

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

Please be advised the following items will be at the Regular Meeting of the Jersey City Historic Preservation Commission scheduled for MONDAY OCTOBER 23, 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 [Minutes from the Regular Meeting of October 2, 2023](#) **APPROVED 6-0-2**
5. Correspondence
6. Announcements
7. Open Public Comment
8. Old Business

- A. Case:** [H20-357](#)
Applicant: Maria P. Vallejo, Esq. and Kenneth A. Porro, Esq. on behalf of Benjamin and Angelo Gentile, Owners
Address: 238-240 Seventh Street
Block/Lot: 10005/24
Zone: H – Hamilton Park Historic District
For: Certificate of Appropriateness for façade restoration, interior renovations, construction of a full height rear addition, and expansion of a non-conforming use at an altered, key-contributing, vernacular classical revival building with Greek Revival influences constructed *circa* 1840 in the Hamilton Park Historic District.

**RECOMMENDATION TO THE JERSEY CITY ZONING BOARD
OF ADJUSTMENT**

**CARRIED FROM THE APRIL 24, 2023 REGULAR HPC MEETING
CERTIFICATE OF APPROPRIATENESS WITH CONDITIONS
AND RECOMMENDATION FOR APPROVAL TO THE JERSEY
CITY ZONING BOARD OF ADJUSTMENT APPROVED 8-0-0**

- B.** 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
 CERTIFICATE OF APPROPRIATENESS DENIED AND RECOMMENDATION FOR DENIAL TO THE JERSEY CITY ZONING BOARD OF ADJUSTMENT APPROVED 8-0-0**

9. New Business
 10. Tabled Cases

- A.** 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

- B.** 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

11. Demolition Review

A. [372 Palisade Ave \(BUILD-2023-000421\)](#)

MOTION FOR STAFF TO PREPARE A RESOLUTION FOR DENIAL CONSISTANT WITH HPC STAFF'S RECOMMENDATIONS APPROVED 8-0-0

B. [32 Franklin Ave \(BUILD-2023-000425\)](#)

MOTION FOR STAFF TO PREPARE A RESOLUTION FOR DENIAL CONSISTANT WITH HPC STAFF'S RECOMMENDATIONS APPROVED 8-0-0

C. [813 Montgomery Street \(BUILD-2023-000848\)](#)

MOTION FOR STAFF TO PREPARE A RESOLUTION FOR DENIAL CONSISTANT WITH HPC STAFF'S RECOMMENDATIONS APPROVED 8-0-0

D. [3222 John F. Kennedy Blvd \(BUILD-2023-000795\)](#)

MOTION FOR STAFF TO PREPARE A RESOLUTION FOR DENIAL CONSISTANT WITH HPC STAFF'S RECOMMENDATIONS APPROVED 8-0-0

12. Introduction and Discussion of Resolutions as needed

13. Memorialization of Resolutions

- A.** Resolution recommending the denial of a demolition permit for 372 Palisade Ave consistent with Staff recommendations **APPROVED 8-0-0**
B. Resolution recommending the denial of a demolition permit for 32 Franklin Street consistent with Staff recommendations **APPROVED 8-0-0**
C. Resolution recommending the denial of a demolition permit for 813 Montgomery Street consistent with Staff recommendations **APPROVED 8-0-0**
D. Resolution recommending the denial of a demolition permit for 3222 John F Kennedy Blvd consistent with Staff recommendations **APPROVED 8-0-0**

14. Executive Session as needed, to discuss litigation, personnel or other matters.

15. Adjournment