

**AGENDA  
CITY OF JERSEY CITY  
HISTORIC PRESERVATION COMMISSION**

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” be advised the following items were heard at the regular meeting of the Jersey City Historic Preservation Commission, scheduled for **Monday, September 16, 2024** at 6:30 pm in the Boardroom at the Holloway Building, City Hall Annex, 4 Jackson Square, Jersey City, NJ 07305. The building is also known as 39 Kearney Avenue, Jersey City, NJ 07305.

**ADVISORIES**

A curfew of 10:00 PM is strictly adhered to by the Board. No new matter involving an applicant will be started after 9:30 PM. At 9 PM, the Chairman 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. The Board Chair may change the order in which the agenda items are called.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at [jchpc@cnj.org](mailto:jchpc@cnj.org). Staff will not be available by phone or email during the meeting. You can find more information available at [jerseycitynj.gov/historic](http://jerseycitynj.gov/historic).

To access and download digital plans, this agenda has hyperlinks below to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. Alternatively, you can search by address or case number to review digital plans at the [Online Permitting Portal](#) or at the [Jersey City Data Portal](#).

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Approval of Minutes [August 12, 2024 Regular Meeting](#) **APPROVED 5-0-1**
5. Correspondence
6. Announcements
7. Open Public Comment
8. Old Business
  - A. Case: [H-23-0126](#)  
Applicant: Gene O’Connell, Esq. on behalf of Nitin Kumar, owner  
Address: 160 Sussex Street  
Block/Lot: 14202/39  
Zone: H – Paulus Hook Historic District  
For: Certificate of Appropriateness for new construction, a proposed four story masonry residential building at the west end of a row of altered, contributing, bookmatched Italianate townhouses, constructed circa 1865, to replace and partially reconstruct the former building on the site, demolished by order of the Construction Code Official 2003.  
**CARRIED AT THE REQUEST OF THE APPLICANT TO THE OCTOBER 21, 2024 REGULAR HPC MEETING**
9. New Business
  - A. Case: [H-24-0151](#)  
Applicant: Kristin Hopkins-Clegg, RA, on behalf of Christina Vu and Patrick Fox, Owners  
Address: 63 Bright Street  
Block/Lot: 13904/8  
Zone: H – Van Vorst Park Historic District  
For: Certificate of Appropriateness for the construction of a three-story rear addition (not visible from the public right-of-way), façade restoration, and interior renovations at a contributing, altered, three-story, Italianate influenced-Greek Revival masonry rowhouse, built circa 1860.  
**CERTIFICATE OF APPROPRIATENESS WITH CONDITIONS APPROVED 6-0-0**
  - B. Case: [H22-561](#)  
Applicant: Stephen Joseph, Esq., on behalf of Big Elm LLC, owner  
Address: 335 Eighth Street  
Block/Lot: 9908/25  
Zone: H – Hamilton Park Historic District  
For: Certificate of Appropriateness for interior renovation, façade restoration, and a proposed roof deck above the rear attached garage (visible from PROW) at an altered, contributing, frame and masonry Italianate corner rowhouse constructed c. 1885.  
**CERTIFICATE OF APPROPRIATENESS WITH CONDITIONS APPROVED 6-0-0**
  - C. Case: [H-23-0188](#)  
Applicant: Stephen Joseph, Esq. on behalf of 445 Jersey Ave SPE LLC, owner  
Address: 445 Jersey Ave  
Block/Lot: 13902/23  
Zone: H – Van Vorst Park Historic District  
For: Certificate of Appropriateness for the conversion of the former St. Mark’s Church, an altered, contributing building constructed in 1888, and rectory building into residential units including, but is not limited to, site work, interior renovations, façade restoration, and second floor addition (visible from PROW).

**RECOMMENDATION TO THE JERSEY CITY ZONING BOARD OF  
ADJUSTMENT  
CARRIED AT THE REQUEST OF THE APPLICANT TO THE OCTOBER  
21, 2024 REGULAR HPC MEETING**

10.      Tabled Cases

- A.

Case:  
Applicant:  
Address:  
Block/Lot:  
  
Zone:  
For:

[H-23-0183](#)  
Jennifer Bogdanski, Esq., on behalf of Temple Beth-El, Owner  
2419 John F. Kennedy Blvd  
17702/27  
  
R-3/RH-1/West Bergen-East Lincoln Park Historic District Overlay  
Certificate of Appropriateness for the installation of metal canopies on the north and south sides of the building at the ground floor of Temple Beth-El, a key-contributing, altered, two-story, five-bay, Byzantine Revival Style temple constructed in 1925.  
**CARRIED AT THE REQUEST OF THE APPLICANT FROM THE MARCH 26, 2024 SPECIAL MEETING TO AN UNSPECIFIED MEETING DATE**
- B.

Case:  
Applicant:  
Address:  
Block/Lot:  
  
Zone:  
For:

[H-23-0023](#)  
Benjamin Wine, Esq. on behalf of Jersey City 3 Deals LLC, owner  
2624 John F. Kennedy Blvd  
13902/25  
  
H – West Bergen – East Lincoln Park Historic District  
Certificate of Appropriateness for the construction of a new four-story, six-unit residential building and associated site work.  
**RECOMMENDATION TO THE JERSEY CITY ZONING BOARD OF  
ADJUSTMENT  
CARRIED AT THE REQUEST OF THE APPLICANT TO AN UNSPECIFIED  
MEETING DATE**

11.      Demolition Review

- A.

[2748 John F. Kennedy Blvd](#) (B-24-1093) **RECOMMENDATION FOR DENIAL APPROVED 6-0-0**
- B.

[223 Palisade Ave](#) (B-24-1034) **RECOMMENDATION FOR DENIAL APPROVED 5-1-0**
- C.

[169-179 Palisade Ave](#) (B-24-1026) **CARRIED TO THE OCTOBER 21, 2024 REGULAR HPC MEETING AT THE REQUEST OF THE APPLICANT**
- D.

[116 Magnolia Ave](#) (B-24-1202) **CARRIED TO THE OCTOBER 21, 2024 REGULAR HPC MEETING AT THE REQUEST OF THE APPLICANT**
- E.

[Morris CA & C.R.R.](#) (B-23-1338) **CARRIED TO THE OCTOBER 21, 2024 REGULAR HPC MEETING AT THE REQUEST OF THE APPLICANT**

11B: Carried Demolition Review Cases:

- A.

[384 COMMUNIPAW AVE \(B-24-0808\)](#) **CARRIED TO THE OCTOBER 21, 2024 REGULAR HPC MEETING AT THE APPLICANT’S REQUEST**

12.

Introduction and Discussion of Resolutions as needed
13.

Memorialization of Resolutions
14.

Executive Session as needed, to discuss litigation, personnel or other matters.
15.

Adjournment

Robert Gordon, Chair

\*Order of applications may be subject to change.