



New Jersey | New York | Pennsylvania
ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION
WWW.CM-LEGAL.COM

POST OFFICE BOX 1296
MORRISTOWN, NEW JERSEY 07962-1296

TEL: 973.455.8008
FAX: 973.455.8118

MESSENGER/EXPRESS DELIVERIES:
222 RIDGEDALE AVENUE
2ND FLOOR
CEDAR KNOLLS, NEW JERSEY 07927

NEW YORK OFFICE
43 WEST 43RD STREET
SUITE 156
NEW YORK, NY 10036-7424
TEL: 212.425.5005

PENNSYLVANIA OFFICE
24 VETERANS SQUARE
MEDIA, PA 19063
TEL: 215.568.2130

Peter A. Wujciak Jr., Of Counsel
NJ Bar
pwujciak@cm-legal.com

June 29, 2023

VIA EMAIL

Jersey City History Preservation Commission
City of Jersey City, City Hall Annex
1 Jackson Sq.
Jersey City, NJ 07305

RE: 234 Montgomery Street, Demolition Application, Block 12905, Lot 26

Dear Sir/Madam:

This office represents 234 Realty LLC, hereinafter "the Owners", in regards to the demolition permit application. The owner is seeking to demolish the existing structure by way of an emergency meeting of the historic preservation commission due to the imminent threat to public health and safety the building proposes pursuant to the Notice of Unsafe Structure and attached engineer's report.

The Property is located in the Van Vorst Park History District and, consistent with the recent Court Order in this matter, we have enclosed the following:

1. HPC Application
2. HPC Checklist
3. Engineer's Report dated May 31, 2023
4. Photos of the exterior of the structure

The Owners request a waiver for the following checklist items

1. Historic documentation
2. A proposal or contract for work
3. Permitting forms required from the divisions of Zoning, Building, and/or Engineering

We appreciate your time and understanding in this matter and , should any questions arise, please do not hesitate to contact us.

Very truly yours,

CLEMENTE MUELLER, P.A.

Peter A. Wujciak Jr.



**CITY OF JERSEY CITY
HISTORIC PRESERVATION COMMISSION
APPLICATION FORM "HPCA"**



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | 201-547-5010 | jchpc@jcnj.org

THIS SECTION IS FOR STAFF ONLY

Intake Date:		Fee:	
Case Number:		Redevelopment Area:	
Application Address:		Historic District:	

**1.
PROPERTY
INFORMATION**

1. Property Address:	234 MONTGOMERY STREET
2. Block(s):	12905
3. Lot(s):	26
4. Ward:	E

**2.
APPLICANT
INFORMATION**

5. Applicant Name:	Peter A. Wujciak, attorney for 234 Realty
6. Mailing Address:	PO Box 1296
7. City:	Morristown
8. State:	NJ
9. Zip Code:	07962
10. Phone:	9734558088
11. Email:	pwujciak@cm-legal.com
12. Relationship to Owner:	ATTORNEY FOR OWNER

I am the applicant proposing the work referenced herein. The information herein is correct and complete to the best of my knowledge.

Signature: s. Peter A. Wujciak, Jr., Esq.

**3.
LAND OWNER
INFORMATION**

13. Owner Name:	234 Realty LLC
14. Mailing Address:	215 Newark Ave, Suite 1
15. City:	Jersey City
16. State:	NJ
17. Zip Code:	07302
18. Phone:	
19. Email:	

I am the owner of the application property, being familiar with the work proposed, I give my permission for same. The information entered is correct and complete to the best of my knowledge.

Signature: s. Peter A. Wujciak, Jr., Esq.

☒ Residential
☐ Commercial / Retail / Industrial
☐ Mixed
☐ Other _____

Square Footage of Commercial Use: 0

☐ Residential
☐ Commercial / Retail / Industrial
☐ Mixed
☐ Other _____

Square Footage of Commercial Use: _____

☐ Interior Work Only
☐ Exterior Work Only
☐ Interior and Exterior Work

☐ No Construction Permits Required

DEMOLITION OF PROPERTY IN ACCORDANCE WITH UNSAFE
STRUCTURE ORDER AND ENGINEER'S REPORT

1.
APPROVALS
FOR

2. CONDITIONS OF APPROVAL

APPROVALS GRANTED			
CERTIFICATE OF NO EFFECT		CERTIFICATE OF APPROPRIATENESS	
<div> <div></div> <div>DIVISION DIRECTOR</div> </div>		<div> <div></div> <div>HPC CHAIR</div> </div>	
<div> <div></div> <div>HISTORIC PRESERVATION OFFICER</div> </div>		<div> <div></div> <div>HPC COMMISSIONER</div> </div>	
<div> <div></div> <div>DATE</div> </div>	<div> <div></div> <div>EXPIRES</div> </div>	<div> <div></div> <div>DATE</div> </div>	<div> <div></div> <div>EXPIRES</div> </div>

