

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

Please be advised that the following items will be heard at a meeting of the  
Jersey City Historic Preservation Commission on **MONDAY, FEBRUARY 10, 2020**  
at **6:00 pm** in the **ANNA CUCCI MEMORIAL COUNCIL CHAMBERS** in  
**JERSEY CITY - CITY HALL** 280 Grove Street, Jersey City, NJ.

Please note: A curfew of 11:00 PM is strictly adhered to by the Board. No new matter involving an applicant will be started after 10:30 PM. At 10PM 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.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Approval of Minutes – December 9, 2019
5. Correspondence
6. Announcements
7. Open Public Comment
8. Old Business

A. Case: H18-460  
Applicant: Michael Notaro on behalf of 75 Jersey City LLC, Owner  
Address: 75 Montgomery Street  
Block/Lot: 14301/7  
Zone: H / Paulus Hook Historic District  
For: Certificate of Appropriateness for the installation of non-conforming aluminum windows on the primary façades of 75 Montgomery Street, an altered, contributing Neo-Classical building designed by John T. Rowland, constructed between 1909 and 1919.  
**CARRIED FROM THE REGULAR HPC MEETING OF JANUARY 13, 2020**

B. 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 a 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**

9. New Business

A. Case: H20-038  
Applicant: Patrick Conlon, Esq. on behalf of 82-84 Coles Street LLC  
Address: 84-86 Coles Street  
Block/Lot: 11213 / 2 and 3  
Zone: H / Harsimus Cove Historic District  
For: Certificate of Appropriateness for the construction of a four (4) story, two (2) residential unit building.  
**RECOMMENDATION TO THE JERSEY CITY PLANNING BOARD**

10. Tabled Cases

A. Case: H18-235  
Applicant: Van K. Troung, Owner  
Address: 232 1<sup>st</sup> Street  
Block/Lot: 11402/27  
Zone: H / Harsimus Cove Historic District  
For: Certificate of Appropriateness for the installation of non-conforming vinyl windows at the primary façade of 232 1<sup>st</sup> Street, an altered, contributing Greek Revival residential building constructed *circa* 1870.  
**CARRIED FROM THE FEBRUARY 11, 2019 MEETING; TABLED TO AN UNSPECIFIED HPC MEETING AT THE APPLICANT'S REQUEST**

B. 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**

C. 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**

- 12. Adoption of proposed Bylaw amendments
- 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

**Robert Gordon, Chair**

**\*Order of applications may be subject to change.**