

<p style="text-align: right;">Page 1</p> <p style="text-align: center;">CITY OF JERSEY CITY HISTORIC PRESERVATION COMMISSION</p> <p>IN THE MATTER OF: : TRANSCRIPT : Case 9B: H22-007 : OF Crescencia's Legacy LLC : 247 Harrison Ave : Block 18301, Lot 20 : REMOTE PROCEEDINGS X</p> <p style="text-align: center;">Thursday, March 14, 2022 Remote Zoom Videoconference Commencing at 8:37 p.m.</p> <p>BOARD MEMBERS PRESENT:</p> <p>BRIAN BLAZAK, Chairman ANTHONY SANDKAMP, Vice Chairman PAUL AMATUZZO, Commissioner STEPHEN GUCCIARDO, Commissioner ROBERT GORDON, Commissioner KELLIE LEWIS, Commissioner JANELLE GUNTHER, Commissioner</p> <p>APPEARANCES:</p> <p>ELIZABETH BARNA, ESQUIRE Attorney for the Board CONNELL FOLEY, LLP THOMAS P. LEANE, ESQUIRE Attorney for the Applicant</p> <p>ALSO PRESENT:</p> <p>MAGGIE O'NEILL, Historic Preservation Specialist SARA QUINLAN, Historic Preservation Specialist DANIEL WRIEDEN, Historic Preservation Officer</p> <p style="text-align: center;">IRIS LaROSA, Certified Shorthand Reporter</p> <p style="text-align: center;">PRECISION REPORTING SERVICE Certified Shorthand Reporters (908) 642-4299</p>	<p style="text-align: right;">Page 2</p> <p style="text-align: center;">I N D E X</p> <p>1 2 3 4 5 6 7</p> <p>WITNESS: PAGE</p> <p>RAUL CABATO..... 4</p> <p style="text-align: center;">E X H I B I T S</p> <p>8 9 10 11 12 13 14 15</p> <p>IN EVD. DESCRIPTION PAGE</p> <p>PUBLIC MEMBERS ARE SWORN:</p> <p>No public members are sworn</p> <p>16 17 18 19 20 21 22 23 24 25</p>
<p style="text-align: right;">Page 3</p> <p>1 CHAIRMAN BLAZAK: Okay. When you're back 2 and ready to go back turn on your camera on so we know 3 when to get started back up again. 4 All right. We have enough for a quorum, so 5 let's just start. 6 All right. So it's 8:37 and we're calling 7 the meeting back to order. So this is Case 9B H22-007, 8 Patrick Conlon, Esquire, on behalf of Crescencia's 9 Legacy LLC, Owner. This is 247 Harrison Avenue, Block 10 18301, Lot 20. This is in the R-1 West Bergen, East 11 Lincoln Park Historic District for a Certificate of 12 Appropriateness for a rooftop addition -- this is the 13 old one, I'm sorry, because this is the old text. 14 Maggie, do you have the -- 15 MS. O'NEILL: Yes. I have the updated 16 portion. All right. I'll share my screen. Do you see 17 that? 18 CHAIRMAN BLAZAK: So this is for a 19 Certificate of Appropriateness for interior 20 alterations, exterior restoration, and construction of 21 a full height rear addition at a contributing, altered, 22 vernacular Queen Anne influenced wood frame constructed 23 circa 1900. 24 MS. O'NEILL: All right. And Tom, you 25 should be able to -- yep.</p>	<p style="text-align: right;">Page 4</p> <p>1 MR. LEANE: Good evening, everyone. Tom 2 Leane, law firm of Connell Foley. I am here tonight on 3 behalf of the Applicant for a Certificate of 4 Appropriateness. As was said during the description 5 this does involve an interior renovation and exterior 6 facade changes, as well as a full height extension to 7 the rear of this building. 8 I only have one witness this evening. It's 9 Raul Cabato. I'm jumping in to this sort of at the 10 last second to take over for another attorney so I am 11 going to let Raul do a lot of the heavy lifting, but I 12 am here to answer any questions from a technical 13 standpoint. So with that I am going to hand it over to 14 Raul. 15 MR. CABATO: Thank you. 16 MS. BARNA: Thank you very much. Do you 17 swear or affirm to tell the whole truth, nothing but 18 the truth, so help you God? 19 MR. CABATO: I do. 20 MS. BARNA: Thank you. 21 MS. O'NEILL: If you can just state and 22 spell your name for the record. 23 MR. CABATO: Sure. It's Raul Cabato, 24 R-a-u-l C-a-b-a-t-o. 25 R A U L C A B A T O, having been duly</p>