HISTORIC PRESERVATION COMMISSION APPLICATION	
NON-REFUNDABLE FEES	
CERTIFICATE OF NO EFFECT	
RESIDENTIAL	
Interior Work Only	\$10 per affected unit maximum of \$60.00
Exterior Work Only	\$20 per affected unit maximum of \$750.00
Interior and Exterior Work Filed Concurrently	\$20 per affected unit maximum of \$750.00
Sidewalk Repair/Replacement Only	\$20 per dwelling unit maximum of \$60.00
NON-RESIDENTIAL	
With Principal Building	\$40 per 1,000sf of GFA or part thereof
Without Principal Building	\$40 per 1,000sf of lot area or part thereof
Unlit Interior Window Sign Only	\$40
Sidewalk Repair/Replacement Only	\$40 for first \$25ft of frontage, +\$20 for each additional 25ft of frontage or part thereof
CERTIFICATE OF APPROPRIATENESS	
RESIDENTIAL	
New Construction on Vacant Land	\$500
All Others (1-4 Dwelling Units)	\$100
All Others (5+ Dwelling Units)	\$20 per dwelling unit to a maximum of \$1,000
NON-RESIDENTIAL	
Exterior Sign Application Only	\$100
With Principal Building	\$100 per 1,000sf of GFA or part thereof
Without Principal Building	\$100 per 1,000sf of lot area or part thereof
Outdoor Café Only	\$100
EXTENSION OF COA APPROVAL	
Residential or Non-Residential	\$200

CONTACT:

HISTORIC PRESERVATION COMMISSION
1 Jackson Square, 2nd Floor
Jersey City, NJ 07305
201.547.5010
ichpc@icnj.org

JC Historic Preservation Commission ("HPC") Application Checklist

SUBMISSION INFORMATION	
DATE:	
CASE NUMBER:	
SITE ADDRESS:	
APPROVAL SOUGHT:	
APPLICANT:	
OWNER:	
REVIEW STAFF:	

NOTE TO APPLICANTS: In the column marked "Submitted - No" you will find certain items marked with an "X", which are the items determined to be deficient as per the requirements of the Jersey City Land Development Ordinance. If you request a waiver, you shall supply detailed reasons for the request. Some items may be hyperlinked to aide you in finding information and documents.

GENERAL APPLICATION REQUIREMENTS				
	COMPLETE			STAFF
	YES	NO	N/A	REMARKS
1. A fully completed application form	X			
2. A full and complete description of the proposed work within the application or separately submitted	X			
3. Fee				
4. Existing photographs of the building and/or site (please note we do not accept photos from any "streetview")	X			
5. Any Historic Documentation of the property, including but not limited to the 1938 Tax Assessor's card, historic photo documentation, or historic site documentation				Waiver requested
6. A proposal or contract for work				Waiver requested
7. Any permitting forms required from the divisions of Zoning, Building, and/or Engineering				Waiver requested

***APPLIES TO THE PROPOSED NEW LOT AND NEW BUILDING ***

NEW CONSTRUCTION APPLICATION REQUIREMENTS				
examples include new construction on a vacant lot, reconstruction of a building, etc				
	COMPLETE			STAFF
	YES	NO	N/A	REMARKS
1. General application requirements				
2. Signed and Sealed Architectural and Engineering Plans containing the following:				
a) Zoning Chart				
b) Drawing List				
c) Site photographs				
d) Contextual photographs in elevation				

JC Historic Preservation Commission ("HPC") Application Checklist

e) An existing blockfront elevation				
f) A proposed elevation of the blockfront with the new building inserted				
g) Block Site Plan				
h) Site survey				
i) A proposed site plan (or an existing and proposed site plan if required for comparison)				
j) Elevations of all facades				
k) Floor plans				
l) Roof Plan				
m) Building section(s)				
n) Landscape plan				
o) Fencing elevation, section and construction details				
p) Railing elevation, section and construction details				
q) Sightline drawings from the public right-of way-for all rooftop appurtenances				
r) Scaled, detail drawings including elevation and sections within the proposed openings of all proposed windows, doors and storefronts,				
s) Scaled, detailed drawings of all signage, ornament, lights, door hardware, doorbells, mailboxes etc.				
3. Digital Submission in PDF format of application documents and any revisions				
a) Revisions shall be dated and called out on plans and/or accompanied by a change				
b) Digital Submission of Distribution Set transmitted to staff prior to the scheduled hearing's distribution date. DEADLINES ARE SET BY THE BOARD ON THEIR ADOPTED AGENDA				
4. Physical materials and color samples be clearly noted on the drawings must be submitted to staff for review (Material Sample Board)				
5. All details of construction must be clearly labeled and cross referenced throughout submitted drawings				
6. Any permitting forms required from Zoning, Building, and/or Engineering				

