

**MEETING MINUTES  
CITY OF JERSEY CITY  
HISTORIC PRESERVATION COMMISSION**

Please be advised the following items were heard at the Regular Meeting of the Jersey City Historic Preservation Commission scheduled for MONDAY JUNE 12, 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](mailto: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 – **6:32 PM**
  2. Sunshine Announcement
  3. Roll Call
  4. Approval of Minutes [Minutes from the Regular Meeting of May 15, 2023](#) **APPROVED 6-0-2**
  5. Correspondence
  6. Announcements
  7. Open Public Comment - **\*\*PLEASE SEE ATTACHED TRANSCRIPT**
  8. Old Business
    - A. Case: [H21- 354](#)
      - Applicant: Jennifer Porter, Esq. on behalf of Jones Hall Associates, LP, owner
      - Address: 591 Montgomery Street (former *Jersey City Medical Center Complex*)
      - Block/Lot: 13601/1
      - Zone: R-4
      - For: Recommendation to the Jersey City Planning Board for the subdivision of Lot 1 within the National and State Register listed former Jersey City Medical Center (JCMC) complex into two new lots containing the contributing Jones Hall constructed *circa* 1932 (Lot 1.01) and the proposed new construction of an 17-story, mixed-use building with structured parking, a healthcare facility, and 98 residential units (Lot 1.02).
- RECOMMENDATION TO THE JERSEY CITY ZONING BOARD OF ADJUSTMENT; CARRIED FROM THE REGULAR HPC MEETING OF MARCH 13, 2023**  
**MOTION FOR HPC STAFF TO DRAFT A RESOLUTION TO RECOMMEND THE PROJECT TO THE ZONING BOARD OF**

**ADJUSTMENT DENIED 3-5-0  
MOTION TO RECOMMEND AGAINST THE PROJECT AT THE  
ZONING BOARD OF ADJUSTMENT CITING 345-71 H.2 A, B, E, &  
J APPROVED 6-2-0**

**\*\*PLEASE SEE ATTACHED TRANSCRIPT FOR DISCUSSION**

- B.** Case: [H22-429](#)  
Applicant: Enkela Malellari, AIA., on behalf of Shaun Vakil & Fernanda Zapata, Owners  
Address: 218 Fifth Street  
Block/Lot: 11304/14  
Zone: H – Harsimus Cove Historic District  
For: A Certificate of Appropriateness for the rehabilitation and alteration of an altered, circa 1865 wood frame three bay, Greek Revival Vernacular Variant townhouse in the Harsimus Cove Historic District with the construction of a new rear addition and a new full depth rooftop addition over the existing two and one half story building to accommodate the conversion of the present one family to a two family residence. The front façade stoneface and damaged brick will be removed and either repaired or replaced with a new brick façade with cast brown stone watertable, lintels, and sills, a new cornice, and a new masonry bluestone stoop will be constructed. New ironwork, and new wood siding at the western and northern facades, are proposed.  
**CARRIED FROM THE APRIL 3, 2023 REGULAR HPC MEETING  
CERTIFICATE OF APPROPRIATENESS APPROVED WITH CONDITIONS  
8-0-0**  
**\*\*PLEASE SEE ATTACHED TRANSCRIPT FOR DISCUSSION**

9. New Business

- A.** Case: [H23-105](#)  
Applicant: Central Signs LLC, on behalf of  
Bright Street Partners LLC  
Address: 16 Bright Street  
Block/Lot: 14106/34  
Zone: H – Van Vorst Park Historic District  
For: A Certificate of Appropriateness for the installation of a fixed sign at the ground floor of 16 Bright Street, a modern, noncontributing, mixed use building in the Van Vorst Park Historic District.  
**MOTION TO CARRY THE APPLICATION TO THE NEXT  
APPLICABLE HPC MEETING AT THE REQUEST OF THE  
APPLICANT APPROVED 8-0-0**  
**\*\*PLEASE SEE ATTACHED TRANSCRIPT FOR DISCUSSION**

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**
- C.** 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 14<sup>TH</sup> REGULAR HPC MEETING TO AN  
UNSPECIFIED MEETING DATE**

**D.** 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  
TO AN UNSPECIFIED MEETING DATE AT THE REQUEST OF  
THE APPLICANT**

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

Robert Gordon, Chair

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