<p style="text-align: right;">Page 5</p> <p>1 sworn, testifies as follows:</p> <p>2 MS. O'NEILL: Staff notes Mr. Cabato has</p> <p>3 been previously qualified as an expert in the field of</p> <p>4 architecture.</p> <p>5 THE WITNESS: I'm trying to get my screen</p> <p>6 to go.</p> <p>7 CHAIRMAN BLAZAK: We can currently see your</p> <p>8 desktop background.</p> <p>9 THE WITNESS: Okay. For some reason I lost</p> <p>10 you all, but can you hear me?</p> <p>11 CHAIRMAN BLAZAK: We can see it now. We</p> <p>12 can see your screen. Yes.</p> <p>13 THE WITNESS: Good. Okay. 247 Harrison</p> <p>14 Street is located mid-block between John F. Kennedy</p> <p>15 Boulevard and West Side Avenue. The project is in the</p> <p>16 West Bergen East Lincoln Park historic District, as</p> <p>17 well as an R-1 Zoning District. The existing structure</p> <p>18 has been unoccupied for a few years and from my</p> <p>19 understanding was at one point damaged by fire.</p> <p>20 Here's a photo of the rear and a photo from</p> <p>21 the 1930 tax records. We are proposing the</p> <p>22 rehabilitation of the existing two-story, one-family</p> <p>23 dwelling unit structure and converting it into a</p> <p>24 two-family dwelling, which is a conforming use in an</p> <p>25 R-1 Zoning District. We are also proposing an addition</p>	<p style="text-align: right;">Page 6</p> <p>1 at the rear which would be approximately</p> <p>2 45-feet-by-50-feet in size.</p> <p>3 Unit One on the first floor shall consist</p> <p>4 of three bedrooms and two bathrooms. The cellar shall</p> <p>5 also be part of the unit and shall be used for storage</p> <p>6 and the laundry area. The unit shall be about</p> <p>7 1,231-square feet excluding the cellar.</p> <p>8 Unit Two on the second floor shall also</p> <p>9 consist of three bedrooms and two bathrooms. The attic</p> <p>10 shall be part of the unit. The unit shall be about</p> <p>11 1,579-square feet, which includes portions of the</p> <p>12 attic.</p> <p>13 We intend to restore the existing structure</p> <p>14 at the front and sides. The rear wall will be removed.</p> <p>15 A version of this project was previously presented to</p> <p>16 the HPC, which was approved and granted a Certificate</p> <p>17 of Appropriateness in March of 2021. In this current</p> <p>18 version of the restoration of the existing structure we</p> <p>19 utilized most of what was previously approved,</p> <p>20 including the design of the porch, the wood siding, the</p> <p>21 locations of the doors and windows, as well as the</p> <p>22 types of porch components.</p> <p>23 In addition we further developed the front</p> <p>24 yard where we proposed a landscaped area, as well as a</p> <p>25 paved walkway leading to the porch. Details of these</p>
<p style="text-align: right;">Page 7</p> <p>1 components can be found on Pages HPC-5 through HPC-8.</p> <p>2 The proposed rear addition was redesigned</p> <p>3 from what was previously approved. As mentioned</p> <p>4 three-bedroom, two-bathroom units are still proposed,</p> <p>5 however the layouts changed. A stair up to the attic</p> <p>6 level is proposed, as well as a rear deck.</p> <p>7 Also, the angle of the roof was changed for</p> <p>8 the addition to allow more head room. Note that the</p> <p>9 roof peak of the proposed addition shall not exceed</p> <p>10 that of the existing roof peak. Skylights are also</p> <p>11 proposed to provide sufficient natural lighting at the</p> <p>12 attic area. The owner envisions this space to have a</p> <p>13 variety of uses, such as a home office or recreation</p> <p>14 area.