JC Historic Preservation Commission ("HPC") Application Checklist

**** APPLIES TO THE EXISTING BUILDING ****

BUILDING ALTERATION APPLICATION REQUIREMENTS				
examples of work include rear additions, rear decks, rooftop additions, roof decks, etc.				
	COMPLETE			STAFF REMARKS
	YES	NO	N/A	
1. General application requirements				
2. Signed and Sealed Architectural and Engineering Plans containing the following:				
a) Zoning Chart				
b) Site survey				
c) Block site plan				
d) Existing vs proposed site plan				
e) Existing vs proposed floor plans				
f) Existing vs proposed elevations				
g) Existing vs proposed sections				
h) Scaled, detail drawings including elevation and sections within the proposed openings of all proposed windows, doors and storefronts				
i) Scaled, detailed drawings of all signage, ornament, lights, door hardware, doorbells, mailboxes etc.				
j) All materials and color must be clearly noted on the drawings				
k) To-scale sight line drawings				
l) Detail Drawings of lintels, sills, doors, windows, etc.				
m) Sightline drawings from the public right-of way-for all rooftop appurtenances				
n) Landscape Plan				
3. Materials and color samples				
4. Digital Submission in PDF format of application documents and any revisions				
a) Revisions shall be dated and called out on plans and/or accompanied by a change				
b) Digital Submission of Distribution Set transmitted to staff prior to the scheduled hearing's distribution date, as necessary. DEADLINES ARE SET BY THE BOARD ON THEIR ADOPTED AGENDA				
5. Any permitting forms required from Zoning, Building, and/or Engineering				

JC Historic Preservation Commission (“HPC”) Application Checklist

Staff Comments:

May 31, 2023

Mr. Raymond Meyer
Office of the Construction Official
1 Jackson Square
Jersey City, NJ 07305

raymondm@jcnj.org

Reference: **Limited Structural Assessment Report**
 234 Montgomery Street
 Jersey City, NJ 07302
 TADCO ID: J-021070
 Block: 12905, Lot: 26

Dear Mr. Meyer:

Pursuant to the request of the current owners of the subject property, 234 Realty, LLC, and in our capacity as a licensed engineering firm specialized in civil engineering and building systems, we inspected the subject structure on May 30, 2023. The purpose of the inspection and assessment is to assess the structural integrity of the structure following a fire damage occurred earlier in the day.

The subject property (234 Montgomery Street) is located in Jersey City, New Jersey. The subject structure is over 123 years old and reportedly was vacant and boarded at the time of incident. It faces Montgomery Street in a southerly direction.

Background and General Description:

- **Time of inspection:** 2100 to 2230
- **Present at the inspection:** Owner and its public adjuster; Emergency Management team, PSE&G, Demolition contractor on behalf of subject property.
- **Weather Condition:** Clear, light wind, dark.
- **Properties accessed:** 234 (Subject) and 236 (impacted Adjacent)

Assessment and Observations:

- The Subject has been severely and extensively fire-damaged and charred starting from the second level up to the roof level, which has completely caved in. The first floor, and potentially lower level have been damaged due to fire water.
- The stairs leading to second floor have collapsed and are unsafe to climb.
- The front façade wall is observed to be mildly impacted but due to damage of framing, separate analysis would be required to determine its stability before and during the demolition.

- It was also observed that the framed wall with the Adjacent has been severely damaged due to the fire as well as fire water. This condition detrimentally impacted the walls of 236 Montgomery.

Conclusion and Recommendations:

The Subject structure has been detrimentally impacted due to the fire damage and cannot be salvaged in any manner. It must be demolished down to the masonry foundation and the property must be fenced off.

The Adjacent structure has been significantly damaged and its condition must be fully assessed by the engineering consultants of its owners.

Therefore, based on the above, and with a reasonable degree of structural engineering certainty and based on my education, training, licensing, and experience with similar historic structures, that the structural elements have been significantly and detrimentally impacted. While the structural condition subjects the entire structure to a risk of structural collapse, if adverse weather conditions are inflected upon it. It is my strong recommendation to demolish the Subject structure in a sequential manner starting from the top down to the masonry foundations.

Considerations should be given to minimize impact to the Adjacent, or to collaborate in order to conduct selective demolition concurrently.

Due to the presence of the Subject in The Historic District of Jersey City, it is recommended to coordinate the demolition and restoration with HPC in an expeditious manner due to the looming collapse if left for a period more than two (2) weeks.

We trust that you will find the above information helpful. Should you require further information, please contact us.

With regards,
TADCO Engineering & Environmental Services, LLC
Safwat Tadrous, P.E., C.M.E.



NJ LIC #24GE03716800

ST/bd

Cc: Mr. Ashraf Elshazly, datallc30@gmail.com
Mr. Martin Valenti, mvalenti@njcps.org
Mr. Timothy Lawrence, tlawrence@njcps.org
Mr. Sany Follman, sany@follmanassociates.com







