

**PUBLIC NOTICE VIRTUAL MEETING  
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 is scheduled for MONDAY JUNE 15, 2020 at 6:00pm.

**This meeting was 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 because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice. 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/81531721133>
- 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. 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 Meeting ID: 815 3172 1133

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>.

Should you have any questions, you may email [cityplanning@jcnj.org](mailto:cityplanning@jcnj.org).

1. Call to Order – **6:09 PM**
1. Sunshine Announcement
3. Roll Call
4. Approval of Minutes – April 29, 2020 **Approved 6-0-0**, May 18, 2020 **Conditionally Approved 6-0-0**
5. Correspondence
6. Announcements
7. Open Public Comment
8. Old Business

- A. Case: H20-083  
Applicant: Susan McCann, on behalf of The Community Builders, Owner  
Address: 654 Bergen Ave  
Block/Lot: 16703/5  
Zone: West Bergen-East Lincoln Park Historic District  
For: Certificate of Appropriateness for the installation of new aluminum windows on the ground, first, and second floor windows on the primary facade of the former Jersey City YCMA, a key-contributing, altered, eight-story, nine-bay, Classical Revival building  
**CARRIED FROM THE REGULAR HPC MEETING OF MAY 18, 2020 AT THE APPLICANT’S REQUEST**  
**CERTIFICATE OF APPROPRIATENESS APPROVED WITH CONDITIONS 6-0-0**

**\*please see transcript for discussion**

9. New Business

- A. Case: H19-486  
Applicant: Gerard Pizzillo, Esq. on behalf of G & S Development LLC, Owner

Address: 199-201 Washington St  
Block/Lot: 14401/18  
Zone: H / Paulus Hook Historic District  
For: Certificate of Appropriateness for façade restoration, window replacement, and restaurant use and sidewalk café expansion at 199-201 Washington St, an altered, contributing, Transitional Greek Revival mixed use building constructed circa 1870 in the Paulus Hook Historic District.  
**RECOMMENDATION TO THE JERSEY CITY PLANNING BOARD  
CERTIFICATE OF APPROPRIATENESS AND RECOMMENDATION TO THE PLANNING BOARD APPROVED WITH CONDITIONS 6-0-0**

**\*please see transcript for discussion**

- B. Case: H20-047  
Applicant: Stephen Joseph, Attorney for Sinan Onan of Onan Development LLC, Owner  
Address: 41 Bentley Avenue  
Block/Lot: 17803/5  
Zone: West Bergen-East Lincoln Park Historic District  
For: Certificate of Appropriateness for the partial demolition of a roof gable to facilitate the construction of an outdoor deck at the rear of an altered, contributing, Colonial Revival masonry and frame house with Queen Anne influences constructed c. 1890; visible from the Public Right of Way.  
**CERTIFICATE OF APPROPRIATENESS APPROVED WITH CONDITIONS 6-0-0**

**\*please 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: H19-096  
Applicant: Bees Construction on behalf of 234 Realty LLC, Owner  
Address: 234 Montgomery Street  
Block/Lot: 12905/26  
Zone: H / Van Vorst Park Historic District  
For: A Certificate of Appropriateness for proposed rear addition, rooftop addition, roof deck, and interior alterations at 234 Montgomery Street Block 12905, Lot 26, an altered, contributing, Greek Revival dwelling constructed c. 1860.  
**CARRIED FROM THE NOVEMBER 18, 2019 HPC MEETING; TABLED TO AN UNSPECIFIED HPC MEETING AT THE APPLICANT’S REQUEST**
- C. Case:H19-439  
Applicant: Andres Cortes. RA on behalf of Jill Regular, Owner  
Address: 209 Warren Street  
Block/Lot: 14203/17  
Zone: H / Paulus Hook Historic District  
For: A Certificate of Appropriateness for a proposed amendment to H17-199 to increase the size of constructed rear vard deck (visible from the Public-Right of Way) and for deviations from approved front door lintel at a contributing, altered, marble trimmed, Greek Revival Rowhouse constructed circa 1840 in the Paulus Hook Historic District.  
**CARRIED FROM THE SPECIAL HPC MEETING OF JANUARY 29, 2020: TABLED TO AN UNSPECIFIED HPC MEETING AT THE APPLICANT’S REQUEST**

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 – **9:00 PM**