</p> <p>15 The proposed addition shall be clad in</p> <p>16 fiber cement siding, the color to match the front</p> <p>17 portion. The proposed window shall also be consistent</p> <p>18 with the window type proposed at the front portion.</p> <p>19 And here are some of the sheets where we indicate the</p> <p>20 materials and details.</p> <p>21 We have indicated the specific elements of</p> <p>22 the porch on Sheets HPC-3. In addition we provided</p> <p>23 specific project product and finish information on</p> <p>24 Sheets HPC-5 and HPC-8. And I'm just going through</p> <p>25 them real quickly right now. This is eight, seven, six</p>	<p style="text-align: right;">Page 8</p> <p>1 and five. That concludes my presentation.</p> <p>2 CHAIRMAN BLAZAK: To clarify, the footprint</p> <p>3 of the addition hasn't changed at all from what was</p> <p>4 previously approved?</p> <p>5 THE WITNESS: It has changed. And I think</p> <p>6 one of the reasons why was from the previous addition</p> <p>7 we noted that there was inconsistency with the zoning</p> <p>8 resolution on one of the side yard setbacks, and we</p> <p>9 made it conform. So there is supposed to be a 3-foot</p> <p>10 side and a 2-foot side yard, and the previous approval</p> <p>11 it was flush to the existing building which was less</p> <p>12 than 2 feet. So what we propose was to have a 2 feet</p> <p>13 side yard for the new portion.</p> <p>14 CHAIRMAN BLAZAK: And has the rear yard</p> <p>15 been reduced then or the rear yard setbacks?</p> <p>16 THE WITNESS: No. The rear yard setback is</p> <p>17 maintained as per zoning, but it has increased from</p> <p>18 what was previously approved.</p> <p>19 CHAIRMAN BLAZAK: Okay.</p> <p>20 THE WITNESS: I'm sorry. It's been reduced</p> <p>21 from what was previously approved. The addition was</p> <p>22 larger.</p> <p>23 CHAIRMAN BLAZAK: The addition has been</p> <p>24 enlarged, yes. By how many feet?</p> <p>25 THE WITNESS: I'd have to -- I don't recall</p>

<p style="text-align: right;">Page 9</p> <p>1 what the -- what was previously approved. Basically,</p> <p>2 what we did was we ran our -- without looking at what</p> <p>3 was previously approved we ran our own zoning, and we</p> <p>4 saw that it was -- the way we had designed it would be</p> <p>5 in compliance with the zoning.</p> <p>6 CHAIRMAN BLAZAK: Okay. So you weren't the</p> <p>7 previous -- you weren't the architect on the previously</p> <p>8 approved application?</p> <p>9 THE WITNESS: That is correct.</p> <p>10 CHAIRMAN BLAZAK: Okay. Thanks.</p> <p>11 THE WITNESS: So what we did -- we did</p> <p>12 comply with those, especially the existing front</p> <p>13 portion the way that was approved we pretty much stuck</p> <p>14 to that.</p> <p>15 CHAIRMAN BLAZAK: Okay.</p> <p>16 THE WITNESS: As far as we're concerned we</p> <p>17 did sort of a different version of the rear portion.</p> <p>18 CHAIRMAN BLAZAK: Okay.</p> <p>19 MS. O'NEILL: Do any Commissioners have any</p> <p>20 questions?</p> <p>21 VICE-CHAIRMAN SANDKAMP: Mine are regarding</p> <p>22 the roof form where it flares up at the back. Can you</p> <p>23 go back to the page where you have the -- show the site</p> <p>24 line from the street? I just wanted to see if that was</p> <p>25 at all visible, the secondary roof form. It looks like</p>	<p style="text-align: right;">Page 10</p> <p>1 just a little bit, huh?</p> <p>2 THE WITNESS: Yes. In this area.