, are proposed.

CARRIED FROM THE JANUARY 8, 2023 REGULAR HPC MEETING

9. New Business

- A. Case:** [H22-239](#)
Applicant: Gerard Pizzillo, Esq. on behalf of Warren at Bay LLC, Owner
Address: 130 Bay Street
Block/Lot: 12807/21
Zone: Powerhouse Arts Redevelopment Plan / Municipal Landmark
For: Certificate of Appropriateness to amend to a previously approved CoA (H19-398, amended by H19-595) for the construction of an interior mezzanine, the addition of two storefront doors fronting Bay Street, internal circulation updates, and the addition of new commercial tenant signage at 130 Bay Street, a/k/a The A&P Warehouse Auxiliary Building and Bakery Complex, an altered, early 20th Century Commercial building complex with Classical elements, constructed 1914-1915.
RECOMMENDATION TO THE JERSEY CITY PLANNING BOARD

- B. Case:** [H22-548](#)
Applicant: Jensen C. Vasil, Architect P.C., on behalf of Raymond Raad and Jiangchuan Yuan, Owners
Address: 116 Wayne Street
Block/Lot: 12807/21
Zone: H – Van Vorst Park Historic District
For: Certificate of Appropriateness for the alteration of the rear façade and the construction of a rear deck partially visible from Christopher Columbus Drive of an altered, contributing, vernacular Italianate rowhouse built *circa* 1880 Van Vorst Park Historic District.

- C. Case:** [H23-028](#)
Address: 343.5 Eighth Street
Block/Lot: 9908/18
Zone: H – Hamilton Park Historic District
For: Introduction and discussion of report for the individual local designation of 343.5 Eighth Street under Criterion B, for its association with Venus Pellagatti Xtravaganza. Formal action may be taken.
RECOMMENDATION TO THE JERSEY CITY PLANNING BOARD

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 AN UNSPECIFIED MEETING DATE AT THE REQUEST OF THE APPLICANT

- F. Case: [H21-279](#)
Applicant: Stephen Joseph, Esq. on behalf of Serge & Kirstine Belongie, Owners
Address: 289 Pavonia Avenue
Block/Lot: 10009/1
Zone: H – Hamilton Park Historic District
For: A Certificate of Appropriateness for the construction of a rear yard deck, that extends into the rear yard setback and is visible from the public right of way, and alterations to a rear-façade window.

RECOMMENDATION TO THE JERSEY CITY BOARD OF ADJUSTMENT
CARRIED FROM THE NOVEMBER 14TH REGULAR HPC MEETING TO AN UNSPECIFIED MEETING DATE

11. 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