PUBLIC NOTICE VIRTUAL MEETING  
CITY OF JERSEY CITY  
HISTORIC PRESERVATION COMMISSION  

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 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/82984412175
• 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, 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 Meeting ID: 829 8441 2175

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.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Approval of Minutes – July 20, 2020
5. Correspondence
6. Announcements
7. Open Public Comment
8. Old Business
9. New Business

A. Case: H19-443
   Applicant: Gerard Pizzillo, Esq. on behalf of Subias Vegan Café, Owner
   Address: 506 Jersey Ave
   Block/Lot: 12705/27
   Zone: H – Van Vorst Park Historic District
   For: Certificate of Appropriateness for interior alterations, exterior alterations for a new venting/exhaust system, the installation of new awnings, and the installation of a new sign at an altered, contributing, Neo-grec mixed use building constructed c. 1875.

B. Case: H19-493
   Applicant: Stephen Joseph, Esq. on behalf of MYCityLife, LLC, Owner
   Address: 121 Coles Street
   Block/Lot: 11201/17
   Zone: H – Hamilton Park Historic District
   For: Certificate of Appropriateness for an interior renovation, exterior rehabilitation, and the alteration and
addition to an existing rear yard addition at an altered, contributing, transitional Greek Revival rowhouse built c. 1875 in the Hamilton Park Historic District.

RECOMMENDATION TO THE JERSEY CITY ZONING BOARD OF ADJUSTMENT

C. Case: H20-064
   Applicant: Jensen C. Vasil, RA on behalf of William Catherwood and Kindiya Geghma, Owners
   Address: 247.5 York Street
   Block/Lot: 14106 / 12
   Zone: H – Van Vorst Park Historic District
   For: Certificate of Appropriateness for an interior renovation, one story addition on an existing two story addition, new rear deck, and new roof deck at a contributing, transitional Greek Revival rowhouse built c. 1870 in the Van Vorst Park Historic District.

D. Case: H19-531
   Applicant: Stephen Joseph, Esq. on behalf of Joseph Lins, Owner
   Address: 285.5 3rd Street
   Block/Lot: 11108/6
   Zone: H – Harsimus Cove Historic District
   For: Certificate of Appropriateness for subdivision of existing lot and new construction of a 3 story, 2 unit building with roof deck.

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: 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 yard 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. Memorization of Resolutions
13. Executive Session as needed, to discuss litigation, personnel or other matters.
14. Adjournment

Robert Gordon, Chair

*Order of applications may be subject to change.