</p> <p>3 VICE-CHAIRMAN SANDKAMP: It looks like just</p> <p>4 maybe five or more feet of it is visible by your own</p> <p>5 shadow line.</p> <p>6 THE WITNESS: That's correct.</p> <p>7 VICE-CHAIRMAN SANDKAMP: Is that something</p> <p>8 that you would consider making that comply so I don't</p> <p>9 see that roof form? You know, one of the things that</p> <p>10 we just touched on on the last application was full</p> <p>11 height addition and then, you know, the visibility of</p> <p>12 that.</p> <p>13 THE WITNESS: Yeah. I think one of the</p> <p>14 things, just sort of some background, originally we</p> <p>15 were just retained just to do the construction</p> <p>16 documents from what was previously approved. And then</p> <p>17 the owner wanted to utilize the attic space, and we</p> <p>18 informed him that if he looked based on this diagram</p> <p>19 right here that we needed more head room in order for</p> <p>20 that to happen. So I think, I guess what I'm saying</p> <p>21 is, can it be done? Yes, it can be done, but then it</p> <p>22 would sort of negate the function of -- the use of the</p> <p>23 attic.</p> <p>24 VICE-CHAIRMAN SANDKAMP: I'm not saying for</p> <p>25 the length of the structure. I'm saying maintain the</p>
<p style="text-align: right;">Page 11</p> <p>1 original roof form for another 5 feet and then go to</p> <p>2 the flared out roof form to the lower slope.</p> <p>3 THE WITNESS: Oh, yes. I'm sure that could</p> <p>4 be achieved.</p> <p>5 VICE-CHAIRMAN SANDKAMP: That would help me</p> <p>6 be okay with this. And then the other thing I had was,</p> <p>7 did you have a Sanborn or a block map so I can see the</p> <p>8 other depths, or at least the adjacent depths?</p> <p>9 THE WITNESS: Right here.</p> <p>10 VICE-CHAIRMAN SANDKAMP: And is that</p> <p>11 showing the new depth? That's the new depth that</p> <p>12 you're building in the back?</p> <p>13 THE WITNESS: Yes, sir.</p> <p>14 COMMISSIONER GUCCIARDO: Okay. That's</p> <p>15 interesting.</p> <p>16 VICE-CHAIRMAN SANDKAMP: Is that the</p> <p>17 original footprint? I'm looking at the depth of that</p> <p>18 lot. That's a massive lot.</p> <p>19 THE WITNESS: It is a massive lot. It's</p> <p>20 137-feet deep. If you look at the -- at this photo,</p> <p>21 this is the other addition. The neighbor, this is how</p> <p>22 far they've gone.</p> <p>23 VICE-CHAIRMAN SANDKAMP: And you're similar</p> <p>24 in depth to that? It looks like you're a little bit</p> <p>25 deeper than that or --</p>	<p style="text-align: right;">Page 12</p> <p>1 THE WITNESS: We're almost the same length.</p> <p>2 I'm sorry. So that would be this building right here.</p> <p>3 VICE-CHAIRMAN SANDKAMP: Just a couple of</p> <p>4 feet.</p> <p>5 THE WITNESS: That's correct.</p> <p>6 VICE-CHAIRMAN SANDKAMP: But there are</p> <p>7 significantly deeper buildings on the row there.</p> <p>8 THE WITNESS: Yes, sir.</p> <p>9 VICE-CHAIRMAN SANDKAMP: Okay. Those are</p> <p>10 my questions.</p> <p>11 CHAIRMAN BLAZAK: There's a lot of new</p> <p>12 construction to the west, right, like those four?</p> <p>13 MS. O'NEILL: Yes. A historic district</p> <p>14 boundary is slightly to the left of this building.</p> <p>15 It's one of the last ones within the boundaries.</p> <p>16 CHAIRMAN BLAZAK: And I think Commissioner</p> <p>17 Sandkamp's question was, maybe, Raul, you can go back</p> <p>18 to the site line that you were showing.</p> <p>19 THE WITNESS: I would also just like to</p> <p>20 point out that the stair bulkhead would be about almost</p> <p>21 24 feet from the front. Right. So that sort of weird</p> <p>22 shaped roof would start around this area. And to go</p> <p>23 back to that diagram -- sorry --</p> <p>24 CHAIRMAN BLAZAK: Yeah. Cause I was</p> <p>25 thinking maybe about where that skylight closest to</p>

