

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

Please be advised that the following Actions were taken at a meeting of the Jersey City Historic Preservation Commission on **MONDAY: February 29, 2016** at **6:30 pm** in the **ANNA CUCCI MEMORIAL COUNCIL CHAMBERS** in **JERSEY CITY - CITY HALL** 280 Grove Street, Jersey City, NJ.

1. Call to Order
2. Sunshine Announcement
3. Roll Call: Sandkamp, Burnes-Maine, Gucciardo, Berezneya, Mittman, Mazzula-Adames, Tomas
4. Approval of Minutes: Waived
5. Correspondence: None
6. Announcements: None
7. Open Public Comment: None
8. Old Business:
  - A. Case: H12-282  
Applicant: Raul Cabato, Architect for 243 York St., LLC, Owner  
Address: 261 York Street  
Block/Lot: 14106/3  
Zone: Van Vorst Park Historic District  
For: Certificate of Appropriateness for the construction of a new, four story, four unit building on vacant land.  
**Carried from the April 2015 HPC Meeting; Recommendation to the Jersey City Planning Board; Tabled to the an unspecified HPC Meeting at the applicant's request**
  - B. Case: H12-283  
Applicant: Raul Cabato, Architect for 243 York St., LLC, Owner  
Address: 263 York Street  
Block/Lot: 14106/2  
Zone: Van Vorst Park Historic District  
For: Certificate of Appropriateness for a rear yard addition at an altered, contributing, *circa* 1870 townhouse.  
**Carried from the April 2015 HPC Meeting; Recommendation to the Jersey City Planning Board; Tabled to the an unspecified HPC Meeting at the applicant's request**
  - C. Case: H12-284  
Applicant: Raul Cabato, Architect for 243 York St., LLC, Owner  
Address: 243 York Street  
Block/Lot: 14106/15  
Zone: Van Vorst Park Historic District  
For: Certificate of Appropriateness for the construction of a new, four story, four unit building on vacant land.  
**Carried from the April 2015 HPC Meeting; Recommendation to the Jersey City Planning Board; Tabled to the an unspecified HPC Meeting at the applicant's request**
  - D. Case: H15-465  
Applicant: Nelson Benavides, Architect for Matthew & Marni Schapiro, Owners  
Address: 260 Ninth Street  
Block/Lot: 8605/6  
Zone: Hamilton Park Historic District  
For: Certificate of Appropriateness for the installation of a roof deck, visible from the public right of way, at the roof of a two story addition fronting Jersey Avenue at the rear of an altered, contributing, *circa* 1870 Italianate townhouse.  
**Carried from the January 11 HPC Meeting; Tabled to an unspecified HPC Meeting at the applicant's request**
9. Case: H15-347  
Applicant: Pro-Aire Design Consultants for Eastern Christian Free Methodist Church, Owners  
Address: 355 Fairmount Avenue Currently: Eastern Christian Free Methodist Church Originally: *Parmly Memorial Baptist Church*; formerly: *First Baptist Church*  
Block/Lot: 16501/2  
Zone: West Bergen-East Lincoln Park Historic District  
For: Certificate of Appropriateness for the installation of Rooftop HVAC Condensers and ductwork at the visible, rear elevation of a key, contributing Norman Gothic Revival Church and Sunday School building built *circa* 1909.  
**Tabled 6-0-0 to an unspecified HPC Meeting date**
10. Case: H16-039  
Applicant: Syed Salahuddin, Engineer for Yousef Ali Shad & M.B. Rakhshinda, Owners  
Address: 285 Grove Street  
Block/Lot: 12905/16  
Zone: Van Vorst Park Historic District/Grove & Mercer Redevelopment Plan  
For: Certificate of Appropriateness for the construction of a new, two story, rear yard addition atop an existing addition at a contributing, altered, mixed use, building built *circa* 1870 with later rear addition.  
**Recommendation to the Jersey City Planning Board  
Denied 6-0-1**

11. Case: H16-020  
Applicant: Nelson Benavides, Architect for Dave & Kate Czehut, Owners  
Address: 617 Jersey Avenue  
Block/Lot: 11212/21  
Zone: Harsimus Cove Historic District  
For: Certificate of Appropriateness for the construction of a new rear yard addition and deck and roof deck at a contributing, altered Greek Revival variant townhouse built *circa* 1860.  
**Adjourned to an unspecified HPC Meeting date at the applicant's request (7-0-0)**
12. Case: H15-034  
Applicant: Nelson Benavides, Architect for Pierre Hohenberg, Owner  
Address: 16 Bright Street  
Block/Lot: 14106/34  
Zone: Van Vorst Park Historic District/Bright Street Redevelopment Plan Area  
For: Certificate of Appropriateness for the construction of new, four story, mixed use building with one professional office and two residential units on vacant land.  
**Approved 6-0-0 with conditions**  
**Recommendation to the Jersey City Planning Board**
13. Case: H15-546  
Applicant: Scott Mahaffey, R.A. for Coles 58, LLC, Owners  
Address: 58 Coles  
Block/Lot: 11104/3  
Zone: Harsimus Cove Historic District  
For: Certificate of Appropriateness for the demolition of the existing, non-contributing, one story commercial building and the construction of a new, four story, six unit building.  
**Approved 6-0-0 with conditions**  
**Recommendation to Jersey City Zoning Board of Adjustment**
14. Establishment of Nominations Committee for March Election of Officers:  
Chair, Vice Chair and Secretary: Burnes-Maine, Sandkamp, Wrieden
15. Introduction and Discussion of Resolutions: None
16. Memorialization of Resolutions: None
17. Executive Session as needed, to discuss litigation, personnel or other matters: None
18. Adjournment

**Erin Burnes-Maine, Chair**