

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, May 19, 2025** 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

The Board Chair may change the order in which the agenda items are called. 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.

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. Staff will not be available by phone or email during the meeting. You can find more information available at 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 [April 14, 2025 Regular Meeting](#) **APPROVED 4-0-2**
5. Correspondence
6. Announcements
7. Open Public Comment
8. Old Business:
 - A. Case: [H-24-0248](#)
Applicant: Jennifer Bogdanski, Esq., Applicant on behalf of 24 Bright St, LLC, Owner
Address: 24 Bright St
Block/Lot: 14106/37
Zone: H – Van Vorst Park Historic District
For: Certificate of Appropriateness for a proposed rear and fifth-story addition to an existing four-story building, interior renovations, and front façade restoration at an altered, contributing Italianate townhouse built circa 1890 in the Van Vorst Park Historic District.
**RECOMMENDATION TO THE JERSEY CITY PLANNING BOARD
CARRIED AT THE REQUEST OF THE APPLICANT TO THE JUNE 16, 2025
REGULAR HPC MEETING**
9. New Business:
 - A. Case: [H-25-0041](#)
Applicant: Continuum Design, LLC, Applicant on behalf of Nisarga Markandaiah and Manaal Faruqui, Owners
Address: 571 Jersey Ave
Block/Lot: 11108/22
Zone: H – Harsimus Cove Historic District
For: Certificate of Appropriateness for interior renovation, rear terrace, and a full height rear addition (visible from the PROW) at 571 Jersey Ave, a non-contributing, two story, residential building built circa 1975.
CERTIFICATE OF APPROPRIATENESS WITH CONDITIONS 6-0-0
 - B. Case: [H-25-0050](#)
Applicant: Continuum Design, LLC, Applicant on behalf of Katie and Alexander Pavia, Owners
Address: 573 Jersey Ave
Block/Lot: 11108/21
Zone: H – Harsimus Cove Historic District
For: Certificate of Appropriateness for interior renovation and a full height rear addition (visible from the PROW) at 573 Jersey Ave, a non-contributing, two story, residential building built circa 1975.
CERTIFICATE OF APPROPRIATENESS WITH CONDITIONS 6-0-0
 - C. Case: [H-25-0053](#)
Applicant: Stephen Joseph, Esq., Applicant on behalf of Celina Szado and Thomas Cook, Owners
Address: 338 Montgomery Street AKA *The Progress Printing Building*
Block/Lot: 12808/19
Zone: H – Van Vorst Park Historic District (Extension)/Montgomery Gateway Redevelopment
For: Certificate of Appropriateness for the enlargement of the existing second floor with an addition to the rear; and the construction of a roof deck (visible from the public right of way). The installation of new windows, doors, and new inswing doors at the vehicular entrance of an altered, contributing, vernacular, purpose built industrial modern warehouse with Classical Revival overtones, constructed circa 1925.
CERTIFICATE OF APPROPRIATENESS WITH CONDITIONS 6-0-0
 - D. Case: [H-24-0410](#)
Applicant: Jensen C. Vasil, RA, Applicant on behalf of Hector Herrera, Owner

Address: 289 Fourth Street
Block/Lot: 11103/5
Zone: H – Harsimus Cove Historic District
For: Certificate of Appropriateness for the construction of a two story infill addition at the third and fourth floors of an existing four story rear addition and the construction of a new iron fire stair as a required means of egress, visible from the public right of way. Gut interior renovation. Restoration of front façade, including the removal of the existing triple window at the parlor floor and the restoration of the original two bay window arrangement, the replacement of windows, the replacement of doors at the basement and the parlor level, repair and repainting of brownstone stucco at the front of an altered, contributing, four story, three bay, Greek Revival brownstone fronted rowhouse constructed circa 1860.

CERTIFICATE OF APPROPRIATENESS WITH CONDITIONS 6-0-0

E. Case: [H-25-0023](#)
Applicant: Jensen C. Vasil, RA, Applicant on behalf of Bart Everaert, Owner
Address: 632 Jersey Ave
Block/Lot: 11203/36
Zone: H – Hamilton Park Historic District
For: Certificate of Appropriateness for the demolition of the existing, three story, rear yard addition, and the construction of a new, three story, rear yard addition with a rooftop terrace, visible from the public right-of-way, as part of the conversion of an existing 4 family dwelling to a two family dwelling in the Hamilton Park Historic District. No work at the front of this contributing, altered, three bay, four story, masonry and frame, Italianate rowhouse, constructed circa 1860

CERTIFICATE OF APPROPRIATENESS WITH CONDITIONS 6-0-0

F. Case: [H-25-0162](#)
Applicant: Andres Cortes, RA, Applicant on behalf of Salaman, Liza, and Elie Pincus, Owner
Address: 163.5 York Street
Block/Lot: 14206/8
Zone: H – Paulus Hook Historic District
For: Certificate of Appropriateness for the construction of a one story addition atop a previously approved three story addition, not visible from the public right of way. This application is to approve work subsequent to a previously approved Certificate of No Effect (H23-068) for site improvements, front façade repairs, new windows and doors, a three story rear addition and and repainting of brownstone stucco at the front of an altered, contributing, four story, three bay, Greek Revival brownstone fronted rowhouse constructed circa 1860 and altered circa 1890.

CERTIFICATE OF APPROPRIATENESS WITH CONDITIONS 5-1-0

10. Tabled Cases:
A. Case: [H-24-0316](#)
Applicant: Estaban Osorio, Dior Construction for Yasmin Taylor Hart, Owner
Address: 172 Belmont Avenue
Block/Lot: 16603/35
Zone: RH-2 – West Bergen-East Lincoln Park Historic District
For: Certificate of Appropriateness for the replacement of the historic clapboard at all four sides of the house with cementitious substitute siding. Replacement of original/ historic wood decorative window moldings with cementitious substitute trimboards at secondary facades while maintaining original window trim at primary façade as well as clapboard and trim at the first floor porch of a contributing, altered, two and one half story frame Queen Anne dwelling.
CARRIED AT THE REQUEST OF THE APPLICANT TO AN UNSPECIFIED MEETING DATE

11. Demolition Review:
A. [1051 GARFIELD AVE \(B-25-0007\)](#) CARRIED TO THE JUNE 16, 2025 REGULAR HPC MEETING
B. [85 WADE ST \(B-25-0010\)](#) CARRIED TO THE JUNE 16, 2025 REGULAR HPC MEETING

11B: Tabled Demolition Review Cases:
A. [384 COMMUNIPAW AVE \(B-24-0808\)](#) CARRIED AT THE REQUEST OF THE APPLICANT TO AN UNSPECIFIED MEETING DATE

- 13. Introduction and Discussion of Resolutions as needed
- 14. Memorialization of Resolutions
- 15. Executive Session as needed, to discuss litigation, personnel or other matters
- 16. Adjournment