<p style="text-align: right;">Page 13</p> <p>1 the -- maybe just to the left, about there -- you know, 2 if the original roof form can be followed to about that 3 point then you can have your current roof form towards 4 the back might be a good compromise. 5 THE WITNESS: Absolutely. I think that's 6 doable. 7 CHAIRMAN BLAZAK: Okay. Are there any 8 other questions? Should we open this up to public 9 comment? 10 MR. LEANE: Before we do that I just want 11 to note we are in receipt of Maggie's Staff report 12 dated March 14, 2022. I have forwarded it on to Mr. 13 Cabato for his review and I believe we can comply with 14 any of the conditions listed there. 15 THE WITNESS: Yes, we can. 16 MS. O'NEILL: Thanks guys. And just before 17 we jump to public comment does that conclude your 18 testimony? 19 MR. LEANE: Yes, it does. 20 THE WITNESS: Yes, it does. 21 MS. O'NEILL: If there are any members of 22 the public in attendance who would like to speak 23 regarding this application please use the raised hand 24 function at the bottom of your screen or press star 25 nine if you're on the phone.</p>	<p style="text-align: right;">Page 14</p> <p>1 (Whereupon, Staff pauses for five seconds.) 2 Okay. Staff sees no hands raised and 3 recommends a motion to open and close public comment. 4 COMMISSIONER GUCCIARDO: Motion, please. 5 COMMISSIONER GORDON: Second. 6 MS. O'NEILL: All in favor? 7 (A voice vote is taken; unanimous vote "aye.") 8 CHAIRMAN BLAZAK: Staff comments? 9 MS. O'NEILL: Staff comments. Let me just 10 pull up the Staff report quickly. 11 CHAIRMAN BLAZAK: The attorney has already 12 said they agreed to all of your recommendations? 13 MS. O'NEILL: Yes. 14 MR. LEANE: That is correct, yes. 15 MS. O'NEILL: Let me quickly share this 16 then. So you guys can all see this, correct? 17 CHAIRMAN BLAZAK: Yes. 18 MS. O'NEILL: All right. Per usual we're 19 going to jump right on down to Staff recommendations 20 and comments. 21 Generally, Staff finds that this proposal 22 is consistent with the Secretary of the Interior 23 standards, our historic design guidelines, and our 24 rules and regulations. The addition is consistent with 25 the paradigm of the block and what has been previously</p>
<p style="text-align: right;">Page 15</p> <p>1 approved for the property in the past. We do not 2 believe that this proposal is going to have an adverse 3 effect on the character, integrity of the Historic 4 District or of the historic resource and we recommend 5 approval of the Certificate of Appropriateness. 6 The Applicant has already said that they 7 agree to all these conditions, but I will just outline 8 them briefly for the Commission. The first was 9 addressing the roof line that was extending beyond the 10 historic roof line. I would be comfortable with 11 pulling it back to that first skylight. I agree and I 12 think that's a very reasonable compromise. And I think 13 it will still be visible pulling it back from the 14 front, but I think it will be enough that it's not 15 going to have a negative impact. 16 COMMISSIONER GUCCIARDO: Or Maggie, or just 17 to the point where it's not visible; correct? 18 MS. O'NEILL: Yes. 19 COMMISSIONER GUCCIARDO: If that's not 20 creating any hardship there why not just have it be 21 visible. 22 MS. O'NEILL: Yeah. I think that's 23 perfectly reasonable and I think that that's something 24 if the Commission is comfortable remanding that to 25 Staff just so that it's not visible I think we can work</p>	<p style="text-align: right;">Page 16</p> <p>1 that out pretty quickly. And then the rest of our 2 conditions are standard conditions at this point that 3 they need to submit material samples at the time that 4 they submit construction documents. I do just want to 5 make sure that's very clear. That's something that 6 we've been having an internal problem with lately. 7 Because we're meeting virtually you can't hand around 8 your material samples to the Commission like we 9 normally would so when you submit your construction 10 documents to Staff please make sure you're submitting 11 material samples with that. 12 The landscaping needs to abide by the 13 forestry standards, and then everything else are things 14 that either have not been approved at this time, either 15 needing to be approved prior to permitting or if things 16 change during the course of construction they need to 17 be approved by HPC Staff. 18 Does anyone have any questions? 19 COMMISSIONER GORDON: I'll make a motion to 20 approve the design deviation from the previously 21 approved Certificate of Appropriateness with the 22 conditions as outlined by Staff. 23 COMMISSIONER AMATUZZO: I'll second that. 24 MS. O'NEILL: Okay. I heard Paul. And 25 just for procedure sake, Tom, your client accepts the</p>

<p style="text-align: right;">Page 17</p> <p>1 conditions outlined?</p> <p>2 MR. LEANE: Yes.</p> <p>3 MS. O'NEILL: Okay. We'll do a roll call</p> <p>4 vote. Commissioner Amatuzzo?</p> <p>5 COMMISSIONER AMATUZZO: Aye.</p> <p>6 MS. O'NEILL: Commissioner Gucciardo?</p> <p>7 COMMISSIONER GUCCIARDO: Aye.</p> <p>8 MS. O'NEILL: Commissioner Lewis?</p> <p>9 COMMISSIONER LEWIS: Aye.</p> <p>10 MS. O'NEILL: Commissioner Gordon?</p> <p>11 COMMISSIONER GORDON: Aye.</p> <p>12 MS. O'NEILL: Commissioner Gunther?</p> <p>13 COMMISSIONER GUNTHER: Aye.</p> <p>14 MS. O'NEILL: Commissioner Sakong is</p> <p>15 absent. Commissioner Tagliareni is absent.</p> <p>16 Commissioner Pepen is absent. Commissioner Sandkamp?</p> <p>17 VICE-CHAIRMAN SANDKAMP: Aye.</p> <p>18 MS. O'NEILL: And Chairman Blazak?</p> <p>19 CHAIRMAN BLAZAK: Aye.</p> <p>20 MS. O'NEILL: Okay. There seven votes in</p> <p>21 favor, none against, no abstentions. The Certificate</p> <p>22 of Appropriateness is granted.</p> <p>23 THE WITNESS: Thank you.</p> <p>24 MR. LEANE: Thank you everyone.</p> <p>25 (The hearing on this application concludes at 8:56 p.m.)</p>	<p style="text-align: right;">Page 18</p> <p>1 CERTIFICATE</p> <p>2</p> <p>3 I, IRIS LA ROSA, a Notary Public and</p> <p>4 Certified Shorthand Reporter of the State of New</p> <p>5 Jersey, do hereby certify that the foregoing is a true</p> <p>6 and accurate transcript of the testimony as taken</p> <p>7 stenographically by and before me at the time, place,</p> <p>8 and on the date hereinbefore set forth.</p> <p>9 I DO FURTHER CERTIFY that I am neither a</p> <p>10 relative nor employee nor attorney nor counsel of any</p> <p>11 of the parties to this action, and that I am neither a</p> <p>12 relative nor employee of such attorney or counsel, and</p> <p>13 That I am not financially interested in the action.</p> <p>14</p> <p>15</p> <p>16</p> <p>17 _____</p> <p>18 IRIS LA ROSA, CSR, RPR</p> <p>19 Certificate No. 30XI 00162800</p> <p>20</p> <p>21</p> <p>22 Dated: _____</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 19</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	

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